City of Cape May Historic Preservation Commission
Monday, October 21, 2019 - 6:00 PM

Opening:  The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Mr. Coupland at 6:00 PM in the City of Cape May Auditorium. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

Pledge Of Allegiance

Roll Call:

Mr. Coupland, Chairman  Present
Mr. Carroll, Vice Chairman  Present
Mr. Clemans  Present
Mr. Cogswell  Present
Mr. Connolly  Absent
Mrs. Stridick  Present
Mr. Testa  Present
Mr. Cataldo  Alt. 1  Present
Mrs. Ryan  Alt. 2  Absent

Also Present:  Robert Fineberg, Esquire – Commission Solicitor
Zack Mullock, Commission Liaison
Karen Keenan, HPC Secretary

Minutes:  March 18, 2019 and September 16, 2019

Motion made by Mr. Clemans to approve the minutes of March 18, 2019 and September 16, 2019 seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Casaccio, 208 Congress Street, 1025/6, Contributing – Add Window
Boyd, 1009 Washington Street, 1111/9, Contributing – Addition of First Floor Bath
Kershner, 927 Beach Avenue, 1081/18 C-02, Contributing – Replace A/C Unit on Existing Platform
Sapp, 621 Columbia Avenue, 1057/19, Contributing – Remove Concrete Driveway & Replace with Permeable Pavers
Merion Investors, 106 Decatur Street, 1041/12, Contributing – Remove & Replace Asphalt Roof Shingles
Bendas, 234 Perry Street, 1031/28.01, Non Contributing – Install Fence and Gate
Washington Mall Group Inc., 414 Washington Street, 1042/7, Contributing – Remove & Replace Roof, Siding & Capping
Roberts/Dreyfus, 432 West Perry Street Rear, Non Contributing – Repair Fence
Cape KMT, LLC, 215 Decatur Street, 1049/12, Contributing – Remove Existing Non-Functional Chimney
Miller, 535 Bank Street, 1054/25, Contributing – Extension of 7/26/17 Application- Windows, Trim, Gutter, Clapboard, Shingles, Roof Trim
Pasternak, 657 Hughes Street, 1058/17 – Contributing – Wooden Shed
Tides Condo Association, 5-9 Jackson Street – Not Rated – Restoration of Beams, Remove & Replace Soffits
Kris-Kon Corp., 315-317 Washington Street – Contributing – Replace Siding & Repair Soffit
D’Aoust, 1109 West Street, 1128/1-4 – Non Contributing – Walkway, Patio, Pathway

Motion made by Mr. Carroll to accept all Applications Approved in Review. Seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Old Business:

ANDERKO…………………………………………………………………………………………………………….815 COLUMBIA AVENUE
ADDITION/ALTERATIONS BLK 1075 LOT 8 (CONTRIBUTING)

Joseph Ross, Architect, and applicant, Ted Anderko, presented the application seeking conceptual approval and described the proposed changes including simplifying the roof lines and matching the stub hips which is a primary architectural feature in the front of the house.

Commissioners made positive comments on the proposed project. Mr. Carroll advised Mr. Anderko that Andersen 400 Series windows are no longer wood, and the HPC has four different manufacturers who make wood windows. Mr. Testa urged the use of wood windows and had some concern about the bulk in the back of the house.

Mr. Anderko expressed the desire to retain the tulip balustrades, but that they will change the posts and pillars and use mahogany flooring. Mr. Cogswell asked if the front door will be kept, and Mr. Anderko said yes. Mr. Coupland said the PermaCast columns should be wood, and cut sheets will be needed for final approval.

Motion made to grant conceptual approval subject to Zoning Board review and cedar shake roof, clapboard siding on the first floor, wood windows reflected in the plan, the front door will stay, the framing around the windows will remain, the columns will be wood, the fascia and the soffits will also be wood with the tulip balustrades, reframed in proper railing and columns, to remain and return for final HPC approval by Mr. Carroll seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

THE BASSETT FAMILY, LLC………………………………………………………………………………….701 KEARNEY AVENUE
BATHROOM ADDITION & DECK BLK 1063 LOT 9 (CONTRIBUTING)

Joseph Ross, Architect presented the application for the Bassett family who could not attend the meeting. Mr. Ross explained that several generations own the property, and the primary reason for the project is to create two more baths.

Mr. Ross described the new drawings that address the previous criticisms by the HPC by adding the porch and railing and that the intention is to matching exactly what’s there.

Members of the Commission made positive comments about the project including the good solutions, the excellent job addressing the criticism and the nice design. There was concern about the porch and the afternoon sun and the shutters.

Motion made to grant conceptual approval with railing designs with bulk and have the dimensions of buildings of that time period by Mr. Testa seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
New Business:

**BOECKER..........................................................1114 LAFAYETTE STREET**
**GARAGE & PAVERS** **BLK 1113 LOT 3** **(CONTRIBUTING)**

Mr. Boecker stated he is an architect and presented his application for the Commission. He noted that he changed the paver pattern to a herringbone brick pattern and that the project will need zoning approval but does not require a hearing before the Zoning Board. Mr. Boecker strives to build a garage that looks like it was always there.

Commission members made positive comments about the project design. Mr. Carroll asked Mr. Boecker if the garage door is wooden, and Mr. Boecker said it is coil coated steel. Mr. Clemans stated that he prefers a wood door on a contributing house, and Mr. Boecker said he will comply if required. Most Commissioners preferred a wood door.

*Motion made by Mr. Carroll for final approval subject to approval of wood doors of a similar character with the existing building* seconded by Mr. Clemans and *carried 7-0*. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NUSCHKE..........................................................924 WASHINGTON STREET**
**REPAIRS/RENOVATION/ADDITION** **BLK 1093 LOT 7** **(CONTRIBUTING)**

Applicant Laurel Nuschke was present with Architect Donald Cacker of Ventnor and Builder Skip Holtzapfel. Mrs. Nuschke stated that there was a fire at the home and that the house is still leaking. She said they want to make repairs and elevate the back roof line to use space that was attic storage, and all of the proposed changes are in the rear with barely anything visible from the left side of the building.

Mr. Cacker described the altered third floor plan and the materials list was explained as mimicking the existing siding, cedar shake roofing, window to be wood, and rear door fiberglass Therma-Tru if acceptable.

Mr. Carroll asked if all windows are to be replaced with wood in the same sash structure. Mr. Holtzapfel said yes, and specifically they will use Jeld-Wen brand wood windows.

Mr. Coupland asked about the red rolled roofing, and Builder Holtzapflersaid that that portion of the roof will be replaced with a standing seam roof metal with 1” seam.

Commission members made positive comments to the applicant on the care shown to maintain the integrity of the building.

*Motion made by Mr. Clemans for final approval of the application as presented subject to submission of cut sheets and HPC approval of wooden door (not fiberglass) on back escape and 1” standing seam roof to replace the red rolled roofing on the south side of the house.* Seconded by Mr. Carroll and *carried 7-0*. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Nancy Straight, applicant, and Tony Christaldi, builder, presented the application as a 16 X 16 addition with wood siding/trim and balusters and railing of the same material as the house. The purpose of the proposed space is to be a sunroom.

Mr. Coupland asked if the project needed Zoning Board approval, and Builder Christaldi reported that the Zoning Official said that no board approval is needed.

Commission members asked questions about the windows and shutters and made supportive comments on the project.

**Motion made by Mr. Carroll for final approval as presented** seconded by Mr. Testa and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

WASHINGTON COMMONS EQUITIES LLC (CONDO ASSOCIATION) ........315 OCEAN STREET

Mr. Carroll recused himself from this application.

Attorney Anthony Monzo and Robert Shepanski, Project Manager, were present for this application. Mr. Monzo presented the application for this project as renovations to the exterior of Washington Commons. Mr. Monzo presented Exhibit A-1 which replaces Exhibit A-2.2 of the application submitted. Exhibit A-1 includes the awnings that were not a part of Exhibit A-2.2.

Mr. Shepanski described the project using a photo board and explained that awnings are proposed to be added as an upgrade.

Mr. Testa commented that all of the ideas proposed make very good sense.

**Motion made by Mr. Testa for final approval as presented** seconded by Mr. Clemans and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Carroll returned to the meeting at 7:50 PM.

PASTERNAK..........................................................................657 HUGHES STREET

Aoolicant Mark Paternak described the proposed project as the addition of a small pente roof of a previously approved application and said that part of the approved application has not been completed to date. Mr. Pasternak showed a photo of the custom mahogany screen door that will be used. Mr. Paternak proposed using a man-made material for the decking material.

Mr. Testa requested that mahogany decking be used, and Mr. Pasternak agreed.

**Motion made by Mr. Carroll for final approval as presented subject to drawings of the roof for the review committee** seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Open to the Public:

Discussion was opened to the public at 7:58 PM.

Lenore McGann, 133 New Jersey Avenue, Villas, New Jersey, stated that she is very interested in Cape May, which she feels is an important city. She asked if the HPC approved the public building for the fire and police. Mr. Coupland replied that the building has not been finalized, but that the HPC will be involved.

Ms. McGann asked about the home at Benton and Jefferson. Mr. Coupland stated that if she was referring to 901 Benton, yes, the HPC did approve the project at 901 Benton unanimously.

Ms. McGann said she is concerned about investors purchasing properties in Cape May and the loss of landmark status for the City. Mr. Carroll replied that the status has not been lost. He said we have been maintaining our status but change will always happen.

Bert Novino, 351 Congress Street, commented on 347 Congress Street grass being torn up in June 2015 and replaced with a parking lot. Mr. Novino said that on September 18, 2017 approval was sought for the parking lot and was denied. He said a letter dated 10/18/17 advised that the rock should be removed and parking should be discontinued. Mr. Novino claimed that for four plus years he and other neighbors have been trying to get it resolved including attempts to resolve with Mayor Lear and City Manager Neil Young. Mr. Novino said he is just trying to get clarity on what should be done and a remedy. He said the property in question is currently up for sale.

There was an exchange of discussion on the wording of the resolution of “should” versus “shall”.

HPC Chairperson Coupland and Commission Solicitor Fineberg replied that they have an upcoming meeting with the Mayor and other individuals regarding these kinds of issues. Mr. Coupland said he will take this issue to the meeting.

Mr. Fineberg said a resolution and denial of the Certificate of Appropriateness does mean he doesn’t have the legal right for the condition to exist. Based on the resolution, Code Enforcement should enforce the resolution. The HPC changing the wording to shall would mean that the HPC moves into enforcement which it cannot.

Mrs. Stridick expressed her concern regarding code enforcement and how hard it is to be a good neighbor with other neighbors not adhering to the HPC standards. Mr. Coupland replied that it’s a work in progress on how enforcement will take place including the procedures and processes to be followed. Mr. Cogswell said that code enforcement has been an issue since at least 2000.

Discussion was closed to the public at 8:25 PM.

Discussion:

Corbin Cogswell reported that the Beach Theatre has been blocked off due to demolition by neglect and asked if there’s anything in the ordinance that the City can do to make that safe. Mr. Coupland said that the issue will be discussed at a meeting on October 30, 2019 and that there is recognition that it’s a problem that needs to be addressed. Mr. Fineberg said that it’s
a matter of manpower and designation of duties to deal with these issues. The City has the authority to take a number of steps. Discussion ensued on the Beach Theatre.

Mr. Coupland reminded the members that the training session will be conducted on November 4, 2019 beginning at 9:00 AM in the auditorium and that the training meets the requirements of the eight hours of training. Members can find the agenda for the training on the City website.

**Motion made by Mr. Carroll to adjourn the meeting at 8:42 PM, with all in favor.**

**A verbatim recording of said meeting is on file at the Construction/Zoning Office.**

**Respectfully submitted by Karen Keenan – HPC Secretary.**