City of Cape May Historic Preservation Commission
Monday, September 16, 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 Present
Mrs. Stridick Present
Mr. Testa Present
Mr. Cataldo Alt. 1 Present
Mrs. Ryan Alt. 2 Present

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

Minutes: January 19, 2019, July 15, 2019, and August 19, 2019

Motion made by Mr. Cogswell to approve the minutes of January 19, 2019, July 15, 2019, and August 19, 2019. Seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolution(s):

Lothian, 1146 Lafayette Street, 1113/11 & 23 – Resolution #2019-19
Bagley, 825 Beach Avenue, 1067/8 – Resolution 2019-20

Motion made by Mr. Clemans to approve Resolutions #2019-19 and #2019-20. Seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Cape KMT, LLC, 215 Decatur Street, 1049/12, Contributing – Modification to Roofline for Elevator
KKM Properties, LLC, 901 Benton Avenue, 1084/3, Contributing – Final Approvals of Lights, Wall, Siding Lap, Steps, Bricks, Lattice
Kane, 809 Kearney Avenue, 1069/8 & 9, Contributing – Repair/Replace Decking & Stairs, Garage Crown Molding, Foundation
Fiocca, 1143 ½ Lafayette Street, 1061/69.02, Non Contributing – Fence
REN Trust, 641 Hughes Street, 1058/21 & 22, Contributing – Fence
Pour, 322 Jefferson Street, 1073/9, Contributing – Install Mini Split A/C Units, Lattice
Barbera, 640 Hughes Street, 1066/3, Contributing – A/C Unit on Roof
Cape Real Estate Developers, LLC, 925 Columbia Avenue, Non Contributing – Two Front Windows
Cape May Properties, LLC, 22 Gurney Street, Key – Post Removal/Replacement
Cape KMT, LLC, 215 Decatur Street, 1049/12, Contributing – Change Approved Pent Roof Material to Standing Seam Metal
Morabito, 1016 Stockton Avenue, 1095/4, Contributing – Cedar Shake Roof

HPC 9/16/2019
Motion made by Mr. Clemans to accept all Applications Approved in Review. Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

**DUFFY**

RENOVATE/ADD PORCH

BLK 1186 LOTS 15, 16, 17 & 18.01 (CONTRIBUTING)

Architect Adam Crossland returned to the Commission to present this application to lift the building to be flood compliant, add a wrap-around porch, small addition on the right side, a staircase, and an elevator; this is a scaled back plan based on the Commission’s comments at the prior presentation of this application. Mr. Crossland described the drawings in the application: HC-1 – first floor plan, HC-2—proposed second and third floor plans and HC-3—proposed elevations and showed the members color renderings of the proposed project. He stated that the applicant would be using Kim Russell of Classic Coastal to do the renovations and is seeking conceptual approval for this project with a possibility of requesting final approval, as the applicants currently have this property under contract for purchase. Mr. Coupland asked if this project required Zoning Board of Adjustment approval, and Mr. Crossland stated that it did not need Zoning Board approval.

The Commission asked about the height of the house, swimming pool, fencing, and Mr. Crossland replied that the height is slightly above the requirement to accommodate mechanicals, the property is heavily landscaped, and the pool will be out of view and a fence is in the plan. The Commission expressed positive comments about maintaining continuity regarding the porch.

The members commented with concern that the building is large and may not maintain the contributing status specifically regarding the right side of the building and the stair tower and the height/use of French doors at the ground level and the addition of a pool making it a great expansion. It was mentioned that the HPC is concerned with the exterior of the building and that the applicant must work on the interior details to maintain the historic integrity of the exterior. The Commission asked for property addresses to be listed on the streetscape photos.

Mr. Crossland said he will take the comments and try to adjust the plan and requested conceptual approval. It was suggested that the application be tabled until more information is presented. There was concern about the extra height of the building and the tower on the side.

Motion made by Mr. Carroll to table the application, with the applicants’ waiver of the 45-day timeline, and expressing the biggest concern that the tower needs to change with a hope that the tower and elevator disappear into the interior of the building and that the visible height be reduced to a lowered height, or with landscaping to change the appearance and also details of the pool, fencing, proposed lighting, outbuilding changes and the French doors into the storage area and a different location of the elevator. Seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**MAGUIRE**

ENLARGE/RENOVATE PORCH, BLK 1091 LOTS 20 & 21 (NOT RATED)

Architect Adam Crossland presented the application seeking final approval and showed a rendering of the proposed project to enlarge and expand the existing enclosed porch four feet on the left side of the building and out the rear approximately fourteen feet with everything to be consistent to match existing conditions and blend in with what is currently there. Mr. Crossland stated that almost all of the proposed project is in the rear of the building.
The members asked if the project needed Zoning Board approval, and Mr. Crossland said the applicant will need a rear yard setback variance of approximately 14 feet where 25 feet rear yard setback is required. Members gave positive comments about the project and indicated that they were fine with the proposed project and discussed the impact on neighboring properties.

**Motion made by Mr. Carroll for conceptual approval of the application, subject to approval by the Zoning Board and to return to the HPC for final approval.** Seconded by Mr. Connolly and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**LAUFMAN.................................................................1115 NEW YORK AVENUE RENOVATIONS/ADDITION, BLK 1117 LOT 22, 23, & 24 (CONTRIBUTING)**

Joseph A. Courter of Courter Architects and owner Wil Laufman presented the application for an addition to the right and rear of the property of this Sears Roebuck four square kit house plus renovation including the front porch wrap to the left side as well as the right side. The project was described as similar to a project that was done a few years ago to a home about five houses down the street, with a slightly different floor plan. Architect Courter also listed changes including increasing the livable space in the attic and lifting the roof.

Member comments included concern about the imbalance of the right addition in the rear, the 1300 square foot addition and decking being a lot, and that the purpose of the four square home is defeated in the proposed plan. Architect Courter agreed to adjust the plan to maintain the four square appearance from the front with the deviation being in the rear and out of street view.

It was pointed out that Anderson Woodwright windows are not wood anymore, and it was agreed that a change to Jeld-Wen wood windows was okay. Also discussed on the materials to be used will be mahogany decking (not composite), no CertainTeed millwork, rails to have weight (mass) and privacy cedar lattice to have a 25% opening with 75% wood.

**Motion made by Mr. Carroll to table the application for return to the HPC with the architectural details described, real wood for the trim, Jeld-Wen windows or equivalent, mahogany decks, proper railing sizes/dimensions, privacy lattice at the base and reducing the addition on the right side be included in the revised application and the applicant’s waiver of the 45-day timeline.** Seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**HARRISON...............................................................1000 NEW YORK AVENUE RENOVATIONS/ADDITION, BLK 1102 LOTS 1, 2, 61 & 62 (CONTRIBUTING)**

Mr. Cataldo recused himself from this application.

Mr. Andrew Catanesi introduced the application with owner Tom Harrison, Project Architect Paul Salvaggio, Preservation Architect Penny Watson present. Ms. Watson and Mr. Salvaggio described their backgrounds and experience. Mr. Catanesi said that the application is returning to the HPC seeking conceptual approval.

Architect Salvaggio listed the labels of this house in the historic surveys done in 1993 (bracketed villa) and 2015 (craftsman style/colonial revival) and went on to say that it resembles a four square
with additions/changes to the original house including a big screened back porch, a modified front porch and vinyl windows.

Mr. Coupland commented on the overwhelming addition to the structure and asked if they are going to discuss why a 2200 square foot addition to a 1362 square foot original structure is reasonable. Attorney Catanese replied that the applicant is going to address those concerns and why it’s appropriate and meets the Secretary of Interior design standards.

Architect Salvaggio addressed plan changes per the five HPC suggestions:
1) height of the proposed building
2) dormers were reduced in width and depth
3) bridge, walkway, pass through between is more pedestrian friendly in scale to touch the house to the garage
4) roof terrace: in the revision, they pushed the floor line down into the roof which helps make the project confirm to the depth standards
5) materials selection: the proposed materials consistently try to do the same or better than what’s currently on the house today

Architect Watson stated that she agreed with the comments previously made by the HPC and that in her professional opinion, the current design complies with the Secretary of Interior standards and that the addition is large but still subservient to the original building.

Commission members expressed positive comments on making some progress based on the prior suggestions by the HPC. Concerns listed by the Commission members included:
-- objection to the construction of the garage in the air and to the house
-- addition is still too large, disproportionately large
-- serious concern about losing the contributing designation of the house
-- the dwarfing impact on neighboring houses
-- appears to be the largest piece of property on Madison except for the hotel

Mr. Coupland said that there is a perception problem and read from the HPC Design Standards: “new additions should be located and designed to minimally affect the perception of the original structure from the public right of way.” It was suggested to improve integrity of the main building by removing the breezeway and to reduce the large rear deck. Also quoted from the HPC Design Standards: “Additions should be located in the rear elevation of historic buildings.” This is a different situation because it’s a corner lot; the rear is also the side and is visible. “An addition should be smaller in scale than the original building.” This addition does not fit the scale on both sides. Mr. Coupland stated that this project doesn’t meet the HPC standards, which align, as read from page 71, with national standards.

Mr. Connolly exited the meeting at approximately 8:15 PM

Attorney Catanese asked the Commission how many square feet need to be taken off. Mr. Coupland replied that the HPC doesn’t work on square feet and is requesting the project be scaled back and elimination of the center section between the home and garage.

Mr. Harrison said they need a certain amount of space to live and retire in this house. Mr. Coupland said that the HPC is trying to satisfy his needs versus the community.

Commission Attorney Fineberg explained that the HPC has it’s authority from municipal land use law; the same authority and statutes as the Zoning Board. He went on to say that the HPC is concerned with preserving a building that has historic integrity and origins using standards from the Secretary of the Interior. Attorney Fineberg stated that HPC regulation is not subservient to
zoning approval; it’s a separate layer in addition to the zoning ordinance and emphasis is not to square footage but rather to scale as it may affect this particular building.

Attorney Fineberg noted that he has seen properties that have lost their status rating due to modifications to the property and asked Architect Watson if she were surveying this property and saw these modifications, to what extent she would give weight to the proposed modifications. Architect Watson replied that the original building remains intact except for two points of connection to the garage and the addition back. She went on to say that that’s what you’re looking at as a historic building and it retains its character, scale and details. Architect Watson said they could be taken off, and it remains a contributing building with a non-contributing addition.

Discussion on this application was open to the public at 8:35 PM.

Jules Rauch, 1010 New York Avenue, Cape May, said he owns the adjoining property, a relatively small house comparatively. Mr. Rauch expressed his concerns regarding a big change in perspective and the drainage issue. Mr. Rauch is worried about the proposed brick wall becoming a dam and causing ponding. Attorney Catanese responded that the plan will require a drainage plan and engineered storm water management plan.

Tim Walsh, 1022 New York Avenue, Cape May, stated he is the closest year-round resident to the house. Mr. Walsh said he’s worried about storm water and flood water on New York Avenue and the proposed wall directing water away from the property and into his basement.

Jim Barnes, DL Miner Construction, Broadway, Cape May, spoke in favor of the application and stated that they’re making their best efforts to make a home for the Harrisons and will significantly improve what’s there.

Discussion on this application was closed to the public at 8:50 PM

Attorney Catanese asked for comments on the materials list. Discussion on vinyl windows versus wood windows with HPC members stating that vinyl has been approved in the past but that they would ask that wood windows be considered. The HPC said they would ask for lighting catalog cuts at final approval.

Motion made by Mr. Testa to table the application with the applicants’ waiver of the 45-day timeline. Seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Cataldo returned to the meeting at 8:56 PM

Discussion was open to the public at 8:56 PM

Lenore McGann, 133 New Jersey Avenue, Villas, New Jersey, grew up in Cape May and expressed her concern about what was rebuilt after the Windsor fire, Convention Hall and the Christian Admiral. Mr. Coupland replied that the HPC was overruled regarding Convention Hall, as the City is not required to adhere to the HPC recommendations and explained that the Christian Admiral was a safety hazard and had to be torn down in 1996.

Discussion was closed to the public at 9:13 PM
DISCUSSION:

Chairman Coupland read a draft of a letter regarding preserving the Franklin Street School. Mr. Coupland explained that the letter was requested by City Council and may be helpful in getting funds to save the school. Mr. Testa said he wants to review it before agreeing to it, as he is mixed in his view regarding space on that block.

Mr. Coupland mentioned the HPC training is scheduled for November 4, 2019 and that Mrs. Strickland and Mr. Clemans have been working with him on the agenda with a view of distributing it for comments after it has been drafted.

*Motion made by Mr. Cogswell to adjourn the meeting at 9:20 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