

City of Cape May Historic Preservation Commission
Monday, April 19, 2018 - 6:00 PM

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Vice Chairman Tom Carroll 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 - excused
Mrs. Pontin		Absent - excused
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Present
Mr. Cataldo	<i>Alt. 2</i>	Absent - excused

Also Present: Robert Fineberg, Esquire – Commission Solicitor
Tricia Oliver, Assistant

Minutes: January 18, 2017

Motion made by Mr. Cogswell to approve the minutes of January 18, 2017. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Rafter, 931 Sewell Avenue, 1089/40, Resolution# 2018-04
Platzer, 1521 Yacht Avenue, 1160/17 & 17.01, Resolution# 2018-05
Platzer, 1523 Yacht Avenue, 1160/18 & 18.01, Resolution# 2018-06
Martin, 1216 New Jersey Avenue, 1130/9 & 10, Resolution# 2018-07
Currier, 398 Congress Street, 1026/4, 5, & 6, Resolution# 2018-08
Platzer, 301 Washington Street, 1037/9.04, Resolution# 2018-09
Bosin, 15 First Avenue, 1016/21 & 22, Resolution# 2018-10

Motion made by Mr. Carroll to approve Resolutions #2018-04, #2018-05, #2018-06, #2018-07, #2018-08, #2018-09, and #2018-10. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

*Mr. Clemans abstained from voting on Resolution #2018-09 and Mr. Cogswell abstained from voting on Resolution #2018-08, as they both recused themselves from hearing those applications.

Motion made by Mr. Mullock to amend Resolution #2018-04; with modification to item letter "J". Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Gower, 1011 Lafayette Street (#104), 1061/60, Non-Contributing - windows
Notch, 1115 Washington Street, 1113/31, Contributing - Roof
Ervine, 1206 Union Street, 1113/7, Contributing - Fence
Edwards Family CM Trust, 18 First Avenue, 1014/11 & 12, Contributing - Fence
Bantry Bay, LLC., 901 Stockton Avenue, 1082/21, Contributing - Fence
Swains, 305-307 Jackson Street, 1040/2.01 & 3, Contributing - Sidewalk
*(Swains, 1207 Lafayette Street, 1061/82 & 83.01, Non-Contributing - Sidewalk)
Lingg, 110 Jefferson Street, 1068/10, Contributing - Pavers
Melso, 907 Stockton Avenue, 1082/19, Contributing - Walkway
Gilbert, 1517 Yacht Avenue, 1160/15, Contributing - Roof

Motion made by Mr. Clemans to accept all Applications Approved in Review. Seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**CIANCAGLINI.....313 CONGRESS STREET
NEW CONSTRUCTION, BLK 1031/LOT 57 (NON-CONTRIBUTING)**

Representing the application, Chris Baylinson, Esquire and Architect, Blane Steinman were present, along with property owner, Mr. Gino Ciancaglini.

Chris Baylinson, Esquire, addressed the members of the commission firstly, by explaining that the applicant will need to seek approval of the demolition of the existing structure at the subject property, but that this is not stated on the current application before the commission.

It was explained to Mr. Baylinson by Commission Solicitor, Robert Fineberg, that a separate demolition application would need to be submitted for review before an application for new construction could be heard before the commission. It was than agreed upon by Mr. Baylinson that his client, his professional(s), and himself would complete appropriate applications and plan to be heard at the May 21, 2018 HPC meeting.

*Positive commentary was made by Mr. Carroll regarding the application for new construction.

No formal motion was made.

**CAPE COACHMAN, LLC "BEACH SHACK".....205-211 BEACH AVENUE
NEW CONSTRUCTION/RENO, BLK 1019/LOT(S) 26 & 40 (NON-CONTRIBUTING)**

*Mr. Carroll and Mr. Cogswell recused themselves from hearing the application.

Anthony Monzo, Esquire, noted to the commission that preliminary site plan approval had already been given by the City’s Planning Board and summarized the current site, its uses, and the proposed plan, extending the hotel with the addition of new rooms. Mr. Monzo detailed a color rendering of the proposed plan (Exhibit [A-1]).

Robert Shepanski, Project Manager, continued on to explain the need for more wood detail with a proposed cedar roof to bring what is a bland 1970s structure more current with the Cape May Character. He listed some more details of the project, including replacement/new windows, a new railing system, and moving the current pool to a new “better” location for guest use.

Suggestions were made by the members of the commission that included a less modern look to the railing system, but the majority of the commentary was positive, noting that the design was a good overall improvement. Chairman Coupland did mention that the “Beach Shack” signage looked to need further revisions and the use of an HPC approved font from the Design Standards should be considered.

Motion made by Mr. Coupland to grant final approval of the application as presented, with signage font change and cut sheets of proposed light fixtures to be submitted for approval by Review Committee. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Clemans, Mr. Mullock, Ms. Hardin, Mr. Coupland. Those opposed: None. Those abstaining: None.

**KEATING.....653 WASHINGTON STREET
ROOF, BLK 1059/LOT 10 (CONTRIBUTING)**

Joan and Thomas Keating, property owners, detailed the dire need for a new roof at what is currently operated as an inn and restaurant at the subject property. Mrs. Keating addressed the commission with a catalog of roofing materials as proposed in the application. She continued on to mention that a home across the street from the subject property was approved by HPC for the same roofing materials just about one year ago, therefore she believes that her request should also be approved.

Ms. Hardin commented positively on the general improvements on the property.

Brief discussion was undertaken regarding the roofing materials, other than metal, that could be a potential option for the Keating's at the subject property and it was reiterated that the preferred by the HPC Design Standards that a standing seam for a metal roof is 1 inch.

Motion made by Mr. Mullock to grant final approval as presented, with the understanding that a metal roof will have a 1-inch seam. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

DISCUSSION:

Discussion amongst commission members was undertaken regarding the revised boundaries of the Historic District, with accompanied commentary from Kinney Clark, GIS Specialist from NJ DEP and the New Jersey Historic Preservation Office. It is the overall idea of the members of the HPC to make more sense of the fluidity of the Historic District; not to necessarily expand or reduce the district as it current exists, although it is undoubtedly true that homes will be eliminated and added along a new boundary line.

A round table discussion was undertaken, led by Mr. Mullock, describing his recommended map (completed with the help of Mr. Cataldo) in detail; road by road. Mr. Clark, of SHPO, was positive on the proposed modifications and offered to the HPC a written recommendation from the state level in order to advance the proposed concept to City Council for approval.

Motion made by Mr. Carroll to accept the proposed revised map of the Historic District, as it has been researched by members of HPC, and reviewed by all, to move forward to City Council, with written commentary from SHPO. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Discussion was open to the public at 7:57 PM and closed with no public present.

Motion to adjourn the meeting was made by Mr. Carroll at 7:58 PM, with all in favor.

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

Respectfully submitted: Tricia Oliver - Assistant