

**City of Cape May Historic Preservation Commission**  
**Monday, August 20, 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		Absent - <b>excused</b>
Mr. Clemans		Absent - <b>excused</b>
Mr. Cogswell		Present
Mr. Connolly		Absent - <b>excused</b>
Mrs. Pontin		Present
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Present – <i>arrived at 6:05 PM</i>
Mr. Cataldo	<i>Alt. 2</i>	Present

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

**Minutes:** May 21, 2018

***Motion made by Mr. Cogswell to approve the minutes of May 21, 2018. Seconded by Mr. Mullock and carried 5-0. Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**Resolutions:**

Beachfront Ventures, LLC, 725 Columbia Avenue, 1066/13 Resolution #2018-21

***Motion made by Mr. Mullock to approve Resolution #2018-21. Seconded by Mr. Cogswell and carried 5-0. Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**Applications Approved in Review:**

Versteeg, 14 Second Avenue, 1012/8, Non-Contributing – HVAC  
Harris, 27 Second Avenue, 1014/23, Non-Contributing – Fence  
Kane, 817 Kearney Avenue, 1069/6, Contributing – Fence  
Franceschi, 514 Elmira Street, 1054/11, Contributing – Siding & Lighting  
Ruggiero, 1021 Beach Avenue, 1095/14, Not Rated – HVAC  
Lingg, 110 Jefferson Avenue, 1068/10, Contributing – Roof  
USPS, 700 Washington Street, 1048/1, Contributing – Windows & HVAC  
Laughlin, 1117 Washington Street, 1113/30, Contributing – HVAC  
Martino, 609 Beach Avenue, 1056/13.01, Non-Contributing - Windows

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

**OLD BUSINESS:**

\* Mr. Coupland addressed the commission and those present in the audience, stating that the application for Sowers at 825 Washington Street would be heard first on the agenda.

**SOWERS.....825 WASHINGTON STREET  
EXTENSION OF APPROVAL, BLK 1092/LOT(S) 19 (VACANT LOT)**

Representative, Ron Gelzunas, Esq. briefly noted the prior approval, as extended in 2016 for a two-year period and that the application currently has been granted a one-year extension of approvals from the City’s Planning Board. Mr. Ron Sowers, property owner, was also present and verified that the property was also still for sale.

The currently proposed extension is for a total of two years, until 2020.

**Motion made by Mr. Cogswell to approve the extension of approval as presented.** Seconded by Mr. Mullock and **carried 6-0** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPUTO.....286 WINDSOR AVENUE  
PARTIAL DEMO/RENOVATIONS, BLK 1023/LOT(S) 7 (NOT RATED)**

Architect, Catherine Lorentz, detailed the renovation proposal to the current structure existing on lot 7 (also 286 Windsor Avenue), including the demolition of a 1970’s addition on that structure that does currently sit on the adjoining lot (lot 8). Ms. Lorentz detailed the materials list thoroughly, noting that once the small addition is demolished, the plan is to match the existing materials on the home.

Brief discussion was undertaken by the commission members, the property owners, and their professionals, regarding replacement windows. Chairman Coupland enforced the need for uniformity with the windows.

**Motion made by Mr. Cogswell to grant final approval as presented for partial demolition and renovations, with the revisions of using only prairie style windows on the front façade and both sides of the structure.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPUTO.....288 WINDSOR AVENUE  
NEW CONSTRUCTION, BLK 1023/LOT(S) 8 (NOT RATED)**

Catherine Lorentz, Architect, continued on with her presentation mentioning the overall bungalow style of the neighborhood. She explained that the inspiration of the newly proposed home came from the streetscape of Windsor Avenue (photos of Windsor Avenue were included in commission materials). Ms. Lorentz detailed each rendering of the proposed elevations, and thoroughly reviewed proposed materials list, including custom balusters and railing systems.

Brief discussion was undertaken by the HPC members explaining the importance of the use of helical pilings within the Historic District, to prevent damage to surrounding historically designated structures.

Positive commentary was made by the membership.

**Motion made by Mr. Mullock to grant final approval as presented with note od helical pilings and hardi soffits installed parallel.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**LUDEMAN.....5 STOCKTON PLACE  
RAISING/RENO, BLK 1064/LOT(S) 17 (CONTRIBUTING)**

Adam Crossland, Architect, detailed the newly proposed building elevations. He explained that a conceptual approval had been previous granted, and were now seeking final approval due to time constraints with permit processing and the timeline for the project.

Mr. Crossland detailed the railing system as a cable style system. Members recalled that the railings were a topic of discussion during the conceptual approval and preferred the "chip and dale" style, which was more appropriate for the structure. Also reviewed was the red brick pavers proposed and the stair system. Comments were made by the membership that the stairs were not quite appropriate for keeping with the overall original look of the structure and would need revision.

Commission members expressed that the project as a whole was an overall improvement to the existing structure.

**Motion made by Mr. Coupland grant final approval as presented with all wood (Anderson 400 series) windows, a chip and dale style railing system, a "bridge style" stairway, revisions of materials changed from Azek to cedar wood, exterior lighting, as well as foundation/paver cut sheets submitted, and final signed and sealed architectural plans presented for Review Committee final evaluation.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**ALLISON.....905 BEACH AVENUE  
RAISING/ADDITION, BLK 1081/LOT(S) 24 (CONTRIBUTING)**

Architect, Adam Crossland, explained that a conceptual approval had been previous granted, but that an overall rendering of the final details was not yet set. Now, a final approval was sought based on the renderings submitted to the membership. Mr. Crossland continued on to detail that the structure was being raised to FEMA regulation standards, only adding approximately 2 feet to the foundation of the home.

HPC members questioned the overall height proposed of the structure, but Mr. Crossland confirmed that the 40-foot height was in fact allowed per City code. Both helical pilings and brick foundation were noted as well.

Positive commentary was made by the membership.

**Motion made by Mr. Mullock to grant final approval as presented.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**HAMPTON.....645 LAFAYETTE STREET  
GARAGE, BLK 1060/LOT(S) 22 (KEY CONTRIBUTING)**

Architect, Adam Crossland, presented the membership with an updated color rendering of the proposed 30x30 garage/accessary structure, to match the color scheme of the existing home. Mr. Crossland detailed a rich landscape plan, but noted to the HPC members that the structure itself was obviously not the main attraction on the property.

Mr. Crossland mentioned that the garage could be moved slightly to the left of the currently proposed location, to avoid the street view, and the commission members agreed that this was a good idea.

Members commented that the cupola proposed on the initial rendering was more appropriate for the style of the structure and recommended keeping that.

***Motion made by Mr. Cogswell to grant final approval as presented, with moving the structure slightly to the left, an added cupola, original wood garage doors, lighting fixture cut sheets, and the 6 over 1 style Jeld-Wynn windows, submitted for Review Committee final evaluation on. Seconded by Mr. Clemans and carried 6-0. Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**TUCKER.....1122 LAFAYETTE STREET  
DRIVEWAY, BLK 1113/LOT(S) 5 (CONTRIBUTING)**

Representative, Andrew Catanese, Esq., detailed the curb cut and location of the proposed driveway, mentioning that there currently exists no off street parking at the subject property.

Professional Planner and Engineer, Vincent Orlando, continued the presentation stating that the County had already granted an approval for a 9 ½ foot wide driveway with a 14-foot apron, composed of concrete. He stated that a total of approximately 46 feet is being proposed with the current application, as stone or crushed clam shell.

Mr. Orlando also verified for the membership that the parking spaces allotted for 2 cars gave plenty of clearance to avoid front yard parking at all costs.

***Motion made by Mr. Cogswell to grant final approval as presented. Seconded by Mr. Mullock and carried 6-0. Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**WILLIAMS.....519 ELMIRA STREET  
RENO, BLK 1061/LOT(S) 8 (CONTRIBUTING)**

Homeowner, Alpha Williams, explained to the commission members that the current state of the home is in need of many repairs, and continued on, with the help of her son, Henry Williams, to detail plans of repair and restoration. The asbestos siding would be removed, to see what may be underneath (original clapboard siding...etc.) and the current exterior door would be kept and refinished.

Mrs. Williams and her son detailed the application as bullet points, and brief discussion was undertaken by the membership regarding replacement of windows. It was the understanding of the homeowner and family that the current windows were not all original to the construction of the home and had also had storm windows. At this point in their process of restoration, the

Williams family asked the HPC members for suggestions on materials and Mr. Coupland explained that the appropriate materials for the time period could be found within the City's Design Standards, but a contractor who is experienced in working within the City of Cape May would certainly be able to assist further with their project.

**Motion made by Mr. Coupland to grant conceptual approval only as presented, with contractor (TBD) to provide details and material cut sheets.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**ASTERINO.....705 COLUMBIA AVENUE  
ADDITION, BLK 1066/LOT(S) 19 (CONTRIBUTING)**

Architect, Pam Fine, represented the application, detailing a small modest addition at the rear of the property located onto the left corner of the current dwelling. The interior changes include the relocation and additional space for the kitchen and an added sitting room.

Ms. Fine detailed the materials included for the project, which would match the existing home. She reviewed materials as a list for the membership.

Members made positive commentary regarding the application.

**Motion made by Mr. Cogswell to grant the application final approval as presented.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 7:55 PM and closed with no one coming forward.**

**DISCUSSION:**

Brief discussion was undertaken by the membership regarding the completion of the remaining 37 historic surveys and presenting such to Council for adoption, along with the 500+ surveys that will need adoption as well. Mention of a revised map of the Historic District boundaries was also a topic of discussion, with Mr. Coupland detailing that this too will need to be presented to City Council for approval.

**Motion to adjourn the meeting was made by Mr. Carroll at 8:10 PM, with all in favor.**

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

**Respectfully submitted: Tricia Oliver - Assistant**