

**City of Cape May Historic Preservation Commission  
Monday, August 21, 2017 - 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		Absent - <b>excused</b>
Mr. Cogswell		Present
Mr. Connolly		Present
Mrs. Pontin		Present
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Absent - <b>excused</b>
Mr. Cataldo	<i>Alt. 2</i>	Present

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

**Absent:** Mr. Clemans, Ms. Hardin (*Alternate 1*)

**Minutes:** March, April, and June 2017

**Motion made by Mr. Connolly to approve the March, April, and June 2017 minutes.** Seconded by Mr. Cogswell and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Peter, 1035 Washington Street, 1112/11.01, Resolution # 2017-14  
Thistle, 1221 Beach Avenue, 1130/23.01, Resolution # 2017-15  
Loranger, 911 Washington Street, 1094/21, Resolution # 2017-16  
Baldwin, 905 Washington Street, 1094/22, Resolution #2017-17

**Motion made by Mr. Carroll to approve Resolutions #2017-15, #2017-16, and #2017-17 and to table Resolution #2017-14 with amendments to be approved at the September 18th meeting.** Seconded by Mr. Cogswell and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland.. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Petrillo, 836 Washington Street, 1091/9, Contributing - Pavers  
 Ardis, 1238 Lafayette Street, 1129/17, Contributing - Roof  
 Crest Savings Bank, 315 Ocean Street, 1059/11, Non-Contributing - Sign  
 Bendas, 234 Perry Street, 1031/28.01, Non-Contributing - Pavers  
 Arnold, 100 Second Avenue, 1013/12, Non-Contributing - Pavers/Railings  
 Pedelini, 18 Patterson Avenue, 1018/3 & 4, Non-Contributing - Deck/Railings  
 Kelly, 208 Franklin Street, 1069/5, Contributing - Roof  
 Mansfield, 104 Howard Street, 1064/9, Contributing - Fence  
 Muniak, 519 Franklin Street, 1076/1, Contributing - Roof  
 Marquis de Lafayette, 501 Beach Avenue, 1047/1, Non-Contributing - Awning  
 Delany, 1200 New York Avenue, 1131/1, Non-Contributing - Fence  
 Riter, 283 Windsor Avenue, 1027/19, Not Rated - Fence  
 Hatch, 1142 Washington Street, 1110/28 & 29, Non-Contributing - Fence  
 Corsey, 810 Corgie Street, 1090/3, Contributing - Roof  
 Miller, 535 Bank Street, 1054/25, Contributing - Windows  
 Aquino, 205 Howard Street, 1069/11, Contributing - Porch/Railings

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

**OLD BUSINESS:**

**CAPE ELMIRA OWNER 2 LLC.....527 ELMIRA STREET  
 NEW CONSTRUCTION, BLK 1061/LOT 10 (NON-CONTRIBUTING)**

Representative, Tony Monzo, Esquire and Project Manager, Robert Shepanski were present to discuss final approval for their project that was granted conceptual approval at the June HPC meeting and had also received Zoning Board approval as well.

There were several elements that were discussed during the conceptual approval and Both Mr. Monzo and Mr. Shepanski addressed each of the five (5) adjustments that were made to their site plans. Changes were made to materials being used and design elements of balusters, the metal standing seam roof on porch and what is indicated as a bump out, hardi clap board siding and soffits, and the use of wood lattice. Mr. Shepanski validated that the soffit material will in fact be installed parallel and not perpendicular.

Concerning the wood lattice indicated as being used, Mr. Carroll mentioned that the use of privacy lattice is more appropriate, which has 75% wood showing. The applicant was in agreement with using this material.

**Motion made by Mr. Carroll for final approval of the application as presented with the condition to include privacy lattice and proper standing seam roof where discussed.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**VT URBAN REWEAL "VICTORIAN TOWERS".....608 WASHINGTON STREET  
 ADDITION/RENOVATION(S), BLK 1058/LOT 1 & 34 (NOT RATED)**

Nick Talvacchia, Esquire, representative for the applicant and James "Jamie" Reynolds, Executive Director of Housing Services with the Diocese of Camden, Inc. and Michael Buhion, Project Manager, stated their credentials for the record.

Mr. Reynolds summarized the numerous interior renovations and updates that are included with the refinancing process of Victorian Towers, and were eager to include exterior updates to the building to replicate a more appealing look like other buildings in Cape May.

Mr. Buhion detailed the new LED lighting, new sign design, and proposed porch which were included in the previous conceptual approval. Updates will include a stained brick to rejuvenate the overall look of the first and second floors. Using multiple materials conforming to the appropriate look and aesthetics of the surrounding area and the HPC design standards, including hardi board soffits. Other material details were discussed at length.

Members of the commission voiced concerns regarding the brightness and the white color of using the LED lighting as well as the height of the lamp poles proposed. It was suggested that it would be preferable to use a light with a yellow tint as well as keeping the lamp poles at an eleven (11) foot limit, noting that twelve (12) foot poles are proposed in the site plan and the gas lamps currently throughout town are only eight (8) feet tall. Discussion ensued with recommendations on lighting and the possible use of gas lamps provided/possibly maintained by the City, with Rotary Park used as an example of such lighting.

It was mentioned by members of the commission that the current "no parking" signs on the property were not HPC approved and are too modern. The applicant agreed to address this issue.

**Motion made by Mr. Mullock to approve the application as presented with the condition that the applicant submit revised final plans for lighting and sign design to a subcommittee for final approval.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**PRAY.....1005 NEW JERSEY AVENUE  
DEMO/NEW CONSTRUCTION, BLK 1102/LOT 55 & 56 (NOT RATED)**

Steve Fenwick, Professional Architect, and applicant/builder Lawrence Pray stated their credentials for the record. Mr. Fenwick proceeded to detail the current streetscape, referring to aerial, front, and side photos of the existing single family dwelling, he referred to as a "small bungalow." He continued to review the 9 points for zoning for demolition.

**Motion made by Mr. Carroll to grant final approval as presented for the demolition only.** Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Continuing on with reference to the streetscape photo, Mr. Fenwick detailed the proposed construction plans for the new single family dwelling that mimics the size and also the look of the porches on neighboring home. He mentioned that the proposed home is in compliance with bulk zoning requirements and Zoning Board approval is only needed due to undersized lot (this lot is 50 ft wide, not the required 60 ft). Materials list and plans were extensively reviewed.

Mr. Carroll addressed his concern with the gingerbread pieces included in the construction plans and recommended that more a "stick style" detail is more appropriate for the neighborhood. Members also expressed concern for the railing system and columns to be used

for the porch and deck. This would be addressed by the applicant before meeting at which the applicant is seeking final approval. It was noted by the commission that the look of the railing/column system should coincide with those that are found on 1031 and 1033 New Jersey Avenue.

**The meeting was open to the public at 7:30 PM.**

**Jules Rausch, 1010 New York Avenue**, expressed his concerns for the discrepancy in the number of bedrooms indicated on the application and more bedrooms presented within the construction plans. He was also concerned about the use of the indicated attic space as additional bedroom space.

The applicant offered to modify the application to adjust to match the number of rooms to the construction plans and commented that the attic space has no intent on being livable space (anticipated use is for storage only).

**Motion made by Mr. Carroll to grant conceptual approval as presented for the proposed new construction with recommendation of exploring a variety of railing systems/designs.** Seconded by Mr. Connolly and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**BREITENBACH & PRITCHARD.....1216 NEW JERSEY AVENUE  
DEMO/NEW CONSTRUCTION, BLK 1130/9 & 10 (NOT RATED)**

Joseph Ross, Landscape Architect, representing the applicant, stated his credentials for the record and proceeded to detail the current streetscape, including that the current home proposed for demolition is the only one story home in this particular area of New Jersey Avenue. He continued to review the 9 points for zoning for demolition. It was noted by Mr. Ross that the existing home's first floor is currently below the FEMA required height and other options for the dwellings use were explored, including moving the home to Whitesboro, NJ for a Habitat for Humanity project, however, this was advised against by involved structural engineers.

**Motion made by Mr. Cogswell to grant final approval as presented for the demolition only.** Seconded by Mr. Mullock and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Ross continued on to summarize the plans for the proposed single family construction, mentioning that variances from the Zoning Board will be sought. These variance are trigger only due to the undersized lot. He detailed the proposed 4200 square foot single family home referring to architectural plans, with materials list cited for siding, soffits, etc. The use of a brick veneer on the foundation of the home is also proposed to keep in character with the streetscape.

A garage area was mentioned, however, details were not disclosed at this time. Mr. Ross indicated that conceptual and final approval would be brought before the commission after this application was heard by the Zoning Board.

Members were positive on the application as a whole, including making the suggestion that the City's Fire Department could possibly use the existing home to be demolished for drill exercises. Mr. Ross explained that he would relay this option to the applicant.

**Motion made by Mr. Cogswell to grant conceptual approval as presented for the proposed new construction with the condition that applicant presents garage design.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**KANE.....817 KEARNEY STREET  
ADDITION/RENOVATION(S), BLK 1069/LOT 6 (CONTRIBUTING)**

Applicant and/or a representative for the application did not show up to the meeting to be heard.

**Motion made by Mr. Coupland to approve the application as presented.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: None. Those opposed: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those abstaining: None.

**PLATZER.....208 OCEAN STREET  
ADDITION/RENOVATION(S), BLK 1049/3 (CONTRIBUTING)**

Applicants, Mr. Ryan Platzer and Mrs. Samantha Platzer, representing themselves, along with his father, Mr. Mark Platzer present, summarized the proposed plans to change use from a combination retail and residential space to a single family only use. Items Mr. Ryan Platzer highlighted to be replaced within the existing dwelling include windows and the roof, of which he proposes to keep all wood windows and within the same size as all of the current windows. A discussion ensued regarding what design/style of windows already used on the home are more significant and appropriate for the time period that the original building was constructed.

It was agreed by the commission and the applicant that the most appropriate windows for use would be a 2 over 2 style, and all windows would be replaced with said style. The application was amended to state so, since the original proposed plan was for the applicant to try to repair certain windows, but replace others. Now, all windows to be replaced.

Ryan Platzer continued on to explain the various additions that were made to the home throughout its existence, stating that their small addition would only extend the second floor to span over the existing first floor rear area. Mark Platzer also added that the intent is to keep the building as original as possible, mentioning that the wooden porch and also the original siding will be sanded, restored, and kept as time consistent as possible with the structure.

Members were positive on the application and applauded Mr. Platzer on his intent and design of the project.

**Motion made by Mr. Carroll to grant conceptual approval of the application as presented with the condition that all windows be replaced same for same (wood) with the 2 over 2 style and proper construction plans and Zoning Board approvals are completed.** Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Mr. Connolly left the meeting at 8:28 PM**

**PALAVEST, LLC "ICONA HOTEL" .....1101 BEACH AVENUE  
FENCE, BLK 1131/32, 33, & 34 (NOT RATED)**

Representative, Stephen Nehmad, Esquire, and Mr. Eustace Mita, Principal of Palavest, LLC stated their credentials for the record. Mr. Nehmad stated that a Certificate of Appropriateness was received for the property in March 2017, which addressed a host of issues included in the total renovation of the property.

All of the previously granted renovations are now completed with the exception of one issue not completed, Mr. Nehmad explained, is the fence to be use surrounding the pool area. Previously granted was a 4 foot high cedar fence and this description was included within the March 2017 Certificate. Now, due to company error, a modification to the previously approved fence is requested and incidentally has in fact already been ordered by Mr. Mita's company. Mr. Nehmad explains that the new fence is to be a powder coated aluminum, very similar to those found at other local hotels, of which pictures were provided to the commission members, more specifically of the Icona Golden Inn.

Mr. Mita comments that the original 1985 building did not quite fit the Cape May appeal regarding architecture. He cites that along the beach front, there are no hotels that he has noted that have wood pool fences. Mr. Carroll mentioned that the one hotel that has a wood fence is in fact the Inn of Cape May. Short discussion ensued.

**Motion made by Mr. Cogswell to grant final approval of the application as presented.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 8:40 PM**

**Pat Brady, 922 Benton Avenue,** was positive on the application and applauded the applicant on the recent renovations.

A inquiry was made by **Louis Harris, 922 Kearney Avenue,** about the property and Certificate of Appropriateness for 907 Stockton Avenue. She is concerned about the renovations that were already made on the home and would like the commission to look into the stained glass windows that were once on the back of the home.

**The meeting was closed to the public at 8:49 PM**

Mr. Coupland addressed the commission with details regarding meetings that have taken place and will take place in the future with members from the HPC, Planning Board, and Zoning Board. The goal is for a mutual understanding and acceptance of the role that each board plays for the common interest of the city.

The meeting was observed by Mr. Jonathan Kinney, Senior Historic Preservation Specialist and Certified Local Government Coordinator of the New Jersey Historic Preservation Office, as well as his colleague Jenna Solomon.

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Mullock with all in favor at 9:10 PM.**

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

**Respectfully submitted: Tricia Oliver - Assistant**