

**City of Cape May Historic Preservation Commission**  
**Monday, July 16, 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 - <b>excused</b>
Mrs. Pontin		Absent - <b>excused</b>
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Absent - <b>excused</b>
Mr. Cataldo	<i>Alt. 2</i>	Absent - <b>excused</b>

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

**Minutes:** April 19, 2018

**Motion made by Mr. Cogswell to approve the minutes of April 19, 2018.** *Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.*

**Resolutions:**

Corradino, 1519 Beach Avenue, 1174/17 & 18, Resolution #2018-16  
VT Urban Renewal "Victorian Towers," 608 Washington Street, 1058/1 & 34, Resolution #2018-17  
Hess, 1249 Lafayette Street, 1061/95, Resolution #2018-18  
Ilicu "A Ca Mia," 524 Washington Street, 1051/3 & 4, Resolution #2018-19  
Ocean Club Hotel C.M., LLC, 1035 Beach Avenue, 1101/2, 3, & 4, Resolution #2018-20

**Motion made by Mr. Carroll to approve Resolutions #2018-16, #2018-17, #2018-18, #2018-19, and #2018-20.** *Seconded by Mr. Cogswell and **carried 4-0.** Those in favor: Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Clemans.*

**Applications Approved in Review:**

Alonzo, 1204 New Jersey Avenue, 1130/4 & 5, Not Rated – Fence  
Cataldo, 1109 Washington Street, 1113/32, Non-Contributing – Porch Reno  
Cape Escape, LLC., 1601 Beach Avenue, 1185/23 & 24, Key – Pavers

**Motion made by Mr. Carroll to accept all Applications Approved in Review.** *Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.*

**OLD BUSINESS:**

**DOHERTY.....211 GRANT STREET  
WINDOWS, BLK 1022/LOT(S) 23 (CONTRIBUTING)**

Chairman Coupland suggested that the application be revisited at the end of the meeting, since there was no one present to represent the application.

When the application was revisited, again, no one was present and the commission took action.

**Motion made by Mr. Cogswell to grant final approval as presented.** *Seconded by Mr. Mullock and carried 0-5. Those in favor: None. Those opposed: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those abstaining: None.*

**NEW BUSINESS:**

**ANDERSON.....521 LAFAYETTE STREET  
ADDITION/RENOVATIONS, BLK 1053/LOT(S) 12 (CONTRIBUTING)**

Architect, Steve Fenwick, detailed the scope of the project, mentioning that it could be possible to have to tear off the existing rear of the dwelling and rebuild this area. Mr. Fenwick continued to explain that a proposed addition at the rear would also create livable attic space that is currently only used for storage. He continued with note that the application will in fact need to be heard by the Zoning Board of Adjustment.

Mr. Fenwick detailed the materials list at length, including a standing seam roof, and wood (possibly painted) deck at the rear of the home.

Members were positive regarding the application and made suggestions that the rear deck materials be considered as mahogany wood and that windows be replaced on an "as needed" basis. It was also explained for the record that the style of window be consistent and match those of which would be kept in the home. The applicant was also directed towards the Design Standards with regard to fence details and it was stated that all details and catalog cut sheets would be necessary upon returning for a final approval.

**Motion made by Mr. Carroll to grant conceptual approval for the application with details regarding brick pavers, wood rail system(s), a hairpin fence design, and enclosure changes presented when heard for final approval.** *Seconded by Mr. Clemans and carried 5-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.*

**BEACHFRONT VENTURES, LLC.....725 COLUMBIA AVENUE  
SHED, BLK 1066/LOT(S) 13 (CONTRIBUTING)**

Taylor Smith, Contractor representing the application, addressed the commission members stating that the proposed shed is to be constructed in a rear area partially obstructed from street view. It was the understanding of Chairman Coupland that in his initial review of the application, the location was in fact visible.

Mr. Smith detailed the materials, noting that the shed itself was a sort of "pre-fab" structure with added "gingerbread" and detail to coordinate it with the home details.

Members of the HPC recommended that the shed be more of a custom build "carriage house" design instead of a "store bought" shed, lacking depth and appropriate design. Members were positive regarding Mr. Smith's proposal to coordinate the colors of the shed with the home.

**Motion made by Mr. Carroll to grant conceptual approval for a custom built shed, and deny the proposed store bought "pre-fabricated" shed, with final approval possible in Review Committee with custom plans presented.** Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CICCHITTI.....402 CLAY STREET  
GARAGE, BLK 1061/LOT(S) 57.03 (NON-CONTRIBUTING)**

Adam Crossland, Architect, detailed the odd shape of the subject lot as a flag lot, located next to the City's Elementary school. Formerly the site of a golf course, Mr. Crossland continued to show the commission an aerial photo of the subject property and surrounding area, as well as renderings of the proposed structure (garage).

Proposed, Mr. Crossland stated, was a two car garage with workshop, in a carriage house style and he went on to detail materials. A 6 ft. wood fence located at the left side of the property was also proposed with the application, to buffer the property from the Elementary school parking lot. A cut sheet for the fence was submitted to the commission.

**Motion made by Mr. Carroll to approve the application as presented with note that no plumbing is to be included in the proposed garage and the fence is approved as wood and where proposed at the left side of the property.** Seconded by Mr. Mullock and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

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

Adam Crossland, Architect, gave a brief history of the property, used by the home owners to host family and themselves, and also as a rental a various times of the year. He went on to mentioned that since the date of submission to the membership, that minor changes have been made to the proposed plans. Mr. Crossland continued on to note that due to current FEMA regulations, the home is proposed to be raised approximately 3.5 to 4 feet from its current height. He noted that the home itself is lower in comparison to the surrounding homes, as many of them have already been raised.

Moving forward, Mr. Crossland detailed the lattice work at the front of the home at the porch which also act as garage type doors, to lessen the current front yard parking issue. Mr. Crossland also detailed the materials list, including the newly proposed brick pavers replacing the current concrete walkways and driveway and highlighted the plans for a modest rear addition.

Members of the commission were positive regarding the application.

**Motion made by Mr. Carroll to grant conceptual approval as newly presented to the commission with fully revised plans, signed and sealed, presented to return for consideration for final approval.** Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 7:20 PM and closed with no one coming forward.**

**DISCUSSION:**

*\*Mr. Connolly exited the meeting at 7:45 PM.*

Discussion ensued amongst commission members regarding a revised map of the Historic District as it stands today. Mr. Coupland expressed that there is a need to know exactly which properties would be effected. It was also to be understood that there would be no new blocks included, but only the blocks in which showed erroneous anomalies.

Mr. Mullock was a key member in the revision of the map and addressed the membership with a street by street overview of the newly proposed boundaries of the Historic District. Mr. Mullock continued on mentioning Washington Street, New York Avenue, and Madison Avenue in particular that would have more of a significant change to the properties included within the district.

According to Mr. Coupland, it is approximately 7% of an addition of properties to the Historic District.

Brief discussion ensued regarding possible push back from both the Planning Board and City Council with the idea of a revised map of the Historic District.

***Motion to adjourn the meeting was made by Mr. Carroll at 7:44 PM, with all in favor.***

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

**Respectfully submitted: Tricia Oliver - Assistant**