

**City of Cape May Historic Preservation Commission**  
**Monday, June 18, 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		Absent - <b>excused</b>
Mr. Cogswell		Present
Mr. Connolly		Present
Mrs. Pontin		Present
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Present
Mr. Cataldo	<i>Alt. 2</i>	Present

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

**Resolutions:**

Peter, 925 Columbia Avenue, 1090/41.01, Resolution #2018-13  
Ciancaglini, 313 Congress Street, 1031/57, Resolution #2018-14  
Venuto, 1013 Michigan Avenue, 1110/123, Resolution #2018-15

***Motion made by Mr. Cogswell to approve Resolutions #2018-13, #2018-14 and #2018-15. Seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**Applications Approved in Review:**

Kane, 809 Kearney Avenue, 1069/8 & 9, Contributing – Roof & HVAC  
5-7 Trenton Ave., LLC (Ron Stanton), 5-7 Trenton Avenue, 1146/1.01, Key – HVAC  
Shinn, 911 Beach Avenue, 1081/23, Contributing – Siding  
Pearson, 20 S. Broadway, 1016/4, Non-Contributing – Roof  
McGinn, 1013 New Jersey Avenue, 1102/52 & 53, Contributing – Deck  
DiMaggio, 1143 Washington Street, 1113/23, Contributing – HVAC  
Waxman, 931 Corgie Street, 1093/11, Not Rated – HVAC  
Miller, 111 Howard Street, 1068/1, Contributing – Fence & Roof  
Hilliard, 411 Jefferson Street, 1086/3, Contributing – Steps  
Diener, 438 W. Perry Street, 1031/8, Contributing – Fence  
Countess, 802 Queen Street, 1091/12, Non-Contributing – Roof  
Gilbert, 1117 New York Avenue, 1117/28, Contributing - Deck

***Motion made by Mr. Connolly to accept all Applications Approved in Review. Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**OLD BUSINESS:**

**CORRADINO.....1519 BEACH AVENUE  
RENOVATIONS, BLK 1174/LOT(S) 17 & 18 (CONTRIBUTING)**

Mrs. Vivian Corradino, property owner, briefly explained appearing before the membership previously, and continued to explain the proposed porch enclosure to add space to an existing kitchen and the addition of another porch onto the home.

She detailed the materials list, explaining to the commission that the materials currently on the home were existing when she purchased the property, but that it is her intent to use wood and like materials that are consistent with the Design Standards and more appropriate. Windows were also discussed briefly, and it was determined that the existing second and third floor windows had at some point been replaced with Anderson 400 Series windows and that the first floor was currently older vinyl replacement windows.

Members were positive on the proposed renovations included within the application.

***Motion made by Mr. Carroll to grant final approval for the application as presented, with changes to site plans to reflect that no Azek materials are to be used and only wood materials are to be installed (on pages 2-4). Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.***

**NEW BUSINESS:**

**VT URBAN RENEWAL ("VICTORIAN TOWERS").....608 WASHINGTON STREET  
SOLAR PANELS, BLK 1058/LOT(S) 1 & 34 (NOT-RATED)**

Mr. James "Jamie" Reynolds, Executive Director from the Diocese of Camden, representing the application, began by explaining that although the subject property is within the Historic District, the proposed solar panels are not visible from the street/ground level of the building, as their proposed installation is on the roof top. Mr. Reynolds detailed the rendering provided to the membership of the configuration of the rooftop installation, mentioning that the panels do in fact tilt to about a 5-degree angle, but are still not visible from the street.

HPC members voiced concern regarding safety features of the panels, which was clarified by Mr. Reynolds.

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

**HESS.....1249 LAFAYETTE STREET  
ADDITION & RENOVATION, BLK 1061/LOT 95 (CONTRIBUTING)**

Architect, Pam Fine, and property owners, Irvin and Lucinda Hess, were present to detail the proposed addition and renovations for the existing dwelling.

Ms. Fine explained that the interior renovations and new elevation of the home triggered some of the new window locations. The plans proposed also included the removal of current

asbestos siding, removal of an unused chimney that is in complete disrepair, and a new rear roof deck. Ms. Fine detailed the materials list thoroughly throughout her presentation of each proposed element of the application.

Brief discussion was undertaken regarding the removal of asbestos siding and what is an appropriate replacement, as well as a less contemporary railing system for the proposed deck. Several members mentioned that underneath asbestos siding, often times, there is well maintained original siding.

It was also noted that as many windows should be saved as possible, and where able, used in areas of new construction.

**Motion made by Mr. Carroll to grant conceptual approval for the application with new material list submitted with new railing system and exterior light fixture cut sheets (also front door cut sheet is replacing). Included in final submission should also include the exact number of windows to be repaired/replaced/relocated depicted.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**ILICU ("A CA MIA RESTAURANT").....524 WASHINGTON STREET  
FIRE ESCAPE, BLK 1051/LOT(S) 3 & 4 (CONTRIBUTING)**

Architect, Adam Crossland, explained to the commission that in accordance to City code, a fire escape on this subject structure is required and it must in fact be made of metal. This requirement is required for the apartments that currently exist over the restaurant.

Mr. Crossland detailed that the catwalk, stairs, and ladder will in fact be partly hidden to the eye of walking traffic, as it is proposed to settle in between two buildings. He addressed the membership with a rendering of the view from Carpenters Lane.

Brief discussion was undertaken regarding the materials to match the existing color of the building, so that it would blend in with the surroundings. Also discussed was the height of the railing and it was agreed that Mr. Crossland would investigate the code requirements and keep the railing height at the minimal height required.

**Motion made by Mr. Carroll to grant final approval for the application as presented, with color match to the building and the railing height at minimal height required.** Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**OCEAN CLUB HOTEL, C.M. LLC.....1035 BEACH AVENUE  
ADDITION/RENOVATIONS, BLK 1101/LOT(S) 2, 3, & 4 (NOT-RATED)**

Richard Hluchan, Esquire, representing the application, detailed the proposed addition explaining to the membership that the building is currently "u" shaped and the intent is to simply "fill it in." The additional interior space would be utilized as a new common area, elevator...etc., but no new rooms are proposed for this area, therefore no need for more employees/parking.

Daniel Maccione, Architect for the project, reviewed the architectural elements of the proposed plans. He continued to detail the use of each floor within the additional space, and also mentioned a previous 2013 conceptual approval from HPC for an addition. Mr.

Maccione continued on to detail that all materials proposed would match same for same with the existing building and no new signage at the rear of the building was proposed, just simply the address to be located here.

Brief discussion was undertaken by the commission members regarding the rear awning proposed. Specifically, that the canopy itself was modern and industrial looking. It was suggested that a canvas material be used for this awning, however, Mr. Maccione and Mr. Hluchan explained that due to the sheer size of the building and the large scale of the awning, canvas would not be a viable option.

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

**Discussion was open to the public at 7:24 PM and closed with no one coming forward.**

#### **DISCUSSION:**

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

Discussion ensued amongst commission members regarding feedback from those who attended the New Jersey Preservation Conference and the options for training that are offered to members online.

Continuing on, Mr. Coupland mentioned the May 22, 2018 meeting that he and Mr. Mullock attended with the Environmental Commission. Although the lack of dialogue was disappointing, Mr. Coupland stated that he is more so hopeful that because there is a large common ground with HPC and the Environmental Commission, that building a better relationship is in the future.

Mr. Coupland also addressed the membership regarding the Planning Board work session, scheduled for June 28, 2018 and his need for feedback from the commission on the Historic Preservation Element to be included within the Master Plan Reexamination, in preparation for that meeting.

***Motion to adjourn the meeting was made by Mr. Carroll at 7:50 PM, with all in favor.***

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

**Respectfully submitted: Tricia Oliver - Assistant**