

City of Cape May Historic Preservation Commission
Monday, March 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		Absent - excused
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Connolly		Present
Mrs. Pontin		Absent - excused
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Present - arrived at 6:04 PM
Mr. Cataldo	<i>Alt. 2</i>	Present

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

Minutes: December 18, 2017

Motion made by Mr. Clemans to approve the minutes of December 18, 2017.

Seconded by Mr. Connolly and **carried 6-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

Resolutions:

Rafter, 931 Sewell Avenue, 1089/40, Resolution # 2018-02
Haney, 336 Congress Street, 1026/10, Resolution # 2018-03

Motion made by Mr. Cogswell to approve Resolutions #2018-02 and #2018-03.

Seconded by Mr. Clemans and **carried 6-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Connolly, 906 Washington Street, 1093/2, Contributing - Window & Door(1)
Wisler, 1023 New Jersey Avenue, 1102/46, Contributing - Siding
Crossed, 915 Beach Avenue, 1081/20, Contributing - Siding
Kelly, 208 Franklin Street, 1069/5, Contributing - Roof & Deck
Valentine, 251 Grant Street, 1023/18, Non-Contributing - Fence
Sunnyside, LLC., 830 Corgie Street, 1090/12, Not Rated - Fence
Aubinoe, 729 Columbia Avenue, 1066/12, Contributing - Roof
Victorian Motel, 223 Congress Place, 1029/6, Not Rated - Railings
Dougherty (Cape Plaza Condo), 1205 Beach Avenue, 1130/26, Non-Contributing - Walkway
Powell, 308 Congress (Unit 4), 1026/17.02, Non-Contributing - HVAC
Landon, 132 Decatur Street, 1041/1, Contributing - Roof
Papendick, 33 Perry Street, 1034/26, Key Contributing - Pavers
Hurd, 1017 Lafayette Street, 1061/52.02, 61, & 62, Contributing - Fence
Peterson, 20 Queen Street, 1081/13, Key Contributing - Garage

Campbell, 15 North Street, 1022/19, Contributing - Sidewalk
Gilroy, 918 Kearney Avenue, 1082/2 & 3, Not Rated - Walkway
Patrick, 1004 St. James Place, 1061/68, Non-Contributing - HVAC
Brunnock, 1015 Stockton Avenue, 1096/12, Contributing - Roof
Carlin, 1102 Lafayette Street, 1113/1, Contributing - Roof
Coursey-Poe, 814 Corgie Street, 1090/5, Not Rated - Roof
Hirsch, 22 First Avenue, 1014/9, Contributing - Porch
Phelan, 678 Washington Street, 1058/11.01, Contributing - HVAC

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

OLD BUSINESS:

**RAFTER.....931 SEWELL AVENUE
WINDOWS/RENO, BLK 1089/LOT 40 (CONTRIBUTING)**

Jeff Barnes, Esquire, representing the applicant, gave a brief review of the subject property. He explained the previous approval which included review committee approval for the full replacement of more than 10 windows on the property (Mr. Barnes noted that there are a total of 60 windows on the property).

With an active role in the project, Mr. Jim Matthews was present and it was stated for the record that it was actually his professional suggestion that all the windows be replaced. He detailed the condition of the existing windows along with additional testimony from Fritz Winterly, as a professional explaining that the replacement of sashes only is the intent of the applicant.

Members commentary upheld the previous approval that solidified a decision of restoring and repairing the existing windows, as the site was inspected by both Mr. Carroll and Mr. Mullock prior to final approval at the January 2018 meeting.

Motion made by Mr. Cogswell to grant final approval as presented. Seconded by Mr. Mullock and **carried 1-6.** Those in favor: Ms. Hardin. Those opposed: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll. Those abstaining: None.

**PLATZER.....1521 YACHT AVENUE
RAILINGS, BLK 1160/LOT(S) 17 & 17.01 (CONTRIBUTING)**

**PLATZER.....1523 YACHT AVENUE
ROOF, BLK 1160/LOT(S) 18 & 18.01 (CONTRIBUTING)**

Mr. Mark Platzer, owner of 1523 Yacht Avenue, representing himself, as well as his brother, Robert Platzer, owner of 1521 Yacht Avenue. Mr. Platzer explained to the membership that both applicants now currently have approval from the Zoning Board of Adjustment and detailed the remaining two (2) items of concern that were conveyed when conceptual approval was granted.

Mr. Platzer detailed renderings of both the roof seam and railing system on each property.

Members of the commission were positive with the revised details of both properties.

**Although the applications were presented together, they were considered in two (2) motions.*

Motion made by Mr. Cogswell to grant final approval as presented for 1521 Yacht Avenue. Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

Motion made by Mr. Cogswell to grant final approval as presented for 1523 Yacht Avenue. Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

**MARTIN & PRITCHARD.....1216 NEW JERSEY AVENUE
NEW CONSTRUCTION, BLK 1130/LOT(S) 9 & 10 (NOT RATED)**

Architect, Mr. Joe Ross, representing the applicant briefly reviews the previous approval for demolition and conceptual approval for new construction given for the subject property in August 2017, also explaining that no Zoning Board of Adjustment approvals would be needed due to a revision on regulations for undersized lots now in effect.

The currently proposed application included a sliding door at the rear elevation that would replace a custom/unique glass door that was detailed on the previous plans presented to the commission. Other details with the current application included renderings and features of a garage proposed on the property. Mr. Ross explained that the character of the garage would follow suite with the materials and character of the new dwelling.

Mr. Ross received positive commentary from the membership.

Motion made by Mr. Cogswell to grant final approval as presented with the inclusion of grill work added to front sliding door. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**CURRIER.....398 CONGRESS STREET
RENOVATIONS, BLK 1026/LOT(S) 4, 5, & 6 (NON-CONTRIBUTING)**

**Mr. Cogswell recused himself from this application.*

Mr. Joe Ross, Architect, was present with homeowners, Mr. and Mrs. Currier. It was explained that the home was purchased right after Super storm Sandy and the current "plain jane" look of the home needs updating. Plans of the proposed renovations were distributed to the members of the commission; details included removal of an existing deck, replacing it with a longer, narrower rear deck. It was mentioned by Mr. Ross that the proposed renovations are all to the rear elevation and not visible from the front of the home.

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

**Mr. Cogswell returned to the meeting.*

**PETER.....925 COLUMBIA AVENUE
NEW CONSTRUCTION, BLK 1090/LOT(S) 41.01 (NON-CONTRIBUTING)**

Mr. Scott Peter, property owner, detailed the open lot in its current state, noting the previous approval from demolition of the once existing structure. Mr. Peter continues on to detail the "craftsman" style dwelling proposed for the currently vacant lot. He highlights the wrap around porch, as well as included gables within the design. Showing the membership renderings of the front elevation, Mr. Peter pointed out the use of natural cedar wood batten siding that would not be painted, and tapered columns at the front porch.

He continued detailing the overall site plan; including no front parking, which he mentioned is always preferred by the HPC.

Commentary from the commission members included details regarding the trim work on the windows and doors, as well as adding windows to the front porch area to create a more balanced look, purposed paver details, and further details on installing a bolder top railing.

Brief discussion was undertaken regarding the railing system on the first floor porch and it was strongly suggested that the system be removed altogether, using only a raised flower bed with tall landscaping to buffer the edge of the porch.

Motion made by Mr. Mullock to grant conceptual approval with consideration for added windows and paver details for final approval. Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

**PLATZER.....301 WASHINGTON STREET
RENOVATIONS, BLK 1037/LOT(S) 9.04 (NON-CONTRIBUTING)**

**Mr. Clemans recused himself from this application.*

Property owners Mark and Ryan Platzer spoke on behalf of the application. Mr. Mark Platzer detailed the previous restaurant use of the structure, explaining that the new retail space requires some interior renovations, triggering some of the purposed renovations on the exterior. He continues on mentioning to the membership that the current vinyl siding will be removed, but underlying is just a bland cinderblock structure. The removal of current vinyl windows is also proposed, as well as removing any windows currently looking out to Perry street to make the structure less invasive in that area. The goal of the project, overall, is to create a more aesthetically appealing retail space, including the cinderblock exterior to be finished with a brick veneer.

Members of the commission had questions for Mark and Ryan Platzer in regards to the windows and the design details of them. The applicants explained to the membership that they thoroughly inspected surrounding establishments, considering the design and the use of their windows.

Brief discussion was undertaken by the applicants and the membership regarding windows, with the lingering message from the applicant being that the look of a residential windows is ideal, yet not practical nor ideal for a retail space.

Members of the commission were able to make several design suggestions for the exterior of the building, including a small illustration by Mr. Cataldo, including some added shutters to the second floor of the building, to help the application possibly redesign the hard industrial look.

**Mr. Connolly exited the meeting at 8:10 PM.*

Motion made by Ms. Hardin to grant conceptual approval, with final approval by Review Committee pending cornice work on windows, added brick pattern vertically between windows, thick/wide window trim, base board at entry to 12 inches high from side to the front (covering window), and a less industrial awning. Seconded by Mr. Clemans and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

**Mr. Clemans returned to the meeting.*

**BOSIN.....15 FIRST AVENUE
RENOVATIONS, BLK 1016/LOT(S) 21 & 22 (CONTRIBUTING)**

Home owners, Mr. & Mrs. Bosin, represented themselves and began by detailing the current home on the subject property. Mr. Dan Bosin explained the proposed renovations in a list like manner. A major concern for the Bosin's were the porch additions showing a lack of the original craftsmanship used during primary construction of the home and it was their intent to remove these from the home, as they are also currently in disrepair.

Commentary from the membership was positive regarding the application.

Another proposed aspect of the application was the replacement of approximately 15 windows. Mr. Bosin also demonstrated that he would also be open to restore such windows, however, at their present state, there is water that comes through these presently. It was agreed upon by the HPC and Mr. Bosin that the windows would be examined and replacement would be taken into account on a case by case basis.

Mr. Bosin also mentioned that a future project, yet not included with this application, would be to remove the existing asbestos siding and replace with wood. It is the hopes of Mr. Bosin that wood may exist underneath the asbestos. Mr. Carroll also thought this may be the case as well.

Motion made by Mr. Carroll to grant final approval for the application regarding the shower enclosure, shutters, porch removal, HVAC, and asbestos siding, with conceptual approval and final approval with Review Committee submission of more details for the windows, and trim/grill at the front porch foundation area. Seconded by Ms. Hardin and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Carroll. Those opposed: None. Those abstaining: None.

DISCUSSION:

Discussion amongst commission membership was undertaken regarding the Master Plan Reexamination and the revised boundaries of the Historic District presented by Mr. Mullock (on behalf of Mr. Cataldo as well). Mr. Mullock illustrated the recommendations on how the City can have the Historic District with a more fluid boundary line by guiding the members of the commission through the boundary piece by piece.

Discussion was open to the public at 9:10 PM and closed with no public present.

Motion to adjourn the meeting was made by Mr. Cogswell at 9:11 PM, with all in favor.

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

Respectfully submitted: Tricia Oliver - Assistant