

City of Cape May Historic Preservation Commission
Monday, October 15, 2018 - 6:00 PM

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland 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		Present
Mrs. Pontin		Absent - excused
Mr. Mullock		Absent - excused
Ms. Hardin	<i>Alt. 1</i>	Present
Mr. Cataldo	<i>Alt. 2</i>	Absent - excused

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

Resolutions:

Lawrence A. Pray Builders, 304 Howard Street, 1065/7 & 8 – Resolution #2018-30
Kloosterboer/Zicari Living Trust, 25 Second Avenue, 1014/22 – Resolution #2018-31

Motion made by Mr. Clemans to approve Resolutions #2018-30 and #2018-31.
*Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.*

Applications Approved in Review:

Pascale, 1017 Michigan Avenue, 1110/118, Contributing – Fence
Schweikert, 28 Jackson Street, 1034/5, Contributing – Fire Escape (repair)
Calandrello, 223 North Street, 1031/41 & 42, Contributing – Chimney removal
Obligado, 280 Windsor Avenue, 1023/12, Not Rated – Exterior Lighting/Door
Stauffer, 306 Congress Street, 1026/19, Contributing – Roof
Esposito, 1 S. Lafayette Street, 1021/9, Contributing – Roof
Kelly, 318 Jefferson Street, 1073/11, Contributing – Porch
Belvedere Condo Assoc., 101 S. Lafayette Street, 1025/10, Contributing – Exterior Door
McBurney, 811 Benton Avenue, 1073/21, Contributing – Porch (repair)

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

**Mr. Cogswell stated for the record that he was not voting for the application approved in review for 280 Windsor Avenue.*

OLD BUSINESS:

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

Mr. Kevin Olandt of Fenwick Architects briefly explained the June 2018 conceptual approval granted by the commission, stating that slight revisions were needed for the project. Also present was Kyle Anderson, homeowner.

Mr. Olandt continued on to detail the presented revised plans regarding the roof, decking materials on the first floor (now changed to mahogany), as well as the included wood HVAC and outdoor shower enclosures.

Members of the commission were pleased with the revisions presented.

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

**STEVENSON.....233 CAPE HART LANE
RENOVATIONS, BLK 1031/LOT 39 (NON-CONTRIBUTING)**

Homeowners, Mr. and Mrs. Stevenson stated that the commission had granted a conceptual approval in May 2018 pending further professional/architectural drawings completed for their renovation project. Mr. Stevenson mentioned that the commission expressed positive feedback on their overall design and this is what was incorporated into the professional drawings presented to the membership.

Mr. Stevenson detailed a few aspects of the overall design, noting that the proposed copula at the top metal roof was kept in the project after the comments from the HPC members during the conceptual approval. He went on to answer specific questions regarding proposed materials.

Commentary from the commission was overall positive.

Motion made by Mr. Clemans to grant final approval for the application as presented with the adjustments made to keep the proposed copula to scale with the structure. Seconded by Mr. Carroll and carried 6-0 Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**KKM PROPERTIES, LLC.....901 BENTON AVENUE
RENOVATIONS/ADDITION, BLK 1084/LOT 3 (CONTRIBUTING)**

Representative, Mr. Jeffrey Barnes, Esq., briefly detailed the previous appearance for this project, stating that the overall commentary from the HPC members was that the project needed more symmetry with revisions to the proposed dormers and utilizing red brick, instead of the originally proposed stone.

Architect, Lou DeLosso of the Design Collaborative, gave an overview of the project modifications since their last appearance before the commission. Elements of where red brick was introduced to the project to coordinate with the existing chimney. Mr. DeLosso reviewed the plans for raising the home to meet FEMA regulations. He also detailed at length the materials list.

Lengthy discussion was undertaken by the membership and the applicant’s professionals regarding the replacement of windows. Mr. DeLosso explained that many of the existing windows (especially those in the front of the home and at the porch) did not function properly at all. He testified that a total of nine (9) windows at a 6 over 1 design would replace the front windows. Homeowner, Mr. Kurt Von Seekum testified to the membership that upon his inspection of the existing windows, he found extensive termite damage, as well as broken and cracked glass, which ultimately leaves the windows unusable.

Members of the commission discussed the opportunity for a site visit to inspect the condition of the nine (9) existing original windows proposed for replacement. It was the hope of the commission that these windows would in fact be salvageable.

Further details of the materials list were presented by Mr. DeLosso.

Motion made by Mr. Carroll to grant final approval of the application with evaluation by Review Committee and conclusion of a site visit to inspect the 9 windows presented as original, as well as cut sheets for exterior lighting and doors, and the inclusion of "brick pavers" utilized on plans. Seconded by Mr. Connolly and carried 6-0
Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

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

**Mr. Clemans recused himself from hearing the application.*

Owners, Ryan and Mark Platzer explained that their current intention was to address the question of proper approval of the current awning present at the subject retail property. Ryan Platzer testified that it was his impression that the change in materials of the awning from the first presentation to the HPC were sufficient and approved during a review process.

A new design to the awning was presented to the membership with the intent to soften the look by adding a crown molding at the top.

Brief discussion was undertaken by the commission members and Ryan and Mark Platzer regarding ways in which the overall industrial look of the building could be softened, which might include flower boxes/planters in particular areas to promote the growth of greenery, as well as the utilization of greenery overall. The topic of ivy was also addressed, as this was mentioned during a previous presentation.

Motion made by Mr. Cogswell to table the application until a further meeting date. Seconded by Mr. Carroll and carried 6-0
Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**Mr. Clemans returned to the meeting.*

**O'CONNOR.....1129 NEW YORK AVENUE
RENOVATIONS/ADDITION, BLK 1117/LOT 21 (CONTRIBUTING)**

Representing the application, Mr. Jeffrey Barnes, Esquire, detailed an overview of the subject property as is currently existing as a "California style bungalow" with a box shape. Mr. Barnes continued on to note what is proposed by his client.

Architect, Blaine Steinman, presented the membership with streetscape photos, as well as photos of the existing structure. His drawings detail the proposed plans with the removal of a dated rear addition and replacement of that with a two (2) story addition within the same footprint. Mr. Steinman stated that the reconfiguration of the interior triggered the size of the new addition at the rear.

Details of the proposed materials list were discussed thoroughly and members of the HPC expressed that these materials are consistent with the Design Standards.

Brief discussion of the proposed Marvin all wood windows to replace existing and additional windows along the side of the home was undertaken. It was agreed by the commission, the applicant, and assisting professionals, that the original four (4) windows at the front of the structure would remain and be restored to working condition.

Motion made by Mr. Carroll to grant final approval for the application as presented with changes to restore 4 windows at the front, with replacement Marvin windows at side, and cut sheets submitted for proposed pavers. Seconded by Mr. Clemans and carried 6-0 Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Discussion was open to the public at 8:20 PM and closed with no one coming forward.

Members engaged in brief discussion regarding the progress of the new boundaries of the Historic District and the ongoing completion and review of the updated surveys of historic properties.

Motion to adjourn the meeting was made by Mr. Cogswell at 8:29 PM, with all in favor.

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

Respectfully submitted: Tricia Oliver - Assistant