

**City of Cape May Historic Preservation Commission  
Monday, January 14, 2019 - 6:00 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Mr. 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		Absent
Mrs. Stridick		Present
Mr. Testa		Present
Mr. Cataldo	<i>Alt. 1</i>	Present
Mrs. Ryan	<i>Alt. 2</i>	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Zach Mullock, Commission Liaison  
Rhianon Worthington, Temporary Assistant

**Reorganization:**

Oath of Office for Commission Members

**Appointment of Chairperson:**

**Motion made by Mr. Carroll to appoint Warren Coupland as the Chairperson to the Commission for the year 2019.** Seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Carroll. Those opposed: None. Those abstaining: Mr. Coupland.

**Appointment of Vice Chairperson:**

**Motion made by Mr. Clemans to appoint Tom Carroll as the Vice Chairman to the Commission for the year 2019.** Seconded by Mr. Cogswell and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll.

**Appointment of Legal Advisor/Solicitor to the Commission:**

**Motion made by Mr. Coupland to appoint Robert Fineberg, Esquire as Legal Advisor/Solicitor to the Commission for the year 2019.** Seconded by Mr. Carroll and **carried 8-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Coupland. Those opposed: None. Those abstaining: None.

### **Designation of Official Newspaper:**

**Motion made by Mr. Cogswell for the approval of the Cape May Star & Wave as the Official Newspaper of the Commission for the year 2019.** Seconded by Mr. Carroll **carried 8-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Coupland. Those opposed: None. Those abstaining: None.

### **Designation of Meeting Dates and Time:**

**Motion made by Mr. Carroll to approve the advertised meeting dates for the Commission for the year 2019 and January 2020.** Seconded by Mr. Clemans and **carried 8-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Coupland. Those opposed: None. Those abstaining: None.

### **Appointment of a revolving Member Review Committee:**

**Motion made by Mr. Cogswell for a revolving Member Review committee.** Seconded by Mr. Clemans and **carried 8-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mrs. Stridick, Mr. Testa, Mr. Cataldo, Mrs. Ryan and Mr. Coupland. Those opposed: None. Those abstaining: None.

### **Resolutions:**

Carop LLC, 12 Second Avenue, 10.12/15.02 – Resolution #2018-43  
Mazzitelli, 307 Congress Street, 1031/55 & 56 – Resolution #2018-42  
Alvarez, 1022-1024 Washington Street, 1110/12 – Resolution #2018-41  
Hughes Street LLC, 654 Hughes Street, 1066/7 – Resolution #2018-40

**Motion made by Mr. Clemans to approve Resolutions #2018-43, #2018-42, #2018-41, #2018-40.** Seconded by Mr. Cogswell and **carried 5-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Testa, Mrs. Stridick and Mrs. Ryan.

### **Applications Approved in Review:**

Klein, 518 Elmira Avenue, 1054/10, Non-Contributing – Fence  
Krupinski, 498 West Perry Street, 1032/3, Contributing – Doors, Windows, Porch  
Gaver, 20/24 Decatur Street, 1041/18, Non-Contributing – Storm Door  
Sherrill, 210 Perry Street, 1030/8 & 9, Contributing – Renovation  
DeLuca, 330 Congress Street, 1026/2, Contributing – Door, Window  
Pavlock, 103 First Avenue, 1017/11, Non-Contributing – Steps, Lattice Work  
DeLuca, 330 Congress Street, 1026/12, Non-Contributing – Door, Window  
McGonigal, 800 Washington Street, 1091/1, Key - Sidewalk

### **Motion made by Mr. Cogswell to accept all Applications Approved in Review.**

Seconded by Mr. Carroll and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Testa and Mrs. Ryan.

**NEW BUSINESS:**

**FRIGO.....106 FIRST AVENUE  
ACCESSORY SHED STRUCTURE, BLK 1015/LOT 4.01 (CONTRIBUTING)**

Property owners, Pat and Ed Frigo accompanied Pamela Fine, Project Architect. Ms. Fine presented the application for a new detached garage to replace a dilapidated garage which will be demolished to make way for the new garage. The required points one through nine criteria for the demolition were reviewed for this structure within the historic district.

**Motion made by Mr. Carroll to grant demolition approval.** Seconded by Mr. Testa and **carried 8-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Architect Fine then presented the plans for an onsite single car garage to give extra storage for eventual year round living for the owners at the property. The materials list was presented including exterior cedar shingles, cedar wood trim on windows and corner boards, cedar wood fascia and soffits, Andersen 400 Woodright windows comprising a mixture of double hung and awning windows, GAF asphalt shingle roofing, and a decorative cupola with awning windows.

Members of the commission made positive comments on the application and suggested wooden working shutters, and it was agreed by the applicant to provide cut sheets for the shutters for HPC approval.

**Motion made by Mr. Carroll to grant approval with Andersen 400 Series windows and working or working-width wood shutters.** Seconded by Mr. Testa and **carried 8-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**HEITMAN.....1145 LAFAYETTE STREET  
WINDOWS/DOOR/TRIM, BLK 1061/LOT 7.02 (NON-CONTRIBUTING)**

Pamela Fine, Project Architect presented this application which has not many changes to the front with the right and left sides to have minor changes to window sizes or locations and the majority of the changes proposed in the rear including new doors and windows to enhance the water view. A list of materials was presented including: vinyl siding, Azek trim, and Andersen 400 series windows.

Members of the commission expressed their concern with balance, the safety of vinyl siding and their preference for the flat side of Azek.

**Motion made by Mr. Carroll to grant approval as presented, passing on the advice of the commission to the architect to carry onto the client.** Seconded by Mr. Clemans and **carried 8-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll, Mr. Coupland, Mr. Cataldo and Mrs. Ryan. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 6:57 PM and closed with no one coming forward.**

## **DISCUSSION:**

Chairperson Coupland suggested the HPC ask applicants for cut sheets of the current construction of the window(s). Mr. Coupland distributed a handout to the members of major manufacturers that meet the commission's standards for windows and interior storm windows.

Discussion amongst commission membership was undertaken regarding the fonts in the *Design Standards* and to ask applicants to give a cut sheet that resembles one of the fonts in the *Design Standards*.

*Zack Mullock exited the meeting at 7:15 PM.*

The relationship, with the Construction Official, was described as improved and interaction as helpful. Mr. Fineberg explained that it is up to the Construction Official to enforce anything that is not done according to a Certificate of Acceptance. The Construction Official would present a complaint to the city for enforcement.

Member discussion ensued regarding construction drawings being checked against the HPC resolutions. There are a lot of inspections being done, and there are non-compliance items not being caught by the inspectors.

Mr. Fineberg advised that individual citizens, but not as a group, can approach the Construction Office with inconsistencies they observe versus what was approved.

**Motion to adjourn the meeting was made by Mr. Cogswell at 7:34 PM, with all in favor.**

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

**Meeting conducted by: Rhiannon Worthington – Assistant**

**Respectfully submitted: Karen Keenan – HPC Secretary**