

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
MAY 28, 2024
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of May 28, 2024, will begin at 4:00pm at the Beach Haven Borough Hall.

II. FLAG SALUTE

Led by Dean Harkness

III. READING OF THE SUNSHINE LAW

Pursuant to the Open Public Meetings Act, adequate notice of this meeting, of the Historic Preservation Advisory Commission, has been provided by posting on the bulletin board in the Beach Haven Municipal Building, mailing the same to two newspapers, and by filing a copy with the Borough Clerk.

IV. ROLL CALL

Christian Baumiller _____ Jaime Ciardelli _____ Dean Harkness _____
Judy McAndrew _____ Joe Ryan _____ Kitty Snyder _____ Denise Tinquist _____
Jeanette Lloyd _____

V. MINUTES FOR APPROVAL without formal reading

March 26, 2024 meeting

ONLY THOSE PRESENT AT THE MEETING CAN VOTE

VI. APPROVAL OF BILLS

Kintech Inc Heritage Map \$2,004

VII. WELCOME/ INTRODUCTION OF COMMISSIONERS

VIII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2024-10

Resolution: #2024-10

Address: 210 5th St. **Block:** #170 **Lot:** #8

Owner: Deirdre and Steven Hollic

Representative: Jay Madden Architect

Work to be completed: Second floor addition-bedroom, bath, and new interior stair

Third floor addition- bedroom, bath, closet, balcony, and new interior stair

Additions are in the rear half of the house, over existing first floor footprint

1910 contributing structure, materials to match the existing

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Existing Home and Neighborhood
- c. Images of Products
- d. List of Structure Parts that Will Remain

- e. Survey
- f. Architectural Drawings
- g. Architectural Plans

1b. Swearing in of witnesses

1c. Deliberation of Case/Questioning Portion:

Proceed to identify which design guidelines apply to the project.

- 1. Height, front and side setbacks, lot coverage
- 2. Materials to be used (textures and patterns)
- 3. Architectural detailing-siding, trim, foundations
- 4. Roof shapes, form, pitch and material
- 5. Windows and door portions, shapes, locations and pattern
- 6. General form and proportion of building, detached garage, outside showers, sheds
- 7. Features and fixtures: handrails, spindles, columns, posts, stoops, decking, fences, utility boxes, central air-conditioning platforms

1d. Findings and Facts

- a. Chairperson lists evidence and relevant facts from questioning portion.
- b. Each Commissioner is to comment on the application, targeting areas of concern or any other area which has not been discussed.

1e. Decision on the Certificate of Appropriateness and Resolution

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-10, and Resolution #2024-10, at 210 5th St., does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added:

“This finding is subject, however, to the following conditions:”

- a. Call for a motion

2. Application for Certificate of Appropriateness #2024-11

Resolution: #2024-11A Demolition and #2024-11B New Construction

Address: 806 S. Atlantic **Block:** #104 **Lot:** #11

Owner: Bill & Julie Kapler

Representative: Jay Madden Architect

Work to be completed: Demolition of existing structure (c. 1990 raised 2 story), existing rear pergola to remain, construction of new, raised, 2 story, +/- 2498 sq.ft., 4 bedroom, 4 ½ bath home, with 12’ deep porch and entry on east (Atlantic Ave.)

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form

- b. Images of Existing Home and Neighborhood
- c. Images of Products
- d. Survey
- e. Architectural Plans

2b. Swearing in of witnesses

2c. Deliberation of Case/Questioning Portion:

Proceed to identify which design guidelines apply to the project.

- 1. Height, front and side setbacks, lot coverage
- 2. Materials to be used (textures and patterns)
- 3. Architectural detailing-siding, trim, foundations
- 4. Roof shapes, form, pitch and material
- 5. Windows and door portions, shapes, locations and pattern
- 6. General form and proportion of building, detached garage, outside showers, sheds
- 7. Features and fixtures: handrails, spindles, columns, posts, stoops, decking, fences, utility boxes, central air-conditioning platforms

2d. Findings and Facts

- a. Chairperson lists evidence and relevant facts from questioning portion.
- b. Each Commissioner is to comment on the application, targeting areas of concern or any other area which has not been discussed.

2 e. Decision on the Certificate of Appropriateness and Resolution: **Demolition**

a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-011, and Resolution #2024-11A Demolition of Existing Home, at 806 S. Atlantic Ave., does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

a. Call for a motion

2f. Decision on the Certificate of Appropriateness and Resolution: **New Construction**

a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-11, and Resolution #2024-11B New Construction, at 806 S. Atlantic Ave., if constructed according to the plans reviewed at this meeting, does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added:
 “This finding is subject, however, to the following conditions:”

b. Call for a motion

3. Application for Certificate of Appropriateness #2024-12

Resolution: #2024-12

Address: 101 5th St. **Block:** #175 **Lot:** #12

Owner: Geoffrey Rehnert

Representative: Studio Tagland Designs, R. Tagland & D. Gaffin

Work to be completed: Additions and alterations to existing structure, repair or replace existing windows, railings, siding, and roofing. Repair existing garage and showers (new siding and roofing). Interior renovations. Maintain existing structure's appearance with approved materials and existing materials.

3a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Elevation Certificate
- c. Images of Existing Home and Neighborhood
- d. Survey
- e. Architectural Plans

3b. Swearing in of witnesses

3c. Deliberation of Case/Questioning Portion:

Proceed to identify which design guidelines apply to the project.

1. Height, front and side setbacks, lot coverage
2. Materials to be used (textures and patterns)
3. Architectural detailing-siding, trim, foundations
4. Roof shapes, form, pitch and material
5. Windows and door portions, shapes, locations, and pattern
6. General form and proportion of building, detached garage, outside showers, sheds
7. Features and fixtures: handrails, spindles, columns, posts, stoops, decking, fences, utility boxes, central air-conditioning platforms

3d. Findings and Facts

- a. Chairperson lists evidence and relevant facts from questioning portion.
- b. Each Commissioner is to comment on the application, targeting areas of concern or any other area which has not been discussed.

3e. Decision on the Certificate of Appropriateness and Resolution

a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-112, and Resolution #2024-12, at 101 5th St. does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added:
“This finding is subject, however, to the following conditions:”

- f. Call for a motion

IX. GENERAL DISCUSSION:

- 1. **221 Pearl St.:** Joe Ryan to discuss issues with building not meeting the conditions of their resolution.

X. PUBLIC COMMENT:

XI. ADJOURNMENT:

- A. Motion to adjourn
- B. The meeting was adjourned at _____ p.m.