



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Ocean City, New Jersey

Regular Meeting Minutes

Tuesday, March 11, 2014

Senior Center – 18th & Haven Avenue – 7:00 P.M.

Roll Call: Jack Ball, Susan Matthews, Jeffrey Sutherland, Leslie Skibo, Jeff Frost

Absent – Marian Talese, John Loeper, Ken Cooper, James Stever

Diane Chase – Recording Secretary

Mark Stein – HPC Attorney

Penny Watson – Architect Reviewer

Jack Ball called the meeting to order. The meeting has been advertised pursuant to P.L., 1974 Chapter 231, also known as the Open Public Meeting Act.

Flag Salute

HPC14-001 – Vincent Viney – 824-26 Wesley Avenue – Blk: 805 Lot: 17.02

Susan Matthews withdrew herself because of conflict with living so close to the property address of the application being heard. Mr. Batastini was the attorney for the applicant. Andrew Bechtold from George Wray Thomas's Architectural office was Mr. Viney representative. Mr. Bechtold explained in detail the architectural drawings of the proposed new two unit structure.

Witnesses – Vincent Viney – 151 Buckwater Road, Royersford, Pa.

Exhibits – Photos of homes in the immediate neighborhood marked A-1 thru A-8. Front elevation photo marked A-9.

Public Comment opened – Michael Matthews – 815 Wesley Avenue, Ocean City, NJ

Mr. Matthews had concerns about the open deck on the 2nd fl. and would like a roof over the deck.

Mr. Matthews stated it has a duplex look on the present drawings.

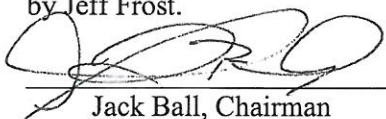
Jim Edwards – 819 Wesley Avenue, Ocean City, NJ – concerns about the open deck and would like to see a roof over it. Mr. Edwards would like to see the use of an awning on the front as well to fit in the neighborhood look.

Susan Matthews – 815 Wesley Avenue – Ocean City, NJ – paid compliments on the brick façade and the enclosed outdoor shower. Mrs. Matthews had several concerns – would like to see the porch/deck covered so it would not appear to have a modern look. Columns come down to the bottom of the porch. Ground floor – would like to see the large frame become smaller around the window in the front. The 1x1 and 2x2 windows are not historically accurate. Tower element is not common on the street only one house has it. A variance for the height is needed. Concerns regarding the ground floor appearing too tall. Crawl space turning into living space.

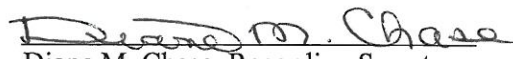
Mrs. Matthews stated she would like to see the property conform and blend with the neighborhood and not appear as a flat box. Public comment closed.

Penny Watson, Architect for the Historic Preservation Commission – questioned the front gable – recommended a steeper gable configuration. The members of the commission expressed their concerns one by one prior to casting their vote. After detailed discussions regarding the presentation and architectural drawings the commission asked for revisions to the present architectural drawings dated 3/5/14. Revisions – move the front porch back two feet, remove the railing on the second floor deck and replace same with a pent roof, install crown in cable ends, change the spindle size to be greater than 1 ½ inch, chimney to extend to three feet above the ridge of the roof, provide 6 inch head lineal over the top of the windows in the front of the building with CertainTeed water table and crown molding, remove blocks from the top of the columns in front of the property. A motion to approve the architectural drawings with revisions specified for a new two unit residential dwelling was made by Jeff Frost and a second motion was made by Jeffrey Sutherland. Vote - 4 to 0 in favor.

A motion to adjourn the meeting was made by Jeffrey Sutherland and a second motion was made by Jeff Frost.



Jack Ball, Chairman



Diane M. Chase, Recording Secretary