The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairperson 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, Chairperson Present
Mr. Carroll, Vice Chairperson Present
Mr. Clemans Present
Mr. Cogswell Present
Mr. Connolly Present
Mrs. Stridick Absent
Mr. Testa Present
Mr. Cataldo Alt. 1 Present
Mrs. Ryan Alt. 2 Absent

Also Present: Robert Fineberg, Esquire, Commission Solicitor
Edie Kopsitz, Technical Assistant

Minutes: June 17, 2019 and October 21, 2019

Motion made by Mr. Testa to approve the minutes of June 17, 2019 and October 21, 2019 seconded by Mr. Connolly and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolution(s):

Boecker, 1114 Lafayette Street, 1113/3, - Resolution # 2019-21
Nuschke, 924 Washington Street, 1093/7 – Resolution # 2019-22
Straight, 516 Broad Street, 1054/4, C-516 – Resolution # 2019-23
Washington Commons, 315 Ocean Street, 1059/1 – Resolution # 2019-24
Pasternak, 65 Hughes Street, 1058/17 – Resolution # 2019-25

Motion made by Mr. Connolly to approve the Resolution # 2019-21, 2019-22, 2019-23 and 2019-25 seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Motion made by Mr. Connolly to approve the Resolution # 2019-24 seconded by Mr. Clemans and carried 6-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll.
Applications Approved in Review:

Gazak LLC, Capt. Mey’s Inn, 202 Ocean Street, 1049/4, Contributing – Remove & Replace Roof
Kirk, 213 Perry Street, 1038/7, Contributing – Remove & Replace Roof
835 Washington LLC, 835 Washington Street, 1092/17, Contributing - Railing Spindles
Ridgeway, 704 Columbia Avenue, 1065/3, Non Contributing – Remove & Replace Roof
Pontin, 30 Gurney Street, 1056/4, Contributing – Continuation of Roof Project
White, 609 Jefferson Street, 1090/49, Contributing – Replace Portion of Sidewalk
Crosson, 500-502 West Perry Street, 1032/2 C-500A, Contributing – Replace Window Sashes
Stridick, 24 Congress Street, 1024/5, Key Contributing – Patio/Front Walkway/Rear Awning
Rafter, 931 Sewell Avenue, 1089/40, Contributing – Gas Generator on Concrete Pad Behind Shed
White, 1623 New Jersey Avenue, 1186/4 & 5, Contributing – Enclose Back Porch into Interior Living Space/Wood Windows
Briant, 315.5 North Street, 1031/45-51, Contributing – Cedar Fencing
Surrey Condo Association, 1513 New Jersey Avenue, 1175/11, 12 & 13, Not Rated – Replace Concrete Walkways
Burton, 302 Howard Street, 1065/9, Not Rated – Replace Concrete Sidewalk
JPR Enterprises, Capri Motor Lodge, 1033 Beach Avenue, 1101/1, Not Rated – Replace HVAC
McClafferty, 17 Stockton Place, 1064/21, Non Contributing – Replace Deck with Wooden Deck
Adis, Inc., La Mer, 1317 Beach Avenue, 1146/6-7, 10-24, Not Rated – Replace Stucco with Cement Board Siding Rear Only
Kane, 809 Kearney Avenue, 1069/8 & 9, Contributing – Curb Cut, Driveway Install, Storm Window

Motion made by Mr. Connolly to approve the Applications Approved in Review seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

DISCUSSION:

Mr. Coupland announced that the Lokal Stockton LLC application has been tabled, and the GL Realty application has been tabled to heard at the December 16, 2019 meeting.

Mr. Coupland also announced that the Mid-Atlantic Center for the Arts & Humanities (MAC) honored the Historic Preservation Commission (HPC) for outstanding service to the MAC and the Cape May community. The plaque that was presented to the HPC was shown and shared with the Commissioners. Mr. Coupland stated he will explore having the plaque displayed in City Hall along with the Department of the Interior Standards.

OLD BUSINESS:

BOECKER……………………………………………………………………………………………………………………1114 LAFAYETTE STREET
GARAGE BLK 1113 LOT 3 (CONTRIBUTING)

Owners John and Lisa Boecker presented their application. Mr. Boecker is an architect and returned to the HPC to present a revised application for the Commission. He noted that he need to change his plans to meet two zoning requirements. Mr. Boecker described the changed plans for the garage to be a one-car garage with a wooden door and a covered area for the second car.

Mr. Coupland asked what kind of wood the applicant planned, and Mr. Boecker stated that they had not decided between using mahogany or another species of wood that will be painted. Positive comments were made about the project design and the project details.
Motion made by Mr. Cogswell for approval as presented seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

KENNEDY..........................................................................................................................1323 NEW JERSEY AVENUE
ROOF BLK 1147 LOT 25 (CONTRIBUTING)

Owners Anita and Robert Kennedy presented their application by stating that their 23-year-old wooden roof, which replaced an 80-year-old roof, needs to be replaced and that they want to replace it with asphalt at less than half the cost of a wood roof. Mr. Coupland shared the HPC Design Standards for roofing materials and that expense is not part of historic preservation consideration. Mr. Testa asked about the warranties offered with the quotes. Mr. Cataldo said the HPC has done a lot of research and found that a critical component of the process is the installation and suggested that research on installers may be in order.

Solicitor Fineberg stated that the Secretary’s Standards do not provide for cost to be an exception to adhering to the standards because of the subjectivity of cost, an element of a house is going to be there longer after current occupants and the concept is to have the element remain and at what point do they say cost is prohibitive—it’s difficult to assign numbers.

Motion made by Mr. Carroll as presented be denied but approved with cedar shake replacement with all encouragement to the applicants that the discussion points of proper material, purchasing area, the installation, mounting, nails, all be taken into proper consideration for durability of their new roof seconded by Mr. Connolly and carried 6-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Testa.

BOETTCHER & PESSOLANO........................................................................................................1209 LAFAYETTE STREET
NEW CONSTRUCTION ON LOT BLK 1061 LOT 83.02 (NON-CONTRIBUTING)

Owners Gaye Pessolano and Mitch Boettcher were present with Architect Jim McAfee and Builder Al Leo for this application seeking final approval. Architect McAfee described the project as two-story 2,200 square foot elevated home with a large front porch, second floor front deck and two covered decks in the rear. He then listed the materials proposed as fiber cement siding, PVC or Azek facia trims, Andersen simulated divided light with composite exterior, composite decking, PVC railings, fiberglass front door and vinyl soffits.

Commission members asked about the elevation, garage door and a landscaping plan that would shield the home from the streetscape. Members suggested that the property be obscured from the street due to the extreme height of the structure. Commission members also requested that the soffit material be installed parallel to the house.

Motion made by Mr. Coupland for approval as presented subject to landscaping and grading plans that can be approved in review seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Mr. Connolly exited the meeting at 6:57 PM.

POWELL..................................................................................................................1421 BEACH AVENUE
GLASS DOOR/CABLE RAILING BLK 1161 LOT 1.11 (NOT RATED)

Owners Fred and Linda Powell along with Architect Paul Kiss presented proposed changes, including cable railing, to what was previously approved by the HPC about a year ago. Architect Kiss stated that they initially presented Andersen products along with cable railing for the project but discovered that the optimal width of the three panel doors to be fifteen and a half (15 ½) feet and agreed to forgo the cable railing in favor of standard, more historic looking railing as a condition of approval. The Andersen products maximum width in the line is fifteen (15) feet, so a different manufacturer was sought for the three panel doors, and the Nana brand product was found to be a good option for the project. Architect Kiss presented the following exhibits: November 19, 2018 Drawing A-3, November 13, 2019 Drawing SK-1 and November 25, 2019 Drawing EX-3 and showed the Commissioners that the traditional baluster style railing would obscure the three panel view from the street.

Commissioner Carroll noted that the wider framed Andersen product is more in keeping with the property’s other windows and generally approved in the historic district, but that he does not have objections to the proposed project.

**Motion made by Mr. Carroll for approval as presented** seconded by Mr. Testa and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

SANDPIPER BEACH ASSOCIATES.........................................................................................11 BEACH AVENUE
POOL EXPANSION/PAVERS/RAILINGS/DECKING/FDN BLK 1161 LOT 1.11 (NON-CONTRIBUTING)

Mr. Carroll recused himself from the application.

Robert Shepanski and Charlie Gaudio, Project Managers, and Ken Sharkey, Swim-Mor were present for this application. Mr. Shepanski described the project to be expansion of the pool about five feet plus steps, proposed concrete deck surface, railing details to replace composite railings, pavers in the parking lot and coping around the pool with samples of the pavers and coping shown to the Commissioners.

Commission members made positive comments on the proposed project.

**Motion made by Mr. Testa for approval as presented** seconded by Mr. Cogswell and **carried 5-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Carroll returned to the meeting at 7:06 PM.

JARROW..................................................................................................................678 WASHINGTON STREET, APT. 1
WINDOWS BLK 1058 LOT 11.01 C-01 (CONTRIBUTING)

No one came forward to present the Jarrow application.
**Motion made by Mr. Cogswell for approval as presented** seconded by Mr. Testa and **did not carry 0-6.** Those in favor: None. Those opposed: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Open to the Public:**

**Discussion was opened to the public at 7:07 PM.**

**Lenore McGann, 133 New Jersey Avenue, Villas, New Jersey,** asked if the HPC knew about the sale of the Beach Theatre and proposed three-story hotel to be built on the site. Mr. Coupland replied that the HPC has no application or plan for this site at this time. Mr. Coupland explained that Cape May’s period of significance is 1850 to 1940, and the Beach Theatre was built in 1950.

Ms. McGann asked about the procedure for non-contributing home being replaced by a new structure. Mr. Cogswell stated that if a project is proposed in the historic district, approval must be received by the HPC.

Ms. McGann said she feels that the HPC should have more clout in the City.

**Discussion was closed to the public at 7:19 PM.**

**NEW BUSINESS:**

**JARROW………………………………………………………………………………………………678 WASHINGTON STREET, APT. 1 WINDOWS**

Chairperson Coupland determined that he was to present the application for this window project specifically to discuss the Jeld-Wen AuraLast Pine Window, which is pressure treated, with the other Commissioners. Commissioner Testa asked if this window meets the HPC Design Standards, and Chairperson Coupland confirmed that the Jeld-Wen AuraLast window does meet the HPC Design Standards. There was discussion on whether the application is for all of the front façade windows in the apartment building, and it was unclear what exactly what was proposed to be replaced. The Commissioners stated that they need clarification from the applicant.

**Motion made by Mr. Carroll to rescind the prior accidental motion for Jarrow’s windows, 678 Washington Street, Apt. 1** seconded by Mr. Coupland and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

There was discussion among the Commission members regarding approval being subject to replacement of all of the front façade windows of the building and confirmation that the windows in the front façade are not original windows. The Commissioners approved the Jeld-Wen AuraLast pine window selection.

**Motion made by Mr. Cogswell for referral of the application to the Review Committee** seconded by Mr. Testa and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Open to the Public:

Discussion was reopened to the public at 7:30 PM.

Todd Miller, TCM Home Remodeling, appeared about an application he submitted to the HPC for a project at 247 Windsor Avenue. Mr. Miller thought he was on the meeting agenda, and he brought his eleven copies to the meeting.

Chairperson Coupland explained the process of obtaining HPC approval in review. Mr. Miller asked about replacing vinyl windows with vinyl windows (same for same), and Mr. Coupland stated that kind of application would need to be presented to the full Commission. Mr. Miller also asked about materials that can be used in a contributing property. Mr. Carroll explained that the HPC approves materials that were available at the time the home’s construction, such as cedar shake/clapboard siding, wood windows, wood decking, privacy lattice underneath, and meaty railings.

It was suggested to Mr. Miller to bring his application materials to the office for assistance.

Discussion was closed to the public at 7:38 PM.

DISCUSSION:

Mr. Carroll thanked Mr. Coupland for all of his hard work planning and conducting the day of training which was educational, fun and rewarding. Mr. Testa stated that he appreciated the nice tour of the historic district and found the day fostered commission camaraderie and was instructive and informative.

Motion made by Mr. Cogswell to adjourn the meeting at 7:40 PM, with all in favor.

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

Meeting was conducted by Edie Kopsitz – Technical Assistant.

Respectfully submitted by Karen Keenan – HPC Secretary.