

**City of Cape May Historic Preservation Commission  
Monday, October 17, 2016 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland at 6:30 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		Present
Mr. Mullock		Present
Mr. Catlado	Alt. 1	Absent
Ms. Hardin	Alt. 2	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Councilman Roger Furlin, HPC Liaison  
Edie Kopsitz, Secretary

**Pledge of Allegiance**

**Roll Call**

**Minutes:** June 20, 2016 and September 19, 2016

**Motion made by Mr. Clemans to approve the Minutes of June 20, 2016 and September 19, 2016 as presented.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Nowakowski, 276 Windsor Avenue, 1023/14, Resolution #2016-22  
Sowers, 825 Washington Street, 1092/19, Resolution #2016-23  
Gibbs, 1129 Washington Street, 1113/28, Resolution #2016-24  
Seas the Moment, 19 Jefferson Street, Resolution #2016-25  
Patton/Martin, 1159 Lafayette Street, Resolution #2016-26

**Motion made by Mr. Clemans to approve Resolutions 2016-22, 2016-23, 2016-24, 2016-25 and Resolution 2016-26 as presented.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Ricart, 314 Jefferson Street, 1073/13, Contributing, A/C unit/platform  
Peirsanti, 909 McCullum, 1087/19, Contributing, Deck repair  
Victorias, 1621 Beach Avenue, 1185/14, Non Contributing, Roof  
Cauley, 1517 Beach Avenue, 1174/19, Non Contributing, Roof  
Slack, 1205 Lafayette Street, 1061/81, Contributing, Pavers/Driveway repair  
Newland, 220 Windsor Avenue, 1022/14, Contributing, Roof  
Thompson, 217 Windsor Avenue, 1026/30, Contributing, Roof (cedar)

**Motion made by Mr. Clemans to accept the Applications Approved in Review.**

Seconded by Mr. Carroll and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**GENTILLINI.....202 QUEEN STREET  
FINAL -NEW CONSTRUCTION – BLK 1083 LOTS 15 (NON CONTRUBUTING)**

An application for a demolition permit for the previously existing dwelling was approved pursuant to Resolution No. 2016-21. Conceptual approval was granted on September 19, 2016, subject to concerns with the streetscape and mass of the building in relation to adjacent houses. The elevations provided by Blane Steinman dated August 29, 2016, indicates a reduction in the height of the building by one foot. Arches over the brickwork on the first level have been removed which reduces the appearance of mass along with the floor area ratio. Proposed materials include shingle roof with a standing seam metal accent roof, Azec fascia, soffits, window trim, columns, beadboard, HVAC enclosure and outside shower enclosure; Easton white cedar shake exterior siding; Anderson Woodwright windows; mahogany doors; Intex railing systems; Zuri or equal decking; brick foundation and privacy walls; pavers for driveway and walkways.

Members were positive on the application complementing the applicant a professionals for implementing the concerns of the Commission.

**Motion made by Mr. Carroll the application is approved as presented with the renditions compared to the previous submission.** Seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BOUCHER.....832 KEARNEY AVENUE  
ELEVATION/RENOVATION/ADDITION – BLK 1068 LOT 9 (CONTRIBUTING)**

Stephan Nehmad, Esquire was present representing the applicant Sandy Boucher who was present along with professionals Joseph Courter, Jr Architect and Ken Mann General Contractor. Mr. Nehmad gave a brief history of the property and stated the applicant proposes to raise existing house to flood elevation 12, replace all siding, roofing, and windows and construct two-story addition, detached garage, driveway and landscaping. He stated the dwelling presently is below flood level. It will be raised to bring it up to current flood regulation standards, and be retrofitted to restore its original historic integrity. The proposed addition includes a linking section and a two-story addition. An existing seven by nine foot addition will be removed as well as a fire escape. Presented for the Commission’s approval, A1-photo/dwelling front; A2-photo/enclosed porch; A3-landscape plan; A4-site plan; A5-photo/dwelling rear; A6-; A7-front elevation drawing; A8-side elevation drawing;

A9-book (multiple exhibits including architectural drawings by Joseph A. Courter, Jr., dated September 28, 2016). Materials requesting include cedar shake roof with standing seam metal roof accents; cedar shake siding; mahogany doors; mahogany rails with square cedar spindles; restoration millwork fascia, soffits; JELD-WEN true wood divided light windows; window trim to match existing; cedar columns; Epay decking; brick and cedar lattice foundation; cedar lattice HVAC enclosure; board cedar on outside shower enclosure; brick or concrete pavers; restoration exterior lighting; siding and windows to match house on garage with carriage house doors.

Members were positive on the application discussed at length the application with the agreement that they are subject to present to the Review Committee lattice work design, catalog cuts for the windows, implement vertical cedar and the extension of roof over connector twelve inches and window design on addition.

**Motion made by Mr. Carroll to approve the application with the caveat they are subject to present to the Review Committee lattice work design, catalog cuts for the windows, implement vertical cedar and the extension of roof over connector twelve inches and window design on addition .** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPE REAL ESTATE DEVELOPERS .....TABLED.....513 ELMIRA STREET  
FINAL -NEW CONSTRUCTION – BLK 1061 LOT 7 (NON CONTRIBUTING)**

At the applicant request the application is being tabled until November 21, 2016.

**The meeting was open to the public at 8:00 pm with no one coming forward the public portion was closed.**

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Clemans with all in favor at 8:05 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**