

**City of Cape May Historic Preservation Commission  
Monday, September 19, 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		Absent - <b>excused</b>
Mrs. Pontin		Present
Mr. Mullock		Present
Mr. Catlado	Alt. 1	Present
Ms. Hardin	Alt. 2	Present

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

**Resolutions:**

Episcopal Church of the Advent, 612 Franklin Street, 1058/12, Resolution #2016-19  
Hurd, 1017 Lafayette Street, 1061/62 & 57.02, Resolution #2016-20  
Gentilini, 202 Queen Street, 1083/15, Resolution #2016-21

**Applications approved in Review:**

Landon, 132 Decatur Street, 1041/1, Contributing – Fence/Pavers  
Gilroy, 918 Kearney Avenue, 1082/2&3, Contributing – AC Unit  
Goldmark, 828 Kearney Avenue, 1068/8, Contributing – Siding  
Furlin, 627 Hughes Street, 1058/27, Contributing – Front porch repair  
McDevitt, 1113 New York Avenue, 1117/31, Non Contributing – Roof  
Hisey, 608 Hughes Street, 1057/3, Contributing – Rear porch decking  
Mullock, 800 Columbia Avenue, 1074/1, Contributing – Deck repair  
Vandergrift, 725 Columbia Avenue, 1066/13, Contributing – Roof  
Zollo, 825 Jefferson Street, 1092/37, Non Contributing – Front porch repair  
Imbesi, 803 Jefferson Street, 1075/1.01, Contributing – Roof  
Cape Escape, 1601 Beach Avenue, 1185/23, Non Contributing, Fence  
Chew, 1365 Washington Street, 1145/16, Non Contributing, Roof  
Sherrill, 210 Perry Street, 1030/8, Contributing, Deck repair

**Minutes: April 18, 2016 and May 16, 2016**

**Motion made by Mr. Cogwell to approve the minutes as presented.** Seconded by Ms. Hardin and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

**Resolutions:**

Landon Family Trust, 20 Stockton Place, 1063/3 & 4, Resolution #2016-13  
Kulkowitz, 19 Jackson Street, 1041/27, Resolution #2016-14  
Caselton/Console, 215-217 Perry Street, 1027/5 & 6, Resolution #2016-15  
Keywood, 1234 Washington Street, 1128/22 & 23, Resolution #2016-16  
Walchak, 834 Lafayette Street, 1092/10, Resolution #2016-17  
Cape Real Estate Developers, 513 Elmira Street, 1061/7, Resolution #2016-18

**Motion made by Mr. Clemans to approve Resolutions 2016-013 to 2016-18 as presented.** Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Palavest/ICONA, LLC, 1101 Beach Avenue, 1115/32, Non Contributing – Awnings  
Benson, 210 North Street, 1031/59, Non Contributing – Roof  
Adams, 1250 Washington Street, 1128/31 & 32, Contributing – Pavers around pool  
302-05 Washington Street LLC, 302 Washington St., 1035/3, Contributing –  
Windows/Roof/Door  
Steenrod, 1037 Lafayette Street, 1061/65, Contributing – Concrete sidewalk  
Curro, 501 Hughes Street, 1049/10, Contributing - Concrete sidewalk  
Smolanoff, 814 Washington Street, 1091/3, Contributing – Stairs/Porch repair  
Salagio, 512 Elmira Street, 1054/12, Non Contributing – Fence

**Motion made by Mr. Clemans to accept and approve Application in Review.** Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**EPISCOPAL CHURCH OF ADVENT.....612 FRANKLIN STREET  
RENOVATION REDUCTION - BLK 1058 LOTS 12 (CONTRIBUTING)**

Member Cogswell recused himself from the application.

Michael Kirk, Sextant and Joseph Ross, Architect were present to represent the applicant. The application was previously approved in August 13, 2012 by Resolution 2012-31. The project presented this evening is reduced in scope from the previous application. Mr. Ross explained in detail using his plans dated April 18, 2016 for the Parish Hall section, described the removal of the exterior shingles and replace with cement board siding, extend ambulatory to Parish Hall, replace exterior doors at parking lot end of second floor, install 2 new fiberglass doors from parking lot to storage room and replaces window at rear of Parish Hall to accommodate ambulatory, repave parking lot and repair sidewalk at the direction of the Planning Board Engineer.

Members were positive on the application.

**Motion made by Mr. Clemans to approve the application as presented.** Seconded by Mrs. Pontin and **carried 4-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

Member Cogswell returned to the meeting.

**NOWAKOWSKI.....276 WINDSOR AVENUE  
ADDITION – BLK 1023 LOT 14 (NOT RATED)**

Patrick Nowakowski, power of attorney along with his professional Architect Joseph Ross was present. The application is seeking Conceptual approval only. Mr. Ross using photographs and his plans dated May 6, 2016 A1 through A4. The proposed 2 story frame rear addition 15 feet x 16 feet, expansion of the existing second floor and substantial interior rehabilitation. Presented also was to return the enclosed porch to and open covered configuration. Material submitted were : Roof - Architectural shingles, Facia – wood, Soffits – wood to match, Siding – fiber cement to replace asbestos and metal, Windows – Wood, Columns – Wood, Railings – Wood, Decking –Wood, Foundation – Stucco on reinforced block, HVAC Enclosure – Wood platform above Base flood elevation, Outside shower – Wood, Driveway – EP Henry pavers to replace concrete and Lighting – will be period appropriate (catalog cut at final). Mr. Ross informed the Commission Members that the applicant must obtain approval from the Zoning Board of Adjust for a few variances.

Members were positive on the application, commending Mr. Ross once again for being ever so mindful of the Historic District and streetscape.

**Motion made by Mr. Clemans to grant Conceptual approval of the application.** Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

**HURD.....1017 LAFAYETTE STREET  
ADDITION/RENOVATIONS – BLK 1061 LOTS 62 & 57.02 (CONTRIBUTING)**

Joseph Ross, Architect was present for the owners Jesse and Joan Hurd. Applicant proposes enclosure of 5 feet 11 inch by 20 feet 4 inch one-story frame covered rear porch of existing two-story frame single-family residence, and new covered rear handicap entry stoop with 36 inch door. Plans dated May 21, 2016 were perused by the members. Mr. Ross stated the application is appropriate to the Historic District. The existing rear porch is too narrow to have a functional use. Enclosure will create room for an interior first floor bath with associated interior alterations. The porch will not be able to be seen from the street. In addition, there is a 6 foot stockade fence to the rear. Existing 4 posts will be removed and a porch will be infilled. A door will be placed where the window currently is located. Materials will include matching wood for fascia, soffits, siding, window trim, and door. The ramp will be concrete. There will be a stoop roof to match existing. There will be an outside shower enclosure, wood, 4 feet by 4 feet by 6 feet. Exterior lighting will be period to match.

Members were positive on the application

**Motion made by Mr. Cogswell to approve the application as presented.** Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

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

Julius Korschak, Esquire representing Paul and Kristine Gentilini who were present along with their Architect Blaine Steiman. Mr. Korschak presentation was the demolition of a non contributing 1970 ranch style structure in the historic district and build a three story (3) new single family for family year round residence. Mr. Steiman addressed the 9 points criteria per §525-40.

**Motion made by Ms. Hardin to approve the demolition of 202 Queen Street.** Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

Mr. Korschak with the assistance of Mr. Steinman requested conceptual approval for the new single family structure. Using enlarged Architectural drawings dated May 3, 2016 displayed for the Commission began describing the new residence that will be consistent in building height with similar structures in the neighborhood. Mr. Steinman elaborated on the the roof that consists of various gable and pitch combinations, wraparound porch, brick chimneys, second level balconies, paver walkway and driveway and designed mahogany garage doors. Materials purposed: Roof – Timberline shingles/Standing seam metal accent roof, Facia – Azek, Soffits – Azek, Siding – Eastern White Cedar, Windows – Andersen Woodwright, Window Trim – Azek, Columns – Azek, Railings – Intex railing system, Decking – Zuri or equal, Foundation – Brick, HVAC Enclosure and Shower Enclosure – Azek Beadboard, Exterior Lighting – Lantern and Garage will blend with the house.

Members were conflicted on the structure. Lengthly discussion ensued regarding the massiveness of proposed structure. Members were complimentary on the design but expressed their concern with the brick detailing at the ground level stating they felt it could be simplified and that would create a lighter appearance.

**Motion made by Mr. Cogswell to Conceptually approve the application as presented with the caveat that the height of structure be minimally reduced and the soften/simplify the look of the ground floor and return with detailed final elevation drawings and catalog cuts after the Zoning Board of Adjustment hearing and approval.** Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Ms. Hardin and Mr. Carroll. Those opposed: None. Those abstaining: None.

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

Discussion was entered regarding helical pilings with Councilman Furlin explaining legislation workings in detail.

**Motion to adjourn the meeting was made by Ms. Hardin, seconded by Mr. Carroll with all in favor at 8:15 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**