

**City of Cape May Historic Preservation Commission  
Monday, May 12, 2014 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Coupland at 6:30 PM. 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. Fontaine, Vice Chairman		Present
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Furlin		Present
Mrs. Hartman		Present
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Edie Kopsitz, Secretary

**Applications approved in Review:**

GL Realty, 420 W. Perry Street, 1031/15, Non Contributing – Porch Decking & Steps  
Kelly, 318 Jefferson Street, 1073/11, Contributing – Roof  
Gibbs, 915 Corgie Street, 1093/15, Contributing – Windows  
Aubinoe, 729 Columbia Avenue, 1066/12, Contributing – Siding under 25%

**Motion made by Mr. Cogswell to accept the application approved in Review as presented.** Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**PALMER.....1217 NEW JERSEY AVENUE  
NEW CONSTRUCTION – BLK 1131 LOT 26 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the applicant Mark Palmer who was present along with his professional Steve Fenwick, Architect. Mr. Dwyer described the project a new two-story dwelling with a partially finished attic, front porch, rear deck, exterior shower, driveway and walkways along with a detached garage. Mr. Fenwick continued the presentation by reviewing his enlarged plans dated April 21, 2014 that were displayed on photoboard for the Commissions perusal. L-1 – Survey, A-1 – Plot and 1<sup>st</sup> Floor Plan, A-2 Second & Attic Floor Plan, A-3 Colorized Front elevation, A-3 Front & Right Elevation, A-5 Rear & left elevation, A-6-Garage (all elevations), A-7 Aerial and sheets of existing Streetscape and catalog cuts of Roofing, lights, railing siding columns and windows. Materials: Roof – Asphalt – Timberline,

Facia, Soffits – PVC bead board, Siding Synthetic shingle siding panels, Windows – Andersen 200 Series w/ simulated divided light, Columns-HB&G “perma-wrap”, Railing – Composite, Decking Composite, Foundation – Cement stucco finish, Outside Shower – Vinyl fence system, Driveway – concrete pavers, Exterior Lighting – Northeast Lantern LTD Onion wall fixture.

Members were positive on the application but were firm in requesting the use of cement board exterior shingle siding. They spoke at length of the use of vinyl for siding as well as the railing system that appeared shiny and flimsy. A debate ensued with the Architect showing a mock up board of the product. Members were not impressed with the vinyl product.

Mr. Dwyer requested a brief recess to confer with his client.

**Chairman Coupland announced a five (5) break at 7:30 and resumed at 7:35pm**, with the applicant agreeing to the cement board siding, cellular pvc heavier rail system change (not shiny vinyl) and privacy lattice.

**Motion made by Mr. Carroll to approval for the project based on plans that are returned for the Construction Office that show the change of the siding (hardi board simulated shingle, that the railing system be changed to pvc with balustrades and spindles of 1 inch thickness with 2 1/2 inches in between, with strong top and bottom railings and lattice at the base of the building would be a privacy lattice which means 50% air space versus 50% solid space (vertically or at an angle).** Seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**PRAY.....1217 NEW JERSEY AVENUE  
NEW COSTRUCTION – BLK 1131 LOT 25 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the owner Larry Pray along with his professional Steve Fenwick Architect. Mr. Dwyer explained the previous application (Palmer) and Mr. Pray are the reason of a subdivision. They share the same Architect and have requested the same materials. Mr. Dwyer stated Mr. Pray agrees to the same material use as discussed on Palmers house so we can review design of this structure. Mr. Fenwick proceeded with the presentation of the three (3) story single family structure - reviewing his enlarged plans dated April 21, 2014 that were displayed on photoboard for the Commissions perusal. L-1 – Survey, A-1 – Plot and 1<sup>st</sup> Floor Plan, A-2 Second & Attic Floor Plan, A-3 Colorized Front elevation, A-3 Front & Right Elevation, A-5 Rear & left elevation, A-6- Garage (all elevations), A-7 Aerial and sheets of existing Streetscape and catalog cuts of Roofing, lights, railing siding columns and windows. Materials: Roof – Asphalt – Timberline and Standing Seam Metal Roof System over the 2nd floor deck roofing, Facia, Soffits – PVC bead board, Siding Cement board, Windows – Andersen 200 Series w/ simulated divided light, Columns-HB&G “perma-wrap”, Railing – PVC Cellular Composite, Decking Composite, Foundation – Cement stucco finish, Outside Shower – PVC Cellular composite (AZEK like) fence system, Driveway – concrete pavers, Exterior Lighting – lantern wall fixture.

Members were positive on the application but wanted the standing seam to be historically accurate one (1) inch high.

**Motion made by Mr. Carroll to approve the application with the same stipulations of the elements as in Palmer application but adding that the Garage Doors be Fiberglass and that the Standing Seam simulated roof on the second floor roof have standing seams of approximately 1 inch high as compared to standing seam**

**roofs that have an exaggerated standing seam line and on the bay window that has a standing seam roof.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**LORD .....1239 NEW YORK AVENUE  
WINDOWS MATERIAL CHANGE REQUEST – BLK 1132 LOT 27 (CONTRIBUTING)**

Louis Dwyer, Esquire representing the applicant Georgina Lord, owner who was present. Mr. Dwyer stated they are here because of a casualty. He explained a pipe burst in the Kitchen area and destroyed two (2) windows in the kitchen. The house has approximately 32 windows that are all vinyl and two (2) windows in the front that are stained glass. They are requesting to replace the two (2) Kitchen windows with Andersen woodwright casement windows, photographs denoting the location of the windows are in the rear of the property. Mr. Dwyer stated the house is contributing however all vinyl windows exist and they believe that it will not affect the historic integrity to the house. Ms. Lord indicated the use of casement crank windows is to her height (5ft 2in) and her difficulty opening the current kitchen windows.

Member Clemans requested clarification; these windows were approved in review as Jeldwen wood windows. Ms. Lord stated her contractor agreed to Jeldwen she requested Anderson woodwright 400 series. Members were in unison that as you are replacing the remainders of the windows they should be historically accurate by are Design Standards and they should be wood. Member Pontin explained to the applicant that she has the same issue and has a crank but from the outside it looks like a double hung.

**Motion made by Mr. Cogswell to accept the application as presented with the stipulation that as the other windows wear out they will be replaced with wood so that we get this house into compliance and that the window molding around the window would be wood to match the width of the other windows, that is not be covered in anything that it be true wood casing.** Seconded by Mr. Carroll (**explained for the record**) and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 7:50 pm with no one coming forward the public portion was closed.**

Discussion was entered regarding the height of the Gas Lights as we enter Cape May after the Bridge (outside the Marlin Club). Chairman Coupland expressed his concerns with privacy lattice and how it is made.

**Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mrs. Hartman with all in favor at 8:00 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**