HPC OKs compromise on cedar shake roof replacement

By JACK FICHTER Cape May Star and Wave

CAPE MAY — The city's Preservation Commission (HPC) offered a compromise to the owner of a historic Hughes Street work on a roof replacement when a zoning official found cedar shakes from the original roof in a dumpster on the site.

The HPC requires original materials be used for roof replacement on a home that contributes to the historic district. The cedar shakes were not discovered until three-quarters of the roof was replaced with asphalt-fiberglass shingles.

John Mistretta, of 660 the discovery was made,"

Hughes St., applied for and Sandman said. "But the the range of \$90,000 to received permission from the HPC with the caveat he had to confirm there was no existing cedar shake roof under the current asphalt shingle roof.

At a July 17 HPC meethome after the city stopped ing, attorney for the applicant, Charles Sandman, said the roof design of the house was complex with 11 pitches. He said work began to install an asphaltfiberglass roof but his client was served with a stop work order.

Sandman said Mistretta had no idea when that discovery was made.

"He has no idea how far into the project that the contractor was when

bottom line is when he was stopped after three-quarters of this roof was done, he found out there were indeed cedar shakes."

Mistretta said he was not a builder and did not know the difference between cedar planks and cedar shakes.

Sandman said the roofing contractor told Mistretta there was no outward sign of cedar shakes before he began the project and when they inspected the roof from below in the attic, all they saw were cedar planks. Following the discovery, Mistretta sought estimates from three contractors to install a cedar shake roof that were in

\$117,000.

The original estimate to install an asphalt-fiberglass roof was \$27,300, Sandman said. He said Mistretta had paid the contractor \$16,000 when the job was halted.

Mistretta asked the HPC to allow him to finish the remainder of the roof with asphalt-fiberglass shingles. He said he was willing to use cedar shakes on the lower roofs of the house.

A disclosure sheet was developed by the commission for the potential of discovering cedar shakes under asphalt shingle roofs as part of the application process, HPC Commissioner Jim Testa said.

Children Task Force, Lower tain items of suspected child sexual abuse materials, according to authorities.

Musgrove was processed and lodged in the Cape May

closure sheet is before the job begins to have the contractor in cooperation with the owner because the contractor is going to do the inspection, make a probe to look for those materials," he said. "We do have roofs that have multiple asphalt coverings, and they are over original cedar

shakes." HPC Commissioner John Boecker suggested allowing Mistretta to finish the roof in asphalt-fiberglass

DATE

27

29

31

"The purpose of this dis- shingles. A motion to allow completion of the roof as Boecker suggested failed in a 4-2 vote.

A compromise was suggested by HPC Chairman Warren Coupland of installing cedar shakes on the front visible portion of the house and allowing the asphalt-fiberglass shingles to remain where they cannot be viewed from the street. The HPC approved the compromise in a 3-2 vote. HPC Commissioner Corbin Cogswell abstained.

A.M.

8:07

9:58

10:59

12:14

1:09

2:02

2:52

P.M.

9:07

10:12

11:15

11:59

12:58

1:55

North Cape man charged with child porn

HOUSE — Lower Township raphy. police and the Cape May County Prosecutor's Office

A court-ordered search of Musgrove's home was arrested Joe. M. Musgrove, conducted July 18 by the 44, of North Cape May, on a county SWAT Team, the charge of endangering the county Prosecutor's Office welfare of child through High-Tech Crimes Unit and

Township police and the U.S. Department of Homeland Security.

At the time of the search, several items of evidentiary value were seized from the

CAPE MAY COURT possession of child pornog- Internet Crimes Against residence and found to con-

County Jail pending court proceedings.

9:28

MOON PHASES Full moon, Aug. I • last quarter, Aug. 8

TIDES: July 26-Aug. 2, 2023

P.M.

2:57

4:55

5:53

6:50

7:44

8:37

HIGH

A.M.

2:01

3:00

4:06

5:14

6:18

7:16

8:12

9:05

ELTC presents 'Driving Miss Daisy'

Theater Company will present Alfred Uhry's Pulitzer Prize-winning play "Driving Miss Daisy" from Aug. 2 to

Sept. 2.
"Driving Miss Daisy" relays the story of Dai-Werthan, an elderly Southern Jewish woman, her African-American chauffeur, Hoke Coleburn. When Miss Daisy's crashes her car into a garage, her son Boolie hires Hoke to drive her wherever she needs to go. The duo forms an unlikely, decadeslong friendship.

"With themes of race, ageism, antisemitism and society, 'Driving Miss Daisy' is your quintessential all-American play," said Craig Fols, artistic director of East Lynne, as well as the director of this production. "Yet, despite these heavy themes, there is beauty from the gentle unveiling of this seeming-

CAPE MAY — East Lynne ly improbable friendship."

"Driving Miss Daisy" runs 8 p.m. Wednesdays to Saturdays, Aug. 2 through Sept. 2. Tickets are \$35 for general admission, \$30 for seniors, \$20 for students and mili-

ELTC is in residence at Cape May Presbyterian Church, 500 Hughes St. in Cape May. Visit eastlynnetheater.org for more information.



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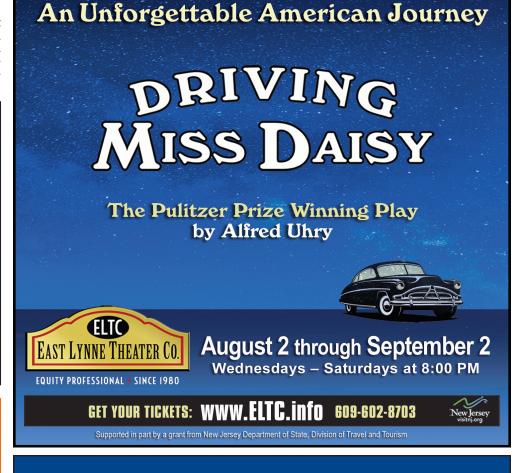
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