

**City of Cape May Historic Preservation Commission  
Meeting Minutes  
Monday, February 25, 2013**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairperson 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	Absent - <b>excused</b>
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 Absent - <b>excused</b>

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

**Absent:** Deanna Fiocca, Council Liaison

**Minutes: January 14, 2013**

**Motion made by Mr. Cogswell to approve the Minutes of January 14, 2013 as presented.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Boyt, 1156 Washington Street, 1110/34.02, Not Rated, Not Surveyed – HD, Generator & Platform  
Thompson, 217 Windsor Avenue, 1026/30 & 31, Contributing-HD, Porch, Railing & Decking  
Lafferman, 811 Sewell Avenue, 1074/12, Contributing – HD, Deck  
Wyka, 817 Jefferson Avenue, 1092/35, Non Contributing – HD, Windows  
Watters, 1218 New York Avenue, 1131/11, Contributing – HD, Decking  
Ronde, 307 Congress Street, 1031/55, Not Rated, Not Surveyed – HD, Windows  
Koebele, 822 Corgie Street, 1090/8, Contributing – HD, Generator  
Muraika, 1009 Kearney Avenue, 1097/8, Not Rated, Not Surveyed – HD, Windows  
Weiderseim, 509 Franklin Street, 1076/6, Contributing – HD, Fence  
Keenan, 812 Sewell Avenue, 1073/7, Contributing – HD, Fence  
Lynch, 714 Corgie Street, 1077/3, Contributing – HD, Windows – Roof  
Mission Inn/Roberts, 1117 New Jersey Avenue, 1116/23, Key/HD, Pergola Roof Replacement  
Naughton, 1144 Washington Street, 1110/31, Contributing – HD, AC Unit

**Motion made by Mr. Clemans for approval of the Applications Approved in Review.** Seconded by Mr. Furlin and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell,

Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

**BUSINESS:**

**MOCKUS.....810 SEWELL AVENUE  
FINAL APPROVAL - BLK 1073 LOT 6 (CONTRIBUTING - HD)**

Joseph Ross, Architect was present for the owners and indicated they received Conceptual Approval on December 10, 2012 with the **instructions that when it returns for final approval the windows are to be wood, the columns be wrapped in wood and substantial detail on the porch and stair rails.** Mr. Ross stated they were before the Zoning Board on December 27, 2012 and received approval with minor adjustments to the drainage. He submitted revised plans dated February 13, 2013 of sheets A-1 - 1<sup>st</sup> & 2<sup>nd</sup> Floor plans, Site Plan and Foundation plan, Sheet A-2 – of the Right side, Left side & Rear elevations, Building section, Stair/Rail Detailing and Column Detail. He reviewed the noted conditions and they were perused by the Members.

Members were positive on the application commending Mr. Ross for his attention and incorporation of the concerns of the HPC on his revised plans. Mr. Carroll requested clarification pertaining to the railing spacing which Mr. Ross indicated it will be according to code.

**Motion made by Mr. Cogswell for final approval of the application as presented.** Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

**WILHELM.....915 KEARNEY AVENUE  
ELEVATE HOUSE/RENOVATIONS – BLK 1083 LOT 21.02 & 22 (NOT RATED OR SURVEYED –HD)**

Sean and Bonnie Wilhelm owners were present. They want to raise their house 1 foot to meet the City's base flood elevation, repair the foundation, repair a rear porch, add privacy lattice, add steps, add air conditioning units and repair decking. Photographs and drawings (by the owner) were submitted with the application. Materials requested are Railings – Composite/Azek, Decking – Composite/Azek and Foundation – Concrete block.

Members were positive on the application but questioned the drawings submitted, the HPC does not require professional plans however drawings submitted must have details addressing each request. They recommended they obtain an Architect for the plans (the Architect plans will be required for Construction permits for the foundation). Their concerns were voiced regarding the omissions of the railings on front steps, lack of noted dimensions (spacing between the balusters), number of steps proposed were not denoted, privacy lattice (style) and expressed these items must be presented before approval could be determined. A brief discussion was conducted regarding the placement of the HVAC units with the owners taking the suggestions under advisement.

**Motion made by Mr. Cogswell to grant conceptual approval of the concept of what the applicant wants with the proviso that they will return to the Commission with more detailed drawings with showing of the balusters, hand railings on the steps with details, details on the privacy lattice and an full elevation drawing with dimensions denoted.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

**DELUCA/MATTES.....TABLED UNTIL MARCH 11, 2013.....401 BROADWAY  
RENOVATION/ADDITIONS – BLK 1032 LOT 20 (NOT RATED OR SURVEYED – HD)**

Correspondence from the applicant's attorney, Louis Dwyer, Esquire dated February 22, 2013 was read into the record by Edie Kopsitz, Secretary of the HPC.

**Motion made by Mr. Cogswell per a correspondence from the applicants attorney that the DELUC/MATTES application be continued until the March 11, 2013 meeting with the acknowledgement that the applicant waives all time constraints.** Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**OPEN TO PUBLIC: The meeting was open to the public at 7:10 pm with no one coming forward the public portion was closed.**

**DISCUSSION:**

Vice Chairman Fontaine voiced his concerns regarding the process of the Intensive Level Survey's pertaining to the rating aspect of the structures. Mr. Fontaine is requesting the Members have a special meeting when Chairman Coupland returns to discuss this process.

**Motion to adjourn the meeting was made by Mr. Connolly, seconded by Mr. Clemans with all in favor at 7:15 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**