

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

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Vice Chairman Fontaine 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 28, 2013  
February 25, 2013

**Motion made by Mr. Cogswell to approve the Minutes of January 28, 2013 and February 25, 2013 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.

**Applications approved in Review:**

Malarkey, 816 Corgie Street, 1090/6, Not Rated – HD, Sidewalk repair  
Bolte, 815 Stockton Avenue, 1068/17, Contributing – HD, Front Steps  
Bertino, 721 Page Street, 1077/13, Contributing – HD, Fence  
DeRosa, 507 Pearl Street, 1077/14&15, Non Contributing – HD, Fence  
McMain, 509 Columbia Avenue, 1048/5, Contributing –HD, Brick Pavers  
Harner, 1215 Washington Street, 1129/38, Non Contributing – HD, Sidewalk repair  
Cabanas, 429 Beach Avenue, 1041/19, Contributing – HD, Flat Roof  
Phinney, 513 Lafayette Street, 1053/13, Contributing – HD, Roof  
Fleck, 1101 Washington Street, 1113/34, Contributing – HD, Pavers  
Radal, 104 1<sup>st</sup> Avenue, 1015/5, Non Contributing – HD, Porch, Rail & Steps repair  
O'Donnell, 612 Hughes Street, 1057/4 & 5, Contributing – HD, Wood shower enclosure

**Motion made by Mr. Clemans for approval of the Application Approved in Review.** 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.

**BUSINESS:**

**DELUCA/MATTES.....(Tabled until April 8, 2013).....401 BROADWAY  
RENOVATION/ADDITIONS – BLK 1032 LOT 20 (NOT RATED OR SURVEYED – HD)**

Vice Chairman Fontaine read into the record correspondence from Louis C. Dwyer, Jr. Esquire requesting the Mattes matter be continued to April 8, 2013. Member Cogswell requested clarification from Mr. Fineberg of the amount of times an applicant can request to be tabled. Mr. Fineberg indicated the applicant requested a continuance from this evening Agenda due to inclement weather but should the applicant request another continuance the Members could make a determination.

**Motion made by Mr. Cogswell to accept the request for a continuance for the DELUCA/MATTES application until April 8, 2013.** 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.

**NANSEN /CAPE CONSTRUCTION COMPANY.....222 NORTH STREET  
RENOVATIONS – BLK 1030 LOT 7 (CONTRIBUTING – HD)**

Sandy Montano was present representing Cape Construction Company who is under contract for 222 North Street. Photographs that were submitted were perused by the Member as she explained how the property is in disrepair; the front of the property will remain the same with painting improvements, the rear of the property is severely rotted and will have to be rebuilt with the introduction of a squared off slated roof that will be increased in height to meet current code requirements. Materials requested will match same for same; Siding – Wood Clapboard, Windows-wood (traditional with true divided light, Roof – slate (rear only) and Foundations – repair were needed. She is seeking Conceptual Approval and will return once the project starts (indicating that if they are more damage than expected she will inform the Construction Office).

Members were positive on the applications commending the Cape Construction Company for undertaking this project. Member Connolly stated a copy of the contract should have been submitted with the application, Ms. Montano responded that a copy will be submitted. Members requested more detail on the renovations particularly to the siding (all sides of the structure) because of the evidence asphalt covering clapboard and is to be presented when the applicant returns for final approval.

**Motion made by Mr. Cogswell to grant Conceptual Approval with the understanding the applicant will return with renderings that denote the true materials, siding so that a better document of record for the Final determination.** Seconded by Mr. Clemans 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.

**PETERSON.....1025 NEW YORK AVENUE  
RENOVATIONS/ADDITIONS – BLK 1103 LOT 45 (CONTRIBUTING – HD)**

Mike Sheehan, General Contractor was present representing the owner Henry Peterson. Mr. Sheehan distributed color photographs to the members and described the structure as a Sears's model construction. Mr. Sheehan reviewed the proposed and existing drawings that were submitted with the application in detail. He is requesting a partial enclosure of existing covered side porch, relocate two (2) existing windows, add one (1) new wood window, new wooden door on rear of structure, add two (2) new HVAC condensers units on platform to be placed behind shrubs. Materials requested are; Siding – Cedar Shake to match existing, Window – JELD-WEN

wooden double hung traditional series, Window trim – Wood, Door – Wood 3 panel ½ light and HVAC Enclosure – Wood construction platform. Mr. Sheehan is requesting Conceptual Approval because he is awaiting a Site Survey so the Zoning Officer can determine if there will be encroachment on the side yard setback (HVAC units).

Members were positive on the application but reiterated that the application must return to the Commission Review Committee upon determination of the Zoning Officer. Member Carroll questioned the open railing in the rear of the property and requested if the owner could incorporate the style of the front railing system to the rear stairwell.

**Motion made by Mr. Carroll that as requested by the applicant for Conceptual Approval that is awaiting a decision by the Zoning Officer as to whether this application needs to proceed to the Zoning Board of Adjustment for the possible encroachment.** 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:**

Mr. Carroll distributed a piece of hardwood flooring that came out of a 1850's Philadelphia Building "The Athenaeum" and lengthy discussion ensued regarding the workmanship.

**Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Carroll with all in favor at 7:20 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**