

**City of Cape May Historic Preservation Commission  
Monday, February 24, 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	Absent - <b>excused</b>

**Also Present:** Edie Kopsitz, Secretary

**Absent:** Robert Fineberg, Esquire – Commission Solicitor  
Deanna Fiocca, Council Liaison

**Oath of Office: Tom Carroll and Bonnie Pontin.**

**Mr. Fineberg and Mrs. Pontin are absent, Mr. Carroll signed with Ms. Kopsitz as witness. Mr. Fineberg will swear them in at the next meeting.**

**Minutes: December 23, 2013**

**Motion made by Mr. Connolly to approve the Minutes of December 23, 2014 as presented.** Seconded by Mr. Fontaine 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.

**Resolutions:**

Paul Burgin Builders, 933 Corgie Street, 1093/10, Contributing, Resolution #2014-06  
Mullock, 828 Corgie Street, 1090/10 & 11, Contributing, Resolution #2014-07  
Melso, 907 Stockton Avenue, 1082/19, Key, Resolution #2014-08

**Motion made by Mr. Cogswell to approve the Resolutions #2014-06, #2014-07 and #2014-08 as presented.** 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.

**Applications approved in Review:**

Inciardi, 1025 Beach Avenue, 1082/18, Contributing - Porch, decking & railing repairs  
Welde, 255 Grant Street, 1023/19, Contributing – Siding  
Phelan, 1013 Maryland Avenue, 1104/50,51 &52, Non Contributing – Deck  
Smith, 105 Queen Street, 1082/11, Non Contributing – Pavers  
Walsh, 1112 New York Avenue, 1116/6&7, Contributing – AC Unit Platform

**Motion made by Mr. Clemans to accept the Applications Approved in Review as presented.** 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.

**BUSINESS:**

**412-414 W. PERRY STREET HOLDINGS.....412-414 W. PERRY STREET  
FINAL – BLK 1031 LOT(S) 17, 18 & 74 (CONTRIBUTING)**

Catherine Lorenz, Architect was present representing the owner. She gave a brief history of the property that received Conceptual approval at the January 27, 2014 and stated the condition that was imposed of the roofline in the front to be reduced by vision (by placing a knee wall on the second floor) and the rear roofline to remain the same as presented and the materials be denoted clarifying provisions that the siding and windows will be wood. Ms. Lorenz had color renderings of the proposed Floor Plans and Elevations with a revision date of February 2, 2014. Ms. Lorenz is seeking final approval so they may move forward.

Members were positive on the application and stated the professional accomplished the reduction. They still expressed concerns of the roofing mass but all concurred the raising of the building added to the mass do to FEMA regulations.

**Motion made by Mr. Carroll to approve the project based on the revised Plans dated February 2, 2014 as presented.** 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.

**MORABITO.....1016 STOCKTON AVENUE  
ADDITION/RENOVATIONS – BLK 1095 LOT 4 (CONTRIBUTING)**

Scott Smith, General Contractor was present representing the owner John Morabito who was not present. Mr. Smith is requesting to remove a failing concrete porch and replace with a new wood and wood composite porch to better match the style of home and period framing that is 10ft by 20ft inclusive of deck and stairs. Photographs of the current structure and a color rendering of the proposed were submitted with the application and was displayed. He is requesting to replicate the porch at 1018 Stockton Avenue. Material requested are: Railing – mahogany, Decking – IPE Hardwood and Foundation to remain concrete. He stated he sent a revised application do to the comments made in review but must have sent it to an incorrect email address.

Members discussed at length the increase size of the proposed porch and the introduction of man-made materials does not apply or meet the Design Standards. Mr. Smith concurred and agreed with the Members that all wood products will be use for the decking, baluster, rails and stairs. Discussion ensued regarding the decking and all were in unison that the decking will run

perpendicular to the house. Mr. Carroll interjected and suggested that the railing system have 6 x 6 posts no more than 3 inch centers. Members were in agreement the Contractor could redo the drawing to reflect the conditions proposed, redo the material list and submit to the Review Committee.

**Motion made by Mr. Carroll of approval to the plans subject to HPC Review Committee that reflects new drawings and material description, reflecting all materials discussed and altered during this meeting in particular lattice under the porch, wood decking, wood railing system and have the direction of the decking be perpendicular to the house.** 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.

**The meeting was open to the public at 7:15 pm with no one coming forward the public portion was closed.**

**Motion to adjourn the meeting was made by Mr. Cogswell, 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**