City of Cape May Historic Preservation Commission  
Monday, November 4, 2019 - 9:00 AM

Opening: The training session of the City of Cape May Historic Preservation Commission was called to order by Chairperson Warren Coupland at 9:00 AM in the City of Cape May Auditorium. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

Members Attending:

- Mr. Coupland, Chairman Present
- Mr. Carroll, Vice Chairman Present
- Mr. Clemans Present
- Mr. Cogswell Present
- Mr. Connolly Present
- Mrs. Stridick Present
- Mr. Testa Present
- Mr. Cataldo Alt. 1 Absent
- Mrs. Ryan Alt. 2 Absent

Also Present: Mayor Chuck Lear  
Deputy Mayor Patricia Hendricks  
Zoning Board of Adjustment Chairperson Diane Hutchinson  
Planning Board Vice Chairperson Harley Shuler  
Planning Board Member Mike Jones  
Emily Cooperman, Senior Architectural Historian  
Jonathan Kinney, Historic Preservation Specialist  
Robert Fineberg, Esquire – Commission Solicitor  
Janet Coupland, Mid-Atlantic Center for the Arts & Humanities  
Karen Keenan, HPC Secretary

Warren Coupland, Chairperson of the Historic Preservation Commission (HPC) welcomed the commissioners, presenters and community to the training session followed by remarks by Mayor Lear on local government support and the history of historic preservation in Cape May. Mr. Coupland described the agenda for the day.

Commission Solicitor Fineberg made a presentation on land use law and the formation of the HPC after much discussion and study. Solicitor Fineberg also described the three classes of HPC members and their duties. He described the two types of historic preservation commissions under municipal land use law as strong or weak with Cape May being the strong type. He went on to describe the HPC process and meetings procedures with minutes being a requirement and recordings are not a requirement and conflicts of interest. He recommended to commissioners to err on the side of caution and recuse themselves to the public area during meetings when necessary.

Jonathan Kinney, Senior Historic Preservation Specialist and CLG Coordinator then made his presentation and described the three layers of protection: national, state, and local and the Certified Local Government program to encourage historic preservation.

A short break was taken at 10:42 AM.
Chairperson Coupland made a presentation on the changes to the design standards regarding helical piers versus wood pilings and distributed Secretary of the Interior Standards books for member use while serving on the HPC.

Dr. Emily Cooperman, who is also a member of the Philadelphia Historic Commission, shared her experience working on four different surveys, supported by CLG grants, for Cape May, which she described as a nationally significant place that deserves national assistance. Dr. Cooperman went on to describe the designs created by local contractors versus architects and the integrity as being the ability of a property to convey significance. Dr. Cooperman described the different ratings of buildings and how so many changes to a building can cause it to lose its contributing status. Dr. Cooperman also discussed the impact of FEMA guidelines on historic properties.

Commissioner Tom Carroll discussed Victorian architecture which did not appear in the USA until 100 years after settlement, because homes had been primarily designed for survival.

A break for lunch was taken at 12:13 PM.

At 1:19 PM, the training resumed with Mr. Coupland presenting information on historic wood construction including heavy timber, which is expensive and requires skill and practice, balloon frame, which was also very expensive, and platform frame where the box sits on a perimeter frame with the first and second floors being the same.

Mr. Coupland went on to list the items of concern in Cape May: integrated gutters, water damage to foundations, water damage to windows. He described the method of preserving historic windows which can be repaired to last much longer than replacement windows. He closed the presentation by stating that a successful HPC is informed, involved in the community, and interactive.

Members asked questions and made positive comments on the training session.

The session was followed by an informative trolley tour, of Cape May’s historic district, led by Janet Coupland of the Mid-Atlantic Center for the Arts and Humanities.

A verbatim recording of said training session is on file at the Construction/Zoning Office.

Respectfully submitted by Karen Keenan – HPC Secretary.