

**BOROUGH OF WEST CAPE MAY
HISTORIC PRESERVATION COMMISSION**

April 3, 2023

The regularly scheduled meeting of the West Cape May Historic Preservation Commission was called to order at 7:01 p.m. The Open Public Meetings Statement was read by Vice Chairperson, Ami Menz, who then led those present in the flag salute. Chairperson Jim Barnes, Vice Chairperson, Ami Menz, Regular Members, Elan Zingman-Leith, David DeTorre, Susan Hoffman and Alternates, Barbara Tillman and Giacomo Antonicello were present and answered roll call. Also in attendance, Norman Roach, HPC Administrative Officer, Stacy McCaney, Deputy Zoning and Code Enforcement Officer, and Erika Lezama, Borough Solicitor. Recording Secretary Erin Seer, was present and announced that with full attendance, alternates, Barbara Tillman and Giacomo Antonicello were ineligible to vote.

Minutes:

On motion of Susan Hoffman, seconded by Elan Zingman-Leith, the Minutes of March 9, 2023, were unanimously approved on voice vote of full membership.

RESOLUTIONS

On motion of Ami Menz, seconded by Susan Hoffman, the following Resolutions were unanimously approved on voice vote.

23-13 – Issuing a Permit for Minor Work to Gina and Scott Rubel for Application No. 23-13, 171 Leaming Avenue; Block 21, Lot 62

23-14 – Denying Permit for Minor Work to Rachel K. Aspell for Application No. 23-14, 111 Yorke Avenue; Block 5, Lot 3

23-15 – Issuing Permit for Minor Work to David LaTorre and Jessica Meyers for Application No. 23-15, 130 Emerald Avenue; Block 6, Lot 13

23-16 – Issuing Permit for Minor Work to Mark and Pam Kulkowitz for Application No. 23-16, 114 Pearl Avenue; Block 5, Lot 19

23-11 – Issuing a Certificate of Appropriateness to Ross and Linda Hammer OBO Cape May Rentals, LLC for Application No. 23-11, 116 Broadway; Block 34, Lot 15

HPC APPLICATIONS:

PERMITS FOR MINOR WORK:

Application #23-18 – RENEWAL BY ANDERSEN – 828 Broadway

Members, Jim Barnes and Elan Zingman-Leith recused themselves from hearing the application. Recording Secretary, Erin Seer, announced that alternates, Barbara Tillman and Jack Antonicello, were eligible to vote on the application.

Vice Chair, Ami Menz introduced the application for 828 Broadway, noting the structure as being a contributing property to the historic district and read the properties' architectural description. She went on to read the description from the application of the proposed work to replace five windows with Renewal by Andersen series one fibrex, double hung windows, in the same style, color and size as existing windows; with a change to the grill pattern, having no grills to prairie grills.

Ami Menz asked if anyone was present on behalf of the application. Charles Kealy, 828 Broadway, spoke in favor of his application.

Ami Menz asked the Commission if they had any questions. Susan Hoffman noted that since the building is a contributing structure to the district, that the material for the windows should be wood. Recording Secretary asked if the applicant would be open to amending his application to change the proposed windows from vinyl to wood windows. The Applicant responded that he would need to know the price difference prior to amending.

Ami Menz opened the floor to the public for comment. When no one came forth, public portion was closed; and the Commission moved to make a motion to approve the application as submitted.

On motion of Susan Hoffman, seconded by David DeTorre, the application, as submitted, was denied unanimously on roll call vote of members, Ami Menz, David DeTorre, Susan Hoffman, Barbara Tillman and Giacomo Antonicello.

Ami Menz explained the reason for denial as being pursuant to the HPC guidelines for contributing homes in the historic district; that the HPC requires wood windows for homes in the historic district.

The applicant asked if he would have to submit another application if he wishes to use wood windows. Recording Secretary, Erin Seer, advised the applicant that he would need to resubmit an application and that, that was the reason she had asked during the hearing if he was open to amending his application.

Recording Secretary, Erin Seer, announced that members, Jim Barnes and Elan Zingman-Leith had returned, which means Alternates, Barbara Tillman and Giacomo Antonicello were no longer eligible to vote.

CERTIFICATE OF APPROPRIATENESS:

Application #23-11 – HAMMER – 116 Broadway – C (App #23-11)

Chairperson Jim Barnes introduced the application, noting the structure as being a contributing property to the historic district and read the properties' architectural description. He went on to

read the description from the application of the proposed work to rehabilitate the home, same for same, with wood in the Queen Anne style.

Jim Barnes asked if anyone was present on behalf of the application. Applicant, Ross Hammer, 101 Roseman Lane, was sworn in. The Applicant noted a previous meeting, and indicated that the only change he was unable to make was to the corners of the house.

Jim Barnes asked the Commission if there were any questions. Elan Zingman-Leith indicated that the survey form states that the windows are two over two double hung windows. The Applicant indicated that the front windows that they have now are one over one windows; the side windows are the custom windows he will be ordering; and all the top windows and the ones to the right are the two over two windows. Elan Zingman-Leith noted that the architect drew those windows as four over four windows. The Applicant advised that it was an error, and that the two over two windows were approved in the past and have already been installed.

Elan Zingman-Leith noted that the application shows square porch posts, brackets going sideways and what looks like a console down the front, but don't show as having collars, chamfers, or a base. The applicant indicated that what is on the drawing is what is intended. Elan Zingman-Leith indicated that if he looks at the neighboring houses, he will see that they have those items. The applicant indicated that he would be open to amending his application to include those three additions.

Elan Zingman-Leith asked the applicant for clarification on the colored glass. The applicant provided the clarification that clear glass was on all windows, and that the main door on the side that was custom built, had colored glass replicating what was there before. Susan Hoffman indicated that the survey photo appears to show that the original windows did have clear glass. Elan Zingman-Leith, responded that the windows had clear glass but that colored glass was on the door. Elan Zingman-Leith asked the applicant to confirm whether the colored glass on the door was actually colored glass. The applicant indicated that it was not colored glass, but colored vinyl application on clear glass to appear as stained glass, which was discussed at the previous HPC meeting. Elan Zingman-Leith had no further questions.

Susan Hoffman inquired about what the applicant had a hard time replicating. The Applicant indicated that he had brought the corner out significantly, in comparison to the way they were originally, and that he had wanted the corners of the house to really stand out, which the Commission did not like. He went on to explain that when discussed in the past, it was said that he could make them flat posts and fit in a large bracket there, but that it did not look right when doing so. The Applicant explained that he is willing to reside both sides of the house, to make sure the house fits within the guidelines, further confirming that it will have the bracket and be exactly as it was originally.

Jim Barnes commended the Application, indicating that it appears the applicant had taken all of his points and actually added a very significant point of removing the siding.

The Commission expressed their satisfaction with the Applicant's changes.

Erika Lezama, HPC Solicitor, advised the Commission that when they make the motion to approve the application, it should be to approve the application as amended, and to layout those amendments on the record.

Jim Barnes opened the floor to the public to speak on the application. When no one came forth, public portion was closed and the Commission moved to make a motion to approved the application with amendments.

On motion of Elan Zingman- Leith, seconded by Susan Hoffman, the application with amendments to add brackets, paired brackets, window sash and gingerbread panels and add the collar, just below the brackets, onto the porch posts, add chamfers on the edges of the porch posts and bases at the bottom of the porch posts. The motion was approved unanimously on roll call vote of members, Jim Barnes, Ami Menz, Elan Zingman-Leith, David DeTorre, and Susan Hoffman.

Elan Zingman-Leith explained the Commissions reasons for approval as being that the property is a contributing building in the historic district; a Queen Anne style building which retained much of its original ornament. He explained that the application, as amended orally in the hearing, is to restore the ornament which is now missing from the building, which includes putting back brackets, and paired brackets and appropriate window sash and gingerbread panels, and that the amendment to the application in the hearing is to add details on the porch posts including the collar, just below the brackets, chamfers on the edges of the porch posts and base at the bottom of the porch posts. Jim Barnes added that the existing windows are actually 2 over 2 and not 4 over 4 as shown on the drawing.

PLANNING/ZONING APPLICATIONS

1) 7 LANDIS AVENUE

Jim Barnes announced that he received a planning/zoning application for 7 Landis Avenue, and has determined that the property is not located in the historic district, and therefore, not applicable for the HPC to review.

APPLICATIONS REVIEWED BY COMMITTEE

NONE

ADMINISTRATIVE OFFICER REPORTS

NONE

NEW BUSINESS:

HPC GUIDELINES

The Commission discussed the current Historic Preservation Guidelines. Members provided their input regarding revisions to the guidelines. After discussions had concluded, Recording

Secretary, Erin Seer, summarized the discussion indicating she will make the appropriate revisions.

OLD BUSINESS:

NONE

PUBLIC PORTION:

Chairperson Jim Barnes opened the meeting for public portion.

When no one came forward to speak, Jim Barnes closed public portion.

On motion of Ami Menz, seconded by Susan Hoffman the meeting was adjourned at 8:37 p.m. on voice vote of members present.

Respectfully submitted,
Erin Seer, Recording Secretary