

**BOROUGH OF WEST CAPE MAY  
HISTORIC PRESERVATION COMMISSION  
November 10, 2022**

The regularly scheduled meeting of the West Cape May Historic Preservation Commission was called to order at 7:00 p.m. The Open Public Meetings Statement was read by Chairman, Jim Barnes, who then led those present in the flag salute. Chairman Jim Barnes, and Regular members David DeTorre, Susan Hoffman and Elan Zingman-Leith were present, all of whom answered roll call. Vice Chair, Ami Menz and Alternate, Barbara Tillman were absent. Also in attendance, Erika Lezama, Borough Solicitor and Norman Roach, HPC Administrative Officer.

Minutes:

On motion of Elan Zingman- Leith, seconded by David DeTorre, the Minutes of October 13, 2022, were unanimously approved on voice vote of members present.

**HPC APPLICATIONS:**

**PERMITS FOR MINOR WORK:**

**Application #22-44 – Cowey – 103 Second Avenue**

Elan Zingman-Leith recused himself from the room for the hearing of this application.

Jim Barnes described the historical significance of the property, noting the structure as being a contributing property to the historic district. He went on to explain the application to remove and replace railings, using vinyl materials and the existing posts. The applicant proposed to replace the existing railings with vinyl railings.

Jim Barnes, opened the floor to the applicant. John Cowey (“the applicant”), 103 Second Avenue, was sworn in. The applicant explained that the proposed work is to replace the railings on the upper deck, which was a renovation done to the property in 1996 and repaired in 2007-2008. Susan Hoffman asked if the railings were currently vinyl, applicant indicated that they were wood, but looking to have them updated. Jim Barnes received confirmation from the applicant that the roof top deck was in the rear. Susan Hoffman stated it was still visible from the street.

Applicant provided the Commission with additional photos of the angle in which you can see the rooftop deck from Second Avenue.

Jim Barnes asked if the applicant would be willing to replace the current railings with wood railings instead of vinyl. The applicant expressed that he’d prefer to replace with vinyl, but would use wood if needed.

Jim Barnes requested to take two votes. One, of the application as submitted with vinyl railings; and two, using wood railings, with noted approval by the applicant. Erika Lezama explained that the applicant would need to update his applicant and sign off that he agrees to the change in materials from vinyl to wood.

The Commission moved to make a motion on the application, as submitted, using vinyl railings. On motion of David DeTorre, seconded by Susan Hoffman the application was unanimously denied on roll call vote.

The Commission moved to make a motion on the application, using wood railings. On motion of David DeTorre, seconded by Susan Hoffman the application was unanimously approved on roll call vote.

The applicant, made note on his application of the change in materials from vinyl to wood railings, and initialed and signed the document.

### **Application #22-46 – McCarthy – 141 Pearl Avenue**

Chairman Jim Barnes described the historical significance of the property, noting the property as being a contributing property to the historic district. He went on to explain the application to rehab the original kitchen in the rear on the house. They will be replacing one existing window with three smaller windows. Wooden windows with glass inserts and installed side by side where the current window exists. The asbestos siding will be replaced with matching siding.

Chairman Jim Barnes opened the floor to the applicant. Brian McCarthy (“the applicant”), 141 Pearl Avenue, was sworn in. The applicant explained that he was looking to redo his kitchen, and in turn replace the current window with two smaller windows, not three, because existing window comes too far down into where cabinets and counter will be installed.

Elan Zingman-Leith asked the applicant if the proposed window were muntin in a top sash, (that makes it six or six?), what are they made of and are they in front or behind the glass. Applicant – Wood and DeTorre noted that they are exposed.

Susan asked for the applicant to confirm that the window on the house that he is requesting to replace is the window beside the back door.

Jane McCarthy, 141 Pearl Avenue, was sworn in, and explained that the current window is six over one, further noting that the windows are different in each room of the house. Jim Barnes asked if the window can be seen from the street, applicants answered yes. He further asked what the siding will be. The Applicants explained that the proposed siding will be pho-asbestos siding.

Jim Barnes opened the floor to the public. When no one expressed a desire to speak, the Commission moved to make a motion on the application, as submitted.

On motion of David DeTorre, seconded by Susan Hoffman the application, as submitted, was unanimously approved on roll call vote.

CERTIFICATE OF APPROPRIATENESS:

**Application #22-45 – Punda – 128 Eldredge Avenue**

Chairman Jim Barnes introduced the application for 128 Eldredge Avenue, and asked if anyone on behalf of the application was present. Jorgen Punda, 128 Eldredge Avenue, was sworn in. Chairman Jim Barnes described the historical significance of the property, noting the property as being a contributing property to the historic district. He went on to explain the application to add an addition onto the home, noting that the new windows in the addition would be custom wood 2 over 2 double hung windows to match the existing windows. The proposed siding is smooth Hardie board siding painted white to match existing siding and the proposed foundation is stucco to match the existing. The roofing material will be GAF timberline HDZ in weathered wood color, to match existing roofing. The HVAC compressor will be located on the south side of the house tucked behind the new addition and will have a painted wood enclosure. Improvements to the driveway will include new “ribbon” drive strips with a Pine Hall Brick, Rumbled Main St. 4” x 8” paver, and a new brick patio will be added and located behind the house.

Applicant noted they renovated the original house approx. 11 years ago, addition off the back and preserved front portion of the existing historic building. The application provides for expanding that rear addition, with similar or identical materials as that addition.

Barnes – anything to effect front portion of the home. Applicant – No  
Barnes – asks to explain rumbled main street Paver. Applicant – Natural red brick paver, and proposed to replace the current concrete strip driveway.  
Hoffman asked if grass will remain in the middle. Applicant- said yes, just replacing the old concrete.

Dave DeTorre made motion, Elan Second

Elan Zingman- Leith advised that because the new addition was sighted toward the back of the building and not the front and because the scale of the addition is similar to this building and to historic buildings in the district and because the size, shape, scale of the openings windows in the addition are very similar to historic windows and because the detail is similar to both this house and other historic buildings within the district he would find it appropriate.

The application for a Certificate of appropriateness were approved unanimously on roll call vote of members present.

## **PLANNING/ZONING APPLICATIONS**

Chairman Jim Barnes noted that a planning/zoning board application was referred to the Commission to determine if the property, was located in the Borough's historic district. Barnes determined that application no. 010-22, for 433 West Perry Street; Block 1, Lot 4, was not applicable to the HPC.

## **RESOLUTIONS**

On Motion of Susan Hoffman, seconded by Dave DeTorre the following Resolutions were unanimously approved on roll call vote.

HPC Resolution No. 22-36 – Issuing Permit for Minor Work to Dennisville Fence submitted OBO Chris Bauman for Application No. 22-36, 117 Third Avenue; Block 36, Lot 7.02

HPC Resolution No. 22-39 – Regarding Permit for Minor Work to Ross Hammer for Application No. 22-39, 116 Broadway; Block 34, Lot 15

HPC Resolution No. 22-40 – Issuing a Certificate of Appropriateness to Adam Zebrowski for Application No. 22-40, 511 Broadway; Block 8, Lot 3

HPC Resolution No. 22-41 – Regarding Permit for Minor Work to Renewal By Andersen submitted OBO Wesley & Cynthia Kline for Application No. 22-41, 113 Second Avenue; Block 34, Lot 15

HPC Resolution No. 22-42 – Issuing Permit for Minor Work to Michael Tramutolo for Application No. 22-42, 110 North Broadway; Block 34, Lot 7

HPC Resolution No. 22-43 – Issuing Permit for Minor Work to Dawn Vitagliano for Application No. 22-43, 117 Emerald Avenue; Block 7, Lot 7

## **APPROVALS BY COMMITTEE FOR PERMIT FOR MINOR WORK**

NONE

## **NEW BUSINESS**

Proposed 2023 HPC Meeting Dates

Barnes asked if anyone has any questions, no conflicts with the proposed dates were noted at that time.

## **OLD BUSINESS:**

Kay Aspell – 111 Yorke Avenue: Removal and Installation of Appropriate Gutters

Barnes asked Norm Roach, Borough Code Enforcement Officer to advise on whether or not the appropriate shutters have been installed. Norm indicated that it had not. Barnes asked if a Violation should be issued. Norm advised that the applicant had submitted a letter saying that

the shutters have been ordered. HPC asked for Norm to follow up with the applicant to see the status of the shutters. Requesting a proposed delivery date, something more than just the receipt. Request for a response by next meeting and if no response then a violation.

Barnes further expressed that if a member or members come across a potential violation that they should contact the Chair person who will then advise Norm/code enforcement of the potential violation for him to look into.

**PUBLIC PORTION:**

Chairman Jim Barnes opened the meeting for public portion.

Adam Zebrowski, 511 Broadway, requested an unsigned copy of the Resolution for 511 Broadway that was memorialized at the meeting. HPC secretary, Erin Seer, provided the applicant with a copy.

When no one further expressed a desire to speak, the meeting was adjourned at 7:42 p.m., on motion of Susan Hoffman, seconded by Elan Zingman-Leith.

Respectfully submitted,  
Erin Seer, Recording Secretary