

**City of Cape May
Historic Preservation Commission Minutes
August 18, 2025**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairperson John Boecker at 6:01 p.m.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Present
Mr. Testa, Vice Chair	Absent
Mr. Carroll	Present
Mr. Stevenson	Present
Ms. Pessagno	Present
Ms. Wilson Stridick	Present
Mr. Hammeran	Present
Mr. Johnson (Alternate 1)	Absent
Mr. Kurtz (Alternate II)	Absent

Also Present: Chris Gillin-Schwartz, Esq., HPC Solicitor, Brian Turner, Deputy City Clerk, Councilmember Lorraine Baldwin.

ADDITIONS/DELETIONS:

Removed: City of Cape May – 801-807 Madison Avenue, Block 1110, Lot 8, Not Rated
Added for discussion: Project proposal with Columbia University

Ms. Wilson Stridick read the Purpose Statement of the HPC: *To serve as a catalyst for guiding and valuing Cape May's historical, cultural, and natural resources in ways that inspire and unite our community to steward these resources for the benefit of all, so that present and future generations continue to express the unique quality of life in this place we love.*

MINUTES: July 21, 2025

Motion made by Ms. Wilson-Stridick to approve the Minutes dated July 21, 2025, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

PAYMENT OF BILLS

Motion made by Mr. Carroll to approve the payment of the bills, seconded by Mr. Stevenson and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

RESOLUTIONS

City of Cape May, 210 Beach Avenue, Block 1000, Lot 20 – Resolution 2025-27
Tarosky, 925 Corgie Street, Block 1093, Lot 12 – Resolution 2025-28

Motion made by Mr. Carroll to approve Resolutions 2025-27 through Resolution 2025-28, seconded by Ms. Wilson Stridick and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

APPLICATIONS APPROVED/DENIED IN REVIEW:

Bellussi, 1205 Beach Avenue # 11, 1130/26 C-11, NC – Condenser
Boylan, 1220 New York Avenue, 1131/13, 14, 15, C – Condenser
Childs, 1116 New Jersey Ave # 1, 1115, 12, 12, 13 C-01, NC – Condenser
Cottrell, 922 Washington Street, 1093/6, C – Two Condensers
Glenn, 1404 New Jersey Avenue, 1161/1.02, NC – Condenser
Kirchner, 1307 Beach Avenue # 2, 1146/25 C-02, KC – Condenser
Mission Inn Cape May LLC, 1117 New Jersey Avenue, 1116/23, 24, 25, KC – Mini Split System
Moor, 806 Queen Street, 1091/11, C – Front & Rear Porch Roofing
Parker, 251 Windsor Avenue, 1026/1, NC – Fence
Straight, 516 Broad Street, 1053/4 C-516, NC – Condenser
Thistle, 1221 Beach Avenue, 1130/23.01, NC – Generator, Platform
Walchak & Fletcher, 834 Lafayette Street, 1092/10, C – Condenser

Motion made by Ms. Pessagno to ratify the applications approved or denied in review, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

APPLICATIONS

Washington Street Mall BID – Washington Street Mall at Perry Street, Not Rated
Sign in Planter

City Manager Paul Dietrich appeared seeking final approval for a permanent sign for the Washington Street Mall. Multiple members of the commission expressed preference for a green background, and Mr. Dietrich stated he will work to adjust the font size and style.

Motion by Ms. Pessagno to grant final approval, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Dempsey – 665 Hughes Street, Block 1058, Lot 15, Contributing
Outdoor Shower

Joan Dempsey appeared seeking final approval for an outdoor shower. Mr. Boecker confirmed with the applicant that nothing has changed since the application was granted conceptual approval. Ms. Dempsey stated that the Zoning Board did not want plumbing lines running under the shed.

Motion by Carroll to grant final approval, seconded by Ms. Wilson Stridick and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Mortimer – 448 West Perry Street, Block 1031, Lot 3, Contributing
Front and rear decks, railings, steps, window, garage door

Project Architect Pamela Fine, and estate representative Mike Mortimer appeared seeking conceptual approval to build a front deck, a rear deck, replace a window with a slider door, and replace an overhead door with a wood, hinge door. Ms. Fine stated that the deck has been pulled back, and a pergola has been added. There was discussion about the existence of the pergola, with some members in favor of the structure, and others believed it should be placed in a different location, or not at all.

Motion by Ms. Pessagno to grant conceptual approval, seconded by Ms. Wilson Stridick and carried 6-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker.
Those opposed: none. Those abstaining: none.

Hobrow Inc. – 301 Beach Avenue, Block 1014, Lot 13.02, Not Rated
New House

Builder Chris McDuell and project architect Jared Blake presented plans to construct a new home at the property. Mr. Carroll expressed concern about the size of the trim and requested the dimensions. Mr. Boecker suggested a motion for final approval, with the applicant to provide detailed plans for the trim, rails, and banisters, verification of the removal of lighting in the soffit, and reconfiguration of the southernmost parking space to be located so as not to extend beyond the house front façade.

Motion by Mr. Carroll to grant final approval conditional on submission of trim dimensions, removal of lighting in soffits, and a reconfiguration of the southernmost parking space, seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Curtin – 911 Washington Street, Block 1094, Lot 21, Contributing
Rear/Side covered porch

Project Architect Pamela Fine and owner Colleen Curtin presented plans to remove a one story bump out and deck and add a two story addition with a covered porch and a set of stairs. Mr. Hammeran suggested that the AC unit enclosure be raised for insurance purposes, although not required for this application. Mr. Hammeran requested that a cut sheet be provided for the doors, and Ms. Fine agreed to provide it.

Motion by Ms. Wilson Stridick to grant final approval conditional on submission of a cut sheet of the door, seconded by Ms. Pessagno and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

ACTG Holdings LLC – 909 Corgie Street, Block 1093, Lot 17, Contributing
Open enclosed front porch – **No representative present at meeting, application not heard.**

230 Grant Street Cape May NJ LLC – 230 Grant Street, Block 1019, Lot 14.01, Non-contributing
Solar Panels

Katherine Healey presented plans to add solar panels to the roof. Mr. Boecker addressed the visibility of the solar panels and said the panels fit the qualification of “minimally visible”, since the panels can barely be seen through one small viewing window from Heritage Triangle and another small glimpse from Patterson Avenues but do not draw attention or detract from significant architectural features of the building.

Motion by Ms. Pessagno to grant final approval, seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

236 Grant Street Cape May NJ LLC – 236 Grant Street, Block 1019, Lot 13.02, Non-contributing
Solar Panels

Katherine Healey presented plans to add solar panels to the roof. Mr. Boecker addressed the visibility of the solar panels and said the panels fit the qualification of “not visible” or “minimally visible.”

Motion by Mr. Boecker to grant final approval, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

248 Grant Street Cape May NJ LLC – 248 Grant Street, Block 1019, Lot 12 Non-contributing Solar Panels

Katherine Healey presented plans to add solar panels to the roof of her home. Mr. Boecker addressed the visibility of the solar panels on the southeast side of the home's recent tower addition. He stated that these panels are prominent from Grant Street and comprise the only portion of the solar panels that do not comply with the standards. He recommended eliminating or relocating these three panels in order to qualify as "not visible".

Motion by Mr. Boecker to grant final approval based on the elimination or relocation of these three solar panels, seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

PUBLIC COMMENT

Chris Sexton asked the board about hearing a solar panel application for 124 Decatur Street. Mr. Boecker advised him that since the application was not listed on the agenda, it could not be heard at the meeting. Mr. Boecker requested that the property be listed first for the next HPC meeting on September 15th.

Mr. Carroll introduced Hannah Vaught-Crumbach, who is looking into a career in historic preservation. Hannah has attended review committee and awards committee meetings.

DISCUSSION

City Solicitor Gillin-Schwartz presented an ordinance to amend the code to include prohibition on demolition by neglect, aimed at preventing homes from falling into disrepair. The decision was made to recommend the ordinance to council, to properties within the existing historic district, with the option of Council to expand that area.

Motion by Mr. Boecker to recommend the ordinance to City Council, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

City Solicitor Gillin-Schwartz presented an ordinance amending chapter 199 of the code regarding certificates of zoning compliance to include applicability of the local historic district. The ordinance would make buyers aware that they are purchasing a home in the historic district, with accompanying rules and regulations.

Motion by Mr. Boecker to recommend the ordinance to City Council, seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Ms. Wilson Stridick provided an update on the HPC awards, including that Hannah Vaught-Crumbach is now part of the committee. Mr. Stevenson highlighted different ideas for HPC outreach including social media and merchandise.

Christine Magariel, in conjunction with Columbia University's Climate School, proposed a project aimed at examining coastal resilience in relation to historic structures in the city. The project focus is on:

- Analyzing climate risks: sea level rise, storm surge, and infrastructure vulnerabilities, with an eye toward reducing long-term and insurance costs.
- Identify and evaluate adaptive strategies at building, community, and infrastructure scales that are preservation compatible and economically viable.

- Research and recommend building materials that preserve architectural integrity.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Stevenson at 8:26 p.m. with all in favor.

A verbatim recording of said meeting is available on the City of Cape May website.

Meeting conducted by Deputy City Clerk Brian Turner. Minutes written by Deputy City Clerk Brian Turner.

Respectfully Submitted,

Brian Turner
Deputy City Clerk