

**City of Cape May
Historic Preservation Commission Minutes
September 15, 2025**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairperson John Boecker was provided at 6:03 pm.

Pledge of Allegiance

Roll Call

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

Also Present: Chris Gillin-Schwartz, Esq., HPC Solicitor, Lauren Emerick, HPC Secretary, Councilmember Lorraine Baldwin, Karen Keenan, Board Secretary.

MINUTES

Motion made by Mr. Carroll to table the August 18, 2025 minutes seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

PAYMENT OF BILLS

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

RESOLUTIONS

*City of Cape May, Washington Street Mall at its intersection of Perry Street – Resolution 2025-29
Dempsey, 665 Hughes Street, Block 1058, Lot 15 – Resolution 2025-30
Hobrow Inc., 301 Beach Avenue, Block 1014, Lot 13.02 – Resolution 2025-31
Curtin, 911 Washington Street, Block 1094, Lot 21 – Resolution 2025-32
230 Grant Street Cape May LLC, 230 Grant Street, Block 1019, Lot 14 – Resolution 2025-33
236 Grant Street Cape May LLC, 236 Grant Street, Block 1019, Lot 13.02 – Resolution 2025-34
248 Grant Street Cape May LLC, 248 Grant Street, Block 1019, Lot 12.01 – Resolution 2025-35*

Motion made by Mr. Stevenson to approve Resolutions 2025-29 through Resolutions 2025-35 seconded by Mr. Carroll and carried 6-0.

Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

APPLICATIONS APPROVED/DENIED IN REVIEW

*ATCG Holdings, 909 Corgie Street, 1093/1, C – Windows, Fence, HVAC
Atlantic City Electric, 606/602 Elmira Street, 1055/5,3, NC – HVAC
Brennan, 1146 Washington Street, 1110/32, C – Fence
Cawley, 221 Grant Street, 1022/28.01, C – Roofing
Curtis, 249 Grant Street, 1023/17, C – Roofing
Flamini, 807 Queen Street, 1093/20, NC – Door
Hoff, 817 Corgie Street, 1091/18, C – HVAC
Kp2 Properties LLC, 35 Jackson Street, 1041/30, C – Roofing
Maslow, 18 Second Avenue, 1012/6, NC – Roofing, siding
Miller, 913 Madison Avenue, 1111/13 C-913, C – Roofing
Milner, 1151 Washington Street, 1113/2, C – Roofing
Queen Victoria Cape May LLC, 102 Queen Street, 1048/4, KC – Shed
Taggart, 1242 Lafayette Street, 1129/18, NC – Stairs and landing
Vitello, 915 Madison Avenue, 1111/13, C-915, C – Roofing, fascia, and soffits
Valentine, 251 Grant Street, 1023/18, NC – Roofing*

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

ADDITIONS/DELETIONS:

Removed: Khindri and Kerwick – 830 Washington Street, Block 1091, Lot 7, Non-Contributing Demolition. Owner was unable to attend, moved until next month.

Mr. Boecker 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.*

Applications

Sucher – 124 Decatur Street, Block 1041, Lot 5, Contributing Solar Panels

Solar Installer Christopher Sexton presented plans to add solar panels to the roof. Mr. Boecker addressed the visibility and said that this qualifies under being not visible. Mr. Hammeran brought up concerns of electrical wiring being visible. Ms. Wilson Stridick questioned how the historic metal roof would be preserved, as they are easily damaged.

Motion made by Mr. Boecker to approve with caveats that the invertors and electrical be properly screened, as well as precautions to preserve the roof seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

Haviland – 1317 New York Avenue, Block 1148, Lot 28, Non-Contributing

Multi story addition at rear of house

Owner Paul Haviland and architect Christina Amey presented plans for a multi-story addition to house. There was agreement among members that this does fit within guidelines and fits nicely within the façade of the existing house. Mr. Hammeran mentioned that the cut sheets were missing for materials that are being used. Mr. Boecker informed Ms. Amey that he would be unable to give final approval without the cut sheets for the roofing, siding, and windows. Also needed is the type of materials being used for fascia, soffit, and lattice. This was changed to a conceptual approval. Discussion was had in regards to this being contributing but being close to losing it's status and stated that they will need to use all wood products.

Motion by Mr. Boecker to grant conceptual approval, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, 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 porch, porch roof, porch siding

Owners Theresa Rosenberger and Michael Lamirande presented their plan for opening up their existing enclosed front porch. Mr. Boecker requested that the owners bring the zoning approval for their final. He also recommended switching to 6 x 6 posts. It was pointed out that the side elevations were incorrect on the drawing and Mr. Boecker requested that be fixed for the next meeting, as well as the drawing of the arch. It was also requested that the materials are clearly marked on the drawings.

Motion by Mr. Stevenson to grant conceptual approval with changing the posts to be 6x6, revising the elevations to accurately depict the arch and the porch, and depicting where the existing materials remain and cedar siding is being proposed, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Whalen – 1217 Lafayette Street, Block 1061, Lot 85.03, Non-Contributing
Solar Panels

Owner Ed Whalen presented his plan for installing solar on his roof. He expressed that it is a house behind a house and not visible from the street. Mr. Boecker said that this is tough one due to the location. He requested that Mr. Whalen asks his installer to determine whether or not there are panels that produce higher degree of kilowatts per square foot of panel area and if he could fit all of them on the right side of the entrance. There was also concerns of the location of the panels on the garage. The commission had agreement that they would probably be okay with it if the panels were on the right side on the house and garage. Mr. Whalen expressed he would like to come to a Tuesday meeting once he spoke with his installers and figured it out.

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

Fisher – 1013 Stockton Avenue, Block 1096, Lot 13, Contributing
Windows, door, HVAC

Owner Alan Fisher and architect Christina Amey presented a plan for converting this multi-family home into a single family home. They are aware it will need zoning board approval. Christina Amey said that they are proposing removing the third floor exterior stairs, reconfiguring all windows in back with exception of stained glass window, window AC units removed, and reconfiguring driveway. Mr. Boecker complimented her plans but said cut sheets need to say that

these are wood primed exterior windows and also asked if they would consider changing the divided lites from nine over one to either six over one or four over one to be appropriate for the period it was built. Mr. Fisher expressed that he wouldn't be opposed to making changes. Mr. Carroll said he was upset about the lattice panels sealing in the sides of the whole front porch, as it goes against the Victorian era porches. There was agreement by the board to limit the panels to the rear bay of the porch where door and chimney are. Mr. Fisher and Ms. Amey said that they would work through changing the window divided lites. It was suggested that they came to a Tuesday review committee meeting.

Motion by Mr. Carroll to grant conceptual approval to limit the screen panels to left, explore window grill divisions, and provide cut sheets for windows and door, seconded by Mr. Kurtz and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

SA Properties LLC – 394 Congress Street, Block 1026, Lot 6.02, 7, Non-Contributing Demolition

Architect Paul Kiss and owner William Alexander presented plans to demolish existing house. Mr. Alexander expressed that the home has been constantly patched and needs to be demolished. Mr. Kiss confirmed that he performed the analysis on the home and it met the nine points of demolition. There was no objections to demolishing this house.

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

SA Properties LLC – 394 Congress Street, Block 1026, Lot 6.02, 7, Non-Contributing New Construction single family house and garage

Architect Paul Kiss and owner William Alexander presented plans to build a new house and garage. It was confirmed by Mr. Kiss that this is fully complying with zoning and they are asking for final approval. Mr. Kurtz brought up a proposed law that would potentially make this house too tall if not passed. There was concerns in regards to the proposed elevation levels, as there is no clear direction. Mr. Kurtz was also concerned about the car being parked under the house. Mr. Carroll expressed that he did not like the shutters and would like them to match or to swing out. Mr. Boecker let them know that they would need to go to Shade Tree Commission for tree removal. It was suggested to use a different material for the fence, as a few disliked this.

Motion by Ms. Wilson Stridick to table with waiver of time for a decision and resolve issues with shutters, fence, and height, seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Cohen – 16 Reading Avenue, Block 1115, Lot 17.02, Not Rated
Revision to approved plans

Architect Paul Kiss presented plans for revisions to approved plans for 16 Reading Avenue. Mr. Carroll questioned the amount of large windows that were presented for the 2nd floor elevation. Mr. Boecker would like the width of the windows on the second floor to be the same as on the first floor. There was agreement that the Design Standards steer away from the design brought forward with the window to wall ratio. Mr. Kiss asked if he could bring changes to the review committee and Mr. Carroll said he could.

Motion by Mr. Carroll to grant final approval with the condition that the windows on the second floor front elevation match in width with the first floor window opening, seconded by Mr. Kurtz and carried 6-0.

Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

413-415 Washington Street LLC – 413-415 Washington Street, Block 1043, Lot 1, Non-Contributing Siding, trim, panels, brackets, lighting, and storefront windows

Architect Doug Guseman and owner Danny Uffleman presented plans for a retail space at 413-415 Washington Street. Mr. Boecker recommended wood siding for front side of building if being changed. Mr. Uffleman was unsure if siding will need to be replaced yet. It was pointed out that the shutter size is too small on the side elevation. Mr. Guseman confirmed that this change was made but there was an error on their part.

Motion by Mr. Hammeran to grant final approval with the condition that they will need a revised drawing of the elevation depicting window size shutters be submitted to review committee and recommendation to use wood siding at least on front façade if enough of it gets altered, seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

Umbrecht – 16 Second Avenue, Block 1012, Lot 7.01, Non-Contributing Roof turret, porch, door, painting

Architect Doug Guseman presented plans for final approval for roof turret, porch, door and painting the house. This was unchanged from the previous submission but the architect had to verify that they did not need a variance. It was confirmed they do not need one.

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

Currier – 398 Congress Street, Block 1026, Lot 4, 5, 6.01, Non-Contributing New garage

Owner Jack Currier and architect Pam Fine presented plans for a new garage to be constructed. Jack provided a brief history on the property. Mr. Boecker complimented the plans for being extremely well done. Councilmember Baldwin commented that they would need to obtain approval from Shade Tree Commission for the tree that will need to be removed.

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

OPEN TO PUBLIC

Public comment was opened at 8:59 p.m. and closed at 9:05 p.m. with comments by Anita Novino. Anita questioned the trimming and removal of trees on your property needing approval from Shade Tree. Mr. Gillian Schwartz explained the Shade Tree Commission's process. Anita also commented on the fencing for Mr. Alexander and questioned this being allowed. Mr. Boecker explained that requirements have changed as of 2020 and the difference between contributing vs. non

contributing. There was also a question about having a lift, which it was explained that would not be regulated by HPC. Mr. Currier verified this is just for his antique car.

DISCUSSION

Mr. Gillin Schwartz gave an update on the two proposed zoning amendments for demolition for neglect and also historic certificate for real estate transfer. He said both of those were on city council's agenda for 9/16 for first reading and introduction. Mr. Stevenson said he would have a new report on community engagement at the next meeting. Ms. Wilson Stridick gave update on design awards. Mr. Boecker said the Capstone Project is looking for assistance from Historic Commission. A vacancy was announced as an alternate, as Mr. Johnson resigned.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Carroll at 9:05 p.m. with all in favor.

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

Meeting conducted by Board Secretary Karen Keenan. Minutes written by HPC Secretary Lauren Emerick.

Respectfully Submitted,

Lauren Emerick
HPC Secretary