

City of Cape May
Historic Preservation Commission Minutes
June 16, 2025

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairperson John Boecker at 6:00 p.m.

Pledge of Allegiance

Roll Call

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

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

MINUTES: May 15, 2025, and May 19, 2025

Motion made by Mr. Carroll to approve the Minutes dated May 15, 2025, and May 19, 2025, seconded by Mr. Testa and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms. Pessagno.

PAYMENT OF BILLS

Motion made by Mr. Stevenson to approve the payment of the bills seconded by Mr. Hammeran and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

RESOLUTIONS

Heathcote, 1283 Lafayette Street, Block 1061, Lots 113, 114 – Resolution 2025-20

Burton, 302 Howard Street, Block 1065, Lot 9 – Resolution 2025-21

Macfarland Associates LLC, 112 Madison Avenue, Block 1096, Lots 8, 9, 10 – Resolution 2025-22

Motion made by Mr. Carroll to approve Resolutions 2025-20 through Resolution 2025-22 seconded by Mr. Testa and carried 6-0. Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms. Pessagno.

APPLICATIONS APPROVED/DENIED IN REVIEW:

Campbell, 10 Congress Street, 1024/7 C-205, Non-contributing – Rooftop Heat Pump

Cape Island Baptist Church, 115 Gurney Street, 1063/1, Key Contributing – Three Condensers, Platforms, Lattice

CRYS-DAPH Inc., 100 Howard Street, 1064/13, Key Contributing – Paver Sidewalk

Castellano, 217 Beach Avenue Unit 102, 1019/25 C-102, Non-contributing – Rooftop Heat Pump

DePativo, 1515 Yacht Avenue, 1160/13, Non-contributing – Rooftop Condenser

Dobleske, 10 Congress Street Unit 501, 1024/7 C-501, Non-contributing – Rooftop Heat Pump

Gindville, 20 Gurney Street, 1056/10, Key Contributing – 90 Day Extension for Front Porch Rehabilitation

Hillegas, 707 Benton Avenue, 1070/4, Contributing – Roofing

Kane, 10 Congress Street 411, 1024/7 C-411, Non-contributing – Rooftop Heat Pump

Kerr, 10 Congress Street 202, 1024/7 C-202, Non-contributing – Rooftop Heat Pump

McCluskey, 10 Congress Street 510, 1024/7 C-510, Non-contributing – Rooftop Heat Pump
Mitra, 914 Stockton Avenue, 1081/10, Non-contributing – Condenser, Lattice
Naples, 1 Jefferson Street, 1081/26, Contributing – Roofing
Norton, 10 Congress Street 211, 1024/7 C-211, Non-contributing – Rooftop Heat Pump
Sea Shell Properties, 609 Hughes Street, 1058/31, Key Contributing – Conceptual Approval Extension
Seaside Home Inc., 5 North Street, 1022/21, Contributing – Roofing
Smedile, 918 Corgie Street, 1090/23, Contributing – Partial Fencing
Vandergrift, 1147 Lafayette Street, 1061/70.01, Non-contributing – 21 windows

Motion made by Mr. Stevenson to ratify the applications approved or denied in review seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms. Wilson Stridick from 10 Congress Street and Mr. Boecker from 609 Hughes Street.

Mr. Hammeran 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.*

OLD BUSINESS

Jagadesan – 918 Columbia Avenue, Block 1089, Lot 8, Non-contributing Deck

Owner Dev Jagadesan appeared seeking final approval for railings and a deck following Zoning Board approval having received conceptual approval in April 2024. Mr. Boecker noted that plans have not changed since that approval.

Motion by Mr. Testa to grant final approval seconded by Ms. Wilson Stridick and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

NEW BUSINESS

City of Cape May – 830 Canning House Lane, Block 1061, Lot 139
Desalinization Building

Councilmember Lorraine Baldwin presented the proposal to construct a new building for the desalinization water treatment plant not visible from the public right of way. The existing historic building will remain. Features of the original building have been mimicked on the new building.

Motion by Mr. Testa to issue a favorable advisory HPC report seconded by Ms. Pessagno and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Hobrow Inc – 301 Beach Avenue, Block 1014, Lot 13.02, Not Rated
New House – continued to the July 21 meeting.

Carney's Inc – 419 Beach Avenue, Block 1041, Lots 21-23, Contributing and Non-contributing
Replace façades: New tower, windows, roofing, lighting, signs, doors

Owner Sean Carney gave a family history of the ownership of Carney's. Architect Dave Schultz presented the proposal to renew the Carney's buildings by rebuilding the façade of #411 (Non-contributing) including four double and one single windows, new double doors, applied wood columns, an enhanced entry with an elevated hipped roof, replacing the first-floor picture windows on #419 (Contributing) with operable wood triple bi-folding windows, replacing the double front doors and new signage. The fascia and hipped roofs will be covered with red cedar shingle and the foundation will be brick-faced. Mr. Schultz confirmed that the Contributing second-floor front covered porch of #419

would not be altered. HPC favored the project and requested that the first-floor porch spandrel brackets be returned to the structure as they are cited in the Property Report and were removed since 2007. All signs will be carved and painted wood.

Motion by Mr. Testa to grant Conceptual approval conditional upon returning the spandrel brackets to the first-floor porch seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Avue LLC (affiliate of Cape Jetty LLC property owner) - 6 Second Avenue, Block 1012, Lot 15.01, Non-contributing Demolition

Attorney Peter Chacanas, Hyland, Levin and Shapiro, and Kevin Olandt, Fenwick Architects, presented a proposal to demolish the existing motel. Mr. Olandt reported that HPC approved demolition (Resolution 2017-37) and the criteria remains the same. The Solicitor stated he is satisfied with the finding of facts in the previous resolution.

Motion by Mr. Stevenson to grant Final approval seconded by Ms. Wilson Stridick and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Cape Jetty LLC - 6 Second Avenue, Block 1012, Lot 15.01, Non-contributing New Hotel Building

Attorney Peter Chacanas, Hyland, Levin and Shapiro, and Kevin Olandt, Fenwick Architects, presented a proposal seeking Conceptual approval to construct a new four-story hotel with 53 units as the Planning Board denied the proposal on June 10, 2025. Mr. Olandt noted that HPC granted Conceptual approval on April 15, 2019; the Solicitor responded that HPC has since adopted new Standards. Mr. Olandt stated that the Second Avenue entrance has been relocated since 2019 but massing, scale, and materials are all the same with 79 plus 22 stacked valet only parking spaces and a rooftop pool area. The restaurant would be limited to hotel guests as an all-inclusive resort model is proposed. HPC objected to the massive scale of the building in the residential neighborhood and the stone and lattice 10' wall at the ground floor as pedestrian unfriendly. Mr. Chacanas noted that the building is site compliant with a 20' setback. Mr. Boecker offered loading dock, massing, scale, railing and room reduction recommendations. HPC and the applicants decided to table the application to allow for amendments in collaboration with the review committee. The applicants waived the 45-day time limitations.

Motion by Mr. Testa to table the application seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Umbrecht – 16 Second Avenue, Block 1012, Lot 7.01, Non-contributing Turret, Dorner, Porch Columns, Railings, Decking, Steps

Owners Richard and Ann Umbrecht and Architect Doug Guseman, The Hyland Group, presented the project to replicate a historic open roof turret with eco slate roofing and install a door, restore the front porch with decks, steps, railings balusters and columns and structural remediation as needed, replace screw on vinyl shutters with wood operable shutters and lighting seeking conceptual approval. A variance for setback will be sought.

Motion by Mr. Hammeran to grant conceptual approval seconded by Ms. Wilson Stridick and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

1537 Yacht Avenue LLC – 1537 Yacht Avenue, Block 1160, Lot 24, Contributing Elevation, Screening, Doors, Railings

Owner Keith Laudeman with Alex Laudeman and David Schultz, DAS Architects, appeared seeking final approval to elevate the historic boathouse structure 8' for flooding and install new wood posts, bracing and horizontal wood plank

screening and two wood doors, and creating recessed porches in the 3 existing elevated water access openings with black recessed steel cable railings and new partial light double doors (HPC-602). HPC agreed to compose a letter to FEMA in support.

Motion by Ms. Wilson Stridick to grant Final approval as presented seconded by Mr. Stevenson and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Mazzitelli – 307 Congress Street, Block 1031, Lot 55, 56, Non-contributing Elevation, Addition, Third Floor

Owners Matthew and Susan Mazzitelli and Architect Paul Farnan appeared seeking conceptual approval as the plan requires Zoning Board relief. Mr. Farnan presented the plan to elevate the structure and change the front access to a side access with a new third floor with a front deck facing the street. The project includes: new asphalt roofing, Hardie Board siding, Anderson 400 windows with vinyl shutters, Azek trims, doors, columns, vinyl railings, decking, a brick faced foundation with vinyl lattice, a new vinyl exterior shower enclosure, a paver driveway, blue stone walkways and new landscaping. Following discussion HPC had suggestions to include in the motion.

Motion by Mr. Carroll to grant Conceptual approval conditional upon eliminating the black balusters, extending the driveway as per the Standards, providing comparative site plans and elevations, amending the left side gable windows, adding additional shutters, use of diagonal lattice at the foundation, screening the condenser and providing an exterior lighting plan seconded by Ms. Wilson Stridick and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

PUBLIC COMMENT – No public present; no comment.

DISCUSSION

HPC Special Meeting Historic District Map – Monday, June 9, 4-6 p.m.

Mr. Boecker reported that he was meeting with an HOA on June 17. Also, that the map needed several amendments and another public meeting would be scheduled. Discussion ensued with a suggestion for HPC to become familiar with the updated boundaries.

HPC Alignment Workshop #3 – July 17 10:00 a.m. to 2 p.m.

The date has been set for July 17. Mr. Boecker will bring the list of priorities for 2025-2026 for consideration.

HPC Awards

Ms. Baldwin and Ms. Wilson Stridick reported on the progress of this project. The committee researched what other historic communities have done. It was decided that a presentation will be developed to present at the Alignment Workshop.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Testa at 9:27 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 Judy Decker.

Respectfully Submitted,

Judith E. Decker
HPC Secretary