

**City of Cape May**  
**Historic Preservation Commission Minutes**  
**July 21, 2025**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairperson John Boecker at 6:02 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)	Present
Mr. Kurtz (Alternate II)	Present

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

Mr. Johnson 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:** June 9, 2025, and June 16, 2025

**Motion made by Mr. Carroll to approve the Minutes dated June 16, 2025, 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.

**Motion made by Mr. Hammeran to approve the Minutes dated June 9, 2025, seconded by Ms. Pessagno 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.

**PAYMENT OF BILLS**

**Motion made by Mr. Testa to approve the payment of the bills 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.

**RESOLUTIONS**

Jagadesen, 918 Columbia Avenue, Block 1089, Lot 8 – Resolution 2025-23  
City of Cape May, 830 Canning House Lane, Block 1061, Lot 139 – Resolution 2025-24  
Avue LLC, 6 Second Avenue, Block 1012, Lot 15.01 – Resolution 2025-25  
1537 Yacht Avenue LLC, 1537 Yacht Avenue, Block 1160, Lot 24 – Resolution 2025-26

**Motion made by Mr. Carroll to approve Resolutions 2025-23 through Resolution 2025-26 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.

### **APPLICATIONS APPROVED/DENIED IN REVIEW:**

ADIS Inc, 1317 Beach Avenue, 1146/6,7,10,11-24, NC – Temporary Seasonal Patio, Cabanas  
Aquino, 205 Howard Street, 1069/11, C – Fence  
Atlantic City Electric, 1045 Beach Avenue, 1101/7, NC – New Light Poles, Antennas  
Barr, 507 Jefferson Street, 1089/1, NC - Fence  
Bezaire, 1116 New Jersey Avenue #2, 1115/11 C-02, NC – Condenser  
Bremer, 1035 Washington Street, 1112/11.01, NC – Screen Side Porch  
Caughlin, 815 Benton Avenue, 1073/20, C – Exterior Shower Enclosure, HVAC Lattice  
Church of Our Lady of the Sea, 500-502 Lafayette Street, NC – Rooftop Condenser  
City of Cape May, 710 Madison Avenue, 1090/34, NC – Conduit, Cabinet Co-location  
Coller, 212 Grant Street, 1019/20, NC – Rooftop Condenser  
Culliton, 9 Jackson Street, 1041/16 C414, NC – Rooftop Condenser  
DeLuca, 330 Congress Street, 1026/12, NC – Condenser, Lattice  
deSatnick and Heminway, 1105 Washington Street, 1113/33, C – Wood Decks, Railings, Doors  
Drake, 17 South Broadway, 1018/20, C – Fence, Gate  
Flynn, 1248 Lafayette Street, 1129/20, C – Chimney Cap, Stucco Repair  
Harris, 1001 New Jersey Avenue, 1102/59, 60, KC – Wood Fence, Gate  
Herman, 1116 New Jersey Avenue #4, 1115/11 C-04, NC - Condenser  
Jackson, 809 Columbia Avenue, 1075/5, C – Partial Fence Replacement  
Klotz, 1003 New Jersey Avenue, 1102/57, KC – Roofing Material  
Mansion Street Associates LLC, 311 Mansion Street, 1039/10.03, NC – Sign  
McCall, 1233 Washington Street, 1129/14.01, C – Condenser, Lattice  
McIntyre, 914 Queen Street, 1092/14, NC – Move Two Windows, One Door  
Menci, 412 Congress Street, 1027/6.03, NC – Denial - Vinyl Fence  
Mitra, 205 Perry Street, 1038/11.02, C – Condensers  
Neff, 651 Hughes Street, 1058/19, C – Roofing  
Newman, 641 Hughes Street, 1058/21, C – Porch Roofing, Gutters, Downspouts  
Pattillo, 1205 Beach Avenue #7, 1130/26 C-07, NC – Heat Pump  
Pyfrin, 213 Grant Street, 1022/24, C – Shed  
Redelico, 9 Jackson Street, 1041/16, NC – Rooftop Condenser  
Reina, 1207 Washington Street, 1129/40, 41, C – Pool Deck  
Salvaggio, 512 Elmira Street, 1054/12, NC – Fence  
Simone, 416 Madison Avenue, 1099/1 C-406, NC – Condenser  
Ware, 1401 New Jersey Avenue, 1162/1.03, NC – Roofing  
Wolfe, 828 Lafayette Street, 1092/7, C – Exterior Shower Enclosure  
Zacharia, 1018 Washington Street, 1110/5, NC – Condenser, Lattice  
407 Washington Development LLC, 407 Washington Street, NC – Door, Railings Fence

**Motion made by Ms. Wilson Stridick 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: Mr. Hammeran from 1018 Washington Street.

### **APPLICATIONS**

**City of Cape May** – 210 Beach Avenue, Block 1000, Lot 20, Not Rated  
Renovation, addition, relocate ADA access ramp – Lifeguard Headquarters

City Manager Paul Dietrich appeared seeking a recommendation by the commission, in order for the City to make an application to the State Historic Preservation Office for authorization of the project. Mr. Carroll recommended adding signage for water conditions in the area. Ms. Pessagno confirmed with the City Manager that the restrooms in the building will be strictly for employee use only.

**Motion by Mr. Testa to grant a favorable advisory report to the City, as presented, 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.

**Tarosky** – 925 Corgie Street, Block 1093, Lot 12, Contributing  
Rear/Side covered porch

Commissioners Johnson and Kurtz recused themselves from this application.

Donald Tarosky appeared seeking final approval. Mr. Boecker confirmed that the applicant was clear and thorough in his report to the Commission and stated that all conditions have been met and that there is no need to solicit comments from the Commission. Mr. Boecker brought attention to the elevation with the triangular pediment, stating that he would like to see a revision that shows how that will be constructed, as it does not currently indicate material or trim. Mr. Carroll verifies that the rear deck is low enough that it will not require a railing, as per code. The applicant assured the commission that it does not require the railing at 26 inches.

**Motion by Mr. Stevenson to grant final approval conditional upon submitting construction plans of the triangular pediment 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.

**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 representatives Mike Mortimer and Anne Marie Brittingham 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. Mr. Carroll suggested reducing the size of the porch, to make it even with the front of the house, and the applicants agreed. Mr. Testa stated that the current plan for the front of the home could cause some detriment to the contributing status of the property. City Solicitor Gillin-Schwartz provided several options on how to proceed. One option was that the applicants could table the application, waive the 45 day timeline, and decide on a course of action for the house. Another option was to get conceptual approval on putting a stair or deck back, conditional on bringing back a revised plan to the commission. The applicants decided that they will waive the 45 day timeline, and table the application until they decide on how to proceed with the property.

**Motion by Mr. Testa to table 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.

**Cement Ship Inc.** 1613 Beach Avenue, Block 1185, Lot 17, 18, 19, Key Contributing  
Renovation, rear addition, elevate house, retaining wall/patio/landscaping

Vice Chair Testa recused himself from this application.

Attorney Anthony Monzo, Architect David Schultz, and property owners Hunter and Margaret Cochrane were present for this application. Mr. Monzo provided a history of the project and stated that since their last presentation to the HPC, the east addition to the home has been moved two feet, as recommended. Mr. Cochrane presented changes that have been made via the site plan. Mr. Boecker pointed out that the plans call for round columns on the front porch, while the historical plans state that they were square. Historical photos show round columns; therefore Mr. Boecker withdrew his comment. Mr. Boecker stated that because this is a new application, and it is missing a full set of floor plans and the cut sheets, that the commission will not be able to give final approval. The recommendation is made to grant conceptual approval, providing that the application is resubmitted in its entirety. The application will be heard again at the August 18<sup>th</sup> HPC Meeting.

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

**PUBLIC COMMENT** – None.

**DISCUSSION**

### HPC Alignment Workshop #3

Mr. Boecker reported on the seven key elements of the HPC alignment workshop #3.

1. The Commission will research the etymology of the local historic district to further inform the amendment proposal, which will be discussed at the August meeting
2. Created by motion, an HPC design award committee for 2026, in conjunction with the 50 year “National Historic Landmark District” status.
3. Created by motion, a community outreach committee. Mr. Kurtz and Ms. Pessagno volunteer to be on the committee.
4. Agreed to set up annual process to update property reports.
5. Taking into consideration the creation of a preservation plan.
6. Changing the period of significance to 1730-1948.
7. Looking to recommend code amendment to place notification on certificate stating that a property is in the local historic district.

### ADJOURNMENT

**Motion to adjourn the meeting was made by Mr. Kurtz at 7:41 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