

City of Cape May
Historic Preservation Commission Minutes
June 15, 2026

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairman John Boecker at 6:02 pm.

Pledge of Allegiance

Roll Call

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

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

MINUTES

Motion made by Mr. Testa to approve the May 18, 2026 minutes seconded by Mr. Carroll and carried 6-0.

Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

PAYMENT OF BILLS

Motion made by Mr. Hammeran to pay the bills seconded by Ms. Decker and carried 6-0. Those in favor:

Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

RESOLUTIONS

Hampton, 645 Lafayette Street, Block 1060, Lot 22 – Resolution 2026-19

Shell Cottage 908 LLC, Block 1081, Lot 7 – Resolution 2026-20

Congress Hall LLC, 251 Beach Avenue, Block 1028, Lot 1.01 – Resolution 2026-21

Iannacone, 1045 Washington Street, Block 1112, Lot 10 – Resolution 2026-22

O'Connor, 1226 Lafayette Street, Block 1120, Lot 10 – Resolution 2026-23

USS Jacob Jones Memorial Foundation and the City of Cape May, Promenade across from the Grand Hotel at 1045 Beach Avenue – Resolution 2026-24

Adis Inc/ La Mer Beachfront Resort, 1317 Beach Avenue, Block 1146, Lot 6-24 – Conceptual approval

Motion made by Mr. Testa to approve Resolutions 2026-19 through Resolutions 2025-23 and Conceptual Approvals seconded by Mr. Carroll and carried 6-0.

Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Hammeran on 1045 Washington Street, Mr. Boecker for 1045 Washington Street and USS Jacob Jones Memorial Foundation

APPLICATIONS APPROVED/DENIED IN REVIEW

Albed, 16 Gurney Street, 1056/12, KC – Decking, railings, gutters
Ayad, 1014 Washington Street, 1110/4, C – Sidewalk, decking
Brogan, 413 Jefferson Street, 1086/1, C – HVAC
Cromie, 15 Queen Street, 1095/17, C – Generator
Dempsey, 665 Hughes Street, 1058/15, C – Sidewalk
DeLisle, 119B Stockton Place, 1065/C-02, C – Porch railing
Dilullo, 224 Grant Street, 1019/16.01, NC – Fence
Formica, 1125 New York Avenue, 1117/22,23,24, C – Pergola
Hyde, 1007 New Jersey Avenue, 1102/54, NC – HVAC
Kris-Kon Corp, 317 Washington Street, 1037/6, C – HVAC
Mcmullin, 1321 New York Avenue, 1148/25, C – Fence
Moini, 933 Corgie Street, 1093/10, C – HVAC
Lowe II, 1020 Lafayette Street, 1112/2, C – Handrail
Mchugh Group RE Lp, 1101 New York Avenue, 1117/38,39, C – Deck stairs
Parker, 108 Howard Street, 1064/4.02, NC – Fence
Landon Family Trust, 20 Stockton Place, 1062/3,4, NC – Sidewalk
Salmieri, 101 S Lafayette Street 2A, 1025/10, C – HVAC

Motion made by Mr. Stevenson to ratify the applications approved or denied in review seconded by Mr. Testa and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Hammeran for 1014 Washington Street

APPLICATIONS

Huntington House LLC – 107 Grant Street, Block 1021, Lot 1, Key Contributing Hotel Alcott renovations, courtyard

Principal, Curtis Bashaw, and project manager, Robert Shapansky, presented a project for renovations at the Hotel Alcott for which conceptual approval was being sought. The changes include improved accessibility, safety egress compliance, seasonal front porch enclosure with dividers, a 3rd floor rear balcony, and a restored and modified rear courtyard with a pool. The applicant seeks to increase the permanently enclosed porch on the first floor by one bay further north and to install seasonal porch enclosures on the second floor that will be removed during the summer season. A new elevator is proposed with an override bulkhead visible from the rear but, according to the applicant, not from street level on Grant Street. In general, the project received favorable comments and positive response. Several commissioners praised the project. The Commission requested further details in the application for Final approval to verify the seasonal removal of the second floor porch enclosures.

Motion made by Mr. Boecker to grant Conceptual approval with the following conditions: (1) Provide details regarding the proposed installation of the second floor seasonal porch enclosures, demonstrating easy seasonal removal; (2) confirmation that the seasonal panels will be installed no earlier than October 15 and removed no later than May 15 of each year (this being consistent with a similar application approved for 29 Perry Street, known as the “Star Inn”); (3) window and door details and cutsheets, including trim profiles; (4) streetscape photographs taken from a distance showing the visibility of the rooftop elements for purposes of evaluating the relative visibility of the proposed elevator bulkhead along the roofline; (5) cut sheets for the proposed materials; and (6) a landscaping plan. Motion seconded by Mr. Testa and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Aylmer – 520 Elmira Street, Block 1054, Lot 9, Non-Contributing
Pavers, steps, shower enclosure, railings

Andrew Mormille of Major League Lawn Care presented plans for Conceptual approval to add steps, a shower enclosure, and updated backyard landscaping with pavers. The applicant proposes changing the wooden steps in the rear to match the existing brick steps, along with a black aluminum railing. The Commission requested that the railing be changed to wood to be more compatible with the existing house and that veneer brickwork for the steps be set in a traditional horizontal pattern, not vertically as depicted.

Motion made by Mr. Boecker to grant Conceptual approval with the conditions that the brick veneer on the steps’ structure run horizontally and that conforming wood railings be used on both sides of the front steps. Motion seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Cape Anita LLC – 918 Stockton Avenue, Block 1081, Lot 12, Contributing
Converting triplex to two-family dwelling, deck, HVAC

Project architect, Joseph Scarpa, presented plans to convert 918 Stockton Avenue from a triplex to a two-family dwelling. He presented updates since tabling the application for Conceptual approval at the May 18, 2026 HPC meeting. Revised cut sheets indicate that windows are exterior primed wood with simulated divided lites. A landscaping plan was presented, along with cut sheets for paving materials and landscaping light fixtures. The shutters have been revised as operable louver type with iron hardware. The stairs have remained in their current straight approach position with additional steps added, given the new raised floor elevation height. A large rear sliding door has been added to the rear beneath the new decks. A lighting plan was submitted for review. The commissioners indicated that Hardie trim is not appropriate and that all trim should be wood. Additionally, the existing chimneys should be retained, and more historically appropriate lighting fixtures should be submitted for the porch ceiling and wall sconces, along with railing details.

Motion made by Mr. Boecker to grant Final approval with the following conditions and documentation to be submitted for approval by the Review Committee: (1) Hardie trim shall be removed and replaced with wood; (2) chimneys shall remain and be preserved as part of the addition; (3) exterior lighting fixtures shall be revised to include porch ceiling and wall scones in accordance with the Historic Design Standards; (4) railing details; (5) confirmation on the plans of the simulated divided lites for all windows. Motion seconded by Ms. Decker and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Miller – 535 Bank Street, Block 1054, Lot 25, Contributing
Moving structure, addition, garage

Project contractor, Paul Massing, and potential buyer, Allison Wallis, presented their proposal to elevate the structure to meet flood requirements and to relocate and renovate the home. The applicant intends to remove the additions on the back of the original house and construct a new addition, including a garage in the rear, which would be attached via a breezeway connection. An enlarged open air front porch is also proposed. The chimney is to remain. The Commission's comments focused on what was characterized as the disproportionate size of the addition relative to Design Standards principles and its positioning, as well as the appropriateness of the proposed breezeway. Additional comments were made indicating that, in its present state, the application would not qualify for approval; however, additional comments recommended an addition that is narrower and extends straight back, while separated from the existing house with a recessed "hyphen" element. Other options and suggestions were explored that might help the applicants move forward on the project.

Motion made by Mr. Testa to table the application with the applicant agreeing to waive the 45 day decision making rule, seconded by Mr. Carroll, and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Welchmen LLC – 1122 Washington Street, Block 1110, Lot 17, Contributing
Fence, shower enclosure, patio, pool

Mr. Boecker recused himself from the deliberations due to the proximity of his home to the subject property. Managing member, Fred Xenidis, presented plans to install fencing, a patio, a shower enclosure, and a swimming pool. A portion of the fence would be located on the adjoining property line to establish privacy. The Commissioners noted that the fencing boards must be vertically oriented instead of the proposed horizontal fencing and requested submission of a lighting plan as well. It was noted that the pool is located so as to not be visible from the street.

Motion made by Mr. Carroll to grant Final approval with the following conditions and documentation to be submitted for approval by the Review Committee: (1) Submit a lighting plan for the area of the proposed improvements; (2) documentation verifying that the fence and the shower shall be constructed of wood with period appropriate vertically oriented boards; (3) documentation verifying that mechanical equipment is properly screened with painted wood lattice; and (4) As an alternative to a fence enclosing the pool, the applicant may, at their option, extend the fence westward to connect to the accessory garage, which may allow for more efficient use of the pool patio area. Motion seconded by Mr. Hammeran and carried 5-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Those opposed: none. Those abstaining: none.

East Lynne Theater Company/ City of Cape May – 717 Franklin Street, Block 1080, Lot 31, Key Contributing
Two story Addition

Mr. Carroll, Mr. Testa, and Ms. Baldwin recused themselves from the deliberations due to their relationships with the property's Lessee. Architect, Janice Woodcock and Board Member. Steve Morris, presented plans for a two-story addition facing Franklin St. adjacent to the A.M.E. Church building to accommodate a theater lobby, lounge area, dressing rooms, toilet rooms, and support spaces. Existing parking would be relocated to the rear of the property. It was acknowledged that the current lease agreement with the City would need to be revised before the concept could be advanced. The Commissioners generally complimented the design concept but recommended that the overall scale be reduced and the building perhaps set back further from the street. Several ideas for reconfiguring the proposed front porch, balcony, and landscaping were discussed, and additional details regarding the proposed wooden railings, landscape plan, and lighting plan were requested for the next submission.

Motion made by Ms. Decker to grant Conceptual approval with the points noted above, seconded by Mr. Stevenson, and carried 4-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: none.

DISCUSSION

1. Mr. Stevenson provided a debriefing on the HPC Awards. It was commented that perhaps videos of award winners might be preferable to posters in the future. It was agreed that award winners and nominees should be posted on HPC's website.
2. Mr. Boecker provided a brief update regarding the Uniform City Signage Task Force work, aiming for the HPC Subcommittee to complete draft Standards by the end of August.
3. Mr. Boecker discussed the intention to create National Historic District Landmark plaques at the entrance to the City and at each end of the Mall.
4. Ms. Decker reported on a planned upcoming meeting with Paul Dietrich to discuss the process and budget for obtaining approximately 150 additional Property Reports by the end of the year.
5. Mr. Boecker discussed developing a process for re-introducing a revised Local Historic District Map amendment, hopefully planning for a public hearing in the Fall.
6. It was agreed that an HPC Alignment Workshop will be held at the end of July or early August with a date to be established by concurrence of the Commissioners; this workshop will focus on proposing a process and content for updating HPC's Historic Design Standards.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 9:51p.m. with all in favor.

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

Meeting conducted by HPC Secretary Lauren Emerick. Minutes written by HPC Secretary Lauren Emerick.

Respectfully Submitted,

Lauren Emerick
HPC Secretary