City of Cape May
Historic Preservation Commission Minutes
September 21, 2026

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

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	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 August 21, 2026 minutes, seconded by Mr. Carroll, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

PAYMENT OF BILLS

Motion made by Ms. Decker to pay the bills, seconded by Mr. Carroll, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

RESOLUTIONS FOR FINAL APPROVAL

Luce Realty Partnership – Cape May LLC, 227 Perry Street, Block 1038, Lot 3 – Resolution 2026-36
Adis, Inc.,d/b/a La Mer Beachfront Resort, 1317 Beach Avenue, Block 1146, Lot 6,7,10-24 – Resolution 2026-37
Aylmer, 520 Elmira Street, Block 1054, Lot 9 – Resolution 2026-38

Motion made by Mr. Testa to approve Resolutions 2026-36 through Resolutions 2026-38, seconded by Ms. Decker, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson (for 1317 Beach Avenue), Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Stevenson for 227 Perry Street

CONCEPTUAL APPROVALS

APPLICATIONS APPROVED/DENIED IN REVIEW

509 Liberty Way LLC, 509 Washington Street #101, 1052/5, NC - HVAC
519 Franklin St LLC, 413-415 Washington Street, 1043/1, NC – Trash enclosure
Ardis, 1240 Lafayette Street, 1129/17, C – HVAC
Adams, 925 Stockton Avenue, 1082/12, NC – HVAC
Aylmer, 520 Elmira Street, 1054/9, NC – Conditions
City of Cape May, 711 Lafayette Street, 1061/54, NR – Signs
Carroll, 625 Hughes Street, 1058/28, C – HVAC
Congress Hall LLC, 200 Congress Place, 1028/1.01, KC – Windows
Greene, 814 Kearney Avenue, 1068/2, C – HVAC
Gordon, 921 Washington Street, 1094/16, C – HVAC
Guerino, 909 Corgie Street, 1093/17, C – Driveway
Hewitt-Wilson, 107 North Street, 1026/23, C - Roof
Hiban, 126 Decatur Street, 1041/4, C – Roof
Hoff, 817 Corgie Street, 1091/18, C – Patio
Hoffman, 1211 New Jersey Avenue, 1131/29, C – Roof
Icona Outdoor Mall, 11 Gurney Street, 1062/8,9,10.01, NC – Siding
Mchugh Group RE Lp, 1101 New York Avenue, 1117/38,39, C – Stair treads, stringers, risers, railing
Peterson, 244 Windsor Avenue, 1022/2, C – Roof
Prince Copper LLC, 310 Howard Street, 1065/4, C – Awning
Robinson, 1025 New York Avenue, 1103/45,46, C – Door
Rogers, 532 Elmira Street, 1054/7, C – HVAC
Rymer, 1417 Beach Avenue, 1161/1.12, NC – Roof
St Germain, 1409 New Jersey Avenue, 1162/1.05, NC – Generator
Sokoll, 8 First Avenue, 1014/13.01, NR – HVAC
Turner, 25 Gurney Street, 1062/14.02, C – Driveway
Victoria's Walk Condominium Association, 1621 Beach Avenue, 1185/15, NC – Decks

Motion made by Mr. Stevenson to ratify the applications approved or denied in review, seconded by Ms. Pessagno, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Hammeran for 921 Washington Street, Mr. Testa for 1417 Beach Avenue.

As a first order of additional business, City Manager, Paul Dietrich, gave an update on the status of the new police station construction. He identified some minor changes to the architectural features of the building, particularly regarding the brickwork. In that regard, a decorative saw-tooth soldier course and a single row of black vertical brick were added to enhance the brick work. The ongoing construction and resulting appearance of the structure received compliments from Commissioners.

APPLICATIONS

City of Cape May – 711 Lafayette Street, Block 1061, Lot 50-53, Not rated
Construction of final phase of Wise-Anderson Park

City Manager, Paul Dietrich, presented the application for an advisory report regarding the final phase of Wise-Anderson Park. Owing to the use of elements in the application that he had previously designed, Mr. Boecker recused himself from consideration of this matter, and Mr. Testa, Vice Chair, acted as chair in his stead. Mr. Dietrich noted that, as part of this phase, there will be pavilion pergolas added, along with a bathroom facility, a basketball court, a tennis court, and pickleball courts, as indicated on the drawings presented. He stated that the courts will be hard surface and will be lighted for evening play. Additional parking may be added in the future, but the design now calls for 49 parking spaces at this phase of the project. Mr. Dietrich stated that the City is hoping to award contracts for the project construction by January 2027 with the new facilities possibly opening before July 2027. In response to questions, Mr. Dietrich confirmed that the lighting would be sensitive to "dark sky" regulations while targeting sports lighting requirements. The park design received general compliments from Commissioners.

Motion made by Ms. Decker to grant a favorable advisory report, seconded by Mr. Stevenson, and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa. Those opposed: none.

Mr. Boecker then returned to the chair.

Anderko – 815 Columbia Avenue, Block 1075, Lot 8, Contributing
Addition, windows, trim, siding

Owner and builder, Ted Anderko, returned to present his application, seeking final approval. He stated that the existing house is 1,618 square feet and the demolition area on the back of the house is 148 square feet. The proposed addition will be 1,020 square feet. To reduce the addition's streetscape, he removed the fireplace, stepped back the left side two feet, and lowered the roof on the rear by several feet with gable ends matching. According to the submitted materials checklist, all materials will be wood. It was pointed out, however, that notes on submitted drawings specify, one door as fiberglass. Mr. Anderko stated that this was an error and that the door would be wood. Solicitor Gillin-Schwartz noted that since there had been a size decrease in the structure, which differs from that approved by zoning, the applicant would need to confirm with zoning that no further zoning action is required before the HPC could grant final approval. After discussion, it was proposed that Conceptual Approval be granted with the following nine conditions that must be addressed by the Applicant submitting supplemental documentation to the Review Committee for review and approval, as follows:

1. Notes 23 and 25 on Sheet A1 shall be revised to eliminate references to fiberglass doors and vinyl decking; instead, wood will be specified for both.
2. Provide cut sheets verifying that any standing-seam metal roofing shall have a maximum one-inch seam.
3. Provide documentation verifying that the exposed block foundation shall be parged.
4. The site plan shall be revised to reflect the reduced footprint of the proposed addition.
5. Provide documentation verifying that the existing front door shall be retained.
6. Cut sheets shall be provided confirming that the proposed windows will have primed wood exterior with simulated divided lites in a six-over-one configuration, rather than the nine-over-one configuration previously proposed.
7. Provide details of the proposed railings and balusters shall be provided, including a maximum three-inch spacing and rectangular balusters in place of the existing tulip-style ornamentation.
8. Cut sheets shall be provided for the proposed cedar siding.
9. Confirmation shall be obtained from the Zoning Officer that the revisions presented to the HPC have received Zoning approval for the proposed addition.

Motion made by Mr. Testa to grant Conceptual Approval with the above-referenced conditions, seconded by Ms. Decker, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Adis, Inc. D/B/A La Mer Beachfront Resort – 1317 Beach Avenue, Block 1146, Lot 6-24, Non-Contributing
Reconstruction of hotel wing, construction of event center

Francesca Santoro, president and CEO of La Mer Beachfront Resort and William McLees of William McLees Architecture presented the plan for phasing the previously approved application. The applicants explained they are now approaching the approved construction in a phased manner consistent with financing and the logistics of the construction. The event space fronting on New Jersey Avenue will be constructed first as phase A. Phase B will include demolition and replacement of the hotel wing at the west side of the property. The final phase C will include improvements to the existing parking area and portico closest to the corner of Pittsburgh and New Jersey Avenue. There are no architectural changes to the previously approved project. Work is anticipated to start in October with completion expected within a two-year period. Ms. Santoro responded to questions regarding the periods of operation for the event center, which have been extended.

Motion made by Mr. Testa to grant Final Approval as submitted in phased form, seconded by Mr. Hammeran, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Haija – 1149 Lafayette Street, Block 1061, Lot 71, Contributing
Rear addition

Owner, Anan Haija presented the project along with builder, Ray Hawthorne of Hawthorne and Davis Development, and project designer and manager, Adam Crossland, noting that changes to the front portion of the structure have been approved previously and that the applicant was returning for consideration of the proposed back garage building, along with the "hyphen" connection to the main home. Mr. Crossland explained that the hyphen has been reduced by an additional seven feet in length with a lowered roof line and floor-to-ceiling windows. The two-bay portion of the garage has been shortened by four feet, and the third bay portion of the garage has been shortened by two feet. Architectural historian, Steven Smolyn, acting as a consultant for the HPC, rendered comments for the project based upon his review. The comments, resulting from a written report by Mr. Smolyn, indicate that the proposed addition's location are appropriate in principle and do not "overwhelm" the existing house, thereby according with HPC's Design Standards. Mr. Smolyn pointed out that the proposed dormers appropriately relate to the existing roof vocabulary, but proposed detailing incorporated into the new addition, which replicates the existing house's 1850's ornamental detailing, should be avoided so as to not create a false sense of history. He suggested revising and relocating the double-run stairs accessing the deck above the third garage bay in order to render this stair element less visible. Finally, he concluded that the currently proposed addition likely would not adversely affect the "contributing" status of the property. Some concern continued to be expressed about the overall size of the addition and several other aspects. After discussion, it was proposed that Final Approval be granted with the following seven conditions that must be addressed by the Applicant submitting supplemental documentation to the Review Committee for review and approval:

1. Cut sheets shall be provided confirming that the proposed windows will have primed wood exterior with simulated divided lites.
2. Cut sheets shall be provided confirming that all exterior doors shall be wood, including garage doors.
3. Provide documentation depicting the stair to the observation deck reconfigured as a single-run stair parallel to the rear elevation with the top landing located to the south.
4. Provide documentation depicting deletion of brackets and pediment trim detailing over the addition's doors and windows.
5. Provide a revised rendering depicting the window on the garage gable end.
6. Provide documentation depicting the south wall of the third garage bay recessed by 1'-4" to reduce its scale.

7. Provide documentation verifying that the garage door for the third garage bay shall match the other two garage doors.

Motion made by Mr. Boecker to grant Final Approval with the above-referenced conditions, seconded by Ms. Decker, and carried 5-2. Those in favor: Ms. Pessagno, Mr. Stevenson, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: Mr. Carroll, Ms. Decker. Those abstaining: none.

Yacht Harbor Estates – 1505 Yacht Avenue, Block 1160, Lot 6,6.01,7, Non-Contributing
7 New Construction Condominium Units

Principal for the applicant, Val Fecaro, and architect, Joseph Scarpa of the Hyland Group, returned seeking final approval of the proposed project. The applicant received Conceptual Approval in April 2026 for a multi-unit condominium development consisting of two separate buildings, one building adjacent to Yacht Avenue and a second building with its rear elevation facing the waterfront. The applicant proposed standing seam metal roofing throughout the entirety of the development instead of the previously approved roofing materials, which consisted of a combination of cedar shingles on primary roof areas with metal roofing on secondary shed dormer roof elements. The Commissioners noted that while the roofing material on the shed would be minimally visible due to the shallow roof slope of these dormers, the primary roof areas would be highly visible as a prominent architectural feature. It also was noted that the standing seam roofing must have a maximum seam height of one inch.

Motion made by Mr. Boecker to grant Final Approval with the condition that cedar shingle roofing be retained on the primary roof areas, with standing seam metal roofing limited to the shed dormer roof areas, consistent with the roofing materials depicted in the previously submitted Conceptual application, seconded by Mr. Carroll, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Luce Realty Partnership – Cape May LLC – 227 Perry Street, Block 1038, Lot 3, Contributing
Raise front of house, new rear addition

Applicant and architect, Christopher Luce, returned with a revised proposal from the application that had been tabled previously. He highlighted the following in the revision: First, the existing chimneys would remain, and all windows would remain in their current locations. The proposed exterior color is to be changed from the previously presented blue color to a more natural stain. The size of the addition is to be reduced by about 200 square feet. A porch will be added to the side as well. The two-story bay is to be removed and the base plate on the second floor to be lowered to bring down the roof and scale of the massing of the addition. Finally, he noted that trees will be planted on the north side of the property adjoining municipal parking lot that will partially block the addition and soften it up. After discussion, it was proposed that Final Approval be granted with the following eight conditions that must be addressed by the Applicant submitting supplemental documentation to the Review Committee for review and approval:

1. Provide railing details for the porch verifying spindle size, configuration, and spacing, together with details for the proposed replacement porch columns verifying that its configuration matches the existing porch columns.
2. Cut sheets shall be provided confirming that the proposed windows will have primed wood exterior with simulated divided lites.
3. Cut sheets shall be provided confirming that all exterior doors shall be wood.
4. Provide manufacturer's cut sheets for all proposed roofing materials.
5. Provide manufacturer's cut sheets for the proposed thin brick.
6. Provide manufacturer's cut sheets for all proposed exterior siding materials.

7. Provide a revised site plan to identify the location of all proposed HVAC condensers, along with documentation depicting the configuration and materials proposed for screening this equipment, including cut sheets of the proposed screening materials.
8. Confirmation shall be obtained from the Shade Tree Commission that any proposed tree removal has been approved.

Motion made by Mr. Boecker to grant Final Approval with the above-referenced conditions, seconded by Mr. Testa, and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Hammeran

DISCUSSION

Mr. Boecker welcomed Mr. Smolyn and discussed aspects of his role as the HPC's consultant for the upcoming year. He noted that Mr. Smolyn has entered into a written agreement with the City for providing services on a case-by-case basis. Mr. Boecker identified four activities as priorities for next year that will require Mr. Smolyn's expertise, including: (1) making sure that the properties to be included in the historic district map amendment are verified, (2) completing property surveys, (3) creating an interactive, searchable database for property reports, and (4) assisting the HPC in updating the Historic Design Standards. fees for these services are being proposed as part of the HPC's budget request for the 2027 calendar year. A discussion then ensued regarding how best to prepare and present a proposed HPC budget request to City officials for the next fiscal year,

Motion made by Mr. Testa to authorize the Chair and Vice Chair to draft and submit a budget request memo to the City for 2027, seconded by Ms. Decker, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker 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 HPC Secretary Lauren Emerick. Minutes written by HPC Secretary Lauren Emerick.

Respectfully Submitted,

Lauren Emerick
HPC Secretary