

HPC OKs demolition, two new homes on Washington

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city's Historic Preservation Commission (HPC) approved demolition of rancher at 1024 Washington St. and offered conceptual approval of the construction of two homes on the site.

Developer Scott Peters said the current home, built in the 1960s or 1970s, did not contribute to the historic district. He listed the HPC's criteria for demolition, which he said the house meets.

The application did not contain photos of the neighborhood, which was a requirement for approval. The HPC made that a condition of the demolition approval.

The two new homes would be unique and not mirror each other and would fit into the neighborhood, according to Peters.

One home he described would be close to the Emlen Physick Estate. The home would be two stories with

a reverse gable roof with three "doghouse" dormers, very large columns and a covered porch.

He said windows would have grills and mutttons in a six-over-one pattern with large trim and functional shutters. Gables on some of the dormers would have board and batten, sometimes referred to as a farmhouse look. The home would have cedar clapboard siding and lattice around the foundation, Peters said.

He said he built the house across the street from the project and wanted something a little larger tied into the nearby Physick Estate.

HPC Commissioner Tom Carroll said he had spoken with Peters prior to the meeting. He suggested windows be centered between the columns with second-floor windows all the same size. Carroll noted board and batten siding on gables in the back, which was much more of Victorian design than a Colonial design.

"I'd like you to bring that balance back and I do think that front door should be more prominent," he said.

A very important part of entering a Colonial house was the doorway, Carroll said. He asked why railings were not included on the porch under city building codes. Peters said railings were not required for grades of 30 inches and less.

Peters said he could balance the appearance of the windows of the house and use a more substantial front door.

Commissioner Corbin Cogswell asked the purpose of a bump-out on one side of the house. Peters said he added the bump-out to add definition to the front.

The HPC passed a motion offering conceptual approval with conditions subject to Planning Board approval for a subdivision of the lot, addressing the entrance, the placement of the windows and columns for balance, shutters on either side of each window with



Jack Fichter/CAPE MAY STAR AND WAVE

The Historic Preservation Commission approved the demolition of this rancher at 1024 Washington St. and the construction of two homes in its place.

clapboard behind them, the front having a singular setback façade, eliminating board and batten siding on the gables, and providing designs for exterior lighting and type of pavers leading to the garage.

Peters said the design of the second home was different, of craftsman-arts and crafts design.

"I went with this because I wanted to have something

just a little bit smaller," he said.

The home would be two stories but would appear to be a story and a half, he said. It would feature tapered columns, board and batten in the gables, cornice brackets and two-over-one design windows, Peters said.

"This house is a little more detailed but a little more modest at the same

time," he said.

The type of siding was not delineated on the conceptual plans. Peters said he was open to using clapboard or cedar.

Carroll said craftsman houses had much larger eaves with extended rafters that would accentuate the style of the home. He said brackets should be more massive to stay in character with the house.

"I am very pleased with what I'm seeing," Carroll said.

Chairman Warren Coupland suggested sidelights be eliminated from the front door. Peters said he would install a single 48-inch door. Coupland suggested AZEK trim board be installed on the house with the smooth side facing out, rather than the simulated wood side.

The HPC approved the second home subject to Planning Board approval for the subdivision and the applicant providing the type of lighting, railing and driveway materials.

Year in review

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said the city should have provided a better explanation of what "redevelopment" means in modern-day context.

— City Council approved a resolution Jan. 16 to enter into a public/private partnership with the Fund for Cape May to create a veterans park around the All Wars Memorial at the intersection of Columbia Avenue and Gurney Street. The park

would include seating, sidewalk access, lighting and plantings. A confusing three-way intersection would also be addressed.

— The city's Bicycle and Pedestrian Advisory Committee recommended City Council ask the county to lower the speed limit on Pittsburgh Avenue from 35 mph to 25 mph. The committee also recommended better-marked crosswalks and bike lanes.

— West Cape May Vol-

unteer Fire Company took delivery of two newer-model firetrucks Jan. 28 purchased used from the Oakmont Fire Company in Havertown, Pa. A 1994 ladder truck replaced the borough's 1982 vehicle. A 1993 pumper was replaced with a 1999 model.

— Cape May City Manager Neil Young proposed a .5-cent hike in the city's tax rate, raising the rate from 33.9 cents per \$100 of assessed value to 34.4 cents. The city's budget showed a \$33,000 increase in the police department budget due to the department taking over code enforcement.

— Jersey Central Power and Light and contractor Viasant returned to the vicinity of Lafayette and St. John streets for additional environmental remediation work at the former coal-gasification plant site. A cofferdam was to be created to remove additional contaminated soil in wetlands. From 1853 to 1937, a manufactured gas plant burned coal to provide



Jack Fichter/CAPE MAY STAR AND WAVE

City Council entered into a public/private partnership with the Fund for Cape May to create a veterans park at the site of the All Wars Memorial.

gas for heating and cooking, leaving behind a number of chemicals underground.

— On Feb. 7, City Council approved an \$800,000 settlement with Capt. Robert Sheehan, the city's former police chief demoted

three years ago by a vote of a previous council. The city will pay \$440,000 and the Atlantic County Joint Insurance Fund will pay \$360,000. Sheehan was to continue in his position as captain. The settlement agreement included the dis-

missal with prejudice of a pending Superior Court action, Sheehan v. the city of Cape May, and released all claims.

— The city's Public Safety Building Advisory Committee recommended City Council move forward with a new facility to house the fire and police departments on the present site of the firehouse. The committee stated the ideal complex would be a conjoined building.

— Cape May Point Commissioner Robert Mullock expressed concern that a project to reintroduce saltwater flow into a marsh area of Pond Creek at Higbee Beach Wildlife Management Area could endanger

Cape May Point's surface wells. The saltwater inflow would eliminate and control common reed phragmites, an invasive species, and increase native vegetation and habitat for fish and wildlife, according to the Department of Environmental Protection.

— A subcommittee charged with investigating vacant lots owned by the city for construction of a public safety building visited and photographed 33 properties and offered recommendations to City Council. A number of the lots contain wetlands or serve as buffers, including a half-dozen off Elmira Street, a swath behind public housing bordering railroad tracks and a larger swath on the north side of Lafayette Street. A number of city-owned lots are located off Pittsburgh Avenue.

— West Cape May's Planning Board approved construction of a 23-unit hotel with a restaurant and rooftop pool as an addition to a historic home at 119 Myrtle Ave. on Feb. 27. A number of neighbors objected to the project. The footprint of the building was reduced by 20 feet from an initial design.

MARCH

A nor'easter brought down trees, powerlines and damaged a roof March 2 in Cape May, where a wind gust of 71 mph was recorded. Crossings of the Cape May-Lewes Ferry were canceled due to high wind and seas.

— Amended plans for Lafayette Street Park includ-

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ELECTRONIC EQUIPMENT

Computers & TV's

RIGID PLASTICS

Help maintain the quality of recyclables sold as secondary raw material. Place for recycling collection only the items listed under "Do Recycle."

PAPER

FOOD BOXES
Cereal - Rice - Pasta
Newspapers
Magazines
Office Paper
Cardboard Soda & Beer Containers
Junk Mail
Corrugated Boxes
Paper Cartons

Do Not Recycle

The Following Items are NOT ACCEPTED for Recycling Collection and must be Placed in Trash.

PAPER PLATES & PAPER CUPS, ALUMINUM FOIL & ALUMINUM PIE PLATES, POTS & PANS, MIRRORS, WINDOW GLASS

WE DO NOT PICK UP BRANCHES. TAKE BRANCHES TO RECYCLE YARD.

CHRISTMAS TREE PICK UP STARTS DEC. 26TH

YARD OPEN

Monday – Friday 7:30am – 3:15pm

Saturday 8:00am – Noon

Closed Wednesday Nov. 1 – April 30

Please Remember ...

All Cape May City properties are entitled to a once a week curbside pickup of recycling.

This includes: Bottles, Cans, Plastic and Glass Jars, Newspapers, Corrugated Cardboard, Office Paper, Junk Mail and Magazines

- Please do **NOT** use plastic bags for anything.
- Recycling will **NOT** be picked up if it contains any type of contaminant



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Any questions call the Cape May City Recycling Office at 609-884-9570



SHEEHAN

to continue in his position as captain. The settlement agreement included the dis-

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