

HPC rejects addition that dwarfs original structure

By JACK FICHTER
Cape May Star and Wave



Jack Fichter/CAPE MAY STAR AND WAVE

The owner of this home at 1006 Washington St. proposed an addition that was twice the size of the existing home.

CAPE MAY — The Historic Preservation Commission told an applicant to go back to the drawing board and scale back the plan so the original structure is evident in the final design.

The HPC advised the owner of 1006 Washington St. to table its application and return with something more acceptable. Board members said the addition overshadowed the original house, which contributes to the historic district.

During a meeting April 17, Chris Baylinson, attorney for NJ Cape Properties LLC, said the property is in deplorable condition inside and outside. He said the house was built in the late 1870s. HPC Commissioner Pip Campbell said the house was at one time occupied by the town's tinsmith.

Blane Steinman, architect for the applicant, said the interior of the house was gutted and a screened porch built on the rear. He said the plan was to "bring it back to its original grandeur and then some."

Plans called for an addition toward the rear of the house and a wrap-around porch from the front connecting to the addition, Steinman said. Asbestos siding would be replaced with cedar lapboard siding.

Steinman said the asphalt shingle roof would be replaced as well as front porch railings and columns. A garage would be built in the rear yard.

HPC Commissioner Jim Testa called the proposed addition "huge and massive."

"I have difficulty picking out the original structure from it," he said.

Testa said he feared the large addition would reduce the house to a non-contributing structure.

Steinman said the house, not including a third-floor attic, measures 1,218 square feet and the proposed addition would measure 2,465 square feet.

HPC Chairman Warren Coupland said updated regulations from the Secretary of Interior, which are

used by historic preservation commissions, states additions to historic houses should appear clearly separate from the main structure and theoretically could be removed without damaging the original structure.

"This doesn't seem to meet that standard," he said.

Coupland said the addition would be visible from the street, which changes

the entire character of the historic house.

"In the last five plus years, we have a new Cape May and it's attracting a lot of new home buyers that really want homes the size that maybe they're moving from, or they're used to, or they expect to live in, but they really want to be in downtown, historic Cape May because it's such a great place to live," HPC

Commissioner Tom Carroll said.

He noted the back of the house could not overpower, be taller or wider than the house in front of it, according to HPC standards. Carroll suggested a two-story addition that would include a wrap-around porch rather than a three-story addition, suggesting building farther into the backyard.

The house is located in one of the most historic areas of Cape May, he said.

HPC Commissioner John Boecker said the commission's standards state an addition should be smaller in scale than the original building. He said the submitted plans more than double the size of the house, tripled the lot coverage and more than double the floor area ratio.

"It's as if this house is completely transformed to a new shape, form, proportions, size, volume," Boecker said.

He suggested the applicant table the application and return with a more appropriate and compliant proposal.

In other business, in a 4-3 vote, the HPC approved keeping artificial turf in the backyard of a house in the historic district.

Applicants Amanda Ad-

ams and Daniel Uffleman, owners of 10 North St., said they had installed artificial turf in front of their home on the side of their driveway that the HPC ruled negatively affected the streetscape. The artificial turf was removed from the driveway, Adams said.

She said a fence hid the artificial turf in the backyard from being viewed from the street.

"This will be a first," Carroll said.

Campbell said the approval should not be interpreted as that anyone could have artificial turf in their

backyard.

Uffleman said they have a tiny area of grass in the backyard which their dogs would kill in short order. He said "pet grass" is 100 percent permeable.

Boecker said runoff from artificial grass could carry polypropylene fibers down storm drains into the ocean.

At an April 18 City Council meeting, Deputy Mayor Lorraine Baldwin said the city's land use laws do not address artificial turf and it needed to be addressed by the Planning Board, Environmental Commission and council.

NOTICE TO WEST CAPE MAY WATER CUSTOMERS 2023 WATER MAIN FLUSHING SCHEDULE

Water mains in the Borough of West Cape May will be "flushed" to remove the build-up of rust and sediment. This procedure will help improve the quality of drinking water. While flushing does not "cut off" the supply of water, it will "stir up" the rust and sediments in the water lines.

Customers should **REFRAIN** from doing laundry.

Flushing dates are as follows:

May 8, 2023

MYRTLE AVENUE-CENTRAL AVENUE

(EAST OF BROADWAY)

May 9, 10, 11, 12 2023

(WEST OF BROADWAY)

Flushing will occur between 7 am & 3 pm.

Any questions, please call the Borough of West Cape May Water Department
609-884-1005 ext. #108

Cape

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after two months of due diligence review and work between the health systems. It demonstrates the organizations' ability to work together and is a major step forward for the merger.

The next step in the merger process will be to obtain necessary regulatory approvals, which should take about a year.

"The signing of this definitive agreement is a testament to the strong working relationship that Cape Regional and Cooper have developed over many years of working together to serve the residents and visitors of Cape May County," stated Joanne Carrocino, president and CEO of Cape Regional Health System. "It is truly an exciting advancement for both of our organizations."

Cooper, with its market-leading MD Anderson Cancer Center at Cooper, is based in Camden and is southern New Jersey's only academic health system and Level I trauma center, with \$2 billion in revenue. Cape Regional Health System has earned the Gold Seal of Approval from the Joint Commission and is an integrated health care delivery system serving residents throughout Cape May County.

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