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Happy Holidays to one and all from the Star and Wave!

DECEMBER TIDE TABLE

	HIGH	LOW		
	am	pm	am	pm
12/20	4:04	4:26	10:19	10:15
12/21	5:02	5:27	11:20	11:11
12/22	5:57	6:24		12:17
12/23	6:50	7:19	12:06	1:11
12/24	7:42	8:13	12:59	2:04
12/25	8:33	9:05	1:52	2:55
12/26	9:23	9:57	2:45	3:46

# Mall project proceeding as planned says engineer

By CHRISTOPHER SOUTH  
*Cape May Star and Wave*

CAPE MAY – Although the work schedule for the upgrade of the Washington Street Mall is not carved in stone, or for that matter – stamped in concrete, the project is going according to schedule.

Project site engineer Terence McLaughlin said the contractor had removed all the trees on the mall and taken up a 30-foot section of pavement down the center of the mall. They are now in the process of installing new water mains and storm sewers.

“We’ve completed mains in the 300 block and are moving into the 400 block,” McLaughlin said.

When mains are installed, work will begin on service connections to individual

buildings. McLaughlin said they are also tying in “roof leaders” to the storm sewers. He said roof leaders were rain gutter downspouts. Condensation lines from air conditioners are also being run into the storm sewer.

“The city doesn’t want any runoff from roofs onto the mall, so we are trying to tie-in to the underground storm sewer,” McLaughlin said.

According to McLaughlin, the project has not run into any snags and is basically

moving according to the schedule presented at a public meeting in November.

McLaughlin said the original plan was to install the water lines in all three blocks first, but ended up doing all the work in the 300 block. Sanitary sewer lines will be installed in the 400 and 500 blocks.

Once the water and sewer lines are installed, work will begin on installing electrical conduits for lights and fountains. Each of the planters

will have lights.

When all the utility lines are in the ground the contractor will pour a four-inch concrete slab, which will be a base for the brick pavers. McLaughlin said the new surface would be flat and eliminate some of the tripping hazards that have appeared over the years. McLaughlin said snow or bad weather could hold up the project, but the contractor can use special curing methods when pouring concrete in freezing weather.

Laying the four-inch base will cause the most disruption for mall merchants, who will have to close for two to three days during this process. The contractor, Bud Concrete, has to remove the old surface, lay down millings, and then pour the concrete base.

“We will be pouring (concrete) right up to the doors,” McLaughlin said. “They will try to do it in 100-foot sections to try and minimize the disruption,” he said.

## A Cape May Christmas



Leslie Truluck/Cape May Star and Wave

### A bit of calm before the storm

Santa Claus takes a short break from the holiday rush to try his hand at a bit of fishing at the Cove Beach. Knowing his week will be very hectic, Claus says he stays centered by enjoying the view of the Cape May Lighthouse as well as the beach as often as he can. One may not recognize him during the summer months, but Claus told the Star and Wave he vacations here every year under the alias of Paul Bodkin.

# Cape May Point looking at historic preservation plan

By LESLIE TRULUCK  
*Cape May Star and Wave*

CAPE MAY POINT – Historic preservation is a considerable aspect of Cape May Point’s Master Plan.

The borough’s effort, led by Commissioner Carl Schupp, has completed and submitted all materials to the state to renew its village designation.

The borough anticipates forming a Historic Preservation Commission once architectural surveys and inventories are completed.

The University of Delaware recently gave a second presentation to Point residents concerning the preservation of historic houses. David Ames, director of the University of Delaware’s

Center for Historic Architecture and Design, spoke to a gathering of about 30 residents at the fire hall on the morning of Dec. 8.

Ames is formulating a final report on historical architecture and preservation for the borough to use to determine the location of a historic district.

“One really big character-defining feature about your community is your land-plan and your street layout,” Ames said.

“It reflects and captures the revival origins in terms of the Tabernacle center and the focus on the community center of worship, making it probably the strongest character-defining feature of the community as a whole,” Ames said.

The last survey of historic buildings at the Point was performed in 1986 and concluded with the recommendation for a historic district near Cape Avenue.

St. Peter’s By-The-Sea Episcopal Church was included on the National Register of Historic Places, though it was moved from Philadelphia.

Ames said under current standards a building must be in its original location to be listed on the national register.

Residents asked if structures moved inland due to rising waters could be considered.

Ames said a building is most likely eligible for the status if moved inland for the purpose of protection from environmental influences.

Flood standards don’t offset

historical standards when structures are raised.

Ames used a Geographical Information System (GIS) map to display the location of buildings that remain from within particular time periods.

The map showed 59 structures remaining from 1820 to 1900, 47 between 1901 and 1920, 97 from 1921 to 1940 and 94 structures between 1941 and 1960. A building must be from before 1960 to be considered for the historical architecture survey.

Ames said the study relied on the assessor’s records of pre-1950s buildings and some of the assigned dates may not be completely accurate.

More than 300 of the approximate 600 borough structures are dated before 1960, so more than half are part of the architecture survey Ames continues to perform.

Residents were asked for

their feedback and priorities concerning preservation, favorite points of character, and the threats, issues, and challenges of historic preservation.

Ames read the residents’ comments aloud.

Residents expressed concern about the threats of increased density, maintaining the diversity of building styles, increasing land costs, the destruction of trees and landscaping, and road widening.

Points of character reflected in the survey included maintaining a “family-oriented” and “friendly” community with a “quiet ambiance.”

One comment insisted zoning setback laws provide the borough with an “open feeling.”

Another resident recommended incentives for historic preservation and possible problems occurring between “the community’s

collective desire for historic preservation versus the rights of individual homeowners’ preferences to modernize.”

Several residents expressed concern that global warming and the sea level increasing were threats to preservation.

Ames spoke about the diversity of buildings and displayed photographs of borough buildings that served as examples of architecture styles including neo-classical, federal, Queen Anne and various revival fashions.

Technical difficulties cut the presentation short. The next presentation is scheduled for Jan. 19, 2008 when Ames will further demonstrate the GIS map and inform residents about the results of the architecture survey and suggestions for the borough’s historic preservation.



Christopher South/Cape May Star and Wave

Although the city plans to mask the aging transformers on the Washington Street Mall, some wish they would be removed or replaced with smaller units.

# Transformers not going away

By CHRISTOPHER SOUTH  
*Cape May Star and Wave*

CAPE MAY – Transformers may be the name of a popular toy many children will be wishing for this Christmas but it’s also the name of the large green metal electrical apparatus standing in the middle of the Washington Street Mall.

“I wish the transformers were going away,” mall merchant Hilary Pritchard said.

Pritchard was also a member of the Mall Subcommittee of the city’s Revitalization Committee designed to give citizen input into the city’s vision for improving public areas.

“When the Revitalization Committee got started that was one of the first things we

looked at, either to reduce or eliminate the transformers,” Pritchard said.

However, Atlantic City Electric, which owns the transformers, decided to leave the transformers where they are unless the city wants to pay to move them. The cost has been estimated to be around \$1.5 million. Some merchants have expressed disappointment that the transformers won’t be moved, or at least replaced with more modern equipment.

“Two thirds of what you see is a carcass,” Pritchard said. “Most of it doesn’t actually function. We thought they (the electric company) could pare it down, but it still costs a lot. We’re really disappointed about that.”

With the existing trans-

formers remaining, the city decided to work around them, but Pritchard said some of the merchants are still hoping something can be done to reduce in size or eliminate the transformers. She said some electricians working on or near project said it shouldn’t be too hard to get rid of the transformers, but would require creating a small substation in back of the mall. Pritchard said she views this as a good opportunity for Atlantic City Electric to develop positive public relations in Cape May.

“It’s too bad Atlantic City Electric didn’t see a good PR opportunity,” she said. “If they could reduce them in size it would make them more attractive. People are still hoping Atlantic City Electric will come in and be the hero.”