



Michael Calafati Architect, LLC

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September 22, 2025

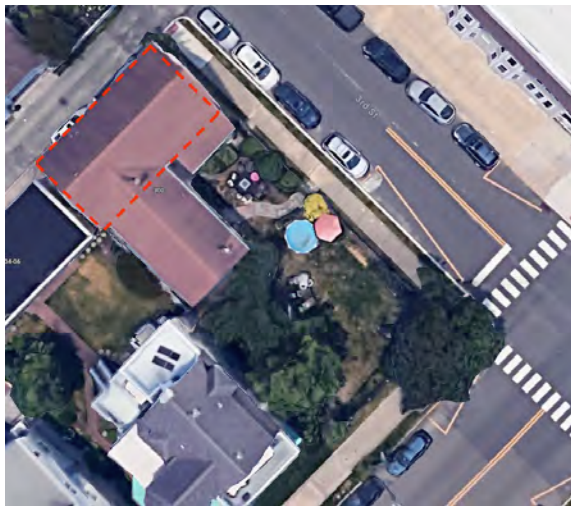
Historic Preservation Commission
Attention: Terri L. Ney
City of Ocean City
115 East 12th Street
Ocean City, NJ 08226

Re: *Application #HPC-25-003*
Christian P. & Claudena M. Myers
300 Wesley Ave
Block 306 / Lot 13

Dear Members of the HPC:

General Observations

The work proposes the demolition of an existing building to construct a new 2-family residence in its place. The building is not considered a contributing structure to the Historic District. However, certain aspects of the building prompt me to speculate that a portion of it could be old.



As outlined in red, the aerial view (left) indicates the possibility of an earlier or original structure with its gable facing Third Street. The location, size and proportion of the second and attic level windows (below) on the Third Street elevation appear like that of a traditional 2-1/2 story house.



The two-story wing close to neighboring property line appears to be a later addition, possibly dating to the mid-20th century. The existing non-original siding and windows, as well as the aforementioned two-story wing notwithstanding, a house that could be a candidate for restoration may lie beneath. Although this suggestion is not within the scope of the current application, I believe it merits mention to the HPC.

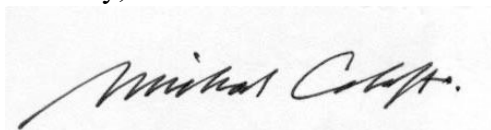
While this is termed a “two-family dwelling,” the overall number of parking spaces, the potential to sleep 20 people (10 per unit), and the relationship of square feet devoted to living/dining/kitchen vs sleeping/bathing is wildly disproportionate. To my mind, this is more in alignment with what I would consider “barracks.”

Comments and Recommendations

- In the future, applications submitted without completing item #8 (“Describe all proposed work to be conducted...”) should be returned to the applicant as deficient. This application refers the reader to the “attached cover letter & architectural plans.” However, neither provides any information regarding two of the most important features of this project, namely the proposed windows and exterior doors.
- The main elevation on HB-1 is drawn at 3/8” to the foot, a scale that appears to be excessive in terms of size. A scale of 1/4” to the foot, like the other elevations, would have been sufficient - even more appropriate – and would have provided the area needed for the missing descriptive information.
- The windows appear to be double hung windows - mostly 6 over 1s or 9 over 1s (upper sash panes over lower sash panes). Lacking any description and seeing how faint they appear on the prints, I assume they are simulated panes with grids sandwiched between two layers of glass. True divided lites in a configuration of 1 over 1 would be a much better choice.
- All features that are part of the building’s physical appearance should be drawn. These include gutters and leaders, vents (of all types), and exterior mounted equipment (meters for all utilities).
- Confirm that “real brick” means brick units that are at least one wythe in depth (not veneer).
- Traditional 45-degree diagonal (or 90-degree) wooden lattice with an open area of 25% should be used below the porch level, rather than the vertical vinyl panels indicated. What is proposed is not something typically found in traditional styles, such as a Colonial Revival style house described in the cover letter.
- The size and proportions of the stacked porch posts should be reconsidered. The trapezoidal proportions of the lower posts would be more appropriate on a porch with no upper level. In this situation, square (not tapered) posts on both levels would be more appropriate.

Thank you for the opportunity to review this application. Please do not hesitate to call on me if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Michael Calafati". The signature is fluid and cursive, with the first name being more prominent.

Michael Calafati, AIA, LEED AP
Principal, Michael Calafati Architect, LLC

cc: Project File