

305 Yale Avenue – Cathy (Roselli) Price

Year Built: 1910



The present 305 Yale Ave house was built in 1910 and had one owner (a pastor) before the Richmond family (Eldorus and Mildred) bought it in 1950. The house has stayed in the Richmond/Price family since then. Thus, five generations of the family have enjoyed spending time at this wonderful little cottage either for weeks or for the entire summer.

The house has gone through many storms and floods – being flooded up to the windowsills 3 times. The front porch was originally screened in when purchased, with the screens stored in a carriage house (original to the house) later used as a garage. The house originally had a wood porch, but prior to 1950 it was torn off and rebuilt with a concrete floor, and cement block columns replacing the wood pillars. The '65 storm/flood left the CMP police car stuck in the garage (where it was stored over the winter) and it had to be pulled out with a Borough truck. For at least one flood, the family got creative and instead of sweeping/shoveling all the sand out the front/back door, a floorboard was removed in the living room and sand put into the crawl space under the house. The house was raised around the mid-80s after the house was again flooded the flood insurance paid to have it raised and the yard was filled to stop the flooding from simple rainstorms.

Specific Challenges Faced:



Pre-1950's photo

In 2017 the owners desired to start living in the house year-round, but the house had not yet been winterized. Antiquated knob/tube wiring remained in parts of the house. The kitchen was awkwardly configured and in need of improved amenities. Any interior changes were challenging due to nothing being square or level. The crawlspace was not equipped with flood vents. The house still has the original siding – which requires frequent repainting.

Specific Actions Taken:



2023 photo

The house has been maintained and updated through the years to keep a true "Cape May Point Cottage". It has been a labor of love, as the work has been done mostly by the family, not contractors. Since 2014, lots of work has been done on the exterior to paint and seal up the front porch and trim as well as painting the inside. Starting in 2017 work began to make the house a year-round residence – adding HVAC and insulation and reglazing windows. Adding the HVAC meant completely gutting the upstairs to make room for the duct work and unit itself. The ceiling and walls of the upstairs were foam insulated as well as the crawl space. The entire house was rewired to remove the knob/tube wiring. "Smart vents" were installed to protect the house from flood damage. All of the inside was repainted – after repairing plaster walls from saltwater damage. Outdated floors were re-finished. The kitchen/dining room was redone – involving taking the room all the way down to the studs, insulating and reconfiguring the space. Outside, areas of turf were replaced with gardens. The house has thus gained increased vitality as a year-round residence, while preserving the character of the original house.