

506 Ocean Avenue – Robert and Judith Lincoln

Year Built: 1940



Judith and Robert had separate early histories in CMP. As a youngster, Robert spent many summers with his sister on Lighthouse Avenue, eventually becoming a lifeguard and captain as well as a summer police officer in the late 70's & 80's. Judith came to CMPT in 1976 to live on Lincoln Avenue after college, securing a teaching position in the Special Services School District. Judith and Robert met in CMP and had already individually developed strong affections for The Point. Having a place here one day was a dream they shared. In 2017, the Lincolns fulfilled their dream by purchasing this cottage, originally built in 1940. They named the cottage "Serendipity Cottage" because they felt it was "meant to be".

Specific Challenges Faced:

Being an older cottage, various items needed work, but it was important to the Lincolns that the quaintness and charm of the original structure be preserved. On the front porch, an uneven floor needed leveling, and steps, railing, screens, and windows needed updating. The 1980 addition to the original cottage had rotted sections of Dutch lap wood siding that needed to be removed and/or repaired. A leaking roof needed repair and overgrown landscaping needed attention. Exterior and interior painting was needed.



Vintage photo

Specific Actions Taken:

The uneven front porch flooring turned out to be in good shape and was leveled with shims. For safety, the front porch wooden steps were replaced with larger and wider brick steps and railings were added on both sides, styled as those already at the side entrance to the house. A few leaks in the roof were repaired.

Rehabbing the siding proved to be more of a project. As Robert began to rip out all the rotted sections, he realized that they were all in the 1980 addition. The older original section of the cottage had been sided with cedar, while the more recent siding was pine. Robert was unable to locate a convenient source of the Dutch lap siding, but he found a local carpenter with experience in rehabbing siding on Victorian homes in Cape May. Robert obtained the correct router bit and blank 1x8 stock, which the carpenter then milled to match the original Dutch lap. The exterior of the cottage received a fresh coat of white paint, maintaining its original historic color.

After completing the renovations, the Lincolns wanted to enrich further the character of the house, so they decided to add shutters and a cupola. Robert built his own board and batten shutters, using 1x3 cedar boards, with each shutter having a cut-out anchor design at its center. He sized the shutters realistically, so that they would cover the entire window if closed. The cottage's roofline is nicely enhanced by the cupola that Robert made himself, to which he added a lighthouse wind vane received as a housewarming present. Robert also



2023 photos

built a wooden boardwalk connecting the back of the house to the shed, and he painted the shed to match the house.

In order to enjoy the cottage throughout the year, the Lincolns replaced the old front porch screens with new windows and screens. The electric heat was also replaced with natural gas and central air conditioning for comfort and economy.

In keeping with the charm of The Point the Lincolns even commissioned a Florida artist to make three stained-glass panels, displayed in their kitchen and at their front entrance. The first stained glass illustrates the CMPT lighthouse, the second a monarch butterfly on goldenrod flowers, and the third a setting sun.

The Lincolns also improved their landscaping while keeping the special CMP environment in mind. They trimmed the oak and cedar trees, with special attention to saving the cedar trees. Robert built several birdhouses and a butterfly house to accommodate the native wildlife. After researching what grows well in the sandy soil and what is native to the shore area, they planted numerous perennials. They have even attempted to grow their own dune grass in the sandy soil at the back of the property. Rabbits and squirrels have challenged their landscaping efforts, but the Lincolns are not easily discouraged and are finding ways to co-exist with Mother Nature and keep their gardens blooming and growing. For the Lincolns, preserving and enhancing their cottage at 506 Ocean Avenue has been, and continues to be, a labor of love.