



Suite 508 City Hall
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LMD Notes from the January 13, 2021 Historic Preservation Commission Meeting

Members in cue at 12:57am. Meeting began at 1:03 pm. Ruffu called meeting to order.

Attendees: Carol Ruffu, Libbie Willis, Jean Muchanic Anthony Vrain, ~~William Cheatham~~, Heather Perez, ~~Joyce Hagen, Ralph Hunter~~, Sonny Ireland, & ~~Thomas J. Sykes~~

Staff: ~~Susan DiMaria~~, Barbara Woolley-Dillon, Jim Rutala & Lisa D'Alessandro

Pledge of Allegiance/ Flag Salute – Ruffu 1:04pm

Roll Call

Six (6) Voting members in attendance

Agenda Items:

Minutes from September 9, 2020 – September 2020 minutes to the meeting. Libbie wants to have name of bridge added to minutes to the meeting. Believed it was Absecon Avenue. This is actually Rt. 30 Bridge over Intercoastal Waterway. We will look. If we can't find it, will clearly denote location in the minutes.

Ruffu inquires as to resolutions. Director Barbara Woolley-Dillon has reached out to our legal team and is speaking with them about the documents needed will make sure taken care of, we now have a new attorney assigned to the HPC functions.

No other board comments.

Motion Willis 1st Vrain 2nd None Opposed. All in Favor

Minutes from November 18, 2020

Ruffu concerned about locations of restrooms at Mississippi Avenue. Primary draft of a demolition plan but it is not for public release or consumption. Chief Evans aware of concerns.

Motion Willis 1st Muchanic 2nd None opposed all in favor.

HPO Project #20-1589 Atlantic City Armory Roof and Interior Repairs, Atlantic City, Atlantic

Ruffu inquires as to status of improvements. Will need to reach out to CRDA for updates.

Historic Grant for Fire House #2 at Indiana and Arctic

Presentation by Michael Calafati. All but final and substantial findings in the report, there is only a draft, nothing complete yet. Jim Rutala mentioned the next Grant is coming up in the last week of April. Michael Calafati summarizes the report. The Building is on the State / Federal register.



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Any changes will have to be approved by SHPO. He was selected to prepare the report. Has retained a subconsultant. Documented existing conditions at the Site and prepared the architectural plans for structure. None currently exist. Has performed a study and recommendation to meet programmatic requirements. Expecting the work to be eligible for funding from NJ Trust and improvements will be conducted in phases so the building can continue operation. There is fairly limited structural damage. Windows need to be replaced and the kitchen is inadequate and there are no separate sleeping quarters. Needs a decontamination room on the first floor and additional restrooms. Costs may be higher for this project.

Ruffu inquires as to if it needed to be added to the City's list of designated properties. Currently on state list, not federal list. May be added to Federal list shortly.

Rutala support from the Historic Preservation Commission on moving ahead to preserve this Historic Building. Before we go to city council grant, we wanted to come to the HPC to get your insight and your support. Will need to apply for grants for construction of improvements.

Perez inquired if any proposed changes to the exterior. Calafati indicates none that would cause concern. Explains about limitations of funding with dollar for dollar match. Up to \$750 K max for a \$1.5 million project.

Ruffu inquires as to if it needs to be formally designated by the City.

Rutala indicates documented in Master Plan. Perez reminds all about list that was formally presented last year.

Perez moves to provide support behind project. 2nd by Willis, Muchanic and Vraim

All in Favor. None Opposed.

Thanked everyone for coming on the meeting

Update on Boardwalk Hall / Trump Plaza demolition

Chief Evans provides an update with the demolition report for Trump Plaza and boardwalk hall. The Plan appears to be very sound to Chief Evans, with appropriate buffer. Conex boxes between boardwalk and plaza, a geo fabric that will be covering certain areas. Already started removing steel. No steel is physically attached to boardwalk hall. They are doing seismic measurements. Currently documenting existing conditions of Boardwalk Hall so if after the implosion if there is any damage, the Consultant will take responsibility. Demolition will be in a northeastern direction with collapse of building structure. Ruffu thanks him for update and information. She has received a lot of inquiries. Structure is special to the City. Chief will be staying on top of this. Tentative Date is February 17, 2021. Ruffu would like a limited amount of informational release to neighborhood/ civic associations.



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Ruffu asked Rutala about designating the Prince Hall Masonic Lodge #27 323 New York Avenue a historic building. He sent her an email for an update. Designation goes through SHPO (State office of Historic Preservation) we tell them to use their package nothing in the city.

Update for the Survey of Architectural Properties in Lower Chelsea and Ducktown Neighborhoods (\$24,999)

Director Woolley-Dillon that our purchasing department is getting them ready to go out. All of work needs to be done by end of September. Michael Calafati is not with the Noise museum Michael Cagno is per Libbie Willis. Director Woolley-Dillon indicated that we have to utilize the State's list to select a consultant. At this time we are just waiting for RFP to go out.

Ruffu called meeting to adjourn at 1:41pm. Willis 1st Ireland 2nd