



**ATLANTIC CITY
HISTORIC PRESERVATION COMMISSION**

**MEETING MINUTES SUMMARY
JUNE 14, 2023**

Attendance:

Zack Katzen
Daryl Bulthuis
Perry Thompson
Heather Perez
Libby Wills
Sonny Ireland,
Chairperson

Absent:

Joseph Duff
Heniretta Shelton
Thomas Sykes
Ralph Hunter

City & Other Professionals

Jim Rutala, PP, AICP, MBA
Arlene Wilkerson, Board Secretary
Kyle Toth, Principal Investigator -
PS&S
Justin Kaplan, Ownership Team of
Oden Properties

A regular meeting of the Atlantic City Historic Preservation Commission was called to order at 1:04 p.m. in Council Chambers, Room 206, City Hall. Chairperson Ireland read the Opening Statement and led the Pledge of Allegiance. Adequate notice was provided in accordance with the Open Public Meetings Act.

SWEARING IN:

Paula Geletei, City Clerk for the City of Atlantic City offered the Oath to the following members as a group: Sonny Ireland, Heather Perez, Zack Katzen, Libbie Wills, Perry Thompson & Daryl Bulthuis. Notification will be sent to the absent members to go to the Clerk's office to take the Oath.

ADOPTION OF MINUTES:

A motion was made by Heather Perez and seconded by Libbie Wills for the adoption of the April 12, 2023 minutes. All members voted in the affirmative and the minutes were adopted.

HISTORIC LANDMARK DESIGNATION OF 1 S. NEW YORK AVE. BLOCK 146, LOT 1

Jim Rutala, PP, ACIP, Rutala Associates

This is the 2nd Landmark presentation coming before the HPC. Because this committee is Local Government Certified are you able to consider a local landmark. There are only two communities in Atlantic County that have local certified HPC's. Atlantic City and Somers Point. At the previous meeting we considered the old Y.M.C.A building and that has been designated as a landmark. Today Oden Developers is going to make a presentation regarding 1 S. New York Ave.

This is the 1st step of the process. From here it goes to the Planning Board for a consistency review and then it goes to City Council through an Ordinance to allow this property to be a landmark. Once it is nominated and then approved by City Council it then qualifies for funding through EDA. EDA has a new program that deals with Historic Preservation and this is part of the process.

Jim turned the presentation over to Kyle Toth who explained (the attached) PowerPoint presentation.

Kyle Toth, Principal Investigator, PS&S

Mr. Toth gave a presentation of "The Schwehm Building Historic Landmark Nomination" report prepared by PS.&S for Atlantic Lofts Urban Renewal Entity, LLC. The report contained a complete history of the building. Mr. Toth is a federally qualified architectural historian. He evaluated 1 S. New York Ave. in terms of the Criteria for significance for the National Register. The building was built in 1927 and it was designed for Ernest W. Schwehm. It is significant to the City of Atlantic City for its contribution to the commercial & municipal development of the City. Under Criteria A the building has local significance in the areas of Commerce and Government. The building qualifies under the National Register Criteria C for local significance as an example of the Classical-Revival style typical of the "City Beautiful Movement" Mr. Toth states he believes this building should be designated as a local landmark.

Justin Kaplan, Ownership Team of Oden Properties

States that the second through the eighth floor of the building is vacant and half of the first floor is vacant. There are currently two commercial spaces fronting Atlantic Ave. that are being utilized. He does not believe there has ever been residential units in the building. With the designation the EDA State Historic Tax Credits will allow us to bring this building back to life and create an economic impact for the City of Atlantic City. The intent is to keep the two commercial spaces that are there. The upper floors will be converted into a mix of 56 one- and two-bedroom apartments. We plan to put a small roof deck with 360- degree views of the city. As part of receiving the tax credits there is a 20% affordable requirement. 20% of the units will

HISTORIC LANDMARK DESIGNATION OF 1 S. NEW YORK AVE. (CONT.):

be at an 80% AMI rental rate. That is approximately eleven units. We are going to be in talks with the owners of the parking garage for this building as well as the YMCA. We will be asking for discounted rates for our tenants. The garage has 830 spaces to fill. Hopefully we can work out an arrangement.

Jim Rutala, PP, ACIP, Rutala Associates

Before you is a report and resolution that confirms that this project meets both Criteria A & C at the National Register of Historic Places as well as the Criteria that the City has set out for Historic Landmarks. Our Criteria is a little less than the federal requirements but this is why this process was established so that projects like this can qualify for EDA Tax Credits. There will be a second round of funding in October so we are happy to be presenting this report today.

Justin Kaplan, Ownership Team of Oden Properties

Mr. Kaplan spoke about construction plans for the building. The next RFP is going to be open in October. It may take a few months for them to work through their award process. Once awarded it may take a couple months to close that funding. We would be looking at a construction start by the spring of next year and a 14 to 18-month construction period based on supply chain and labor at that time.

Today's action is to designate the Schwem Building as an historic landmark.

This meeting was publicly advertised for this project. We received a detailed report from the applicant regarding the building and its historic values. It meets Criteria A in areas of commerce and Politics/Government and Criteria C for local significance as representative of the Classical-Revival style that is typified by the City Beautification Movement in Atlantic City. The staff recommends that this building meets the landmark criteria by the State and City Statute and we recommend approval.

A motion was made by Zack Katzen to designate the Schwem building as a historic landmark, the motion was seconded by Libbie Wills.

All members voted in the Affirmative. The motion passed.

In Favor (6) Opposed (0)

See Resolution #2 of 2023

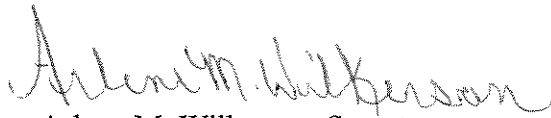
HISTORIC LANDMARK DESIGNATION OF 1 S. NEW YORK AVE. (CONT.):

Public Portion:

There were no members of the public present to comment on the application.

The meeting adjourned at 1:40 p.m.

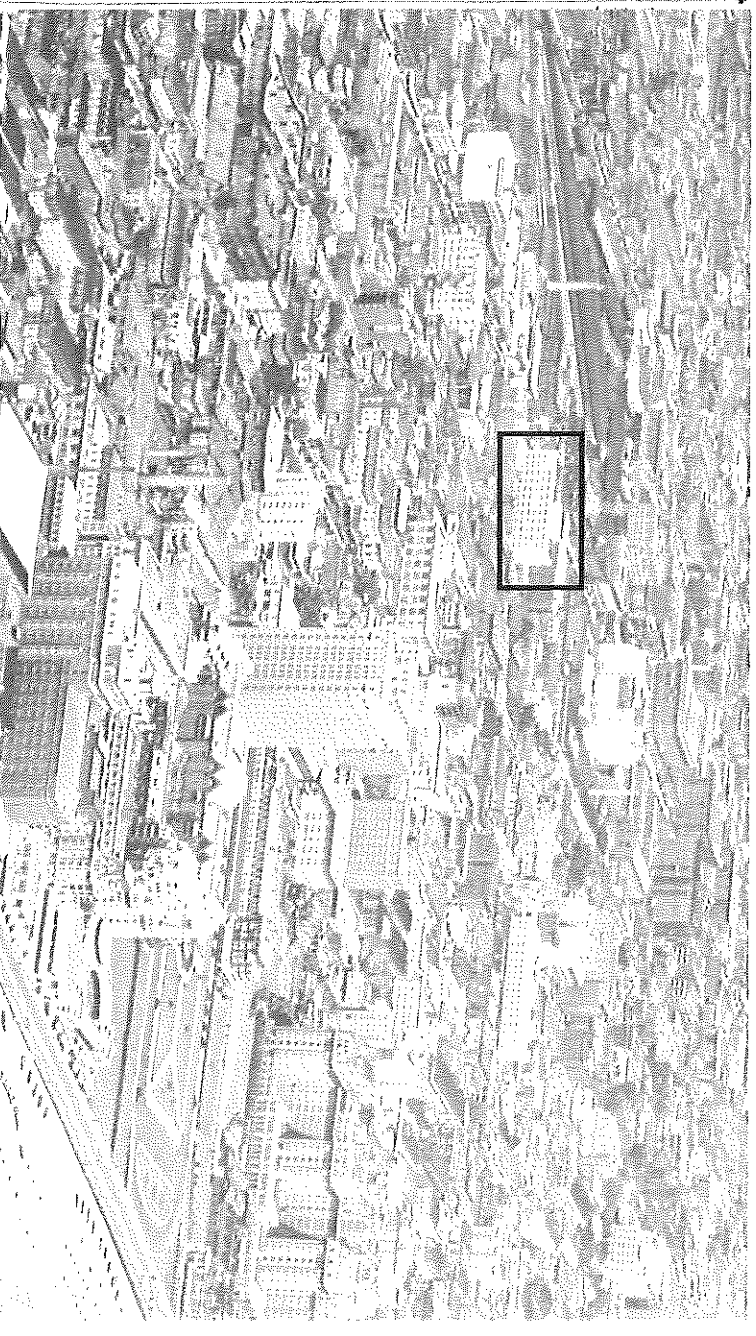
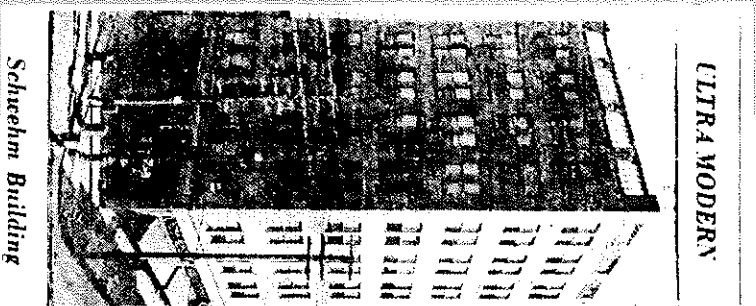
Respectfully submitted,

A handwritten signature in cursive script, reading "Arlene M. Wilkerson".

Arlene M. Wilkerson, Secretary

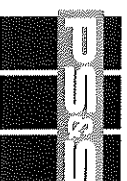
Board/Commission

The Schwehm Building Historic Landmark Nomination



Atlantic City Historic
Preservation Commission
June 14, 2023

Prepared by:

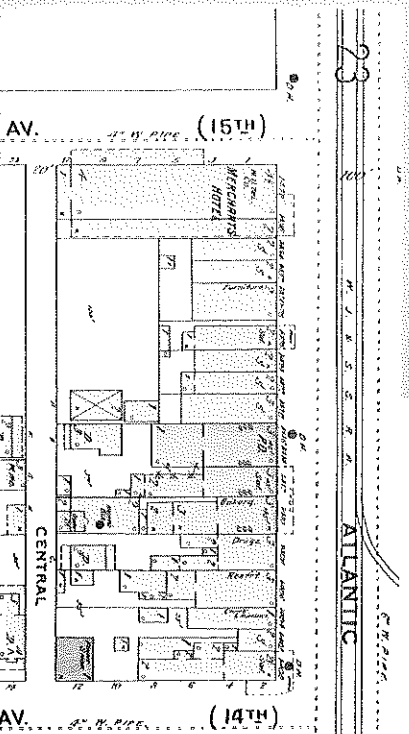


ATLANTIC LOFTS
URBAN RENEWAL
For: ENTITY, LLC

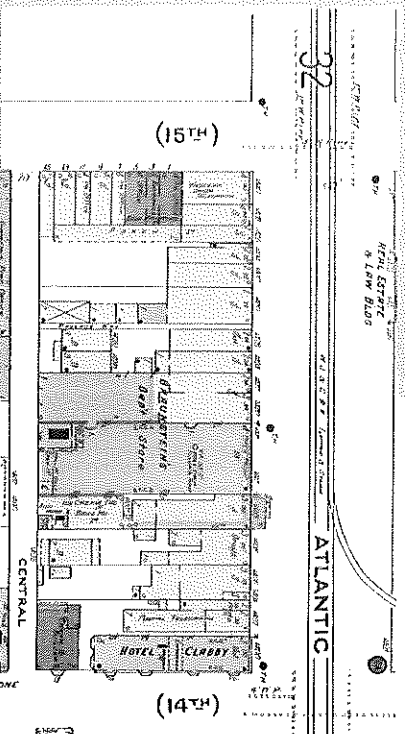
An aerial, black-and-white photograph of a city street intersection. The image is tilted at an angle. A prominent white rectangular object, possibly a sign or a roof feature, is visible on a building in the upper left. The street is filled with cars, and various buildings of different sizes and shapes are visible along the streets. The overall scene depicts a dense urban environment.



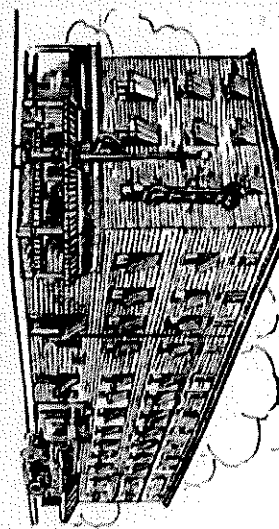
1896 Sanborn Map



1906 Sanborn Map



1921 Philadelphia Inquirer Advertisement



Hotel Flaherty
New York and Atlantic Ave.
One-half block from P. and R. Station.
All outside rooms, cheerful and exceptionally clean; center of all attractions and amusements. Single rooms \$1.50 to \$2.50; double rooms \$3.00 to \$4.50 daily. Special "week" and week-end rates.

"The Hotel Within Your Means"
Your Vacation Prolonged

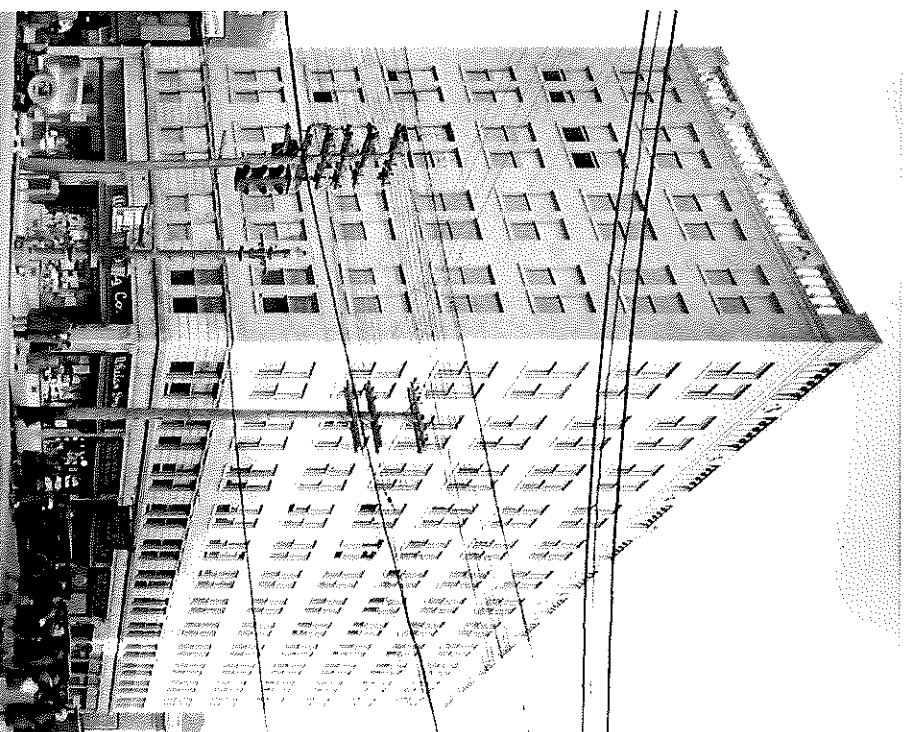
\$5 Fourth of July Special Saturday, **\$5**
Sunday and Monday
European Plan

(For each person, two in a room)

1932 Aerial Photo



c. 1929 Photo

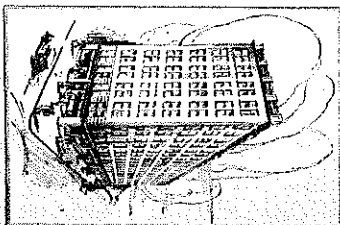


**1928 Press of Atlantic
City Advertisements**

SCHWEHM BUILDING
ATLANTIC and NEW YORK AVENUES

We wish to Announce:

that on and after March 1, 1928, we will move from our present temporary offices, 1434 Atlantic Avenue, to Suite 214, Schwab Building, and while we will continue to use our efforts in renting space in the Schwab Building, we wish to announce to all brokers that the right is not conferred exclusively to us, and that all brokers are invited to obtain rentals for the Schwab Building, and anyone who will consummate any lease, will receive full commission.



COAST REALTY Co
1436 ATLANTIC AVENUE
MARLBOROUGH, MA 01923

LOCALITY COUNTS—

Atlantic City
COMMUNITY
SPRING OPENING
March 14/15/16/17

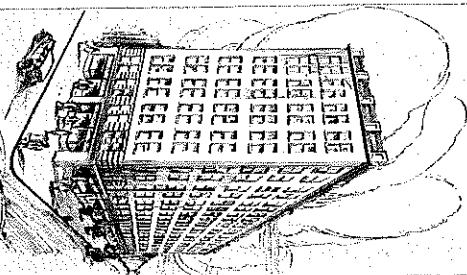
SCHWEHM BUILDING

OR YOUR OWN BROKER

Schwehm Building
ATLANTIC AND NEW YORK AVS

(Modern—Fireproof)
Offices with heat, light, hot water
janitor and elevator service.
\$50 per month, upward.

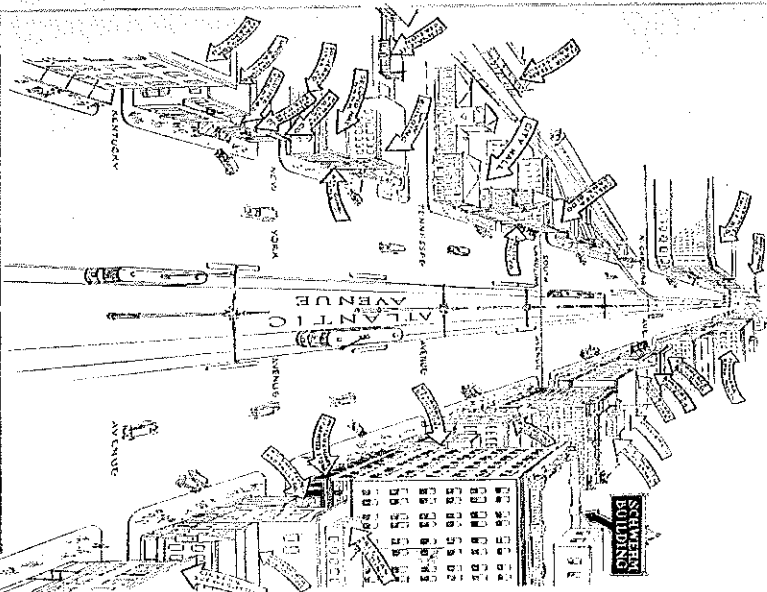
SCHWEHM BUILDING
ATLANTIC AND NEW YORK AVES

1436 Atlantic Avenue
Camden, New Jersey 08102

cost REALTY Co.

PHONE . . .

SCHWEHN BUILDING
ATLANTIC AND NEW YORK AVENUES



of this potent and attractive new attraction, the advertisement will have served its purpose, that is to attract attention to the product and in the selection in the marketplace. We feel that we have the best of offers building in the marketplace and that there is a great deal of interest in the product and that we have the best of offers building in the marketplace.

THIS sketch was made for the purpose of showing some attributes to the location of the Schweitzer Building, and is more an actual photograph of Atlantic Avenue as there are many other fine and elegant buildings on Atlantic Avenue that are not shown in this sketch.

Mr. Conrad also
recently has the
corner of Atlantic
and New York Ave.
more than any other
corner in Atlantic
City.

1436
Atlantic Ave.

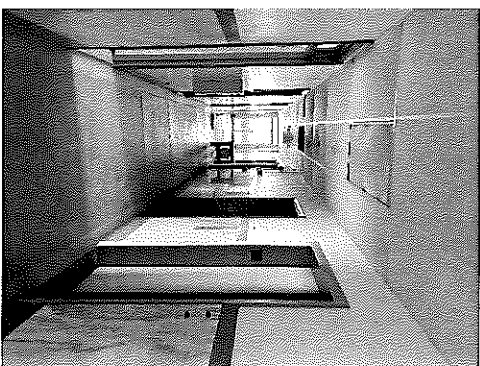
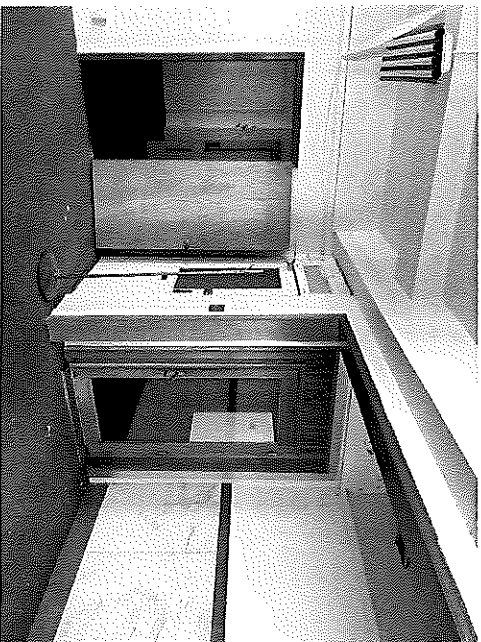
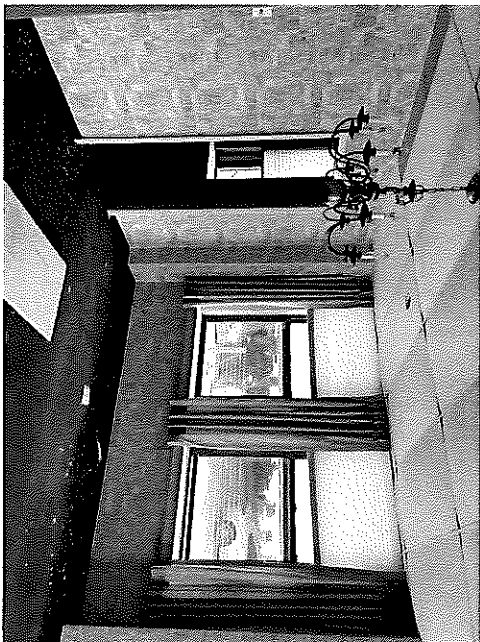
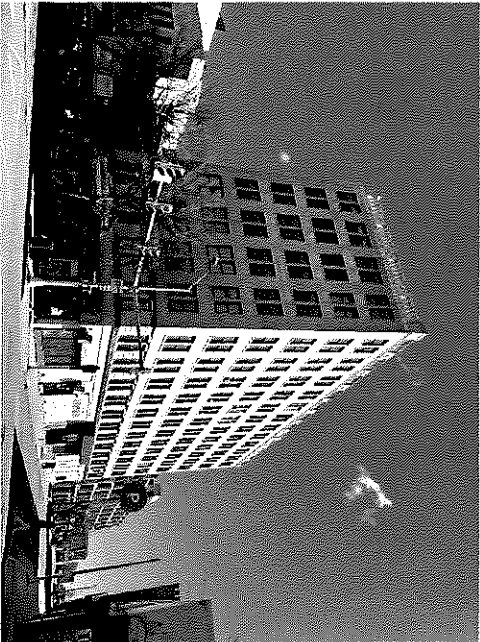
COST REALTY CO

Marine
5676

TON will make that whole thing less messy. He's going to handle the other people's money and not be in any way involved in the day-to-day operation of the company.

[illegible][illegible]

The Schwehm Building



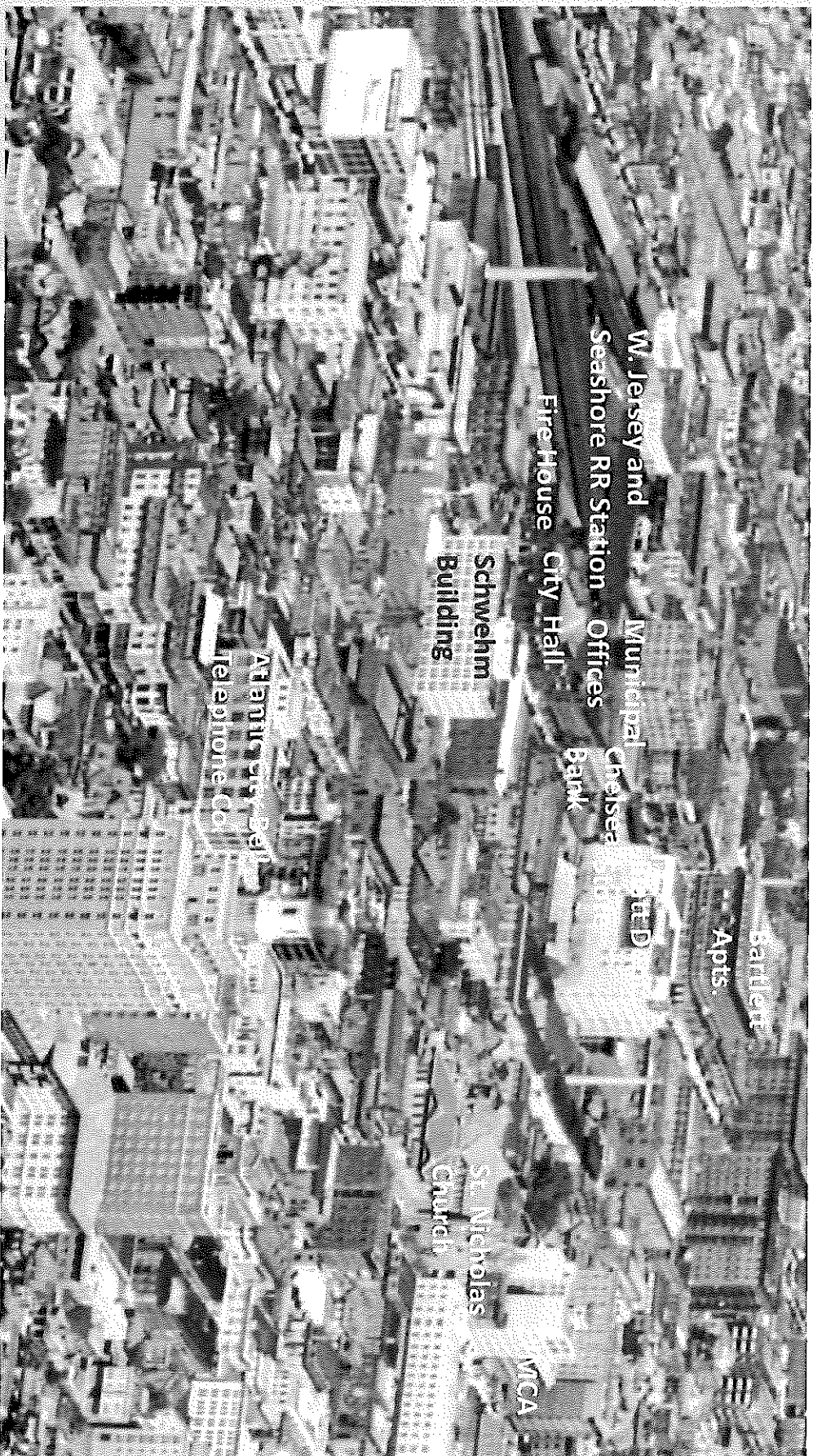
National Register Criterion A

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history

The Schwehm Building exhibits Local Significance under Criterion A in the Areas of Commerce and Politics/Government for its association with the commercial and municipal development of Atlantic City.

1932 Aerial Photo



NJ Identified Historic Building

Schwehm Building

**National Register
Listed Building**

NJ Eligible Historic Building

NY Identified Historic Building

It + nominative
it could soon
not register



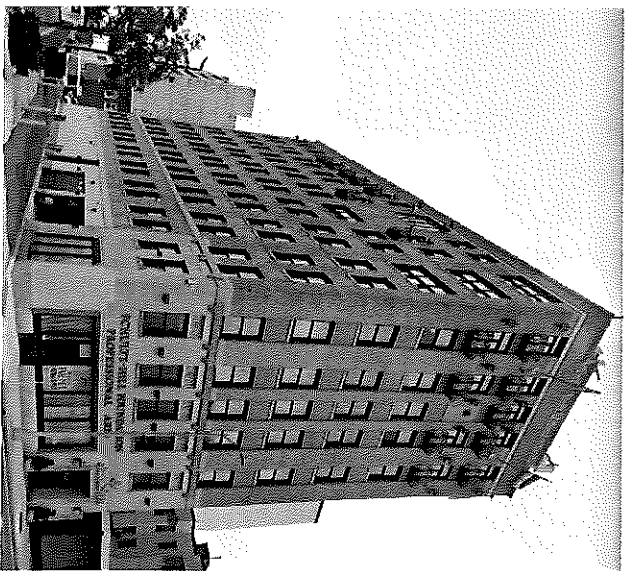
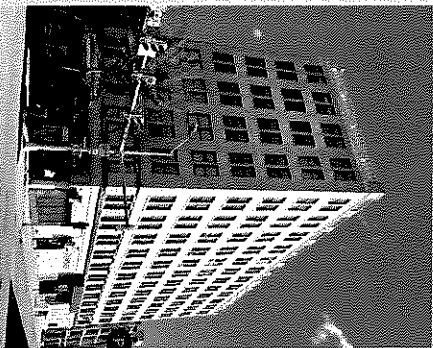
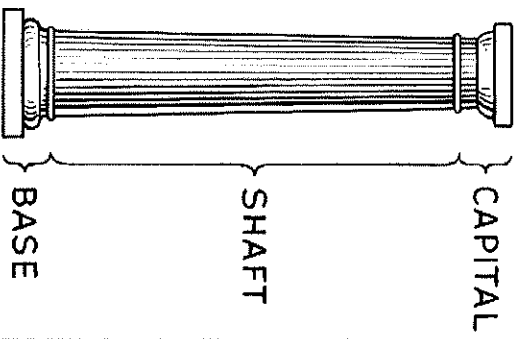
National Register Criterion C

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

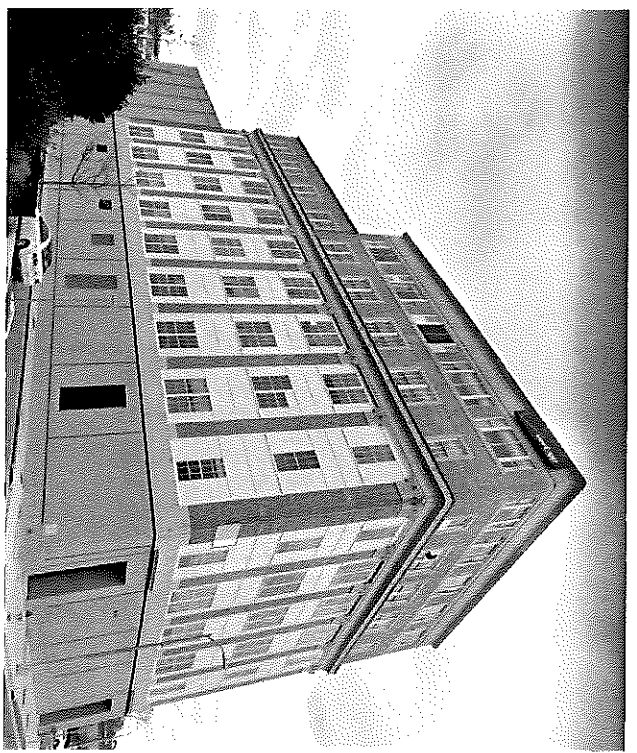
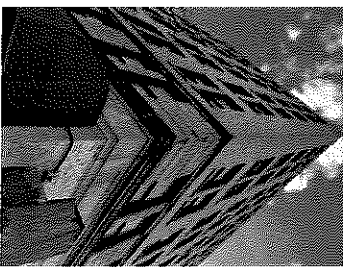
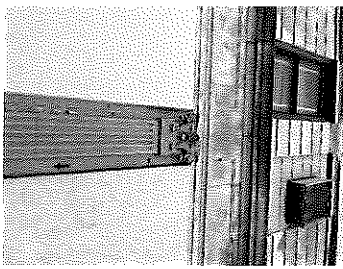
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

The Schwehm Building exhibits Local Significance under Criterion C in the Area of Architecture as a representative example of a Classical-Revival style speculative office building that embodies the distinctive characteristics of the building type.

Building Type



1616 Pacific Avenue



Atlantic City Bell Telephone Co.