



CITY OF PLAINFIELD
 HISTORIC PRESERVATION COMMISSION
 PLAINFIELD CITY HALL
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NEW JERSEY 07060
 (908) 753-3580 - FAX (908) 753-3070



**CITY OF PLAINFIELD HISTORIC PRESERVATION COMMISSION
 APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

DATE RECEIVED _____ APPLICATION # _____

Applicant(s):

Name: 835 PL Plainfield Urban Renewal LLC

Address: 235 S. Harrison Ave, St. 100, East Orange, N. email: nanaduncan@thatcherdgrp.com

Tele. #: (day) 973-233- 5288 (eve) _____ (fax) _____

Relationship of applicant to property:

Owner(s) []

Prop Under Contract [x]

Lessee []

Other (specify) []

Explanation if Other _____

OWNER(S), IF DIFFERENT THAN APPLICANT:

Name: 512-524 Watchung Avenue LLC

Address: 235 S. Harrison Ave, St. 100, East Orange, N. email: tjc@proudliving.com

Telephone Number: (Day) 973 233-5288 (Eve) _____

Address of the property: 512-24 Watchung Avenue

Block: 835 Lot: 4 Historic District: Civic Historic District

Existing use of the property:

Vacant- former Plainfield Area YMCA

Describe in detail the proposed work to be done at the property:



Proposed adaptive reuse of existing building. See Project Description and Scope of Work as outlined on

Think Wilder architectural plans

Each application must be accompanied by sketches, drawings, photographs, descriptions or other information sufficient to show the proposed alterations, additions, changes or new construction. The Commission may require the subsequent submission of such additional materials as it reasonably requires to make an informed decision. A submission shall include:

- A photograph of each elevation of the structure.
- Fifteen (15) copies of drawings, photographs, material brochures, samples, specifications or information that may be necessary to assist the Commission.
- Fifteen (15) copies of a survey, or if applicable, a site plan showing the location of new and existing structures on the site and their location with respect to the building line, property lines, and the front of those buildings or structures immediately adjacent to each side of the lot to be built upon.
- Fifteen (15) copies of facade elevation(s), if applicable, of the proposed work in sufficient detail to identify the limits and location of the proposed work, and existing and proposed materials to be used.
- \$70.00 application fee (check or money order made to the City of Plainfield).

By signing this application, I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his/her authorized agent. By signing this application the owner hereby grants authorization to the Commission members, and its professional and support staff to enter the property in question for inspection purposes.

	Thomas Caleca	11/12/2020
Signature of Applicant(s)	(Print Name)	Date
	Thomas Caleca	11/12/2020
Signature of Owner(s) (if different than applicant)	(Print Name)	Date

Submittal of this application form- properly signed, with the indicated copies of documents and the application fee will constitute a complete application. Upon receipt of a complete application the Board Secretary will schedule the application with the Commission. The applicant delays his/her own application if all of these required items are not submitted. The Commission shall reach a decision on the application within forty-five (45) days of submission of a complete application. The applicant must appear in front of the Commission in order to present the application during the public hearing on the scheduled date.

Certificate of Appropriateness application adopted by the Historic Preservation Commission 1/22/13

PROJECT DESCRIPTION: ATTACHMENT TO HPC APPLICATION

Applicant proposes an adaptive reuse of the existing Plainfield Area YMCA (“YMCA”), a neoclassical style building built in 1922-1923. The building is located at 512-24 Watchung Avenue, Plainfield, New Jersey and identified as Block 835, Lot 4. The building is commonly identified as 518 Watchung Avenue.

The proposed adaptive reuse will include approximately 142 apartments and 6,954 square feet of commercial space (totaling approximately 181,386 sf). The exquisite brick and concrete façade will be repaired and restored at areas of the building deemed as “Historically Interesting” parts of the building. These areas include the main façade on Watchung avenue, a section of the side elevation on the northeast side of the building, and a section of the building façade on 6th Street. The composition of these areas will not be altered. The historical elements of the facade will be preserved and made to look new. Scope of Work include:

- Replacing Windows;
- Maintain Window Openings;
- Replacing Doors. Maintain Door Openings;
- Repairing Damaged Features ie. Cornice And Railings;
- Power washing Masonry; and
- Repointing Mortar Joints;

All windows and doors will be replaced with wood construction.

Applicant also proposes demolition of the remaining insignificant sections of the building to allow for the building extensions. Elements to be removed include:

- Windows;
- Brick wall;
- Concrete decorative features;
- Metal cornice; and
- Door and railings;

There is a proposed construction of an addition at the rear of the YMCA building to facilitate the use mentioned above. The addition to the building will come in the form of a vertical and horizontal extension that will not detract from, but compliment and accentuate the interesting parts of the original building. The building extensions will be of a contemporary style, yet connecting to the existing buildings neo-classical style. A portion of the extension will be located on Block 835, Lot 5, which is not located in the historic district.

The interior of the YMCA building will be demolished and removed with the exception of the window openings and the structural framing of the floors. The main entrance of the YMCA main will serve as an entrance for a commercial space on the first floor, and also a secondary entrance for building residents. The basement of this area will be used for utility services and amenities. The second floor will include additional amenities for residents and also connect to the newly erected building and apartments. The third floor of the YMCA will feature more apartments and also connect to the new building. There will be an elevator added to facilitate easier access between the floors for building occupants.