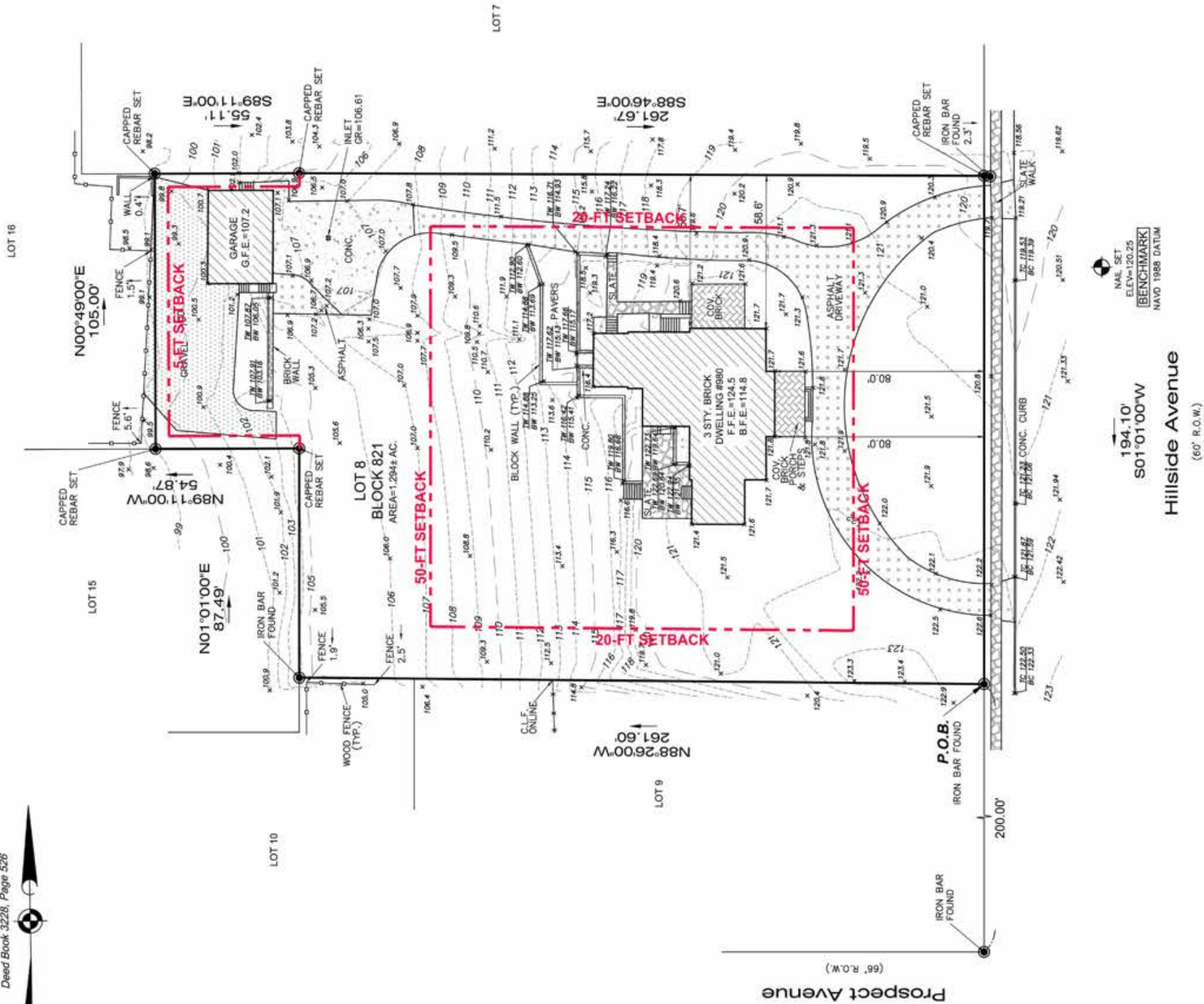


PROPOSED RESTORATION OF  
980 HILLSIDE AVENUE



Steel magnate William Garrigues built his fine brick mansion on Hillside Avenue in 1917 for a cost of \$25,000. It stands today as a landmark in the Hillside Avenue Historic District.

Deed Book 3228, Page 526



PREPARED FOR: GOWTHAM REDDY  
TITLE INSURER: CLEAR SKIES TITLE AGENCY, LLC  
WESTCOT LAND TITLE INSURANCE COMPANY  
BUYER'S ATTORNEY: ASHLEY MOLSON, Esquire  
MOLSON LAW FIRM, LLC

NOTE:  
ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 12/8/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW JERSEY AS THEY RELATE TO THE PRACTICE OF LAND SURVEYING.
- IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TRAILWAYS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY, OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

DB 3228 PG 526

**MORGAN**  
engineering & surveying  
P.O. BOX 5232  
TOMS RIVER, N.J. 08754  
TEL: 732-270-9690  
FAX: 732-270-9691  
www.morgansurveying.com

DISCUSSION TOPIC:  
GRAVEL CROSSES BOUNDARY LINE  
BETWEEN SUBJECT LOT AND ADJ. LOT 16.

**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

**LOT 8**  
**CITY OF PLAINFIELD**  
**BLOCK 821**

**COUNTY OF UNION**  
**NEW JERSEY**

Scale: 1"=30' Date: 12/8/20 DWP: 20-13503 JOB # 20-13503T060 Sheet # 1 of 1





PARTIAL SOUTH ELEVATION



FRONT ELEVATION



PARTIAL NORTH ELEVATION



FRONT DOOR



NORTH ELEVATION





REAR ELEVATION

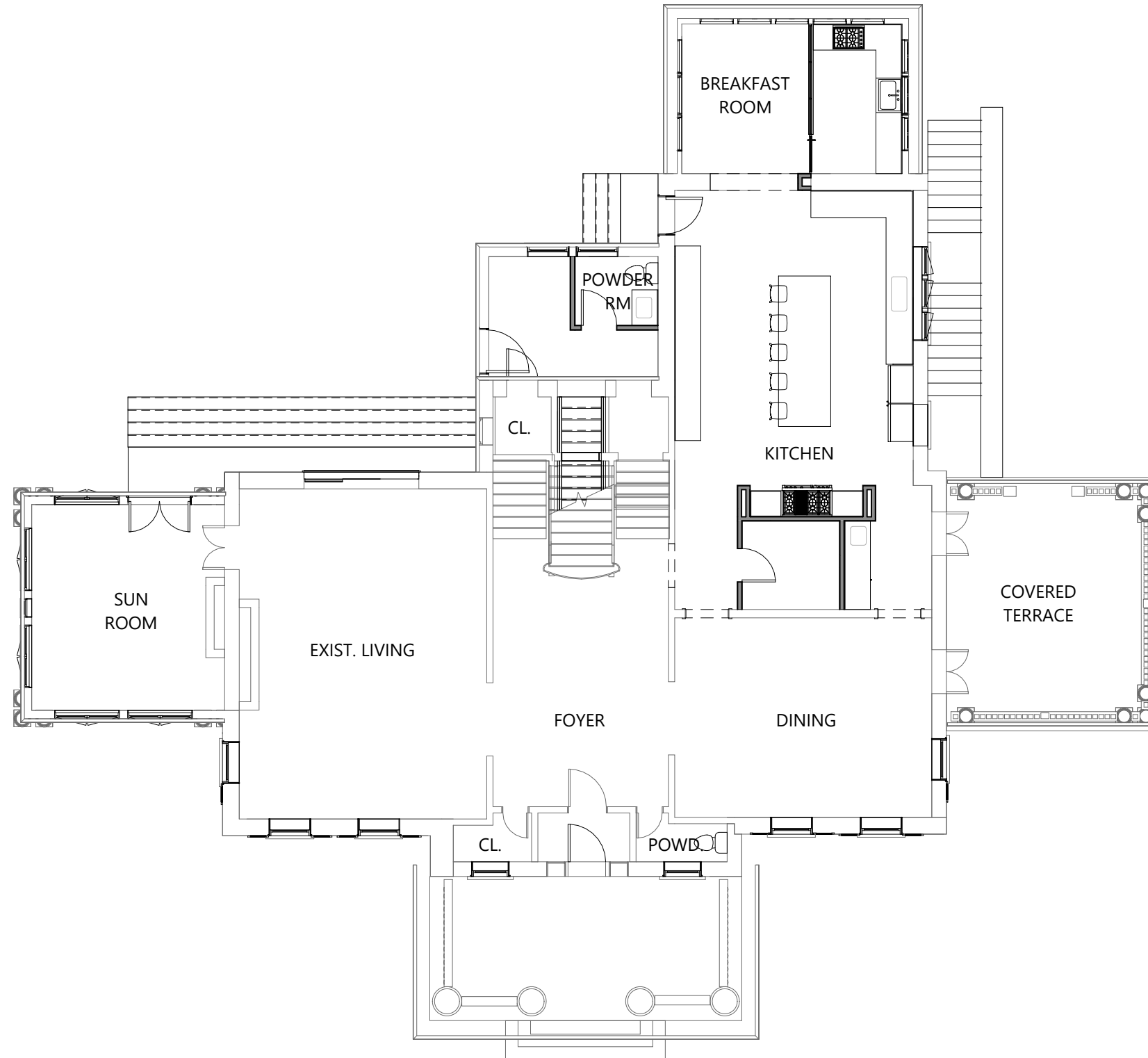


PARTIAL REAR ELEVATIONS

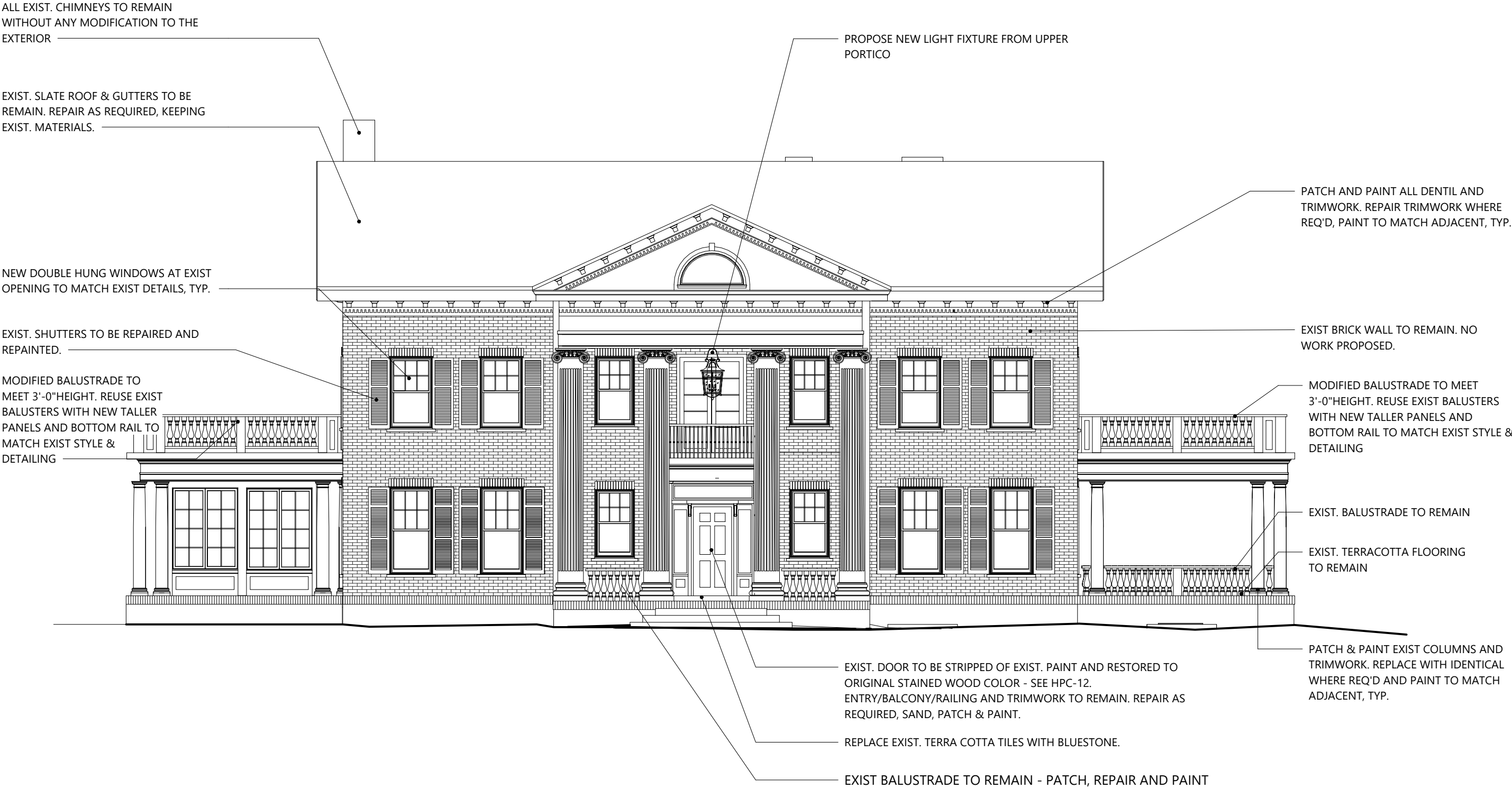


SOUTH ELEVATION

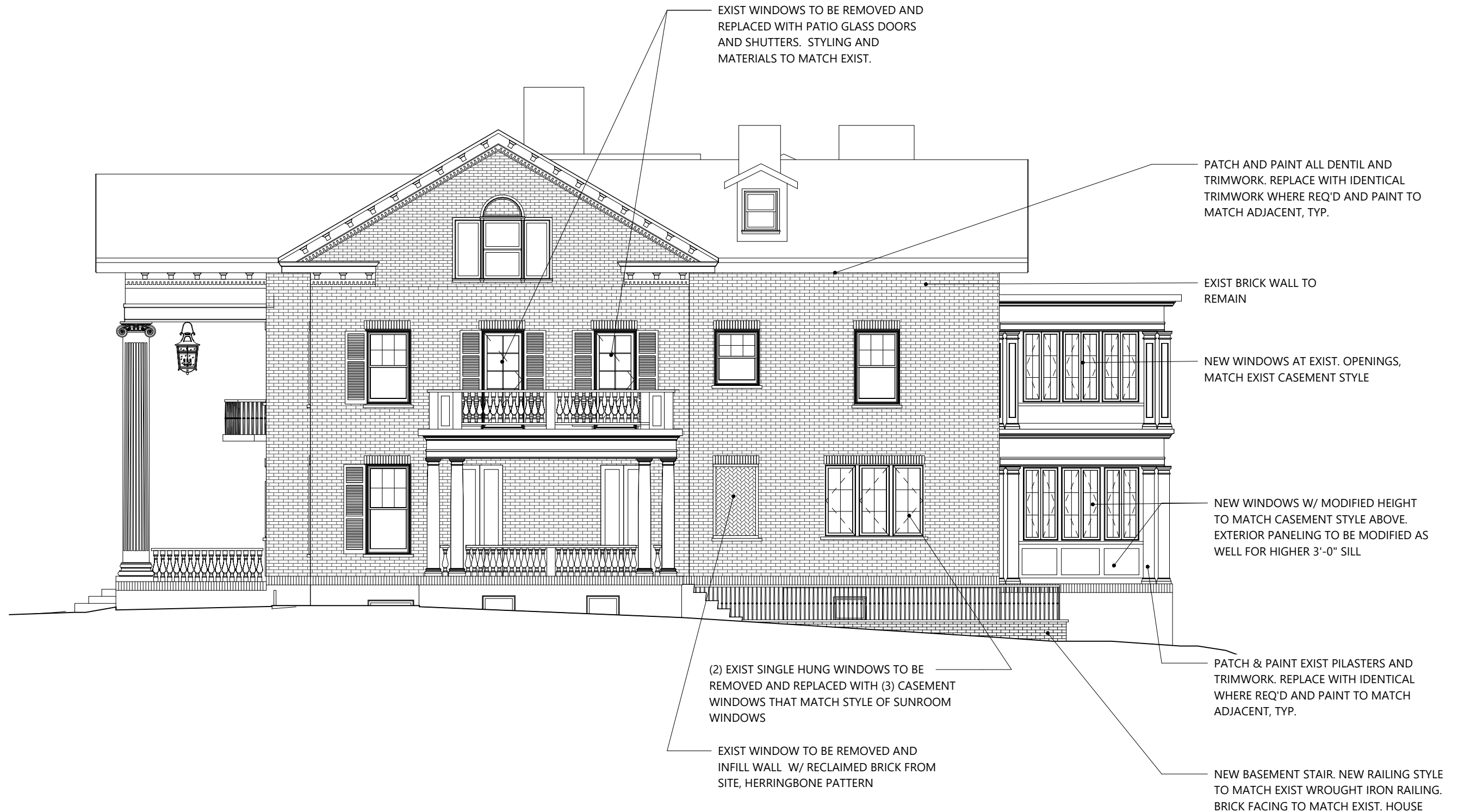








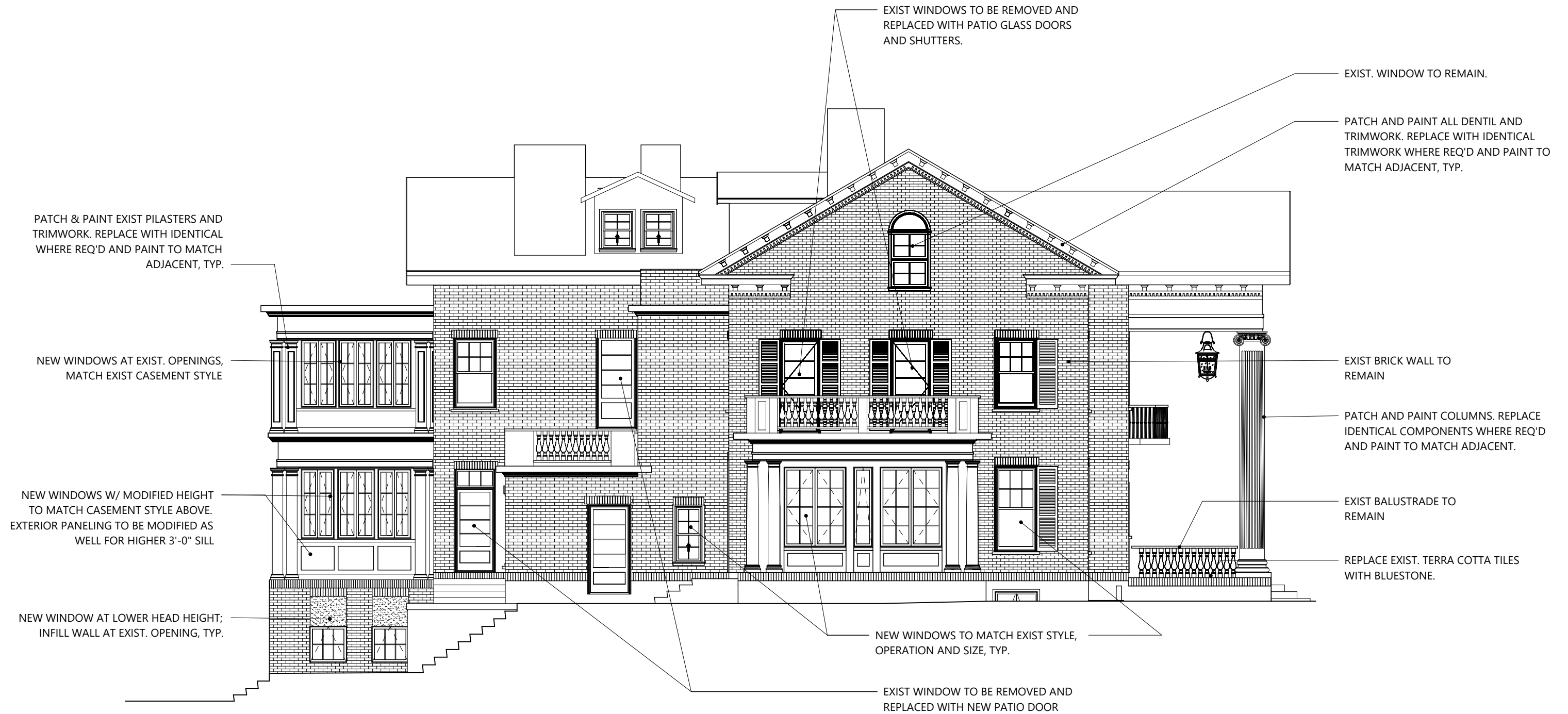
















FRONT ELEVATION

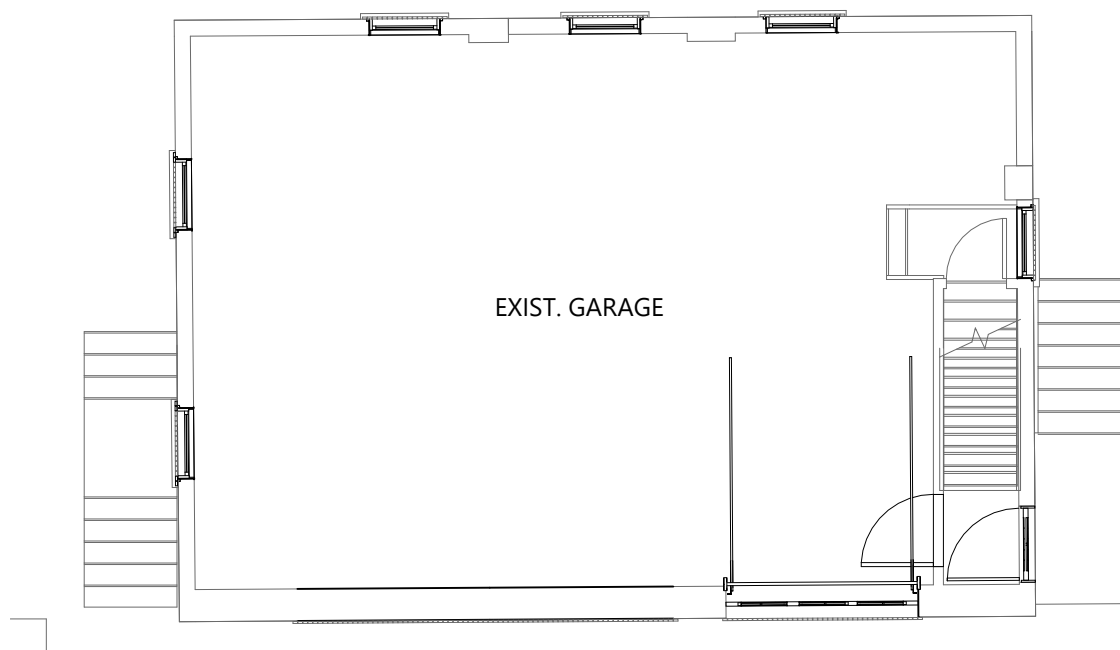


REAR ELEVATION



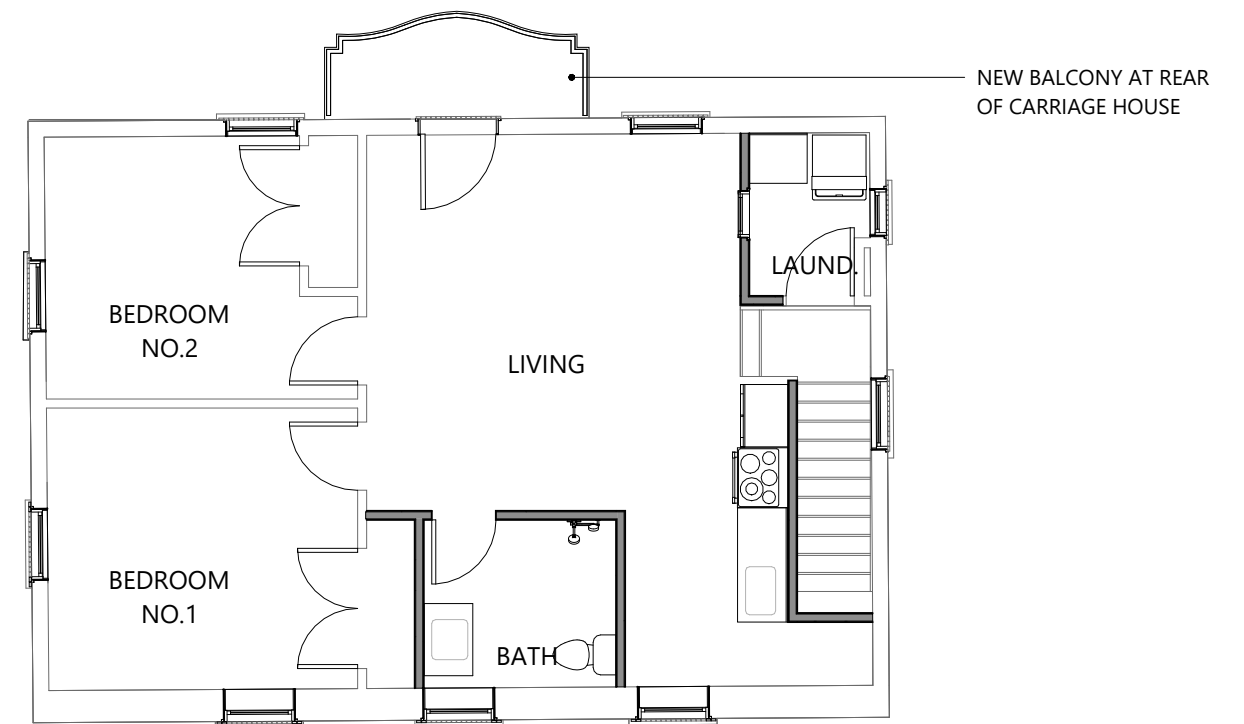
SOUTH ELEVATION





### 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



### 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



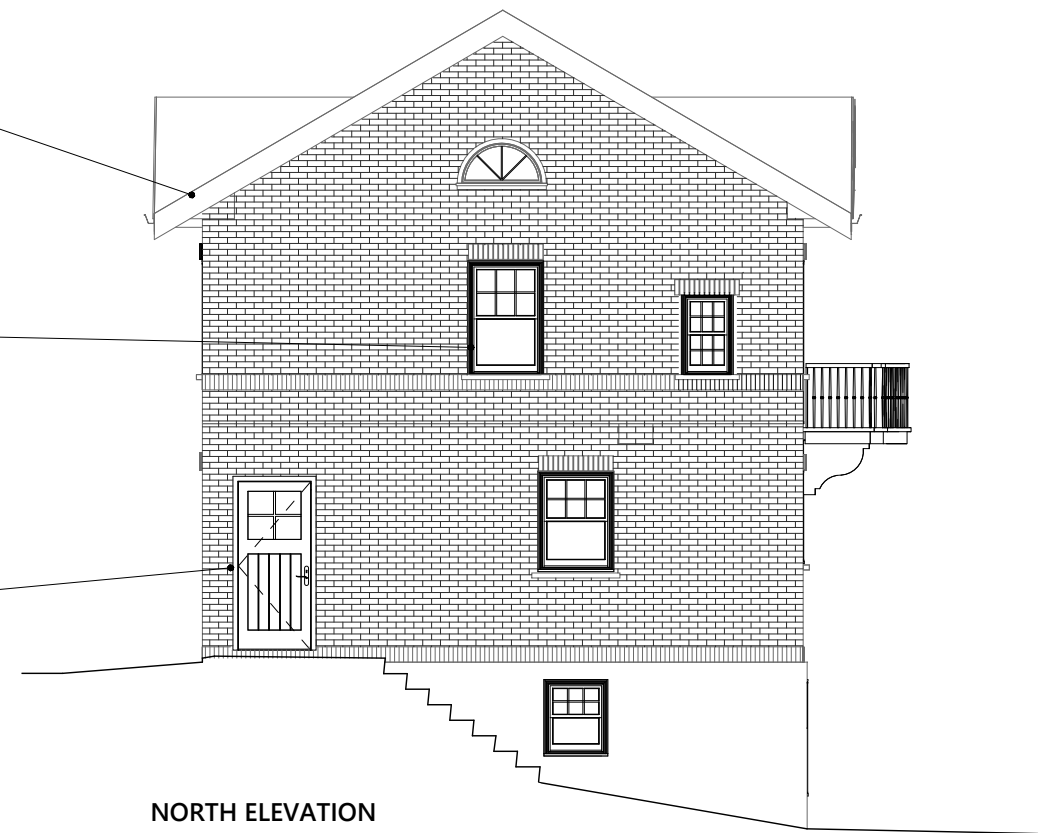
FRONT ELEVATION

PATCH AND PAINT ALL DENTIL AND TRIMWORK. REPAIR TRIMWORK WHERE REQ'D, PAINT TO MATCH ADJACENT, TYP.

NEW SINGLE HUNG WINDOW AT EXIST OPENING TO MATCH STYLE AT MAIN HOUSE, TYP.

EXIST BRICK WALL TO REMAIN

NEW REPLICATED DOOR AT EXIST OPENING



NORTH ELEVATION

EXIST. SLATE ROOF & GUTTERS TO BE REMAIN. REPAIR AS REQUIRED, KEEPING EXIST. MATERIALS.

NEW DOOR AT EXIST. WINDOW OPENING

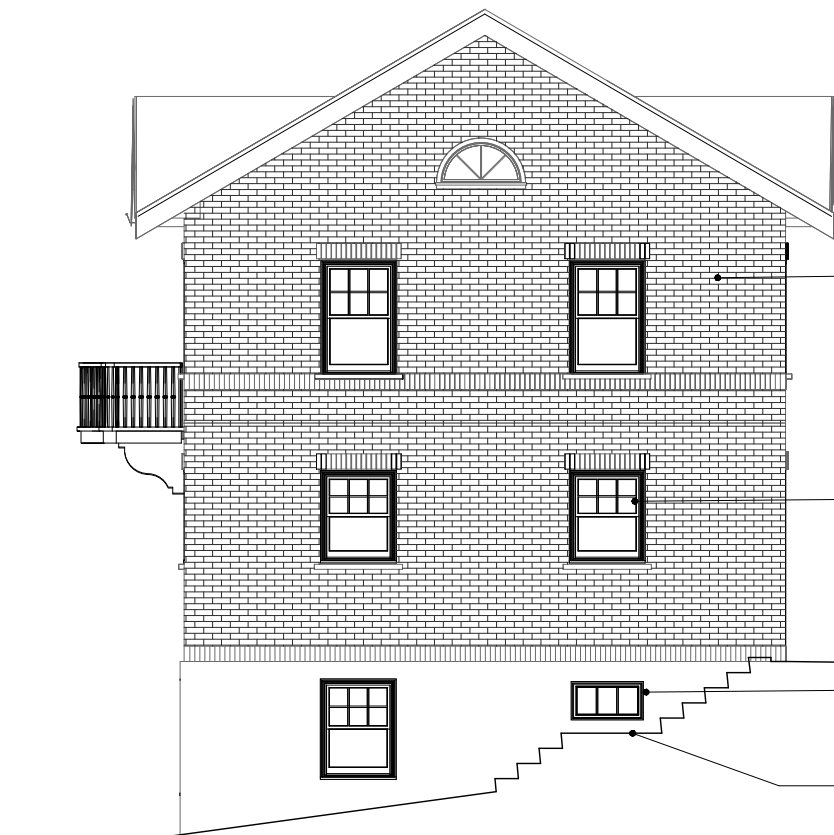


NEW BALCONY W/ WROUGHT IRON RAILING, SIM. TO THE MAIN HOUSE

NEW CARRIAGE DOORS @ EXIST OPENING



REAR ELEVATION



SOUTH ELEVATION

EXIST BRICK WALL TO REMAIN, TYPICAL

NEW SINGLE HUNG WINDOW AT EXIST. OPENING TO MATCH STYLE AT MAIN HOUSE, TYP.

CLEAN EXIST CONC WALL TO REMAIN

EXIST STAIR TO REMAIN



# Colonial Revival House Style, circa 1917



Front Door Replacement Hardware

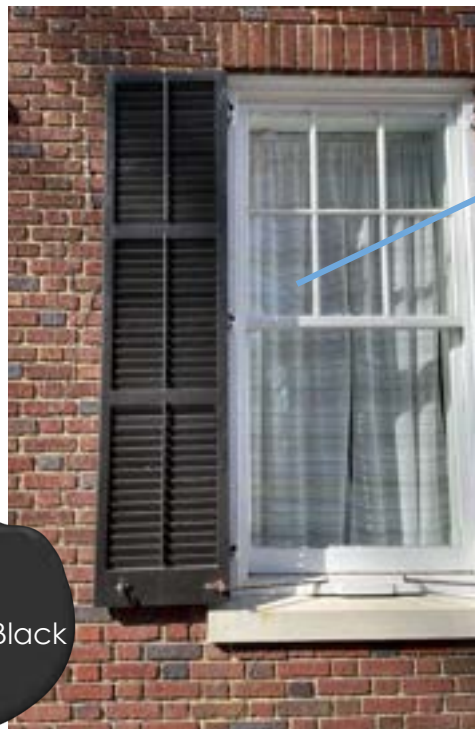


Pendant light (added)  
Type B



10" Round ceiling light  
Type A

The existing shutters will be repaired and repainted, existing hardware that remains will be kept, but it is not in working order. No new shutter brackets will be made.



Shutters,  
HC-190 Black



The front door appears to be an original 6 panel door that was originally stained, but sometime over the years was stripped and painted red.



ALL TRIM to be painted to match original color under topcoat, OC-58 White Ice

Fluted wood "composite columns", are a combination of the Ionic and Corinthian capital



Type C



WALL SCONCE



**ROOF:** Existing slate roof to be repaired, gutters to be repaired as it is currently constructed.

Dental molding to be resorted and repaired, painted.

**GARAGE DOORS:** Existing garage doors will be repaired and put onto electric motors to allow for automatic opening. Original internal hardware to be replace and modernized.

No visible difference from the exterior.

**SHUTTERS:** After careful inspection of the carriage house, it has been found that there was never shutters installed at this building.

The existing light fixture is currently on-site, and will be repaired and replaced in between the two pilasters.



ALL TRIM to be painted to match original color under topcoat, OC-58 White Ice







**REAR WINDOWS:** This addition appears to have been added to the home after the original construction date.

The addition will be repaired and the lower level windows will be replaced to match the upper level with no transom, and a panel below.

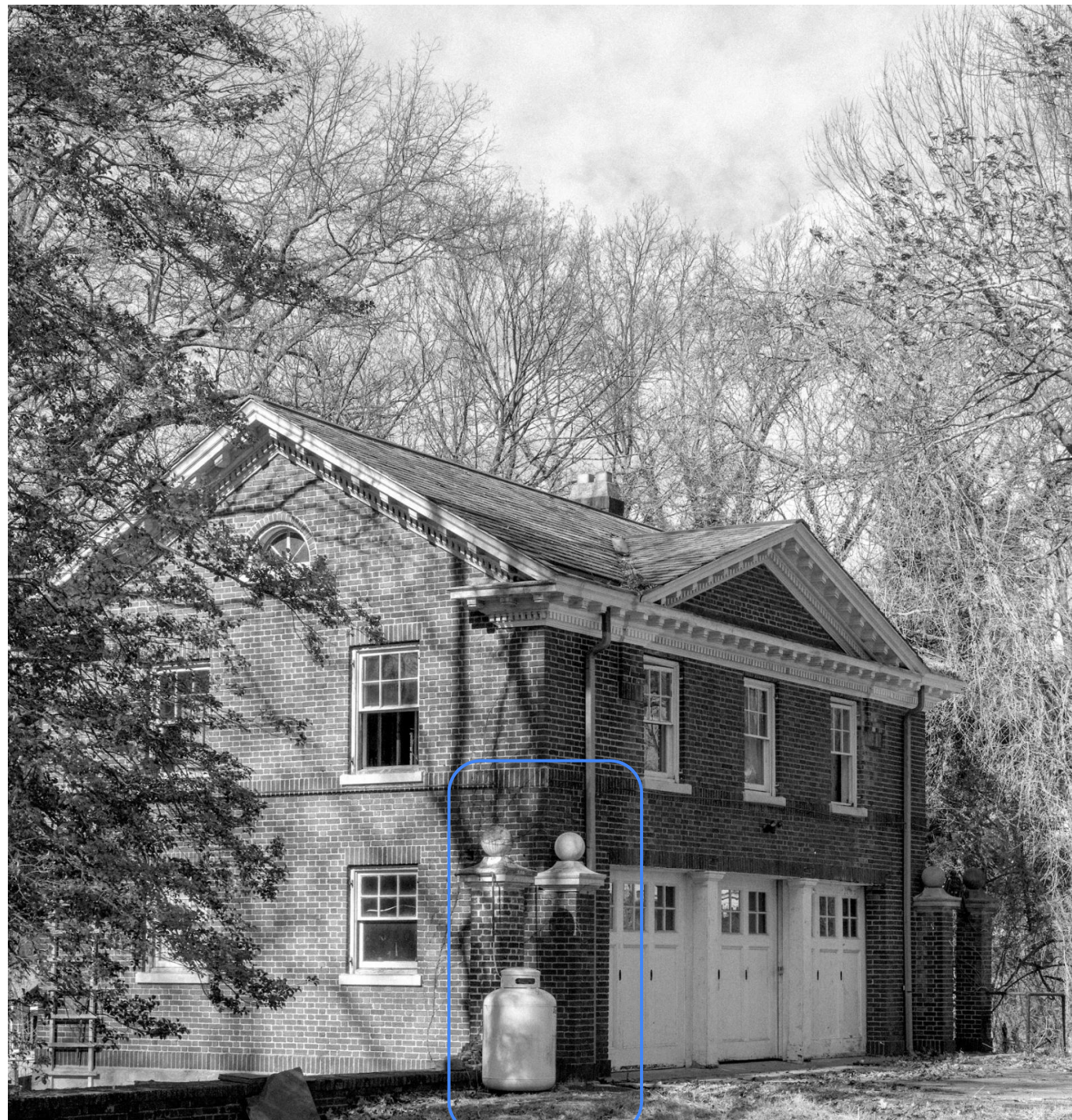
**LIGHTING:** New lighting to be placed over or next to each exterior doorway.

**EXTERIOR PORCHES:** All of the exterior porches have a red terracotta 8x8 clay tile on them. The side porch as well as the front porch. Although the front porch appears to be an added material and not original. There are several key level changes that indicate it may have been added at a different time than the stairs.

It is our intent to remove the red clay tiles and replace only the front porch with a bluestone large format stone. All of the original cement column piers will remain untouched.



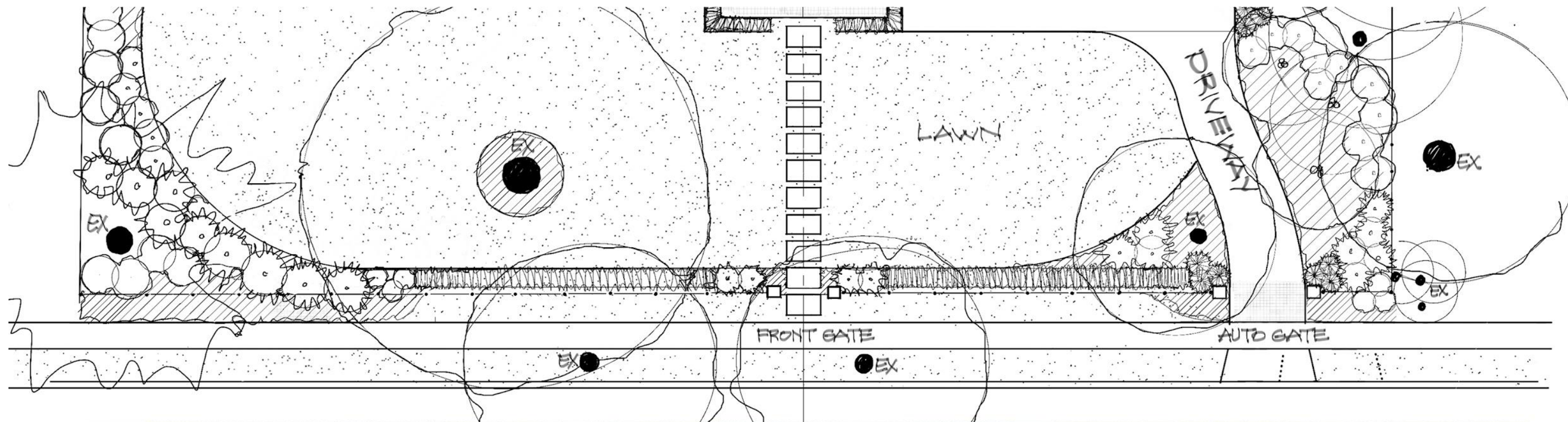




**EXTERIOR FENCE:** The existing piers at the rear of the property are approximately 8' tall, they signify a sense of entry and must have been a significant location to the estate. We feel that there must have been piers or some entry elements at the street. Perhaps the HPC can help us to determine if this was existing at the street.

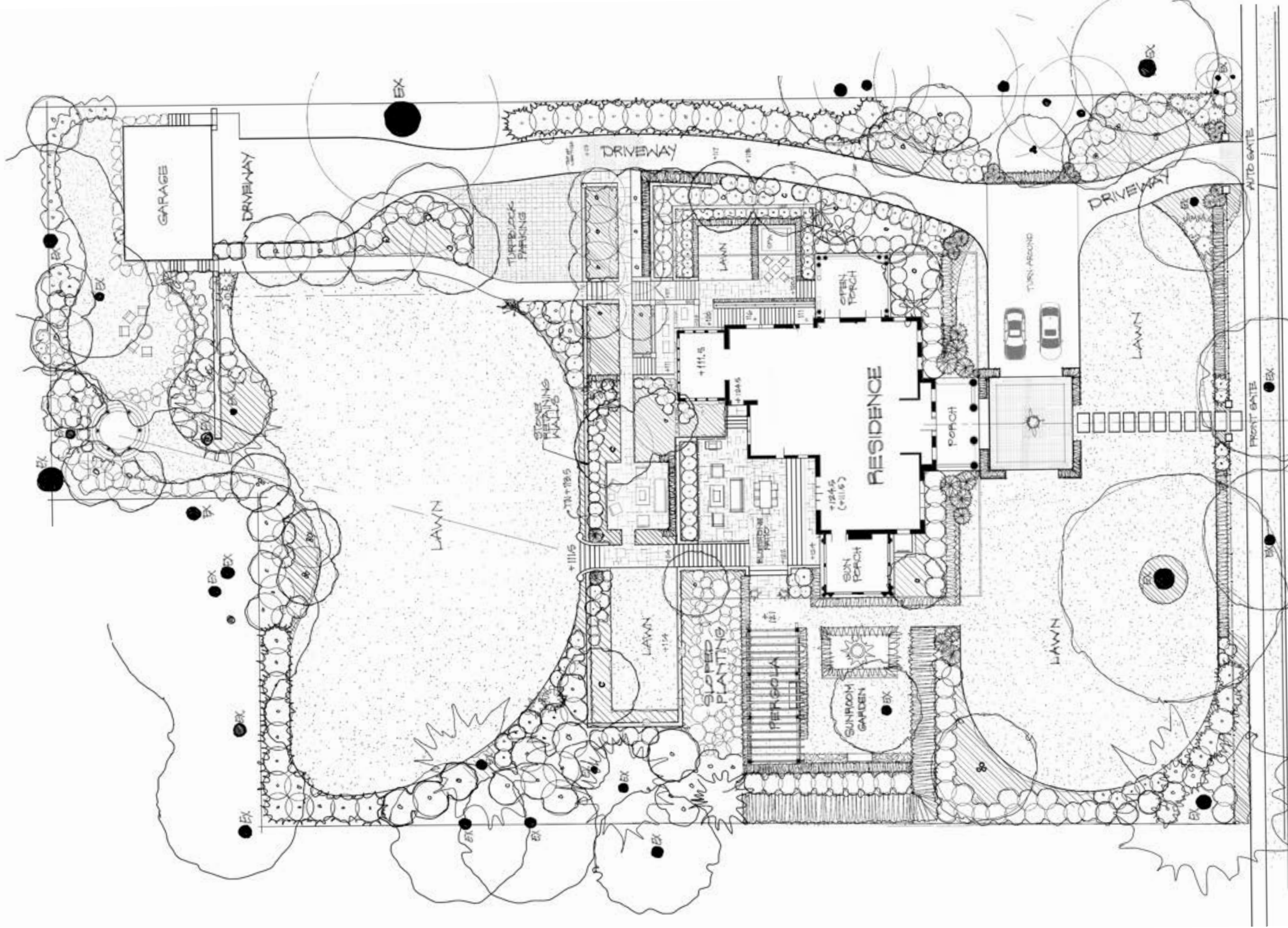
The Reddy's would like to enclose the entire front and sides of the estate with a low brick wall approximately 30' high, and then have an iron/metal fence above it. The intermediate piers would comply with the 4' height, but we would like to have larger piers at the driveway and front entry. See landscaping elevation.





# CONCEPT LANDSCAPE ELEVATION THE REDDY RESIDENCE 980 HILLSIDE AVENUE • PLAINFIELD • NEW JERSEY





# CONCEPT LANDSCAPE PLAN THE REDDY RESIDENCE

980 HILLSIDE AVENUE • PLAINFIELD • NEW JERSEY