



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: Buildway Properties, LLC

Address: 14 Cottler Avenue, Springfield, NJ 08071

email: luiscorreia@optimum.net

Tele. #: (day) 973-244-4675

(eve) same

(fax) N.A.

Relationship of applicant to property:

Owner(s) ☒

Prop Under Contract ☐

Lessee ☐

Other (specify) ☐

Explanation if Other N.A.

OWNER(S), IF DIFFERENT THAN APPLICANT:

Name: same as Applicant

Address: _____

email: _____

Telephone Number: (Day) _____ (Eve) _____

Address of the property: 819-823 Carlton Avenue

Block: 638

Lot: 13

Historic District: Putnam Watchung Historic District (PW-2)

Existing use of the property:

vacant, with garage structure

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

Construction of 2 1/2 Story twin-dwelling and refurbish garage per HPC guidelines

See attached Supplemental Information

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.

Buildway Properties, LLC

by: Maria Correia Maria Correia 06/09/22
Signature of Applicant(s) Managing Member (Print Name) Date

same as Applicant

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



PUTNAM AVENUE

NOTES:

BOUNDARY INFORMATION IS BASED ON ADJOINING DEEDS, WHICH ARE FILED IN THE COUNTY COURTHOUSE AND MAY BE SUBJECT TO FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

PROPERTY CORNERS WERE NOT SET AS PER WRITTEN CONTRACTUAL AGREEMENT

THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITY EASEMENTS WHICH ARE NOT SHOWN

THIS PROPERTY IS IN FLOOD ZONES "AO" AND "X", FIRM 34039C0039F, EFFECTIVE DATE: SEPTEMBER 20, 2006

SUBSURFACE UTILITIES SHOWN WERE PLOTTED FROM A UTILITY MARKOUT IN CARLTON AVENUE. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD

RIMS AND INVERTS WERE MEASURED

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM

DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. THESE ITEMS MAY BE SCHEMATIC ONLY

THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

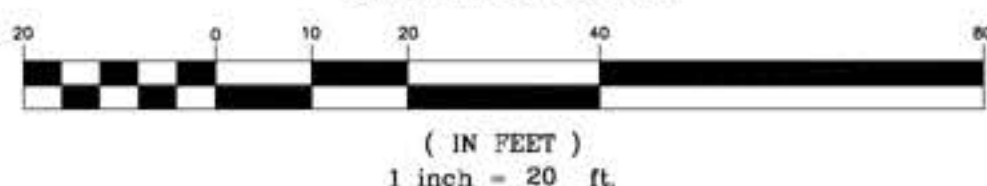
THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

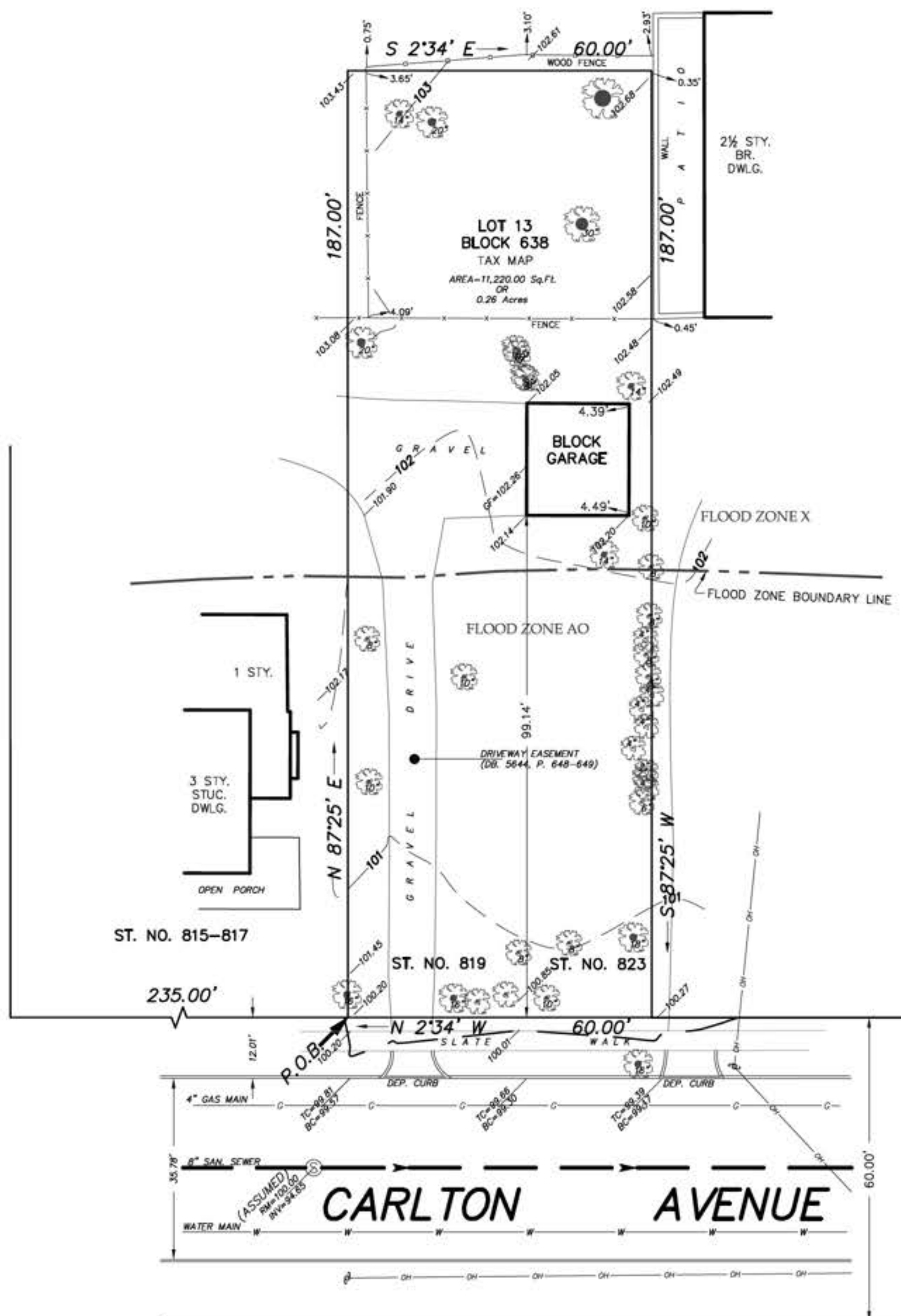
LEGEND

TC	—	TOP OF CURB
BC	—	BOTTOM OF CURB
RM	—	RIM
INV	—	INVERT
GF	—	GARAGE FLOOR
⊙	—	POLE
⊙	—	SEWER MANHOLE
⊙	—	TREE
0.00	—	ELEVATION
0.00	—	CONTOUR

GRAPHIC SCALE



20088



BOUNDARY & TOPOGRAPHIC SURVEY
TAX LOT 13 - BLOCK 638

MAP OF PROPERTY LOCATED AT
PLAINFIELD, UNION COUNTY, N.J.

SURVEY NO. 20088
CERTIFIED TO:
BUILTEC CONSTRUCTION INC

BORRIE, McDONALD & WATSON
LAND SURVEYORS

130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973)429-0049

Richard T. Watson
RICHARD T. WATSON

PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

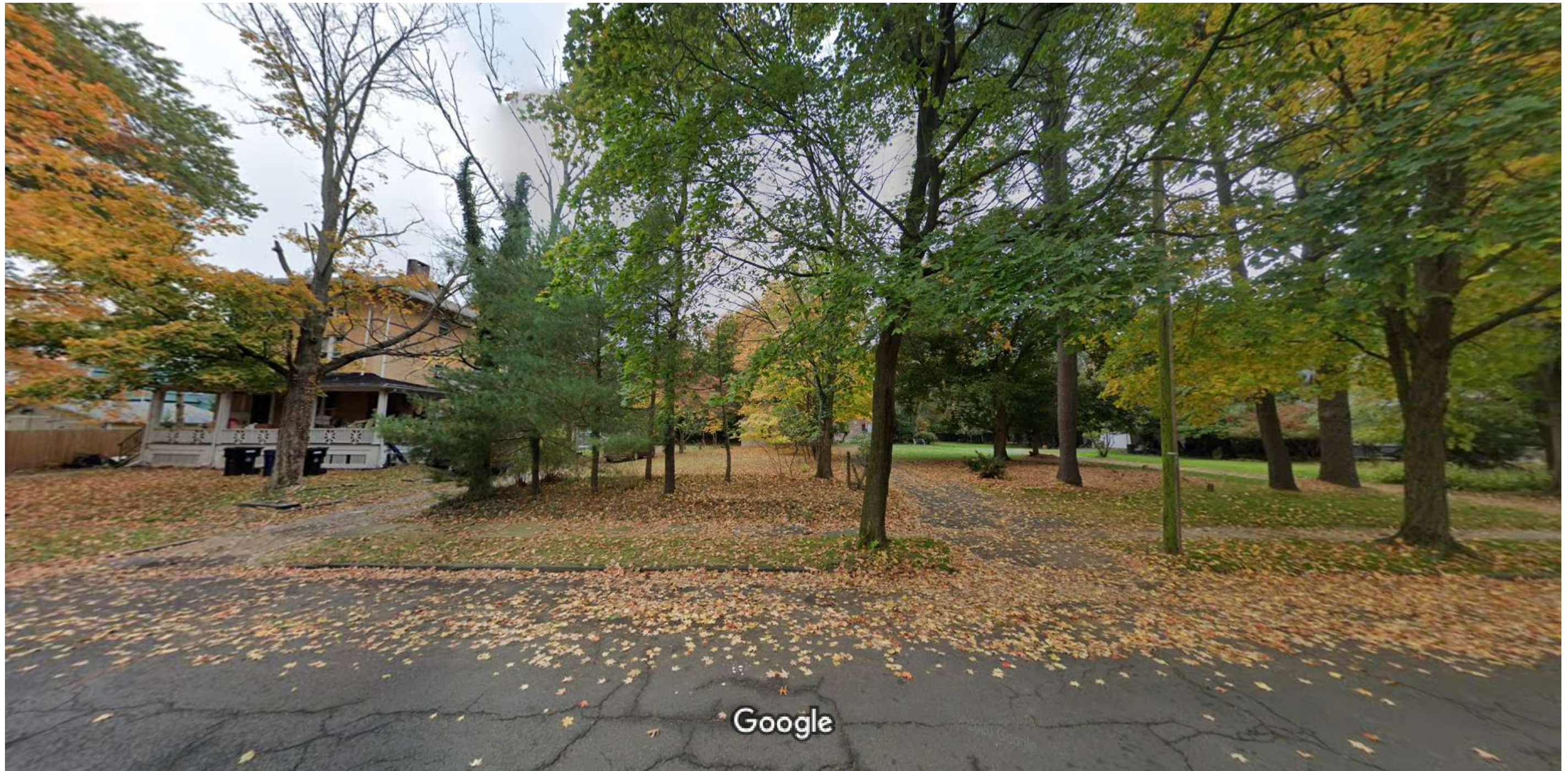
DATE: AUG. 12, 2020

SCALE: 1" = 20'



821 Carlton Ave

HPC REVIEW 6-10-22 Site Looking East - 815/817 at left side





REAR ELEVATION



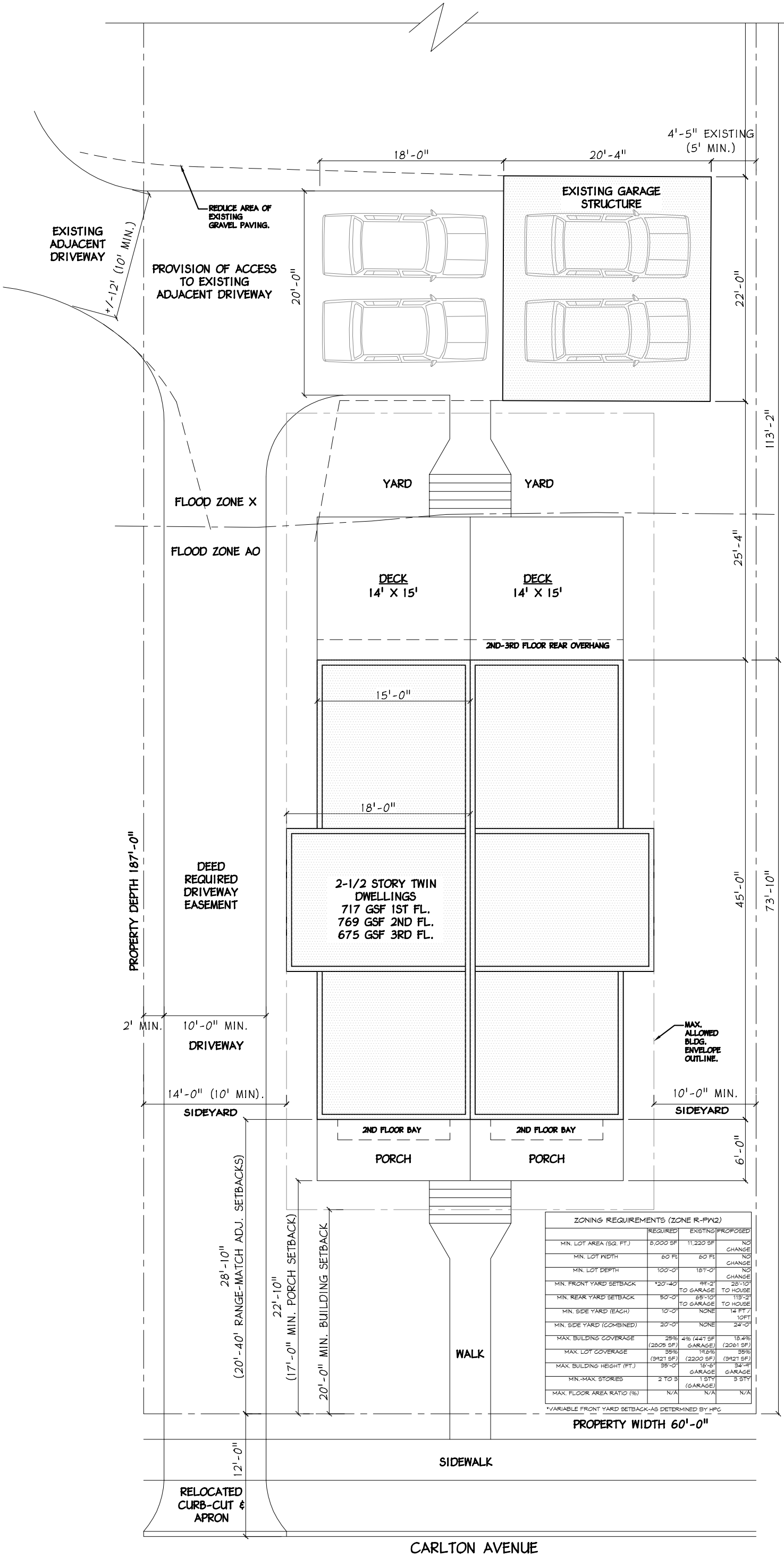
FRONT ELEVATION

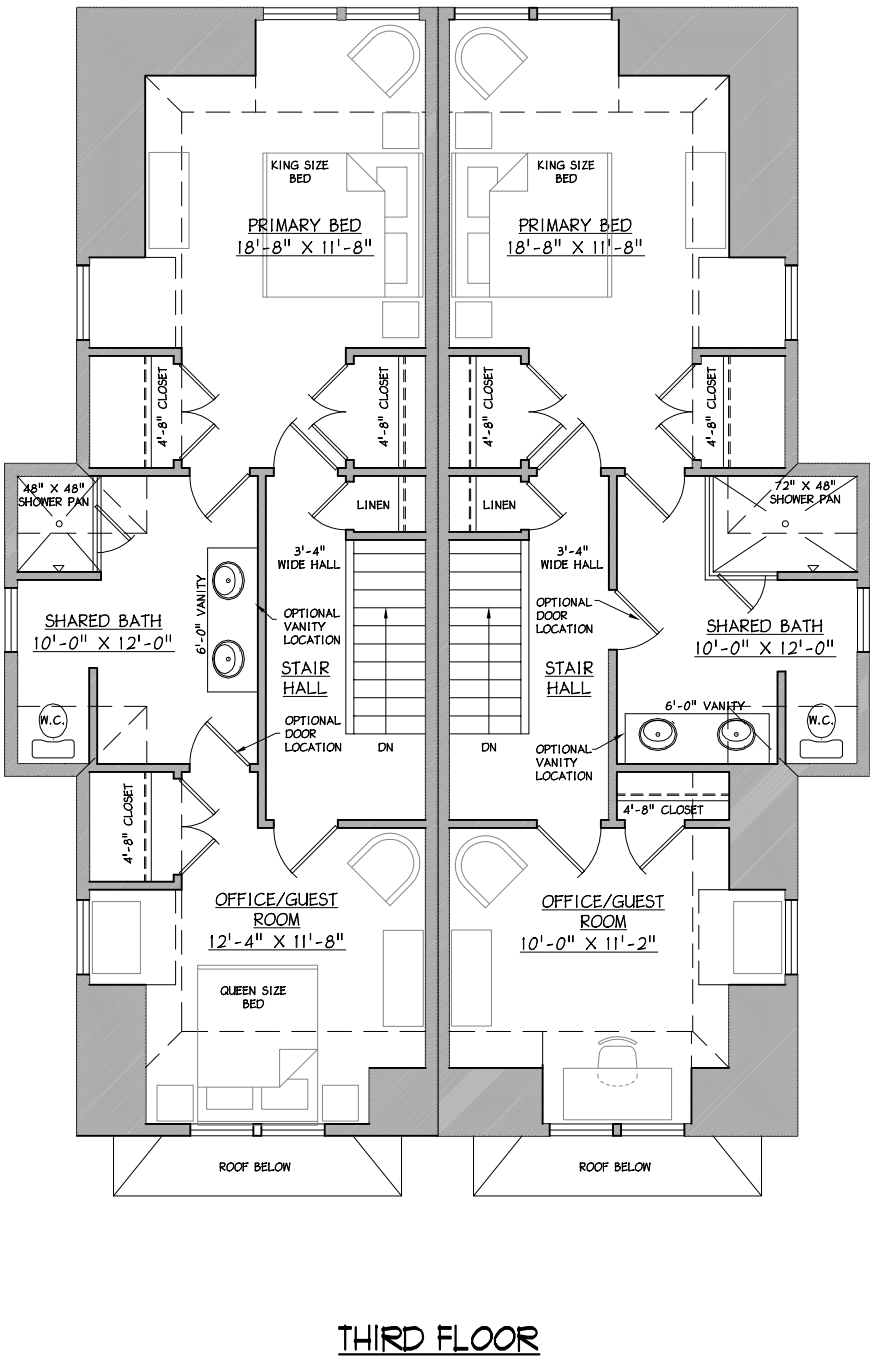
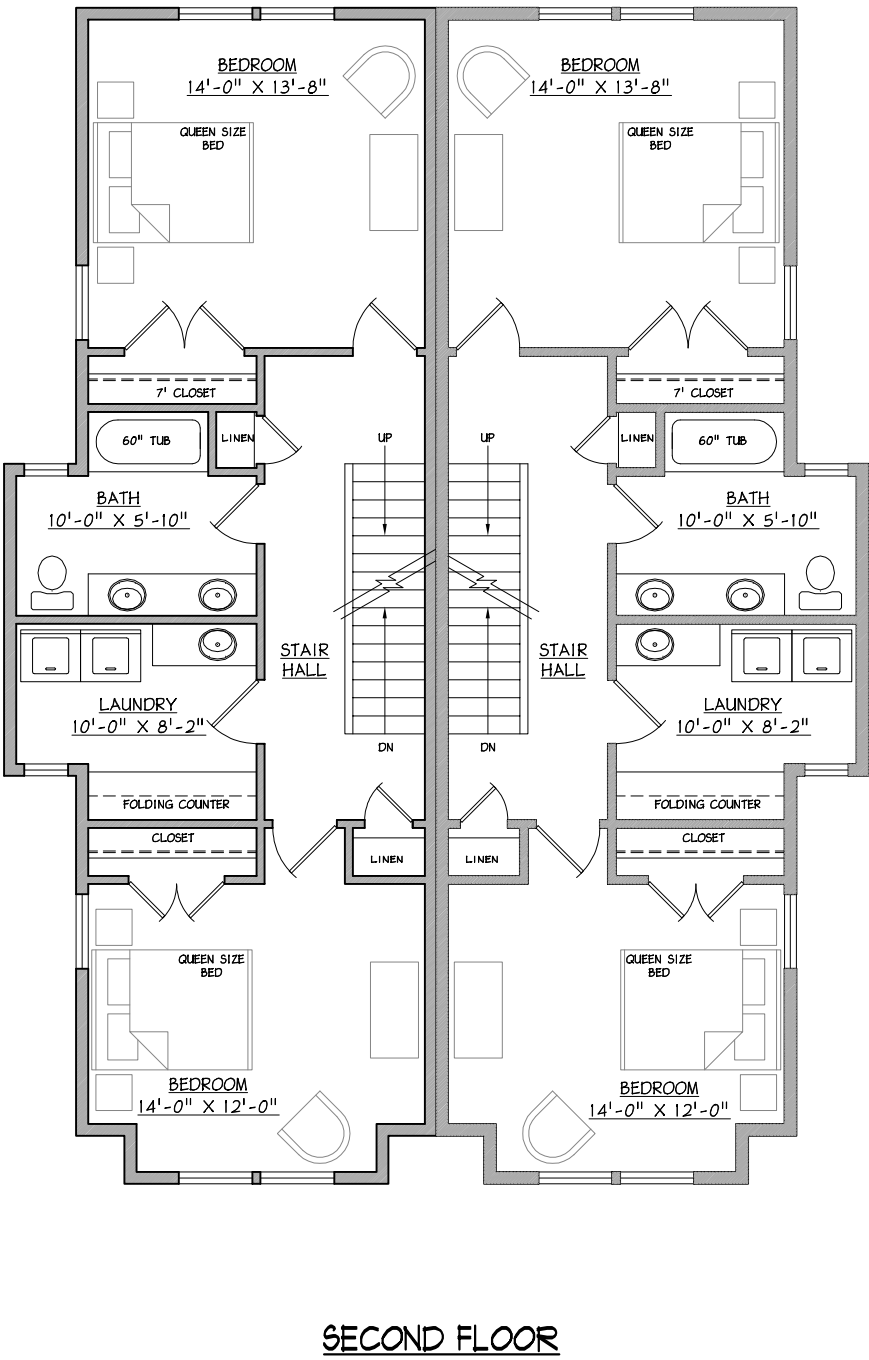
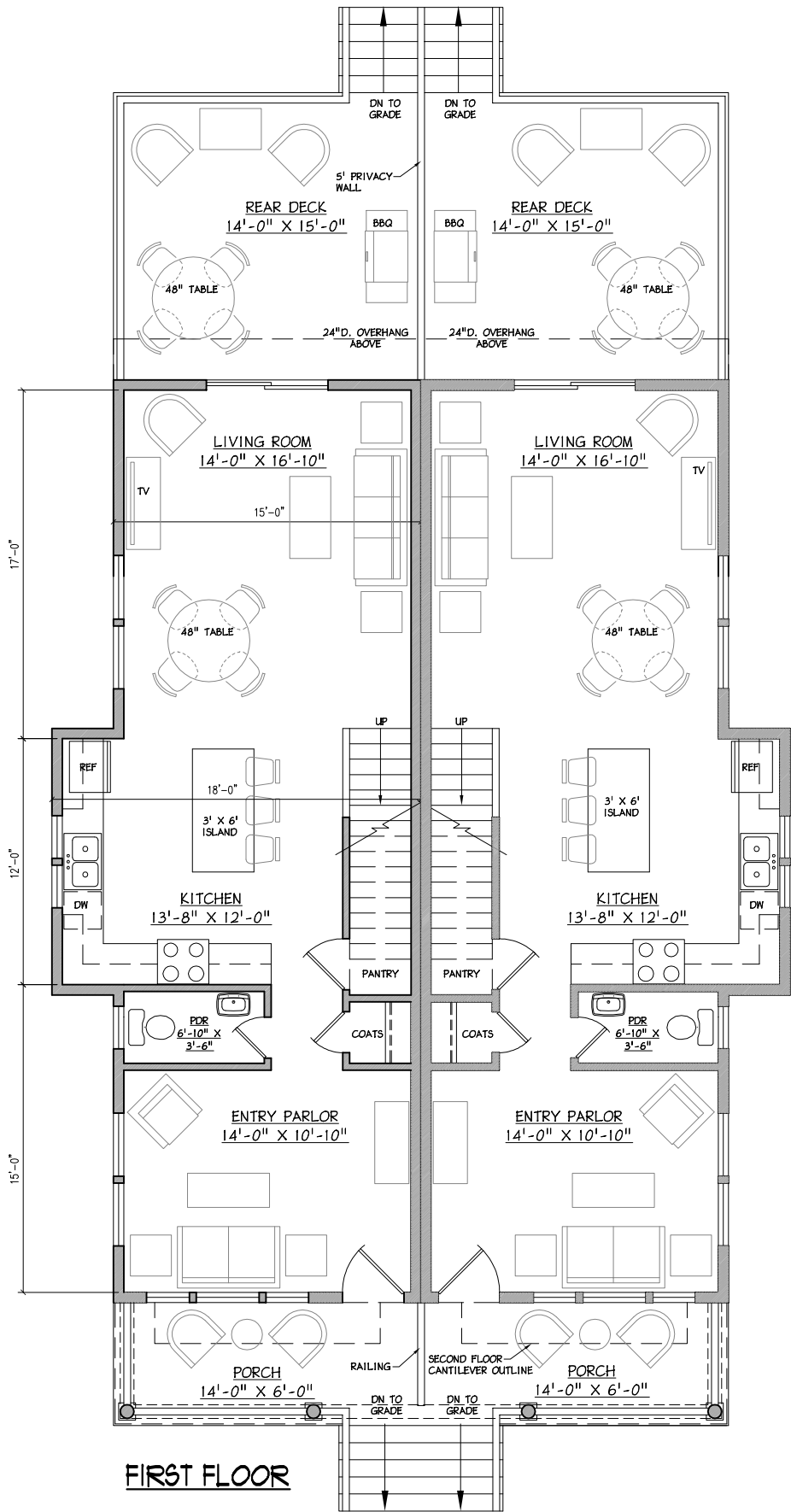


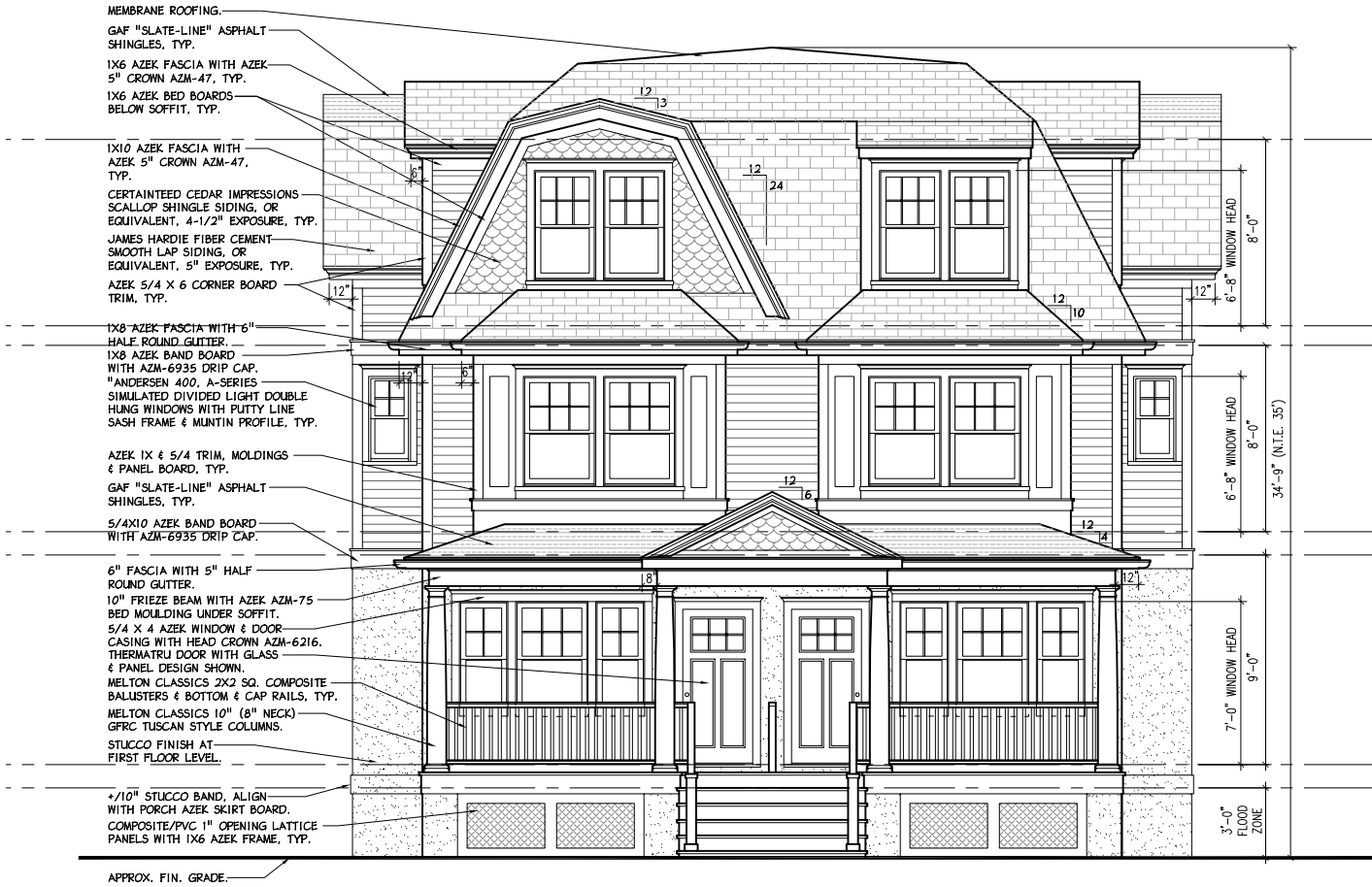
SIDE ELEVATION (STREET FACING)



SIDE ELEVATION







FRONT ELEVATION



REAR ELEVATION



APPEL DESIGN GROUP
ARCHITECTS

220 SOUTH ORANGE AVE. - SUITE 100
LIVINGSTON, NJ 07039
TEL: (973) 994-1776
FAX: (973) 577-4455

819-23 CARLTON AVE
SIDE ELEVATIONS

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

CLIENT: - CORREIA-01
ADDRESS: - 819-23 CARLTON AVE
LOCATION: - PLIANFILED, NEW JERSEY
DATE: - HPC REVIEW 6-16-22
DRAWN BY: - DJK-LW

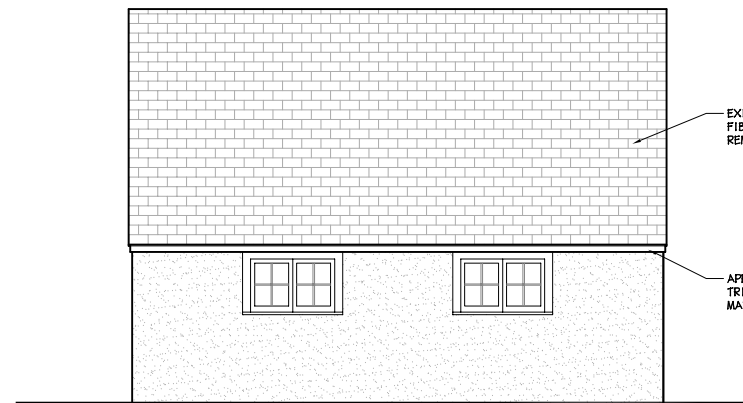
EL-2



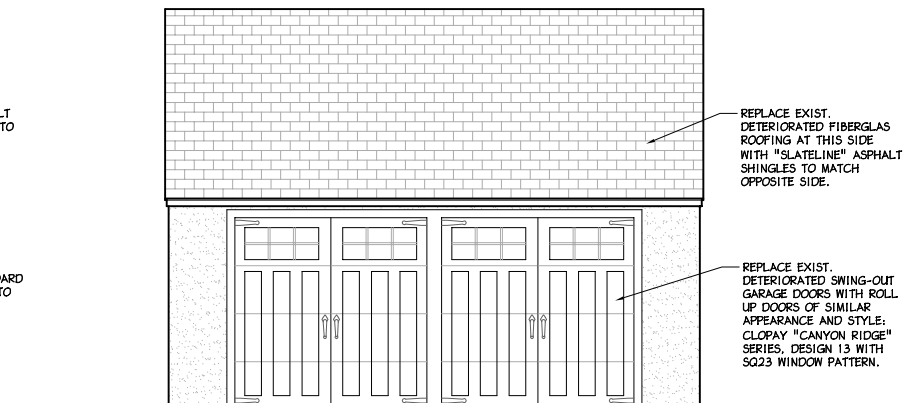
RIGHT ELEVATION



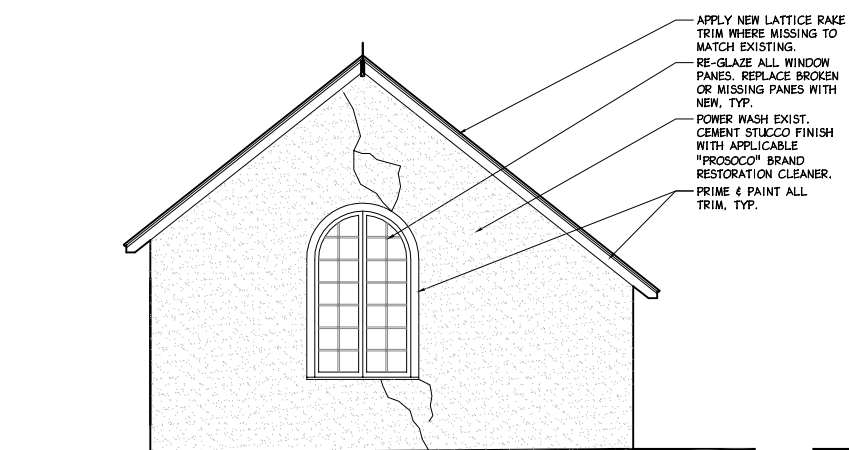
LEFT ELEVATION



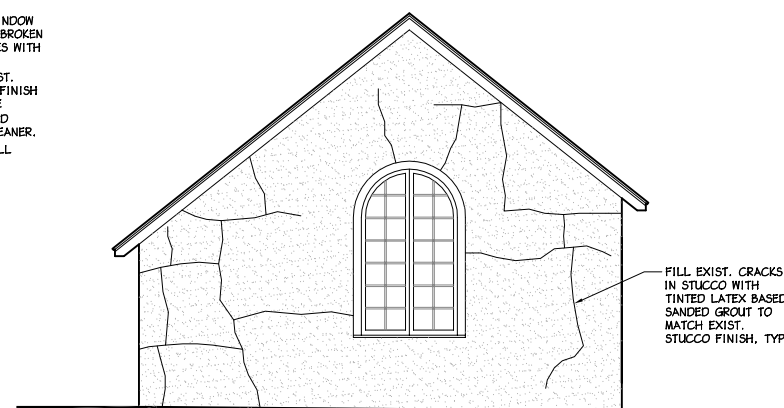
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION (STREET FACING)



SIDE ELEVATION

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Windows & Doors ▶ Windows ▶ Single-Hung & Double-Hung ▶ A-Series Double-Hung Window



VIDEO



Interior Exterior

A-SERIES
DOUBLE-HUNG WINDOW

★★★★ 3.7 (6)

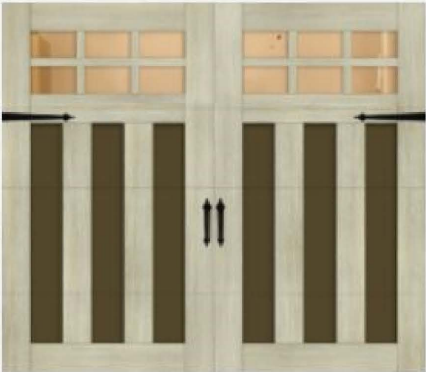
A-Series double-hung windows have two operating sash that move up and down, allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by fiberglass and Fibrex® composite material, it's our best-performing double-hung window.

- Our best-performing double-hung
- Wood protected by fiberglass and Fibrex® composite material
- Designed for architectural authenticity
- Standard sizes up to 4' wide and 8' high. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

[DESIGN THIS WINDOW](#)[REQUEST A QUOTE](#)

Edit Remove



Canyon Ridge® Carriage House 4-Layer

Size:

8'0" X 8'0"

Style:

CAN2-Design13

Construction:

4-Layer 2" Intellicore® Insulation R-Value 18.4

Base Color:

Primed

Overlay Color:

Primed

Material:

No Cladding with Mahogany Overlay

Top Section:

SQ23

Glass Section:

Double Pane Clear Glass (Insulated)

Handle:

Spade Lift Handle X 1

Step Plate:

Standard Step Plate Included X 1

Hinge:

Spade Strap Hinge X 1



Architectural Columns

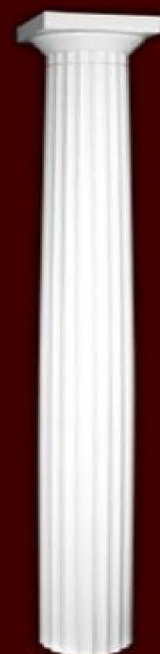
Melton Classics columns are the industry standard for quality, design and affordability. Our columns are available crafted in a variety of the finest materials including fiberglass, fiberglass composites, PVC, GFRC, GRG, polymer stone composites, and also in a variety of clear wood species for paint or stain. Melton columns are also available in a virtually limitless selection of designs and affordably priced custom columns are our specialty. Our large selection of columns materials and designs, allows Melton Classics to offer you the ideal columns to enhance the beauty of your project at amazingly affordable prices.

Our columns are available load bearing or as column covers. We also offer a wide selection of prefinished and maintenance free columns which come in a variety of beautiful colors and textures. From classically authentic to contemporary to custom, Melton Classics has the ideal architectural columns for your design, application and budget.

Please call one of our seasoned column specialists now at 877-622-1461 for assistance in selecting the ideal Melton Classics columns for your project. Ask about our quick ship program and our Low Price Guarantee!

DuraClassic™ Composite Fiberglass Column Designs

Greek Doric
#195GD



Tuscan
#200DC



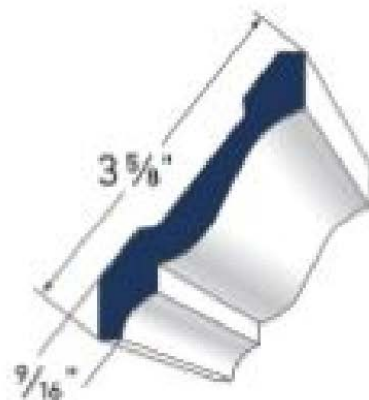
Tuscan Fluted
#205DC



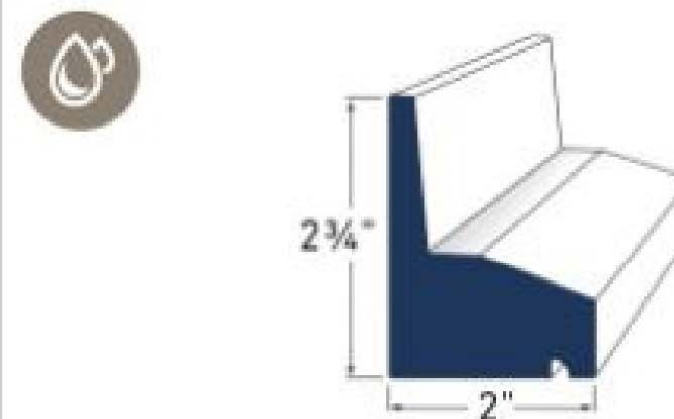
Roman Doric
#210DC



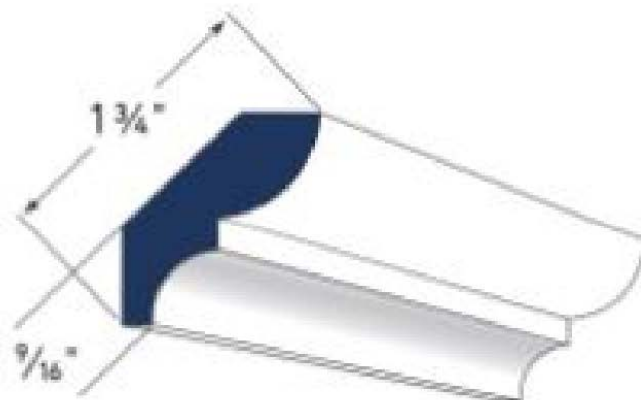
AZEK®
MOULDING



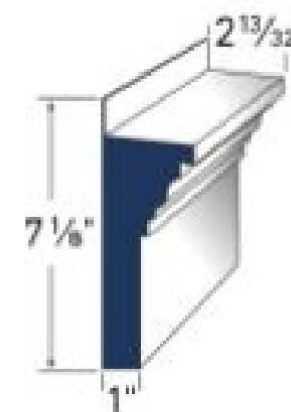
4" Crown AZM-49



Water Table AZM-6935



Bed Moulding AZM-75



Crosshead Pediment AZM-6216

Barrette Outdoor Living

4 ft. x 8 ft. Nantucket Gray Privacy Diamond Vinyl Lattice - Framed

★★★★★ (277) Questions & Answers (48)



Product Overview

The 0.2 in. x 48 in. x 8 ft. Nantucket Gray Vinyl Privacy Diamond Lattice features vinyl construction that is both weather and impact resistant. It features a low maintenance design that is easy to install and maintain. It can also be used as garden lattice as the vinyl material resists wear from the weather and moisture. Lattice will not discolor or show scratches over time. The moisture-resistant vinyl helps provide long-lasting use. Enjoy the handsome style of lattice with easy upkeep and little maintenance.

- Vinly lattice is made of durable impact resistant plastic
- Nantucket Gray color resists discoloration and scratching for long-lasting beauty
- Resists warping, twisting or splitting
- Tolerant of extreme heat and cold
- Available in a variety of colors
- Shop more [Lattice](#) to find the right option for your porch or deck!
- Transferable limited lifetime warranty
- Lattice



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Porch

Discover the enduring beauty of our high-performance porch boards. The TimberTech Porch Collection is defined by durable polymer capping and nature-inspired grain patterns for porch flooring that instantly amps up your home's curb appeal.

Narrow by

CLEAR FILTERS

Color



Pricing



Color Type ⓘ



Surface Finish ⓘ



Multiple Widths Available ⓘ



Popular Choice

Stays Cooler



Porch Collection
Dark Hickory

5 more colors available

Popular Choice



Porch Collection
Mahogany

5 more colors available

Stays Cooler



Porch Collection
Oyster®

5 more colors available

Porch Collection
Coastline®

5 more colors available

3-1/4" to 3-5/8" Balustrade System

MTR 180

MTR 180 - 8', 10', 12' Top /Bottom Rail



Top Width

Overall Width

Height

2-9/16"

2-15/16"

1-3/4"



MTR 200 / MBR 201

MTR 200 - 8', 10', 12' Top Rail



Top Width

Bottom Width

Height

3-5/8"

2-7/8"

3"

MBR 201 - 8', 10', 12' Bottom Rail



Top Width

Bottom Width

Height

2-7/8"

3-5/8"

3-1/8"

MTR 210 / MBR 211

MTR 210 - 8', 10', 12' Top Rail



Top Width

Bottom Width

Height

3-1/4"

3"

2-3/4"

MBR 211 - 8', 10', 12' Bottom Rail



Top Width

Bottom Width

Height

1-5/8"

2-3/4"

2-3/4"

MTR 232 / MBR 233

MTR 232 - 8', 10', 12' Top Rail



Top Width

Bottom Width

Height

3-5/8"

2-1/4"

2-3/4"

MBR 233 - 8', 10', 12' Bottom Rail



Top Width

Bottom Width

Height

2-1/2"

3-1/2"

1-5/8"

RADIUS RAILS AVAILABLE - CONTACT US FOR A QUOTE.

BALUSTRADE

5

3-1/4" to 3-5/8" Balustrade System



MBAL 100

Part No.

Width

Height

MBAL 100-16

1-3/4"

16"

MBAL 100-20

1-3/4"

20"

MBAL 100-22

1-3/4"

22"

MBAL 100-24

1-3/4"

24"

MBAL 100-28

1-3/4"

28"

MBAL 100-32

1-3/4"

32"

MBAL 100-36

1-3/4"

36"

Spacing on Center - 5-5/8"

MBAL 103

Part No.

Width

Height

MBAL 103-20

2-1/2"

20"

MBAL 103-24

2-1/2"

24"

MBAL 103-28

2-1/2"

28"

MBAL 103-30

2-1/2"

30"

MBAL 103-32

2-1/2"

32"

MSBAL 103-34

2-1/2"

28" Ext 34"

MBAL 103-36

2-1/2"

36"

Spacing on Center - 5-1/4"

MBAL 115

Part No.

Width

Height

MBAL 115-24

2-1/2"

24"

Spacing on Center - 5-1/8"

MBAL 125

Part No.

Width

Height

MBAL 125-20

1-1/4"

20"

MBAL 125-24

1-1/4"

24"

MBAL 125-28

1-1/4"

28"

MBAL 125-32

1-1/4"

32"

MBAL 125-36

1-1/4"

36"

Spacing on Center - 5-1/8"

MBAL 127

Part No.

Width

Height

MBAL 127-20

2-3/4"

20"

Spacing on Center - 5-1/2"

MBAL 139

Part No.

Width

Height

MBAL 139-22

2-3/4"

22"

Spacing on Center - 5-3/4"

MBAL 140

Part No.

Width

Height

MBAL 140-24

2-1/2"

24"

MSBAL 140-27

2-1/2"

27"

Spacing on Center - 5-1/4"

*(MSBAL) are balusters with extended blocks. The can be used for stair applications or as a taller baluster.

BALUSTRADE

6

3-1/4" to 3-5/8" Balustrade System

MBAL 600

Part No.

Width

Height

MBAL 600-20

2-1/4"

20"

MBAL 600-24

2-1/4"

24"

MBAL 600-25

2-1/4"

25"

MBAL 600-28

2-1/4"

28"

MBAL 600-32

2-1/4"

32"

MBAL 600-36

2-1/4"

36"

Spacing on Center - 6-1/8"

MBAL 2046

Part No.

Width

Height

MBAL 2046-24

1-1/4"

24"

Round Baluster

Spacing on Center - 5-1/8"

PLAIN NEWEL POSTS

Part No.

Width

Height

MNP 300-4

4"

48"

MNP 300-6

5-1/2"

48"

5-Sided Newel Post



MAPNP 310-6

Part No.

Width

Height

HTNP 2540-5

5-1/2"

40"

HTNP 2540-5

5-1/2"

48"

NEWEL CAPS

Part No.

Width

Height

MNC 300-6

6-1/4"

1-1/2"

MFNC 301-4

4-3/8"

2-1/4"

MFNC 301-6

6-3/4"

2-1/2"

MPNC 302-6

6-1/2"

2"

MPNC 302-1-6

6-1/2"

1-1/2"

MANC 310-6

To Fit

1-1/2"

BALL TOP

Part No.

Base Dia

Height

MBALL 601-3

2-7/8"

4-1/2"

MBALL 601-4

3-1/2"

5-1/4"

MBALL 600-5

5"

6-1/2"

TRIM COLLARS

Part No.

Width

Height

MTC - 4

4"

2-1/8"

MTC - 6

5-1/2"

2-1/8"

MTC 302-4

4"

10-1/2"

MTC 302-6

5-1/2"

10-1/2"

MNPB can be modified in height.

RAIL KITS / STAIR RAIL KITS

Part No.

MRK 202 / MRKS 202

Part No.

MRK 760 / MRKS 760

**Customer must specify rise and run of stairs
1 KIT PER TOP & BOTTOM RAIL SECTION

Installation kits & instructions
Pages 28-34.

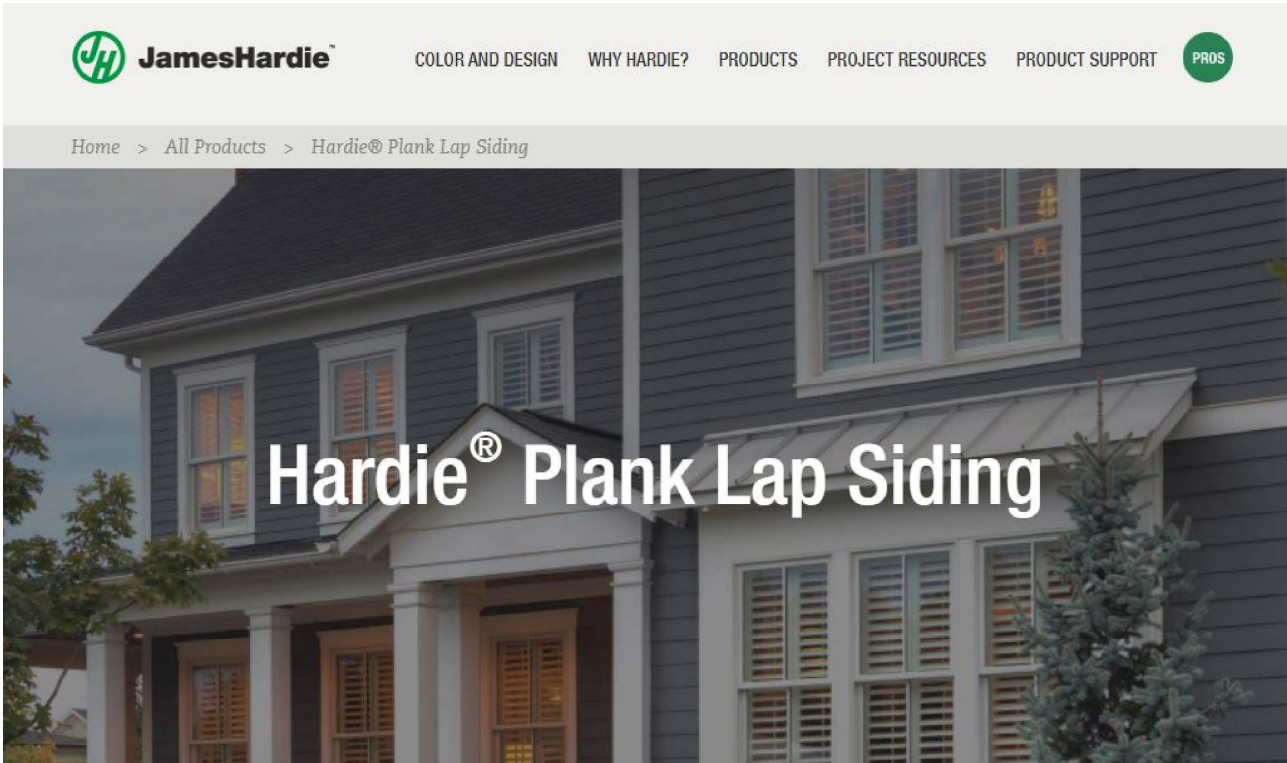
BALUSTRADE

8

Melton Classics • P.O. Box 465020 • Lawrenceville, Georgia 30042 • Telephone 800-963-3060
Fax: 770-962-6988 • www.meltonclassics.com • info@meltonclassics.com

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Fax: 770-962-6988 • www.meltonclassics.com • info@meltonclassics.com

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Fax: 770-962-6988 • www.meltonclassics.com • info@meltonclassics.com



PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



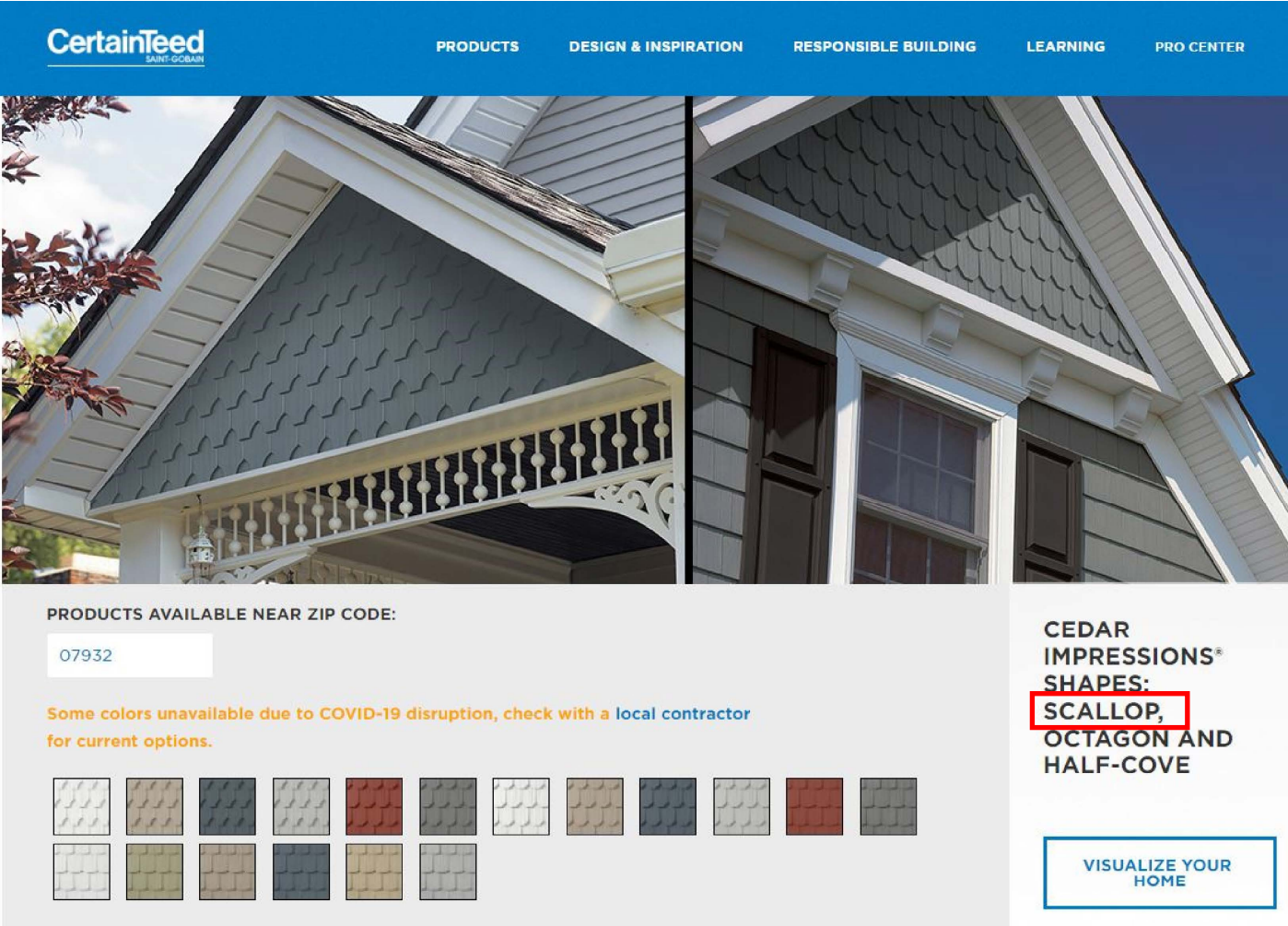
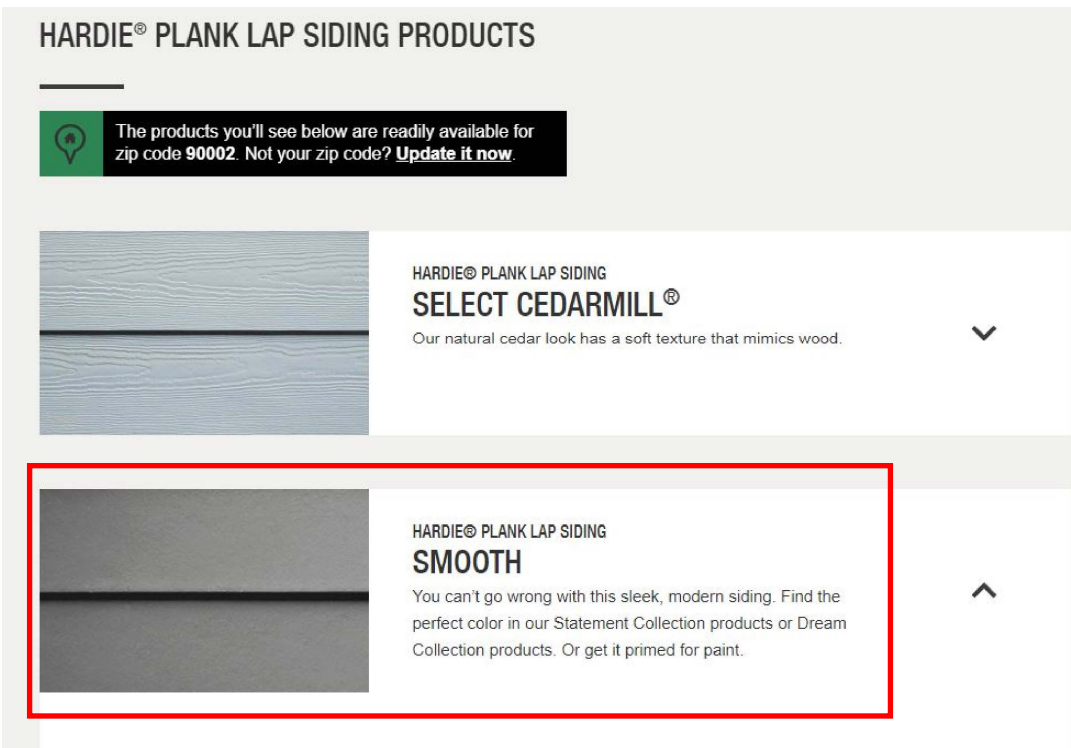
AVAILABLE SIZES

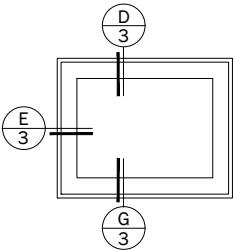
THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Warranty Information >

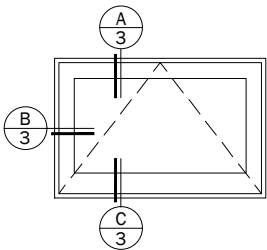
Request a Quote >

Request a Sample >

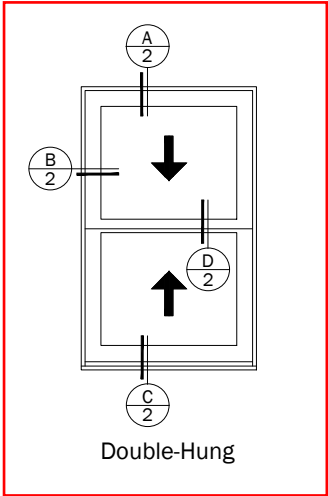




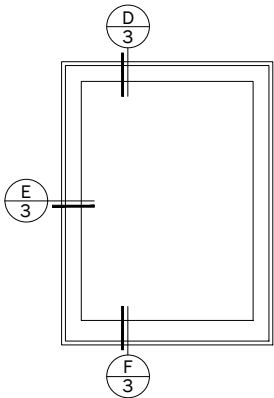
Transom Fixed



Transom Venting



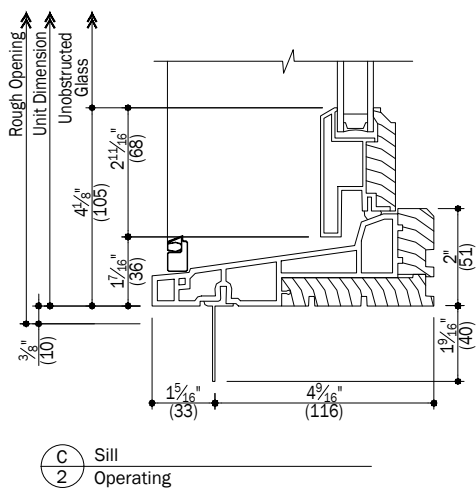
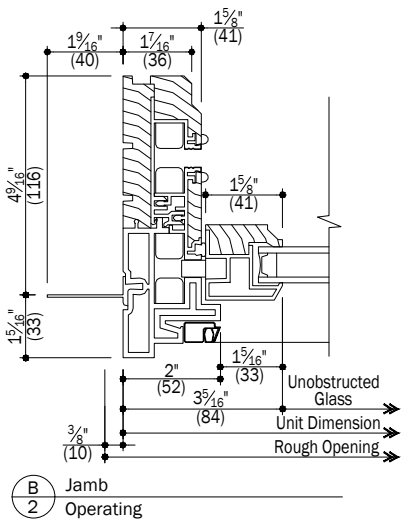
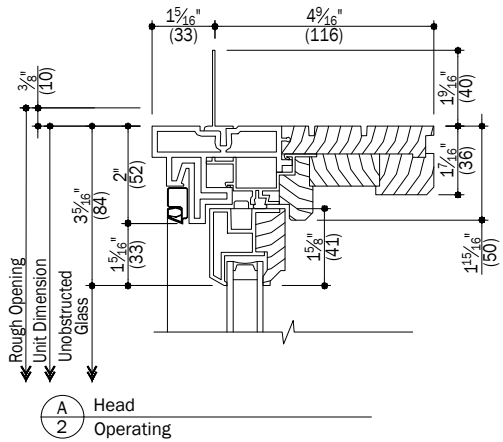
Double-Hung



Picture

A-Series

Double-Hung



Scale: 3" (76) = 1' (305)

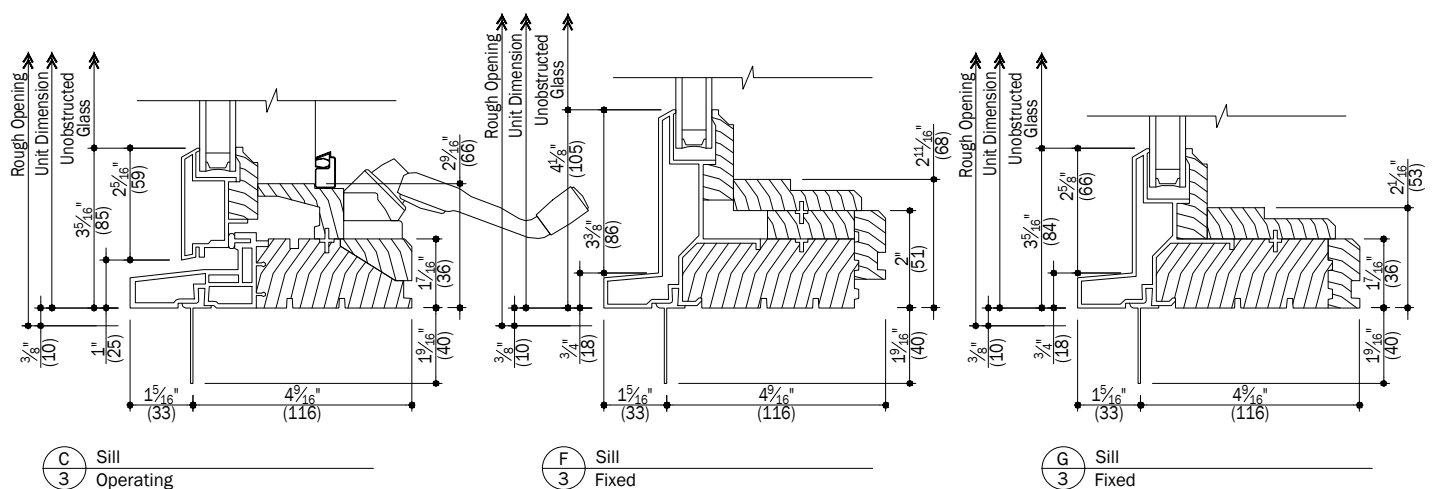
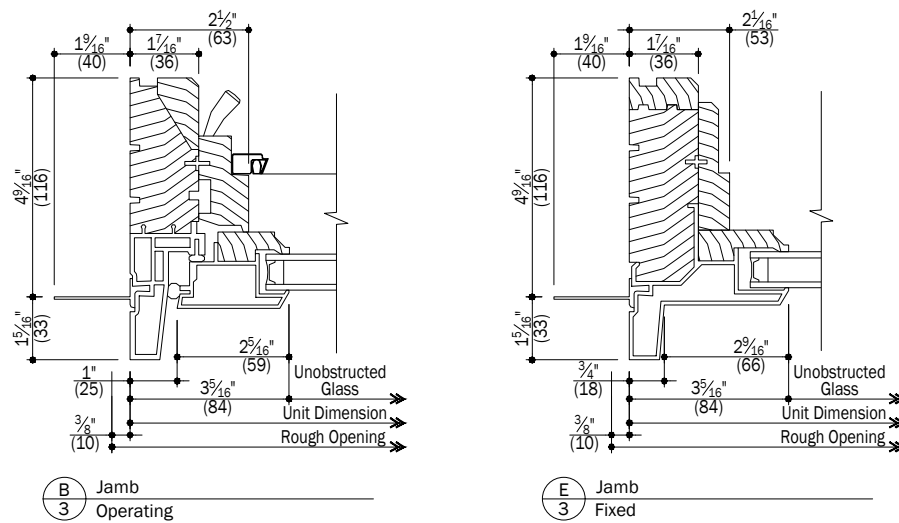
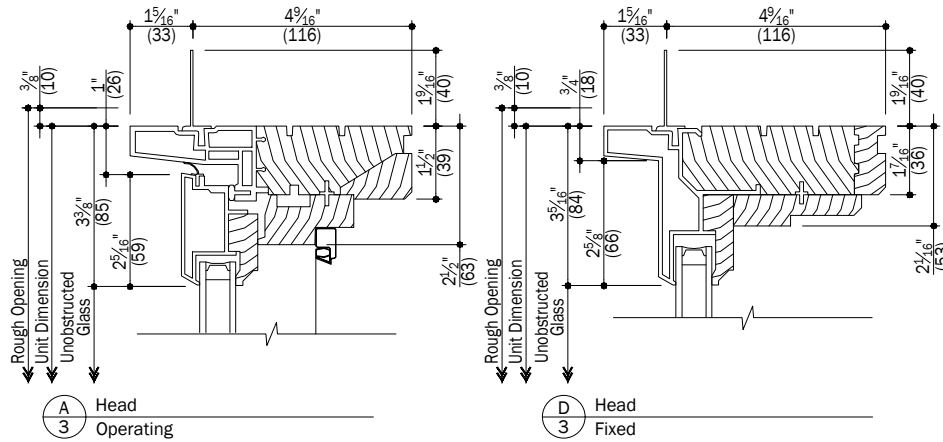
Notes:

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Dimensions in parentheses are in millimeters.

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File:	AW	A-Series	Sections	Double-Hung	Page 02 of 06
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Scale: 3" (76) = 1' (305)

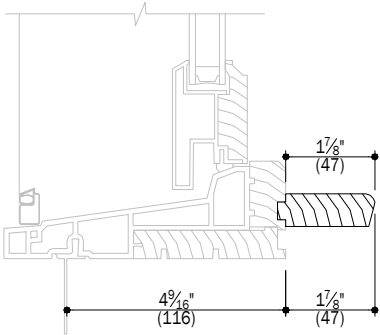
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.

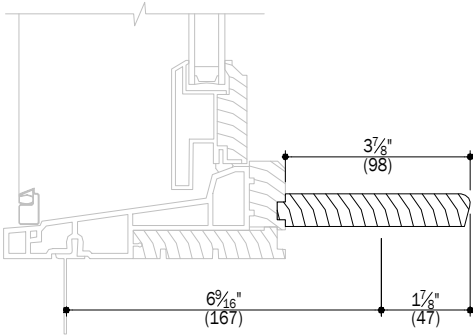
Dimensions in parentheses are in millimeters.

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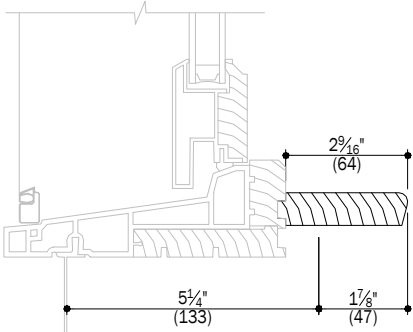
Date: 01/10/22



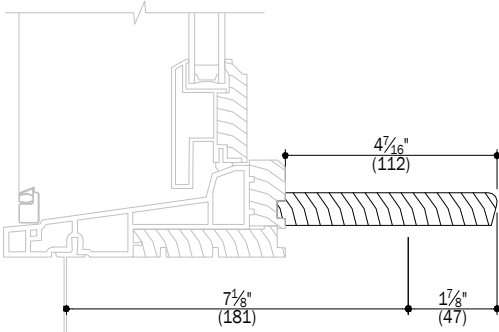
A
4 Stool
4 9/16" Wall Depth



C
4 Stool
6 9/16" Wall Depth



B
4 Stool
5 1/4" Wall Depth

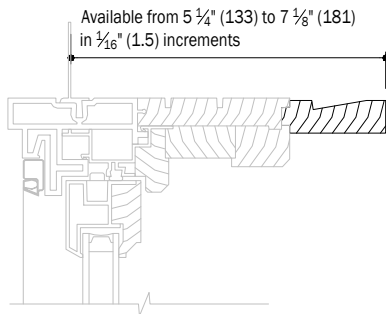


D
4 Stool
7 1/8" Wall Depth

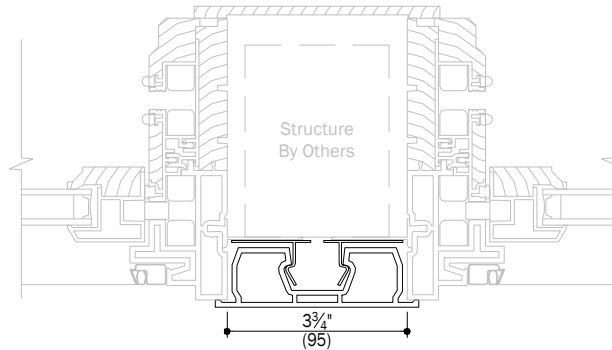
Scale: 3" (76) = 1' (305)

Notes:
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Dimensions in parentheses are in millimeters.
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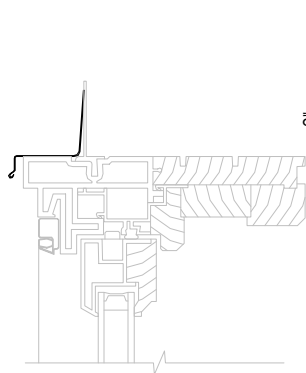
Date: 01/10/22



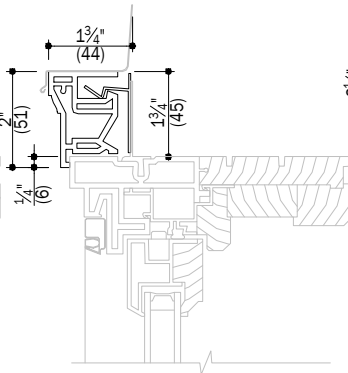
A
5 Extension Jamb



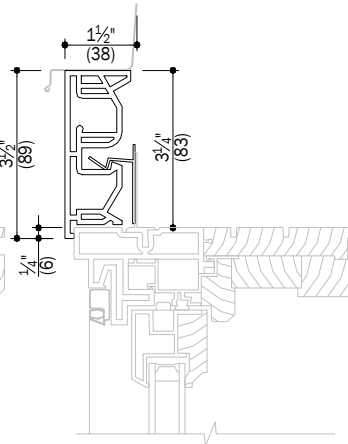
B
5 3 3/4" Exterior Mull Cover
Used in Conjunction With Trim System Only



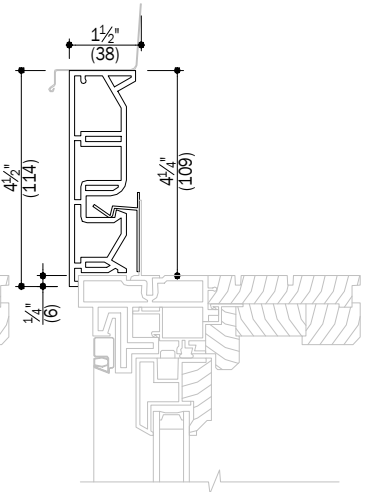
C
5 Drip Cap



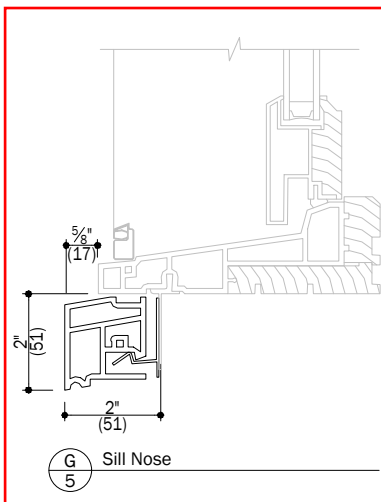
D
5 2" Brick Mould



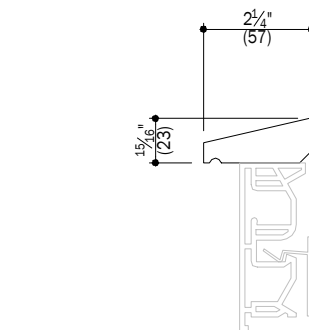
E
5 3 1/2" Flat Casing



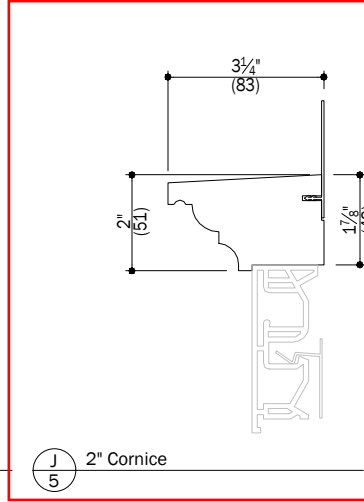
F
5 4 1/2" Flat Casing



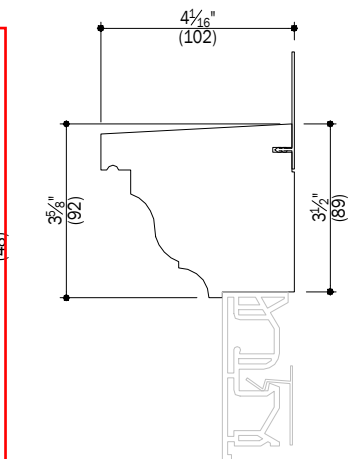
G
5 Sill Nose



H
5 Decorative Drip Cap



J
5 2" Cornice



K
5 3 5/8" Cornice

Scale: 3" (76) = 1' (305)

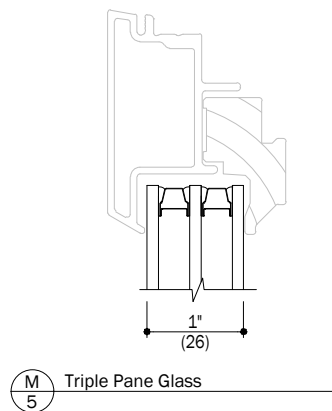
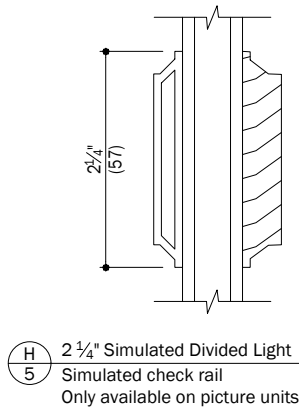
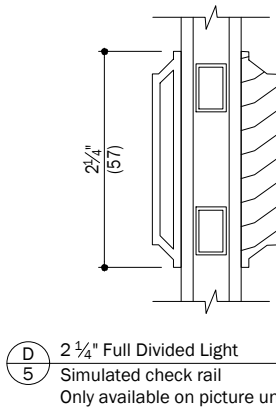
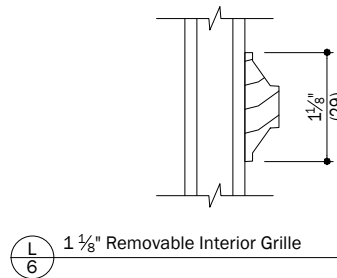
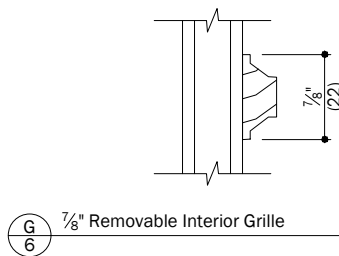
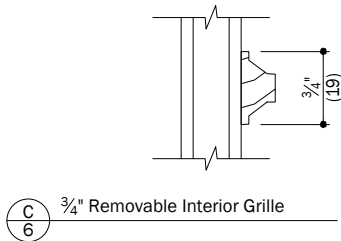
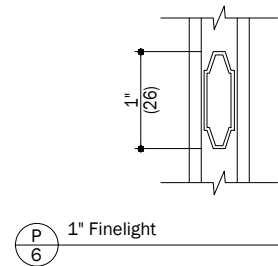
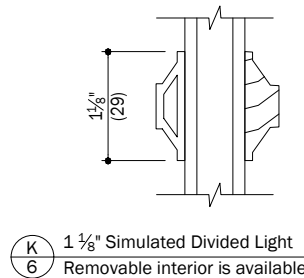
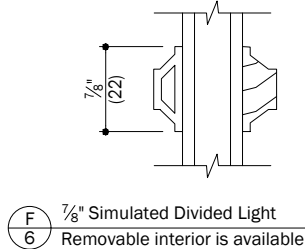
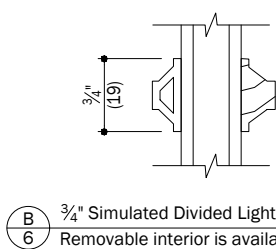
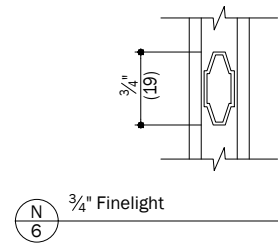
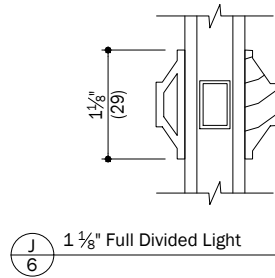
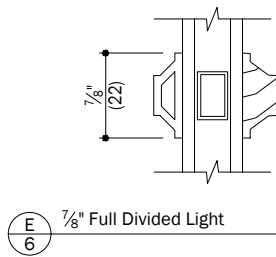
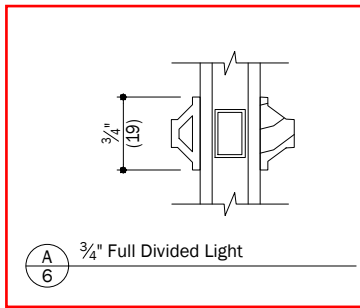
Notes:

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Scale: 6" (152) = 1' (305)

Notes:

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