



**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 7/14/2024 APPLICATION # HPC 2021-16  
*REVISED FROM 9/30/20*

**Applicant(s):**  
 Name: 1st Place Realty LLC - Yolanda Garcia  
 Address: 829 1st Place. Plainfield email: Yolyrph@aol.com  
 Tele. #: (day) 201 438 1026 (eve) 201 315 0843 (fax) 201 438 1668

**Relationship of applicant to property:**

Owner(s)  Lessee   
 Prop Under Contract  Other (specify)

Explanation if Other \_\_\_\_\_

**OWNER(S), IF DIFFERENT THAN APPLICANT:**

Name: Yolanda Garcia  
 Address: 26 East Sumner Avenue email: Yolyrph@aol.com  
Roselle Park  
 Telephone Number: (Day) 201 438 1026 (Eve) 201 315 0843

Address of the property: 829 1st Place

Block: 831 Lot: 10 Historic District: Crescent

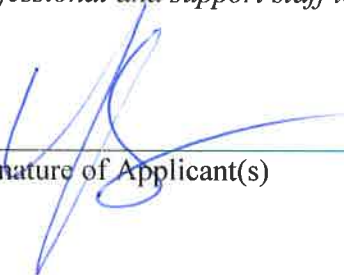
Existing use of the property: Rental property

Describe in detail the proposed work to be done at the property: Replace 3 vinyl windows with wood over wood windows. see cut sheets and photos. Replace Asphalt Driveway apron with concrete tinted As per HPC determination.

**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.*

  
Signature of Applicant(s)

*Ydanda Garcia*  
(Print Name)

*9/30/2020*  
Date

\_\_\_\_\_  
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*



829 1<sup>st</sup> Place. Asphalt driveway apron to be replaced with tinted concrete. The slate will be retained and reset. The three (3) 2<sup>nd</sup> floor vinyl windows are to be replaced with Marvin wood 1 over 1 windows.

# WOOD DOUBLE HUNG

MO (mm)	2-0 1/2 (822)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (748)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
5-10 9/16 (1792) 5-9 1/2 (1765) 5-8 (1753) 2-4 15/16 (735)									
6-2 9/16 (1894) 6-1 1/2 (1867) 6-1 (1854) 2-5 15/16 (788)									
6-6 9/16 (1996) 6-5 1/2 (1969) 6-5 (1956) 2-8 15/16 (837)									
6-10 9/16 (2097) 6-9 1/2 (2070) 6-8 (2057) 2-10 15/16 (887)									
7-4 9/16 (2300) 7-3 1/2 (2273) 7-5 (2261) 3-2 15/16 (989)									
7-10 9/16 (2402) 7-9 1/2 (2375) 7-8 (2362) 3-4 15/16 (1040)									

## COTTAGE STYLE\*

MO (mm)	2-0 1/2 (822)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
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5-10 9/16 (1792) 5-9 1/2 (1765) 5-8 (1753) 1-10 15/16 (583) / 2-10 15/16 (887)									

Please consult your local Marvin representative for more information.  
For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

0003.09.00 (Current)  
 Availability and pricing subject to change.

Marvin Ultimate Wood DH  
 Marvin Ultimate Wood DH  
 Quote Number: T7H8GRU

**UNIT SUMMARY**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item  
 Quotes.  
 Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

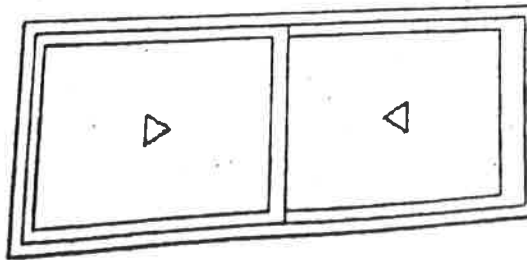
NUMBER OF LINES: 2		TOTAL UNIT QTY: 73		EXT NET PRICE: USD <del>2,071.00</del>		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Replacement	Ultimate Wood	Double Hung Insert IO 30" X 73 1/4" Entered as FS 29 5/8" X 73"	1,089.70	1	<del>1,089.70</del>
2	New Con.	Ultimate Wood	Double Hung RO 29 5/8" X 73 1/2" Entered as RO 29 5/8" X 73 1/2"	1,071.00	1	<del>1,071.00</del>

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit. For additional unit details, please see Line Item

Line #1  
Qty: 1

Mark Unit: Replacement

Net Price: 1,089.70  
Ext. Net Price: 1,089.70  
USD



As Viewed From The Exterior

Entered As: FS  
FS 29 5/8" X 73"  
IO 30" X 73 1/4"  
Egress Information  
Width: 26 1/16" Height: 30 51/64"  
Net Clear Opening: 5.57 SqFt

- Primed Pine Exterior
- Primed Pine Interior
- Ultimate Wood Double Hung Insert
- Frame Size 29 5/8" X 73"
- Inside Opening 30" X 73 1/4"
- 0 Degree Frame Bevel
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- White Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- \*\*\*Screen/Combo Ship Loose
- 4 9/16" Jamb

\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
\*\*\*Note: Unit Availability and Price is Subject to Change

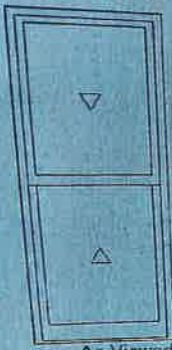
Line #2  
Qty: 1

Mark Unit: NEW Con.

Net Price: ~~1,071.00~~  
Ext. Net Price: ~~1,071.00~~  
USD

Additional charges, tax or Terms and Conditions may apply. For additional unit details, please see Line Item and doors for this project. Detail pricing is per unit.

Line #1	Mark Unit: Replacement	Net Price:	1,089.70
Qty: 1		Ext. Net Price:	USD 1,089.70



As Viewed From The Exterior

Entered As: ES  
 FS 29 5/8" X 73"  
 IO 30" X 73 1/4"  
 Egress Information  
 Width: 26 1/16" Height: 30 51/64"  
 Net Clear Opening: 5.57 SqFt

- Primed Pine Exterior
- Primed Pine Interior
- Ultimate Wood Double Hung Insert
- Frame Size 29 5/8" X 73"
- Inside Opening 30" X 73 1/4"
- 0 Degree Frame Bevel
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
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- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- White Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- \*\*\*Screen/Combo Ship Loose
- 4 9/16" Jamb

\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: NEW Con.	Net Price:	1,071.00
Qty: 1		Ext. Net Price:	USD 1,071.00

File

SITE SURVEY FORM

DATE Oct. 2, 1979

CLIENT CANA

SURVEYED BY CHD and LMR

LOCATION ADDRESS 829 First Place \*

BUILDER \_\_\_\_\_

PRESENT OWNER Alexander and Phyllis Lowf

AGE c. 1870

LOT SIZE 45' X 137'  
Block 292 Lot 10

APPROX. HOUSE SIZE 24' X 36'

OUT BUILDINGS \_\_\_\_\_

ROOF STYLE Flat

GROUNDS Good

TYPE OF SASH 1/1

BAYS 3 STORIES 3

CHIMNEYS 1

MATERIAL Stucco over Brick

PORCHES First floor front porch - unaltered

FOUNDATION MATERIAL Stucco over brick

CONDITION Very good

ARCHITECTURAL STYLE Transitional Federal

HISTORIC ASSOCIATIONS The home built by General W. H. Sterling after the Civil War. General Sterling was on the staff of General McClellan.

NOTES ON ITEMS OF SPECIAL INTEREST Decorative ornamentation includes: swags, sunbursts, and Ionic porch columns all reminiscent of the Federal period. The spindle treatment under the porch railing and at the foundation and the bracketed cornice show the Italianate and Victorian influence.

INTERIOR PLAN - Three apartments -- twelve rooms

GENERAL COMMENTS: This is a small house with a formal and elegant quality remaining virtually as it was built. It has many fine and unusual combinations of Adamesque ornaments and Classic Revival which make it a very important example of the transitional tastes in the District.

NOV 12 1980



12





829 1<sup>st</sup> Place before installation of asphalt driveway.

## April Stefel

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**From:** Carlos V. Fuentes <cfuentes@Pennoni.com>  
**Sent:** Friday, July 16, 2021 9:33 AM  
**To:** April Stefel  
**Subject:** RE: Color concrete

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning April,

The concrete additive manufacturer is Scofield and the color is "C31 Shadow Slate". Here is a link to their webpage:  
[CHROMIX® Admixtures: Integral Concrete Color | Sika Scofield](#)

### Carlos V. Fuentes, PE, CME

#### Pennoni

24 Commerce Street, Suite 300 | Newark, NJ 07102  
**Direct:** +1 (973) 265-9756  
[www.pennoni.com](http://www.pennoni.com) | [cfuentes@Pennoni.com](mailto:cfuentes@Pennoni.com)

**From:** April Stefel <april.stefel@plainfieldnj.gov>  
**Sent:** Wednesday, July 14, 2021 5:00 PM  
**To:** Carlos V. Fuentes <cfuentes@Pennoni.com>  
**Subject:** Color concrete

Good Afternoon Carlos,

I have an applicant in an HD that requires the installation of a new driveway apron. I am requesting that you please send me the name and manufacturer for the concrete color additive. I believe it is Slate Gray but do not have the number.

Thanks in advance.

April

### April M. Stefel, LLA

Principal Planner & Brownfields Coordinator  
Plainfield Planning Division, Plainfield City Hall, Room 202  
515 Watchung Avenue, Plainfield, NJ 07060  
ph: 908-753-3421 / fax: 908-226-2587  
email: [april.stefel@plainfieldnj.gov](mailto:april.stefel@plainfieldnj.gov)

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