

183 Everett Road
Lincroft, New Jersey 07738
November 4, 2020

Red Bank Historic Preservation Commission
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

Subject: Application for Development
(Zoning Permit)
46-48 Washington Street
Block 26, Lot 7

Dear Historic Preservation Commission Board Members,

This is to resolve our application of approval of the installation of the chimney for our multi-family house on Washington Street.

We have attached the "Application For Development (Zoning) Permit" (Attachment 1) with our check number 2327 in the amount of \$100.00^{2,500.00} and a copy of the property survey showing the location of the chimney in red. (Attachment 2)

This chimney was installed to replace the original internal brick chimney. The original chimney was deteriorating to the point of internal brick materials falling in and blocking the flue and leaking into the house basement causing the CO2 alarm to sound. Red Bank Fire Department attended numerous times due to CO2 alarm sounding.

After numerous queries with local chimney companies, to install a stainless- steel liner in the original chimney, it was determined that the chimney was not able to accommodate the size liner to handle the flues of the three boilers and three hot water heaters. The chimney companies recommended installing a separate outside chimney. (See attachment 3, "Time Line" listing our contacts with various companies)

We finally contracted with A.J. Perri, a large, well-known, local heating and plumbing company, to install the new chimney, along with two new hot water heaters. The contract included their obtaining permits for the work. (See attachment 4) They installed the chimney on November 29, 2018.

We received a Red Bank "Notice of Violation and Order to Terminate" dated January 18, 2019, (See Attachment 5) stating the violation as "Installation of fireplace prior to obtaining required prior approvals and permits". (Please note the violation refers to a fireplace installation which was not done. It did not refer to the chimney installation which was done.) We didn't know how to proceed so we contacted A.J. Perri for their response and actions.

They emailed Mr. Corcione, the Red Bank Construction Official on February 19, 2019 (Attachment 6). They told us that Mr. Corcione approved the chimney installation technically but could not approve it fully until the Historic Preservation Commission approved it.

On August 15, 2019, we called the A.J. Perri representative in charge of this project, again, to get an update on the status of his obtaining a permit and approval for the new chimney. He advised that he will contact the Red bank Inspections/Zoning Departments for more information. He has not since responded.

We have owned the house since 1994 and have endeavored to maintain it in good condition and appearance of its original design. The windows and siding were replaced in 2006 to look like the appearance of the house (wooden lapstrake) when it was built. (The previous siding was an asphalt tile with a brick pattern which was deteriorating and looked terrible) We picked the color of colonial blue for historical reasons. We picked a slate looking roofing tile, 50 year GAF, to replace the deteriorated slate roofing which was original since construction. The roof had numerous leaks and was repaired numerous times over the last 10 years and was at the end of its life. Also, please note, in the attached photographs of the house, that we have purposely left the decorative soffit supports as original to keep the flavor of the house even though it means continued maintenance. Other houses in the neighborhood have flat vinyl soffits to reduce their maintenance.

Over the years we have carried out the above improvements with consideration of the character of Red Bank. My wife and I have spent many evenings in Red Bank, enjoying its restaurants, theatres and people. As such, and since we are both recently retired, we are discussing a move to Red Bank in the future.

Therefore, please approve the construction of the chimney. We propose to paint the chimney to match the color of the house so it will not stand out as it does now and finally resolve this matter. The chimney is constructed of triple walled stainless-steel, rated for every type of combustion. It requires a special coating which will adhere to stainless-steel. We have attached the specification sheet for the Benjamin Moore, "Corotech" primer designed for stainless steel. (Attachment 7) We plan to use a final coat of Benjamin Moore exterior acrylic coating with a color to match the existing siding to blend into the house. We think the siding color is colonial blue. The closest color we can offer at this time selected from the Benjamin Moore color chart of Colonial Colors is a "Yarmouth Blue" number HC-150 or a "Colonial Blue" number 1677 from the Benjamin Moore open color chart. However, we plan to have a Benjamin Moore coatings representative attend the site for directions for application of the primer and to pick the product and color which matches the color of the house. We invite a member of the Commission to attend the color selection.

We have attached color photographs showing the chimney as installed (Attachment 8) and showing the painted chimney (Attachment 9); using photoshop digitally. The appearance would be subtle and non-obtrusive. We believe it would fit into the neighborhood scheme. This type

of chimney already exists in Red Bank and in the historical district and in many other colonial towns.

We would also like to mention that we did not receive any notification of the Red Bank Historic Preservation Commission's new establishment or its requirements or restrictions until after the chimney was constructed. We received the notice after the postmarked date of August 21, 2019. (Attachment 10)

It has been some time since the construction of this chimney, complicated by the circumstances of the pandemic, so we would appreciate your consideration in this matter. We respectfully request your approval so we can proceed with obtaining a Certificate of Occupancy for the apartments. It has been very costly in maintaining the house; especially with keeping the apartments vacant.

We are available at any time to discuss these matters with you and would like to attend your meeting if permitted.

Thank you for your cooperation and we look forward to receiving your approval soon.

Sincerely,

Handwritten signatures of Paul and Jane Hormann in cursive script, written over a horizontal line.

Paul and Jane Hormann, Owners

H- (732)741-2490

c - (917)327-2144