



Borough of Red Bank

90 Monmouth Street
Red Bank, NJ 07701

Shawna S. Ebanks, PP, AICP
Director Community Development

732-530-2752
sebanks@redbanknj.org

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

Grey Area for Official Use

| | | |
|---|--|-------------------------------------|
| Date Submitted: <u>3/8/21</u> | Meeting Date: <u>3/17/2021</u> | Application #: <u>HPC012</u> |
| Historic Preservation Commission Action: | Approved: <input type="checkbox"/> Conditionally Approved: <input type="checkbox"/> Denied: <input type="checkbox"/> | Additional Approval Needed: |

Conditions:

Administrative Officer Signature: _____ Date: _____

Property Identification:

Address: 65 W. Front Street Red Bank ^{NJ.} Block: 30 Lot: 9

Name of Business (if commercial establishment) Trinity Church.

Property Type: Single/Two Family Multifamily (3 Units or more) Commercial Other

If Known: Year Built: _____ Architectural Style: Church

Property Owner's Information:

Property Owner's Name: Trinity Church

Address: 65 W Front St. Red Bank NJ.

Primary Phone Number: 732-741-4581

Email Address: JLock@TrinityRedBank.org.

Applicant Information:

Applicant Name (if different from owner): Steve Hroncich

Company: Adriatic Restoration Corp. Primary Phone Number: 201 338 4642

Email Address: Steve@AdriaticRestoration.com

Description of Proposed Work: Repair & Paint Church & 2 small Bldgs that connected Behind Church.

Outline Nature of Proposed Work (select all applicable)

| Architectural Feature | Repair, Replace-In Kind, or New |
|--|--|
| <input type="checkbox"/> Exterior Walls | Repair & Paint same colors as existing |
| <input type="checkbox"/> Roof | |
| <input type="checkbox"/> Gutters | |
| <input type="checkbox"/> Chimney | |
| <input type="checkbox"/> Eaves (cornice, soffit, fascia) | Repair & Paint same color as existing. |
| <input type="checkbox"/> Windows | |
| <input type="checkbox"/> Doors and Doorways | Repair & Paint same colors. |
| <input type="checkbox"/> Porch, Portico | |
| <input type="checkbox"/> Sidewalk or Driveway | |
| <input type="checkbox"/> Fence | |
| <input type="checkbox"/> Signage | |
| <input type="checkbox"/> Retaining Wall | Repair & Paint same colors |
| <input type="checkbox"/> Solar Panels, Antennas, etc. | |
| <input type="checkbox"/> Lighting | |
| <input type="checkbox"/> Other (please identify) | |
| <input type="checkbox"/> Demolition | Concrete Repair where Needed. |

Required Information:

With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts or any other useful references for review. Drawings to be provided, at a minimum, include: a site plan; a roof plan, if applicable; and/or exterior elevations of all facades including before and after views. For signage applications, the applicant must provide a rendering of the proposed sign on the façade and provide the full calculations of the signage area as required in §490-104 of the Red Bank Planning and Development Regulations. Once your application is scheduled, you may be required to submit additional information.

By signing this application, the applicant and owner agree to the information herein is correct and complete to the best of your knowledge. Also, the HPC may require additional information for your completion to be complete.

Owners Rep. Steve Hroncich

Print Owners Name: ~~Steve Hroncich~~

Print Applicants Name: *Steve Hroncich*

Owners Signature: *Steve Hroncich*

Applicant's Signature: *Steve Hroncich*

Date: *3/8/21*

Date: *3/8/21*

Please complete this application in its entirety. Applications are due **five days** before the Historic Preservation Commission Public Hearing. Before submission of an application, the applicant is encouraged to review the Red Bank Planning and Development Regulations §490-55. Incomplete applications will not be scheduled.



Maria Graziano <mgraziano@redbanknj.org>

Re: TRINITY CHURCH - HISTORICAL SOCIETY APPLICATION & Eng. REPORT

1 message

Maria Graziano <mgraziano@redbanknj.org>

Mon, Mar 8, 2021 at 1:31 PM

To: Steve Hroncich <Steve@adriaticrestoration.com>

Cc: Steve Hroncich <Steve@adriaticrestoration.com>, "rbirn@conceptiii.com" <rbirn@conceptiii.com>

Steve,

You have to indicate the color paint you will be using and it has to be a Historic Color.
Including the trim.

Thank you,

Maria Graziano, Administrative Assistant
Planning & Zoning Department
Borough of Red Bank
90 Monmouth Street, Red Bank, NJ 07701
732-530-2753

On Mon, Mar 8, 2021 at 1:26 PM Steve Hroncich <Steve@adriaticrestoration.com> wrote:

Hi Maria,

As requested, I am coming down with the check now and should be there in one hour...

Thank you,

Steve Hroncich

www.AdriaticRestoration.com

Steve@AdriaticRestoration.com

P.O. Box 10, Haworth, N.J. 07641

Tel: 201-338-4642 Fax: 201-338-4643

*Adriatic Restoration is a NJ Licensed Contractor**Exterior Building Restoration & Waterproofing since 1982**Please consider the environment before printing this e-mail.*

We Restore, Replace & Waterproof Brick, Concrete, Stucco & Cultured Stone

If you received this email in error, please notify Adriatic and delete all contents



DW SMITH ASSOCIATES, LLC *Greengineering®*



Jennifer N. Nevins
Timothy P. Lurie
Thomas J. Murphy

June 18, 2020

Trinity Church
c/o Father John Lock
65 West Front Street
Red Bank, New Jersey 07701

**Professional
Consulting
Services**

RE: Inspection for Stucco Repair
65 West Front Street
Red Bank, New Jersey
Our Reference No. 20-178.00

Dear Fr. Lock:

Engineering

Pursuant to your request, DW Smith Associates, LLC (DWSA) performed a site visit at the above-referenced property on May 11, 2020, in order to determine the condition of the exterior masonry walls and surface finish material. The purpose of the site visit was to perform a visual review of the masonry wall structure behind damaged finishes.

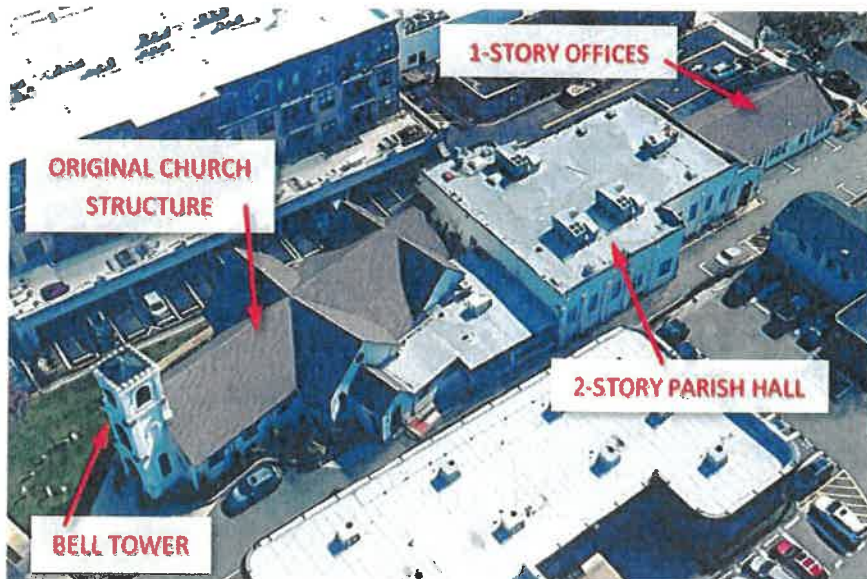
Planning

OBSERVATIONS

The subject building is the Trinity Church. The property extends from West Front Street at the front to White Street at the rear. The original church structure has been modified over time to include a 2-story Parish Hall addition and a 1-story office space addition at the rear, as shown in Photo 1. All exterior walls are masonry construction with a light-colored cementitious "parge" or "stucco" surface coating. This surface coating is visibly cracked and damaged at several locations around the building.

Surveying

**Landscape
Architecture**



**Environmental
Services**

**Community
Association
Services**

Photo 1 - Aerial Imagery of Property Facing South-East

"DESIGNING SPECIAL PLACES"

1450 State Route 34, Wall Township, NJ 07753
p. 732.363.5850 • f. 732.905.8669 • www.dwsmith.com

The 3-story Bell Tower structure over the front entry for the church is constructed of 2-3 wythe thick brick masonry walls and is covered on the outer surface with a cementitious stucco material, adhered directly to the surface of the brick. The third story portion of the bell tower exhibited multiple significant cracks in the finish material, shown in Photo 2. A contractor was provided to make invasive inspection openings in the wall at damaged areas, which were accessed via high-reach.

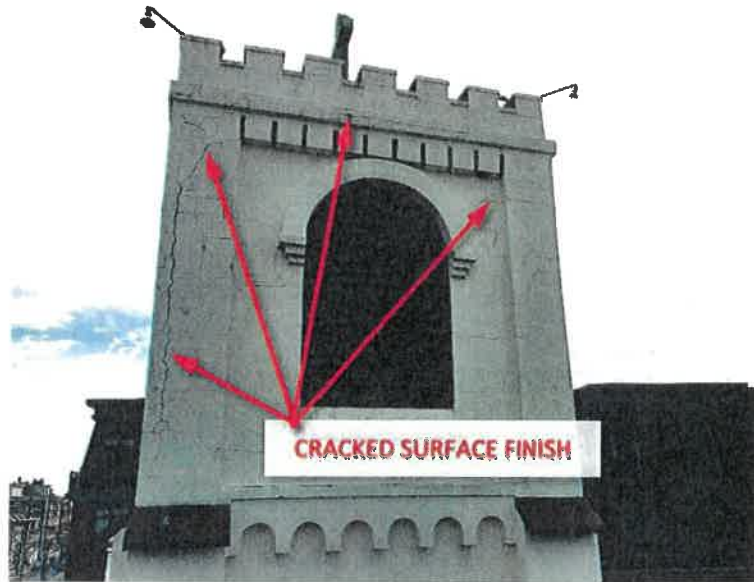


Photo 2 - Bell Tower Right Side Third Story

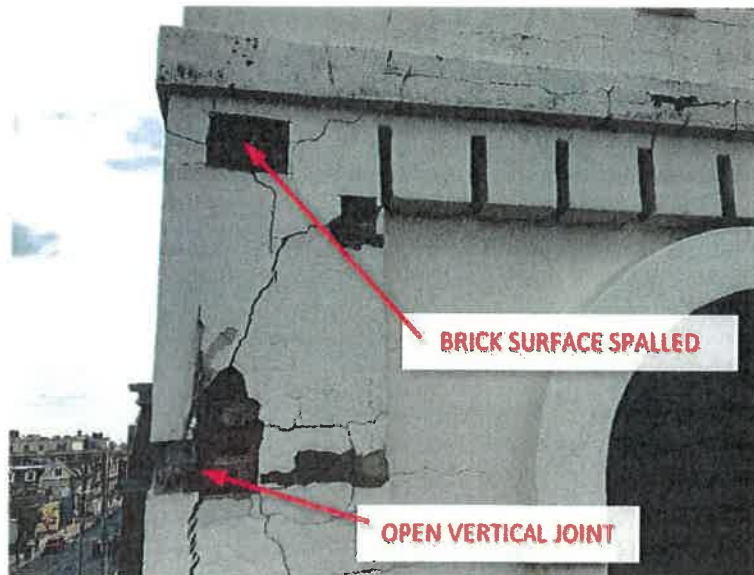


Photo 3 - Invasive Inspection Areas

At some areas, the surface of the brick masonry spalled off the wall with the damaged stucco finish. There is an open vertical joint at the corner where the outer wythe of brick on the side wall meets the front wall, shown in Photo 3.

The interior of the Bell Tower was accessed via internal ladders. Horizontal wood boards are embedded in the inner wythe of brick masonry at regular intervals, most of which are significantly water damaged, shown in Photo 4.

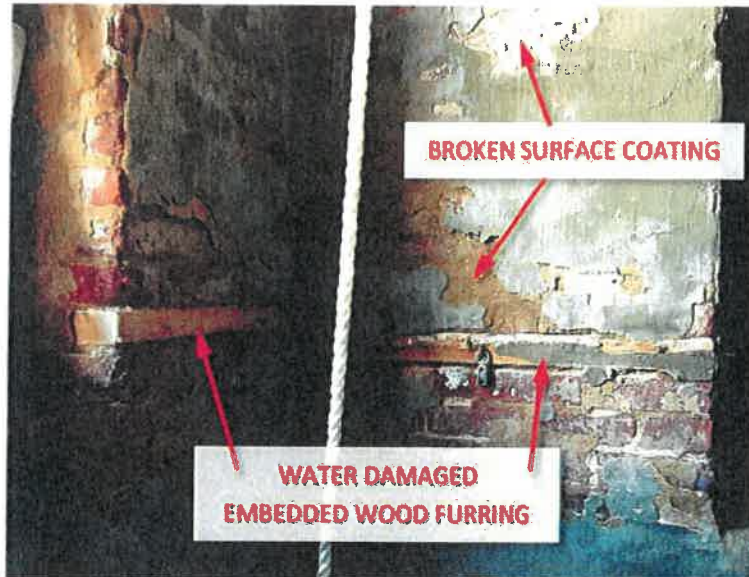


Photo 4 - Water Damaged Wood Boards Embedded in Brick Wall

A thin cementitious parge coating is cracked, broken and de-bonded throughout the interior wall surfaces. The mortar in the brick masonry joints is dried out and falling away from the wall at many locations, as shown in Photo 5.

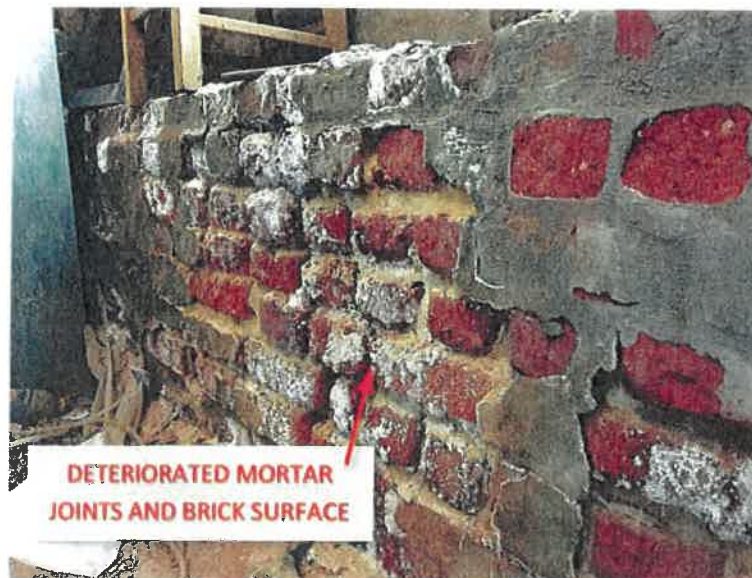


Photo 5 - Deteriorated Mortar at Brick Masonry Inner Surface

The side walls of the Parish Hall structure are constructed of 8" thick unit masonry, with an inner wood furring and drywall finish. There are several windows and doors with steel lintels across the openings. The steel lintels are rusting, causing cracks in the wall at the top corners of the openings, shown in Photo 6.



Photo 6 - Parish Hall Wall at Left Side, Facing North-West

A section of damaged stucco finish material had already broken away from the corner of the wall. The contractor removed some additional finish material that was loose, which revealed deterioration of the 8" masonry block wall structure, shown in Photo 7. The face shell of the masonry broke off with the stucco finish.

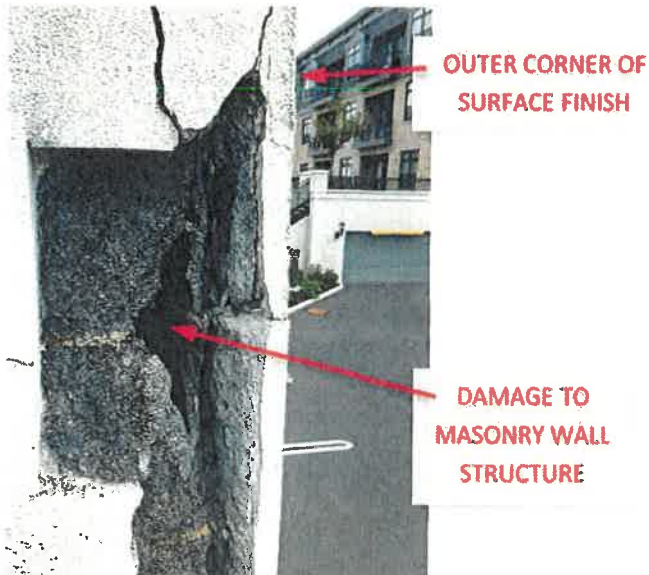


Photo 7 - Invasive Inspection of Masonry Wall Structure at Corner

Several locations along the side walls of the Parish Hall structure were "sounded" by tapping with a hammer, and significant areas of de-bonded surface material were found, though a complete survey of all wall areas was not performed at this time. The 1-story office area exhibited some relatively minor cracking of the finishes near the parapet at the end of the building, but no significant damage was apparent.

The walls of the worship space had some minor cracking of the exterior surface finish, but no significant damage or de-bonded areas were apparent. At the right side entrance to the worship space, there was some damaged finish material around a column base, and some cracking of the surface finish, shown in Photo 8.



Photo 8 - Damaged Finishes Near Column Base

DISCUSSION & CONCLUSIONS

The Bell Tower brick masonry walls are deteriorating, with loss of mortar from the brick joints, and will require restoration of the interior surfaces for the full height of the tower, and of the exterior surface finish for the third story, to prevent more significant damage. The minor cracks at the lower levels of the tower, entrances and worship space should be patched or sealed.

The walls of the 2-story Parish Hall have significant damage to the cementitious surface finish and the underlying masonry wall structure. Large areas of the walls exhibited de-bonded finish and cracks. The steel window lintels are rusting, both at the upper floor and at the basement levels, causing cracks in the mortar joints and wall finish at the window corners. These walls will require restoration to the structure and exterior surface finish throughout the building.

The 1-story office portion of the building is in relatively good condition and should require only some minor crack repairs to the exterior finish.

RECOMMENDATIONS

Restoration to the Bell Tower walls should include stripping all damaged and loose finish material from exterior and interior surfaces, re-pointing all exposed brick mortar joints, and applying a new surface parge-coat finish to all surfaces. The rotting wood material on the inner wythe of the brick wall should be removed and replaced with new brick masonry. All exterior surface cracks should be ground down and patched with a compatible material to match the existing finish.

The walls of the 2-story Parish Hall should be stripped of all damaged, de-bonded and loose finish material throughout. Any damaged masonry within the wall structure will need to be removed and replaced. All significantly rusting steel lintels over windows and doors should be removed and replaced with new hot-dipped galvanized steel lintels. Minor surface rusting can be cleaned and coated with a rust-inhibitive paint system.

These recommendations are not intended to be used as specifications for remediation or for bidding out to contractors. A proposal for specifications can be furnished upon request.

Very truly yours,

DW SMITH ASSOCIATES, LLC



ALEX S WISHNIE, PE
Sr. Project Structural Engineer

DISCLAIMER

- 1. This evaluation is limited in scope. DWSA has made visual observations of the structure and reviewed documentation that has been made available to us.*
- 2. The various conditions noted in the report are as of the date of the observation. It is reasonable to expect that there will be deterioration subsequent to the date of inspection.*
- 3. The engineer takes no responsibility for the original building or site design, construction or any portion thereof.*
- 4. DWSA reserves the right to alter our opinion if additional information becomes available.*