

**Michele Gelfman,
President**

**HISTORIC
PRESERVATION
COMMISSION
OF
SOUTH BEND
AND
ST. JOSEPH
COUNTY**

Phone: (574) 235-9371

E-mail: SBSJCHPC@southbendin.gov

CERTIFICATE OF APPROPRIATENESS

ADMINISTRATIVE APPROVAL

The Historic Preservation Commission of South Bend and St. Joseph County has approved the following work:

Replace two chimneys above roof line with new brick in same design and dimensions as original. Add flue liners, concrete cap and black metal caps.

AJ'S MASONRY REPAIR, Contractor
for the following location:

**14229 STATE ROAD 23 HWY
Granger, IN, 46530
Application No. 2019-0617A**

in the County of St. Joseph; State of Indiana; which is:

- Located in a Local Historic District** Ord No. 94-1976 amended by 7
 A Local Historic Landmark

and found this application to be appropriate according to the Standards pertaining to Local Historic Landmarks and/or Local Historic Districts. Regulations pertaining to the Historic Preservation Commission are found in Chapter 21 (Zoning), South Bend Municipal Code and Chapter 26 of the St. Joseph County Code.

The issuance of this certificate does NOT in any manner, release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of South Bend, the County of St. Joseph, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance and is effective from the date entered herein. Plans are on file and open for public inspection at the office of the Historic Preservation Commission of South Bend and St. Joseph County, 227 West Jefferson Blvd., Suite 1400 S, South Bend, Indiana, during normal business hours.

THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: **Theron Roberts**

DATE CERTIFICATE
TAKES FORCE: **6/17/2019**

DATE CERTIFICATE
EXPIRES: **6/17/2020**

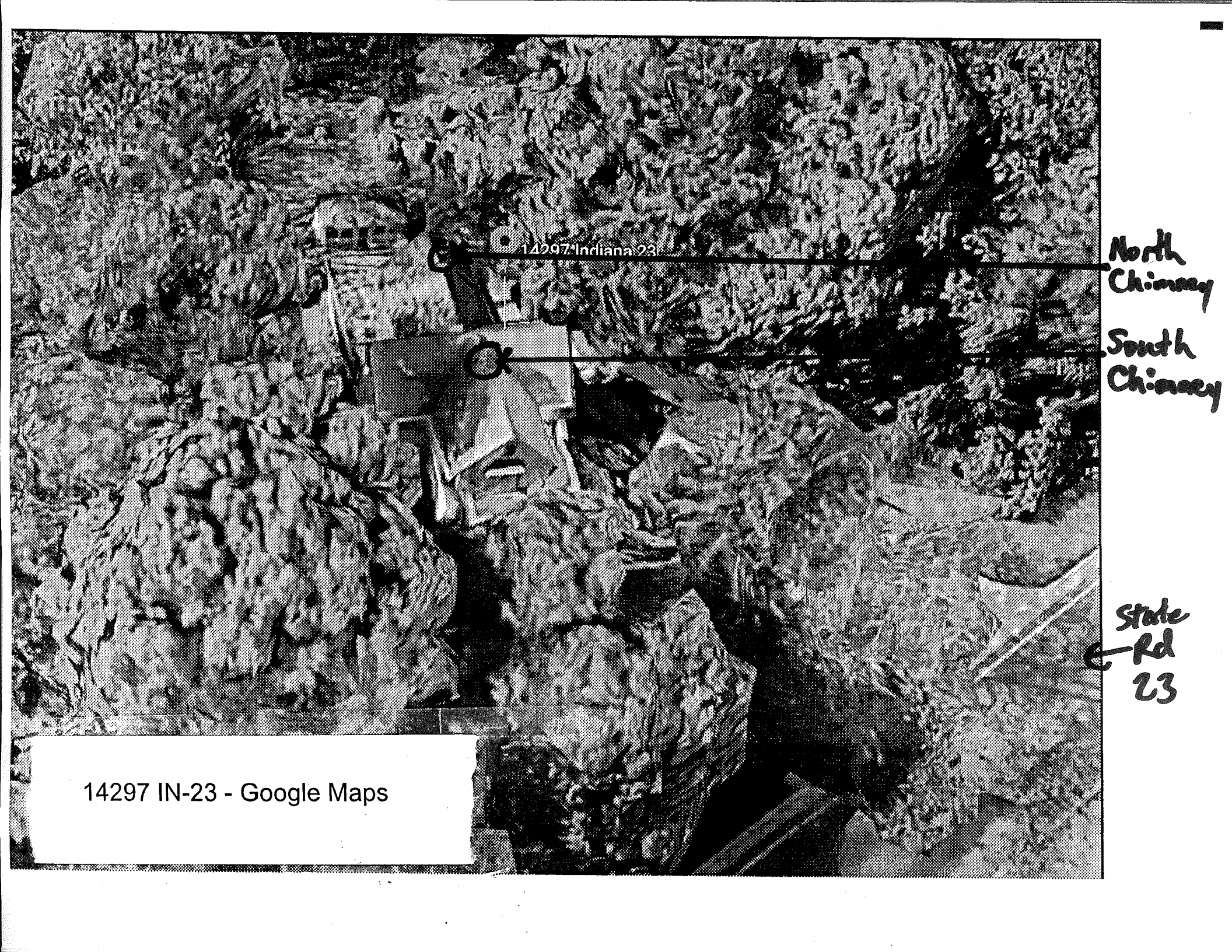
CERTIFICATE ISSUED BY:
**Elicia Feasel
Historic Preservation Administrator**



ELICIA FEASEL

**Historic Preservation
Administrator**

**POST IN A CONSPICUOUS PLACE ON THE STREET SIDE
OF THE PROJECT UNTIL COMPLETION OF ALL WORK.**



14297 Indiana 23

North Chimney

South Chimney

State Rd 23

14297 IN-23 - Google Maps









AJ's Masonry

2218 Milburn Blvd
Mishawaka, IN 46544
(574) 847-4565
ajleedy70@gmail.com
www.ajsmason.com

ADDRESS

Theron Roberts
14297 SR 23
Granger, IN.

ESTIMATE # 1408

DATE 04/23/2019

ACTIVITY	QTY	RATE	AMOUNT
Masonry Set up scaffolding. Remove the old chimney down to the roof and dispose of the old brick. Rebuild with new brick and install new flashing and concrete cap.			

50% down and 50% upon completion. Estimate is for time and materials.
Thank you for your consideration!

TOTAL

[REDACTED]

According to COA plan submitted

Accepted By

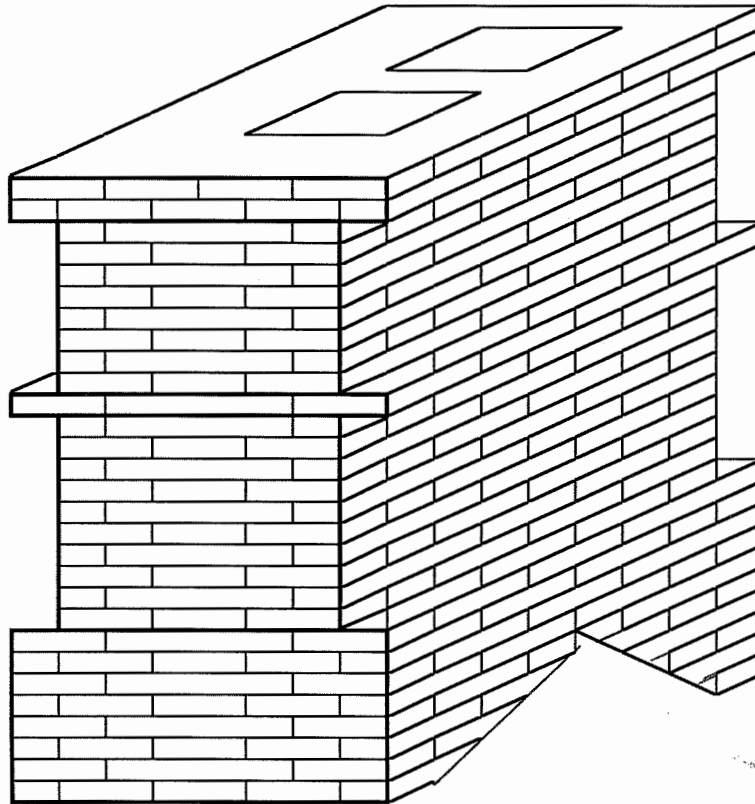
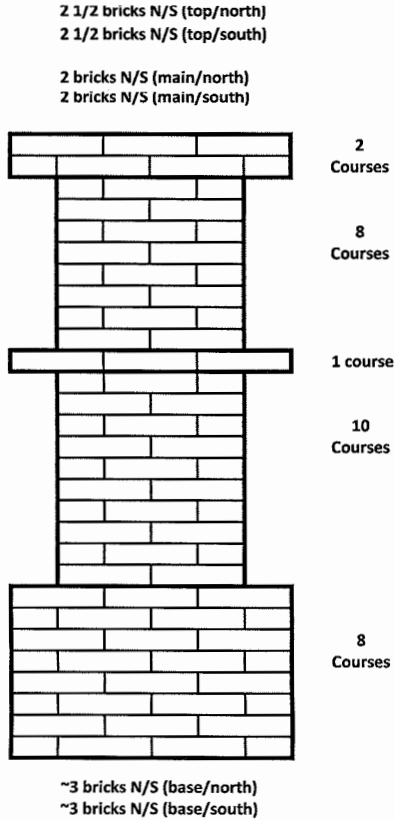
Accepted Date

Roberts 6/18/19

A. Jason Leedy 6/2/19

Chimney Rebuild

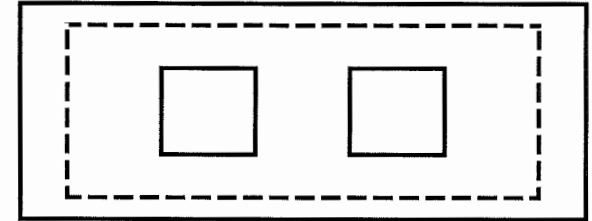
Replace chimneys above roofline with modern materials (original dimensions)
Add clay flue liners and black metal caps



<- 3 1/2 bricks E/W (main/north)
<- 4 1/2 bricks E/W (main/south)

<- ~4 bricks E/W (base/north)
<- ~5 bricks E/W (base/south)


4 bricks E/W - top (north)
5 bricks E/W - top (south)

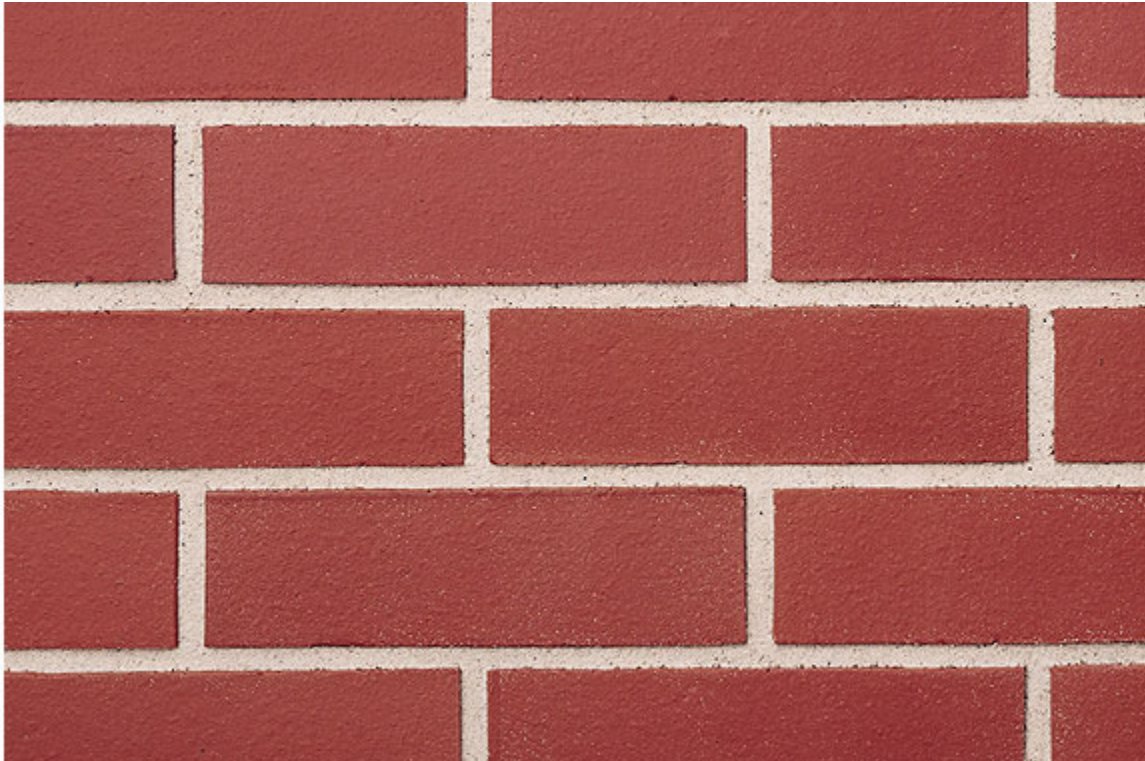


Red Bricks: 503-505

SPL ID: 00001270

S
SMOOTH

	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
PLANT 6 EXTRUDED	FACE BRICK C216	FBX	Smooth (00)	16,138 psi	2.91	6.1	
	THIN BRICK C1088	TBX					
	THIN BRICK PCI	PCI					
	Cleaning Recommendation	Belden Brick recommends using Sure Klean 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.					



SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
Modular	3 5/8" / 92mm	2 1/4" / 57mm	7 5/8" / 194mm	X	X	6.86
Roman	3 5/8" / 92mm	1 5/8" / 41mm	11 5/8" / 295mm	X	X	6
Norman	3 5/8" / 92mm	2 1/4" / 57mm	11 5/8" / 295mm	X	X	4.57
Any size not listed is unavailable						

From: [Theron Roberts](#)
To: [Elicia Feasel](#)
Subject: Additional info COA for 14297 State Rd 23
Date: Thursday, June 13, 2019 4:29:27 PM

Elicia,

Got it. I'll take a couple more "wider angle" photo views of the house, which include the chimneys.

Here is a link to the Belden Brick detail, although I'll say the bricks look less red/pink in person (buying from Rose Brick's inventory) and more red/orange. Either way, the choices were limited with a smooth surface. My opinion was that color + finish was important to maintain the continuity of the rest of the outside, even if the house bricks are painted off-white.

<http://www.beldenbrick.com/onlinecatalog/brick-colors/red-bricks/104/503-505>

I'll email the other photos tomorrow or early Monday.

Thanks again,

Theron

From: Elicia Feasel [mailto:efeasel@southbendin.gov]
Sent: Thursday, June 13, 2019 4:20 PM
To: Theron Roberts <troberts@univbrg.com>
Subject: RE: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

We would prefer the specification of the red brick as a color depiction of what it will look like but we can get by with what was submitted. Maybe the supplier has a link on their website or can take a picture of a sample in their showroom?

A photo of each side of the house that the chimneys are seen from would save time so that our Inspector wouldn't need to make a trip.

Other than that, I think we have everything to be able to process this as an Administrative Approval. I'm out tomorrow but will prioritize the approval for Monday pending arrival of COA fee.

From: Theron Roberts <troberts@univbrg.com>
Sent: Thursday, June 13, 2019 3:42 PM
To: Elicia Feasel <efeasel@southbendin.gov>
Subject: RE: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Elicia,

I appreciate the update. I guess I missed the mail pickup time yesterday. I hope you have that tomorrow. Do you think you have everything else you need from me?

Please confirm.

Thanks,

Theron

From: Elicia Feasel [<mailto:efeasel@southbendin.gov>]
Sent: Thursday, June 13, 2019 3:30 PM
To: Theron Roberts <troberts@univbrg.com>
Cc: Adam Toering <atoering@southbendin.gov>
Subject: RE: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Theron –

I've started a file for your project. The details are adding up to qualify for an Administrative Approval. Once we receive the application fee, it will be fully evaluated and processed. Stay tuned.

Thanks!

Elicia

From: Elicia Feasel
Sent: Tuesday, June 11, 2019 3:21 PM
To: Theron Roberts <troberts@univbrg.com>
Subject: Re: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Awesome! I'll notify you after I return and review the paperwork.

From: Theron Roberts <troberts@univbrg.com>
Sent: Tuesday, June 11, 2019 2:12:11 PM
To: Elicia Feasel
Subject: RE: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Elicia,

Thanks for the quick response.
Attached is a 3-D overhead view from Google Maps.
The Belden Brick specs are on page 2 of the "Chimney rebuild plan" pdf

I am sending the \$20 check with the COA in today's mail.

Thanks,
Theron Roberts

From: Elicia Feasel [<mailto:efeasel@southbendin.gov>]
Sent: Tuesday, June 11, 2019 2:43 PM
To: Theron Roberts <troberts@univbrg.com>; DL-Historic Preservation <dl-historicpreservation@southbendin.gov>

Subject: Re: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Hi Theron -

I did receive your call this morning but am out at a workshop, returning tomorrow. Thank you for sending the COA and supplementary documents. A site plan or Birds Eye view would be helpful to know the full picture. Also, I'd be curious to see a picture of the red brick specification. You can call in \$20 COA fee to Michelle at 574/235.5912.

Elicia

From: Theron Roberts <troberts@univbrg.com>

Sent: Tuesday, June 11, 2019 12:56:51 PM

To: DL-Historic Preservation

Subject: RE: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

[Second photo](#)

From: Theron Roberts

Sent: Tuesday, June 11, 2019 1:54 PM

To: HPCSBSJC@southbend.in.gov

Subject: Attached COA to dismantle & rebuild 2 chimneys at 14297 State Rd 23

Elicia,

Attached is my COA application. And the first of two photos.

The second photo will follow in my next email.

Let me know if I need anything else.

Thanks,

Theron Roberts

Daytime Phone: (574) 546-2261 x220

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