



MICHIGAN CITY INDIANA

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HISTORIC PRESERVATION COMMISSION

Monday, June 28, 2021

ZOOM Remote Meeting– 6:00 P.M. CST

- MEETING MINUTES-

The meeting was called to order at 6:04 pm.

VOTING MEMBERS

John Hendricks
Joyce Dalton
Dan Granquist
David Augustus
Roger Potratz

VOTING MEMBERS ABSENT

Anthony Holt
Billy Greene
Dwayne Hurt

ADVISORY MEMBERS PRESENT:

Deb Parcell
Lilliana Rosado

CITY COUNSEL LIASON:

None

VISITORS:

APPROVAL OF MEETING MINUTES:

Meeting called to order at 6:04pm.
Motion to approve made by John Hendricks and seconded by Dan Granquist. All members present concurred.

CORRESPONDENCE:

None

DUANE PARRY – MAYOR

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CERTIFICATES OF APPROPRIATENESS:

- **COA 2021-028 215 E. 8th St –**
Increase size of porch size to original size should move the building from non-contributing to contributing. Installation of new gutters and downspouts in the color white as well as putting shakes in the gables where there would have been decorative shingles. Replacement of windows in Marvin Elevate in black which is a wood coated in fiberglass. Petitioner is requesting to add windows on the East side. Staff recommends the approval of asphalt windows and adding dormer, replacing siding, replacing of windows, addition of new windows with Marvin Elevate windows including the addition of double hung windows. Staff also recommends approval of new doors.

Motion to approve made by Roger Potratz and seconded by Dan Granquist. All members present concurred. Joyce Dalton-Aye Dan Granquist- Aye John Hendricks-Aye David Augustus- Aye Roger Potratz-Aye

- **COA 2021-029 207 E 8th St–**
Project was partially staff approved for paint in the color Fair Fox Brown. Staff recommends approval of requested tuckpointing maintenance with the condition that the tuckpointing matches the existing.

Motion to provide petitioner to provide three mockups of the mortar mix that will be installed for the tuckpointing. Motion to approve made by David Augustus and seconded by John Hendricks. All members present concurred. Joyce Dalton-Aye Dan Granquist-Aye John Hendricks- Aye David Augustus- Aye Roger Potratz-Aye

- **COA 2021-030 431 Washington Street –**
Renovation of existing residence into two apartments with one apartment on the first floor and a second apartment on the second floor. Existing storage will be removed, and new storage will be added.

Staff Recommendation- Clad wood windows would be acceptable for this property approve as submitted

- Motion to approve fence made by John Hendricks and seconded by Roger Potratz All members present concurred. Joyce Dalton-Aye Dan Granquist- Aye John Hendricks-Aye David Augustus- Aye Roger Potratz- Aye

MAINTENANCE REVIEW:

- **COA 2021-027 502 Franklin Street** - Staff approval for adding coating to roof membrane in matching white color onto existing protective covering.

COMMITTEE REPORTS:

- None

OLD BUSINESS:

- New guidelines for the historic preservation guidelines. Previously discussed, in mid to late August the new guidelines should be complete with added photos, new COA application sheet, as well as links to resources.
- Discussion:

Doors- any alternative materials to doors other than wood that the board would be willing to allow to be staff approved or would the board prefer to continue to see all proposals. Joyce Dalton president recommends that same for same (like for like) should be allowed to be staff approved.

Paint- Sherwin-Williams color palate staff approvals are marked as "Historic Exterior".

Substitute Materials- Composite is an affordable replacement for wood and is similar in weight and composition. Deb Parcell- if a petitioner would like to replace trim on a home would the commission be comfortable with a staff approval if they can match the profile of the home? Commission is comfortable so long as the profile can be met.

Siding- Asking for siding in colors that would come close to the historic palate options would include SmartSide, Boral TruExterior Siding (top of the line) used for national register properties and similar to wood, and Everlast which is similar to vinyl. Board expresses that they are comfortable with the proposed materials and staff approval.

- Landscaping- Landscaping to be used as screening such as small Arborvitaes or hedges as a replacement for a fence. Commission agrees that staff approval would be acceptable.

NEW BUSINESS:

- Vote on New Secretary for Historic Preservation Commission as well as Vice President.

Motion to make Dan Granquist Vice president made by John Hendricks and seconded by Roger Potratz All members present concurred. Joyce Dalton-Aye Dan Granquist- Abstain John Hendricks- Aye David Augustus- Aye Roger Potratz- Aye

Motion to make John Hendricks secretary made by David Augustus and seconded by John Hendricks. All members present concurred. Joyce Dalton-Aye Dan Granquist- Abstain John Hendricks- Abstain David Augustus- Aye Roger Potratz- Aye

Motion to approve previous motions made during Zoom meetings (COA's from 2020 and from 2021 001-026)

Motion to approve made by Dan Granquist and seconded by John Hendricks. All members present concurred. Joyce Dalton-Aye Dan Granquist- Abstain John Hendricks- Abstain David Augustus- Aye Roger Potratz- Aye

Motion resume in person meetings in City Hall the fourth Monday of the month at 6pm in the Mayor's conference room.

Motion made by John Hendricks and seconded by Roger Potratz All members present concurred. Joyce Dalton-Aye Dan Granquist- Aye John Hendricks- Aye David Augustus- Aye Roger Potratz- Aye

Double Track- John Hendricks brings to the attention of the commission that the stories on the station may need to increase based on state requirements for parking spaces. Redevelopment Commission will be looking for a developer for the project and have been given approval from the Federal government. Dan Granquist suggested having a joint meeting with the Redevelopment Commission to discuss suggestions and ideas from the Historic Preservation Commission.

PUBLIC COMMENT:

- None

ADJOURNEMENT:

- Roger Potratz moved to adjourn at 7:22 p.m. and was seconded by John Hendricks. The Board approved unanimously. All members present concurred. Joyce Dalton- Aye Dan Granquist- Aye John Hendricks- Aye David Augustus- Aye Roger Potratz- Aye