



# MICHIGAN CITY INDIANA

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**HISTORIC PRESERVATION COMMISSION**  
**Monday, August 2, 2021**  
**City Hall – Mayor’s Conference Room – 6:00 P.M. CST**  
**- MEETING MINUTES-**

**CALL TO ORDER**

The meeting was called to order by President Joyce Dalton at 6:03 PM.

**ROLL CALL**

**VOTING MEMBERS**

John Hendricks  
Joyce Dalton  
Dan Granquist  
Anthony Holt  
Roger Potratz  
Wayne Hurt

**VOTING MEMBERS ABSENT**

David Augustus  
Billy Greene

**ADVISORY MEMBERS PRESENT:**

Deb Parcell  
Lilliana Rosado

**CITY COUNSEL LIASON:** None

**VISITORS:** None

**APPROVAL OF JULY 26, 2021 MEETING MINUTES:**

Motion to approve minutes made by Dan Granquist and seconded by Roger Potratz. All members present concurred. Joyce Dalton-Aye, Dan Granquist- Aye, John Hendricks- Aye, Roger Potratz-Aye, Anthony Holt-Aye, Wayne Hurt-Aye: No Nays – Motion Passed.

**CORRESPONDENCE:**

None

**DUANE PARRY – MAYOR**

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## CERTIFICATES OF APPROPRIATENESS:

- **COA 2021-031 110 W. 9<sup>th</sup> St –**  
**New roof, new soffit and fascia, paint, gutters. The owner also owns the Uptown Theater adjacent to the east and would put on the same roof and gutters as that building, previously approved by the historic commission; in doing so the buildings will match in façade appearance, as was intended with the original buildings. The wood soffit and fascia are in disrepair and we intend to use a white aluminum material which will also mimic the soffit and fascia at Uptown Theater. Also remove the cupola.**

### STAFF RECOMMENDATIONS:

- 1) Roof: The 1889 Sanborn map shows the roof at the time as wood shingle. Replacement of existing membrane roofing with black CertainTeed Landmark dimensional asphalt shingles (approved by the Commission in June 2020 for the adjacent properties at 903-907 Franklin) would return the roof to a look similar to the original. Staff recommends approval.
- 2) Gutters and downspouts: Built-in gutters have failed and caused damage to soffit in places. Repair could be considered. Removal of existing crown molding at roof, decking over built-in gutters, and installation of K-style gutters from roof would create the appearance of existing crown molding, and would be an appropriate solution. Staff recommends approval of K-style gutter installation.
- 3) Soffit and fascia: Paired wood brackets are a character-defining feature of this Italianate building. Installation of aluminum soffit would not be possible without removal of brackets. Aluminum fascia would be almost entirely hidden by the proposed new gutters. Staff recommends repair of deteriorated areas of existing wood soffit, and scraping and painting all soffit to resemble adjacent building. New aluminum fascia could be approved as it will be, for the most part, not visible from the street; new aluminum soffit could be approved with the condition that installation in no way changes the appearance of the wood brackets.
- 4) Cupola: A character defining feature of this Italianate property that should be retained. If not original to the property, Sanborn maps record its existence as early as 1889. Staff recommends denial of request to remove.

The paint was already staff approved.

There was much discussion about the cupola and the expense to rehabilitate it. The members of the HPC felt that the cupola must be kept as part of the building. Mr. Tim Enright would find someone to check the cupola to verify if it is safe and secure and he did agree to scraping and painting it, if it is secure and that course of action can be staff approved if found to be secure. If not secure, we would need to revisit the discussion at a future meeting regarding the cupola. Roger Potratz suggested to call JB West to give an opinion on the cupola and he agreed to get the information to Mr. Tim Enright.

Motion to approve all staff recommendations [with the exception of 4) the cupola must be left in place if found to be secure and it would need to be scraped and painted (with staff approval)] was made by Dan Granquist and seconded by Dwayne Hurt. All members present concurred. Joyce Dalton-Aye, Dan Granquist- Aye, John Hendricks- Aye, Roger Potratz-Aye, Anthony Holt-Aye, Dwayne Hurt-Aye: No Nays – Motion Passed.

- **COA 2021-033 722 Washington St–**
  - 1) Re-roof – remove three layers of existing roofing material and replace with white membrane; replace coping at top of wall. Replace existing bay window roof with copper roofing.**
  - 2) Wrap window trim – replace deteriorated wood window trim with new wood trim; wrap with dark green aluminum coil stock, bent to fit.**
  - 3) Re-surface driveway and rear parking area – prefer to replace in-kind with new concrete, possibly over several years to make project more affordable. Could consider asphalt.**
  - 4) Re-pointing**
  - 5) Replace basement windows (including one boarded up opening) with glass block.**

**STAFF RECOMMENDATIONS:**

- 1) Roof: Removal of existing layers of roofing and replacement with white membrane roofing is an appropriate repair that could be approved by staff. Sanborn maps do not indicate the original roofing material for the bay window, but copper could be considered.
- 2) Window trim: application was not received in time to make a site visit. Although wrapping wood trim with aluminum is generally not approved, staff has not observed the deterioration of the wood trim, so no recommendation can be made as to replacement.
- 3) Driveway and parking area: re-surfacing with concrete is recommended, even if it takes several years to complete. Staff recommends approval of concrete.
- 4) Re-pointing: Staff recommends approval with mortar to match existing in color, composition, texture, joint size and profile.
- 5) Basement windows: Owner proposes replacement of alley side basement windows with glass block for safety reasons, replacement of front basement windows with glass block as the existing are deteriorated, and installation of glass block window on south side in opening currently boarded over to provide light in that area of the basement. Glass block is generally not approved, particularly on the front façade. Staff was not able to make a site visit to determine existing window condition, but if replacement is necessary would recommend approval of side basement windows with glass block set back to the same depth as the original windows. Windows with tempered glass could be considered if replacement of front façade basement windows is necessary; if glass block is necessary for safety in the front, staff recommends approval with the condition the glass block infill is set back to the same depth as the original and screened with landscaping.

The Commissioners agreed to all staff recommendations with the exception of the glass block windows on the street side. One condition (Condition 1) is that the street side windows remain double hung with tempered glass to overcome the security concern. If that was not possible, we would need to re-visit the discussion concerning glass block windows on the street side of the building.

The second condition (Condition 2) of approval that was discussed was that an affidavit by the contractor be submitted to staff that the mortar being used is comparable to in color, composition, texture, joint size and profile as originally installed.

Motion to approve with the two conditions as noted was made by Dwayne Hurt and seconded by Anthony Holt. All members present concurred. Joyce Dalton-Aye, Dan Granquist- Aye, John Hendricks- Aye, Roger Potratz-Aye, Anthony Holt-Aye, Dwayne Hurt-Aye: No Nays – Motion Passed.

**MAINTENANCE REVIEW:**

- **COA 2021-032 219 E 10<sup>th</sup> Street** - Staff approved.

**COMMITTEE REPORTS:**

- None

**OLD (TABLED) BUSINESS:**

- New guidelines for the historic preservation guidelines will be e-mailed out to the Commissioners for a second time to make sure everyone gets a copy. Please review the guidelines prior to the next meeting and get comments to Deb Parcell. A decision of acceptance of the new guidelines will be made at the 8/23/21 meeting.

**NEW BUSINESS:**

- With the Delta Variant of COVID-19 ramping up, we will need to decide about having hybrid meeting (in-person and zoom) at the 8/23/21 meeting.
- Joyce Dalton was very appreciative of the Commissioners being in good attendance at the meeting.

**PUBLIC COMMENT:**

None

**ADJOURNEMENT:**

- Joyce Dalton adjourned the meeting at 6:45 PM