



MICHIGAN CITY, INDIANA DEPARTMENT OF PLANNING & INSPECTION

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MINUTES OF THE REGULAR MEETING OF THE MICHIGAN CITY HISTORIC PRESERVATION COMMISSION

Monday February 24, 2025

The Michigan City **Historic Preservation Commission** held their regular monthly meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Monday February 24, 2025, at 6:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. This meeting was also available via Zoom and streaming live on My Michigan City, Indiana Facebook. Access LaPorte County Media hosted Zoom.

Note: Public had the option to attend, participate, and/or observe the meeting via Zoom, Facebook, or calling in.

CALL TO ORDER

Board President, Joyce Dalton, (Chairwomen) – *"All right. Good evening, everyone. This is a regular meeting of the Michigan Historic Preservation Commission. It is Monday February 24, 2025. I'll call the meeting to order. Our secretary is at the funeral of his grandfather so he's going to try to join us on zoom but I've asked Larry if he would just do the roll call for us.*

ROLL CALL

Roll call was conducted by Larry Zimmer in the absence of the secretary.

Present:

- ✓ *Lawrence Zimmer*
- ✓ *Deb Parcell*
- ✓ *Joyce Dalton (Chairwomen)*
- ✓ *Dan Granquist*
- ✓ *Pat Matsey*
- ✓ *Amy Bowman*
- ✓ *Dwayne Hurt*

Absent:

- ✓ *Greg Coulter (Absent)*
- ✓ *Anthony Hicks (Uncertain)*

Staff Present:

- ✓ Assistant Planning Director Sylvia Martin

- ✓ Steve Hale, (Attorney)

Staff Absent:

- ✓ None

Larry Zimmer: *"All members present, you do have quorum."*

APPROVAL OF AGENDA:

- The agenda was reviewed by all members.
- It was noted that there were no minutes from the last month, so two sets of minutes will be reviewed next month.

Removal and Addition of Agenda Items:

Steve Hale, (Attorney)- requested the removal of the item under new business regarding the historic landmark ordinance for further review by the attorney staff.

- The item removed was 11 D.
- A new COA item was added under COA 6, specifically COA 2025-004 for 205 East 10th Street regarding windows.
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APPROVAL OF AGENDA:

- Tabled

Statement of Purpose:

Pat Matsey (Board Member)-Historic Preservation is Great for Cities

Historic preservation is not just good for cities; it is great for cities. The reasons for this are multiple and encompass various aspects such as:

- **Aesthetic:** Preserving historic buildings and sites enhances the visual appeal of a city, maintaining its unique character and charm.
- **Symbolic:** Historic preservation helps maintain the symbols of a city's heritage and identity, fostering a sense of pride and continuity among residents.
- **Cultural:** It safeguards the cultural heritage and traditions of a community, ensuring that future generations can learn from and appreciate their history.
- **Social:** Preservation efforts can strengthen community bonds by involving residents in the process and promoting a shared sense of responsibility and stewardship.
- **Educational:** Historic sites serve as tangible links to the past, providing educational opportunities for schools, tourists, and the general public.
- **Economic:** Preserving historic buildings can boost local economies by attracting tourism, increasing property values, and creating jobs in restoration and maintenance.

This statement is supported by the document "Historic Preservation is Good for Your Community," prepared by Place Economics.

Additionally, the erection, construction, enlargement, alteration, repair, demolition, color change, moving, or maintenance of any building or structure that is contrary to any provisions in Chapter 62 is hereby declared to be a nuisance and in violation of this chapter and unlawful. Any person, whether as a principal, agent, owner, lessee, tenant, contractor, builder, architect, engineer, or otherwise, who violates any provision in this chapter shall be punished as provided in Section 1 through 7 of the Michigan City, Indiana Code, Section 62-2.

COA's

Deb Parcell (Board Member)

2025-003 Discussion:

- **Address:** 813 Franklin Street, a contributing building in classical revival style built around 1902.
- **Project:** Reconstruction and rehabilitation of the historic downtown commercial building, including adding an exterior door on the south side, reducing storefront glass, and repairing brick above the storefront.
- **Issues:** The drawing in the application was not representative of the actual work to be done.
- **Decision:** The commission requested more accurate drawings reflecting the changes and suggested considering an alternative approach to preserve the facade.
- **Motion:** To continue the discussion until the next meeting with the provision of accurate drawings.
 - o Motion by Dan Granquist(Board Member), seconded by Amy Bowman(Board Member). All in favor.

2025-004 Discussion:

Address: 205 East 10th Street.

- **Project:** Replacement of old windows with vinyl replacement windows.
- **Issues:** The need for a staff site visit to assess the condition of the windows.
- **Decision:** A special meeting was scheduled for Tuesday, March 4th at 5 PM to review the windows after a site visit by staff.
- **Motion:** To extend the certificate of appropriateness until the special meeting.
- Motion by Dan Granquist(Board Member), seconded by Amy Bowman (Board Member). All in favor.

Maintenance Review:

- COA 2025-002: Roof replacement for 21 East 8th Street, approved by Skylar.

Certificates of Appropriateness in Progress:

- COA 2025-001: Restoration of historic windows at 217 West 10th Street by Joshua and Company.

New Business:

- Goals for 2025:
 - o Discussion on conducting two training workshops, one for the commission and one for the public.
- Public Workshop:
 - o Focus on painting and color schemes, to be held in spring or summer.
- Commission Workshop:
 - o Preservation basics and making defensible motions, scheduled for the March meeting at 5 PM.
- HPC Roundtable:
 - o Scheduled for May 29th at the Old Republic in New Carlisle.

- Door Hangers:
 - Discussion on printing and distribution, with Anthony Hicks to discuss with the mayor.
- CLG Application Update:
 - Paperwork ready, awaiting signatures from city officials.

Historic Landmark Ordinance:

- Item removed from the agenda for further review.

Rules of Procedure:

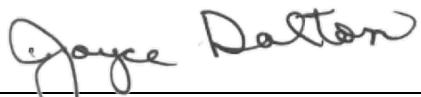
- Steve Hale reviewed and suggested changes for smoother reading.
- Finalized version to be presented at the next meeting.

Public Comment:

- No public comments.

Adjournment:

- Motion to adjourn by Dan Granquist (Board Member), seconded by Amy Bowman (Board Member). All in favor.



Joyce Dalton (Chairwoman)

ATTEST:



Gianna Galante (Executive Assistant/HPC Liaison)