

## Michigan City Historic Preservation Commission (HPC)

Monday April 28th, 2025, 6:00pm (local time), City Hall; Common Council Chambers, 100 East Michigan Blvd.

--Meeting Minutes--

1. **CALL TO ORDER:** The meeting was called to order by Ms. Joyce Dalton at 6:04 pm.
2. **ROLL CALL** by Ms. Wendy Vachet (Director of Public Works, non voting): Present were Ms. Joyce Dalton, Mr. William Espar, Mr. Dan Granquist, Mr. Dwayne Hurt, Mr. Lawrence Zimmer, Ms. Pat Matsey, Mr. Anthony Hicks, and Mr. Steve Hale (Legal Advisor, non-voting). Not present were Ms. Amy Bowman, Ms. Dee Haddad, Ms. Deb Parcell (Indiana Landmarks Advisor, non-voting), and Mr. Greg Coulter (City Council Liaison, non-voting).

**APPROVAL OF TODAY'S AGENDA:** Approved by all voting members present, with two additions to New Business: A draft request introduced by Mr. Zimmer seeking financial assistance for homeowners through the Redevelopment Commission and a request from petitioner Diana Smith Scott regarding her COA. A motion to approve the agenda, including these additions, was made by Mr. Granquist and seconded by Mr. Hicks.

3. **APPROVAL OF MEETING MINUTES:** None
4. **STATEMENT OF PURPOSE:** Read by Ms. Matsey
5. **CORRESPONDENCE:** None
6. **CERTIFICATES OF APPROPRIATENESS (COA):**
  - COA 2025-011, 421 Franklin Street – New Sign
    - Ms. Vachet stated that Ms. Jessica Parks with Steindler Signs working on behalf of Mr. John Bulger. Ms. Vachet advised that the Commission approve the sign so that they can move forward with its rebranding.
    - Mr. Zimmer made a motion to approve the new sign. Ms. Matsey seconded. All present members voted yes.

Application for Certificate of Appropriateness  
City of Michigan City, Indiana  
100 East Michigan Boulevard, Michigan City, Indiana 46360  
MICHIGAN CITY HISTORIC PRESERVATION COMMISSION

Application Number \_\_\_\_\_ Filing Date  
(assigned by staff) \_\_\_\_\_ (assigned  
by staff) \_\_\_\_\_

Property Address: 421 Franklin St. Historic  
Parcel ID: \_\_\_\_\_ District: \_\_\_\_\_

Applicant Name: Jessica Parks Owner Name: John Bulger  
Mailing Address: PO Box 285 Mailing Address: 421 Franklin St.  
Michigan City IN 46390 Michigan City IN 46360  
Phone Number: 219-733-2551 x~~224~~ Phone Number: 219-809-2216  
Email: jessica@steinedesigns.com Email: jbulger@genine.com

Applicant is (check one):  Sole Owner  Joint Owner  Tenant  
 Agent  Contractor  Other

What do you want to do? Detailed project description:

Replace existing acrylic lettering/  
logos with new.

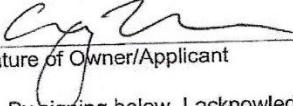
Why are you proposing the work?

rebrand

(Continued next page)

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

- I understand that the approval of this application by City Staff or the HPC does not constitute approval of other federal, state, or local permit applications.
- I understand that I or my representative will need to attend the HPC meeting. If no representation is present at the meeting, the application may be deemed incomplete and may be denied.
- I have reviewed the City of Michigan City's "Historic District Guidelines" in preparing this Application.

  
Signature of Owner/Applicant

4/21/25

Date

- By signing below, I acknowledge that the Owner of the property has given me permission to submit this application and make decisions and representations about the project on their behalf.

  
Signature of Representative/Applicant

4.23.25

Date

|   |   |  |         |   |             |         |              |   |          |    |      |        |
|---|---|--|---------|---|-------------|---------|--------------|---|----------|----|------|--------|
| <p><b>DESCRIPTION:</b></p> <p>Non-Illuminated Cut Acrylic Logos (Quantity 1) W: 174" H: 31.25" D: 1/2"</p> <p>Smaller Logo (Quantity 1) W: 120" H: 21.5" D: 1/2"</p> <p>1/2" Black Cut Acrylic - Stud Mounted - Left Icon Painted (Pantone Yellow C, Pantone 7548 C, and Pantone 137 C)</p>                           | <p><b>PROPOSED SIGNAGE:</b></p> <p>130"</p> <p>31.25"</p> <p>31"</p> <p>134.75"</p> <p>174"</p> <p>7"</p> | <p><b>LAYOUT QT-30750</b></p> <table border="1"> <tr><td>VERSION</td><td>1</td></tr> <tr><td>ORIGIN DATE</td><td>3-13-25</td></tr> <tr><td>REVISED DATE</td><td>-</td></tr> <tr><td>DESIGNER</td><td>GG</td></tr> <tr><td>PAGE</td><td>1 of 1</td></tr> </table> <p><b>CLIENT</b></p> <p>GIS<br/>John Bulgar<br/>(219) 809-2216</p> <p><b>INSTALL LOCATION</b></p> <p>1200 Michigan Ave<br/>LaPorte, IN</p>  | VERSION | 1 | ORIGIN DATE | 3-13-25 | REVISED DATE | - | DESIGNER | GG | PAGE | 1 of 1 |
| VERSION   | 1   |  |         |   |             |         |              |   |          |    |      |        |
| ORIGIN DATE   | 3-13-25   |  |         |   |             |         |              |   |          |    |      |        |
| REVISED DATE  | -   |  |         |   |             |         |              |   |          |    |      |        |
| DESIGNER  | GG  |  |         |   |             |         |              |   |          |    |      |        |
| PAGE  | 1 of 1  |  |         |   |             |         |              |   |          |    |      |        |
| <p><b>COLOR SCHEDULE:</b></p> <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Pantone Yellow C</li> <li><span style="color: orange;">■</span> Pantone 7548 C</li> <li><span style="color: orange;">■</span> Pantone 137 C</li> <li><span style="color: black;">■</span> Black</li> </ul> | <p>89.5"</p> <p>21.5"</p> <p>21.4"</p> <p>93.5"</p> <p>120"</p> <p>10.75"</p> <p>4.75"</p>                | <p><b>STEINDLER SIGNS &amp; GRAPHIX</b></p> <p>OFFICE - 219.733.2551<br/>FAX - 219.733.9631<br/>10740 US Hwy 30<br/>Wanatah, IN 46390<br/>steindlersigns.com</p> <p><b>SIGNATURE OF APPROVAL:</b></p> <p><input checked="" type="checkbox"/></p> <p><b>DATE:</b></p> <p>BY SIGNING THIS APPROVAL, I CERTIFY ALL INFORMATION IS CORRECT, INCLUDING LOGO, COLOR, DIMENSIONS, DESCRIPTION, AND ALL COLOR REPRESENTATIONS. I AUTHORIZE STEINDLER SIGNS &amp; GRAPHIX TO PRODUCE THE SIGN AS DESCRIBED. I UNDERSTAND THAT STEINDLER SIGNS &amp; GRAPHIX WILL NOT BE HELD LIABLE FOR DAMAGES OR ATTORNEYS' FEES INCURRED AS A RESULT OF THIS APPROVAL. THIS APPROVAL IS NOT A CONTRACT AND WILL INCLUDE ANY SUBSEQUENT COLLECTION FEES.</p>  |         |   |             |         |              |   |          |    |      |        |
| <p><b>SQUARE FOOTAGE:</b></p> <p>56 Square Foot</p>   |   | <p><b>COPYRIGHT 2022</b></p> <p><b>STEINDLER SIGNS &amp; GRAPHIX</b></p> <p>"THIS ARTWORK IS PROPERTY OF STEINDLER SIGNS &amp; GRAPHIX. ALL RIGHTS RESERVED. THIS ARTWORK IS NOT TO BE COPIED, MANUFACTURED, OR SENT TO ANOTHER COMPANY WITHOUT WRITTEN PERMISSION FROM STEINDLER SIGNS &amp; GRAPHIX, LLC. ANY UNAUTHORIZED USE OF THIS ARTWORK INFRINGES TRADEMARK, COPYRIGHT, AND OTHER INTELLECTUAL PROPERTY RIGHTS. THE PERSON WHO UNAUTHORIZEDLY USES THIS ARTWORK WILL BE HELD LIABLE FOR DAMAGES OR ATTORNEYS' FEES INCURRED AS A RESULT OF THIS APPROVAL. THIS APPROVAL IS NOT A CONTRACT AND WILL INCLUDE ANY SUBSEQUENT COLLECTION FEES."</p> <p><b>COLOR DISCLAIMER</b></p> <p>WE CANNOT GUARANTEE THAT THE COLOR THIS PROOF IMAGE IS ON SCREEN OR PRINTED ON STANDARD PAPER WILL BE THE SAME AS THE SIGN. THE COLOR OF THE SIGN IS A DIGITAL COLOR SWATCHES MAY APPEAR DIFFERENT. AND VARIOUS MONITORS AND PRINTERS MAY DISPLAY COLOR DIFFERENTLY. WE DO NOT GUARANTEE THAT THE COLOR OF THE SIGN WILL MATCH THE COLOR OF THE IMAGE ON THIS PROOF IMAGE. WE WILL DO OUR BEST TO MATCH THE COLOR OF THE SIGN WITH PANTONE® COLORS WE MATCH AS CLOSELY AS POSSIBLE, BUT PANTONE® COLORS MAY NOT BE EXACT.</p> |         |   |             |         |              |   |          |    |      |        |

## 7. MAINTINENCE REVIEW:

- 909 Spring Street-Roof
- 112 E 10th Street- Roof
- 320 E 10th Street -Roof Siding
- 825 Washington – Repair of back wall and retaining fence in rear of building
- 719 Cedar Street-Roof
- 2121 W 7th Street- Repair of existing sign

## 8. COMMITTEE REPORTS: None

## 9. OLD BUSINESS:

- Ms. Vachet told the Commission that staff would send the minutes from the previous March meetings for approval at the May regular meeting.

## 10. NEW BUSINESS:

- Petitioner Diana Smith Scott is requesting improvements to the property located at 912 Franklin Street, including window replacements and updated signage, with a total project budget of \$50,000. Ms. Scott stated that the COA was submitted to Deb Parcell.

**Application for Certificate of Appropriateness**  
 City of Michigan City, Indiana  
 100 East Michigan Boulevard, Michigan City, Indiana 46360  
 MICHIGAN CITY HISTORIC PRESERVATION COMMISSION

|   |   |                  |  |
|---|---|------------------|--|
| Application Number<br>(assigned by staff) | Filing Date<br>(assigned<br>by staff)   |                  |  |
| Property Address:                         | 912 Franklin Street   |                  |  |
| Parcel ID:                                | Historic<br>District:   |                  |  |
| Applicant Name:                           | Dianna Smith Scott  | Owner Name:      |  |
| Mailing Address:                          | 912 Franklin St.  | Mailing Address: |  |
| Phone Number:                             | 219-873-4544  | Phone Number:    |  |
| Email:                                    | diannasmith@comcast.net   | Email:           |  |
| Applicant is (check one):                 | <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner<br><input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant<br><input type="checkbox"/> Other |                  |  |

**What do you want to do? Detailed project description:**

New Windows - doors  
 Repair Front Façade  
 Repair brick and tuckpoint - Paint Façade  
 Signage and awnings - Blade Signs

**Why are you proposing the work?**

Repairs need to Façade  
 Updating windows

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- I understand that I or my representative will need to attend the HPC meeting. If no representation is present at the meeting, the application may be deemed incomplete and may be denied.
- I have reviewed the City of Michigan City's "Historic District Guidelines" in preparing this Application.

Dionna Smith Scott 3-20-25  
Signature of Owner/Applicant Date

- By signing below, I acknowledge that the Owner of the property has given me permission to submit this application and make decisions and representations about the project on their behalf.

\_\_\_\_\_  
Signature of Representative/Applicant \_\_\_\_\_ Date \_\_\_\_\_



**TROUT GLASS & MIRROR INC.  
GLAZING CONTRACTOR**

**Date: March 14, 2025**

**E-MAIL:** [diannasmith@comcast.net](mailto:diannasmith@comcast.net)

**ATTN:** Dianna Smith-Scott

**CO NAME:**

**DEPT:** Estimating

**NO. OF PG:** 1

**FROM:** Sarah Squok

**RE: Lake Front Salon  
912 Franklin Street  
Michigan City, IN**

**Aluminum Storefront Framing, Glass and Glazing**

- Furnish the material and labor to demo the existing storefront framing and replace with new Kawneer Trifab 451T 2" x 4-1/2" thermally broken aluminum framing in clear anodized finish. Caulk the perimeters of the frames with matching grey silicone caulking.
- Brake metal cover any existing structural posts to match the storefront framing.
- Furnish and install two (2) Kawneer 3'-0" x 7'-0" '190' narrow stile doors with 10" bottom rails in clear anodized finish. Door hardware includes continuous mortise hinges, surface overhead door closers, MS1850 deadbolt locks, CO/CPII push/pulls, thresholds and weathering.
- Glaze the storefront framing and doors with 1" insulated clear low-e glass, safety tempered where required by code.

**Base Bid: \$36,500.00**

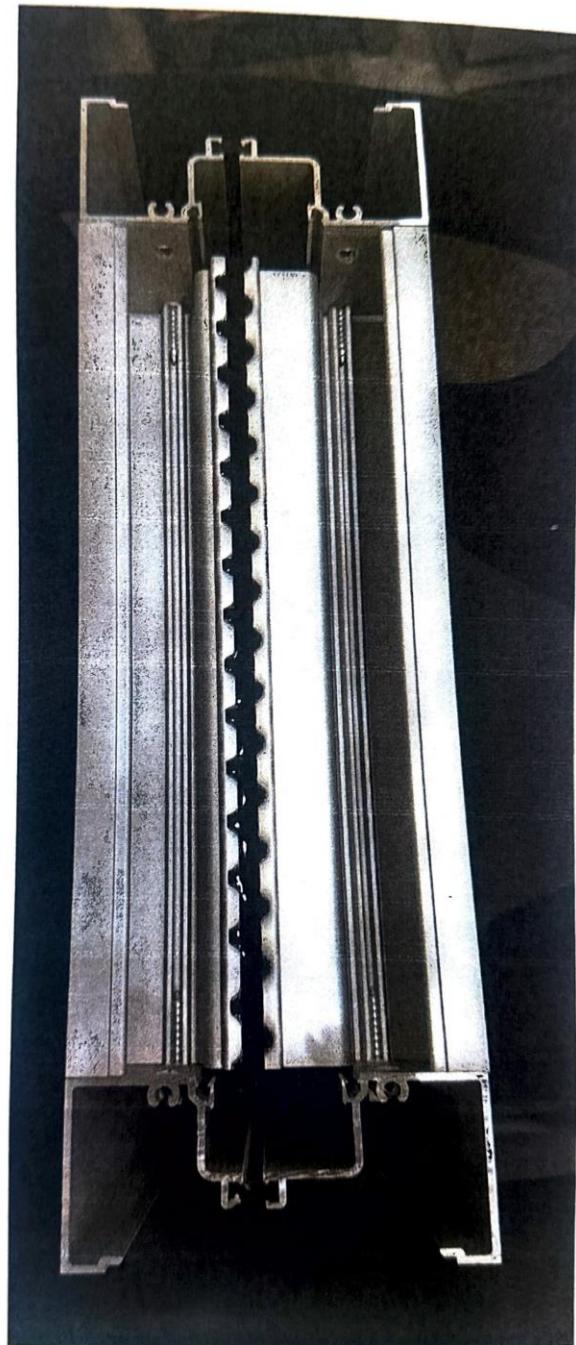
**Alternate Add**

Add to the above base bid the sum of **\$3,000.00** to brake metal wrap the existing masonry sills to match the new storefront framing.

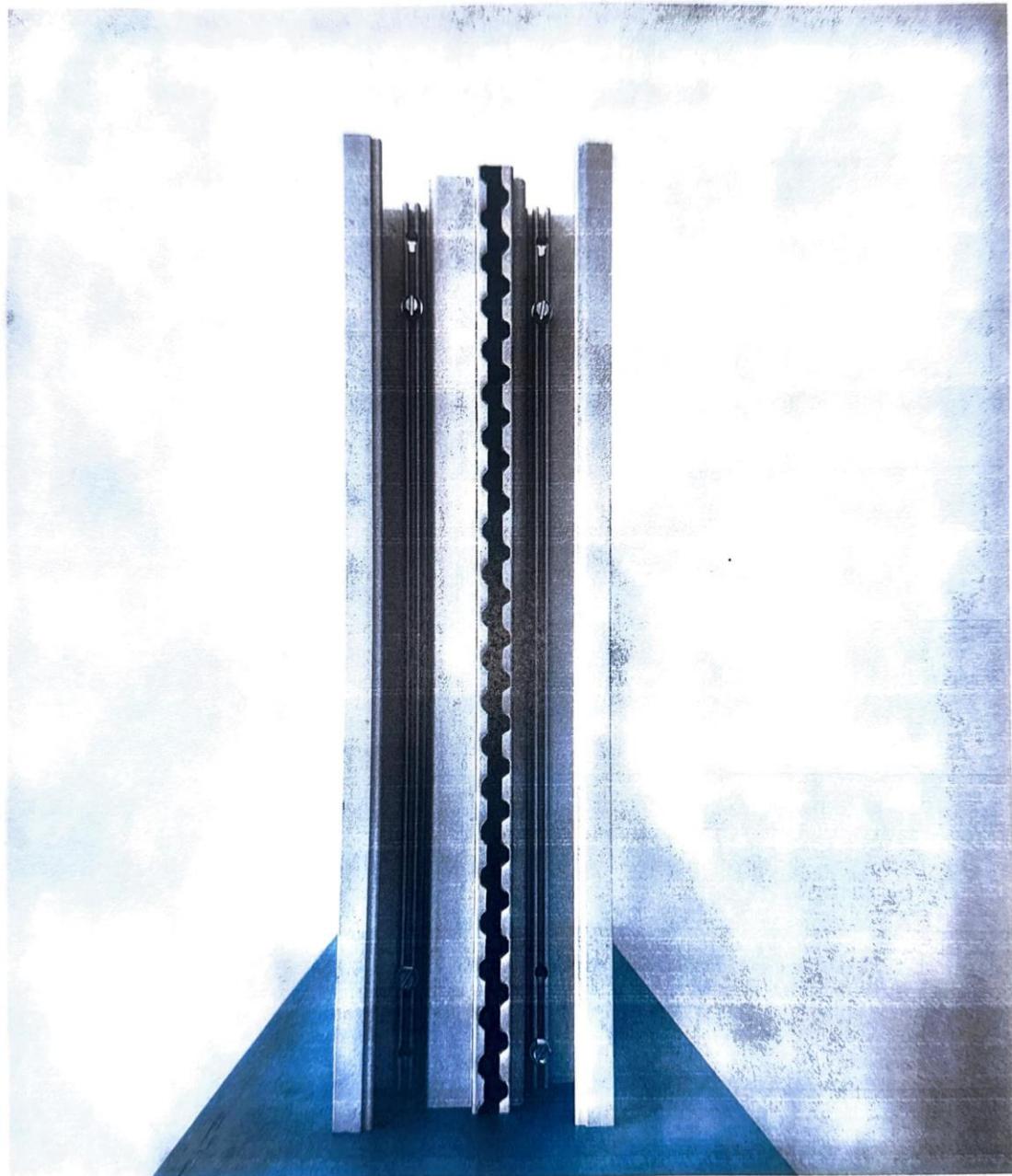
**Notes:**

1. Final cleaning of the framing and glass is excluded.
2. Sales/use tax is included.
3. Pricing valid for 30 days.

3602 ENTERPRISE AVE., SUITE A, VALPARAISO, IN 46383 / 219.926.8675

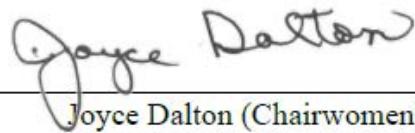






- Ms. Vachet informed the group that staff would follow up regarding Ms. Smith's application and that a staff report would be prepared and read at the next meeting. She noted the matter would be presented before the board.
  - Ms. Vachet asked whether the applicants had consulted the historic color palette for their paint choice.
  - Ms. Scott responded that they are retaining the original color. She added that her builder wanted to see the structure's final look before proceeding with painting.
  - Ms. Vachet requested that if any changes are made, Ms. Scott should notify staff accordingly.
- Ms. Vachet thanked all attendees of the workshop and assured the commission that staff would continue providing updates as they work toward streamlining and improving the process.
  - Ms. Vachet also mentioned a negotiation meeting with Indiana Landmarks regarding a new contract.
- Mr. Zimmer asked the board to review the request for homeowner financial assistance and submit any comments or feedback by the end of the week.
  - He also encouraged commission members to attend the upcoming RDC meeting to speak on the draft.
  - In response to a discussion about petition requirements, Ms. Vachet clarified that the process being referenced falls under a local ordinance, not state statute.
- Dan suggested that the commission consider offering grants to qualified applicants and recommended developing a set of eligibility metrics—possibly based on income or property characteristics—to better define what constitutes a "qualified applicant."
- Mr. Zimmer inquired whether the paint workshop would be rescheduled.
  - Ms. Dalton confirmed it would be, pending confirmation from Deb Parcell.
  - Wendy mentioned the potential use of Eventbrite for registration but noted that they need clarity from Ms. Parcell on how that system would be implemented.
- Ms. Dalton welcomed Mr. Espar to the commission.

11. **ADJOURNMENT:** Meeting adjourned at 6:29 pm until Monday May, 19<sup>th</sup> at 6:00 pm.

  
\_\_\_\_\_  
Joyce Dalton (Chairwoman)

ATTEST:

  
\_\_\_\_\_  
Gianna Galante

Gianna Galante (Executive Assistant/HPC Liaison)