

Michigan City Historic Preservation Commission (HPC)

Monday March 4th, 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.
2. **ROLL CALL** by Mr. Lawrence Zimmer: Present were Ms. Joyce Dalton, Ms. Amy Bowman, Ms. Deb Parcell (Indiana Landmarks Advisor, non-voting), Mr. Dan Granquist, Mr. Lawrence Zimmer, Ms. Pat Matsey, Mr. Anthony Hicks, and Mr. Steve Hale (Legal Advisor, non-voting). Not present were Mr. Greg Coulter (City Council Liaison, non-voting) and Mr. Dwayne Hurt.
3. **APPROVAL OF TODAY'S AGENDA:** Mr. Granquist made a motion to approve the agenda. Ms. Matsey seconded the motion. The motion passed unanimously.
4. **APPROVAL OF MEETING MINUTES:** None
5. **STATEMENT OF PURPOSE:** None
6. **CORRESPONDENCE:** None
7. **CERTIFICATES OF APPROPRIATENESS (COA):**
 - COA 2025-004: 205 East 10th Street – Window Replacement
 - Petitioners Eric and Janet Breaman (Window World) have a non-contributing Italianate structure, circa 1880. The applicants propose replacing all existing windows with vinyl alternatives. The lower rails are deteriorated, and nearly all existing windows are held together with metal bracing.
 - Three vinyl windows are already located at the rear of the property. The existing windows are all wood. Vinyl may replace existing vinyl windows; however, original wood windows must be repaired, not replaced, per local guidelines.
 - The property is considered new construction within the historic district. Vinyl windows are generally not permitted. Staff recommend a 30-day extension to evaluate the potential for repair. If replacement is necessary, it should be with windows from the pre-approved list. Wrapping the trim in aluminum is acceptable, but retaining original crown trim is advised.
 - Ms. Bowman inquired whether Window World offers options beyond vinyl.
 - The Breamans were unsure of the original window glass and expressed confusion about the review process.

- Ms. Dalton explained vinyl windows are not allowed and asked if they had researched wood-clad or fiberglass alternatives.
 - Mr. Zimmer mentioned fiberglass options, and Ms. Dalton shared that she personally uses Andersen windows, which feature wood, clad, and vinyl components.
 - Mr. Breaman asked if vinyl was disallowed due to aesthetics.
 - ◆ Ms. Parcell clarified that vinyl often results in downsized glass and frequent seal failures, which impact historic appearance and integrity.
- Mr. Hicks motioned to approve COA 2025-004 with a 30-day extension to allow evaluation of wood windows. If replacement is deemed necessary, it must be with approved window types or their equivalents.
 - Mr. Granquist seconded the motion but continued the discussion.
 - Mr. Zimmer encouraged the applicants to invest in quality restoration to preserve historic character.
- Ms. Martin asked if alternative options would be provided should the windows prove irreparable. Ms. Parcell confirmed that a list of repair professionals would be shared, and the applicants could return with alternatives.
- Ms. Breaman expressed frustration with the process, questioning the value of returning if the decision would remain the same. She indicated they might proceed without approval and pay the penalty. Mr. Hicks acknowledged their frustration but emphasized that exceptions are made only in limited cases.
- Mr. Zimmer asked about cost differences. Mr. Breaman stated that approved alternatives would cost twice as much as vinyl.
- Ms. Bowman recommended seeking a second opinion, noting that not all windows may need to be replaced.
- The Breamans stated that all their windows are single-pane and that the home's only historic feature is the current wood windows. They stressed the cost-effectiveness of vinyl replacements.
- Mr. Granquist reminded the applicants that the commission is bound by ordinance and it is the responsibility of property owners to understand historic district requirements.
- Ms. Dalton noted that the applicants' real estate agent should have informed them about the historic district restrictions.
- Ms. Martin asked if the property is used as a short-term rental. The applicants confirmed it is, though the issue had not been previously raised.
- Mr. Hale offered two options: return by the March 24th meeting or extend to the April meeting based on the 30-day evaluation period.
- Mr. Granquist withdrew his second so the motion could be amended.
- Mr. Hicks amended his motion to continue the matter to the March 24th meeting. Mr. Granquist seconded.
- Ms. Zimmer suggested the applicants explore tax credits to help offset restoration costs.
- The motion passed unanimously, with all present members voting in favor.

- COA 2025-007: 218 East 8th Street – Deck Addition
 - This property is a contributing structure with a gable-front design and belongs to Petitioner Candice Nelson
 - The applicant proposes the construction of an 8x12-foot wooden deck at the rear of the property, facing the alley. A smaller 8x8-foot deck was previously approved in 2023. The new proposal includes wooden steps on one end.
 - Ms. Parcell recommended approval of the updated deck design as submitted.
 - Mr. Zimmer made a motion to approve the application. Ms. Bowman seconded the motion. The motion passed unanimously, with all present members voting in favor.

8. MAINTINENCE REVIEW:

- COA 2024-005 832 Pine Street- Second Floor Deck
 - Approved by staff
- COA 2025-006 119th East 9th – Deck
 - Approved by Staff

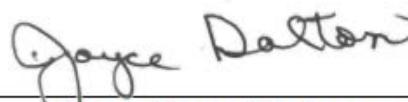
9. COMMITTEE REPORTS: None

10. OLD BUSINESS: None

11. NEW BUSINESS:

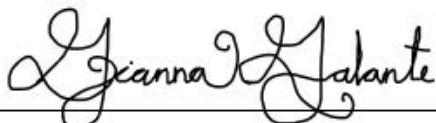
- The Commission discussed the time, date, and location of the upcoming Paint Workshop. Mr. Granquist inquired whether the event would be open to the public, and Ms. Parcell confirmed that it would be.

12. ADJOURNMENT: Ms. Bowman made a motion to adjourn the meeting. Mr. Granquist seconded, and all present members voted in favor. The meeting was adjourned until Monday, March 24th at 6:00 p.m.



Joyce Dalton
Joyce Dalton (Chairwoman)

ATTEST:



Gianna Galante (Executive Assistant/HPC Liaison)