



historicreview@emichigancity.com | (219) 873-1400 | 100 E Michigan Boulevard, Michigan City, IN 46360

HISTORIC PRESERVATION COMMISSION
Monday, February 23rd, 2026 – 6:00 P.M. (LOCAL TIME)
Common Council Chambers City Hall, 100 East Michigan Boulevard
- A G E N D A -

1. Call to Order

2. Roll Call

Michigan City Historic Preservation Commission Members:

Joyce Dalton	(Mayoral appointment; 5/14/2024 - 3/15/2027)
Sheree Wilson	(Mayoral appointment; 7/14/2025 - 7/14/2028)
Lawrence Zimmer	(Mayoral appointment; 2/7/2023 - 3/15/2026)
Dee Haddad	(Mayoral appointment; 3/18/2025 - 3/15/2028)
Amy Bowman	(Mayoral appointment; 1/17/2023 - 3/15/2026)
Patricia Matsey	(Mayoral appointment; 1/24/2024 - 3/15/2026)
Dwayne Hurt	(Mayoral appointment; 5/14/2024 - 3/15/2027)
Rose Tejeda	(Mayoral appointment; 7/14/2025 - 3/15/2026)
William Espar	(Mayoral appointment; 3/18/2025 - 3/15/2028)
Debra Parcell	(Indiana Landmarks Advisor; non-voting)
Greg Coulter	(City Council Liaison; non-voting)
Steven Hale	(Legal Advisor; non-voting)
Wendy Vachet	(Staff; non-voting)

3. Approval of

- Agenda for February 23rd, 2026 Regular Meeting
- Minutes from February 2nd, 2026 Regular Meeting

4. Statement of Purpose

5. Correspondence

6. Applications Received for Certificates of Appropriateness (COAs)

- COA #2026-004 – 132 E. 6th Street – Sign

7. Maintenance/Staff Review Certificate of Appropriateness (COAs)
 - a. COA #2026-005 – 502 E. 9th Street – Front Porch Replacement

8. Committee Reports

9. Old Business

- a. Indiana Landmarks 2026 Contract - Approved

- b. Ordinance & Design Guidelines Review

Local Ordinance – Boundaries and Resources

Visual Impacts Only

1st Round of Recommendation for Revised Guidelines (March)

- TOD/TDD Land Use and Zone Overlay Development (March – June)
- Non-Contributing Resources
- Owner-Occupied Residential
- Non-Owner Occupied Residential and Commercial
- Approved Materials & Cost Considerations
- Discontinue Mandatory Window Repair

10. New Business

11. Staff Comment

12. Public Comment

13. Adjournment

Join Zoom Meeting

[https://us02web.zoom.us/j/82062368813?pwd=UWMxakE3aVRQQjNkSXRIWVFBSUhS
QT09](https://us02web.zoom.us/j/82062368813?pwd=UWMxakE3aVRQQjNkSXRIWVFBSUhSQT09)

Passcode: 463606

Webinar ID: 820 6236 8813 Passcode: 463606



Phone: (219) 873-1400 | 100 E Michigan Boulevard Michigan City, IN 46360

PUBLIC NOTICE

MICHIGAN CITY HISTORIC PRESERVATION COMMISSION

Notice is hereby given that the next Regular Historic Preservation Commission meeting will take place on **Monday, February 23rd, 2026, at 6:00 pm (CST) in the Council Chambers of Michigan City, City Hall (100 E Michigan Blvd., Michigan City, IN 46360).** The agenda will be posted 48 hours before the meeting.

Everett Ebling
Historic Preservation Commission Liaison

Michigan City Historic Preservation Commission Members:

Joyce Dalton (Mayoral appointment; 5/14/2024 - 3/15/2027)
Sheree Wilson (Mayoral appointment; 7/14/2025 - 7/14/2028)
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Rose Tejada (Mayoral appointment; 7/14/2025 - 3/15/2026)
William Espar (Mayoral appointment; 3/18/2025 - 3/15/2028)
Blake Swihart (Indiana Landmarks Advisor; non-voting)
Greg Coulter (City Council Liaison; non-voting)
Steven Hale (Legal Advisor; non-voting)
Wendy Vachet (Staff; non-voting)



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HISTORIC PRESERVATION COMMISSION

Monday, February 23rd, 2026 – 6:00 P.M. (LOCAL TIME)

Common Council Chambers City Hall, 100 East Michigan Boulevard

- M I N U T E S -

- **CALL TO ORDER:** The meeting was called to order by Ms. Dalton.
- **ROLL CALL** by Ms. Wendy Vachet (Director of Public Works, non-voting):
 - Present were Ms. Joyce Dalton, Ms. Sheree Wilson, Ms. Dee Haddad, Ms. Patricia Matsey, Ms. Rose Tejeda, Mr. Blake Swihart (Indiana Landmarks Advisor, non-voting), Mr. Greg Coulter (City Council Liaison, non-voting), Mr. Steve Hale (Remote) (Legal Advisor, non-voting), Mr. Lawrence Zimmer
 - Not present were, Ms. Amy Bowman, Mr. Dwayne Hurt, Mr. William Espar
- **APPROVAL OF TODAY'S AGENDA:** Ms. Vachet made a motion to amend the agenda to add 817 Spring Street under old business. Mr. Hale added that the election of officers should be added to the add to the agenda. Ms. Wilson made a motion to approve the agenda as amended. Ms. Haddad seconded the motion, and all members present voted in favor through a voice vote.
- **APPROVAL OF ELECTION OF OFFICERS:** The specific officers up for election are chair, vice chair, and secretary. Ms. Wilson nominated Ms. Dalton for chair. Ms. Matsey seconded the nomination of Ms. Dalton for chair, and all members present voted in favor of the nomination of Ms. Dalton for chair. Ms. Dalton nominated Ms. Matsey for vice chair, Ms. Wilson seconded the nomination, and all members present voted in favor of the nomination of Ms. Matsey for vice chair. Ms. Haddad nominated Mr. Zimmer for secretary, but Mr. Zimmer declined. Ms. Dalton then nominated Ms. Haddad for secretary and Ms. Haddad accepted her nomination. Ms. Matsey seconded the nomination and all members present voted in favor of the nomination of Ms. Haddad for secretary.

- **APPROVAL OF MEETING MINUTES FOR DECEMBER:** Ms. Haddad made the motion to approve the minutes, Mr. Zimmer seconded, and all members present voted in favor through a voice vote.
- **STATEMENT OF PURPOSE:** Read by Ms. Matsey.
- **CORRESPONDENCE:** None
- **CERTIFICATES OF APPROPRIATENESS (COA):**
 - COA #2026-001 – 817 Washington St. – Window Replacements, Front Door (Front Elevation), Steel French Doors (Rear Elevation), Skylight, Façade Color Scheme, Standing Seam Roof Detailing
 - Finding a Fact:
 - 1.5 story vernacular Gable L built around 1895.
 - The windows as submitted can be approved by staff.
 - The proposed reactivation of covered windows across the structure as submitted meets historic district guidelines.
 - The closing of the entrance on the rear meets historic district guidelines.
 - The paint at the proposed color scheme meets historic district guidelines.
 - The siding, specifically the proposed installation of scallop shingles to the front does not conform to the district guidelines; there’s no evidence that scallop shingles were on this particular structure.
 - Improve secretary of interior standards; you don’t create a false sense of history for structures.
 - The proposed replacement and repair of shutters meets historic district guidelines.
 - The new asphalt shingles as submitted meets historic district guidelines.
 - The proposed new standing seam roofs over the porch may be considered by the commission.
 - The standing seam roof on the bay window does not conform to district guidelines as there’s no evidence of standing seam roof that existed there previously was submitted.
 - The skylight, since it is not visible from the street, the proposed material and placement meet historic district guidelines.
 - The front porch replacement, the decking and post meet historic district guidelines.
 - The rear French doors meet historic district guidelines as submitted.

- The rear deck will not be reviewed per the applicant COA so it should not be considered.
- Motions:
 - Paint: Approve as submitted; changes can be approved by staff.
 - Siding: Deny scalloped siding on front facade. No evidence of pre-existing scalloped pattern siding on the structure.
 - Asphalt Roof: Approval as submitted; In-kind changes to match the existing can be approved by staff.
 - Standing Seam: Approval for porch roof. Deny bay window roof.
 - Front Porch repairs: Approve as submitted.
 - Front Door repair: Approval, with final approval by staff.
- Windows:
 - Approval: Replacement windows with Andersen 100 fiberglass, as submitted.
 - Approval: Reactivation of second story windows, as submitted.
- Administratively approvable: Replacement of windows of the same size and design included within the adopted list including a proposal for a planned project that is less than three years that proceeds facade by facade.
- Rear French Doors: Approval as submitted.
- Mr. Zimmer made a motion to deny scallop siding. Ms. Matsey seconded the motion. Ms. Vachet called the roll, and the motion passed by a final vote tally of 5-1.
- Mr. Zimmer made a motion to approve the porch and windows, but recommended the windows to be a different color other than black. Ms. Hadad seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously.
- Mr. Zimmer made a motion to approve the standing seam roof, but deny the bay window. Ms. Dalton seconded the motion. Ms. Vachet called the roll, and the motion approved unanimously.
- COA #2026-002 – 910 Franklin St. – Awning. Sign
- Push thru acrylic lettering sign and shed style awning.
- Finding a Fact:
 - The awning, assuming it's going to be a canvas material, is approved as submitted.
 - Mr. Swihart recommends that any proposed lighting be sent for staff approval just to make sure it conforms to historic district and municipal guidelines and also that the sign size conforms to the sign guidelines in the historic district as well as with the City of Michigan City.
- Motions:

- Awning: Approve as submitted, can be approved by staff. Applicant to confirm awning material.
 - Signage: Approve with conditions by staff. Staff recommends signage backing be reduced in scope or eliminated to highlight lettering only. Need to conform lighting. Proposed signage must conform to municipal sign guidelines.
- Ms. Tejada made a motion to approve COA #2026-002 – 910 Franklin St. Ms. Tejada seconded the motion. Ms. Vachet called the roll, and the motion approved unanimously.
- **MAINTINENCE REVIEW:**
- COA #2026-003 – 621 Pine St. – Reroof.
- Ms. Vachet presented the staff report for this one maintenance review item.
- Ms. Matsey made a motion to approve the reroof. Mr. Zimmer seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously.
- **COMMITTEE REPORTS:** None
- **OLD BUSINESS:**
 - Indiana Landmarks Survey Status.
 - Mr. Swihart gave a quick update on Indiana Landmarks Survey Status.
 - Went out and walked each district street by street and re-surveyed the properties in the districts based on the last time it was done, which was many years ago. Overall, there are changes over time, the biggest thing was the number of vacant lots went up due to demolitions over the course of a decade or so. Complied all the findings and will work with the city to integrate the findings into GIS just so that applicants can know and then commission can have a better resource when talking about properties and how best to access them.
 - Indiana Landmarks Contract Status.
 - Ms. Vachet noted that we received a revised draft of the Indiana Landmarks Contract and is currently under review at this time. If approved, it will go to the Board of Works for approval.
 - 817 Spring St. – Siding and Trim Replacement – Accept as submitted.
 - Some photos show the existing siding behind the aluminum siding.
 - Some photos show the proposed alternative sidings.
 - The profile and non-texture smooth siding is basically the same.
 - Ms. Wilson made a motion to accept as submitted. Ms. Tejada seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously.
- **NEW BUSINESS:**

- HPC Ad Hoc Committee – Design Guidelines and Data Scrub.
- Ms. Vachet noted that her and Ms. Dalton at the last meeting were putting together an ad hoc committee to review the historic preservation design guidelines and maybe do a bit of a scrub.
- There's a lot of things in the historic preservation design guidelines that are outdated. There's links that go to nowhere and other things like that and thought maybe it would just be easier to clean it up, maybe simply it, maybe move some things into the appendices.
- Both Ms. Vachet and Ms. Dalton noted that everyone's too busy to work on making changes to the historic preservation design guidelines because it's not something that's going to be really simple, that going to get done in one meeting since there's going to be a lot to consider.
- Ms. Vachet noted that having at least some immediate changes be looked at and reviewed before the busy building season.
- Ms. Dalton agreed that it would be very helpful.
- Mr. Zimmer commented that he would be happy to work with Ms. Vachet on that.
- Ms. Haddad suggested to consider coming in prior, like maybe 1 hour or 30 minutes before to do a workshop.
- Ms. Vachet, Ms. Dalton, and Mr. Zimmer all agreed that doing a historic preservation design guidelines workshop is a great idea.
- Mr. Hale added that if work is being done and doing a meeting as a group or a partial group, it has to be an open meeting and it has to be advertised. Mr. Hale doesn't want two or more members getting together and talking about these things that will ultimately lead to a decision; recommends to not follow that path.
- Mr. Zimmer commented that the whole vinyl siding really irritates him. Mr. Zimmer understands that people have a hard time finding an affordable option for residing their house but if we keep caving on this, then we might as well give up on the whole idea of having a historic district because nothing historical is happening when we approve stuff like that. It's not just the material, but it's the way it's detailed and the way it ends up looking at the corners and the edges and how it frames a window on a door; that is all massive compromise to the way a house should be done properly.
- Update on Site Visits.
- Ms. Vachet noted that one of the things about our historic district is our authority comes from visual only and speaking with Mr. Hale, we've talked about probably limiting doing interior site visits since we don't have any jurisdiction over interiors and because of safety. It's not about

being negative about anything but it's probably a practice that should be discontinued as a policy.

- Mr. Hale added that he agrees with Ms. Vachet for multiple reasons, one of which is the safety and the other is the jurisdictional issue, and would encourage us to implement that new policy.

- **COMMISSION AND STAFF COMMENT:**

- Mr. Swihart commented that if someone brings in a COA with an application that affects the exterior envelope and they're claiming XYZ, he would urge the commission to require or strongly urge the applicant to have photographic evidence of what is being claimed as deteriorated or unrepairable or whatever; trust but verify, make sure they have that. It's just a good practice to have.
- Ms. Wilson commented that Pipa Stevens of 817 Washington Street, if this could be passed on to her and just recommended to her to go look at the kind of homes in the area for ideas.
- Ms. Wilson thought 817 Washington Street looked similar to 421 East 8th Street.
- Ms. Vachet commented that there is a presentation handed out in the packets; it's just informational and wanted to share it because it kind of goes along with something that was discussed when she first came on board, just trying to better understand the demographics of our historic districts and thought the demographic analysis was a nice first shot and thought it would be good to share if anyone was working within the city, since she's very big on data.
- Ms. Vachet added that one of things we have traditionally done in a lot of areas of planning, particularly transportation planning, is trying to make sure we understand where our minority and low income populations are located. We had talked about that before within the districts and it comes back to the idea of who can afford to do what and how do we look for alternative means to help people. We decided to do the technical analysis, which you'll see throughout the rest of the city. Using the United States census tracts for the last 5 years, the estimate being 2019 to 2023, those are the most valid of the American survey estimates, those are used in most demographic analyses of this nature. The study area has 3 districts that are all located in Downtown Michigan City and then we have the overlay of the census tract for anybody who likes to geek out on this; that is what GIS will do. Then we begin to some analysis of the districts themselves. We have two census blocks that cover all three of our districts. The next slide will show the framework; the analysis was performed in accordance with executive order 664023; that is seen in hundreds of documents that are done by the department

of transportation over the last 25 years. Right now, we're just looking predominantly at minority populations and low income populations. The next level would be to do both; you can see the overlap. For us, it's pretty clear. Other demographic information can be estimated households without cars and Spanish speaking populations. The population is identified as a low income or minority population if the percentage of households exceed the county average. As we look at Michigan City, we're looking at LaPorte County, standard with demographics. If the minority or low income population equals 50% more of that block group, that also qualifies. The county population has a 23% minority; the Michigan City minority population is 40%; that's significant. The historic block groups, we have them broken down, but within block group two, we have 38% minority and in block group three we have 42% minority. Both of these block groups exceed the county average by 10% or more, so they can be considered minority populations. The county low income population is approximately 14%; in Michigan City, the low income population is approximately 19%. Within the historic block groups, in block group two, 44% is low income and in block group three, 31% is low income. So, both of these block groups exceed the county average by 10% or more and both of these block groups qualify as low income populations. The next slide shows the same information just in a table format. In the conclusion slide, we just want to be clear that within our historic district are home to higher than average number of minority and low income residents as compared to LaPorte County as a whole. The census tract group study do meet the federal criteria as we've identified and what this means is that residents in these areas are more vulnerable to policy decisions, construction impacts or changes to neighborhood conditions. A heightened vulnerability is why the federal screening exists to ensure these populations and communities receive additional intention, protection, and mitigation; it's just a way of being thoughtful. As we look at future actions, we think about them in an inclusive way and a fair way and try not to overly burden our residents. This is just to give careful consideration to our community impacts and engagement as we go to look at our historic districts; these are just our basic numbers to provide some clarity and some data.

- Ms. Haddad asked Ms. Vachet if the information is for residents who actually live there and there's nothing about who owns the home, opposed to lives at the home, Ms. Vachet told Ms. Haddad that's correct.
- Ms. Haddad commented that she's so shocked, in regard to the areas Ms. Vachet mentioned, at the amount of people don't live there and the amount of businesses and that it's just a very different area compared to other neighborhoods in Michigan City.

- Ms. Wilson wanted to remind folks that we tend to think of just the building itself when we talk about historic, but historic also is the history that's there and a lot of times a building is put on national registry because of the history that happened there. We should be mindful that as we look at the Wabash part of Michigan City, the minority has changed, but it was always a more minority neighborhood. It's just a different group now and we need to pay homage to that.
- The last staff comment Ms. Vachet has is that Gianna Galante has done an excellent job since she came on board; we've had her for many months. She has stepped up with this board, many other boards and has been taking good care of Ms. Vachet for these last few months, but is starting a new position here in the mayor's office. Ms. Vachet wants to thank Gianna personally and to thank her in public for everything she's done and that we wish her well. Gianna will still be around, but Ms. Vachet thought all of us to deserve to know and she deserved to have the recognition. Everett Ebling, a Permit Specialist working here with the City of Michigan City Planning Department, will be stepping up to help Ms. Vachet, and bringing Everett on board, we're encouraged with what's next. Ms. Vachet then said one last thank you to Gianna.
- **PUBLIC COMMENT:**
 - Mr. Ibrahim commented that he wants a little clarification that he was approved for his Mashawee Grill sign but that he needs to revisit the LED lighting situation. There's something that he didn't notice, but there is a LED lighting description underneath the Mashawee Grill. There was a diagram for the sign; it says sign on it, and it actually shows the way the LED lights are back lit showed, he didn't notice that and was shocked and thought the sign people were going in front of the board and not him.
 - Ms Tejada added that she notice what is on the spec for the sign but just understood Mr. Swihart that more detail is needed on the lighting. Being that the back panel is only 2 inches, it has got to be some kind of strip LED lighting. Mr. Ibrahim believes that it's in the actual cabinet; Ms. Tejada confirmed that is correct.
 - Ms. Tejada then questioned if the black metal panel with the push through letters a box or is it a metal panel, if it is dimensional. Ms. Tejada thought she was told it was an inch thick. Mr. Ibrahim believes it is a metal box and that it is contained. It is a metal box. It is aluminum and the letters are either going to be a vinyl or a stainless steel painted to our company colors. Ms. Tejada is clarifying that it is probably not vinyl, but acrylic because if they're backlit, they would need to be

translucent. Mr. Ibrahim added that he's just reading what it says on the actual sign, so it is acrylic.

- Mr. Purze commented that he is watching until the end of the meeting and is saying thank you for recognizing that he is still watching the meeting.
- **ADJOURNMENT:** Ms. Tejada made a motion to adjourn. Ms. Wilson seconded the motion and all members present voted in favor through a voice vote.

Joyce Dalton (Chairwoman)

ATTEST:

Everett Ebling (Permit Specialist/HPC Liaison)



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Historic Preservation Commission Official 2026 Meeting Dates

Tentative Filing Dates

December 26, 2025
January 23, 2026
February 23, 2026
March 27, 2026
April 17, 2026
May 22, 2026
June 26, 2026
June 24, 2026
August 28, 2026
September 25, 2026
October 16, 2026
November 13, 2026

Tentative Meeting Dates

January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 18, 2026
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026
October 26, 2026
November 16, 2026
December 14, 2026

HISTORIC PRESERVATION IN MICHIGAN CITY HISTORIC PRESERVATION COMMISSION

Historic and cultural resource preservation in Michigan City is an important aspect of community development. Chapter 62 of the city's Municipal Code of Ordinances establishes the Historic Preservation Commission (HPC) and how historical preservation and oversight activities are conducted by city staff and HPC members.

"Historic preservation is good for cities... No, not just good, historic preservation is great for cities. The reasons historic preservation is great for cities are multiple, aesthetic, symbolic, cultural, social, educational, economic and others." - PlaceEconomics

The Historic Preservation Commission is concerned with those elements of development, redevelopment, rehabilitation, and preservation that affect visual quality in a Historic District. The Historic District regulations are intended to preserve and protect the historic architecturally worthy buildings, structures, sites, monuments, streetscapes, squares, and neighborhoods of the Historic Districts. Michigan City, Indiana has three designated historic districts:

- Wabash Street Historic District: link to information
 - https://pdfhost.io/v/6aPLwwRCdz_Wabash_Historic_District_LaPorte_County
- Franklin Street Historic District
 - https://pdfhost.io/v/p5xE5xXYds_Franklin_Street_Commercial_Historic_District_nomination
- Elston Groove Historic District: link to information
 - https://pdfhost.io/v/LkFzT9PDhQ_Elston_Grove_HD_LaPorte_Co

All property located within the boundary of any of the city's historic districts is subject to certain State and Local laws that govern property development and improvement, including demolition, new building construction, building repairs, landscaping, signage and other projects, actions, and initiatives that may impact the visual integrity of the district(s).

To find out if your property, or any property of interest, is in a historic district:

- 1) Michigan City Historic Districts: [An easy to use mapping tool is available on the city's website: https://www.emichigancity.com/251/Historic-Review-Board](https://www.emichigancity.com/251/Historic-Review-Board). PDF of map also available on the city website.





Certificate of Appropriateness Application Instructions

All demolition, construction or property improvement projects located in any of the city's historic districts require review and approval by city staff and/or the Historic Preservation Commission (HPC). A Certificate of Appropriateness is required for moving, demolition, new construction, or a conspicuous change to the exterior of buildings in Michigan City Historic Districts. The certificate is documented in a decision-letter that must accompany all permit applications. For reference, the ordinance states:

- a) The demolition of any building;
- b) The moving of any building;
- c) A conspicuous change in the exterior appearance of historic buildings by additions, reconstruction, alteration, or maintenance involving exterior color change; or
- d) Any new construction of a principal building or accessory building or structure subject to view from a public way.

The contractor or property owner can prepare and submit the certificate of appropriateness application. It is essential that the application provides very clear and concise information about the project (what is being proposed and why) including photos of the existing condition.

All applicants (contractors, property owners, investors, etc.) should refer to Michigan City's adopted Historic Design Guidelines. Information regarding the proposed 'improvements' is also important (photos, brochures, specs, etc.) including proposed color palettes and materials (wood, vinyl, composite, aluminum). Historic color palettes are required: <https://www.sherwin-williams.com/en-us/color/color-collections/architectural-paint-colors/craftsman-design-exterior-paint-colors>. These colors can be matched by any paint manufacturer.

For more information on the COA application process, please refer to the Michigan City Historic Preservation page <https://michigancityin.gov/city-departments/historic-preservation/>

Once your application is complete, please submit it as a single PDF to historicreview@emichigancity.com . The file should include the completed application form, photos, material samples, and any other supporting documentation. Be sure to include your property address in the subject line of your email.

Beginning January 1, 2026, there will be a \$50 fee for all COA applications. Review of your application will not begin until payment has been received. Payments can be made in person at the City Hall Building Department or by check made payable to the City of Michigan City.

If you need assistance filling out the application or have additional questions, please call (219) 873-1400 ext. 2054.

Certificate of Appropriateness Checklist

1. **Determine whether the property/project is in a designated historic district.**
 - If any of the proposed work involves the exterior and is visible from the public right of way (street), including demolition, new construction, etc. then a completed application for a Certificate of Appropriateness (COA) is required.

2. **Repair and/or Replace (all project types):**
 - For projects that involve the repair of existing materials and elements, or projects that propose to replace existing materials with something different, please provide the following documents to complete the application:
 - Samples, Brochures and/or Links to information, including manufacturer and product name/number, color, material
 - **Photographs** of existing with captions (prefer digital photos submitted with application or email)
 - Detailed customer proposal or similar.

3. **New Buildings/Additions/Moving Buildings:**
 - Floor plan of proposed project, as they relate to fenestration
 - Site plan indicating existing and new locations, dimensions, setback (and existing for moving)
 - Elevation drawings including dimensions and height

4. **Site Work including fences, walls, and landscaping:**
 - Site plan with location/dimensions of proposed work
 - Photo of existing and proposed (sample, brochure)

It is essential that the review understand the existing condition (situation) and what is being proposed. Photographs and a full explanation of what is being proposed are critical.



Certificate of Appropriateness Application

Property information is available via LaPorte County GIS:

<https://beacon.schneidercorp.com/Application.aspx?AppID=205&LayerID=2736&PageTypeID=2&PageID=1527>

Application Number (assigned by staff) _____ Filing Date (assigned by staff) _____

Property Address: 132 E. 6th Street Michigan City, IN 46360

Parcel ID: 460129405013000022 Historic District: Franklin St District

Applicant Name: Mohamed Mroueh Owner Name: NWI Masonic Temple LLC

Mailing Address: 132 E. 6th Street Michigan City, IN 46360 Mailing Address: 100 Anchor Road Michigan City, IN 46360

Phone Number: 815-593-6307 Phone Number: 630-915-9300

Email: moesfreshmediterranean@gmail.cc Email: sharte@ucdgrp.com

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

What do you want to do? Detailed project description:

I want to install a blade sign with my companies name on it. The blade sign will be attached to the facade.

Why are you proposing the work?

The blade sign will be by the door so my clients know where to enter. It will also help advertise my business.

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.

Mohamed Mroueh 12-4-25

 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.

Mohamed Mroueh 12-4-25

 Signature of Representative/Applicant Date

Historic Preservation Commission
Filing Deadline

- December 27, 2024
- January 24, 2025
- February 24, 2025
- March 28, 2025
- April 19, 2025
- May 23, 2025
- June 28, 2025
- July 25, 2025
- August 22, 2025
- September 27, 2025
- October 17, 2025
- November 15, 2025

Historic Preservation Commission
Meeting Date

- January 27, 2025
- February 24, 2025
- March 24, 2025
- April 28, 2025
- May 19, 2025
- June 23, 2025
- July 28, 2025
- August 25, 2025
- September 22, 2025
- October 27, 2025
- November 17, 2025
- December 15, 2025

*Dates Subject to Change

Michigan City Historic Review Board
CERTIFICATE OF APPROPRIATENESS
Community Preservation Specialist - Staff Review

Application Number: COA 2026-001
Applicant's Name: Mohamed Mroueh
Owner's Name: NWI Masonic Temple
Property Address: 132 E. 6th Street
Local Landmark or District: - Franklin Street District
Rating: Outstanding
Architectural Style: Renaissance Revival
Date Constructed: c.1922/23

Description of structure: Renaissance Revival structure built c 1922/3 as a Masonic Lodge. This masonry structure is noted as Outstanding and retains a high degree of its original architectural integrity.

Description of proposed project:

Applicant requests a COA to install a blade sign to the exterior of the structure.

Applicable Ordinance Authority: Section 62-91 of Ordinance 3013 & 30687 of the City of Michigan City requires a Certificate of Appropriateness to be issued for work in a historic district when “a conspicuous change in the exterior appearance of the existing buildings by demolitions, moving, additions, new construction, alteration, color change or maintenance” is proposed. As such, a Certificate of Appropriateness must be issued for the work proposed at **132 E. 6th Street**.

Applicable Guidelines:

See Guidelines, p63-65, excerpt below:

- New signs should be in proportion and be similar in color and details of the building.
- Signage should not cover nor remove elements of the building that give it its character.
- **Blade** signs are encouraged in sizes proportional to the front façade.
- Signs designed in the same period as the building's construction are recommended – allowing the use of modern materials for their fabrication.
- New signs should be installed with anchoring that does not destroy or cause removal of historic materials.
- Signs should be externally lit.
- Where signs must be mounted to masonry, they should be mounted on the building in areas where a sign previously has been installed to minimize new holes in the masonry materials, with any new holes made in the mortar joints only.

Staff recommends the following actions:

- 1) Finding of Fact:
 - a. Proposed sign conforms to district guidelines, see pages 63-65.
 - b. Staff recommends applicant confirm if sign will be illuminated. Internally lighted signs are not permitted in the historic district, per guidelines.
 - c. Staff recommends applicant confirm final size/dimension of sign prior to any work .
- 2) Motions:
 - a. Sign: Approve as submitted by Staff. Applicant will provide final dimensions to Staff prior to any work.

Filed by: Blake Swihart

Date: January 22, 2026



Proposed signage – submitted by applicant



Approximate location of proposed signage in red.

(google maps/streeview)



Certificate of Appropriateness Application

Property information is available via LaPorte County GIS:
<https://beacon.schneidercorp.com/Application.aspx?AppID=205&LayerID=2736&PageTypeID=2&PageID=1527>

Application Number (assigned by staff) _____ Filing Date (assigned by staff) _____

Property Address: 502 East 9th St

Parcel ID: _____ Historic District: Elston Grove

Applicant Name: Norma E Molina Owner Name: Martha Mouse

Mailing Address: 502 East 9th St Mailing Address: _____
Michigan City, IN 46360

Phone Number: 219-333-8133 Phone Number: 219-878-3447

Email: normaemolina75@gmail.com Email: _____

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

What do you want to do? Detailed project description:
In the front porch, we want to replace the old wood.
In the back deck, we want to eliminate it completely. We
want to replace it with a concrete patio. This will all
correlate with the dimensions that have been sent.
Alexandro Baxin, a family member, will complete the
work.

Why are you proposing the work?
In the front porch, we want to replace it because
it has broken, missing wood pieces.
The reason we want to place a concrete patio is
because there is water leaking into the basement.
This would help prevent it.

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.

 _____ 2/11/26
 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.

 _____ 2/11/26
 Signature of Representative/Applicant Date

Historic Preservation Commission

Filing Deadline

- December 27, 2024
- January 24, 2025
- February 24, 2025
- March 28, 2025
- April 19, 2025
- May 23, 2025
- June 28, 2025
- July 25, 2025
- August 22, 2025
- September 27, 2025
- October 17, 2025
- November 15, 2025

Historic Preservation Commission

Meeting Date

- January 27, 2025
- February 24, 2025
- March 24, 2025
- April 28, 2025
- May 19, 2025
- June 23, 2025
- July 28, 2025
- August 25, 2025
- September 22, 2025
- October 27, 2025
- November 17, 2025
- December 15, 2025

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Certificate of Appropriateness

1. Elston Grove Historic District
2. Materials
 - a. Front porch
 - i. 2 x 6 treated lumber
 - ii. 3 in screw
 - iii. 2 x 4 treated lumber
 - iv. 1 x 1 treated lumber
 - v. 4 x 4 posts
 - vi. Base of post concrete with a diameter of 12 in
 - vii. Red colored porch
 - b. Back concrete patio
 - i. Remove excessive dirt
 - ii. 4 in concrete 4000 PSI
 - iii. Base of 4 in gravel
 - iv. Form needed area
 - c. Photographs will be emailed
 - d. This project will take approximately 3 weeks. The person that will be performing the work will be a family member (Alejandro Baxin). The front porch will have new wood to replace the old broken, missing wood pieces. The back will have a concrete patio that will solve the issue of water leaking into the basement of the house.
3. New buildings
 - a. N/A

502 East 9th St
Michigan City, IN 46360

4. Site work

a. N/A



