

HISTORIC REVIEW BOARD MEETING NOTES – for May 22, 2020 - via Zoom

VOTING MEMBERS PRESENT:

Joyce Dalton
Dwayn Hurt
Dan Granquist
Billy Green
Gigi McCabe-Miele
Roger Potratz

VOTING MEMBERS ABS

John Hendricks
Braedan Gallas
Janet Toyra-Smith

ADVISORY MEMBERS PRESENT:

Deb Parcell
Lillian Rosado
Syler York

CITY COUNSEL LIASON:

Mayor Parry

VISITORS: (note, names are shown as they appeared on the Zoom screen)

Nicole Barker, Director of Capital Investment and Implementation, NICTD
Jeanne Barnes
Chuck (not fully indentified)
Bob Harris
Kaleb (not fully identified)
Connor Nolan
Anastacia Prado
Albert Radomowski
Steve Robinson, Architect of Record, AECOM
Raymond Smith
Donald Vetter
Susan Weber

APPROVAL OF MINUTES:

Motion to approve made by Roger Potratz, seconded by Dwayne Hurt and all members concurred

CORRESPONDENCE:

None

CERTIFICATES OF APPROPRIATENESS:

- 832 East 8th Street
Wood privacy fence to be replaced. Of options presented the Board recommended gray trex with white trim.
The existing columns to be replaced with fiberglass columns to match existing.
Gutters to be replaced in kind.
Entrance door to be painted red from historic pallet.
Staff recommended approval.
Approval proposed by Billy Green, seconded by Roger Potratz and approved by all Board members.

- 426 East 9th Street
Owner would like to remove a large Sycamore tree that is endangering the house.
Approval proposed by Roger Potratz, seconded by Dwayne Hurt and approved by all Board members.

- 907 Franklin Street
Owner would like to remove a large Street that in the parkway because the roots are destroying the raised brick border that surrounds the parkway planting area.
Approval proposed by Dwayne Hurt, seconded by Dan Granquist. This was opposed by Gigi McCabe-Miele, but approved by other Board members.

- New 11th Street Train Station, new construction
Staff noted that the new facility would retain the existing station façade and will be surrounded by a three-story building that is primarily used for parking. The new building appears to conform in terms of its mass. The NICTD team and architect did not present the project but responded to concerns expressed by Board members:
 - The building style is harsh and is not in keeping with the Historic District Guidelines;
 - The shape of the building and the overhang along 11th Street collide with the original façade which seems to be ignored in terms of the strong elements on either side – what appear to be concrete walls around the stair towers;
 - NICTD's team and the architect were not able to advise about the type of material planned;
 - The façade for the floors of parking are broken by standards that would allow for hanging banners whose purpose and compatibility were not explained;
 - The roof of the garage has tall modern light standards which may negatively impact the residential community immediately to the east

and north of the building. (Additionally, Michigan City is widely considered to be a “night sky” city and lights are typically specified accordingly.) No information was provided about how these would be managed;

- The corner of the building nearest Franklin Street has a glass wall on the first floor to allow for a retail use;
- The elevations show tables and umbrellas on the 11th Street side near the retail use, but the plan does not make clear how these will work with the planned circulation to the raised track.

The Board was not satisfied that enough information was provided and unanimously voted to table a decision to allow NICTD and its design team to supplement the information with additional elevations and explanations of the circulation.

Based on comments made by the public (see below) the Board requested more information about the location of the existing façade. It is being moved 15 feet south but remains in the center of the block. It is not clear why this is necessary.

No date was set for the next meeting, but it will occur soon.

The motion to delay was proposed by Gigi McCabe-Miele and seconded by XXXXXX.

MAINTENANCE REVIEW:

None

NEW BUSINESS:

Election of Board officers tabled until a future meeting.

COMMITTEE BUSINESS:

None

PUBLIC COMMENT:

Bob Harris, a Michigan City property owner raised concern about the 1927 building façade designed by Arthur Gerber is being completely concealed by its location behind the raised platforms with overhead canopies. In discussion with Mr. Harris, Board members agreed that locating the façade away from the platforms, to the west, would allow it to be visible.

Mayor Parry asked about the exterior materials on the new building and wonder whether brick is a consideration?

Jeanne Barnes noted that the Memorandum of Agreement (with Michigan City?) requires the façade to be used as the station entrance.

Roger Potratz noted that other options for the station have been previously proposed. His own firm provided an option some years ago

demonstrating that there may be other ways to design the station if the current plan is not fully acceptable.

Bob Harris and Roger Potratz have more information about the existing station house and options which they would like to share with the Board and NICTD.

ADJOURNEMENT:

Motion to adjourn made by Gigi McCabe and seconded by Roger Potratz.
All concurred