

HISTORIC REVIEW BOARD MEETING NOTES – for June 17, 2020

VOTING MEMBERS PRESENT:

Joyce Dalton
Roger Potratz
John Hendricks
Dan Granquist
Dwayne Hurt
Gigi McCabe-Miele

VOTING MEMBERS ABS:

Billy Greene

ADVISORY MEMBERS PRESENT:

Deb Parcell
Lilliana Rosado

CITY COUNSEL LIASON:

Bryant Dabney

VISITORS:

Duane Parry- Mayor
Tim Enright – Uptown Theatre
Even and Linda Webber – 213 E. 6th Project
Greg Keel – Uptown Theatre
Nicole Barker- Double Track team
Geanie Barns- NICTD
Susan Webber- Federal Transit
Afina Madero – Federal Transit

APPROVAL OF MINUTES:

Motion to approve made by Gigi McCabe-Miele. Dan- motioned for corrections
907 Franklin St- remove tree. Seconded by Roger Potratz
All concurred

CORRESPONDENCE:

None

CERTIFICATES OF APPROPRIATENESS:

- **903-907 Franklin (2020-012)- Full project addition**

Staff recommendation- Proposed addition and renovations will allow better utilization of the space and improve the exterior appearance, making it a better fit for the historic district and encouraging further activity in the downtown. All proposed work meets the Franklin Square Historic District guidelines. Staff recommends approval as submitted, with condition of staff approval of exterior colors on addition

Motioned for approval by Roger Potratz seconded by John Hendricks
Roll Call Vote-

Dan Granquist	Approve	John Hendricks	Approve
Dwayne Hurt	Approve	Roger Potratz	Approve
Gigi McCabe-Miele	Approve	William Greene III	Absent
Joyce Dalton	Approve		

APPROVED

- 213 E 6th St (2020-013) – Full project

Windows and trim- Staff recommends approval as submitted, with the condition Pella fiberglass windows are 1/1 double hung. Else; staff recommends approval with exception to approving final color selection.

Motioned for approval by Dan Granquist seconded by Dwayne Hurt
Roll Call Vote-

Dan Granquist	Approve	John Hendricks	Approve
Dwayne Hurt	Approve	Roger Potratz	Abstain (worked on project)
Gigi McCabe-Miele	Approve	William Greene III	Absent
Joyce Dalton	Approve		

APPROVED

- 605 E 9th St (2020-014) – Signage

Staff recommendation- The proposed signs will draw attention to Zorn Brew Works and are of an appropriate size and design. Staff recommends approval as submitted

Motion for approval by Roger seconded by Dan Granquist

Dan Granquist	Approve	John Hendricks	Approve
Dwayne Hurt	Approve	Roger Potratz	Approve
Gigi McCabe-Miele	Approve	William Greene III	Absent
Joyce Dalton	Approve		

APPROVED

- Double Track (2020-009) – Directional views, renderings NICTD PowerPoint presentation

Staff recommends the following actions:

- 1) Finding of Fact:
 - a. The proposed design is in extreme contrast to the adjacent historic buildings.
 - b. The relationship of the materials, texture and color of the facade of the proposed building are not visually compatible with the predominant materials used in the buildings to which it is visually related.
 - c. The massing and strongly horizontal design of the building are not compatible with other nearby buildings.
 - d. The original train station façade, located as indicated in the proposed design, will have little to no visibility behind the loading platform and canopies.

e. The north façade does not relate to the individual residences on the north side of 10th Street.

2) Motion to deny for not meeting historic district guidelines for new construction infill. Revised drawings to be submitted with a new COA application, filed at least two weeks before a scheduled meeting of the Michigan City Historic Review Board.

Staff Recommendation- Motion to deny for not meeting historic district guidelines for new construction infill. Revised drawings to be submitted with a new COA application, filed at least two weeks before a scheduled meeting of the Michigan City Historic Review Board.

Motion for denial by Gigi McCabe-Miele seconded by Dan Granquist

Roll Call Vote-

Dan Granquist	Deny	John Hendricks	Deny
Dwayne Hurt	Deny	Roger Potratz	Abstained (worked with NICTD)
Gigi McCabe-Miele	Deny	William Greene III	Absent
Joyce Dalton	Deny		

DENIED

- 726 Franklin (2020-015)- Signage

The proposed sign and window decals meet historic district guidelines. Staff recommends approval as submitted.

Motion to approve Dwayne Hurt seconded by John Hendricks

Dan Granquist	Approve	John Hendricks	Approve
Dwayne Hurt	Approve	Roger Potratz	Approve
Gigi McCabe-Miele	Approve	William Greene III	Absent
Joyce Dalton	Approve		

MAINTENANCE REVIEW:

- 818 Franklin St (2020-003) – Roof Maintenance
- 232 E 8th St (2020-004) – Roof Maintenance
- 207 8th St (2020-005) – Roof Maintenance
- 502 E 8th St (2020-006) – Roof Maintenance
- 428 E 9th St (2020-011) – Roof Maintenance

OLD BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENT:

Have a workshop for historical guidelines regarding the Double Track Mayor Parry- This building is more than a parking garage; it is a landmark building and is a part of the identity and history of Michigan City.

ADJOURNEMENT:

Motion to adjourn made by Dan Granquist and seconded by Gigi McCabe.