

Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
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January 28, 2015

Chuck Williams
Pavilion Partners, LLC
212 Lincolnway
Valparaiso, Indiana 46383

State Agency: Indiana Department of Natural Resources, Division of State Parks and Reservoirs

Re: Information concerning the restoration of the pavilion and construction of a banquet center and comfort center at the Indiana Dunes State Park (DHPA #17035)

Dear Mr. Williams:

Pursuant to Indiana Code 14-21-1-16 the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology ("DHPA") has conducted a review of the materials dated January 13, 2015 and received by the DHPA on January 22, 2015, for the above indicated project at the Indiana Dunes State Park, Porter County, Indiana.

Thank you for your submission for the above indicated project. The proposed project will alter the Indiana Dunes Beach House Pavilion (IHSSI Site #127-175-05001), which was rated "Outstanding" in the Indiana Historic Sites and Structures Inventory, and is considered a historic property, as that term is used in IC 14-21-1-16.

While a Certificate of Approval is not required due to the proposed undertaking being funded privately in its entirety, a permit remains required for alteration of a historic property (IC 14-21-1-16). For purposes of this permit, the boundaries of the "historic property" are empirically observed as within the viewshed of the historic building, the Pavilion, being the area between adjacent dunes and including the beach and parking area immediately contiguous with the Pavilion. Alterations proposed in this application affect the Pavilion and include construction of a new structure marginally connected to the Pavilion and a new Comfort Center that incorporates previously existing water treatment facilities. Though requiring permit for disturbance, the proposed Comfort Center lies at sufficient distance from the Pavilion and is of sufficiently small scale as to not require further comment regarding its formal and material harmonization with the themes of the Pavilion and its addition.

A permit pursuant to Indiana Code 14-21-1-16 is granted with the following conditions:

1. Archaeological investigations are necessary and must be completed by a qualified professional archaeologist with an approved plan (see list of qualified professional archaeologists at the DHPA website link <http://www.in.gov/dnr/historic>). These investigations should be 2-4 inch coring samples at each of the proposed foundation piers for the proposed banquet center and comfort center to determine the presence or absence of intact cultural landform and for any archaeological deposits. The coring can be completed in coordination with other soil inspections. If intact archaeological deposits are encountered, please coordinate with our office regarding additional archaeological investigations that may be necessary.
2. If any prehistoric or historic archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646. In that event, please call (317) 232-1646. Be advised that adherence to Indiana Code 14-21-1-27 and 29 does not obviate the need to adhere to applicable federal statutes and regulations.

3. The historic Pavilion retains substantial historical integrity on its exterior with the exception of replacement windows and loss of its entry canopy. The interior of the Pavilion, historically undecorated except for one restaurant space (no longer extant), has been substantially and repeatedly affected by remodeling. Proposed work, as represented in the revised design development plan documents dated 1-13-15, affecting the Pavilion interior would retain the basic historical elements and treatments that remain including essential spatial relationships and circulation systems. The proposed exterior treatments including replacement of windows and doors are generally consistent with the historical character of the building. Alteration of several "punch openings" by removal of sections of tapestry terra-cotta masonry and replacement with door or window panels will increase functionality while retaining formal motifs. Proposed window treatments restore historical appearance of existing windows to better reflect historical documentation. Sufficient areas of terra-cotta tapestry masonry are retained to preserve this architectural theme. Terra-cotta masonry represents a craft detail of considerable value. Areas of this material indicated for demolition should be removed with care for its preservation and this material should be provided to State Park management for its storage and potential re-use. (This material should remain stored either at the subject building complex or elsewhere at Dunes State Park.) Two new balcony additions on the lake side of the pavilion have been designed to minimally intrude upon the historical structure and to integrate the Pavilion's appearance with the new addition discussed below. New construction also increases the area of existing penthouses on the Pavilion but retains their existing low-profile, reducing visibility behind the historical parapet. A canopy extending toward the parking lot effectively restores the canopy element found in early historical photographs.
4. Although substantially a new structure, the proposed "Banquet Center" is technically an addition to the Pavilion due to the connecting bridge at the upper story and functional integration with the Pavilion's kitchen(s). This facility has been designed to reflect architectural themes from the Pavilion, including pilasters to uniform height and spacing. Its lakeside appearance is further integrated with the Pavilion by consistent treatment of balcony additions across both. Design development presentation dated 1-13-15 remains tentative regarding precise specification for materials, color, etc. Material selection(s) should harmonize with the materiality of the preserved Pavilion features, though replication of specific material is not required.

If you have any further questions regarding this determination, please contact the DHPA. Questions about archaeological issues should be directed to Cathy Draeger-Williams at (317) 234-3791 or cdraeger-williams@dnr.IN.gov. Questions about historic buildings or structures pertaining to this project should be directed to Dave Duvall at (317) 232-1635 or dduval@dnr.IN.gov. Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA #17035.

Very truly yours,



Mitchell K. Zoll
Director, Division of Historic Preservation & Archaeology

MKZ:CDW:DBD:cws

emc: Ben Clark, Division of State Parks and Reservoirs
Brandt Baughman, Division of State Parks and Reservoirs
Scott Virtue, Virtue Architects
Chuck Williams, Pavilion Partners, LLC