



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

HISTORIC PRESERVATION COMMISSION
Monday, February 2nd, 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)
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)

3. Approval of

- a. Agenda for February 2nd Regular Meeting (Rescheduled)
- b. Minutes from December 15th, 2025 Regular Meeting

4. Statement of Purpose

5. Correspondence

6. Applications Received for Certificates of Appropriateness (COAs)

- a. COA #2026-001 – 817 Washington St. - Window Replacements, Front doort (Front Elevation), Steel French doors (Rear elevation), Skylight, Façade colort scheme, Standing seam roof detailing

b. COA #2026-002 – 910 Franklin St. – Awning, Sign

7. Maintenance/Staff Review Certificate of Appropriateness (COAs)

a. COA #2026 -003 – 621 Pine – Reroof

8. Committee Reports

9. Old Business

a. Indiana Landmarks Survey Status

b. Indiana Landmarks – Contract Status

10. New Business

a. HPC Ad Hoc Committee - Design Guidelines and Data Scrub

b. Update on Site Visits

11. Staff Comment

12. Public Comment

13. Adjournment

Join Zoom Meeting

<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 on January 26th, 2026, at 6:00 pm (CST) **has been CANCELED and rescheduled to February 2nd, 2026 at 6:00 PM** in the Council Chambers of Michigan City, City Hall (100 E Michigan Blvd., Michigan City, IN 46360).

Gianna Galante
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)
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)
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)



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

HISTORIC PRESERVATION COMMISSION

Monday, December 15th, 2025 – 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, Mr. Lawrence Zimmer, Ms. Sheree Wilson, Ms. Pat Matsey, Mr. William Espar, Ms. Debra Parcell (Indiana Landmarks Advisor, non-voting), Mr. Greg Coulter (City Council Liaison, non-voting), and Mr. Steve Hale (Legal Advisor, non-voting).
 - Not present were, Ms. Amy Bowman, Ms. Rose Tejeda, Mr. Dwayne Hurt, and Ms. Dee Haddad.
- **APPROVAL OF TODAY'S AGENDA:** Ms. Vachet made a motion to amend the agenda to add 916 Pine St. under old business. Mr. Zimmer made a motion to approve the agenda as amended. Ms. Wilson seconded the motion, and all members present voted in favor through a voice vote.
- **APPROVAL OF MEETING MINUTES FOR NOVEMBER 17th MEETING:** Mr. Espar made the motion to approve the minutes, Ms. Wilson 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 #2025-071 – 701 Washington St. – Signs

- The subject property is noncontributing and a one-story brick-faced commercial structure with asphalt-shingle hip roof , 1/1 windows and full glass doors.
- Installation of four (4) 4 ft. x 8 ft. vinyl banners at the corner of Washington and 7th Streets. The banners are mounted on wooden posts and used as exterior business identification for Hokkaido restaurant. No changes to the primary building or structure are proposed.
- Finding of Fact:
 - Banners will be mounted to posts near the street – not on the building – and meet the historic district guidelines.
- Motion(s):
 - Approval as submitted.
- Mr. Zimmer made a motion to approve COA #2025-071 – 701 Washington St. – Signs as submitted. Mr. Espar seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously, 5–0.
- COA #2025-072 – 1010 Franklin St. – Signs
 - Install three (3) single faced illuminated wall signs, and one (1) hanging sign suspended from canopy/soffit.
 - Finding of Fact:
 - A. Proposed signs are proportional to the building.
 - B. New construction allows for use of modern materials.
 - C. Illumination around letters and edge of wall signs is suitable for new construction.
 - D. Canopy sign is not illuminated.
 - Recommended Motion(s):
 - Approval of signs as submitted.
 - Applicant John Moran introduced himself. Ms. Wilson inquired about the target date for installation. Applicant stated that the South elevation is planned to be complete by mid-March with the North elevation being done in June.
 - Ms. Wilson made a motion to approve COA #2025-072–1010 Franklin St as submitted with the condition that the applicant obtain a sign permit through the building department. Mr. Espar seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously, 5–0.
- **MAINTINENCE REVIEW**
 - Ms. Vachet presented the staff report for all maintenance review items.

- Ms. Matsey made a motion to approve the staff report presented by Ms. Vachet. Ms. Wilson seconded the motion. Ms. Vachet called the roll, and the motion passed unanimously, 5–0.

- **COMMITTEE REPORTS:** None

- **OLD BUSINESS:**
 - Ms. Parcell had no new updates on the Indiana Landmarks survey status.
 - The applicant for COA #2025-017, 916 Pine St. (Windows), stated that the sashes and some of the frames on the upper level are beyond repair and that the cost of the hardware alone would be in the tens of thousands of dollars. An initial estimate from Andersen A-Series and E-Series was approximately \$30,000, so the applicant explored one of Andersen’s composite material options, which would still maintain a wood appearance. The applicant distributed specification sheets, including details on the simulated divided lites (SDL), which Ms. Parcell noted she was glad to see. The commission members allowed the applicant to proceed with the proposed material.

- **NEW BUSINESS**
 - Mr. Zimmer made a motion to approve the official meeting dates for 2026. Ms. Wilson seconded the motion. Ms. Vachet took the roll call, and the motion passed unanimously, 5–0.
 - Ms. Vachet provided a brief recap of the work planning session held prior to the meeting, including the idea of creating a new committee for the design guidelines and data scrubbing.
 - Ms. Parcell introduced Mr. Swihart and stated that he is the Director of the Northwest Office in Valparaiso and will be assuming her Historic Preservation responsibilities starting in January.

- **COMMISSION AND STAFF COMMENT**
 - None

- **PUBLIC COMMENT**
 - None

- **ADJOURNMENT:** Ms. Matsey made a motion to adjourn. Mr. Espar seconded the motion and all members present voted in favor through a voice vote.

Joyce Dalton (Chairwoman)

ATTEST:

Gianna Galante (Executive Assistant/HPC Liaison)



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

Historic Preservation Commission

Official 2026 Meeting Dates

<u>Tentative Filing Dates</u>	<u>Tentative Meeting Dates</u>
December 26, 2025	January 26, 2026
January 23, 2026	February 23, 2026
February 23, 2026	March 23, 2026
March 27, 2026	April 27, 2026
April 17, 2026	May 18, 2026
May 22, 2026	June 22, 2026
June 26, 2026	July 27, 2026
June 24, 2026	August 24, 2026
August 28, 2026	September 28, 2026
September 25, 2026	October 26, 2026
October 16, 2026	November 16, 2026
November 13, 2026	December 14, 2026



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:	817 Washington Street		
Parcel ID:	46-01-29-453-023.000-022	Historic District:	Wabash
Applicant Name:	Pippa Stephen	Owner Name:	Vennequity Lake Shore, LLC
Mailing Address:	817 Washington Street Michigan City, IN 46360	Mailing Address:	817 Washington Street Michigan City, IN 46360
Phone Number:	872-400-6268	Phone Number:	872-400-6268
Email:	pipjstephen@outlook.com	Email:	pipjstephen@outlook.com
Applicant is (check one):	<input type="checkbox"/> Sole Owner	<input checked="" type="checkbox"/> Joint Owner	<input type="checkbox"/> Tenant
	<input type="checkbox"/> Agent	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other

What do you want to do? Detailed project description:

Replace all windows, restore original front door (Front Elevation), add new steel french doors (Rear Elevation), add new skylight, change facade color scheme, add new standing seam roof detail over main entry with matching detail over bay window on South Elevation.

Why are you proposing the work?

More than half of the windows are beyond reasonable repair, the existing storm window assemblies require repair and are energy inefficient. This work is necessary to restore the Victorian character of the home.

Details are attached, including technical specifications of the new proposed windows and doors, elevations, and schedules. Note: as of September 2025 Andersen is offering a double hung version of their Series 100 window with low E energy efficient glazing and fiberglass frames.

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.



December 15, 2025

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.



December 15, 2025

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

817 Washington Street, Michigan City, IN

Exhibits to COA Application
December 15, 2025

Exhibit "A" Concept Sketch for Renovation
Exhibit "B" Existing Front Elevation vs Proposed
Exhibit "C" Existing Rear Elevation vs Proposed

Exhibit "D1" Front (East Elevation) Windows
Exhibit "D1" Front (East Elevation) Windows
Exhibit "D2" South Elevation Windows
Exhibit "D3" North Elevation Windows
Exhibit "D4" Rear (West Elevation) Windows
Exhibit "D5" Skylight Details
Exhibit "D6" Window Replacement Detail (Typical)
Exhibit "D7" Misc Details and Photos
Exhibit "D8" Color Palette

Exhibit "E1" Window Schedule
Exhibit "E2" Door Schedule
Exhibit "E3" Window & Door Condition Photos

Technical Specs – New West Elevation Double Steel Doors
Technical Specs – Andersen Series 100 Windows
Technical Specs – Midwest Manufacturing Residential Steel Roofing*

**small sections of low slope steel roofing above front elevation main entry door and above south elevation bay windows only.*

***roof replacement was approved under an earlier COA dated December 12, 2025*



Existing Front (East) Elevation



The renovation concept for 817 Washington Street is generally based on the window detail and color scheme of similar Victorian homes indicated here. New black-framed fiberglass windows, double-hung to match existing, low E glass for energy efficiency. White trim and light gray facade. See Exhibit "B".

817 WASHINGTON STREET Exhibit "A" Concept Sketch for Renovation

EXISTING FRONT ELEVATION

All roofing to be replaced with new Certaineed Landmark Pro asphalt shingle in Moire Black (COA Received Dec 12, 2025)

Proposed Window Replacement (This COA Application) ALL WINDOWS. Remove aluminum storm windows

Existing siding to remain and to be painted Silver Dust (See Color Schedule) All Elevations

Remove fiberglass canopy and metal railings

Existing shutters to be replaced with similar.

Restore existing original wood front wood door. New storm door proposed



PROPOSED FRONT ELEVATION

New scalloped shingles this area only (See Detail Sheet Exhibit "D7")

New standing seam prefinished metal roof in Charcoal Black by Residential Steel Roofing

Bay Window siding and trim on South Elevation only to be painted "Black Evergreen" to match shutters

New wood shutters painted "Black Evergreen" (See Color Schedule) to replace existing

New wood Victorian front entry newell posts and railings

New mahogany wood front entry decking and treads



817 WASHINGTON STREET

Exhibit "B" Existing Front (East) Elevation vs Proposed

Original window in second floor space to be uncovered and replaced with new

Remove and replace existing roof

Remove metal canopy and metal railings

Remove door

New window to replace existing window covered by siding (See Details Exhibit D7)

EXISTING REAR (WEST) ELEVATION



New Certainteed Landmark Pro asphalt shingle in Moire Black (COA Received Dec 12, 2025)

New window to replace existing window (See Window Schedule)

New black steel divided light french doors, true divided light, low E insulated glass (See Schedule and Detail)

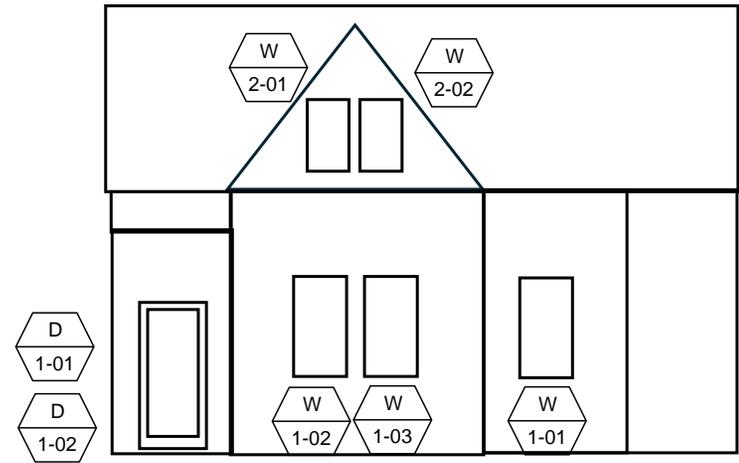
New deck to be proposed under future submittal

PROPOSED REAR (WEST) ELEVATION



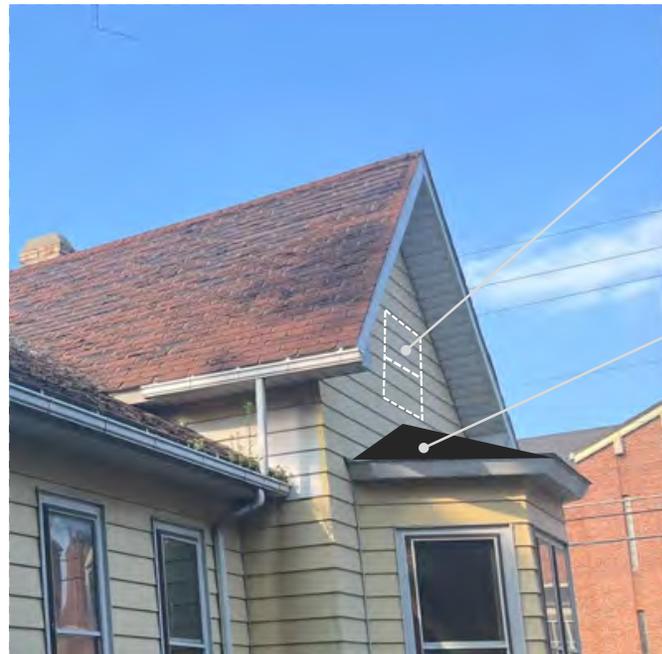
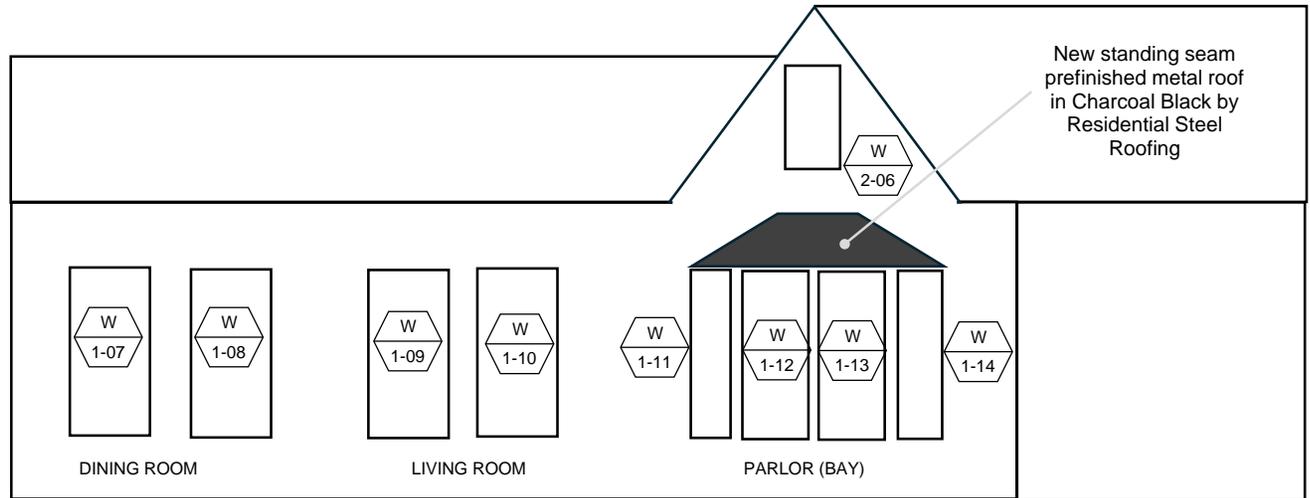
817 WASHINGTON STREET

Exhibit "C" Existing Rear (West) Elevation vs Proposed



Remove metal canopy and railings. Install new standing seam metal roof, Victorian newell posts and railings. See Exhibit "B".

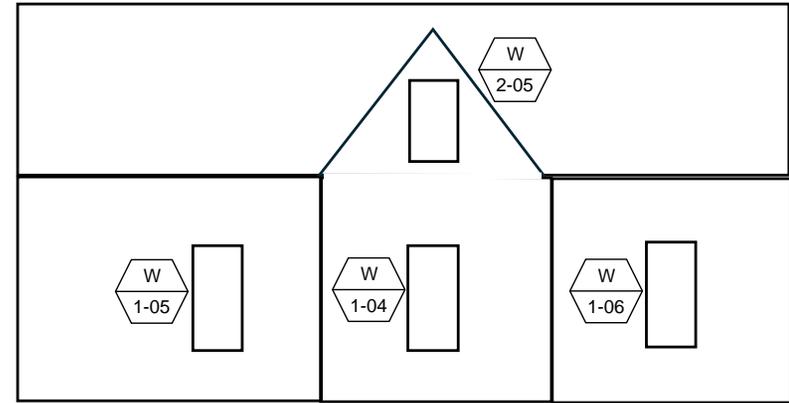
Restore existing original wood front wood door. New storm door proposed



Existing original window covered by siding. To be re-activated and replaced with new window. See Details Exhibit D7.



New standing seam prefinished metal roof in Charcoal Black by Residential Steel Roofing

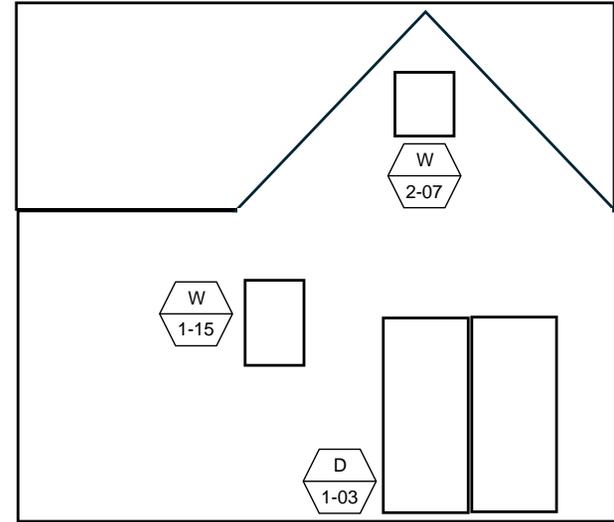


Existing original window covered by siding. To be re-activated and replaced with new window. See Details Exhibit D7.

817 WASHINGTON STREET
EXHIBIT D-3 NORTH ELEVATION



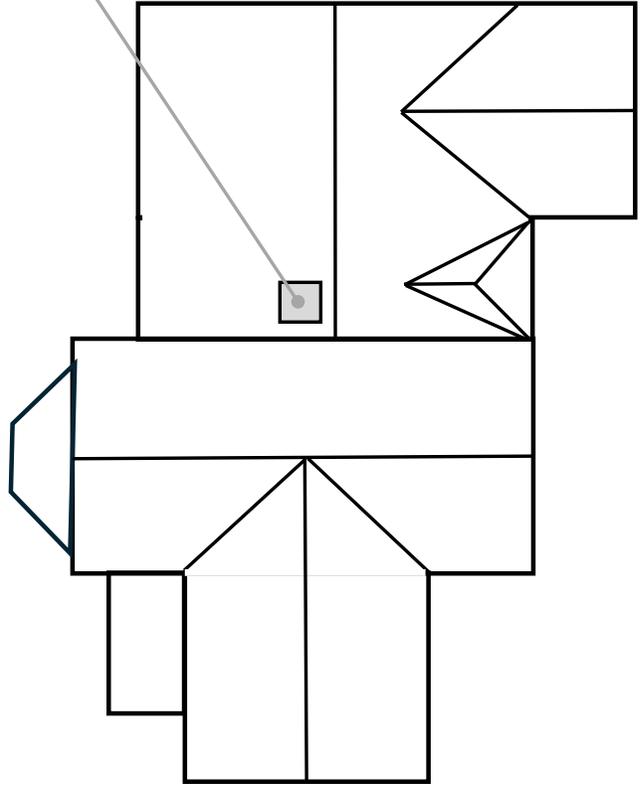
See Exhibit "C"



817 WASHINGTON STREET
EXHIBIT D-4 REAR (WEST) ELEVATION



New 30"x30" Curb-Mounted Fixed Velux Skylight (not visible from Front (East) Elevation. 2x6 curb.

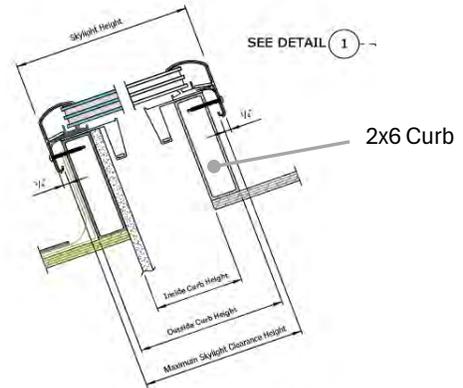


FCM

A C E

Fixed Skylight System

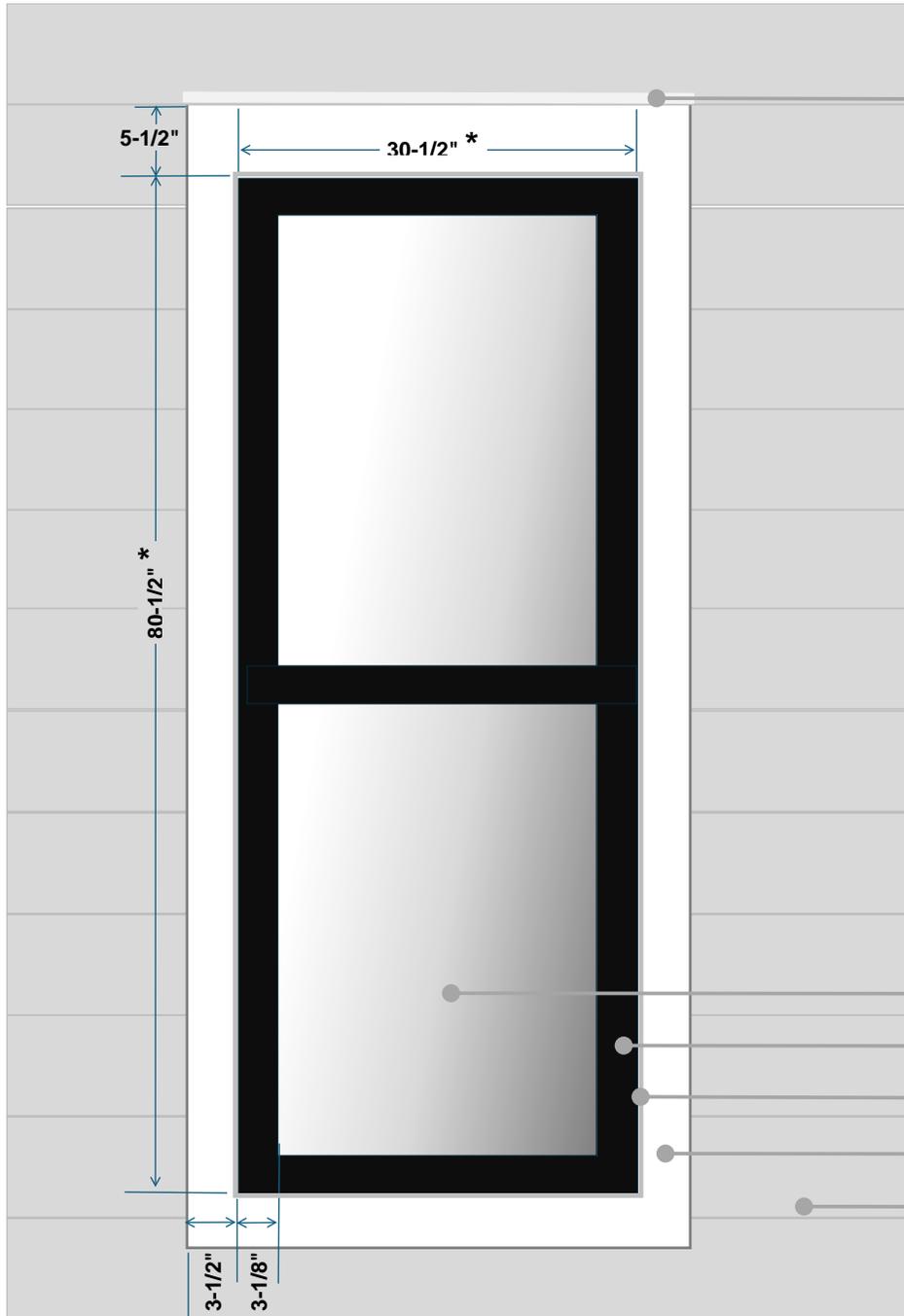
- Low profile creates a clean, streamlined appearance on the roof
- Positioning allows for twice the natural light as vertical windows
- Custom sizes available



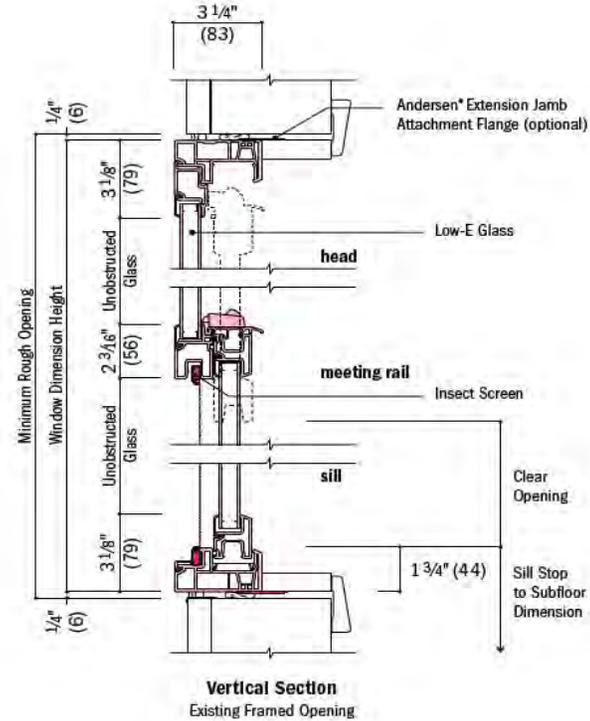
VERTICAL CROSS SECTION

Standard Sizes	1430*	1446*	1943	2222	2230	2234	2246	2270	2347	3030	3046
 0° - 60° 0.12 - 20.12											
Outside Curb (W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	22 1/2 x 46 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	26 1/2 x 50 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2
Max Skylight Clearance (W-in. x H-in.)	18 5/8 x 34 5/8	18 5/8 x 50 5/8	23 1/8 x 47 5/8	26 5/8 x 26 5/8	26 5/8 x 34 5/8	26 5/8 x 38 5/8	26 5/8 x 50 5/8	26 5/8 x 74 5/8	27 5/8 x 51 5/8	34 5/8 x 34 5/8	34 5/8 x 50 5/8
VCS Solar				•		•	•			•	•
VCE Electric				•		•	•			•	•
VCM Manual				•		•	•			•	•
FCM Fixed	•	•	•	•	•	•	•	•	•	•	•

Window Replacement Basis of Design:
 Andersen Series 100 Double-Hung
 Fibrex (Fiberglass) Frame and Low E
 Glazing for Energy Efficiency



New Aluminum Drip Edge



Low E Double Glazing Argon Filled

Andersen Series 100 Frame 3-1/8" Black Fiberglass

Existing Aluminum J Channel to Remain

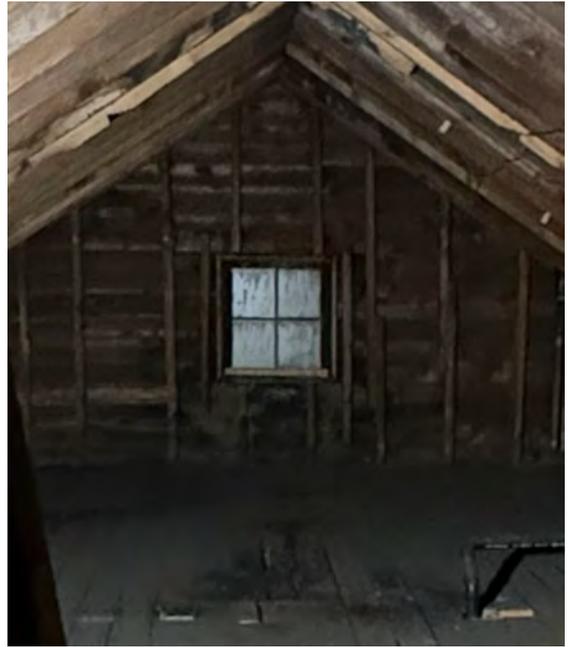
New 1x4 Wood Painted Trim White

Existing Yellow Aluminum Siding to be Painted Light Gray (See Color Chart)

* Dimension Varies See Window Schedule



Detail 1 Proposed scalloped siding under gable of Front (East) Elevation



Detail 2 Rear (West) Elevation 2nd Floor Window has been covered by siding due to poor condition

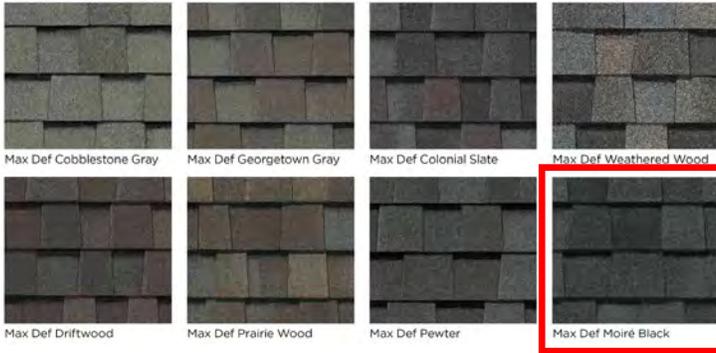


Detail 3 South Elevation 2nd Floor Window has been covered by siding due to poor condition and deferred replacement



Detail 4 North Elevation 2nd Floor Window has been covered by siding due to poor condition and deferred replacement

LANDMARK® PRO COLOR PALETTE



Roof Shingles COA
Approved 12-12-2025

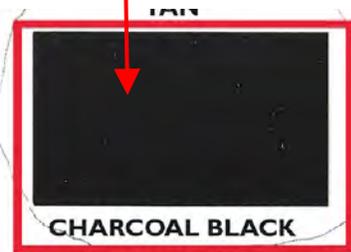


Valspar Frost White
Window Trim and
Fascia

Valspar Silver Dust
(Light Gray) siding

Valspar Black
Evergreen Accent
Trim

Standing Seam
Metal Roof (Entry
and Above Bay
Window)



817 Washington Street
Window Existing Conditions

Updated
13-Dec-25

TAG	ELEVATION	FLOOR	ROOM	NOMINAL		QTY	CONDITION NOTES	0 = SIGNIFICANT REPAIR NEEDED 1 = REQUIRED REPLACEMENT
				WIDTH (IN)	HEIGHT (IN)			
W 1-02	EAST	1	2BR	30.000	80.000	1	Fair condition, could be restored with significant work	0
W 1-03	EAST	1	2BR	30.000	80.000	1	Fair condition, could be restored with significant work	0
W 1-04	NORTH	1	WIC	30.000	72.000	1	Sash requires restroration and sash counterweights require repair. All interior wood requires stripping	1
W 1-05	NORTH	1	2BR	30.000	80.000	1	Sash requires restroration and sash counterweights require repair. All interior wood requires stripping	1
W 1-06	NORTH	1	MBR	28.000	72.000	1	Broken counterweights, jambs in poor condition	1
W 1-07	SOUTH	1	DINING	28.000	72.000	1	Window inoperable, has been sealed shut and painted over. Side jambs are in poor condition	1
W 1-08	SOUTH	1	DINING	28.000	72.000	1	Window inoperable, has been sealed shut and painted over. Side jambs are in poor condition	1
W 1-09	SOUTH	1	LR	28.000	72.000	1	Window inoperable, has been sealed shut and painted over. Side jambs are in poor condition	1
W 1-10	SOUTH	1	LR	28.000	72.000	1	Window inoperable, has been sealed shut and painted over. Side jambs are in poor condition	1
W 1-11	SOUTH	1	PARLOR	30.000	80.000	1	Bay Window Assembly, could be restored with significant work	0
W 1-12	SOUTH	1	PARLOR	24.000	80.000	1	Bay Window Assembly, could be restored with significant work	0
W 1-13	SOUTH	1	PARLOR	24.000	80.000	1	Bay Window Assembly, could be restored with significant work	0
W 1-14	SOUTH	1	PARLOR	30.000	80.000	1	Bay Window Assembly, could be restored with significant work	0
W 1-15	WEST	1	KITCH	36.000	36.000	1	Poor condition, counterweights are broken	1
W 2-01	EAST	2	BR	26.000	60.000	1	Side-by-Side. Sash rotted, sash counterweights are broken	1
W 2-02	EAST	2	BR	26.000	60.000	1	Side-by-Side. Sash rotted, sash counterweights are broken	1
W 2-05	NORTH	2	BA	30.000	72.000	1	Sash rotted. Window has been sided over.	1
W 2-06	SOUTH	2	STUDY	30.000	72.000	1	Sash rotted. Window has been sided over.	1
W 2-07	WEST	2	STORAGE	24.000	28.000	1	Sash rotted. Window has been sided over.	1

19

Windows that are beyond reasonable repair

13

Summary

Qty	NOMINAL	
	Width (in.)	Height (in.)
3	30.000	72.000
5	28.000	72.000
2	26.000	60.000
5	30.000	80.000
2	24.000	80.000
1	36.000	36.000
1	24.000	28.000

19

Percentage of windows beyond repair

68%

Percentage of storm window assemblies requiring replacement for energy efficiency

100%

817 WASHINGTON STREET
EXHIBIT E-1 WINDOW SCHEDULE

817 Washington Street
Door Schedule

Updated
18-Nov-25

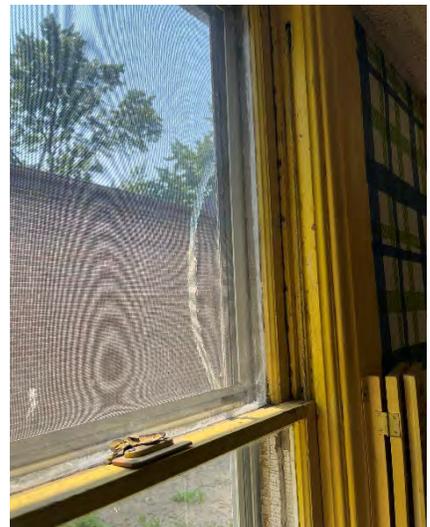
TAG	ELEVATION	FLOOR	ROOM	NOMINAL		ACTUAL		ROUGH-IN		QTY	NOTES
				WIDTH (IN)	HEIGHT (IN)	WIDTH (IN)	HEIGHT (IN)	WIDTH (IN)	HEIGHT (IN)		
D 1-01	EAST	1	ENTRY	34.000	80.000					1	Storm Door to be replaced with new, similar to existing, with black frame and full-height glass
D 1-02	EAST	1	2BR	34.000	80.000					1	Existing Wood Front Door to be restored to original condition
D 1-03	WEST	1	DINING	36.000	96.000					2	New Black Steel True Divided Light Double French Doors out to west deck area



Deteriorated Jambs



Several broken storm windows



Counterweights broken



Many sashes painted shut



Several broken storm windows



3 windows covered



Front door to be saved and restored; rear door to be removed and replaced with new double doors



All storm windows to be removed.
Original windows to be replaced.
Shutters to be replaced

817 WASHINGTON STREET
EXHIBIT E3 WINDOW & DOOR CONDITION



Slim-Lite 8-Lite Double

The 8-lite double steel doors are a contemporary door style that blends a traditional layout with a moderately contemporary feel. Interior Designers love the versatility of this model.

Finishes & Hardware

Fluoropolymer finishes are used on high-end steel roofing for its fade-resistance

- 80% more effective than powder coating for its' impact-resistance, scratch-resistance, UV resistance, frost resistance and fade-resistance
- Finish goes through 5 baking processes (between coats)
 - Application procedure
 - Sandblast to clean and de-bur
 - Zinc-rich epoxy primer (1st bake)
 - Mica iron epoxy primer (2nd bake)
 - Metal filler applied for welded areas-2 applications (3-4th bake)
 - Intermediate coat followed by inspection process
 - Paint application (Urethane blend)-2 applications
 - Clear coat sealer applied (multi-coat)
- Heavy 12-gauge steel (30% thicker than 14-gauge) with a Fluoropolymer finish
- True divided lite glass partitions, Available with PPG Solarban LowE (Argon) glass with .264 U-value
- Q-Lon weather-stripping: pre-installed in jamb, t-astragal, and operable window frames
- 1.18" Beveled edge aluminum glass beads on exterior side & steel T-Bar on interior side
- Machined steel hinges with brass bushings rated at 800 lbs. capacity per hinge
- Door and jamb insulated with dense closed-cell polyurethane foam using a computerized machine measuring backflow and penetration for 100% fill

Specs

- size: 64x96, 72x120, 72x96, 76x96
- top: Eyebrow, Flat, Full Arch
- glass: Clear LowE
- finish: Black
- handing: Left Hand, Right Hand
- jamb: 6.5, 8
- swing: In, Out

100 SERIES



**A MODERN LOOK
THAT'S EASY ON THE BUDGET.**

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

**OWNER2OWNER®
LIMITED WARRANTY**

DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states† See pages 103-104 for details.



*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors.

†See your local code official for code requirements in your area.

††100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/1.5.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way, your customers' windows and doors are better protected from warping and cracking, even in tough climates.*



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*See the limited warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



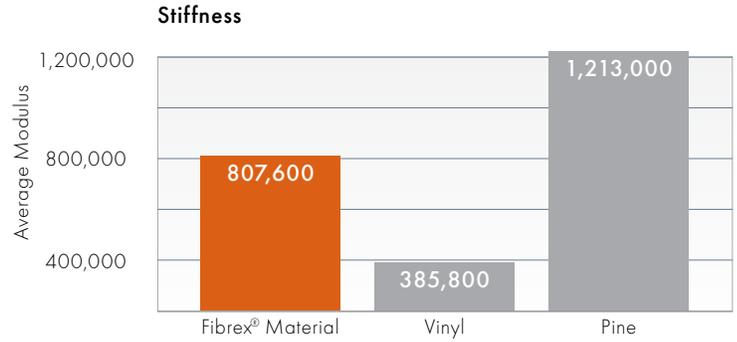
See how Andersen created Fibrex material at andersenwindows.com/fibrex.

*Visit andersenwindows.com/warranty for details.

**When tested against five leading competitors' painted vinyl window products.

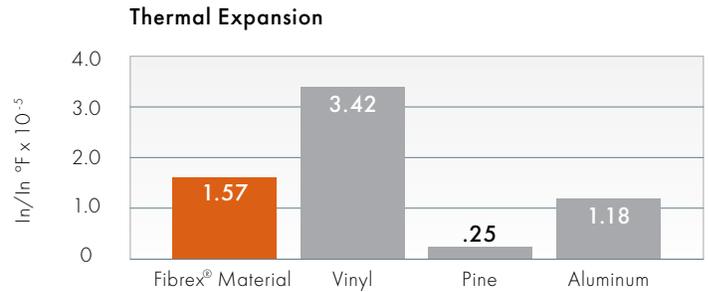
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



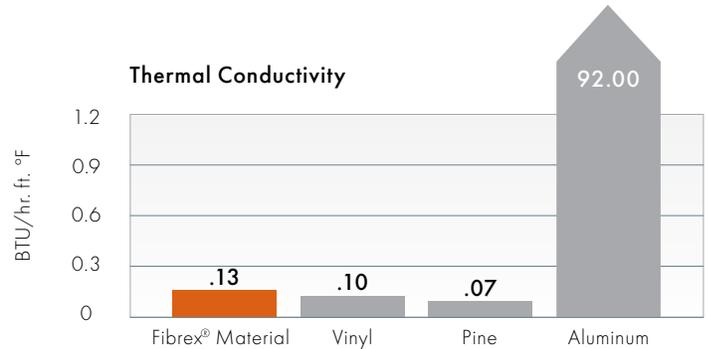
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



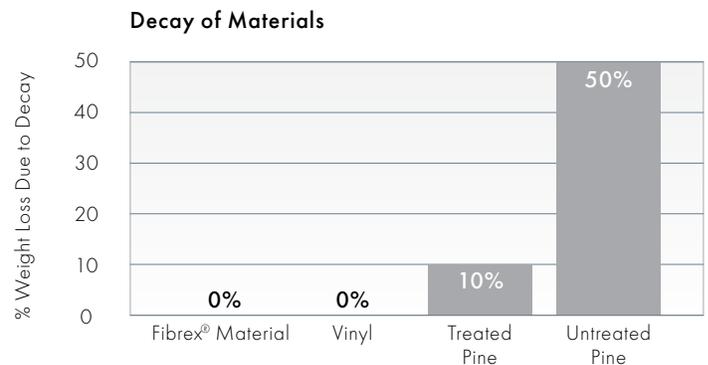
EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the product into your customers' homes. As an insulator, it's on par with vinyl and far superior to aluminum.



MOISTURE RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



HEAT RESISTANT

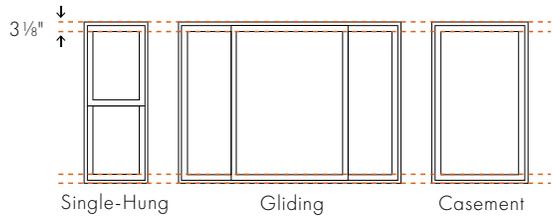
Fibrex material can withstand temperatures in excess of 150°F, even for dark colors, making it a great fit for your projects in hot climates.

A man in a dark t-shirt is seen from the side, looking out a large window. The window is open, and the view outside shows a house with a gabled roof and some greenery. The text "FIBREX® MATERIAL" is overlaid in large, bold, black letters, with "STRONG ON PERFORMANCE." in smaller, bold, black letters below it.

FIBREX® MATERIAL
STRONG ON PERFORMANCE.

NEW CONSTRUCTION

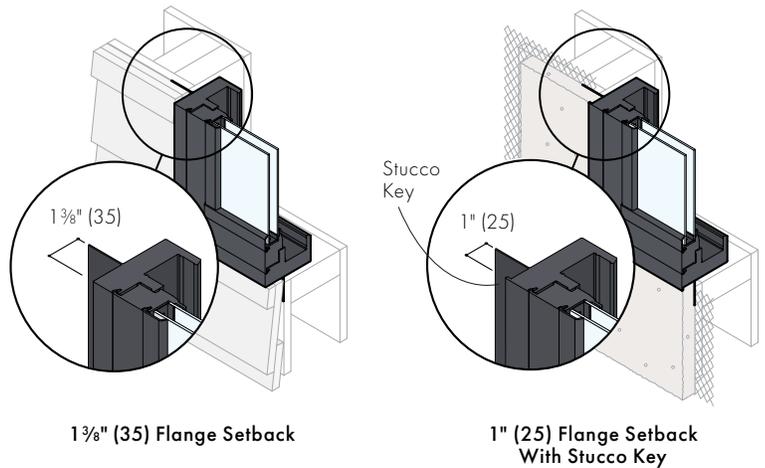
You'll find a 100 Series window or door to match any project from commercial to residential — no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project.



- 3 1/8" (79) uniform sight lines allow for easy specification.
- An extension jamb attachment flange is available for easy application of extension jambs on the job site.
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed. With both sash removed, drywall can easily fit through upper floor windows.

FRAME TYPES: 1 3/8" Flange Setback or 1" Flange Setback With Stucco Key

For new construction, both frames have an integral installation flange that makes installation into a new opening easy and helps make sure the windows and doors are weathertight. For stucco exteriors, choose the frame with the stucco key to eliminate gaps that can result from the natural contraction of exterior stucco.

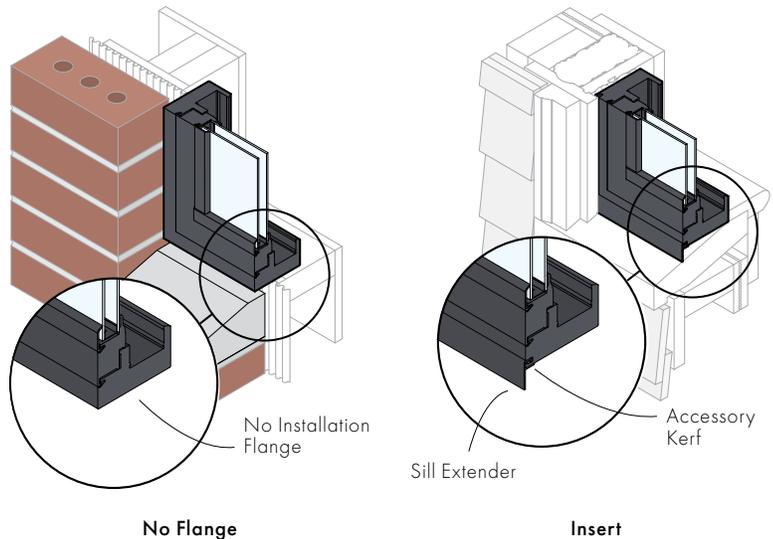


REMODELING & REPLACEMENT

Whether you're adding or updating, Andersen® 100 Series windows and patio doors enhance any project with a variety of styles, shapes and colors, with custom sizing in 1/8" (3) increments. The no-flange frame options include pre-drilled, through-the-jamb installation holes and installation screws to save you time.

FRAME TYPES: No Flange or Insert

The no flange frame allows for full removal of an existing window in situations where the frame is rotten or damaged. The no flange window is then installed into the existing rough opening. The insert frame provides fast and easy window replacement when installing the window into an existing window frame without disturbing the interior or exterior trim, saving time and money. The exterior accessory kerf allows for convenient finishing of the window. An exterior sill extender is available to fill the gap at the sill. Exterior frame extenders and a head expander are also available.



EXTERIOR & INTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



White Sandtone Terratone Dark Bronze Black

INTERIOR COLORS



White Sandtone* Dark Bronze* Black*

*Products with Sandtone, dark bronze and black interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



GLASS OPTIONS

Andersen has the glass you need to get the performance you want, with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



GLASS SPACER OPTIONS

In addition to stainless steel glass spacers, black glass spacers are now available as a standard offering to provide another way to customize project designs and achieve a contemporary style. Black glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.



FEATURES

CASEMENT & AWNING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

C Four frame options are available. See "Common Features" for details.

SASH

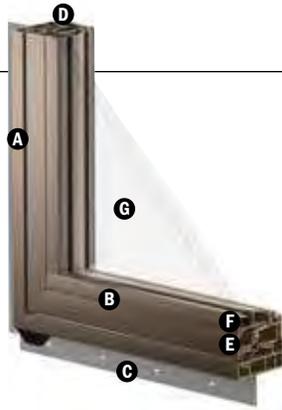
D Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

GLASS

F A glazing bead and silicone provide superior weathertightness and durability.

G See "Common Features" for details.



HARDWARE

Sash operator provides almost effortless opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

SINGLE-HUNG

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.

B A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.

C Durable, low-maintenance finish won't fade, flake, blister or peel.

D Four frame options are available. See "Common Features" for details.

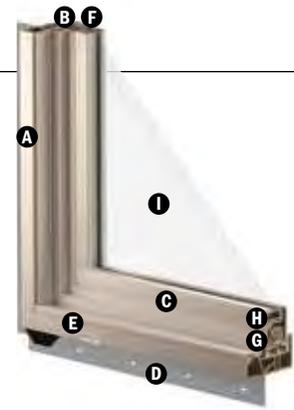
E Weep holes are located on the exterior nose of the sill for proper water management.

SASH

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.

F Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

G Dual felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.



GLASS

H A glazing bead and silicone provide superior weathertightness and durability.

I See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the lower sash is closed. The standard sash lock matches the window's interior color.

ADDITIONAL SASH & SHAPE OPTIONS



Reverse Cottage Sash



Arch Single-Hung

COMMON FEATURES

FRAME

Four frame options include:

- 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors. Dimensions in parentheses are in millimeters. Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples.

GLASS

High-Performance options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun glass
- Low-E PassiveSun® glass
- Low-E PassiveSun HeatLock glass
- Clear Dual-Pane glass

Tempered laminated and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Glass Spacers



Black glass spacer

Glass spacers are now available in black, in addition to stainless steel, to provide more ways to customize project designs and achieve a contemporary look. (E-Series window is shown above.)

Performance Grade (PG) Upgrades

Optional performance grade upgrades are available for select sizes allowing units to achieve PG50. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Choosing the PG50 upgrade doesn't change the appearance of the unit.

COLOR OPTIONS

EXTERIOR COLORS



INTERIOR COLORS



SINGLE-HUNG WINDOWS

Table of Single-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"
Minimum Rough Opening	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"
Unobstructed Glass (height of single sash)	11 1/4"	17 1/4"	23 1/4"	29 1/4"	35 1/4"	41 1/4"
	(286)	(438)	(591)	(743)	(895)	(1048)

CUSTOM HEIGHTS – 23 1/2" to 77 1/2"	CUSTOM WIDTHS – 17 1/2" to 47 1/2"					
	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"
1'-11 1/2"	1620	2020	2620	3020	3620	4020
2'-5 1/2"	1626	2026	2626	3026	3626	4026
2'-11 1/2"	1630	2030	2630	3030	3630	4030
3'-5 1/2"	1636	2036	2636	3036	3636	4036
3'-11 1/2"	1640	2040	2640	3040	3640	4040
4'-5 1/2"	1646	2046	2646	3046	3646	4046
4'-11 1/2"	1650	2050	2650†	3050†	3650†	4050†
5'-5 1/2"	1656	2056	2656†	3056†	3656†	4056†
5'-11 1/2"	1660	2060	2660†	3060†	3660†	4060†
6'-5 1/2"	1666	2066	2666†	3066†	3666†	4066†
6'-11 1/2"	1670	2070	2670†	3070†	3670†	4070†

Reverse cottage sash is available based on a 3:2 ratio. Available in standard widths for the heights shown below.

REVERSE COTTAGE CUSTOM WIDTHS – 17 1/2" (445) to 47 1/2" (1207)

REVERSE COTTAGE CUSTOM HEIGHTS – 29 1/2" (749) to 77 1/2" (1969)



Custom-size windows are available in 1/8" (3) increments. See page 89 for custom sizes and specifications.

For construction site convenience, an optional drywall pass-through window is available for removal and reinstallation of the upper and lower sash.



Windows with a height greater than 6'-5 1/2" (1969) are only available with a 2:1 reverse cottage sash ratio.** Size tables for all windows with reverse cottage sash are available on andersenwindows.com.

Details shown on pages 50-51.

Grille patterns shown on page 47.

* "Window Dimension" always refers to outside frame-to-frame dimension.
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 110 for more details.
 • Dimensions in parentheses are in millimeters.
 † Meets or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on page 39.
 ‡ Drywall pass-through window available for these standard and reverse cottage sizes and for custom-size windows wider than 1'-11 1/2" (597) and taller than 4'-5 1/2" (1359).
 *For reverse cottage sash windows, meeting rail location = (window height in inches x 0.40) + 1.96".
 **For heights greater than 6'-5 1/2" (1969), meeting rail location = (window height in inches x 0.33) + 1.96".

continued on next page

Table of Single-Hung Window Sizes (continued)

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"
	(445)	(597)	(749)	(902)	(1054)	(1207)
Minimum Rough Opening	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"
	(457)	(610)	(762)	(914)	(1067)	(1219)
Unobstructed Glass	11 1/4"	17 1/4"	23 1/4"	29 1/4"	35 1/4"	41 1/4"
	(286)	(438)	(591)	(743)	(895)	(1048)

CUSTOM WIDTHS		CUSTOM HEIGHTS					
7'-5 1/2" (2273)	7'-6" (2286)	1676	2076	2676†	3076†	3676†	4076†
		54 7/16" (1383)	26 5/8" (676)				

Notes on previous page also apply to this page.



Windows with a height greater than 6'-5 1/2" (1969) are only available with a 2:1 reverse cottage sash ratio. Size tables for all windows with reverse cottage sash are available on andersenwindows.com.

- *"Window Dimension" always refers to outside frame-to-frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 110 for more details.
- Dimensions in parentheses are in millimeters.
- ◊ Meets or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on bottom of this page**.
- † Drywall pass-through window available for these standard and reverse cottage sizes and for custom-size windows wider than 1'-11 1/2" (597) and taller than 4'-5 1/2" (1359).
- *For heights greater than 6'-5 1/2" (1969), meeting rail location = (window height in inches x 0.33) + 1.96".

Arch Single-Hung Window Opening and Area Specifications (continued from page 31)

Window Number	Clear Opening Area Sq. Ft./ (m ²)	Clear Opening in Full Open Position		Glass Area Sq. Ft./ (m ²)	Vent Area Sq. Ft./ (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
		Width Inches/(mm)	Height Inches/(mm)				
3036	3.79 (0.35)	32" (813)	17 1/16" (433)	8.12 (0.75)	3.79 (0.35)	37 3/4" (959)	11.02 (1.02)
3040	4.45 (0.41)	32" (813)	20 1/16" (509)	9.39 (0.87)	4.45 (0.41)	31 3/4" (806)	12.50 (1.16)
3046	5.12 (0.48)	32" (813)	23 1/16" (585)	10.67 (0.99)	5.12 (0.48)	25 3/4" (654)	13.98 (1.30)
3050 ◊	5.79 (0.54)	32" (813)	26 1/16" (661)	11.95 (1.11)	5.79 (0.54)	19 3/4" (501)	15.46 (1.44)
3056 ◊	6.45 (0.60)	32" (813)	29 1/16" (738)	13.22 (1.23)	6.45 (0.60)	13 3/4" (349)	16.94 (1.57)
3060 ◊	7.12 (0.66)	32" (813)	32 1/16" (814)	14.50 (1.35)	7.12 (0.66)	7 3/4" (197)	18.42 (1.71)
3066 ◊	7.79 (0.72)	32" (813)	35 1/16" (890)	15.77 (1.47)	7.79 (0.72)	15 1/4"*** (387)**	19.90 (1.85)
3070*	5.56 (0.52)	32" (813)	25 1/16" (636)	17.30 (1.61)	5.56 (0.52)	9 1/4"*** (235)**	21.38 (1.99)
3076 ◊*	6.01 (0.56)	32" (813)	27 1/16" (687)	18.59 (1.73)	6.01 (0.56)	3 1/4"*** (83)**	22.86 (2.12)
3626	2.91 (0.27)	38" (965)	11 1/16" (280)	6.79 (0.63)	2.91 (0.27)	48 15/16" (1243)	9.59 (0.89)
3630	3.70 (0.34)	38" (965)	14 1/16" (357)	8.32 (0.77)	3.70 (0.34)	42 15/16" (1091)	11.31 (1.05)
3636	4.50 (0.42)	38" (965)	17 1/16" (433)	9.84 (0.91)	4.50 (0.42)	36 15/16" (938)	13.04 (1.21)
3640	5.29 (0.49)	38" (965)	20 1/16" (509)	11.37 (1.06)	5.29 (0.49)	30 15/16" (786)	14.77 (1.37)
3646	6.08 (0.56)	38" (965)	23 1/16" (585)	12.89 (1.20)	6.08 (0.56)	24 15/16" (633)	16.50 (1.53)
3650 ◊	6.87 (0.64)	38" (965)	26 1/16" (661)	14.42 (1.34)	6.87 (0.64)	18 15/16" (481)	18.23 (1.69)
3656 ◊	7.66 (0.71)	38" (965)	29 1/16" (738)	15.95 (1.48)	7.66 (0.71)	12 15/16" (329)	19.96 (1.85)
3660 ◊	8.45 (0.79)	38" (965)	32 1/16" (814)	17.47 (1.62)	8.45 (0.79)	6 15/16" (176)	21.69 (2.02)
3666 ◊	9.25 (0.86)	38" (965)	35 1/16" (890)	19.00 (1.77)	9.25 (0.86)	14 7/16"*** (367)**	23.42 (2.18)
3670 ◊*	6.61 (0.61)	38" (965)	25 1/16" (636)	20.77 (1.93)	6.61 (0.61)	8 1/16"*** (214)**	25.15 (2.34)
3676 ◊*	7.14 (0.66)	38" (965)	27 1/16" (687)	22.32 (2.07)	7.14 (0.66)	2 1/16"*** (62)**	26.88 (2.50)

- *"Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/2" (2096) except for XX66, XX70 and XX76 heights, which are calculated using a header height of 8' (2438).
- Dimensions in parentheses are in millimeters or square meters.
- ◊ Meets or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).
- **Available only with a 2:1 reverse cottage sash ratio.
- ***Calculated based upon a structural header height of 8' (2438).

Single-Hung Window Opening and Area Specifications

Window Number	Clear Opening Area Sq. Ft./ (m ²)	Clear Opening in Full Open Position		Glass Area Sq. Ft./ (m ²)	Vent Area Sq. Ft./ (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
		Width Inches/(mm)	Height Inches/(mm)				
1620	0.78 (0.07)	14" (356)	8 1/16" (204)	1.18 (0.11)	0.78 (0.07)	60 1/2" (1537)	2.86 (0.27)
1626	1.07 (0.10)	14" (356)	11 1/16" (280)	1.65 (0.15)	1.07 (0.10)	54 1/2" (1384)	3.59 (0.33)
1630	1.37 (0.13)	14" (356)	14 1/16" (357)	2.12 (0.20)	1.37 (0.13)	48 1/2" (1232)	4.31 (0.40)
1636	1.66 (0.15)	14" (356)	17 1/16" (433)	2.59 (0.24)	1.66 (0.15)	42 1/2" (1080)	5.04 (0.47)
1640	1.95 (0.18)	14" (356)	20 1/16" (509)	3.05 (0.28)	1.95 (0.18)	36 1/2" (927)	5.77 (0.54)
1646	2.24 (0.21)	14" (356)	23 1/16" (585)	3.52 (0.33)	2.24 (0.21)	30 1/2" (775)	6.50 (0.60)
1650	2.53 (0.24)	14" (356)	26 1/16" (661)	3.99 (0.37)	2.53 (0.24)	24 1/2" (622)	7.23 (0.67)
1656	2.82 (0.26)	14" (356)	29 1/16" (738)	4.46 (0.41)	2.82 (0.26)	18 1/2" (470)	7.96 (0.74)
1660	3.12 (0.29)	14" (356)	32 1/16" (814)	4.93 (0.46)	3.12 (0.29)	12 1/2" (318)	8.69 (0.81)
1666	3.41 (0.32)	14" (356)	35 1/16" (890)	5.40 (0.50)	3.41 (0.32)	6 1/2" (165)	9.42 (0.88)
1670*	2.43 (0.23)	14" (356)	25 1/16" (636)	5.87 (0.55)	2.43 (0.23)	14"*** (356)**	10.15 (0.94)

For reverse cottage, twin and triple single-hung window specifications, see pages 41, 43 and 45.

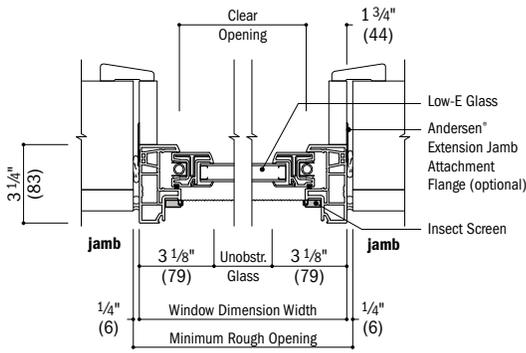
- *"Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/2" (2096) except for XX70 and XX76 heights, which are calculated using a header height of 8' (2438).
- Dimensions in parentheses are in millimeters or square meters.
- ◊ Meets or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).
- **Available only with a 2:1 reverse cottage sash ratio.
- ***Calculated based upon a structural header height of 8' (2438).

continued on page 39

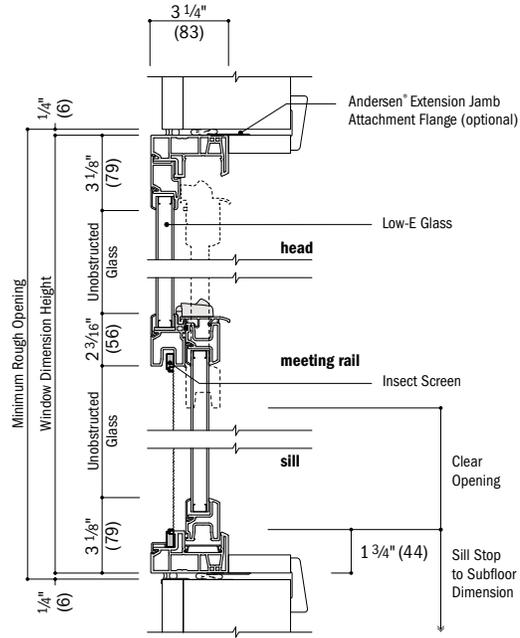
Single-Hung Window Details – Replacement

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

no flange

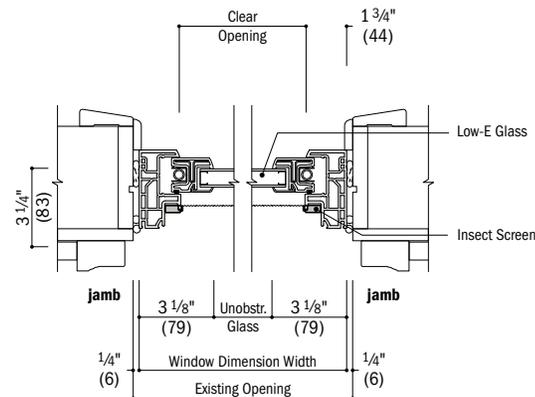


Horizontal Section
Existing Framed Opening

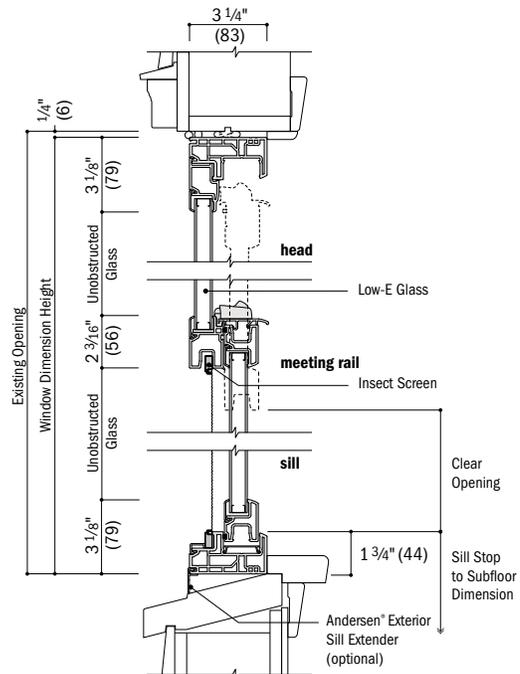


Vertical Section
Existing Framed Opening

insert



Horizontal Section
Existing Window Opening

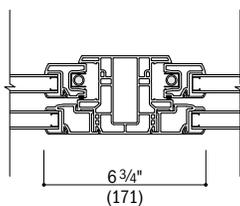


Vertical Section
Existing Window Opening

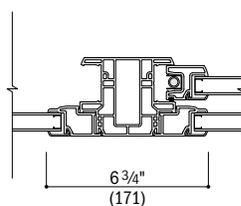
Installation accessories
for insert frame shown on
page 109.

**See pages 84-87 for
joining details.**

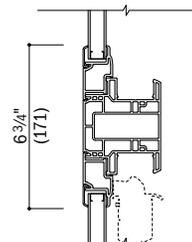
integrals



Horizontal Section
Twin or Triple Single-Hung



Horizontal Section
Picture With Flanking Single-Hung



Vertical Section
Transom Over Single-Hung

- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 110.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

100 Series Single-Hung
Windows

Residential STEEL ROOFING

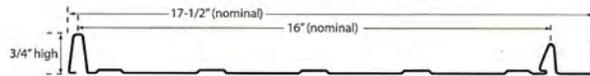
Limited Lifetime Warranty



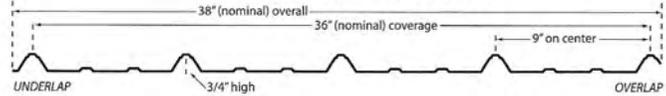
EXPOSED FASTENER PANEL

HIDDEN FASTENER PANEL

HIDDEN FASTENER PANEL



EXPOSED FASTENER PANELS



- Available in 23 colors
- Trim available in all colors
- Zinc Phosphate pre-treatment
- Grade 80 (full hard steel)
- 100,000 p.s.i. nom. Tensile Strength
- UL 2218 Class 4 Hail Resistance
- UL 790 Class A Fire Resistance
- UL 580 Class 90 Wind Uplift
- Structural strength ASTM-A653
- Coil coating "paint" process ASTM-A755
- Meets IBC 1507.4 Metal Roof Panels
- Florida State Approval FL42461 On 5/8" Plywood, FL42564 On 2x Material

LIFETIME HIDDEN FASTENER PANEL

- The best features rolled into one snap lock panel
- Features a concealed fastener, standing seam look
- Limited Lifetime Paint Warranty 155-9725-9818

LIFETIME EXPOSED FASTENER PANEL

- The best choice in a through fastener panel
- Structural panel design
- Limited Lifetime Paint Warranty 155-8991-9412

40 YR EXPOSED FASTENER PANEL

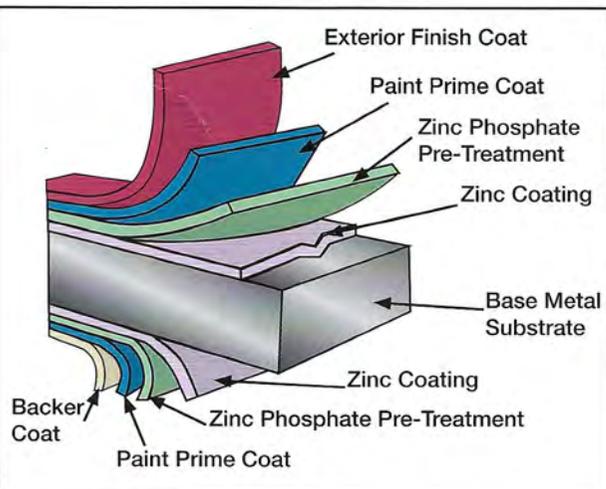
- The leading through fastener panel for a classic look
- Structural panel design
- Limited 40 year Paint Warranty 155-8137-8399

For UL details & certifications see www.ul.com

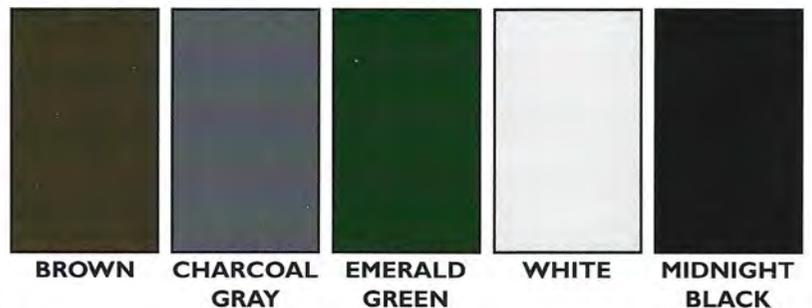
Residential STEEL TRIM & ACCESSORIES



A Residential 1/2 Ridge 156-4231	B Residential Rake 156-4042	C Gutter 158-1007	D Valley Cap 155-0999 Valley Flashing 155-1037	E Vented Soffit 156-4325 Solid Soffit 156-4406	F Roof Edge 156-4095	G Dormer Flashing 156-7175 Sidewall Flashing 156-7173	H L-6 Fascia 156-4587
--	---------------------------------------	-----------------------------	--	--	--------------------------------	---	---------------------------------



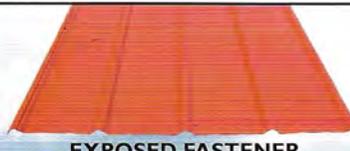
IN-STOCK PRE-CUT PRO-RIB® PANELS AT MENARDS®
8', 10', 12', 14', 16' Lengths Available At Most Stores



Complete the look with our full line of trim & accessories at www.midwestmanufacturing.com

Residential STEEL ROOFING

Limited Lifetime Warranty



EXPOSED FASTENER
PANEL



HIDDEN FASTENER
PANEL



BRITE WHITE



WHITE



LIGHT STONE



PINEWOOD



BEIGE



TAN



BRONZE



BURNISHED SLATE



BROWN



CHARCOAL BLACK



MIDNIGHT BLACK



EMERALD GREEN



ASH GRAY



LIGHT GRAY



CHARCOAL GRAY



MIDNIGHT GRAY



BRITE RED



RED



COLONIAL RED



BURGUNDY



OCEAN BLUE



MIDNIGHT BLUE



*COPPER COLORED

MENARDS

offers the **BEST CHOICE** of Post Frame Steel Panels. Complete the look with our other Quality Steel Products: Steel Roofing, Steel Siding, Soffit, Fascia, Gutter, Vents, Trim, Trim Coil, & Custom Bent Trim.

Note: Color Chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material. Samples are available at menards.com

*Only Available in Premium Products

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

Application Number: COA 2026-002

Applicant's Name: Pippa Stephen

Owner's Name: Vennequity Lake Shore, LLC

Property Address: 817 Washington Street

Local Landmark or District: - Wabash District

Rating: Contributing

Architectural Style: Gable-ell/Vernacular

Date Constructed: c1895

Description of structure: This 1.5 story vernacular style gable-ell was built c1895. It retains a fair amount of architectural integrity despite alterations over the years. It is typical of vernacular “low-style” housing built during the late 19th century.

Description of proposed project:

Applicant requests a COA for the following:

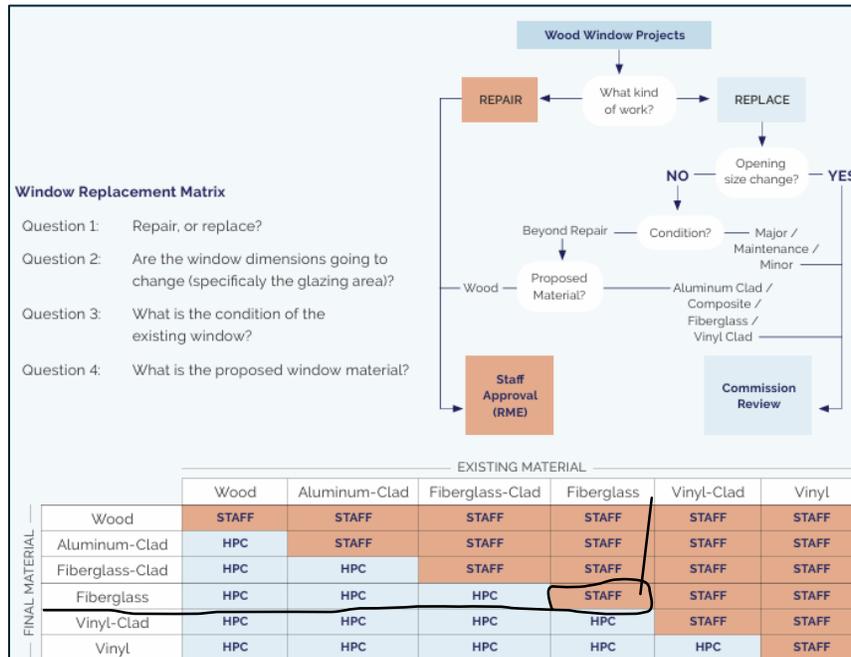
- Replace all windows with Andersen 100 Frame low-e fiberglass.
 - Uncover two previously covered windows on rear elevation.
 - Uncover one second-story window on north elevation, as submitted.
- Restore original front door.
 - Add new storm door.
- Removed existing rear door, as submitted.
- Repair/replace front entrance porch and posts, as submitted.
- Add new steel french doors on rear of structure, as submitted.
- Add new skylight (not visible from street) – Velux fixed skylight system, as submitted.
- Change color scheme.
 - Bay Window Siding and Trim: “Black Evergreen”
 - Shutters: “Black Evergreen”
 - Siding: “Silver Dust”
- Add new scalloped shingles to front gable.
- Replace asphalt roof – Certainteed Landmark Pro asphalt shingle in Moire Black
- Add new standing seam roof detail over main entry – Charcoal black, as submitted
- Add new standing seam roof over bay window on south elevation – Charcoal Black, as submitted.

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 **817 Washington Street**.

Applicable Guidelines:

Windows (p34-36):

- Original or early windows should be repaired using the same materials as original.
- Where some but not all windows in a building are beyond repair, as defined as over 50% of the original window material requiring replacement, proposed replacements should match the existing windows that will remain in size, shape, lite division, operation and materials
- The use of aluminum clad wood systems or composite (non-vinyl) windows on primary elevations may be permissible if the new windows closely match the original.
- New sash utilizing applied grids on the exterior and interior to simulate original divided lite windows should also have a black internal divider matching the grids, or true divided lites are preferred



Doors (p10):

- Historic main entrances and doors should be preserved .
- Preserve historic doors by repairing with the same material and matching decorative and functional features.
- Historic details that should be preserved through rehabilitation include the door itself, any historic glass panes and related lite pattern and location, and hardware .
- New entrances should be added to rear or alley facades .
- New modern entrances may be developed when historic entrances have been removed and no evidence of the original entrance exists.
- New entrances should be developed with proportions and details that are reflective of the period of the building. Starkly modern entrances should be avoided.

Roof and Skylight (p22):

- Replace an asphalt roof with a new asphalt roof even it is previously replaced a slate or tile roof.

- Roofs proposed to be covered with metal should be done with a traditional standing seam design and installation with the seam being proportioned to the overall size of the roof/building.
- Not recommended: Exposed metal fastener roofing systems; Adding out of scale new elements with no historic evidence;
- Skylight: shall be installed on the rear or roof planes not visible from the primary public street.

Paint (p18):

- Colors should be suited to the age of the building, its style, and the District.
- Not Recommended: High-gloss paint finish; exceptionally bright or high-contrast paint schemes.

Porches (p20):

- Replace only missing or deteriorated parts to match the original in design, materials, scale, and placement .
- If new alternate materials from the list of approved materials are proposed, then the new components must match dimensions, profiles, detailing and finish of the historic component.
- If a design cannot be duplicated, create a simplified design compatible with the building.

Siding (p31-33):

- Not Recommended: Replacing missing wood features with conjectural or falsely reconstructed, or with newly designed elements that are incompatible with the building's size, scale, material, or color .

Staff recommends the following actions:

- 1) Finding of Fact:
 - a. Windows:
 - i. Proposed new windows, as submitted, can be approved by staff.
 - ii. Proposed reactivation of covered windows across structure, as submitted, meets district guidelines.
 - iii. Closing of entrance meets district guidelines.
 - b. Paint
 - i. Proposed color scheme meets district guidelines.
 - c. Siding:
 - i. Proposed installation of scalloped shingles to front façade does not conform to district guidelines; no evidence that scalloped shingles were on this structure.
 - d. Shutters:
 - i. Proposed replacement/repair of shutters in-kind meets district guidelines.
 - e. Roof:
 - i. Proposed new asphalt shingles meet district guidelines.
 - ii. Proposed new standing seam roofs over the porch may be considered by commission.
 - iii. Proposed new standing seam roof on the bay window does not conform to district guidelines. No evidence of standing seam roof previously.

- f. Skylight:
 - i. Proposed material and placement meet district guidelines.
- g. Front porch:
 - i. Replacement – decking and posts – meet district guidelines.
- h. Rear French doors:
 - i. Installation of new French doors, as submitted, meets district guidelines.
- i. Rear Deck included in packet will not be reviewed by the HPC, per applicant's submission.

Motions:

Paint: Approval as submitted; changes can be approved by staff.

Siding: Deny scalloped siding on front façade. No evidence of pre-existing scalloped pattern siding on the structure.

Asphalt Roof: Approval as submitted; In-kind changes to match existing can be approved by staff.

Standing Seam: Approval for porch roof. Deny bay window roof.

Front Porch repairs: Approval 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 phased project that is less than three years that proceeds facade by facade.

Rear French Doors: Approval as submitted.

Filed by: Blake Swihart

Date: January 22, 2026



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: 910 Franklin St

Parcel ID: 46-01-29-476-009.000-002 Historic District: _____

Applicant Name: Walt Swets Owner Name: Abdou Ibrahim

Mailing Address: 546 Conley St Mailing Address: 910 Franklin St
Hammond, IN 46324 Michigan City, IN 46360

Phone Number: 219-932-1233 Phone Number: 708-856-2845

Email: info@economysignsinc.com Email: abdouibrahim78@yahoo.com

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

What do you want to do? Detailed project description:

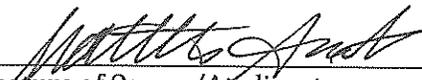
Install a black shed style awning on the front of the building, like the awning that was recently removed because of damage.
Install a pushthru acrylic lettering sign above awning on building with name of business

Why are you proposing the work?

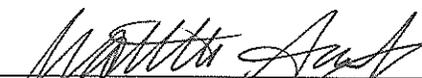
A new business is being opened in the location and needs representation.
Former awning was badly damaged.

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.

 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.

 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

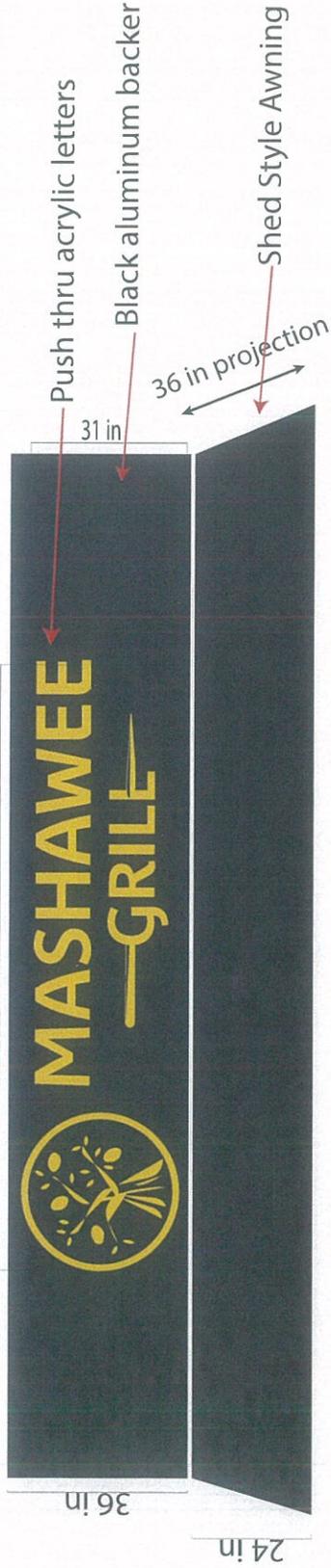
January 27, 2025
 February 24, 2025
 March 24, 2025
 April 28, 2025
 May 19, 2025
 June 23, 2025
 July 28, 2025
 August 25, 2025
 September 22, 2025
 October 27, 2025
 November 17, 2025
 December 15, 2025

*Dates Subject to Change

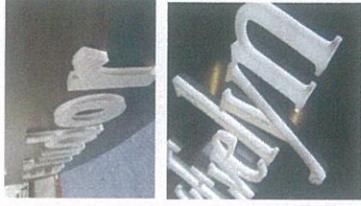
910 Franklin St. Michigan City, IN 46360

Push thru acrylic lettering sign and shed style awning

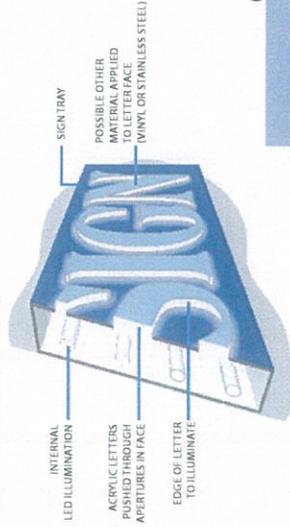
204 in
121 in



26 sqft



ACRYLIC PUSHED THROUGH EDGE LIT LETTERS



proposed



existing



PROOF | 2025

Approved By: _____

Date: ____ / ____ / ____

PROOF



Economy Signs

546 Conkey Street, Hammond, IN 46324 | 219.932.1233
www.economysignsinc.com | info@economysignsinc.com

It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, and design before approving artwork. If a proof containing errors is approved by the customer, the customer is responsible for payment of all original costs of printing, including corrections and reprints. The customer is 100% responsible for approvals of Copyright, Trademark, and Licensing Agreements of artwork. All artwork is copyrighted and cannot be reproduced without Economy Signs' permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent. All artwork must be approved by the customer before a job can be entered into production. Customer's approval is contractually binding for payment of all services rendered. All signage produced is property of Economy Signs until they are paid in full.

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

Application Number: COA 2026-003
Applicant's Name: Walt Swets
Owner's Name: Abdou Ibrahim
Property Address: 910 Franklin St.
Local Landmark or District: - Frank Street District
Rating: Non-Contributing
Architectural Style: Modern-Vernacular-Commercial
Date Constructed: c1925

Description of structure: This one-story non-contributing commercial structure was built in c1925. It is a concrete block structure with large, commercial-style front windows.

Description of proposed project:

Applicant requests a COA for the following:

- New signage
- New awning to replace previously existing awning that was removed due to damage.

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 **910 Franklin Street**.

Applicable Guidelines:

- **Awning/Canopies** (p50-52):
 - Replace deteriorated covering with similar materials or materials that restore the look of earlier coverings.
 - A new awning, canopy or marquee proposed to replace a historic one should be designed based on historic images and match to the extent possible the design, shape and coverings evidenced in the image .
 - Projects should utilize physical evidence found on the building such as remnant mounting hardware and holes from previous mounting hardware to guide design and installation
 - Administratively Approvable: Repair or replacement of an existing but damaged historic awning, canopy, or marquee to match existing.
- **Signage** (p63-66):
 - New signs should be in proportion and be similar in color and details of the building .
 - New signs should be installed with anchoring that does not destroy or cause removal of historic materials.

Staff recommends the following actions:

- 1) Finding of Fact:
 - a. Proposed awning is new. Previous awning ran length of front façade, since removed.

- b. Proposed color is black;
- c. Proposed push-through acrylic lettering is yellow with black aluminum backing.
- d. No external lighting was proposed and shall not be installed without approval.

Motions:

Awning: Approval as submitted, can be approved by staff. Applicant to confirm awning material.

Signage: Approval with conditions by Staff. Staff recommends signage backing be reduced in scope or eliminated to highlight lettering only. Need to confirm lighting. Proposed signage must conform to municipal sign guidelines.

Filed by: Blake Swihart

Date: January 22, 2026