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HISTORIC PRESERVATION COMMISSION

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

Common Council Chambers City Hall, 100 East Michigan Boulevard

- M I N U T E S -

- **CALL TO ORDER:** The meeting was called to order by Ms. Dalton.
- **ROLL CALL** by Ms. Wendy Vachet (Director of Public Works, non-voting):
 - Present were Ms. Joyce Dalton, Ms. Amy Bowman, Ms. Sheree Wilson, Mr. Lawrence Zimmer, Ms. Patricia Matsey, Ms. Rose Tejada, Mr. William Espar, Mr. Steve Hale (Legal Advisor, non-voting), and Ms. Wendy Vachet (Director of Public Works, non-voting).
 - Not present were, Mr. Greg Coulter (City Council Liaison, non-voting), Mr. Dwayne Hurt, Ms. Dee Haddad, and Mr. Blake Swihart (Indiana Landmarks Advisor, non-voting).
- **APPROVAL OF MEETING MINUTES FROM 2/23/2026:** Mr. Zimmer made a motion to approve the minutes with the change to be made per Mr. Hale's recommendation. Ms. Wilson seconded, and all present members voted in favor of the motion. The motion passed unanimously.
- **APPROVAL OF TODAY'S AGENDA:** Mr. Zimmer made a motion to approve the agenda. Ms. Tejada seconded, and all present members voted in favor of the motion. The motion passed unanimously.
- **STATEMENT OF PURPOSE:** Read by Ms. Matsey.
- **CORRESPONDENCE:** None.
- **CERTIFICATES OF APPROPRIATENESS (COA):**
 - COA #2026-007 – 621 Spring Street – Noncontributing
 - Ms. Vachet read this staff report on behalf of Mr. Swihart.

- **Description of structure:** This brick two-story residential property was built in 1935. The modest design reflects a restrained modern aesthetic common during that time. The house has steel casement windows, many of which remain. The building is currently vacant. The property is currently noted as non-contributing in the Elston Grove District.
- **Description of proposed project:** Applicant requests a COA for the following:
 - 1. Repair all cracks and open gaps by installing like colored brick.
 - 2. Close rear entrance with like colored brick.
 - 3. Replace the crumbling windowsills with limestone sills.
 - 4. Replace all windows with black vinyl windows.
 - 5. Install matching patio door at rear of house.
 - 6. Replace the crumbling front concrete staircase with a wood staircase.
- **Applicable Ordinance Authority:** Section 62-91 of Ordinance 3013 & 30687 of the City of Michigan City, Indiana – Code of Ordinances 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 **621 Spring Street.**
- **Applicable Guidelines:**
- **Tuckpointing** (p124-126):
- **Most pre-mixed mortar available from hardware stores is generally inappropriate** for historic masonry as it contains too much Portland cement and is too hard.
- The most exact method of matching historic mortar is to have it analyzed by a professional lab.
- Mortar should be placed in joints in layers of no more than 3/8” thick and allowed to harden.
- **The final layer should be tooled to match the historic joint profile.**
- **Cleaning Masonry:** Use gentlest method possible to avoid harming the brick.
- Low pressure water, with the possible use of gentle detergent and brushing with a natural bristle brush.
- Use of mechanical methods will harm the surface of the brick and cause it deteriorate faster.
- The bricks and mortar used in the infill areas should be the same size, color, texture, appearance, profile, and hardness as the adjacent Historic bricks. The repair should also be “toothed” into the adjacent brick to appear continuous with the wall surface.

- Because of the potential damage to historic surfaces, cleaning should be completed only when necessary, using the gentlest means possible.
- **Windows** (p34-38):
- **Not Recommended:** Vinyl clad or fully vinyl sash/frame insert replacement.
- **Not Recommended:** Replacing multi-pane windows with true divided lites with thermal glazing windows that have false “snap-in” or applied muntin and mullions or sash with no divided lites.
- **Not Recommended:** Vinyl sash packs.
- Sash should match style of original build.
- Original window openings should remain in place.
- Do not obscure or damage historic ornament, or decoration, such as fish scale shingles, windows casings, sills, hoods, brackets, or corner boards when installing new siding.
- If an opening is approved for in-fill, the exterior wood siding should be installed with staggered joints to blend the filled opening in with the surrounding siding. Brick infill should be toothed in to match the adjacent brick installation pattern.
- **Doors** (p10-12):
- **Not Recommended:** Vinyl doors.
- Doors and frames should be finished to compliment the door behind.
- Historic main entrances and doors should be preserved.
- When proposing the reconstruction of an altered entrance, the design should be based on historic images of the building and the missing element.
- **Staff recommends the following actions:**
- 1) Finding of Fact:
 - » House is vacant and is listed as non-contributing.
 - » What is plan for the front door? Applicant should submit plans for this, as well.
 - » Tuckpointing and proper mortar match are vital. Applicant is encouraged to find a qualified masonry specialist to match brick and mortar prior to initiating job.
 - » Window sashes should match original style of house. Addition of limestone sashes is not period appropriate.
 - » Vinyl windows and doors are not recommended.
- **Motions:**
- 1. Repair all cracks and open gaps by installing like colored brick.
- **Approve with conditions. Applicant should agree to match mortar to ensure exterior continuity and provide sample of matching material.**
- 2. Close rear entrance with like colored brick.

- **Approve with conditions. Applicant should agree to match mortar to ensure exterior continuity and provide sample of matching material.**
- 3. Replace the crumbling windowsills with limestone sills.
- **Deny. Limestone sills are not period appropriate. Sills should be reconstructed to match original brick.**
- 4. Replace all windows with black vinyl windows.
- **Deny. Vinyl windows are not recommended, per the guidelines. Please review guidelines pages 34-38 for alternative window materials.**
- 5. Install matching patio door at rear of house.
- **Deny. Vinyl doors are not recommended, per the guidelines.**
- 5. Replace the crumbling front concrete staircase with a wood staircase.
- **Approve with conditions. Applicant requested to submit a rendering of the proposed staircase replacement, as this is not a like for like replacement.**
- John Konrath is the applicant for this specific COA.
- Mr. Konrath came up to the podium to talk a little bit about his project.
- This is a red brick building at 6th and Spring.
- A single family home.
- It pretty much needs a gut renovation.
- The windows are all shot.
- There's decaying brick.
- There's decaying front steps.
- These are all the things he wants to remedy.
- He believes in the areas and believes in what's been the transformation of what's been going on the historic districts.
- The brick windowsills are decaying pretty badly, so he asked to put limestone there instead since he said it's not very easy to find brick from this specific time period.
- This house has a mix mash of windows. There's 16 windows: 6 vinyl, 5 metal, and 5 wood.
- Mr. Konrath added that in two similar projects he's recently done in the past two years he got approval for both projects to put vinyl windows in.
- Mr. Konrath wants all windows to be the same for 621 Spring Street. More specifically, he wants to put black vinyl windows in.
- Mr. Konrath also wants to replace a crumbling concrete staircase with a very small wooden staircase and then add a large back deck, which will be Trex. In addition, he added that the front door is not salvageable, so he plans to put in a new wood door.
- Overall, Mr. Konrath plans to come back with drawings of the back deck, front deck, and door and doesn't need to do any of that work right now.

- Ms. Bowman asked Mr. Konrath what he is going to do at the front door and if he is going to try and replicate his current door.
- Mr. Konrath confirmed that he is trying to replicate his current door.
- After Ms. Vachet read the 621 Spring Street staff report on behalf of Mr. Swihart, talk about the windows started.
- Ms. Vachet said that generally vinyl clad or fully vinyl sash and frame are not recommended in the historic district. What's also not recommended is replacing multi-pane windows with true divided lites with thermal glazing windows that have a false snap-in or applied Wooten or mullions or sash with no divided lines.
- Ms. Vachet thinks that look of the windows is probably the most important element so that they match the historic period.
- When it comes to the repair of windows, the recommendation as we move forward is to discontinue that practice because we simply don't have artisans available to repair wood windows.
- One of the issues worth moving forward with is how the windows look.
- Mr. Zimmer had comments on the look in the windows and the recommendation.
- Mr. Zimmer first questioned whether we're doing grids or not doing grids on the windows and if we're doing grids, are we going to do grids that look like the existing 1930s steel casement window grids.
- Ms. Tejeda commented that she only sees one style, which is liked the divided lite into six panels, but on the photo rendering, it shows windows that don't have the divided lite and asked Mr. Konrath if he's using both styles.
- Mr. Konrath said that the pictures he provided show the old metal casement, because it also was showing the other things he was going to repair. He asked everybody to remember the majority of the windows at the house right now are double hung vinyl windows. That's the majority of the windows currently at the house. The front bay window is metal, and he plans on putting a new bay window in there. He would like to have the same matching grid lines as much as possible as he can in the front bay window because that's the main window of the house, the centerpiece, that's really the only window you see when you drive by.
- The upper windows are all double hung, the mix of wood and mix of vinyl.
- Mr. Konrath is not putting grids in every window, just maybe the main focal window of the house, which is that front bay window.
- Ms. Tejeda offered the possibility of maybe just doing the divided lite on that front facade.

- Mr. Zimmer commented that the big window Mr. Konrath was talking through right now, the steel casement is divided into six vertical panels, and then each of those panels has three muntin bars, but the one that is shown in the quote has a picture unit with an operable casement on each side, so that's not matching what's existing.
- Mr. Konrath said that was something he wanted to put one in for economic purposes and that his window guy said that he couldn't replicate that.
- Ms. Tejada asked if the divided lite one that Mr. Konrath is showing for the smaller windows is not available in the larger size or multiples of. Mr. Konrath said that is correct according his window guy.
- Mr. Zimmer commented that he's still confused what it is all going to look like and doesn't know what Mr. Konrath is doing is something that's historically compatible with what was there, and he's also concerned too, about what Mr. Konrath said about the double hung windows and wonders if those were original or if at some point, metal casements were taken out and double hungs put in and wonders if all of the windows should be if the house didn't originally have all metal casement windows with horizontal bars, which Mr. Zimmer thinks is probably what you would have seen in the 1930s when that house was built.
- Ms. Tejada questioned that when she looks at the front facade where the divided light main bay window is, you're looking at the larger window with the 2 side lights and then the smaller windows, which are currently the double hung, and Mr. Konrath is proposing the divided lite. Mr. Konrath said no, that was just a sample of the windows and what they would look like. Ms. Tejada then said that her opinion would be if the door could be restored since Ms. Tejada thinks that's the highlight and the star of that facade would be cool with the double hung windows and the three part window on the first floor so at least all of those look uniform on the front facade.
- Mr. Zimmer commented that the original steel casements were very thin in their profile, not energy efficient but doesn't really know what the thickness of the new windows is. He sees the number in thickness but doesn't know how that looks on the profile of the frame.
- Ms. Tejada thinks what Mr. Zimmer is trying to say is that he is concerned about the square profile of the window being chunkier than the existing metal ones and how that would impact the look. Mr. Zimmer said that is correct because the vinyl metals are so thin.
- Mr. Zimmer said that Indiana Landmarks is not suggesting that we approve the vinyl window, but we have recommended window manufacturers that Mr. Konrath could use and submit.

- Ms. Wilson commented that she thinks the limestone for the windowsills is a definite winner and she thinks it'll last 100 years, but no window of any kind will last 100 years.
- Ms. Vachet said that Indiana Landmarks recommended denying the limestone sill because it's not period appropriate and that cells should be constructed to match original brick.
- Ms. Vachet said that something we could consider is how it looks matters and what it costs does matter. She also thinks that if we could have a commitment to making sure that we understand exactly what's proposed and how that look could be replicated to the best of the ability to keep the facade looking as historic as possible would be a great middle ground, but that's just a recommendation for consideration to the board on what was presented here today.
- Mr. Zimmer said that he's personally fine with the limestone and thinks it would enhance the look of this facade but that his biggest concern is the window, which includes the profile of the frame, the thickness of it, because we're trying to replicate as thin of a profile as possible, so that it looks as close to the original steel windows and whether they have those horizontal muntin bars in there, at least on the main window. Overall, he thinks we should be trying to replicate what's there as much as possible.
- Ms. Dalton commented that this house did not have those windows on the top that were double hung, they were all the metal and probably were crank outs.
- Ms. Tejada asked about the front staircase. Mr. Konrath said the front staircase is just going to be treated wood. It will be stained.
- Ms. Tejada also asked about looking at the sliding door and added that was not recommended and was also denied.
- Mr. Zimmer said that he knows Mr. Konrath is eliminating a door, but by eliminating a door, Mr. Zimmer asked Mr. Konrath if he's eliminating a required exit, a second exit from the first floor. Mr. Konrath said no because the backsliding door will be that exit.
- Scott Meland, a resident of Kenwood Place, made several public comments, sharing his thoughts on what was discussed by the board and staff.
- Motions:
 - 1) Brick Repair and Limestone Sills: Ms. Wilson made a motion to approve with conditions. Ms. Bowman seconded the motion and all members present voted to approve with conditions.
 - 2) All Windows with the exception of the Front Bay Window: Ms. Wilson made a motion to approve as presented with the exception of the front bay window design have staff approval for a divided Chicago Lite Style.

Ms. Matsey seconded the motion and all members present voted to approve.

- COA #2026-008 – 711 Franklin Street – Noncontributing
- Ms. Vachet read this staff report on behalf of Mr. Swihart.
- **Description of structure:** This one-story non-contributing commercial structure was built in c1925 with facade alterations in 1980. The building housed a JC Penny department store in the 1950s until it relocated to the Marquette Mall in the mid-1960s. The façade changes render the building non-contributing, having removed the original store fronts.
- **Description of proposed project:** Applicant requests a COA for the following:
 - 1. Tuckpoint across entire building
 - 2. Remove and install new roof
 - 3. Remove and replace front façade to match existing
 - 4. New openings for glass aluminum doors (north wall)
 - 5. New commercial glass and aluminum entry on Franklin Street (east wall)
 - 6. Close existing window openings using brick from building (south and west wall)
- **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 **711 Franklin Street**.
- **Applicable Guidelines:**
- **Tuckpointing** (p124-126):
- **Most pre-mixed mortar available from hardware stores is generally inappropriate** for historic masonry as it contains too much Portland cement and is too hard.
- The most exact method of matching historic mortar is to have it analyzed by a professional lab.
- Mortar should be placed in joints in layers of no more than 3/8” thick and allowed to harden. **The final layer should be tooled to match the historic joint profile.**
- **Cleaning Masonry:** Use gentlest method possible to avoid harming the brick.
- Low pressure water, with the possible use of gentle detergent and brushing with a natural bristle brush.

- Use of mechanical methods will harm the surface of the brick and cause it deteriorate faster.
- **Roof (p60-62):**
- Roofs should not extend above the parapet or be converted to gable roofs where none previously existed.
- Roof covering replacement has a wide latitude with regard to materials so long as the new covering is not visible from the street and does not change the character of the building by adding a gable or higher sloped deck that extends above the parapet.
- New gutters and downspouts should be installed along the rear or side of the building and not be located on the front or primary facade.
- Gutters and downspouts should be commercial in size and large enough to handle the anticipated water drainage.
- Modern materials such as aluminum are allowable in colors with neutral colors recommended.
- **Windows/Doors (p63-66):**
- New window openings should only be added to side and rear facades.
- New openings and windows should match those that are on other facade.
- Brick infill should be toothed in to match the adjacent brick installation pattern.
- New entrances should be developed with proportions and details that are reflective of the period of the building. Starkly modern entrances should be avoided on historic buildings.
- **Staff recommends the following actions:**
- 1) Finding of Fact:
- » Building is listed as non-contributing due to extensive changes completed over 40 years ago. Building is not listed individually on the NR.
- » Tuckpointing and proper mortar match are vital. Applicant is encouraged to find a qualified masonry specialist to perform this work.
- » New windows/garage on north elevation will face a currently empty lot and is plainly visible from the right of way. The empty lot is currently owned by the Michigan City RDC. How will sale of that lot affect the use of those new doors? Will they be rendered obsolete?
- **Motions:**
- 1. Tuckpointing:
- » Approve with condition that applicant agrees to have a qualified masonry company perform a mortar match prior to work.
- 2. Remove and install new roof:

- » Approve with condition that applicant provide final plan for roof to staff.
- 3. Remove and replace front facade to match existing:
 - » Approve, as submitted.
- 4. New openings for glass aluminum doors (north wall)
 - » Table: As submitted, the new garage doors overpower the north elevation and there are questions as to the utility given the adjacent lot is not owned by applicant.
- 5. New commercial glass and aluminum entry on Franklin Street (front facade/east)
 - » Approve with condition that applicant confirm color of doors and windows.
- 6. Close existing window openings using brick from building (south and west wall)
 - » Approve, as submitted.
- Nazar Kryvko is the applicant for this specific COA.
- Mr. Kryvko said 711 Franklin Street is at 7th Street and Franklin Street.
- The building is completely unusable as of today.
- He's trying to revive the building and make it.
- It's a 1924 building.
- Ms. Vachet commented that the intention of 711 Franklin Street is to create a plaza and to create a public space and public-private partnership to activate the entire corner of 7th Street and Franklin Street.
- Mr. Zimmer had a question about the submitted drawing, the proposed east elevation for 711 Franklin Street. He questioned what is being changed there since he doesn't see any change and added that he didn't understand match that match existing phase and questioned what are we matching that's existing.
- Mr. Kryvko answered that it's a composite material. He had the composite material with him and then showed it to Mr. Zimmer.
- Mr. Kryvko explained that right now there is wood, but there is nothing underneath the wood after Mr. Zimmer questioned what is underneath the wood.
- What Mr. Kryvko is trying to do is trying as much as possible to replicate what is right now with newer materials that are going to hold way longer.
- Mr. Zimmer responded that he's not concerned about the material, he's concerned about the design of it.
- Ms. Wilson commented that what she sees in the design that it looks like a whole new storefront; Mr. Kryvko said that is correct.

- Mr. Kryvko added that the front is going to be storefront. It's going to have aluminum windows and doors, and then everything around it. It's just not going to be windows on the second floor, but everything else is going to be very similar to what you see on the picture.
 - Ms. Tejeda added that in the existing there's like a white accent band and asked if there is going to be something like that between the change in direction of the food planking.
 - Mr. Kryvko answered that right now the woods are changing directions and we're going to pretty much replicate how it is right now. We're going to keep the accent band and accent paint also. The only thing that's going to change is something to the small door.
 - Ms. Tejeda asked if that would also be in metal and if it would be like the composite material but in a different color.
 - Mr. Kryvko confirmed that it is going to be composite material but it's going to be in a different color. Right now, there is white but wants to change the white to black because the windows and doors are going to be black.
 - Ms. Tejeda commented that this sounds like an exciting project and even though she knows that a lot of people don't like that facade design, she thinks it's fantastic to see it in a new material with the black windows and the black storefront and thinks it looks modern.
 - Ms. Wilson added that she likes the bottom black storefront. Even though she knows that we're supposed to encourage full restoration, it kind of shows what happened to America in 1970 with a fight against the malls.
 - Ms. Tejeda added that design is over 50 years old, so it is historic.
 - Motions:
 - Ms. Wilson made a motion to approve the proposed improvements for the tuck point of the entire building, remove and replace front facade to match existing, new openings for glass aluminum doors on the north wall, new commercial glass aluminum entry on the Franklin Eastwall and close existing window openings using brick from building on the south and west walls. Ms. Tejeda seconded the motion and all members present voted in favor.
- **MAINTENANCE REVIEW**
 - COA #2026-009 - 523 Franklin Street - Noncontributing
 - The request is for vinyl graphics to be placed inside the existing window.
 - It meets all of the requirements per the historic preservation guidelines.
 - This was a staff approval.
 - COA #2026-010 - 913 Washington Street - Notable

- This is a roof replacement.
 - The roof is being replaced with materials and color.
 - It's just being updated so it will last much longer and protect this gorgeous home.
 - This was a staff approval.
 - COA #2026-011 - 124 West 4th Street - Notable
 - This is a roof replacement and reset of gutters.
 - It's pretty much a flat roof.
 - This was a staff approval.
 - COA #2026-012 - 215 East 10th Street - Contributing
 - This is a window replacement.
 - It is believed these windows are already replaced.
 - This was a staff approval.
 - COA #2026-013 - 701 Washington Street - Noncontributing
 - This is Hokkaido's new location.
 - The folks at Hokkaido have requested to add a pergola and install a Railing.
 - This is all subject to review by the planning and the building department relative to setbacks, ingress, and egress.
 - It has been renovated, and that's not necessarily a historic issue, but part of our ordinance, and it requires a lot more detail and review on their part.
 - From the historic perspective, that was staff approved, because it's a non-contributing property, and it's already been altered, and it's not going to make it any different or any less non-contributing than it is now.
 - So that was staff approved.
 - Motions:
 - Ms. Tejeda moved to approve the staff reports. Mr. Espar seconded the motion and all members present voted in favor.
- **COMMITTEE REPORTS:** None.
- **OLD BUSINESS:**
 - a. Ordinance and Design Guidelines Review
 - 1st Round of Recommendation for Revised Guidelines (April).
 - TOD/TDD Land Use and Zone Overlay Development (March - June).
- **NEW BUSINESS**
 - Renewed interest in murals - Discussion.

- Proposed infill housing – Pre-approved of Designs – Discussion.
- **COMISSION AND STAFF COMMENT**
 - Ms. Vachet commented that she really appreciates the patience and wants to thank everyone for being so thoughtful.
- **PUBLIC COMMENT**
 - Scott Meland, a resident of Kenwood Place, made several public comments, sharing his thoughts on what was discussed by the board and staff.
- **ADJOURNMENT:** Ms. Tejeda made a motion to adjourn. Ms. Wilson seconded the motion, and all members present voted in favor.

Joyce Dalton (Chairwoman)

ATTEST:

Everett Ebling (Permit Specialist/HPC Liaison)