

City Of Crown Point

Patti Olson
Clerk-Treasurer

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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101 North East Street
Crown Point, IN 46307
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2005 000306

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MICHAEL S. BROWN

CLERK-TREASURER'S CERTIFICATION

This is to certify that the attached Crown Point **City Ordinance #2004-03-05**
is a true and exact copy.

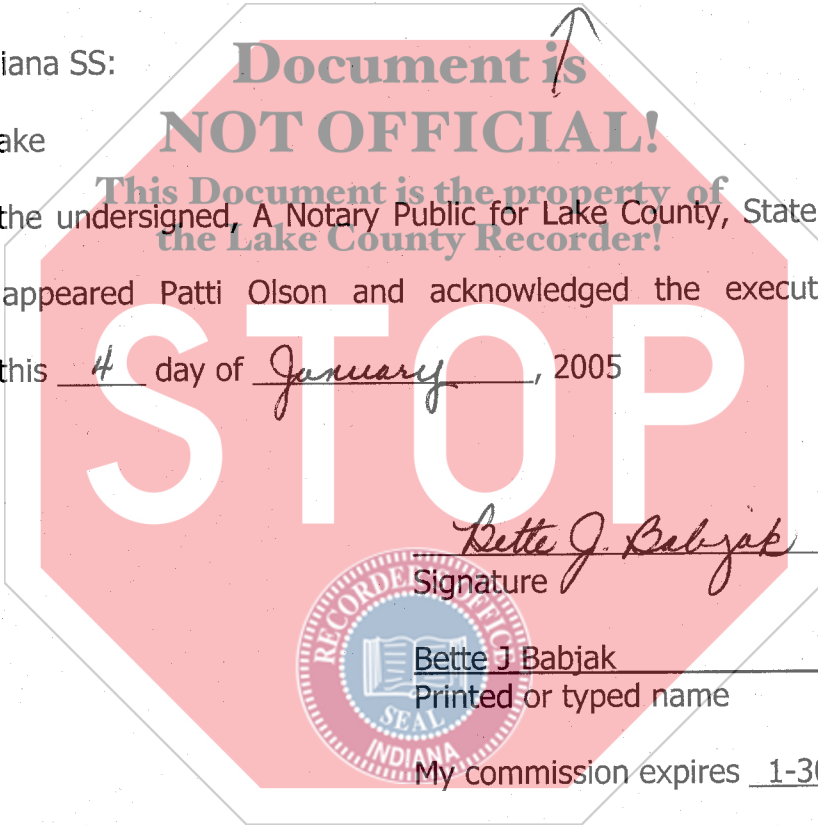
Patti Olson
Crown Point Clerk-Treasurer

State of Indiana SS:

County of Lake

Before me the undersigned, A Notary Public for Lake County, State of Indiana,
personally appeared Patti Olson and acknowledged the execution of this
instrument this 4 day of January, 2005

(SEAL)



Signature

Bette J Babjak

Printed or typed name

My commission expires 1-30-2008



Handwritten initials: P.O. 05



ORDINANCE NO. 2004-03-05

AN ORDINANCE TO ESTABLISH THE LAKE COUNTY SANATORIUM NURSES HOME AS A SINGLE SITE HISTORIC DISTRICT WITHIN THE CITY OF CROWN POINT, INDIANA.

WHEREAS, Chapter 156 of the Crown Point Code of Ordinances provides for the establishment of Historic Districts with the City;

WHEREAS, the owners of the Lake County Sanatorium Nurses Home, an architecturally significant building within the City of Crown Point, wish to establish the Lake County Sanatorium Nurses Home Single Site Historic District (see **Exhibit A**);

WHEREAS, the property is described as 2323 North Main Street, annexed in 1971, now the City of Crown Point, and legally described as follows:

Please see attached legal description.

WHEREAS, Preservation Guidelines for the Historic District have been prepared and are documented under **Exhibit B**, and

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CROWN POINT, COUNTY OF LAKE, STATE OF INDIANA, THAT THE LAKE COUNTY SANATORIUM NURSES HOME BE DESIGNATED AS THE LAKE COUNTY SANATORIUM NURSES HOME SINGLE SITE HISTORIC DISTRICT.

EXHIBIT A

The Lake County Sanatorium Nurses Home:

DESCRIPTION

Built in 1931, the Lake County Sanatorium Nurses Home was designed in the Georgian Federal style, and is a good example featuring many of the trademark elements including brick masonry construction, symmetrical placement of the door and window openings. Identifying features of this building are the centered front pediment, the three-floor height, brick window lintels with keystones and the dentils along the shallow molded cornice.

Prominent features of the Lake County Sanatorium Nurses Home included centered front pediment with a broad, low pitched, side gabled sloping roof on the building wings; open entry porch supported by three brick masonry arches, which lead to the front entrance; symmetrical fluted pilasters reaching the third floor windows; exterior masonry decorative detailing above the main entrance; and a single elliptical window centered in the front pediment. Primary materials include brick masonry is the common bond coursing style, cut stone pilasters and decorative elements, wooden windows and sills, and concrete porch and foundation material. A molded wood cornice supports shallow eaves with dentil details along the symmetrical wings of the building. The building features several projections at the front and rear facades including a small, roofless entry porch to the front and two gabled roofed exits to the rear. Windows are double-hung wooden sashes with 8/1 multi-pane muntin arrangements.

SIGNIFICANCE

With tuberculosis a major health issue in 1913 the legislature in Indiana passed a law that county commissioners could build tuberculosis sanatoria. The law was amended in 1917 to specify requirements prior to the building of a sanatorium, specifically the need for a petition containing the

signatures of 200 freeholders. In addition, the amendment stated that the initial Amount of money to be spent on the building was not to exceed \$100,000 and established a rate of taxes for maintenance.

In March, 1918, the Lake County Tuberculosis Association initiated the process to build a sanatorium in Crown Point, Indiana. Bonds were sold in 1919 and 1920 to build the building, but due to delays in the project, the sanatorium was not completed until 1925, officially opening on September 30, 1925.

According to tuberculosis hospital planning and construction at this time, it was customary to provide housing for the nursing staff whose duties make their presence on the grounds more or less mandatory. In the initial 1925 Lake County Tuberculosis Sanatorium complex, the nursing staff occupied twenty rooms. In 1928-1929, architects I. M. Cohen from Gary, Indiana, completed plans and specifications for a separate nurses' home building, but were rejected. Karl Norris, East Chicago, Indiana, was commissioned to submit a new set of drawings and specifications, which were completed in 1930, from which the nurses' home was built.

Typically during this time, the nurses' home accommodated not only the nursing staff, but also the housemother and any other female employees, such as laboratory technician, dietician and other professional staff.

The nurses' home of the Lake County Tuberculosis Sanatorium was built according to a typical prototype of the time. The only difference was that the home did not have a full kitchen and dining room, so it is presumed that the staff had their meals at the main building with the patients.

CONDITIONS

The Lake County Sanatorium Nurses Home Single-Site Historic District designated by this ordinance shall be subject to the provisions of Chapter 156 of the Crown Point Code of Ordinances, and all amendments thereto, and all other applicable ordinances and resolutions.

BE IT FURTHER ORDAINED that this Ordinance shall be deemed published as of the day of its adoption and approval by the Common Council, and the Clerk-Treasurer of Crown Point is herein authorized and directed to file and retain a copy of this Ordinance in his/her office as a supplement to the City of Crown Point Code of Ordinances and to provide copies of this Ordinance to subscribers of the Crown Point Code of Ordinances.

THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON ITS ADOPTION.

SO ORDAINED on this 1st day of March, 2004.

COMMON COUNCIL OF THE
CITY OF CROWN POINT, INDIANA

By: Daniel M. Klein
DANIEL M. KLEIN, MAYOR

ATTEST:

Patti Olson
PATTI OLSON, Clerk-Treasurer



Presented by me as Clerk-Treasurer to the Mayor of said City of Crown Point this 1st day of March, 2004.

Patti Olson
PATTI OLSON, Clerk-Treasurer

Approved and signed by me this 1st day of March, 2004.

Daniel M. Klein
DANIEL M. KLEIN, MAYOR

**EXHIBIT B
PRESERVATION GUIDELINES**

LAKE COUNTY SANATORIUM NURSES HOME SINGLE-SITE HISTORIC DISTRICT
2323 NORTH MAIN STREET, CROWN POINT, INDIANA

PURPOSE AND USE

The purpose of the following Preservation Guidelines is to establish a standard of appropriate physical design to improve and maintain a certain quality of a given single-site historic district. The Crown Point Historic District Board of Review realizes that these guidelines cannot cover every situation but will make every effort to work with you, the property owner, in achieving the desired goals while also preserving the historic integrity of the Paramore Hospital Nurses Home Single-Site Historic District.

As the property owners of the Lake County Sanatorium Nurses Home, you must apply for a Certificate of Appropriateness (COA) and the Crown Point Historic District Board of Review must approve and issue the COA **before the Building Department issues a building permit, or any work begins** on any of the following changes to the property:

Demolition, moving, additions, new construction, reconstruction, alteration, color change or any conspicuous change in the exterior appearance of the existing building, including windows, doors and all exterior feature, walls and fences.

All work to the Lake County Sanatorium Nurses Home should conform to *The Secretary of the Interior's Standards for Rehabilitation*. When considering a rehabilitation project, or any work to your property, consult the Historic Review Board staff first for free advice on proper methods and materials, answers to your "how to" questions and ways to save you money.

To apply for a Certificate of Appropriateness or if there are any questions regarding these Guidelines or about work you wish to do to your building, contact:

THE CROWN POINT HISTORIC DISTRICT BOARD OF REVIEW

Crown Point Community Development Office
102 East Clark Street
Crown Point, IN 46307
Telephone: 219-662-3239
Fax: 219-661-2273

CHARACTER-DEFINING FEATURES

Character-defining features of the Lake County Sanatorium Nurses Home are elements, which stand out and are important to the overall design of the structure and site. These include the broad (low-pitched), sloping roof and the centered front gabled pediment; brick window lintels with keystones; dentils along the shallow molded cornice; symmetrical fluted pilasters reaching the third floor windows; exterior masonry decorative detailing above the main entrance; the single elliptical window centered in the front pediment; double-hung wooden sash windows; the centered front entry porch and the two gabled roofed rear exits.

ENVIRONMENT

A. Plantings

Preserve mature plantings and treat with sensitivity whenever possible, unless they pose a potential threat to the preservation of the building. If possible, an attempt should be made to create a landscape plan, which is appropriate to the period of the building. Appropriateness of new plantings should be based on the size of maturity at a particular location.

B. Site

Confine any parking areas to the rear of the building. Keep exterior lighting around the front of the building low in intensity and designed to highlight exterior features. If considering fences, please consult the Historic Preservation Review Board staff for proper styles and examples. The integral steps and sidewalks shall be retained.

EXISTING STRUCTURES

A. Building Materials

All attempts shall be made to retain the exterior building materials. Deterioration of original wood materials shall be prevented through repair, cleaning and painting. Building materials that are deteriorated beyond repair and preservation shall be replaced with similar or like materials duplicating the original in design and style.

The original architectural detail around windows, porches, doors and eaves shall be preserved or replaced by replicas of the same design and material when deteriorated beyond repair.

The brick and masonry of the building shall be maintained, tuckpointed and properly cleaned when necessary. Mortar joints shall be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Original mortar shall be duplicated in composition, color, texture, joint size and method of application and joint profile. The foundation shall be cleaned only when necessary to halt deterioration or to remove stains and shall be done with the gentlest method possible, such as low-pressure water and soft bristle brushes. Do not paint the brick or masonry surfaces unless they were originally painted.

B. Paint Colors

Although paint colors are reversible and have no permanent effect and have usually changed many times throughout the history of the building, it is important in defining certain architectural styles and their elements. A paint palette of appropriate and pre-approved colors is available to the property owners of the Lake County Sanatorium Nurses Home. The palette consists of various colors and groupings and is developed to assist you in choosing appropriate colors. When applying for a Certificate of Appropriateness, the palette will assist you to choose a color scheme that has already been approved by the Historic Review Board.

Repaint with colors commonly in use at the time the building was constructed. Consider using different shades of the same color when variations in color is desired, however there is a danger of the color scheme becoming too busy.

C. Roof and Roofing

The original roof shape shall be retained. Architectural features that give the roof its essential character, such as shape, fascia, cornice and dentils shall be retained. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the building. The roof shall not be stripped of architectural features important to its character.

D. Windows and Doors

The windows and exterior doors, including sash, lintels, sills, pediments, and hardware shall be retained or replaced with replicas of the same design. If new sash and doors must be used they shall be replicate the original design and materials and should retain the original hardware. Original windows and door should not be discarded when they can be restored and re-used in place. New windows or door opening that would alter the scale and proportion of the building as view from the street shall not be introduced.