

ORDINANCE NO. 11-2004

AN ORDINANCE TO ESTABLISH THE MCCALLUM HOUSE AS A SINGLE SITE HISTORIC DISTRICT WITHIN THE CITY OF VALPARAISO, INDIANA.

WHEREAS, Chapter 118 of the Valparaiso Code of Ordinances provides for the establishment of Historic Districts with the City;

WHEREAS, the owners of the McCallum House an architecturally significant building within the City of Valparaiso, wish to establish the McCallum House Single Site Historic District (see **Exhibit A**);

WHEREAS, the property is described as 507 Lincolnway, now the City of Valparaiso, and legally described as follows:

Lot 4, Block 13 in Woodhull's Addition to the Town, now the City of Valparaiso, Porter County, Indiana, commonly known as 507 Lincolnway, Porter County, Indiana, as recorded per plat thereof in the Office of the Recorder, Porter County, Indiana.

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 VALPARAISO, COUNTY OF PORTER, STATE OF INDIANA, THAT THE MCCALLUM HOUSE BE DESIGNATED AS THE MCCALLUM HOUSE SINGLE SITE HISTORIC DISTRICT.

EXHIBIT A

McCallum House Single Site Historic District

DESCRIPTION

Built in approximately 1885, the McCallum House was designed in the Italianate style, and is a good example featuring many of the trademark elements such as brick masonry construction, deep eaves, a thick cornice featuring wooden brackets, protruding exterior flattened arch brick window lintels and a two story bay window. Identifying features of the building are the evenly spaced double brackets located along the wooden cornice, the two-story height, and rounded window lintels. Should be mentioned that there are two historic additions to the original structure, both attached to the north section of the original building. (Ex. Original building, 1920s addition, two car garage) On the west façade of the 1920s addition is a white clapboard wall section with several windows and a small porch area on the roof.

Prominent features of the McCallum House include the centered front entry porch in the Federal style, supported by two wooden Tuscan columns; two story bay window located to the west of the entry porch; gently sloping gabled roof; protruding exterior round brick masonry window lintels; the evenly spaced double brackets located on the cornice and the double door entry vestibule. Primary materials include brick masonry in the Flemish coursing style, wooden exterior trim, brackets and cornice, wooden windows and sills, and concrete porch flooring. A molded wooden cornice supports the deep eaves with evenly spaced detailed wooden double brackets circling the entire house. The building features several projections from the front and west facades including the wooden entry porch; a small side entry door, with a lean-to style roof supported by two symmetrical wooden brackets and a larger, yet similar style lean-to roof supported by wooden brackets over another side entry door built into an blocked in garage door opening. Windows are double-hung wooden sashes with 1/1 single pane muntin arrangements.

SIGNIFICANCE

This parcel (it is assumed along with the other property in the Woodhull addition to the town) was originally deeded to William Clark from the US Government.. The land changed hands several times and was foreclosed upon and sold at a Sheriff's Sale. Mr. Woodhull then purchased the property and subdivided it. The Woodhull addition was the forth addition to the City of Valparaiso, added to the town on April 5, 1856, the parcel is bounded by Second on the north, Porter on the east, Union on the south and Locust on the west.

William McCallum and wife Susan built the McCallum House in approximately 1885-91, at the cost of \$10,500.. The residence appears to be designed and constructed by Henry Lemster, a popular Valparaiso builder since 1843. According to the City Directory, Mr. McCallum was owner of a dry goods store at 13 East Main in Valparaiso in 1893. By 1902, McCallum was employed as a manager at the Specht-Finney-Skinner Co.'s Department store, located 11 East Main, which was founded on March 1899.

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In the 1930s during the Great Depression, Glen and Clara Dean, son of the founder of Dean Plumbing, purchased the home from the McCallum. Ironically enough, the bathroom installed into the house in 1886, to replace the red brick privy in the backyard, was the first bathroom completed by the Dean Company – 50 years before they purchased the house. It was during the tenure of the Dean family, that the house saw its first move from single family to multiple family dwellings – half of the first floor was separated into an apartment.

In 1947, the house was purchased from the Dean's by the Von Doehren family. Mr. Von Doehren owned his own heating company and later was a realtor.

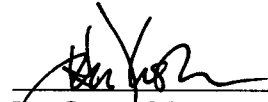
This home is one of the original buildings left in Woodhull's addition to the town.

CONDITIONS

The McCallum House Single-Site Historic District designated by this ordinance shall be subject to the provisions of Chapter 118 of the Valparaiso 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 Valparaiso 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 Valparaiso Code of Ordinances and to provide copies of this Ordinance to subscribers of the Valparaiso Code of Ordinances.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 7-0 vote of all members present and voting this 12th day of April, 2004.



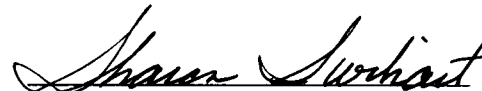
Jon Costas, Mayor

ATTEST:



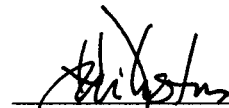
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 12th day of April, 2004, at 8:10 o'clock p.m.



Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 12th day of April, 2004, at 8:10 o'clock p.m.



Jon Costas, Mayor

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EXHIBIT B

PRESERVATION GUIDELINES

MCCALLUM HOUSE SINGLE-SITE HISTORIC DISTRICT
507 Lincolnway, VALPARAISO, 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 Valparaiso Historic Preservation Commission 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 McCallum House Single-Site Historic District.

As the property owners of the McCallum House, you must apply for a Certificate of Appropriateness (COA) and the Valparaiso Historic Preservation Commission 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 McCallum House 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 VALPARAISO HISTORIC PRESERVATION COMMISSION

Christine Owens
Community Development
City of Valparaiso
166 Lincolnway
Valparaiso, IN 46383

CHARACTER-DEFINING FEATURES

Character-defining features of the McCallum House are elements, which stand out and are important to the overall design of the structure and site. These include the asymmetrical hipped roof on main section of the building, with gabled roof pitch on north section of the building; protruding flattened brick arches above the windows; wooden double brackets along the deep molded cornice; centered wooden Federal style entry porch supported by two wooden Tuscan columns; a brick bay window on the front facades; a white wooden boxed window on the west façade; double door vestibule entrance, rectangular transom window above the vestibule entry doors; double-hung wooden sash windows; two second story gabled windows in the 1920s addition and a garage with a two "car" opening.

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 east side of the building by attached garage. Keep exterior lighting around the front and east side 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.

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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 McCallum House. 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.

E. Entrances, Porches and Steps

The wooden entry porch at the front and the two lean-to roof side entrances, including wooden support brackets, shall be retained or, when deteriorated beyond repair, replaced with materials replicating the same design and dimensions.

F. Mechanical Systems

Required mechanical systems should be places in areas that will result in no changing the appearance of the building. Early mechanical systems, including plumbing and early lighting systems should be utilized whenever possible. Holes should not be cut through walls in areas that can be seen from the street to accommodate an air conditioner or other mechanical equipment.

G. Accessory Buildings

Locate new accessory buildings in the rear of the building and have a design which materials and proportions are compatible with the existing building and landscape features.

NEW CONSTRUCTION

A. Height and Proportion

The height and proportion of an addition to the original building or separate building constructed on the site should be compatible with the original in regard to façade proportion and window patterns; size, shape and proportions of entrances and porch projections; and roof forms. Additions or new buildings that would add height or change of scale and architectural character of the original building should not be constructed.

B. Building Materials

Exterior materials used in additions or other new construction should be compatible in scale, texture, color and other visual characteristics with the building materials used in the original building.

C. Compatibility of Exterior Design

Additions and new buildings constructed on the site should be designed to be harmonious in style but visually different from the existing building. Contemporary designs that take into consideration the surrounding site, building materials, height and proportion of existing building (as described above) are encouraged. The style of additions and new construction will develop as a result of implementation of the aforementioned criteria.

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ROUTINE MAINTENANCE

Every effort shall be made to keep the building and grounds in a safe, neat and well-maintained Condition. Normal measures of routine maintenance should be undertaken in order to ensure the preservation of the property.

PRESERVATION OBJECTIVE

The subject structure, exterior features of the site, and the architectural and historic character thereof shall be preserved as a significant resources of Valparaiso and Porter County, according to the standards set forth above. The McCallum House is identified and designated as a Valparaiso Single-Site Historic District.