

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 05001368 Date Listed: 12/06/2005

Capital Bank Tower Ingham MI  
Property Name County State

N/A  
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
signature of the Keeper

12-6-05  
Date of Action

=====

Amended Items in Nomination:

6. Function or Use: Historic Function

"HEALTH CARE/Sanitarium" has been added as a historic function for the building on the property.

This information has been discussed with Paul Diebold, National Register Coordinator for SHPO of Indiana, by telephone.

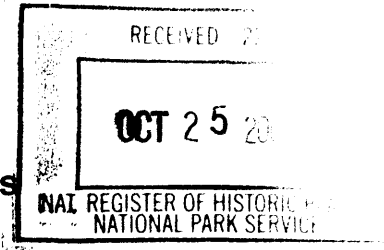
DISTRIBUTION:

- National Register property file
- Nominating Authority (without attachment)

1368

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**



10-20-05

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name **Martinsville Sanitarium**  
other names/site number \_\_\_\_\_ 109-386-64026

**2. Location**

street & number **239 West Harrison Street** N/A  not for publication  
city or town **Martinsville** N/A  vicinity  
state **Indiana** code **IN** county **Morgan** code **109** zip code **46151**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*[Signature]* 10-20-05  
Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
**Indiana Department of Natural Resources**  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:) \_\_\_\_\_

*[Signature]* \_\_\_\_\_  
Signature of the Keeper \_\_\_\_\_ Date of Action 12-6-05

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
1	0	sites
0	0	structures
0	0	objects
2	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Hotel

VACANT

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

19th & 20th c. REVIVALS: Tudor Revival  
19th & 20th c. AMER.: Bungalow/Craftsma

foundation BRICK

walls BRICK

roof ASPHALT

other SYNTHETICS

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE \_\_\_\_\_

HEALTH/MEDICINE \_\_\_\_\_

**Period of Significance**

1925-1957 \_\_\_\_\_

**Significant Dates**

N/A \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

**Architect/Builder**

Parker, Wilson B. (architect) \_\_\_\_\_

Duncan, C F (contractor) \_\_\_\_\_

Martinsville Sanitarium  
Name of Property

Morgan IN  
County and State

### 10. Geographical Data

Acreage of Property Less than 1 acre

UTM References (Place additional UTM references on a continuation sheet.)

1 

16	548890	4364560
Zone	Easting	Northing

3 

Zone	Easting	Northing

2 

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4 

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See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Joanne Raetz Stuttgen  
organization Morgan County Historic Preservation Society date 08-26-2005  
street & number 759 East Washington Street telephone 765/349-1537  
city or town Martinsville state IN zip code 46151

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

##### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

##### Photographs

Representative **black and white** photographs of the property.

##### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Community Service Center of Morgan County, Inc  
street & number 301 West Harrison Street telephone \_\_\_\_\_  
city or town Martinsville state IN zip code 46151

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 1

Martinsville Sanitarium, Martinsville, Morgan Co., IN

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**ARCHITECT/BUILDER (continued)**

Duncan, C. F.

**ARCHITECTURAL DESCRIPTION**

The Martinsville Sanitarium, located on the south side of the 200 block of West Harrison Street in Martinsville, Indiana, is an historic mineral water sanitarium erected in 1925-1926. It is the first of two hotel units, and the only surviving unit, of a larger facility completed in 1926-27. The property consists of one contributing building and one contributing site comprising the front lawn.

The building is a mix of eclectic Revival and Modern styles. It recalls Tudor Revival in its massing and half-timbered gables; Renaissance Revival in its arched windows; and Colonial Revival in its symmetrical façade and rectangular, double-hung sash windows. It also exhibits characteristics of the Craftsman style, namely wide overhanging eaves supported by brackets, exterior light fixtures, and the interior staircase.

The following architectural description begins with the exterior, starting with the front (east) elevation and proceeding clockwise around the building. Then follows a description of the interior followed by a description of the front lawn.

***Exterior***

The Martinsville Sanitarium is a two and one-half story rectangular mass measuring 160' x 55'. The building has two projecting wings on the north and south ends of the east (front) elevation. A projecting enclosed sun porch is located on the south wing. The cross-gabled hipped roof is asphalt; the flat top of the hip is covered with rubber.

The foundation is brick with a concrete face shell wrapping the entire building. Exterior walls are multi-colored Oriental brick manufactured by the Poston Company of Martinsville, unless otherwise noted. Header course brickwork above the first and second floor windows wraps the original north and west walls. Large guest room windows are six-over-six double-hung wood sash. Small guest room windows are two-over-two double hung wood sash. The fenestration is balanced, with the small windows appearing either singly or in pairs between the large windows. All sills are limestone.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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East (front) Elevation

Facing the Vandalia Depot, the east (front) elevation is the public side of the Sanitarium. There are two projecting gabled wings. The north wing has a jerkin head gable.

The south wing features the sun porch with main entrance, behind which is found the lobby. This is the more decorative portion of the facade. It features a cross gabled roof and central gable dormer with stucco wall surface, half-timbering, and bracketed eaves. The gables are filled with stucco and decorative half timbering and a pair of four-over-four double hung wood sash windows. Second floor guest room windows are six-over-six double hung wood sash. Between the windows on the gable ends are decorative brick insets with square limestone blocks at the corners. First floor lobby windows are round arch with a limestone keystone and decorative multi-paned glass in a double-hung wood sash. A limestone belt course connects the windows below the arches and continues around the three sides of the sun porch.

The sun porch features five arched openings: three on the front and one on each of the sides. The center arch in the east wall is filled with glass doors with an aluminum frame. Period Arts and Craft-influenced copper light fixtures with hammered amber glass are found at the upper outer corners of each door. All other arches are filled with multi-sash aluminum frame windows. All arches are framed by brick pilasters topped with limestone tabs and caps. The pilasters extend above the roof of the sun porch to create newel posts for an upper balustrade made of square iron balusters. Central in each of the five spans is decorative ironwork in the shape of a shield with the capital letter M (for Martinsville) in the center. The newels are capped with limestone; each of the front four is also topped with a round globe light.

A handicap accessible concrete ramp with metal railing currently leads to the doors.

South Elevation

The wall surface is wood board and framing to resemble Tudor-style half timbering. (This wall was created in 1979-1980 following the demolition of the second unit built 1926-1927.) Ten feet of original brick wraps the southeast corner from roof to ground; one original window opening (filled with plywood) remains on the first floor level. A modern treated timber fire escape stairway fills the east half of the wall.

West Elevation

The south one-third of the west wall is clad in original brick. Six-over-six and two-over-two double hung wood sash windows are original. A pair of replacement aluminum frame glass entrance doors fills an original opening. To their right, a window opening has been infilled with brick.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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The center one-third of the wall surface is covered with wood panels and decorative timbering. This fills in the opening left when a two-story dining room wing (built 1916) was removed in 2003.

The north one-third of the exterior wall is covered with about ten feet of original brick cladding under the roofline. Below that the wall is covered with wood and timbering added when the original bath house wings were removed in 1984. A small shed dormer with a pair of filled windows is found in the roof.

**North Elevation**

The north façade remains intact. It features two gabled dormers with decorative half-timbering and bracketed eaves, each with a pair of two-over-two double hung sash windows. The fenestration is balanced, with central pairs of two-over-two double hung wood sash windows flanked by two six-over-six double-hung wood sash windows on both the first and second floors. An entrance with a shed roof is located between the west first floor windows. A window is located overhead; it lights the interior stairway landing. The door itself is a laminated wood replacement.

***Interior***

The description of the original interior as provided by an article in the October 15, 1925, *Martinsville Republican* is as follows:

. . . The building will include thirty commodious bedrooms . . . The woodwork will be of Louisiana gum and the doors birch . . . The bed rooms will be beautifully furnished and equipped with all conveniences to make them attractive and comfortable. The floors will be hardwood and carpeted.

By comparing the description above to the 1927 Sanborn fire insurance map, a current plan of the first and second floors, and a careful analysis of the interior itself, 30-34 rooms can be accounted for. (Rooms 5, 6, 7, 8 and 17, 18, 19, 20 appear to be four sets of paired suites.) See floor plans. On the first floor, simple partitions have been added in the north staircase, lobby, bath house corridor, and in Room 10. In addition, the side-by-side bathrooms in Rooms 10 and 11 have been reconfigured.

The first and second floors are laid out nearly the same. Each has a central north-south corridor through the main mass. A secondary staircase with Arts and Crafts-inspired newels and square balusters is found at the north end of the corridor. It was originally open but is now enclosed by a wallboard wall and safety door. A centrally located east-west corridor forms an L-shape to the east in the north wing.



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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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Molding at chair rail height runs the length of all corridors. All room doors are paneled birch with louvered outer doors. The room transoms are filled with panels of Louisiana gum; transoms for public spaces and non-residential rooms have three lights. All but two of these transom windows remain intact. Many of the bathrooms retain their original white tile floors and porcelain fixtures; others have been upgraded with modern fixtures and floor and wall coverings. One bathroom (Room 1, first floor) is different than all others: it has a colored tile floor. It also retains its original fixtures.

Guest rooms throughout the sanitarium are fairly similar in size, with the exception of five second floor rooms above the lobby. The most spacious room in the sanitarium is Room 34.

Throughout the building, plaster ceilings remain at the full original height of ten feet. The first floor ceiling is plaster. The second floor corridor ceiling has been covered with acoustical panels. All light fixtures are replacements. Exposed water pipes run along ceilings in the guest rooms, corridors, and public areas.

All hardwood floors have been covered with carpet. What appears to be the original wool carpet is still found in the first floor electrical room. This room also contains the original electrical panel. The original telephone panel is still found in the first floor telephone room. Telephone panel boxes are still found in the corridor walls.

Several period radiators remain in rooms, but the majority are replacements from about the 1960s-1970s. The heating system was located in the dining room section removed in 2003. There is currently no heat, water, or electricity in the sanitarium building.

All original walls are plaster over lath. All interior doors are unpainted paneled birch with louvered outer doors with crystal knobs. All interior woodwork is painted.

The interior of the sun porch features brick walls, two sets of paired entrance doors with overhead four-light wood transoms. The doors themselves are security replacements of the originals, consisting of a single large glass framed with steel. The ceiling is fiberboard. The floor is red tile dating to, perhaps, the 1970s. Original copper light fixtures with hammered amber glass identical to those outside hang alongside the inner door jambs.

In the center of the first floor lobby is a Craftsman-style staircase of Louisiana gum with a 90-degree turn. The balusters are flat with cut-outs in the shape of a capital I. A 1960s-era elevator is found in the inside corner of the staircase. On the second floor, the elevator shaft boxes in the northwest corner of what would originally have been an open staircase. Sections of balustrade remain on the north and south sides of the stairwell opening.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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Immediately to the west of the second floor landing is a short corridor that leads to a flight of four steps. These steps led to the guest rooms above the 1916 dining room, which was removed in 2003. A mechanical wheel chair lift is located here.

In the first floor lobby, immediately south of the staircase, is an office made by enclosing an original open sitting area. Inside the door, on the north wall, is a wall fountain with two spigots. The fountain back is made of glazed ceramic tile; the basin is also glazed ceramic. In the west (rear) wall is a pair of leaded glass windows with a colored center medallion. Immediately south of this office is another enclosed room made by filling in three open arches; the original open space was a lounge area. In the west (rear) wall are two more pairs of similar windows. This room is accessed through the rear corridor.

Off the lobby, northwest of the elevator, a short corridor leads to a pair of barred interior paneled doors, each with six lights, flanked by sidelights and topped by a transom with filled in lights. These doors led to the now missing dining room built in 1916. A similar pair of interior doors—also barred and once leading to the dining room—is located at the southwest end of the exterior replacement wall made of board and half-timbering. Original window lights are replaced with solid panels. The sidelights have been converted into display cabinets and book shelves.

North of the main dining room doors, a third pair of doors leading to the bath house has been removed and the opening filled. In the south wall of the corridor connecting the bath house and the main north-south corridor accessing the guest rooms is a filled arch framed by decorative columns. The historical use of the room behind it is unknown, but it is assumed to have been a small lobby or relaxation room for guests using the bath house.

The original open attic is divided into offices, with the exception of the north wing. The offices have walls of wallboard and dropped ceilings. The north wings contain storage units made of framing and chicken wire. The original wall and roof framing, and the wide plank flooring, remain exposed.

The basement is at full height in the area below the elevator; all other areas are crawl space only. Walls are plaster over brick. The floor is dirt. The basement was occupied only by the building's mechanical systems.

The grassy, shaded front lawn extends from the Martinsville Sanitarium building to the Indianapolis and Vincennes tracks, a distance of about 100 feet. A concrete handicap accessible ramp extends from the outer door of the sun porch to a vintage red brick sidewalk that extends to within six feet of the I & V tracks. A number of trees at least 50 years old—hard maple, crabapple, pine--shade the lawn. A grassy tree plot is found between the city sidewalk and West Harrison Street. Two flower gardens circled with red brick are located near the outer corners of the sun porch. Older city residents say they mark the former locations of two fountains.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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**STATEMENT OF SIGNIFICANCE****Introduction**

The Martinsville Sanitarium is a historic mineral water sanitarium that operated from 1898-1957. The resource consists of one contributing building and one contributing site comprising the front lawn. It is eligible for the National Register of Historic Places under Criteria C and A. The property retains a significant degree of architectural integrity and exhibits characteristics of the Tudor Revival, Colonial Revival, Renaissance Revival, and Craftsman styles. One of only seven historic properties in Martinsville individually rated outstanding, outside of identified districts, in the *Morgan County Interim Report* (1993), the Martinsville Sanitarium is the finest representative of the city's most significant industry. It is critical to note that Martinsville, with eleven mineral water sanitariums located within a one-mile radius, had more sanitariums than any other community in Indiana. Built 1925-1926, the nominated property is the first and only surviving residential unit of the new and improved Martinsville Sanitarium as it was rebuilt between c1916 and 1927. A second residential unit was added to the south end of the existing unit in 1926-1927; it was removed in 1979-1980.

The only other sanitarium remaining in Martinsville is the New Highland (1896-1951). Located approximately five blocks northeast of the Martinsville Sanitarium, the original Highland Sanitarium was established in 1892. Its history is marked by ever changing ownership and misfortune due to fire. A large, two-and-one-half story frame structure in the Queen Anne style, the Highland was destroyed by fire in 1929, just after the completion of an adjoining five-story vernacular brick addition. The frame portion was replaced with a large two-story wing; this was destroyed by fire in 1951, forcing the abandonment of the sanitarium. After twenty years of vacancy, the New Highland underwent extensive alterations in 1970 when it was made into affordable housing. Approximately one-quarter of the New Highland Sanitarium remains.

The Martinsville Sanitarium is located on the south side of the 200 block of West Harrison Street, in the northwest section of Martinsville. One block south and two blocks east is the Martinsville Historic Commercial District, anchored by the Morgan County Courthouse (1857-59; NR 1996). The Martinsville Sanitarium is surrounded on the north, west, and east by Bucktown, a working class residential neighborhood whose development began about 1880. Bucktown is closely associated with the White River, about one-half mile to the west, and the Indianapolis and Vincennes Railroad (also know as the Vandalia line), which intersects it north and south. Bucktown is further associated with the Martinsville, New Highland, and Whiting (1923-1949) Sanitariums, and a large Van Camp[-Stokely] canning factory located several blocks to the north that operated from 1903-1940. The housing stock is largely vernacular, with one and one-and-one-half story structures most prevalent. Lots are small and houses are close to the street.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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**Architecture**

Architecturally, the Martinsville Sanitarium is a mix of eclectic Revival and Modern styles. It recalls Tudor Revival in its massing and half-timbered gables; Italian Renaissance Revival in its arched windows; and Colonial Revival in its symmetrical façade and rectangular, multi-paned double-hung sash windows. It also exhibits characteristics of the Craftsman style, namely wide overhanging eaves supported by brackets, exterior light fixtures, and the interior staircase.

According to Virginia and Lee McAlester in *A Field Guide to American Homes*, the Tudor Revival style, popular in America from approximately 1890-1940, is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. The style was particularly fashionable during the 1920s and 1930s, especially as improvements in veneering techniques allowed the mimicry of the brick and stone exteriors seen on English prototypes. The style quickly faded from fashion in the years prior to World War II.

Popular from about 1840-1915, especially in the years following the 1893 Columbian Exposition where it received great publicity, the Italian Renaissance Revival was popularized in America by Richard Morris Hunt. Another popular revival was Colonial Revival—a rebirth of interest in the English and Dutch houses of the Atlantic seaboard. The Philadelphia Centennial of 1876 is credited with awakening America's interest in its architectural heritage. Early examples of Colonial Revival were rarely historically accurate. During the first decade of the twentieth-century, they became more so, but by the 1930s, the style had become simplified. In the case of the Martinsville Sanitarium, the Renaissance Revival and Colonial Revival styles are reduced to only a few basic design elements.

The Craftsman style grew out of the English Arts and Crafts movement, which held that purposeful, skilled hand manufacture was the means of offsetting the dehumanizing effects of industrialization. Central to the movement—as much social philosophy as artistic expression—was an embracing of natural materials, a stripping of extraneous ornamentation, and truthfulness and purity of structure. The style's philosophy is well-suited to the sanitarium industry, which espoused health and well-being along with rest, relaxation, and recreation in a rustic, retreat-like setting.

The eclectic variety of architectural styles was successfully combined in the Martinsville Sanitarium by Wilson B. Parker, an Indianapolis architect. The builder was Charles F. Duncan, a Martinsville contractor.

Wilson B. Parker (1867-1937) is known to have worked at McKim, Meade and White, and also for Tiffany Glass Company. He had an architectural partnership with Ennis Austin in South Bend, Indiana, from 1898-1903. He designed the Joseph Birdsall House in that city in 1898. He

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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moved to Indianapolis about 1903. He is primarily known as a designer of Carnegie libraries in Indiana. According to Abigail A. Van Slyck in *Free to All: Carnegie Libraries and American Culture, 1890-1920*, Parker designed libraries in the Indiana towns of Bloomington, Brookville, Hebron, Liberty, Pendleton, Plainfield, Shoals, Spencer, Thornton, and Williamsport. Additional libraries overlooked by Van Slyck include those in LaPorte, Waterloo, and Worthington. Parker also is known to have designed the Fairview Presbyterian Church, the Joseph Schaff House, and his own house in Indianapolis. Parker also served as photographer with the Historic American Buildings Survey in Indiana in 1934.

No other buildings in Martinsville have been attributed to Parker. At this writing, no other large scale institutional or resort buildings designed by Parker have been identified.

An important Martinsville contractor between 1915 and 1935, Charles F. Duncan built the Vandalia Depot, the Dillon Bakery on Main Street, his own house on East Washington Street, and many other buildings in Martinsville.

Despite the passing of time and adaptation from use as a mineral water sanitarium to a residential care facility, the Martinsville Sanitarium retains a significant degree of architectural integrity.

The interior has experienced very slight and easily reversible alterations. Two sides of the exterior are in nearly original condition. The other two are marred by replacement wall cladding installed following the removal of adjoining sections.

**History of Martinsville's Sanitarium Industry**

Located on the east bank of the White River, Martinsville is the county seat of Morgan County. Platted in 1822, the city's earliest industry was pork packing and shipping. By the 1850s, the town had grown significantly and included a woolen mill, sawmills, flour mills, a wagon shop, and several furniture shops.

The railroad came to Martinsville in 1853, connecting it with larger cities. During the same decade, the Morgan County Courthouse was erected, and the surrounding commercial blocks began to be developed. After the Civil War, the city's growing prosperity was reflected in new commercial buildings lining the courthouse square. By 1900, the city's important industries included brick manufacturing; Davis Cooperage, a manufacturer of barrels, buckets, furniture and other wood products; the nationally known Old Hickory Furniture Company; and the internationally known Grassyfork Fisheries, by World War II the largest producer of goldfish in the world.

The city's most important industry was mineral water sanitariums, however. Mineral water was discovered in 1887 by Sylvanus Barnard while drilling for natural gas. Within a decade,

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

Martinsville had become one of the nation's leading health resorts. The Barnard Sanitarium, Martinsville's first, was erected two blocks west of the courthouse square in 1888, with several others coming in quick succession wherever water could be found. By 1930, there were ten the

sanitariums in operation. (Two had closed by this time, including one subsumed by Martinsville Sanitarium—see below—and another, Clark's Sanatorium, which operated from 1902 to about 1903. During this one year, Clark's was the "only colored Sanatorium in the country.") The industry's heyday was approximately 1890-1930.

The sanitarium industry had a dramatic effect on Martinsville. Its population doubled between 1890 and 1900 to about 4,000 residents. Another 30,000 people visited the spas each year between about 1915 and 1929. The reputation of Martinsville's mineral springs drew guests ranging from the middle class to prominent politicians, businessmen, and entertainers from all over the country. Rail transportation was crucial to the industry's early success, with guests arriving on the Indianapolis and Vincennes Railway—it became the Vandalia Line in 1904--and the Cleveland, Cincinnati, Chicago, and St. Louis Railroad ("The Big Four"). A third method of transportation was the interurban connecting Martinsville with Indianapolis (1902-1930). By the year of its discontinuation, sanitarium guests were arriving by private automobile, but the train appears to have remained the most popular mode of transportation. Neither the Martinsville nor its "sister" sanitarium, the Homelawn, which shared an owner, had parking lots, for example.

Due to developments and discoveries in modern medicine and a change in leisure and transportation patterns, the sanitarium industry faded in the 1930s. The Depression hurt it badly, with many sanitariums struggling to remain open with a severe reduction in the number of guests and employees. Walter A. Kennedy, owner of both the Martinsville and the Homelawn sanitariums, refused to discharge any of his employees and used his personal wealth to sustain both sanitariums during these lean years. World War II delivered the fatal financial blow to the sanitarium industry, and fire and demolition brought an end to many of the structures. The last to close were the Martinsville (1957), the Cohn-Barnard (1962), and the Homelawn (1968).

The Martinsville and the Homelawn, were the city's finest sanitariums. Both were owned and operated by Walter A. Kennedy, who acquired them from his father-in-law, W. E. Hendricks. The Homelawn was established in 1889 as a series of frame bath houses attached to the founder's brick residence; these were torn down in 1908 and replaced by a three-story brick building. Several Art Deco-inspired additions were made between 1917-1924. Following Kennedy's death in 1960, the Homelawn experienced a pitiable decline. It closed in 1968, was sold and transformed into a weight-loss resort, which closed in 1971. From 1975-1989, it was home to Daystar Christina Ministries. A fire in 1989 destroyed nearly all of the structure; the remains were removed in 1995. The property is now occupied by a funeral home.

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

**History of the Martinsville Sanitarium**

The Martinsville Sanitarium originated in 1892 with two predecessors. The Nutter and Webster/Major/Artesian Sanitarium and the original Martinsville Sanitarium, were frame structures built side by side. In 1897 and 1898, W. K. Bellis, an Indianapolis bicycle manufacturer, bought both structures and combined them into one large, rambling facility he named the Martinsville Sanitarium.

From the beginning, the Sanitarium's proximity to the Indianapolis and Vincennes Railroad, located less than one hundred feet to the east, was integral to its success. Passengers disembarked at the station and walked across the shaded front lawn to the Sanitarium or waited in a covered shelter to be transported by "wagonettes." A c.1900 brochure includes an etching of the I and V passenger platform with the Martinsville Sanitarium in the background. So important was the I and V depot to the city's sanitarium industry, in fact, that in 1910 a stylish, brick Craftsman style structure was erected at a cost of \$10,000. It was listed on the National Register of Historic Places in 1981.

For the purpose of this nomination, the front lawn of the Martinsville Sanitarium is counted as one contributing site. Its description in a 1901 report by state geologist W. S. Blatchley is still applicable today: "The lawn between the sanitarium and the railway station is spacious and well shaded."

In 1916, Walter A. Kennedy bought the sanitarium from his father-in-law and embarked on an ambitious expansion plan, beginning with the construction of a two-story brick addition to the west side of the rambling frame sanitarium. This addition included a dining room, kitchen, and large storeroom, with guest rooms on the second floor.

In 1925-1926, Kennedy tore down the north half of the frame sanitarium (Nutter Webster/Major/Artesian) and built the existing residential unit. In 1927, he tore down the south half (the original Martinsville Sanitarium) and built a second residential unit. Kennedy promoted the new and improved Martinsville Sanitarium as "One of the Three Best Known Watering Places in America." The identity of the other two is unknown. Another advertisement boasted that Martinsville was the sanitarium "Where Rheumatism Meets its Waterloo."

The Martinsville Sanitarium remained in operation until 1957. That year, Kennedy donated the facility to the National Benevolent Association of the Disciples of Christ for use as a retirement home. Given in memory of his son, Charles S. Kennedy, who died in an auto accident on State Road 37 in 1938, the Martinsville Sanitarium, renamed the Kennedy Memorial Christian Home, was the first licensed facility for aging in Indiana.

According to Martinsville resident John E. Hurt, 93, who served on the first Kennedy Home board of trustees and continued to hold a position for many years thereafter, the NBA made very

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

minimal interior alterations to the interior space. A 1976 budget report briefly identifies "the program of repair, replacement and refurbishing" spanning the years 1957-1976: installation of the elevator, new roof, new painting and carpeting, new light fixtures, plumbing, electrical and heating and cooling upgrades, and replacement of shrubbery.

In 1967, NBA completed a geriatric service and research center located west of and apart from the sanitarium. No part of the sanitarium was torn down.

The first significant change to the sanitarium came in 1979-1980 with the demolition of the second (south) residential unit constructed in 1927. It was replaced by the Ken-Mar apartments, which still exist.

In 1982, the geriatric center was expanded. This did not impact the sanitarium building. A second expansion in 1984, however, replaced the sanitarium bath house attached to the west side of the sanitarium.

In 2002, NBA closed the Kennedy Memorial Christian Home and gifted the entire property to the Community Service Center of Martinsville. The 1925 sanitarium structure was abandoned and all of the later additions converted into transitional housing.

The last demolition impacting the 1925 sanitarium building occurred in 2003 with the removal of the 1916 dining room. What remains as of the preparation of this National Register nomination is the complete first residential unit of the Martinsville Sanitarium dating to its rebuilding by Walter A. Kennedy in 1925-1926.

In summary, the following is a timeline of the history of the Martinsville Sanitarium:

- 1892 First Martinsville Sanitarium established by Dr. C. A. Kessinger, Dr. W. E. Hendricks and W. S. Haltom. Sold 1898.
- 1898 W. K. Bellis, an Indianapolis bicycle manufacturer, and a Mr. Hotchkiss purchased the Martinsville Sanitarium and neighboring Artesian Sanitarium in 1897. Partner was W. E. Hendricks.
- 1916 Walter A. Kennedy purchases the Sanitarium. The dining room/kitchen/store room/second floor rooms section appears on 1916 Sanborn map.
- 1925-1926 First residential unit of new and improved Martinsville Sanitarium built by C. F. Duncan. Architect Wilson B. Parker of Indianapolis. First unit consists of 30-room residential unit and bath houses with doctor's offices. Completed October 1926.



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Martinsville Sanitarium, Martinsville, Morgan Co., IN

- 1927 Completion of second residential unit consisting of guest rooms, offices, sunroom, billiard room, radio room.
- 1957 Walter A. Kennedy donates sanitarium to National Benevolent Association of the Disciples of Christ for use as retirement home. Given in memory of son Charles S. Kennedy, who died in auto accident on SR 37 in 1938. Kennedy Home incorporated July 29, 1957. First licensed facility for aging in Indiana.
- 1967 Geriatric service and research center opened October 8, 1967. No part of the sanitarium structure was torn down.
- 1980 Second (1927) residential unit torn down to make way for Ken-Mar Apartments.
- 1984 1926 bath house comes down, replaced with geriatric center addition
- 2002 NBA closes Kennedy Memorial Christian Home, donates building to Community Service Center
- 2003 1916 dining room/kitchen/store room section with second floor rooms removed as CSC converts geriatric center to transitional housing. 1925-1926 residential unit abandoned.
- 2005 CSC seeks National Register listing and pursues adaptive reuse of 1925-1926 residential unit.

**Historical Context**

According to Eliza Steelwater, author of the National Register of Historic Places nomination for the French Lick Springs Hotel in French Lick, Indiana, the period for health-related mineral water resorts correlates roughly with the nation-wide health movement of 1880-1920, when emphasis was placed on diet and clean air, away from large cities. One of the four themes of the World's Columbian Exposition held in Chicago in 1893 was health and hygiene, concerns that were hallmarks of progressive social ideals between about 1890 and World War I. Concepts of cleansing and purification were easily related to the bowels, and the laxative effect was one that could be substantiated. The prosaic use of mineral water as a laxative survived many grander medical claims, a factor that allowed the profitability of sanitariums statewide to continue after other medicinal uses were discontinued. Bathing, of course, was also continued until the sanitariums were discontinued and closed beginning during the Depression and through the post-World War II years.

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Martinsville Sanitarium, Martinsville, Morgan Co.,IN

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By 1900, Indiana had 30 mineral-springs resorts. The grandest were, of course West Baden Springs (est. 1855) and French Lick Springs (est. 1832), both in Orange County. Martinsville had six. By 1923, another five were established for a total of eleven. This number makes Martinsville unique in the state. No other city or town had as many mineral water sanitariums.

An article by W. S. Blatchley in the *Twenty-Sixth Annual Report of the Indiana Department of Geology and Natural Resources* (1903) includes an early history of Martinsville's sanitariums. Blatchley notes that the mineral waters in Morgan County were all derived from the same bedrock unit, the Niagara Limestone (now an obsolete and obscure classification) at a depth of 600-700 feet and the Trenton at 1700 feet. According to Tracy D. Branam of the Indiana Geological Survey, the geologic formation from which the water is derived is not unique to Martinsville; rather, it extends throughout central Indiana. Neither is the quality of the water, which was rich in sodium chloride (although it lacked the odor of French Lick's Pluto water, for example); calcium and magnesium carbonate; and to a lesser degree, potassium chloride and sodium sulfate. He notes that in Spencer, for example, artesian water of a similar quality was derived from the same bedrock source. Branam further notes that Martinsville's wells had sufficient pressure on the confined aquifer that even at 680 feet of depth, they were artesian wells for a good part of their existence, before it became necessary to install pumps.

The uniqueness and success of Martinsville's sanitarium industry is attributed to several factors. First is the fact that Martinsville's water, according to Branam, was much more mineralized than many natural springs from shallower depths, such as those at French Lick and West Baden, and was thus deemed to be of great medicinal value. Second is the eagerness with which local entrepreneurs established new sanitariums following the discovery of water. Third was Martinsville's proximity to Indianapolis and connection by rail to even larger cities such as Chicago, Cincinnati, and St. Louis; its connection by interurban to Indianapolis; and by the 1930s, its connection by highway to the rest of the state and beyond. Also significant was Martinsville's rural setting along the White River, a setting that provided opportunity for healthful relaxation and recreation away from the city. Rural retreat and respite was an important aspect of the health and wellness movement.

While mineral water sanitariums throughout Indiana closed during the 1930s, 1940s, and 1950s, and the facilities were demolished, the Martinsville Sanitarium survived by being adapted to alternative residential use. When this use was abandoned in 2002, the Kennedy Memorial Christian Home was itself adapted for residential use of yet another variety, that of transitional housing. In recognition of its historical and architectural significance, and in anticipation of its restoration and adaptive reuse as office space for a variety of community resources, the

Martinsville Sanitarium is being nominated to the National Register of Historic Places by its current owner, Community Service Center of Morgan County, Inc.

**National Register of Historic Places  
Continuation Sheet**

Section 9 Page 14

Martinsville Sanitarium, Martinsville, Morgan Co., IN

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Continuation Sheet**Section 10 Page 15 Martinsville Sanitarium, Martinsville, Morgan Co., IN

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Buildings site for proposed geriatrics unit at Kennedy Memorial Christian Home. *Martinsville Daily Reporter*, April 15, 1964.

Cy Baker works on plantings around new addition to Kennedy Memorial Christian Home. *Martinsville Daily Reporter*, October ?, 1967.

North side new geriatrics research unit, Kennedy Memorial Christian Home. *Martinsville Reporter*, October ?, 1982.

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Continuation Sheet**

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Martinsville Sanitarium, Martinsville, Morgan Co., IN

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**Ephemera**

Postcards and advertising pieces from the collection of Curtis Tomak, Martinsville, IN.

**Boundary Description**

Beginning at the southwest corner of the intersection of the Indianapolis and Vincennes railway right of way and West Harrison Street, proceed south along said right of way approximately 180 feet; thence west approximately 142 feet along the south property line; thence north approximately 172 feet to the south side of West Harrison Street; thence east approximately 190 feet to the point of beginning.

**Boundary Justification**

Within said boundary is located the Martinsville Sanitarium, the entire front lawn, side lawns, and portion of the rear lawn not currently occupied or used by the adjoining transitional housing facility known as WellSpring, operated by Community Service Center of Morgan County, Inc.

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All photographs were taken by Joanne Raetz Stuttgen on April 4, 2005. Negatives are on file with the Community Service Center of Morgan County, Inc., 239 Wet Harrison Street, Martinsville, IN 46151.

- Photo 1 of 20 View from Marion and Pike Street showing Vandalia Depot in foreground and Martinsville Sanitarium behind. Camera facing northwest.
- Photo 2 of 20 East elevation of Martinsville Sanitarium, with Indianapolis and Vincennes (Vandalia line) tracks in foreground. Camera facing west.
- Photo 3 of 20 South and west elevations. Camera facing northeast.
- Photo 4 of 20 North and east elevations. Camera facing southwest.
- Photo 5 of 20 East elevation, sun porch. Camera facing west.
- Photo 6 of 20 Interior of sun porch. Camera facing southwest.
- Photo 7 of 20 Secondary staircase, north end of north-south corridor, first floor. Camera facing north.
- Photo 8 of 20 North-south corridor, first floor, showing louvered room doors. Camera facing north.
- Photo 9 of 20 East-west corridor, first floor. Camera facing east.
- Photo 10 of 20 Room 7, first floor. Camera facing south.
- Photo 11 of 20 Bathroom with patterned tile floor and period fixtures, Room 1, first floor. Camera facing south.
- Photo 12 of 20 Lobby, first floor. Camera facing north.
- Photo 13 of 20 Wall fountain inside office, lobby, first floor. Camera facing north.
- Photo 14 of 20 Staircase, lobby, first floor. Camera facing west.
- Photo 15 of 20 Corridor and primary entrance doors to dining room, first floor. Camera facing west.

**National Register of Historic Places  
Continuation Sheet**Additional Documentation Page 18 Martinsville Sanitarium, Martinsville, Morgan Co., IN

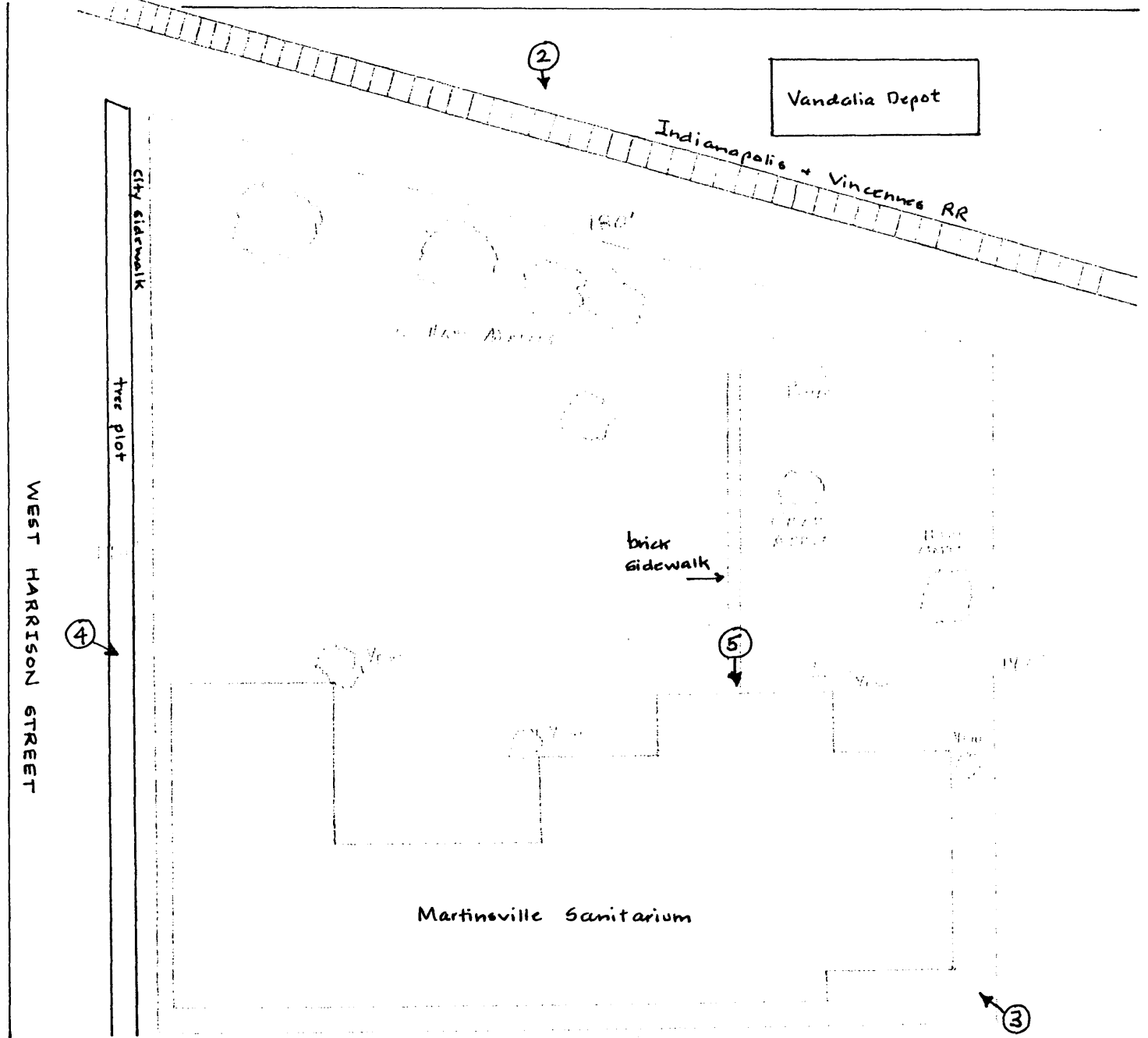
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- Photo 16 of 20 Secondary entrance doors to dining room, first floor. Camera facing west.
- Photo 17 of 20 Leaded glass windows with stained glass center medallions, rear corridor, first floor. Camera facing east.
- Photo 18 of 20 Balusters of central staircase, second floor, with enclosed elevator at right. Camera facing south.
- Photo 19 of 20 North-south corridor, second floor. Camera facing south.
- Photo 20 of 20 Storage units, east-west corridor, attic. Camera facing west.

**SITE MAPS and FLOOR PLANS**

- A Site plan
- B First Floor
- C Second Floor
- D Attic
- E Basement

SOUTH MARION STREET



Martinsville Sanitarium

Wellspring

lawn

Z ←

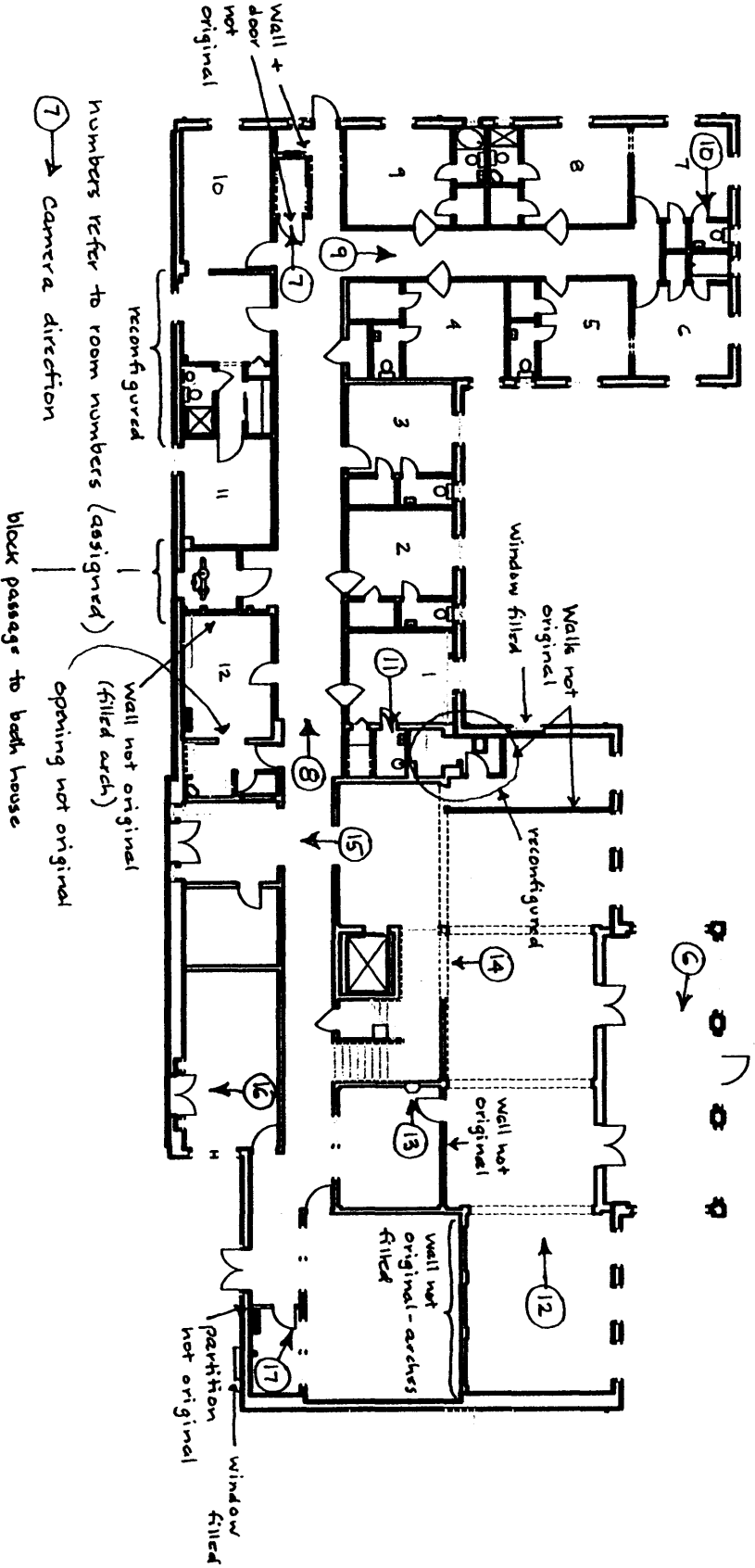
Martinsville Sanitarium  
 Martinsville, Morgan Co., IN  
 SITE PLAN

○ → = camera direction



Martinsville Sanitarium  
 Martinsville, Morgan Co., IN

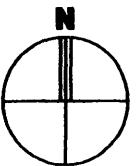
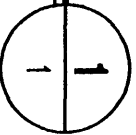
Gross Square Footage This Level: 8,631 S.F.



# First Floor Plan

SCALE: None

August 2005



Martinsville Sanitarium  
Martinsville, Morgan County, Indiana



c1910

This is a view of the combined Nutter/Major and Martinsville Sanitariums showing the railroad and sheltered wait station near the depot, which is not in the picture. This image is from the sanitarium letterhead.

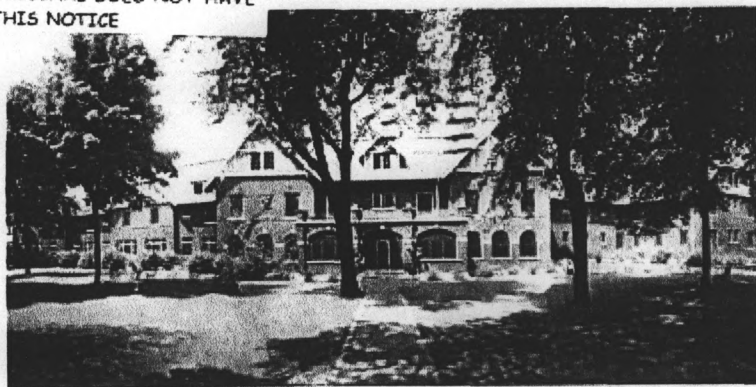
Martinsville Sanitarium  
Martinsville, Morgan County, Indiana



THE MARTINSVILLE SANITARIUM  
MARTINSVILLE, INDIANA

1930s

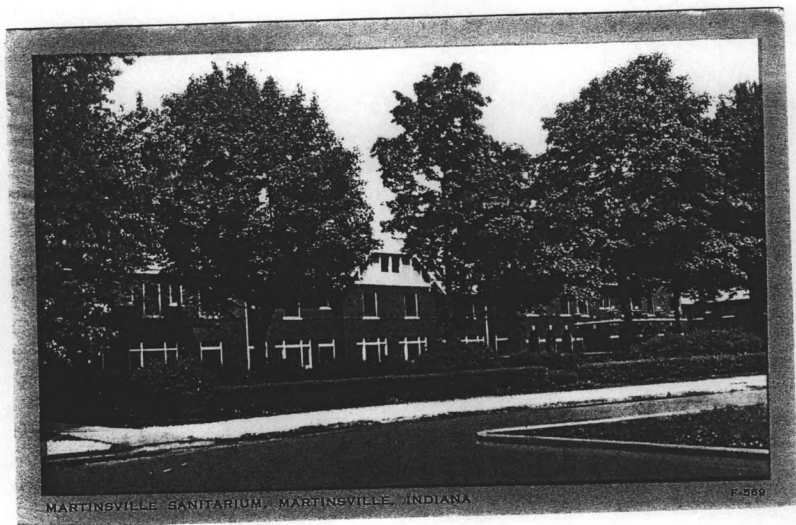
ORIGINAL DOES NOT HAVE  
THIS NOTICE



THE MARTINSVILLE SANITARIUM • Martinsville, Indiana  
"ONE OF THE THREE BEST KNOWN WATERSIDE PLACES IN AMERICA"

1940s

Martinsville Sanitarium  
Martinsville, Morgan Co., IN



postmarked 1944

This shows the south second unit that was removed 1979-1980.  
The postcard artist has fabricated the street intersection.  
Note that the railroad track has been left off!