

INDIANA PRESERVATION

JULY/AUGUST 2017



INDIANA LANDMARKS

Hail and Farewell

Honoring a Preservation Pioneer

Coca-Cola "Before"

Tour historic bottling plant



Stellar Stories

Small-town revitalization underway



TINA CONNOR

Remembering an Icon

INDIANA LANDMARKS' CHAIRMAN Emeritus Roll McLaughlin (pictured, left) passed away on April 20 in his 94th year. As an artist, architect, restoration specialist, civic leader and friend, Roll was equally revered and beloved. His importance to historic preservation in Indiana and to the founding and nurturing of Indiana Landmarks simply cannot be overstated (see p. 6).

Among Roll's attributes was an uncommon ability to build and sustain relationships over the course of his long life, relationships ranging from young, aspiring preservationists to the top business and philanthropic leaders of our state. Without Roll and those relationships, Indiana Landmarks would not and could not have grown into the organization it is today.

Roll maintained his joyful spirit, humor and wit right up to his last days. His enthusiasm for the work of Indiana Landmarks continued unabated as well. Those of us privileged to be counted among his friends knew we were in the presence of an extraordinary human being. We in the Indiana Landmarks family will miss him terribly as will so many others around the state and beyond.

Marsh Davis, President

On the Cover

Bedford's Stellar Community status helped secure funding to move the city's 1899 Milwaukee Railroad Depot into downtown where it will function as a welcome center, museum, and trail head when it opens in July. PHOTO © WOLFE HOUSE & BUILDING MOVERS



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STARTERS

DOUBLE YER BOOTY

In July, **Indiana Landmarks** doubles your chances of finding treasures. Treasure Hunt in Indianapolis on July 15 and Treasure Hunt North in South Bend on July 22 offer antique markets indoors and outside at our headquarters campus in Indianapolis and at our Kizer House along West Washington Street in South Bend. The markets include food vendors and roving entertainment, fuel for the hunt. We supply treasure maps that also lead you to y'arrrrd sales in the surrounding historic districts. Visit Indianalandmarks.org for details.



EVAN HALE



2,352,000

Coca-Cola bottles per week rattled off the bottling line at the company's Indianapolis plant on Mass Ave in 1954. Indiana Landmarks leads a "before" tour of the Art Deco facility on August 12 prior to its redevelopment by Hendricks Commercial Properties. Get details on p. 4.

PHOTO © HENDRICKS COMMERCIAL PROPERTIES

LANDMARK LEXICON

Pilaster

PILASTERS ARE BIG FAT FAKERS.

Rectangular columns with capital and base, pilasters look sturdy and important, but they're really just thin slices applied to a wall as decoration, making a plain façade look seriously classical. Pilasters, which date back to ancient Roman times, can be plain or fancy, with smooth or fluted column faces and simple or ornate capitals. They can run the height of the façade or frame windows and entrance, as they do at Brazil's 1904 Carnegie Library.

PHOTO BY LEE LEWELLEN





Art Deco Standout Never Went Flat

JAMES YUNCKER’S 1931 BOTTLING PLANT IN downtown Indianapolis, high-style by factory standards, testifies to the businessman’s faith in the growth trajectory of his core product, Coca-Cola. The bottling works moved in the 1960s, but the Art Deco plant on Massachusetts Avenue remains, still attracting interest and curiosity more than 80 years later. On August 12, Indiana Landmarks hosts a “before” tour of the historic plant that Hendricks Commercial Properties will soon convert to apartments, retail and office space.

Yuncker commissioned the design from Rubush and Hunter, a firm known less for utilitarian factories than for prominent structures, including Columbia Club, Guaranty Building, Circle Theater and Circle Tower—all on Monument Circle. The man clearly had aesthetic expectations that exceeded the design standards of an average Depression-era factory. Junglaus Construction Company, whose headquarters was—and still is—just down the street, built the plant.

Incised gold-leaf lettering traces the words Coca-Cola in the brand’s distinctive script on the facade. Gleaming off-white terra cotta clads the Art Deco exterior—a material that conveyed the spic ‘n span facility it enclosed—with geometric and floral motifs and a bas relief panel over the main entrance on Massachusetts Avenue that depicts a refreshing fountain shooting beautiful arcing sprays.

The Art Deco show continues inside the lobby. Ornate bronze doors open onto terrazzo floors and a towering circular marble staircase with stainless steel and brass railing that leads to the

Dominating the northeast end of the Massachusetts Avenue Historic District, the Coca-Cola bottling plant contributes visually to the area, and soon will add economic, retail and entertainment vitality. Hendricks Commercial Properties’ reuse plan for the trapezoidal site includes apartments, shops, restaurants, a Cineplex, and a boutique hotel. Indiana Landmarks hosts a “before” tour of the Art Deco gem on August 12.

PHOTO (ABOVE) BY LEE LEWELLEN, RENDERING (OPPOSITE) © HENDRICKS COMMERCIAL PROPERTIES

executive offices. A massive brushed aluminum light fixture crowns the space.

Just off the lobby on the first floor, another public space wows—walls of sea green, ochre, and creme matte glazed tile walls, trimmed in deep maroon tile that forms ziggurat patterns above the brass and frosted glass doors and surmounted by an ornamented plaster ceiling.

More brand-centered gold-leaf script identifies the adjoining garages that housed the fleet of shiny delivery trucks. Even the floors of the garages were beautiful—green and tan terrazzo inlaid and fitted with brass drain covers.

Yuncker bottled soda water and other drinks before getting the local rights in 1915 to bottle the sweet, fizzy drink invented in Atlanta in the late nineteenth century. He probably felt his new factory was a money-printing machine. For a time, the Indianapolis market for Coca-Cola’s six-bottle cartons topped the nation in sales volume by population.

When the plant opened in September 1931, newspapers touted

its beauty and the cutting-edge manufacturing processes that minimized contact between sterilized bottles and human hands. On Christmas day in 1938, *The Indianapolis Star* noted that the bottling works’ employees could have all the Coca-Cola they wanted, dispensed at seven “bars” strategically located throughout the plant. When production was underway, display windows allowed passersby on Massachusetts Avenue to see bottles being filled and capped.

As business boomed, the plant expanded with additions completed in 1941 and 1949, as well as additional garages. By 1950, the facility was considered the world’s largest bottling plant, with 260 employees and a fleet of 110 delivery trucks.

After James Yuncker died in 1964, Indianapolis Motor Speedway owner Tony Hulman bought the Coca-Cola franchise and moved bottling operations to Speedway. He used the historic plant to store his antique car collection and rented the offices to the Indianapolis Public Schools (IPS), which bought the entire complex four years later. IPS turned the bottling works into a central kitchen for school lunches, and used other areas for



ABOVE: The spectacular staircase to the executive suite, crowned by an equally impressive chandelier, could have starred in a *Ginger Rogers—Fred Astaire* dance number in a 1930s movie.

PHOTO BY GARRY CHILLUFFO

storage, a woodworking shop, and as classrooms for adult and experimental education. The garages remained, housing school buses instead of Coca-Cola delivery trucks.

In 2016, IPS offered the site for sale, selecting Wisconsin-based Hendricks Commercial Properties’ proposal. “We saw this not only as a once in a generation opportunity for our company but even more importantly a true opportunity and responsibility to impact a great community in a truly positive way,” says Rob Gerbitz, Hendricks’ President & CEO, of the standout architecture and 11-acre location on trendy Mass Ave.

The company is considering the main bottling facility with its grand staircase for the boutique hotel and retail, with a specialty food market in one of the former garages. Hendricks is working with RATIO Architects and ARSEE

Engineers on the preservation plan, which will require approval by the Indianapolis Historic Preservation Commission. Hendricks hopes to include historic tax credits in its project financing.

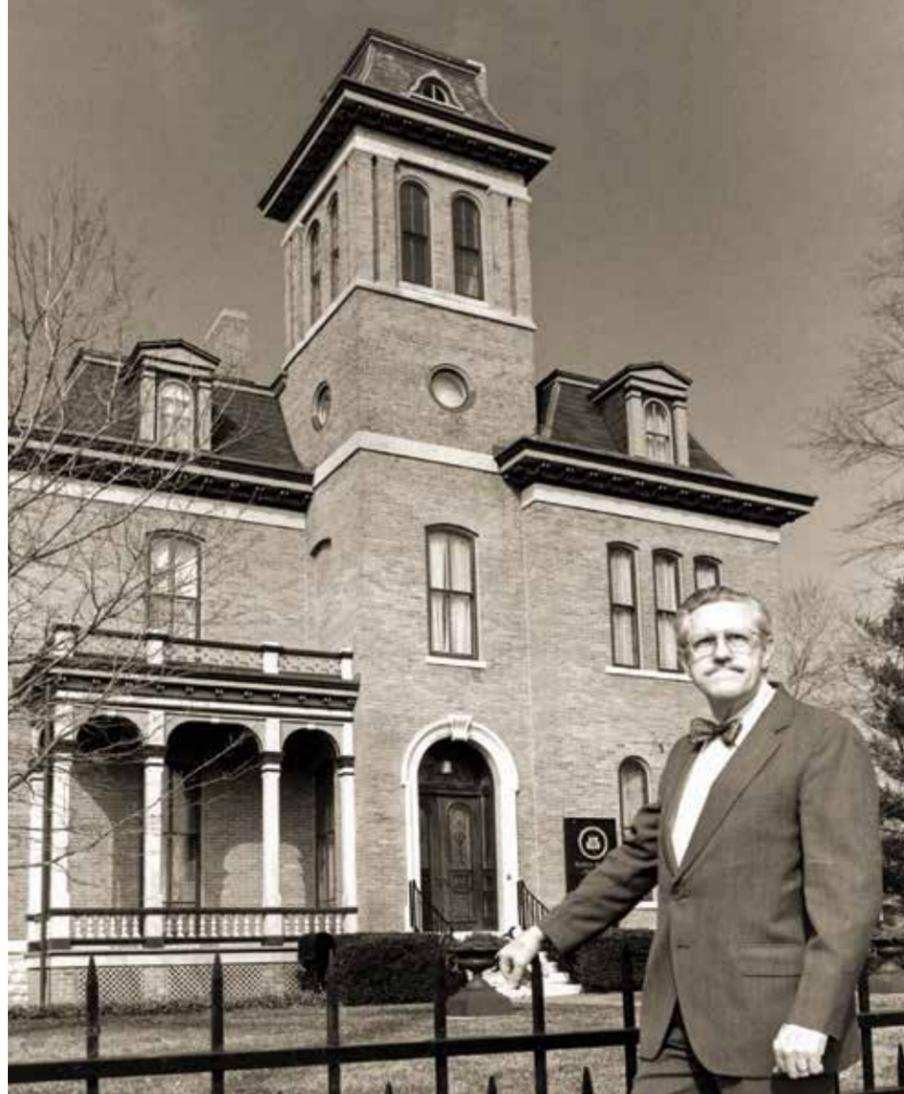
Our Coca-Cola Before Tour runs 1-5 p.m. on August 12 and costs \$12 per Indiana Landmarks member. You’ll be able to move through parts of the building on tour at your own pace, with Indiana Landmarks guides in each area to offer interpretation and answer questions. Buy tickets at indianalandmarks.org or call 317-639-4534.



Leader for a Lifetime

INDIANA LANDMARKS OWES a debt to our late Chairman Emeritus Roll McLaughlin—and to Williamsburg. He credited visits to Williamsburg as a child and a more in-depth tour when he was stationed nearby during Navy boot camp in 1942 with sparking his interest in architecture and preservation. Paired with visionary leader and funder Eli Lilly, Roll deserves immense credit for creating and nurturing Indiana Landmarks to our position as the nation's largest statewide preservation group.

Long before the National Register of Historic Places arrived in 1966, the Historic American Building Survey (HABS) was the only agency documenting important landmarks, and Roll McLaughlin played an active part in strengthening the program when it was revived after World War II. By then, he had spent three years in the Navy Seabees (Construction Battalion), helping design and build the floating structures for the D-Day invasion at



ABOVE: Roll McLaughlin led Indiana Landmarks' first restoration, the Morris-Butler House in Indianapolis, with his wife Linda managing the interior design. The resulting transformation inspired Eli Lilly to hand McLaughlin an envelope containing \$3 million in Lilly stock, the basis of Indiana Landmarks' endowment.
PHOTO BY MARSH DAVIS

LEFT: McLaughlin documented important buildings through the Historic American Building Survey (HABS), including New Harmony landmarks with a team in 1958.
PHOTO © MCLAUGHLIN FAMILY

Normandy and the hilltop cemetery for those who perished there.

In 1953, Roll found his career home at James & Associates, working under architect Edward James, who urged him to take leadership roles in preservation. He served on the board of HABS and led a national committee of the American Institute of Architects to promote historic preservation, "a real selling job in those days," according to Roll. Also a trustee and advisor of the National Trust for Historic Preservation, he spread preservation awareness and built relationships that benefitted the national growth of the movement and the organization in his home state.

His work in establishing Indiana Landmarks (then called Historic Landmarks Foundation of Indiana) came in the late 1950s, after Ed James volunteered him to help Eli Lilly and other civic and business leaders get the organization off the ground. He never stopped volunteering for Indiana Landmarks—chairing the board, designing and managing restoration projects, consulting on endangered sites, giving talks across the state, and creating and maintaining valuable relationships—until he passed away on April 20. We'll repay our debt to him by continuing to grow and save historic Hoosier places.

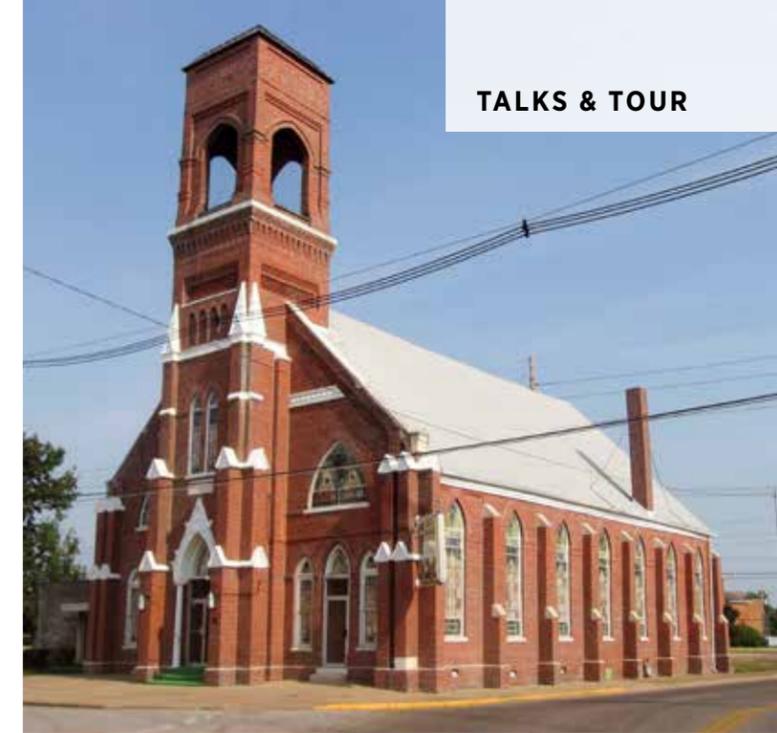
Revival Rooted in History

IN 1938, EVANSVILLE HELD THE LARGEST concentration of African Americans in southern Indiana, with the majority of its black residents living in an area known as Baptisttown. On August 18 and 19, Indiana Landmarks hosts *From Segregation to Restoration: Reviving Baptisttown*, a two-day workshop and tour examining the area's heritage, and how harnessing such history can help revive African American places across the state.

Following the Civil War, African Americans crossed the Ohio River in search of a better life and settled around Liberty Baptist Church at 7th and Oak streets in Evansville. Founded by former slaves in 1865, Liberty Baptist's congregation built a Gothic Revival-style church in 1886 after a tornado destroyed the original building. The landmark remains a church today.

The Baptisttown community thrived in the early twentieth century. Residents created their own schools, churches, civic clubs, hospital, and stores. To combat poor housing conditions in the 1930s, the community petitioned for federal housing. Eleanor Roosevelt presided over the 1938 grand opening of Lincoln Gardens, the second Federal housing project built under FDR's New Deal.

By the '90s, Lincoln Gardens faced demolition. Sondra Matthews, editor and publisher of Evansville's *Our Times Newspaper*, organized a group to buy one of the apartment buildings from Evansville Housing Authority for \$1.



ABOVE: Liberty Baptist Church in Evansville inspired the name Baptisttown, an area that drew African Americans in the segregated nineteenth century. Our August 18-19 workshop and tour considers how heritage can fuel revitalization in Baptisttown and other historically African American neighborhoods.

BELOW: In addition to the church, Baptisttown retains other landmarks, including bungalows built to house teachers.
PHOTO BY STEWART SEBREE

Repurposed as Evansville African American Museum, the site tells Baptisttown's story, and highlights African American culture in Evansville through interactive exhibits, talks, live performances, and special events. One room remains outfitted as an apartment to allow visitors a glimpse of Lincoln Gardens' heyday.

The museum hosts *Reviving Baptisttown's* Friday night reception on August 18. On Saturday, Lincoln High School, the city's primary black school, built by the Baptisttown community, hosts a panel of experts who'll focus on cultural preservation, including exhibiting place-based artifacts, using technology to tell the story of places lost and extant, and re-purposing African American landmarks. National Trust advisor Jeanne Cyriaque of Georgia will discuss how to increase capacity for historic preservation in the African American community, with an emphasis on job creation and economic improvement.

Lunch and a tour of Baptisttown follow the program. *Reviving Baptisttown* costs \$35 per Indiana Landmarks member and \$50 per non-member. Sign up by calling 317-639-4534 or visit indianalandmarks.org.

SMALL TOWNS, BIG PLANS

Indiana's big cities benefit

from substantial tax revenues and the ability to offer development incentives to lure business and improve neighborhoods. Small cities typically have fewer resources to fuel such revitalization—unless they win designation as a Stellar Community, a program created in 2010 by the state of Indiana.

Stellar Communities, which designates two cities each year, uses a combination of public and private dollars to spur revitalization. A combination of state agencies assists the cities in executing economic development plans over a three-year period. Communities that win Stellar status present visionary plans for realistic, achievable projects that exhibit a combination of strategic forward-thinking and rooted understanding of their city's heritage and culture.

Best of all, Stellar Community designation puts a city at the front of the line when it applies for state and federal funding in the form of grants, low-interest loans, and tax credits—awards that can total in the millions (most fall in the \$15-20 million range, matched nearly dollar for dollar by the community). Analysis of the program by the Sagamore Institute documents increases in several areas, including property values, new business investments, community pride, and cooperation among a broad range of community partners.

Since the program began, the Stellar-designated communities—Bedford, Corydon, Crawfordsville, Delphi, Greencastle, Huntingburg, North Liberty, North Vernon, Princeton, Rushville, Richmond, and Wabash—have capitalized on historic downtown buildings to spur revitalization. See how several towns have used Stellar dollars to rehab building facades and restore landmark theaters and civic structures, driving economic improvement and culturally enriching community life.

Across the state, rural communities that win the competitive Stellar Communities status benefit from millions in matching grants to fuel downtown revitalization. In North Vernon, Stellar-funded façade renovations recaptured the historic appearance of the city's commercial architecture.

PHOTO © HWC ENGINEERING



RESTORING THE HEART OF A COMMUNITY

Cross-generational memories attach to some buildings—churches, schools, theaters, libraries—in ways that make them powerful agents for revitalization. In applying to become Stellar Communities, two southern Indiana towns recognized this quality in a Carnegie library and a movie theater and made their restorations a priority in applications for the state grant program.

Indiana constructed 164 Carnegie libraries—the distinctive structures built with funding from Andrew Carnegie—more than any other state. Some remain libraries, while others have been adapted to new uses. North Vernon’s Carnegie was one of the last built, dedicated in 1920, and sat vacant for years until the city’s Stellar Communities application bought it a new life.

“We knew it was important,” says Kathryn Ertel, executive director of the Jennings County Economic Development Commission. “We also knew it was in need of substantial funds to bring it back, and was only a few years away from being damaged to the point that it couldn’t recover.”

A 2003 project had shown the community what was possible: local leaders formed a nonprofit to restore the 1916 Park Theatre, which became a thriving civic center and performing arts venue.

ABOVE: North Vernon used a portion of its Stellar Communities grant to turn a vacant 1920 Carnegie library into City Hall, adding an elevator that made the building accessible to all.

PHOTO BY LEE LEWELLEN

OPPOSITE, BELOW: In 2003, a group of North Vernon residents turned the 1916 Park Theatre into a civic center and performing arts venue, inspiring the City to focus on downtown in its Stellar proposal.

PHOTO © HWC ENGINEERING

The success caused the city to bank on downtown landmarks when it began revising its comprehensive plan and developing a Stellar Communities application in 2011, the program’s inaugural year.

North Vernon’s proposal capitalized on historic buildings to revive downtown, starting with turning the empty Carnegie library into city hall and public meeting space. Following a design by KZF Design, local contractor Bradshaw Building Specialties repaired masonry and windows, upgraded systems, rehabbed original oak woodwork, and added an elevator, making the building handicapped accessible for the first time. Completed in 2012, the \$953,000 project served as North Vernon’s local match for the Stellar grant and won a preservation award from Indiana Landmarks, accepted by Mayor Harold “Soup” Campbell who championed the project.

The Stellar award also allowed the creation of a plaza for markets and outdoor events across from the Park Theatre and façade grants for



FACE VALUE

WHEN LIEUTENANT GOVERNOR Becky Skillman announced the Stellar Communities program in 2010, Greencastle leaders had just completed comprehensive plans for downtown and DePauw University was planning improvements to properties on Anderson Street and strategizing with the city on how to make the street more pedestrian-friendly as the primary entrance to the campus. The university’s project happily provided the lion’s share of the local matching dollars that Greencastle outlined in its winning application for Stellar designation in 2011.

DePauw dedicated a \$1 million gift from trustee Jane Emison to renovate three historic properties on Anderson Street as reception space and guest housing. The 1887 Ireland House regained its late nineteenth-century appearance, with refurbished ornate woodwork, stained glass, and decorative fireplaces.

In Greencastle’s central business district, the City used Community Development Block Grants—Stellar Communities get priority for such funds—matched by local building owners, for façade improvements. Grants to owners helped reverse ‘50s, ‘60s, and ‘70s alterations to bring 26 commercial buildings closer to their historic appearance, including 26 W. Franklin Street (above, pictured during and after).

After a fire damaged four buildings on the courthouse square in 2013, including two targeted for improvements, Indiana Landmarks partnered with ARSEE Engineers to verify the buildings’ structural soundness. The verdict helped convince owners to keep their businesses in place and rebuild.

Stellar program outcomes? Several new businesses have opened downtown, including restaurants, a microbrewery, a candy store, and a boutique. Continuing to strengthen the connection between campus and downtown, DePauw moved the campus bookstore to the courthouse square and opened Music on the Square, a performing arts venue, in one of the rejuvenated buildings.



TOMMY KLECKNER



downtown buildings. The revitalization momentum stalled when a 2014 fire destroyed 11 downtown buildings, including six scheduled for Stellar-funded façade improvements. The state allowed the city to shift the grants to other buildings, which helped downtown recover from the fire.

“Now we have a beautiful downtown, with the Carnegie as a crown jewel,” says Ertel.

Princeton, in southwest Indiana, came in third when it applied in the Stellar program’s first year. Undaunted, Mayor Robert Hurst encouraged the city to continue to invest in downtown, creating parks and making building improvements in the core until its successful second try in 2012. Renovation of the Princeton Theatre became a highlight of its application.

By the time it closed in 2011, everyone regarded the Princeton Theatre as an eyesore. Moviegoers recalled bats flying in front of the screen. The boarded-up Art Deco building languished until an insult that nearly proved fatal: a semi-truck hit the marquee, gouging the metal frame.

The city saw an opportunity to save the landmark by recasting it from movie theater—a function eclipsed by a newer multiplex on the outskirts—to performing arts and community center. The city recruited Broadway Players, a local nomadic theater troupe, to own and operate the facility.

Built after a fire destroyed the previous theater, the theater was considered state-of-the-art when it opened in 1949. Over



time, changes obscured what was coolest about the place—original glass tile façade removed and stuccoed over, marquee painted and lighting replaced, auditorium subdivided first from one to two movie screens, then from two to four when the balcony was split for two more screens.

Indianapolis architecture firm Browning Day Mullins Dierdorf and Evansville-based Danco Construction Inc. headed the rehabilitation. They retained historic features, including the original proscenium arch and Art Deco stripes on the plaster ceiling. The interior returned to a single-stage venue, its floor adapted to tiered seating for better sightlines. A larger

When it closed in 2011, the Princeton Theatre was an eyesore, its marquee gouged by a semi-truck collision and its original glass tile façade covered by stucco. Renovated as a performing arts and community center, the building recovered its original appearance, with tile and a rebuilt marquee.

PHOTOS BY LEE LEWELLEN (LEFT) AND BROWNING DAY MULLINS DIERDORF (BELOW)



lobby doubles as a multi-purpose event space. “We struck a balance between creating a performing arts space and a functional community center, while being sympathetic to the original time period,” says architect Jonathan Young.

Porcelain tile from Italy returned to the façade to mimic the original. Wagner Electric Sign Company—an Ohio-based firm that specializes in theater marquees—rebuilt the damaged marquee to recapture its early look. When the marquee returned to Princeton by truck, onlookers put up lawn chairs across the street to watch the installation.

A record crowd gathered in summer 2015 for the first performance in the revitalized landmark. Of Princeton’s \$20 million Stellar funds, \$3.4 million went to the theater, augmented by \$600,000 in locally-raised funds. The transformation accentuated the revitalization momentum spurred by Stellar, which also funded downtown façade renovations, the creation of Bicentennial Plaza on a former parking lot, and new senior apartments.

Days after its opening, the Princeton Theatre and Community Center hosted its first wedding. Broadway Players stages its productions there, while rental income from its shows and other uses—weddings, trade shows, class reunions, parties, and a family-friendly movie series—helps support the building.

“People love the theater not just because of the building’s architecture, but because of the memories attached to the place, whether they saw their first movie there or had their first kiss in the balcony,” says Logan Vickers, facilities manager and coordinator.

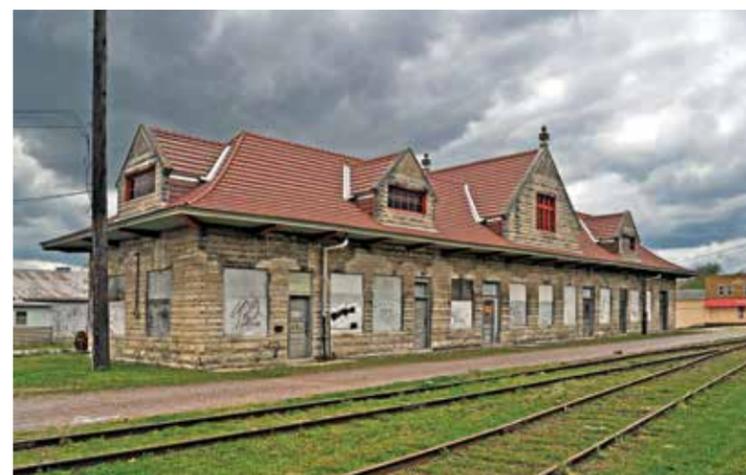
ON THE RIGHT TRACK

In 2010, Bedford had just completed a comprehensive plan, the first in 25 years, and the next year reached the final round in the competition for the inaugural Stellar Communities program but wasn’t selected for funding. The City’s second application didn’t make it to the final round. Around the same time, Mayor Shawna Girgis heard a presentation by Cook Group Board Chairman Steve Ferguson on the company’s work in downtown Bloomington. “He talked about downtown as the front door of a community and that really resonated,” says Girgis. “One of the initial critiques of our Stellar Application was that it was too broad in scope. So we narrowed our focus to downtown.”

In 2013, the City of Bedford adopted a downtown comprehensive plan, and secured \$1 million in commitments from local groups for grant matches to strengthen its third,

Most people in Bedford couldn’t see the ornate exterior of the long-vacant Milwaukee Railroad Depot (below) in its original location. The city tapped Stellar Communities grant sources to move the limestone landmark—a great ad for the city’s historic industry—downtown and repurpose it as a welcome center, museum, and trail head.

PHOTOS BY MARLA JONES (ABOVE) AND LEE LEWELLEN (BELOW)



winning Stellar application. The city proposed to improve the streetscape around the courthouse and establish a façade grant program to make downtown more attractive, responding to the “front door” idea.

The Stellar plan also included the transformation of a 1920s Trav-ler Radio Corporation factory into senior apartments by Hoosier Uplands. The property, renamed Stonecutters Place, celebrated its grand opening in 2015.

One outside-the-box idea stood out in Bedford’s application: moving the vacant Milwaukee Railroad Depot into downtown for use as a welcome center, museum, and trail head. Constructed in 1899, the long vacant and barely visible depot had an ornate exterior of carved limestone, a great advertisement for a primary local product.

Bedford’s Urban Enterprise Association had searched for a tenant for the building for 15 years without success, although it had installed a new tile roof. The association turned the depot over to the city, which used federal transportation enhancement dollars to move it to the corner of 14th and J streets in May 2016. The renovation design executed by Tri-County Builders retained original details, including windows, hardware, and bead-board ceilings, while using historically accurate replacements in other areas, including doors, and maple and birch flooring.

The depot will include displays on Bedford’s limestone and railroad history, tourism information, and a check-in point for a Limestone Trail System in development. Expected to open in July 2017, the limestone landmark shows how Bedford is drawing on its past to chart its future.

Family Affair with Bungalows

YEARS AGO, STEVE AND

Patricia Ingram fell in love with a Craftsman bungalow at 106 Washington Street in Valparaiso. They liked it so much they stuck a note in the mailbox, offering to buy the house if the owner ever wanted to sell.

A few years later, the bungalow landed on their radar again when it was ready to be appraised for an estate sale. Steve, who owns an appraisal company, refused the business because of his personal interest in the place, but lost out to another buyer. In 2013, that owner was downsizing, called Steve up, and said, "Do you want to buy it now?"

The Ingrams leaped to buy the brick house built in 1912 that had only three prior owners, families that



Laura, Poppy, Aaron, Steve, and Patricia Ingram (from left to right) love their side-by-side historic bungalows in Valparaiso. After years of admiring from afar, Steve and Patricia acquired their dream house on Washington Street (below, left) in 2013. This year, their son Aaron and his wife Laura snagged and began restoring the bungalow next door (below, right).

PHOTOS BY KATIE LEWIS (ABOVE & BELOW, LEFT) AND NWI MEDIA AND MARKETING (BELOW, RIGHT)

loved the home and protected its original details, including beveled and stained glass windows, pocket doors made of oak inlaid with walnut, 10-foot ceilings, and a large fireplace.

The couple banished the '60s-era wallpaper, uncovering and restoring hand stenciling hidden beneath, and removed carpet to reveal the original wood floors. In the basement, they discovered original light fixtures carefully packed away that they rewired and installed on the main level.

They returned the kitchen to a more period-appropriate appearance, removing a dropped ceiling added in a 1950s remodel and stripping the woodwork. "Whatever we do to the home, we always tread softly and let the home guide us," says Steve.

In the purchase, the Ingrams acquired Craftsman furniture that was perfect for the house, including an impressive dining room table, handcrafted linens to fit every expansion of said table, and handwritten notes pinned to the fabric about their origins. The den retains a hanging daybed with Moorish décor, a favorite sleeping arrangement for visiting children.



As the couple made the house their own, they couldn't help but watch and wonder about the future of a Craftsman bungalow next door. They talked the owner into selling the long-vacant house, finding the perfect buyer in their son Aaron and his wife Laura, who have started rehabbing the property using contractors and their own sweat equity.

The young couple plans to keep the cool Craftsman details—built-in bookshelves, original woodwork and hardware, pocket doors, and fireplace—while updating the home to suit their needs. Steve and Patricia are looking forward to the added benefit of having their granddaughter steps away. "It's a neat house in a great location and we're excited to bring it back," says Aaron Ingram.

And here's where truth is stranger than fiction. Aaron and Laura's home? It was originally built for Alma and Walter Clifford, the son of the builder of Steve and Patricia's home, who worked in his father's construction company, just as Aaron also works in the family business. A century after their construction, these matching bungalows that span one city block are once again all in the family.

FOR SALE

LANDMARKS ON THE MARKET

see more at indianalandmarks.org



The Old Republic

New Carlisle Perched on a hill with 3.7 acres, this 1860 Italianate includes hardwood floors, 12-foot ceilings, crown molding and medallions, marble fireplace mantles, period wallpaper and light fixtures. Ideal for bed and breakfast, restaurant, office, private home.

\$589,000
Bruce Gordon
574-232-3600 ext. 215
blg57@sbcglobal.net



Thompson-Danner Building
Edinburgh

1854 building in Edinburgh's National Register-listed Commercial Historic District includes two suites and generous storage space on the ground floor; upper two stories could be offices, studios, or apartments. New roof, masonry repair, exterior paint, restored windows.

\$89,000
Mark Dollase, 317-639-4534
mdollase@indianalandmarks.org



702 6th Street
Covington

1853 Greek Revival-Italianate showpiece. Recent total renovation maintained architectural beauty and introduced modern luxury. The 3,886 square-foot house includes 4 bedrooms, 3.5 baths, 2 fireplaces, library, brick patio, fenced-in backyard and attached garage. Wooden built-ins, crown molding, zoned heating plus more.

\$427,000
Sue White, 765-585-1534
suewhitelaw@yahoo.com

Like what you've read?

Help Indiana Landmarks achieve even more by:

- **renewing your membership**
- **making a donation in addition to membership**
- **including Indiana Landmarks in your estate plans**

Talk to Sharon Gamble, 800-450-4534 or visit indianalandmarks.org



Honoring Restorations and Adaptations

EMILY EHRGOTT STILL REMEMBERS THE FIRST time she saw the 1885 McShane House just south of Carmel, offered for sale at a bank auction in October 2012. “I called my husband, Paul, and said, ‘You have to get here. No one has screwed it up yet.’”

Aware the home’s large lot made it a target for developers, Indiana Landmarks bought the property at that fateful auction, later selling it with a protective covenant to the Ehrgotts, who began turning the landmark into their forever home. In June, Indiana Landmarks recognized their hard work transforming the property with our Angie’s List Old House Rehab Award.

For their hard work restoring the 1885 McShane House south of Carmel, Paul and Emily Ehrgott received our Angie’s List Old House Rehab Award in June. Indiana Landmarks also recognized other central Indiana projects with preservation awards. PHOTO BY EMILY EHRGOTT

Inattention, vandalism, and water infiltration had taken a toll, but the Ehrgotts looked past the damage at what remained—original wood floors and trim and a brass chandelier, the high ceilings, large beautiful windows. Paul, a project manager at Wilhelm Construction, called in favors from friends and family to help do the work, and Emily began furnishing the place with pieces she spotted online, at auctions and architectural salvage shops.

In removing damaged plaster, the couple uncovered original door openings that had been boarded up, and were able to bring the home closer to its original design. “It was just a nice country farmhouse and that’s what we tried to bring back,” says Ehrgott. “This award, for me, is someone confirming that our vision was right.”

The Angie’s List Old House Rehab Award is one of five central Indiana awards we present each spring in conjunction with our annual Indiana Modern lecture. Other award winners include Van Rooy Properties for its conversion of Indianapolis’s Phillips Temple—a former 10 Most Endangered—into loft apartments, and the Indianapolis Marion County Public Library for its \$2.4 million restoration of the East Washington Street branch, one of the city’s two remaining Carnegie libraries. Franklin Heritage won our continued use award for the Artcraft Theatre, and we recognized Jail Property, LLC, for its restoring and converting the former Boone County Jail into a restaurant and bar.

Heritage on the Brink

A SUSPICIOUS FIRE RAVAGED the two-story carriage house of the Newkirk Mansion in Connersville a few days before Indiana Landmarks’ April 29 announcement of the property’s inclusion on our 10 Most Endangered list, underscoring the perilous state of the 1880 house on a hill overlooking the town.

Indiana Landmarks has taken an option to market the Newkirk Mansion, a tactic we’ve used to beneficial effect. We option a site, find a preservation-minded buyer, close on our option and immediately sell to the buyer with a preservation covenant, thereby saving a landmark while not tying up a huge sum of money.

Indiana Furniture Company President William Newkirk commissioned the 14-room house. His position gave him access to the best woods and finishers and his home features elaborate woodwork in cherry, white walnut, black walnut, and other woods.

Although vacant for a decade, the house retains original woodwork, fireplace mantels and other details.



DARRELL SMITH, NEWS-EXAMINER

On the eve of our 10 Most Endangered announcement, a fire destroyed the carriage house of Connersville’s Newkirk Mansion, last issue’s cover subject. Indiana Landmarks recently optioned the property, injecting adrenaline into the search for a preservation-minded buyer.

It also has a leaking roof, a situation that, with the passage of time, will damage the wood elements and drive up the restoration cost.

Interested in buying the property? Contact J.P. Hall, director of our eastern office, 765-478-3172, jphall@indianalandmarks.org. To see more photos of the Newkirk Mansion, visit the For Sale tab on our website, indianalandmarks.org.



BRIEFLY NOTED

INDIANA LANDMARKS PRESIDENT

Marsh Davis was recently elected chairman of Preservation Action, a national grassroots nonprofit that lobbies for historic preservation at the federal level.

IN APRIL, FORMER INDIANA

Landmarks board member Neal Carlson died at his home in Winona Lake. Carlson championed preservation of many sites in Kosciusko County, including helping to nominate Warsaw’s Chinworth Bridge to the National Register of Historic Places.

WE BOTH REGRET AND APPLAUD

the move of our decade-long Northwest Field Office Director Tiffany Tolbert to a new job as field officer at National Trust for Historic Preservation’s Chicago office, where she’ll work on saving National Treasures in the Midwest and beyond. Promoting from within, we have already filled the Northwest office position with Brad Miller, who’ll move from his job as Community Preservation Specialist in our Northern Regional Office.

WE’VE CHANGED OUR DATABASE. Please take a moment to review your mailing information and let us know of any corrections. Contact Jennifer Hawk at jhawk@indianalandmarks.org or 317-822-7922.

For details on each event and to RSVP for free tours or buy tickets, visit IndianaLandmarksEvents.eventbrite.com or call 800-450-4534

First Friday

Indianapolis

Each month through December (except July), our Rapp Family Gallery hosts free art shows, with free tours of our restored headquarters. 6-9 p.m.

AUG. 4 “Meaningful Places” an iMOCA & Indiana Landmarks exhibition, group photography show

SEPT. 1 Flava Fresh group show

MONUMENT CIRCLE TOUR

Indianapolis

May-October

Fridays and Saturdays, 10 a.m.

Free

CITY MARKET CATACOMBS TOUR

Indianapolis

May-October

1st and 3rd Saturdays except July, when tours are on 2nd and 4th Saturdays, plus Saturday, Oct. 28.

11 & 11:30 a.m., noon, 12:30 and 1 p.m.

Advance ticket required.

Heritage Talks

Elkhart

Indiana Landmarks and Ruthmere sponsor talks exploring heritage and ways to help save important places. 6-7:30 p.m. at Havilah Beardsley House, 102 W. Beardsley Ave.

JULY 11 Historic Cemeteries

SEPT. 12 Indiana Byways and Heritage Tourism

Indiana Automotive Tour

July 8, Bloomington

Our affinity group tour visits two private collections—Tom Martin’s array of ’50s and ’60s autos, along

Garfield Park Neighborhood Tours

Sept. 14 & 16, Indianapolis

Walking and bike tours showcase Indianapolis’s oldest park and the surrounding neighborhood, with stops in a private home. Walking tours are on September 14 and bike tours on September 16. Staged by Indiana Landmarks, Historic Urban Neighborhoods of Indianapolis, Garfield Park Neighborhood Association, and Friends of Garfield Park, Inc., the guided, timed-entry tours highlight the area’s history and development, architectural styles, and range of housing prices.

with some older and some newer, in a museum-like setting full of petroleum-related artifacts, and Norm Deckard’s five crème of the crop cars ranging from a 1913 Rambler to a 1955 bright pink and snow white Crown Victoria. Carl Cook shows his replica of an 1897 Howe Horseless Carriage, a car made in Bloomington, and hosts lunch at historic Fountain Square Ballroom, on the south side of the courthouse square. Reservation required.

Treasure Hunt

July 15, Indianapolis

July 22, South Bend

Two opportunities to go antiquing! Indiana Landmarks’ Indianapolis campus hosts antiques, collectibles, and architectural salvage vendors with live music, food, and family-friendly activities, complemented by yard sales throughout the Old Northside. Treasure Hunt North in South Bend brings the antiques market, yard sales and food trucks to our Kizer House property and six adjacent museums and nonprofit institutions, with yard sales in the historic West Washington neighborhood.

FRENCH LICK & WEST BADEN SPRINGS

Daily through December

West Baden Springs Hotel
10 a.m., 2 & 4 p.m.

French Lick Springs Hotel
Noon

Tours depart from our Landmarks Emporium in each historic hotel on IN 56 in southern Indiana. Combo ticket available. Reservations recommended: 866-571-8687.

Twilight Tours

Meet costumed characters depicting famous guests who stayed at West Baden Springs during its heyday in the ‘teens and ’20s.

7 p.m., July 22, Aug. 26, Sept. 16

Downtown Indianapolis Tour

Aug. 10, Indianapolis

In honor of the Indiana Historic Preservation Commission’s 50th anniversary, Indiana Landmarks and the commission lead walking tours of Monument Circle and the Wholesale District. 5:30 & 6:30 p.m. Reservation required.

Coca-Cola Tour

Aug. 12, Indianapolis

See Indianapolis’s Art Deco masterpiece, a white terra cotta Coca-Cola bottling plant, before redevelopment turns the Massachusetts Avenue property into apartments, offices, shops, a hotel, and movie theater. 1-5 p.m. Learn more on p. 4.

Reviving Baptisttown

Aug. 18-19, Evansville

Symposium and tour focus on how to harness history to revive African American places, with lunch and an afternoon tour of Baptisttown, an African American neighborhood centered around Liberty Baptist Church. Evansville African American Museum hosts a Friday night reception, followed by talks and tours on Saturday, 10 a.m.-3 p.m. CDT. Learn more on p. 7.

Annual Meeting

Sept. 10, Indianapolis

Hear stories from the year in preservation, vote for new officers and directors, and applaud the winners of the Williamson Prize and Servaas Memorial Awards. Reception at 2:30 p.m. followed by program at 3 p.m.



GREG WAGONER, TCDRIVER.SMUGMUG.COM

If These Walls Could Tell

Aug. 13, Fowler

INDIANA LANDMARKS and Storytelling Arts of Indiana present Stephanie Holman’s story of the Fowler Theatre as it evolved from near ruin to stunning winner of the Cook Cup for Outstanding Restoration in 2016, with the ghost of its founder prowling the aisles. 4-5:30 p.m. at Fowler Theatre, 111 East 5th Street.



MOMENTS IN TIME PHOTOGRAPHY



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AND FINALLY



Stunning, Isn't It?

INDIANA LANDMARKS SOMETIMES USES A REAL estate option to ensure the future of a historic property without the much greater expense of outright purchase. We market to find a preservation-minded buyer, then simultaneously close on the option and sale, attaching a preservation covenant to the deed. Usually, we employ this tactic to save endangered places, but we recently optioned a historic house in Attica in tip-top condition.

The original decorative trim and floors in furniture dealer Charles Rohlfsing's 1887 house show his access to quality woods

and craftsmanship. Rehabilitated from 2007 to 2010, the house's original details shine, including stunning woodwork, mantels, stained glass, canvas wall coverings, and wooden porches. Visit the for sale tab on our website, indianalandmarks.org, and view the Rohlfsing House photo gallery and you'll understand why we think it's important to protect this stellar place.

Indiana Landmarks optioned an Attica landmark to ensure its jaw-dropping features remain intact for generations to come. Visit the For Sale tab at indianalandmarks.org to see more photos of the Rohlfsing House.