To accomplish the task, we hired the best in the business: Don Rypkema and his team at PlaceEconomics. Don and his associates study cities and neighborhoods throughout the world, analyzing economic and demographic data to help us better understand the interplay of historic preservation and a community’s quality of life. The hard data they are gathering on Indianapolis’ historic districts adds credence to what we have long suspected—that locally designated historic districts outperform the city as a whole on a host of measures, including property values, economic and cultural diversity, and desirability as places to live and work.

While the present study is confined to Marion County, we believe that its findings are relevant throughout Indiana where local districts function to protect historic properties and, as in Indianapolis, to stimulate investment and revitalization. The 50-year period of transformative investment in Indianapolis’ historic districts certainly bears out the effectiveness of the commission’s work and, moving forward, it will help us guide communities across the state as they explore ways to revitalize neighborhoods and Main Streets.
Annual Support

Thank you to each and every contributor. You provide vital support that allows Indiana Landmarks to staff nine regional offices so we can react quickly when historic places are endangered and offer sustained help to people interested in using preservation to revitalize their communities. In the past year, we adopted a new system for managing contributions. If you see something amiss in your listing, please contact Vice President for Development Sharon Gamble, 317-822-7921, sgamble@indianalandmarks.org, so we can address the error.

Beginning with contributions of $50,000 and above, we are listing the individuals who support Indiana Landmarks. Thank you to all those listed. We hope we have not overlooked anyone.

$50,000+
Estate of Mrs. Jean Servaas*
$25,000-$49,999
Ms. Elizabeth K. Kyzr
Mr. James P. Morrow

$10,000-$24,999
Mrs. Maurita Braun
Mr. and Mrs. Carl Cook
Mr. and Mrs. Tom L. Davis
Mr. and Mrs. Scott Dorney
Mrs. Lori Efroymson-Aguilera and Mr. Sergio Aguilera
Mr. and Mrs. Emerson B. Houck
Mr. Andre B. Lacy

$5,000-$9,999
Ms. Nancy Ayres
Mr. and Mrs. Dexter Cooley
Ms. Julia Donnell and Mr. John Shoaff
Mr. and Mrs. O. George Everbach
Marguerite and Charles A Ferguson
Mr. Keith Fisher
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Dr. James W. Renna and Rev. Lynn Renna
Mr. and Mrs. Timothy S. Shelly
Mr. and Mrs. Bradley Toothaker
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$2,500-$4,999
Ms. Gladys W. Bennett
Ms. Elizabeth A. Chamberlin
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Dr. and Mrs. Timothy M. Crowlsey
Doug and Marcia Dawson
Mr. and Mrs. Rollin Dick
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Christy Krige and Patrick Carroll
Carol and Larry Landis
Estate of Mrs. Dorothy P. Linka*
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Mrs. Judy A. O’Bannon
Estate of Laura Alison Reiff*
Estate of Ms. Mary Ann Roman*

$1,000-$2,499
Hilary and Travis Barnes
Mr. Sean Barnett
Ms. Sarah C. Barney
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Dr. Elizabeth Ann Beck
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Mr. Louis Knoble
Mr. Donald M. Korb
Mr. and Mrs. Raymond I. Lee

* Estate of Mrs. Dorothy P. Linka
* Estate of Ms. Mary Ann Roman

Thank you, once again, to all who support Indiana Landmarks.

Indiana Landmarks’ tours sold out in 2017, with a big assist from our new mobile-friendly website with embedded ticketing. Our popular walking tours in Indianapolis, like the one last year in Irvington where participants stopped to admire the Gothic Revival-style 1876 Johnson House, provide insight into architecture, history, and real estate.
Mid-Century Modern remains a strong draw. Our annual Back to the Future tour, sponsored by our Indiana Modern affinity group, opened Terre Haute standouts like the 1957 Eble House, designed by the Chicago firm Keck & Keck, to 400 people. The tour returns to Indianapolis on June 2, 2018.

Mr. and Mrs. William Longest
Ruth Ann and Bob Loser
Mr. Eric Masterfield
Ms. Sally Marker
Mr. and Mrs. Morris Maurer
Dr. and Mrs. Douglas R. Maxwell
Mr. and Mrs. Matthew R. Mayol
Dr. Sandra McCabe and Mr. David McCabe
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Ms. Ann Rybolt
Doris Anne and Tim Sadler
Anna and Rod Scheible
Mr and Mrs. Kenny W. Skalton
Kendra and Andrew Smith
Liz and Phil Smith
Mr. and Mrs. Stephen Tarr
Bill and Janet Taylor
David and Susan Wantz
Ms. Diane K. Warner

INFORMATION ON THE MAP

Mid- and late-20th century homes constitute 42 percent of the buildings in our inventory. There is evidence that this trend will continue into the next century. The map represents the places where we put our formal programs to work in the fiscal year that ended August 31, 2017.

Indiana Landmarks Regional/Field Offices

Grant*
Efroymson Family Endangered Places Loan (See p. 20)
Efroymson Family Fund Grant/CICF
Landmark Sold (See p. 15)
Landmark for Sale
Partners in Preservation National Register Grant
Commission Assistance Contract
Blight Elimination Program†
Affiliate Organization

† Indicates cities and counties where staff has reviewed properties slated for demolition through the federally funded Blight Elimination Program and advocated for landmarks worth saving.

6 INDIANA PRESERVATION
2017 FINANCIAL REPORT

IN THE FISCAL YEAR ending August 31, 2017, Indiana Landmarks saw a significant increase in our net asset balance, from $80.5 million to $83.1 million, thanks to several significant contributions as well as a continued rebound in the market value of invested endowment assets.

Indiana Landmarks’ staff and board-level finance and investment committees continue to carefully manage the organization’s resources. We limited operational spending for the fiscal year to our budgeted endowment draw, supplemented by additional revenues. The sources of operational revenue are identified below, as is the use of those funds.

For complete audited financial statements, visit Indiana Landmarks’ website, indianalandmarks.org, or contact Mary Burger, Vice President and CFO, 800-450-4534.
**Small Loss for Big Win**

**EVEN IF YOU DON’T LIKE**

Victorian architecture, you’d notice the Newkirk Mansion in Connersville. And if you like towers and ornament, and the more-is-more styles typical of the age, you probably love the Newkirk Mansion. The house atop a hill overlooking the town drew Indiana Landmarks’ attention in 2017, we put it on our 10 Most Endangered list as a place we just had to save. Completed in 1880 by the owner of a furniture manufacturing company, the mansion at 317-321 Western Avenue retains original, ornate black walnut, cherry and butternut mantels and woodwork. Long vacant, the house declined under a subsequent owner. In recent months, the man was killed in a car accident, and the property declined under a subsequent owner. In recent years, the couple avoided traveling down Western Avenue because they found it too painful to see how far the house had declined.

What made them buy the house back? “I’ve never seen another stairway with solid cherry hand-carved panels instead of turned balusters. It’s beautiful and massive, and the newel post is taller than my wife,” Mike Sparks notes. “We love the black walnut parlor mantel. We love the ornate butternut trim around the doors and windows, and the deep crown molding. We love the size of the rooms. And we love the site overlooking the city of Connersville. It would be a spectacular house anywhere, but the setting adds to its appeal.”

The couple was committed to maintaining its historic two-story carriage house in late April 2017. To save it, they used a tactic that we came to rely on during the recession, when we had zero spare cash, and continue to use because it’s just smart business. We took a real estate option for little money that allowed us to market the site.

We fielded calls from throughout the U.S. and even one from overseas, but when we found the perfect buyers close to home, we exercised our option and immediately re-sold Newkirk with protective covenants. So, okay, we lost $9,000 on this one—we negotiated down from the original asking price to $65,000 and sold it for $56,000. But even though we lost, we won, wouldn’t you say?

Indiana Landmarks found the perfect buyers for the Newkirk Mansion in Connersville, one of the sites on our 10 Most Endangered list in 2017. We optioned and then bought the property, and sold it with protective covenant so the Victorian standout will not face such endangerment again in the future.
REVELTIZATION UNDERWAY

When and why does Indiana Landmarks buy historic buildings to resell? We buy significant places that are close to being lost, or on a downward trajectory that could make rehab financially unlikely, or could be catalysts for neighborhood revitalization.

A couple of examples from the past year: A stone and brick mason built the pre-Civil War-era Alber House on East Sinclair Street in Wabash, an unusual place that originally housed the family on one level and its German pub and restaurant below. It was an early and unusual landmark slipping dangerously beyond mere dilapidation.

Indiana Landmarks convinced the owner to donate the property to us. We applied to the city to grant us the money it had previously earmarked for demolition, which paid for a new roof. After restoring windows, repointing brick, painting, and rebuilding the dual stair to the front door, we'll market the property to a buyer who can finish the inside.

In Richmond, Indiana Landmarks and Richmond Columbian Properties partnered to rescue a long-vacant c.1880 duplex (right) on a key corner in the city's 10th Street corridor. We convinced the bank to forgive $25,000 owed on the building and used our own money and a $200,000 grant from the Richmond Redevelopment Commission to restore the exterior. We're rehabbing the interior of one unit and will sell to someone able to finish the other.

In the past year, Indiana Landmarks also acquired and began restoring the Wabash Sheriff's House and Jail, a former 10 Most Endangered entry, and the fire-damaged Hartman House (left) in New Albany, where we will move our southern office in 2018.

In the future, we'll continue to work on Endangered properties and fire-damaged entries to revitalize our communities.

Indiana Landmarks is a leader in building partnerships with local governments, businesses, and non-profits to save significant places.

Visit us online at indianalandmarks.org to learn how you can help save a significant place in your community.
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Mr. and Mrs. Michael Franzen
Mr. Scott Fransz
Steven Frazer
Mr. Daniel Frotscher
Mr. John Frui
Ms. Laura Fucito
Mrs. Karen R. Fuller
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Mr. Kenneth Inman
Mr. and Mrs. John D. Grant
Mr. and Mrs. Karen Grant
Sharon Graves
Ms. Ann Grayson
Ms. Pamela Greano
Edwin H. Greenebaum
Ms. Sheila Greenwald
Ms. Patricia Griffin and Mr. Lance Ratliff
Mrs. Linda Griffith
Ms. MaryAnn Griffiths
Mr. Sean Griggs
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Ms. Sue Harrison
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Mr. Jeffrey Hauser
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Mrs. Pay Wathen Haupt
Mr. Timothy G. Havey
Ms. Jennifer Hawk and Mr. John Klinkose
Mr. Timothy Hawkins and Ms. Margaret Hurdluk
Mr. and Mrs. Jeffrey Hayden
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The Hon. Robert F. Henderson, Jr.
Duane Henry and Micci Richardson
Mr. and Mrs. Jerome F. Henny, Jr.
Ms. Jane Herndon
Ms. Jennifer Hershberger
Mr. and Mrs. John D. Grant
Mr. and Mrs. Karen Grant
Sharon Graves
Ms. Ann Grayson
Ms. Pamela Greano
Edwin H. Greenebaum
Ms. Sheila Greenwald
Ms. Patricia Griffin and Mr. Lance Ratliff
Mrs. Linda Griffith
Ms. MaryAnn Griffiths
Mr. Sean Griggs
Ronald and Jacqueline Grimes

Indianapolis Landmarks’ popular Twilight Tours bring the history of the West Baden Springs Hotel to life through tales told by costumed characters, including silver screen cowboy Tom Mix (portrayed by Steve Fox), who visited the hotel during its heyday in the early 1900s. Twilight Tours resume on May 19, 2018.

NOT EVERYONE can appreciate historic character and see potential when faced with holes in walls and lack of plumbing. Indiana Landmarks loves rescuing such places and finding buyers with similar vision, people who can squint and see the potential.

First-time home buyers Katie and Thomas Wicker (right) had visited a dozen homes and had an offer on a house fall through before they saw an Indiana Landmarks Facebook post advertising a house for sale at 222 Chapin Street in South Bend. “We just came to look around, and even given the state it was in, we knew this was the house,” says Thomas Wicker. “We just looked at each other and our eyes lit up.”

Bought in 1911, the house was one of three identical kit houses constructed by Smoger Lumber in South Bend. Indiana Landmarks had bought the aluminum siding-covered house as a learning lab for our “Vintage Green” series of DIY workshops. The Wickers admired the layout and the original features – the Prairie-style mantel and fireplace with glazed tile surround in the parlor, the pocket doors and built-ins. The couple is finishing the interior rehabilitation we started.

Bill Schroder had passed by the 1867 Rumpe House in Rising Sun every day on his way to school growing up, always appreciating its unadorned Carpenter Gothic-style features. Raised in a brick house built in 1864 and currently living in a turn-of-the-century home, Schroder developed a keen eye for historic architecture. He wasn’t scared off by the Rumpe House’s challenges, such as its never having had running water indoors.

He bought the house from Indiana Landmarks and, while he does plan to add plumbing, he appreciates that, “It’s only one of its kind. I want to keep it as original as I can,” he promises.

Over the past year, Indiana Landmarks also sold historic buildings in Huntington, Fowler, Wolcottville, and Aurora.

Marrying People with Places
Mr. and Mrs. Joseph T. Ives, Jr.
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Barbara and Paul Jablonski
Ms. Gloria E. Jackson
Mrs. Jacqueline L. Jackson
Ms. Karoline Jackson
Mrs. Frances Jacobs
Ms. Norma Jacobson
Mr. Jason Jacoby
Ms. Rae Ellen Frank James
Mr. and Mrs. Paul D. Jarvis
Mr. and Mrs. D. Allen Jeffers
Mr. James Jeffery and Dr. Rosemary Jeffrey
Mr. A. Scott Jenkins
Ms. Carolyn S. Jenkins
Mrs. Daena Jenkins
Linda Jenkins
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Dr. and Mrs. Bob Jesse
Mr. Erik Johnson and Ms. Kristie Hill
Mr. Harold Johnson
Mrs. Janis Johnson
Mr. and Mrs. Jerrold E. Johnson
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Ms. Jeanne M. Kiley
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Mr. John Kincaid
Ms. Jane King
Pastor Randy King
Mrs. Kim Kile
Mr. and Mrs. J. Richard Kiefer
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Ms. Mary Elisabeth Keller and Ms. Anne Keller
Mr. John D. Kelley
Mr. and Mrs. Harold F. Kennedy
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Mr. and Mrs. J. Richard Marshall
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Mr. and Mrs. Dennis Krauser
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Dr. and Mrs. Joseph T. Ives, Jr.
Sallie Rowland, flanked by President Marsh Davis and Chairman Jim Fadely, won our 2017 Williamson Prize for individual leadership in preservation. Rowland helped shape the movement when she steered the Indianapolis Historic Preservation Commission, the development of downtown design guidelines, and Indiana Landmarks’ last capital campaign.
Ms. Cytha J. Languell
Nancy and Raymond A. Larkin
Ms. Patricia Lash
Ms. Martha Laxson
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Ms. Dorothy Lawson
Ms. Connie D. Lawver
Mr. and Mrs. Robert Kloska
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Mr. and Mrs. Denny Krauser
Mrs. Rachel Jenkins
Linda Jenkins
Dr. and Mrs. Joseph T. Ives, Jr.
RESCUED FROM THE WRECKING BALL

Last year, Indiana Landmarks staff and Ball State University students reviewed 768 properties slated for demolition through the federally funded Blight Elimination Program (BEP). Our mission: identify historically and architecturally significant houses that could be repaired to spur neighborhood and economic revitalization.

We’ve examined more than 4,500 BEP dwellings since 2014 and advocated that 61 be spared the wrecking ball. Two of our rescues underwent striking transformations last year.

Indiana Landmarks requested that the City of South Bend lift the demo order and donate a cottage at 609 Leland Street (above) to us. Our turn-key renovation, nearly complete, capitalizes on the trend of buyers moving to urban areas and occupying smaller houses to conserve resources and reduce energy consumption. The c.1900 cottage rehab aids a neighborhood on the upswing, located between a house rehabbed by Near Northwest Neighborhood, Inc., and a new home built by Habitat for Humanity.

In Indianapolis’s Holy Cross district, boarded-up windows and aluminum siding concealed a worthwhile nineteenth-century home on the BEP list, so we successfully lobbied for a stay of demolition. Near East Area Renewal tackled a top-to-bottom rehab. Instead of being saddled with a weedy vacant lot, the neighborhood recovered a handsome house that will soon go on the market.
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The Heritage Society

If you include Indiana Landmarks in your estate plan with a bequest or other deferred gift, and you let us know, we enroll you in our Heritage Society so we can properly thank you while you’re alive. Heritage Society members enjoy an annual tour of historic Indiana places not normally open to the public. If you have included Indiana Landmarks in your estate plan, please contact Vice President for Development Sharon Gamble, 317-822-7921, sgamble@indianalandmarks.org, so we can add you to the Heritage Society.

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In 2017, Indiana Landmarks and the National Trust for Historic Preservation created a stellar team (above) to lead the rehabilitation of The House of Tomorrow in the Indiana Dunes National Lakeshore, including Chicago-based firms bKL Architecture, Bauer Latoza Studio, Wiss, Janney, Elstiner Associates, WSP USA, and H+Kessler Associates.

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Linda Leslie, the third generation of her family to live in their Federal-style home in Fort Wayne, wanted to make sure the owners who follow her will take proper care of the historic place and safeguard its architectural character. Last year, she donated a preservation easement to Indiana Landmarks, a legal move that grants us responsibility for protecting the home's exterior in perpetuity from detrimental changes.

Dairy farmer Alpolyus "Lewis" Houser built the earliest part of the house in the 1840s, employing the then-popular Federal style, with a simple cornice, attractive door surround, and divided light window sash. In 1906, the house doubled in size when its owners added wings that created a "T" shaped plan. In the 1940s, the house grew again when Leslie's grandparents bought and expanded it. Their addition carefully blended materials, windows, roofline and doors to integrate new and old. The easement gives Leslie peace of mind that her family home won't be torn down for a strip mall or fast food franchise in an area where commercial development is rapidly expanding.

"My grandmother was related to Gene Stratton Porter, a bestselling author in the early twentieth century. In spite of her financial success, Gene saw the beauty in simple vernacular architecture and cared passionately about conservation. I wanted my old home and the five acres that go with it to be protected by the example she set," says Linda.

Permanent Protection
WAY TOO MANY CHURCHES ARE on the ropes, as dwindling congregations with shrinking budgets struggle to maintain lavishly ornamented buildings, often among a communities most historic structures.

To address the threat, Indiana Landmarks created Sacred Places Indiana, a three-year pilot program in partnership with Philadelphia-based Partners for Sacred Places, supported by a $1.2 million grant from Lilly Endowment. Since September 2015, Indiana Landmarks has selected 29 congregations around the state for intensive training in landmark stewardship, community engagement, and fundraising.

The congregations selected last year for the third cohort manage houses of worship dating from the Greek Revival-style 1850 First Presbyterian Church in Aurora (right) to the Mid-Century Modern 1960s St. Mary of the Lake in Gary (far right) and Unity of Indianapolis. Four to five people from each congregation participate in Partners for Sacred Places’ New Dollars/New Partners training, learning how to assess building space and needs, map assets, and raise money.

Muncie’s Main Street United Methodist Church, a program participant, has seen its congregation grow from 11 to over 100 members, and added a children’s ministry for the first time in decades. Expanded outreach to the community includes intervention for addicts and serving as a warming/cooling and counseling station for their downtown neighborhood.

The progress we’ve witnessed in the Sacred Places Indiana congregations has inspired us to launch a fundraising initiative to continue the program so more congregations can learn how to harness the power of their historic structures to grow and thrive.

Hope for Historic Houses of Worship
**Affiliate Organizations**

**PEOPLE IN A COMMUNITY**

make the best advocates for reviving the historic places in their midst. Indiana Landmarks relies on our affiliates—60 local preservation organizations that have formally partnered with us in rescuing endangered places and revitalizing historic buildings and districts in their cities and towns. Affiliate status entitles these groups to preferred interest rates on our Efroymson Endangered Places Loans and other benefits. Know of an organization that should be affiliated? Contact Director of Heritage Education and External Affairs, 317-822-7911, stanis@indianalandmarks.org.

ARCH, Inc.

Bloomington Restorations, Inc.

Cambridge City Main Street, Inc.

Camden Community Preservation Society, Inc.

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Preserve Richmond, Inc.

Pulaski County Historical Society

Richmond Neighborhood Restoration, Inc.

Rush County Heritage, Inc.

Save Our Stories

Saving Historic Orange County, Inc.

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Wabash Marketplace, Inc.

Wabash Valley Trust for Historic Preservation

Western Wayne Heritage, Inc.

Winchester Main Street Program

Woodruff Place Civic League

Wythougan Valley Preservation Council, Inc.

**Indianapolis Landmarks’ Endangered Places Grants help local nonprofits and city governments diagnose repair needs and identify new uses for historic buildings. Roachdale Revitalization Cooperative Alliance is using a $1,000 grant to develop a revitalization plan for its historic downtown.**

**Coca-Cola Before Tour**

Feb. 17

Indiana Landmarks partners with Hendricks Commercial Properties for one more peek at the Art Deco bottling plant in Indianapolis before it becomes Bottleworks. $12 for members.

**Architecture Talk**

Mar. 22

DeeDee Davis, visual resources specialist at Herron Art Library, discusses the work of Indianapolis architect Louis Gibson in an illustrated talk at Indiana Landmarks Center.

**State Preservation Conference**

Apr. 17-20

Preserving Historic Places conference takes place in Columbus, a Modernist Mecca and architecture lover’s dream. Choices in topics for sessions and discussions; meals in interesting places, and tours that educate and entertain.

**Rescue Party**

Apr. 28

Fun party for a great cause—saving endangered places. Graze food stations, early and late. Check out newly announced 10 Most Endangered. Applaud winner of the Cook Cup for Outstanding Restoration. Bid on one-of-a-kind experiences. Dance to a great band. All at Indiana Landmarks Center.

**Indiana Landmarks’ Annual Events**

For a list of all Indiana Landmarks events and sign up for our e-letters for the most up-to-date information.

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IN AUGUST, A SELL-OUT CROWD TOOK OUR tour of the Art Deco Coca-Cola bottling plant on Mass Ave in downtown Indianapolis, getting a glimpse before its conversion to Bottleworks, a complex with apartments, restaurants, retail shops, movie theaters, and a West Elm hotel.

Nearly every one of Indiana Landmarks’ tours sold out in 2017, from bike tours for 20 to the pre-restoration look at Coca-Cola, capped at 700.

High demand for the summer tour convinced developer Hendricks Commercial Properties to partner with Indiana Landmarks on a second Coca-Cola tour on February 17 before construction gets underway.

Tickets are going fast and we expect another sell-out. Check for availability at indianalandmarks.org/coca-cola-look-18 or by calling 317-639-4534.