

2017 HISTORIC

Woodruff Place

HOME & GARDEN TOUR

SAT *June 24* and SUN *June 25*

NOON - 5PM





Preserving Our Future

James O. Woodruff laid out Woodruff Place in 1872, envisioning a residential park with shade-covered sidewalks, fountains, statues, and wide streets with grassy esplanades, all inspired by European communities he had visited. One hundred forty-five years later, neighborhood residents expend great effort and take great pride in maintaining and enhancing Woodruff's vision



Proceeds from the bi-annual tours support a number of ongoing neighborhood beautification and historic infrastructure renewal

projects, coordinated through an all-volunteer neighborhood association.

Woodruff Place is a unique urban village filled with a shared dedication among residents to its historic heritage and an atmosphere of mutual support and friendship. A few recent projects include the restoration of the east wall of Town Hall and the transformation of our Town Hall backyard, be sure to go check it out.

Thank you for supporting this year's Woodruff Place home, garden, & coop tour. If you'd like to help more, please visit www.woodruffplace.org/donate.

Jim Leich, Woodruff Place Civic League board president
Ann Smith, Historic Woodruff Place Foundation president

974 Woodruff Place East Drive

Beth and Dave Brunsting • Coop



The Brunstings began their backyard coop about five years ago. As IPS employees, they had the opportunity to work with the Star-Urban Agricultural magnet. Learning how easy it can be to manage chickens, they wanted some of their own. This was also a way for their youngest daughter, who has always been an animal enthusiast, to experience agriculture.

They have had several kinds of birds; the most beautiful was a Rhode Island Red. Unfortunately, they won't keep roosters, so that one had to move back to another farm. Others they've had are Buff Orpingtons, Leghorns, Barred Rock, Comets and various others. They originally started with five birds that were close to laying age, but after that bunch had passed, they started with chicks, which is the bunch they have currently.

As they have experienced this process, they have found that chickens can be very low maintenance. The Brunstings also enjoy how they have almost no food waste now as chickens love scraps!

630 Woodruff Place East Drive

Cynthia Brissman • Home and Garden



This Queen Anne cottage has had only two owners, an uncommon occurrence for a historic residence. Built in 1923 by Herbert and Helen Galloway, Cynthia purchased the home in 1988. Initial repairs and subsequent updates have included the installation of a new roof, central air conditioning, a new furnace, and a screened-in porch.

In 2005 a room addition was added to the rear of the house to provide for more casual living space. A full bath and laundry were also incorporated into the plan.

Additionally, a complete remodel and update of the kitchen was completed in 2009. This included new cabinets, granite counters, lighting, appliances, and wood floors. In 2016, Cynthia re-designed the living room and refinished a bathroom.

The rear yard, a neighborhood gem and veteran of numerous previous tours, features a large built-in hot tub, built-in gas grill, pergola, paved patio, and a unique water feature. Perennial plantings, including Cynthia's beloved hosta collection, are grouped with care throughout the space. A "mini" garden with tiny hostas, small perennial flowers, and dwarf shrubs and trees is a cherished spot in the garden. In 2017, Cynthia refurbished the build-in hot tub and added an amazing desert area with beautiful succulents.

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571 Woodruff Place East Drive

Missy Ellis and Greg Staab • Garden



Missy Ellis and Greg Staab purchased their Queen Anne style Victorian home in 1994 and have undertaken lengthy and numerous restoration and remodeling projects since then, including extensive work in the once neglected yard. Several growing seasons were dedicated to clearing away overgrowth and defining gardens. In 1998, they replaced the crumbling garage with a new one and took the opportunity to have an in-ground swimming pool installed. It was a welcome attraction for their then-young children, Maggy and Jake, and continues to provide a summer gathering space for family events.

Small urban lots challenge gardeners to use space as wisely as possible. The front yard gardens at 571 are devoted to flowers, both perennials and annuals, as well as numerous roses and hostas. Stop by Woodruff Place on a future Flea Market weekend in early June to see the “sun drops” (yellow primroses) in the front yard in prolific bloom! The planters on the roof of the front porch were inspired by a visit to Pike Place Market in Seattle, which is topped by numerous large and lushly abundant planters.

The north side houses the potting area and tempts a visitor along a colorful path to the back yard. That area has its fair share of flowers and containers, but also a number of more purposeful plants: various lettuces and some other vegetables, herbs, tomatoes, and hops. Missy is the primary gardener of the household, and Greg is the primary cook. He is famous in the family for his tomato sauce and basil pesto; he also is a home brewer, often aided by son-in-law Paul. Missy and Greg take special delight in turning the fruits of the garden into the offerings of the teak table on the south side of the back yard, where summer Sunday family suppers often last long into the evening.

555 Woodruff Place Middle Drive

Meredith Brickell and Ray Duffey • Home, Studio, Coop



555 Middle, which has been home to a draftsman (William H. and Jane Insley, c. 1902), an engineer (Ralph and Marguerite Teetor, c. 1909) lawyer (Richard and Cora McCord, c. 1930-1945), and a dental office manager (Trish Swisher, c. 1984 - 2009), is now occupied by artists Meredith Brickell and Ray Duffey, and their young son, Clyde.

When Meredith and Ray were planning to move to Indianapolis from North Carolina in 2009, they were immediately attracted to Woodruff Place for its strong community, its affordability, and its access to downtown. 555 Middle Drive had been well maintained by the former owners, so they were able to move right in and focus on details such as painting rooms and refinishing the oak and pine floors. Larger projects began in 2010 when they hired a neighbor to renovate the kitchen area, which included widening the doorway between the dining room and the kitchen. The following year, they built an art studio in the backyard, which replacing the small one car garage which had originally been a stable. In 2016, the downstairs bath was fully renovated. Meredith and Ray plan to gut the second floor in the next few years to add two bedrooms and a full bath.

Ray has contributed his woodworking expertise to many house projects, including the design and construction of custom kitchen and bathroom cabinets and the queen-sized bedstead. Ray's interest in using salvaged lumber in his work, including discarded wood from nearby home renovation projects, can be seen in the chicken coop, the dining room table, and other artworks. Meredith's background in ceramics is evident in her own work installed in the house, as well as the collection of handmade pottery from across the country. Meredith is also the leader of the House Life Project, a collaborative art initiative based in a vacant property 3/4 mile east that brings together artists and local residents to make art inspired by the Near Eastside community.

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Be sure to follow the Woodruff Place Home and Garden Tour on Facebook for future updates and events, or visit us at www.woodruffplace.org.

Thank You Volunteers

This event could not happen without Woodruffians donating their time and resources.

We would like to thank everyone who made this event possible.

Thank you to the homeowners for opening their homes to us:

Emily & Beau Ansty • Kathy & Craig Nelson • Kindra Hunckler & Jon Nolen • Meredith Brickell & Ray Duffey • Craig Bowen & Jake Miller • Rachel & Cecil Pendleton • Meghan & Andy McConnell • Missy Ellis & Greg Staab • Cynthia Brissman • Beth & Dave Brunsting

Photo display coordinators: Monica Deal and Tessie Lloyd Jones.

Historians: Sally Cook and Duane Palmer • Sign designer and Saturday breakfast coordinator: Monica Deal • Photographer: Kurtis Bowersock • Editor: Missy Ellis • Sunday breakfast hosts: Aimee Zoeller & Eric Muehlhausen; Jennifer Nelson-Niedermeier & Matt Stoner; Karen Markman & Duane Nickell • Entertainment: Guy Holbert • Tour sales: Curt & Julie Tornquist; Ann Smith; Tom Abeel & Linda Gilkerson; Jennifer Vines • Volunteer Appreciation party planners: Jan Robertson; Katie Neill; Cindy & Gary Brown • Sign grunt work: Jerry Glynn, Tyler Rosen • Marketing committee: Greg Touney, Maggie Miley, and Rachel Hamende • Graphic Design: Rachel Hamende

Thank you also to all the docents, fashion show and party volunteers.

A special thank you to Tessie Lloyd-Jones for hosting the fashion show since 1977.

Finally, thank you to Debbie Pidgeon, Historic Woodruff Place Home Tour Chair for making this event successful year after year.

578 Woodruff Place Middle Drive

Craig Bowen and Jake Miller • Home, Garden



The Swanston house, built circa 1894 by William and Mary Swanston, was designed by architect Thomas Winterowd. William Swanston was the Master Mechanic for PCC & St. Louis Railways, and he lived in the house until his death in 1903.

The Queen Anne structure boasts a unique Romanesque porch featuring nine columns and four arches which were restored to their original design this year. When purchasing the home in 2013, Craig and Jake knew the porch would need significant restoration work to repair water damage in the deteriorated structure. Fortunately, they didn't have to look far to find the right artisan. The pair commissioned Billy VantWoud, a fellow Woodruffian and craftsman, to painstakingly restore the porch. They used high quality materials like custom-milled cedar railings, new column bases turned by another neighbor, IPE flooring, and copper flashing to ensure the structure will last another 100+ years.

On the interior, the home has retained much of the original floor plan. It was never split into individual apartments, thanks, in no small part, to the Foxworthy family who resided here for nearly fifty years (1920 to 1969). The kitchen has had two major remodels in the house's history; once when the back porch was enclosed and again when the laundry and bath were added. The homeowners, who love to cook, bake, and entertain, are planning to remodel the kitchen again in the future.

Craig and Jake are in the process of stripping the Victorian staircase – which has been painted since at least 1925 – to reveal the original oak; it's a tedious labor of love. Other details include original gas lamp fixtures in the walls of the four bedrooms. The house was originally lit with gas. The stained glass windows throughout are also original.

The house is filled with several pieces of Jake's surrealist artwork. He paints in oils and watercolors, sketches in ink and charcoal, and has a studio in the nearby Circle City Industrial Complex. Additionally, several local maps, including an original which marks the location of Swanston's Panhandle Shops are displayed.

The oak tree in the front yard is estimated to be over 300 years old. A photo from 1895 shows an already mature tree 122 years ago. The fluted urn in the esplanade in front of the house was originally in the Swanstons' front yard. In 2015, the pair stripped, sanded, and chiseled years of paint and rust and primed and painted to restore the urn. It is still centered looking out from the front picture window.

Most importantly, Craig and Jake share their home with their St. Bernard, Ruby, and two cats, Mojo and Ada.

795 Woodruff Place Middle Drive

Rachel and Cecil Pendleton • Home



Finished in 1895, the estate of Charles E. Test once spanned three lots and featured a three story Queen Anne home, a caretaker's cottage, and a carriage house.

When the home was built, Mr. Test was the president of what would become the modern-day Diamond Chain Company, which then manufactured bicycle chains. In 1899, he sold his shares and became president of the National Motor Vehicle Company. In 1912, two years after Test's death, Joe Dawson won the Indy 500 driving a National race car. Mr. Test was also a scientist with his own lab on the third floor of the house. You can still see remnants of the original lab.

Over the last forty years, the Test House has been home to many as it served as a boarding house. While it naturally experienced wear and tear, the house was never split into apartments and retains many original and historic details.

Cecil and Rachel Pendleton found the Test House on the market in October 2016 and instantly fell in love. The nine year residents of Chatham Arch had planned to look for a new home in the spring of 2017, but once they saw the Test House, they didn't need to see any others: they made an offer that weekend. They are currently working on plans to restore the house and cottage—the carriage house was not part of the sale—which will likely take years since they plan to do much of the work themselves. Cecil and Rachel both have degrees in urban planning and an interest in historic homes and neighborhoods. They hope to preserve as much of the history of the home as possible and restore what has been lost, while updating it with modern conveniences.

Guests touring the Test house this year should consider this a "before" picture; the only work completed so far is cleaning mildew, gutting the cottage, fixing the sewer line, and making one of the bathrooms functional. In the living room, look at the Pendletons' wedding canvas above the mantel. After making an offer on the house, Rachel researched its history and learned of the historic Test Building downtown on Monument Circle. The building in the left of this photo is the Test Building. The canvas has been hanging in their living room for eight years!

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957 Woodruff Place Middle Drive Meghan and Andy McConnell • Coop



Meghan and Andy started with a small A-frame coop that was purchased for \$100 on Craigslist. A free chicken came with it. She came named Gertrude and was an Easter Egger breed. With one lonely biddy in need of company, the McConnells bought two Buff Orpingtons from the Indianapolis farmers market for \$8 apiece. Given the first chicken's name, the family decided on a theme — Shakespeare's heroines! — and named them Roseline and Viola. Sadly, Gertrude died quite suddenly, and they were left with Rosie and Vi.

The next year chicks were purchased from Agrarian and a garden coop was built with online plans. New to the flock were two Easter Eggers, Helena and Hermia. The Rhode Island Red is Lady Macbeth and the Barred Rock is Olivia. Helena didn't make it, so the family got another Easter Egger, Titania. The hens produce four eggs per day now.

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915 Woodruff Place West Drive

Kindra Hunckler and Jon Nolen • Home



As the most recent new build in Woodruff Place, 915 Woodruff Place West Drive has been a site of interest, speculation, and conversation for several years. The original house at 915-917 West Drive was built around 1910 as a rental double by Albert P. Hummel, who also built the rental double next to it. After a fire destroyed the 915-917 West Drive double, the Historic Woodruff Place Foundation purchased the property with the help of Indiana Landmarks and looked for a buyer who would build a single family home on the property within three years of purchase.

Jon and Kindra, established Eastside residents of the nearby Springdale neighborhood, happened to see the for sale sign and quickly scooped up the property. They hired Carly Custom Builders—who have also done many of the renovations and new builds in St. Clair Place in recent years—and began drafting plans for their new home.

As the first new build in the neighborhood since Woodruff Place obtained its official status as a historic district, there were many specifics to iron out when it came to designing the home and moving forward with the build. After receiving an enthusiastic thumbs up from the Woodruff Place preservation committee and official approval from Indiana Landmarks and the Indianapolis Historic Preservation Commission, they were able to break ground in August 2014, wrapping up construction the following March.

The exterior of the home fits in well with the surrounding homes with a wide front porch and appropriate set-back and window orientation in compliance with preservation guidelines. Their new next door neighbor, a landscape architect, helped them pick out the initial plants they put in to create a classic look. As visitors step through the front door, however, they'll immediately notice nine foot ceilings, an open-concept layout, and modern features such as a fully sealed gas fireplace and Cambria countertops. The house was built to function for a family of four with young children, so there is carpeting on the second floor and in the finished basement.

Jon and Kindra moved into the home in the spring of 2015, welcomed a new baby a few weeks later, and opened the popular Rabble Coffee Shop on East Tenth Street. with Kindra's sister, Josie, that August. The family calls this their "forever home" and plans to enjoy the community of Woodruff Place and the greater Near Eastside of Indianapolis for many years to come.



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856 Woodruff Place West Drive

Kathy Estridge and Craig Nelson • Home and Garden



Welcome to a work-in-progress! This Queen Anne Victorian house was built in 1890 as an investment rental property. A feature is the wrap-around front porch, a typical design of this period. On the porch the family visits with neighbors, enjoys many meals, and stocks a neighborhood book lending library.

Through ongoing renovations, Kathy and Craig have discovered that many walls, doors, and windows have been rearranged over the decades to accommodate multiple owners, renters, or “roomers,” as they were called. One prominent resident during the early 1900s was Joseph Shea, an IU graduate (class of 1889), lawyer, judge, and Ambassador to Chile appointed by President Woodrow Wilson. Judge Shea lived here with his sister, Agnes, and their niece, Julia Shea. Julia Shea remained in this house until her death at age 70 in 1968. Following her passing, the house was vacant for over a decade.

As “do-it-yourselfers” and an active family, they have to work home projects in among swim, track, and cross country seasons for two teens and a coach. Coach Craig is an accomplished marathoner (over 100 completed) and an assistant running coach at Herron High School. Mom Kathy runs a licensed child care business in the home, caring for many (over 100 over the years!) Woodruff, Cottage Home, and Windsor Park children. She loves to spend time in the sunken garden on the south side of the property.

Recent home improvements include a complete renovation of the living and dining rooms, master bedroom, and upstairs laundry room. Crown molding, refinished original wood trim, wall and ceiling repairs, floor to ceiling built-in bookshelves, and refinished original wood floors were all completed in 2015-16. An interior renovation of the back of the house will result in an improved entry, mud room, storage and butler’s pantry. Combining three small dark rooms into one large, open, well-lit space will better accommodate a houseful of toddlers and teens. A complete kitchen renovation is scheduled for the fall of 2017, followed by a pause to put two kids through college!

The backyard offers a skyline view of downtown Indianapolis, so Kathy and Craig love to host an annual Woodruff Place 4th of July evening to watch the downtown fireworks, following the annual tradition of the Woodruff Place Fourth of July Parade and Town Hall flag raising ceremony.

565 Woodruff Place West Drive

Emily and Beau Ansty • Home



Emily and Beau Ansty moved to 565 West Drive in March of 2013. Both Indianapolis natives, they had been living abroad and considering returning to Indy. When 565 appeared in their Zillow search, they fell in love, and their decision to move home was sealed. It was helpful that Emily's sister, Jessica, lives in Woodruff Place, so they were already familiar with the strong sense of community and charm of the neighborhood.

The Arts and Crafts bungalow was originally built in 1910 by James T. Shimer, president of Shimer Bros. Builders and the Southern Lumber Company. Shimer lived in the home with his wife, Catherine, and son, Allen. Shimer also built the "twin" home next door at 575 West Drive for his mother, Belle. As builders themselves, the Anstys feel a special connection to the original owners and history of the home.

Favorite features of the home include the following: the open-air front porch, a beautiful front door, quarter-sawn oak trim, original windows, dining room hutch, walk-in closets, a large master bedroom, and a second floor sunroom. The kitchen, bathrooms, and back patio were updated by previous owners in the early 2000s.

Since moving in, Emily and Beau have welcomed two boys, Leo and Forrest, to their family. The manageable size and classic layout of the home have created a wonderful environment for raising a family. Emily and Beau feel very fortunate to be a part of the Woodruff Place community.

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