

THE 2019  
**WOODRUFF  
PLACE**

HOME AND GARDEN  
TOUR

JUNE 29<sup>TH</sup> & JUNE 30<sup>TH</sup>  
NOON - 5PM

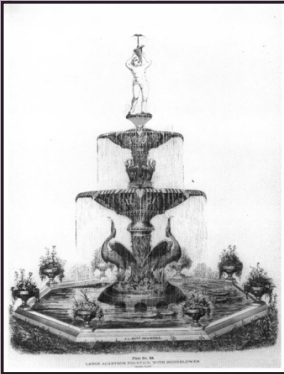
VINTAGE  
FASHION SHOW

974 WOODRUFF PLACE WEST DRIVE  
SUNDAY AT 2 PM



# 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-seven years later, neighborhood residents expend great effort and take great pride in maintaining and enhancing Woodruff's vision.



Proceeds from the bi-annual home and garden tours support a number of ongoing neighborhood beautification and historic infrastructure renewal projects, coordinated through an all-volunteer neighborhood association.



Currently, thanks to funds raised over several years, the fountain at the south end of Middle Drive is in the early phases of complete restoration and will soon look just as it did in early pictures.

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. To learn more about Woodruff Place, its history and events and activities, visit [www.woodruffplace.org](http://www.woodruffplace.org). Thank you for supporting this year's Woodruff Place home and garden tour. If you would like to help more, please visit [www.woodruffplace.org/donate](http://www.woodruffplace.org/donate).

*Lora Teagarden, Woodruff Place Civic League Board President  
Missy Ellis, Historic Woodruff Place Foundation President*



# 630 EAST DRIVE

## GARDEN

CYNTHIA BRISSMAN & RON LYONS

This Colonial Revival home was built in 1923 by Herbert and Helen Galloway. The current (and second) owner purchased it in 1988 and began renovations of the house and garden.

Improvements to the garden started with erecting a privacy fence, pergola, and arbors that helped define the rear yard into what has become a series of garden "rooms." The homeowner's love of hostas is evident with over 200 different varieties present throughout the space.



In recent years a sunny area in the yard was turned into a succulent bed referred to as the "desert." Sand-colored pea gravel and rocks serve as a backdrop to the plantings, many of which are over-wintered indoors.

A large in-ground hot tub was added in 2004, along with a paved patio and seat walls. An outdoor grill area was added in 2010.

Two of the garden rooms flank the garage. The one to the north is referred to as the blue room, evidenced by cobalt blue garden accents and anything to do with peacocks. The south room is informal and contains a variety of colorful annuals, perennials, and tomato plants.

The mini garden remains a personal favorite of the homeowner. It contains mini hostas, conifers, and perennials, along with whimsical furniture, pathways, and garden accents. On occasion errant raccoons decide to redecorate, to the home gardener's dismay. A sense of humor is a must!

Through the years this garden has evolved with hits and misses along the way. It remains a joy and learning experience and a never-ending labor of love.



# 639 EAST DRIVE

## HOME

WAYNE JARED & ROXANE MENEZ

Technology. It's not a word you'd expect to see when reading about a historic house built in 1904, but when Julius and Lillian Rotbart had this colonial style house designed by architect George V. Bedell, they had it built with "all the modern conveniences, including a water motor to pump rainwater from the cistern to the apartments where needed."

Julius Rotbart passed away after only ten years in the house. Over the subsequent years, the home was divided into multiple apartments, then later restored to a single family home. The last step in this process was the removal of an in-law apartment in the back bedroom of the second floor by the current owners.

When the current owners purchased this house in 2015, it was in a fair state of disrepair. Since then, they have been working to restore this beautiful house, doing most of the work themselves and adding the latest technology in the spirit of the original owners. For example, in 2017, they rebuilt the bow window in what is now the kitchen, removing what had been a boxed entrance to an apartment. They matched it up to the bow window on the second floor, as it was originally. The kitchen island was built this year as an ode to the beautiful floors in the house. As is the case with much of the wood furniture you see, the island was built by the owners.

So while you enjoy the historic elements of the house, you'll also note the lights turning off and on automatically, along with numerous other smart home features.

Before purchased by James O. Woodruff, the areas in and around Woodruff Place were known as Hammond's Woods or the Dark Woods.

Mr. Woodruff bought the land from Rev. Rezin Hammond in 1872 for two hundred and forty thousand dollars, which is comprable to over five million dollars today.



# 735 EAST DRIVE

## TOWN HALL

This Jacobean Revival structure was erected in 1926 on the site of the original community center.



In 1962, with the annexation of Woodruff Place into the City of Indianapolis, the building became the responsibility of the Indianapolis Parks Department. In the 1990s, the city decided to tear down the building unless Woodruff Place purchased it. The Historic Woodruff Place Foundation did so in 2001, assuming full responsibility for its maintenance, use, and general upkeep.

The Town Hall is currently used as a gathering place for all community meetings and recreational activities for Woodruff Place, as well as a rental for private events.

Due to long-deferred maintenance, it was in need of renovation and modernization to bring it up to today's codes. The Foundation and Town Hall restoration committee have successfully obtained several grants over the past decade to rebuild damaged walls.

Town Hall saw major renovations in 2012. The north wall and windows were rebuilt; woodwork and floors were refinished; the leaking roof was stabilized; and ruined portions of the ceiling were replaced. Since then, the east exterior wall has been stripped and refinished; dormers have been rebuilt; part of the roof was replaced; and the backyard was converted from a gravel lot into a patio gathering space for neighbors. In 2018, Town Hall received its second bathroom, which is designed to be fully accessible. In 2019, the Tudor framing on the west wall was restored, and a new warming kitchen will be installed in the fall.

Town Hall provides a vital opportunity for Woodruff residents to gather for social, leisure, and civic purposes, further enhancing the extraordinary spirit of community found in this neighborhood.



# 961 EAST DRIVE

## HOME & GARDEN

### SALLY COOK

In June of 1899, Edmund Horst purchased the half lot on which 961 East Drive sits; Hubert Heine purchased the other half and the lot to the south. Mr. Heine had some role in building 961 for Mr. Horst, and the Heine family lived for a while in the house two doors south. Five years later, Mr. Heine found a buyer for the lot in the middle, and when he did, a virtually identical house was constructed. Though different from the outside, inside it is easy to see that they are twins. With minor differences, the floor plans are the same, and the front doors are identical. Current owner Sally Cook believes that these houses were built from a pattern book, rather than an architect's custom design. Woodruff Place was a suburb, so it seems appropriate that one would find suburban tract housing here!

Within minutes of Sally's first visit to her future home, she knew that the front parlor should be open to the sitting room behind it. Cuts in the baseboard told her exactly where the opening should be. Sure enough, the frame for a pocket door was in the cavity, though the door was gone.

During her first month in the house, she pulled up carpeting from the entire first floor. Cuts in the floor suggested a low wall and columns had once separated the foyer from the front parlor. New wood mimics what may have once been there.

Sally hastily redecorated the entire house just in time to be on the 2001 homes tour when she had lived in Woodruff Place only a year. The projects did not end there. Sally removed the aluminum siding that had covered the house for thirty years. Two years ago, she had the upstairs bathroom gutted and completely redone. The kitchen has been gradually updated over time, incorporating major changes the previous owner made when he renovated his childhood home thirty years ago.

It's not the new things that Sally likes best in her house: it's the old things. Her grandmother's dining room furniture carries fond memories of holiday dinners. She has a clear memory of gathering around her grandparents' radio—now hers—listening to the Democratic convention that nominated Adlai Stevenson for President. She has photographs from 1928 of her great-aunt Belle's home; some of the objects in those photos are hers now. She is charmed by her great-aunt Raye's oil paintings she has lived with all her life. The bed in the smallest bedroom is one her father slept in when he was a child. Family photographs in the front parlor remind her of her roots: she will be taking them to a family reunion next month to introduce the ancestors to her cousins.



696 - 704 MIDDLE DRIVE

VILLA & GARDEN

ROSANNA HARDIN-HALL



The honeymoon cottage at the rear of a Queen Anne style house, built in 1894, is nestled in a Victorian garden which has been preserved since 1915 by three generations:

Rose Moberley Toy, Betsy Toy Hall, and  
Rosanna Hardin Hall.

The garden urns hold pink geraniums. Wrought iron balconies and gates, old street lights, a gazebo, and lanterns lend an air of beckoning visitors back to old New Orleans.



# 814 MIDDLE DRIVE

## HOME

DEBBIE GUY AND RUSSELL PICKETT

The Kelly family is the first known family to have lived at 814 Middle Drive. Michael W. Kelly and his wife Burton Kelly purchased the home in 1906.



The Kellys were a wealthy coal mine-owning family from Danville, Illinois. Their net worth was estimated to be \$3-\$4M, or well over \$75M in today's dollars. The Kellys traveled extensively and were renowned for their antiques collection which they kept at their Woodruff Place home.

The Kellys spared no expense and the house features many unique architectural characteristics. Notable details include inlaid floors in every room, each room having a unique pattern; original Chinese silk tapestry wallpaper; 24 carat gold molding in the parlour; a Chinese marble fireplace; numerous stained glass windows; a library with built-in leaded glass bookcases; and a lady lamp original to the house that the Kellys had shipped from Europe.

As the fifth owners, Debbie and Russell are continuing the long tradition of care and upkeep to the beautiful historic home. Recent updates include building a large shower in the spare bathroom.



# 845 MIDDLE DRIVE

## HOME & GARDEN

KELLY CHAPMAN

Built in 1885 by Charles D. Robinson, this Queen Anne style cottage is a charming mix of old and new, with many of the original features still intact. By 1901, the Robinsons had built and moved to a new residence on West Drive. For a period of years, the home was rented to several dwellers with its longest owner/occupant staying for at least 32 years. Visitors are often surprised once inside this cottage: it is not as small as it appears from the street.

A remodeling job in 1979 restored the exterior to resemble its original state, removing an Arts and Crafts style front porch. The interior was given a more open and contemporary feel, with historical integrity kept intact. First floor ceilings were opened to the second story in many places, and skylights were added. Some of the original elements such as French doors and oak hardwood flooring lend character to the home.

The current owner purchased the home in 2017 and began a rehabilitation that leveraged the talents of a licensed interior designer with historic renovation experience. New light fixtures were added in several key areas. All interior plaster walls and ceilings were repaired and finished with quality Benjamin Moore paints. Existing drywall-wrapped beams in the family room were custom-painted by a local artist.

Numerous construction projects have been undertaken. Every window was removed and restored to historic standards with Indianapolis Historic Preservation Commission oversight. Using the existing brick, the chimney was rebuilt to fit Woodruff Place preservation plan standards. A back patio was replaced after a sewer line collapse forced a deep dig to replace the line to the alleyway. Other infrastructure upgrades include HVAC improvements, water conditioning, electrical work, new AV, high tech security, and a strong Internet platform to bring efficiency and comfort. Landscaping was also refreshed everywhere.

Additionally, new custom maple library built-ins were added to the sunroom. Windows received period-appropriate hardware, plus new custom curtains and shades. Period millwork and architectural hardware were replaced throughout. New Stanton broadloom floor coverings were installed on the second floor. New furnishings and artwork have also been carefully selected to reflect the owner's love of international travel and music.



# 810 WEST DRIVE

## HOME

### JULIE & KURT TORNQUIST

808-810 Woodruff Place West Drive was built by Albert P. Hummel in 1909 as a duplex rental property. When the elderly owner died in 2007, the house was bought by neighbors to keep it out of the hands of investors who might destroy its character and turn it into multiple units (so the story goes). It was sold to a new owner soon after, and she opened it up to function as a single family home.



The Tornquists already lived in Woodruff Place, but when it was time for Kurt's mother, Cynthia, to move in, they decided they did not want to leave the neighborhood. The only real choice was to find another home in Woodruff.

810 West looked to be in good shape when Kurt and Julie bought it. The plan was to turn half of the upstairs into an in-law apartment and to leave the rest as it was. However, old houses are tricksters. When doing the work for Cynthia's space, some hot spots in the wiring were discovered. The decision was made to take down the ceilings and hope that the rest of the wiring would be in good shape. The house had other plans. Kurt and Julie made the hard choice to gut the downstairs in order to find every junction point in the wiring and insure the house was not at risk of a fire.

In the reconstruction, Julie wanted to paint the very dark woodwork white to lighten the space, but the painter refused. He sanded and refinished part of the woodwork on the sly and had Julie come over to look. It was so beautifully done that the decision was made to sand and re-stain all of the downstairs woodwork. It was a good choice. The marble in the kitchen and bathrooms is Carrera marble because Kurt fell in love with it on a trip to that region of Italy. The backsplash in the downstairs bath is antique tile generously given to Kurt and Julie by a former neighbor who wanted to make sure the tile stayed in Woodruff Place. The bathtub in the upstairs bath is original to the house. There is more work to do, but all in all, the house has been made whole again so that it should easily last another hundred years.



# THANK YOU VOLUNTEERS

**This event could not happen without Woodruffians donating their time and resources. We would like to thank everyone who made the Home Tour possible.**

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

Cynthia Brissman and Ron Lyons • Wayne Jared & Roxane Menez  
Sally Cook • Rosanna Hardin-Hall • Debbie Guy and Russell Pickett  
Kelly Chapman • Julie and Kurt Tornquist

Thanks also to photo display coordinators, historians, Saturday breakfast coordinators, photographer, editor, advisors, Sunday breakfast hosts, entertainment, tour sales, volunteer appreciation party planners, sign distributors, marketing committee, graphic design, fashion show hosts, emcees, and models.



## Weichert

REALTORS®



**Debbie Pidgeon**

Proud Woodruff Place Neighbor

Works: Provides quality customer service and consistent communication.

Plays: Enjoys nearby Indy Parks and libraries with her family.

Volunteer: Girl Scout Leader and neighborhood volunteer.

**317-627-8982**

[debbie@coopergroupindy.com](mailto:debbie@coopergroupindy.com)

## Make your space a place for sitting pretty.

Want to fill your new space with a look that's both livable and lovely? Look no further than our unique mix of home décor with an urban edge.

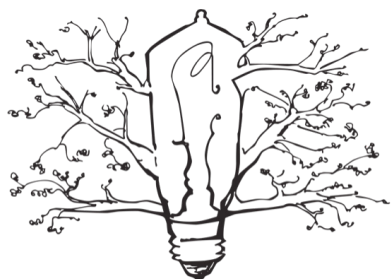


716 MASSACHUSETTS AVENUE 317.737.2109 [decorateindy.com](http://decorateindy.com)

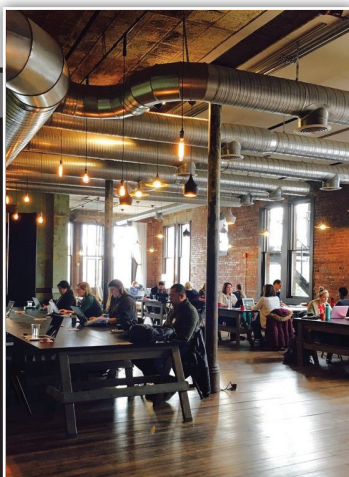


**decorate**  
YOUR SPACE





JEFFERSON ELECTRIC



Jefferson Electric is a family business in downtown Indianapolis. Since 2011, we have valued people over profit and relationships over retail.

**Customers turn to Jefferson Electric for their expertise in caring for older homes and their firm commitment to an excellent experience.**

**317-418-3917**

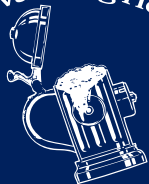
**WWW.JEFFERSONELECTRICLLC.COM**

2114 E WASHINGTON ST. INDIANAPOLIS



## MASS AVE PUB

A Watering Hole



Indianapolis, IN  
Est. 2001

*Mass Avenue Pub, proudly serving  
downtown residents and visitors since 2001!*



**Carpenter**  
Realtors®

**Woodruff Place  
Residents Since 2004**

**Rich Costello & Maggie Spencer**  
Husband & Wife Realtors

**RC: 317-750-8114 MS: 317-650-9127**

richandmaggie@callcarpenter.com  
richcostello.callcarpenter.com



LOOKING TO MAKE  
A MOVE?

**RACHEL PENDLETON**  
REALTOR®

317.260.9546

RACHEL.PENDLETON13@GMAIL.COM

RACHELPENDLETON.COM

Equal housing opportunity.  
Each office is independently owned and operated.

**CENTURY 21** Scheetz

# TICK•TICK LOUNGE

Home of Indy's #1 Bloody Mary  
**2602 E 10th St • (317) 634-8625**

# FEAST OF LANTERNS

**AUGUST 24<sup>TH</sup>**  
4-11 PM

**SPADES PARK**  
1800 NOWLAND AVE

THE HISTORIC NEAR EASTSIDE FESTIVAL HIGHLIGHTING LOCAL  
NEIGHBORHOODS AND COMMUNITY ORGANIZATIONS

FEATURING OVER 30 ARTISANS & VENDORS

AND LOCAL FAVORITES OF  
FOOD • TREATS • BEER • CIDER

[www.indyfol.org](http://www.indyfol.org)

[facebook.com/indyfol](https://facebook.com/indyfol)

[@indyFOL](https://twitter.com/indyFOL)

## Need some water or a restroom break?

Restrooms are located at each end of Cross Drive and  
water is available at the Town Hall.





The Neidhammer is committed to building community through coffee, crepes, and event services.

**(317) 759-0602 • [www.Neidhammer.com](http://www.Neidhammer.com)**

2102 E WASHINGTON ST. INDIANAPOLIS



*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](http://www.woodruffplace.org)**

**Audrey's Place**  
**Thrift Store**

*antiques, collectibles & used furniture*

**Where you will find The Good The Bad & The Ugly**

**Monday - Friday 9am - 6pm • Saturday 9am - 5pm • 3228 E. 10th Street**



# DON'T MISS THE VINTAGE FASHION SHOW



**SUNDAY**  
**JUNE 30**

**AT 2 PM**



**974 WOODRUFF PLACE WEST DR.**  
**IN THE GARDEN**



