

Collection #  
P 0660

**ACQUISITION AND RESTORATION CORPORATION  
RENOVATION PROJECTS PHOTOGRAPHS, CA. 1980S**

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April 2018

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## COLLECTION INFORMATION

VOLUME OF COLLECTION: 1 Cold Storage photograph box, 1 Cold Storage OVA folder, 2 Flat File folders

COLLECTION DATES: Ca. 1980s

PROVENANCE: J. Scott Keller, Indianapolis, Indiana, February 2013

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ALTERNATE FORMATS:

RELATED HOLDINGS:

ACCESSION NUMBER: 2013.0024

NOTES:

## HISTORICAL SKETCHES

The apartment buildings and houses photographed in this collection are contributing buildings to various National Register Historic Districts located in Indianapolis, Indiana. These buildings were former rehabilitation and restoration projects done by the Acquisition and Restoration Corporation owned by J. Scott Keller during the mid-1980s. One commercial building is also included in this collection.

The term “contributing building” refers to a building within an historic district that has a special character, a special historic or aesthetic interest or value, and is incorporated into the district for that reason.

In 1983, thirty-seven properties in downtown Indianapolis were listed on the National Register of Historic Places as part of an “Apartments and Flats of Downtown Indianapolis” multiple property nomination. Properties included were generally constructed in the period from 1890 to 1930.

**Bemis Bag Factory Building:** The Bemis Bag Company opened a new factory in Indianapolis in 1900 at 1940 Barth Avenue. The factory closed in 1984 and was purchased in 1987 by Keller, who planned to convert the building into 150 condominiums. Financing for that project had not been found when the building was heavily damaged by a three-alarm arson fire in 1989. It was condemned and demolished in 1994.

**The Buschmann Block Apartments:** German merchant August Buschmann built the red brick and limestone commercial block at 1022-1036 College Avenue in 1894. The building is a contributing structure to the Apartments and Flats National Register Historic District and the Chatham Arch National Register Historic District. The third floor of the building was once the state headquarters of the Ku Klux Klan.

**The Esplanade:** Located at 3015 North Pennsylvania Street, the building embodies the design of the Arts and Crafts movement. The Esplanade was developed and constructed in 1912 by real estate agent Charles Plummer and contractor Charles Hollingsworth. The multi-level design provided tenants privacy from surrounding units. The Esplanade is a contributing building to the Meridian Park National Register Historic District.

**The Glencoe:** Located at 627 North Pennsylvania Street, the Glencoe is a three-story Eastern-style flat building. It was built in 1901 by Eugene A. Cooper. It is a contributing structure to the Apartments and Flats National Register Historic District.

**The Kothe House:** Located at 1433–1439 Park Avenue, this building is an example of late Queen Anne style architecture. Built in 1892 by insurance agent John Ingram, it was purchased in 1906 by real estate businessman William Kothe. It has had several uses over the decades, such as housing for Indiana University–Purdue University Indianapolis in the 1980s. It is a contributing building to the Old Northside National Register Historic District.

**The Martens:** Located at 315 North Senate Avenue, this three-story brick and limestone building was erected in 1898 by Herman E. Martens. It has Classical Revival style details and is considered to be an excellent example of early twentieth-century commercial/flats. It is a contributing structure to the Apartments and Flats National Register Historic District. An alternate address is 348–356 Indiana Avenue.

**The Massachusetts:** Located at 412-427 Massachusetts Avenue, this is a three-story yellow brick and gray limestone commercial and residential building constructed ca. 1905. It is a contributing building to the Apartments and Flats National Register District and to the Massachusetts Avenue National Register Historic District.

**The Ovid Butler House and Carriage House:** Located at 1306 Park Avenue, this Colonial Revival–style home was built in 1848. It has elements of the Greek Revival and Italianate styles due to early additions. It was known as Ovid Butler's "Forest Home." It is a contributing building to the Old Northside National Register Historic District.

**The Plaza:** Located at 902 North Pennsylvania Street, this is a three-story, U-shaped, glazed orange brick and grey limestone Eastern-style flat building on a raised basement of banded rustication. Built in 1907, it features a full façade Renaissance Revival style entrance with Ionic columns and second and third story polygonal bay windows. It is a contributing building to the Apartments and Flats National Register Historic District.

**The Saint Clair:** Built at 107-109 West St. Clair Street in 1899 by John James Cooper, this was a brick and limestone H-shaped, three-story plus basement structure with five bays and twelve-foot ceilings. This Eastern-style flat was symmetrical and in a Classical Revival style. Its most distinctive feature was its recessed inner three bays, which created small balconies enclosed by Ionic pilasters. It was listed on the National Register of Historic Places in 1983, but removed from the list in 1991 after extensive damage from a fire. The building was later demolished.

**The Sylvania:** Located at 801 North Pennsylvania Street and 108 East St. Clair Street, the Sylvania consists of two three-story detached glazed brick buildings with doors and windows surrounded by carved gray limestone. Constructed in 1906, these Eastern-style flats have both Classical Revival and Renaissance Revival elements. The Sylvania contributes to the Apartments and Flats National Register Historic District.

**The Charles E. Thornton House:** Located at 1226 Broadway Street, this house was built ca. 1892. It is a brick Queen Anne–style structure with an onion dome. It was Keller's home at one time. About 1982, some decorative plaster and painting restoration work was done by Rebecca Garland. Frank and Judy O'Bannon purchased this house from Keller and lived in it during the eight years that he served as Lieutenant Governor (1989–1997). It is a contributing building to the Old Northside National Register Historic District.

**1018 Virginia Avenue:** Alexander Bruce, an immigrant from Scotland, opened Bruce's Bakery with his sons at this location in 1876. Originally two one-story structures were at this site. In 1893, son James P. Bruce constructed the two-story brick commercial building that now stands on this lot. The Bruce family operated a bakery here until 1924. The building has a high parapet and is divided in two visually by the central pier of the upper story. The striped effect created by the rock-faced stone trim was a popular stylistic feature of the time. The American Hardware & Supply Company has occupied the building since 1947. It is a contributing building to the Fountain Square Commercial National Register Historic District.

**The Wilson:** Located at 643 Fort Wayne Avenue, this yellow brick eight-unit building was constructed in 1905. It has numerous distinctive Renaissance Revival motifs, including a

five-bay Doric order terra cotta entrance arcade. It is a contributing building to the Apartment and Flats National Register Historic.

**529-531 East 15th Street** is also known as the Charlotte Baker House. Built ca. 1889–1899, it is in the Queen Anne architectural style and is a contributing building to the Old Northside National Register of Historic Places.

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## **SCOPE AND CONTENT NOTE**

This collection contains photographs taken ca. 1980s of various apartment buildings and houses and one commercial building in Indianapolis, Indiana. The buildings were part of a series of rehabilitation and renovation projects managed by the Indianapolis-based Acquisition and Restoration Corporation. The photographs depict the renovation processes in many of the buildings, both interior and exterior. Also included are a cross-section drawing of the Bemis Bag factory building and an aerial photograph of downtown Indianapolis. There are also brief notes about the buildings from J. Scott Keller, owner of Acquisition and Restoration Corporation.

Photographs described as being "before renovation" also include those that were taken *during* renovation.

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Bemis Bag Factory Building, 1986 (photos by Ed Moss):  
Exterior back of factory with parking lot in foreground.  
Interior of factory, second floor, showing windows.

Bemis Bag Factory Building, n.d.:  
Cross-section drawing of building 3-A (mounted on  
foam board).

The Buschmann Block exterior, n.d.:  
Taken from N. College Avenue.  
Indianapolis skyline with Riley Towers, Soldiers and  
Sailors Monument, Indiana National Bank, and  
A. Buschmann tower in foreground.

The Esplanade, n.d.:  
Interior arch in entrance way of an apartment.  
Parking lot and garage behind apartment building located  
on corner of E. 30th Street and Talbot Street.  
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Inner courtyard of the apartment complex.  
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The Glencoe Apartments, n.d.:  
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Kothe House exterior, ca. 1980s:  
Worker and rubble outside entrance (b/w photo).  
Entrance after renovation (b/w photo).  
Left elevation before renovation.  
Façade on Park Avenue, after renovation (photo stained).  
Left side and front, after renovation.

Kothe House interior before renovation, December 1980:  
14 black-and-white and 2 color photos showing various  
rooms, staircases, flooring, etc., with debris and damage.

Kothe House interior after renovation, ca 1980s:  
13 black-and-white and 2 color photos showing various  
rooms, staircases, flooring, etc.

### CONTAINER

Cold Storage Photographs:  
Box 1, Folder 1

Flat File 7-o, Folder 1

Cold Storage Photographs:  
Box 1, Folder 2

Cold Storage Photographs:  
Box 1, Folder 3

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Cold Storage Photographs:  
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