



A DESIGN STUDY FOR THE  
REDEVELOPMENT OF MARKET  
SQUARE, INDIANAPOLIS, INDIANA

A Thesis Submitted August 15, 1958, as  
Required for the Degree, Master in Architecture  
At The Massachusetts Institute of Technology,  
Cambridge, Massachusetts

---

Kenneth Shimer Wood, Author

*/*

---

Lawrence Bernhart Anderson, Head,  
Department of Architecture

## ABSTRACT

### A DESIGN STUDY FOR THE REDEVELOPMENT OF MARKET SQUARE, INDIANAPOLIS, INDIANA

Kenneth Shimer Wood, Author

Submitted For the Degree, Master in  
Architecture, in the Department of  
Architecture on August 15, 1958

BACKGROUND: Market Square (City Square #43) was part of four sections of federally donated land given to Indianapolis in the 1820's when that city became the capitol of Indiana. The Square has played a major role in the city's cultural, social, political and commercial growth, due mostly to the presence of the City Market, one of the city's oldest institutions, and the Tomlinson Hall, a large, plush civic auditorium. On January 30, 1958, the Tomlinson Hall caught fire and was burned beyond repair, marking the end of one of the city's most treasured landmarks. The City Market was also damaged by the fire. Out of these circumstances grew the current need for a redevelopment design study for this site.

PURPOSE: It is the purpose of this design study to develop a plaza and building group at Market Square in conjunction with the new Indianapolis-Marion City-County Government Building (to be erected soon on the City Square to the south of Market Square), which will: 1) further the historical role of this site in the future growth of Indianapolis, 2) add to the positive visual symbol of city government created by the City-County Building, 3) contribute toward raising the land values and environment standards of Indianapolis' near east side.

SITE: Market Square is located in the heart of downtown Indianapolis, two squares east of the Monument Circle and is bounded by Delaware, Ohio, Alabama, and Market Streets. It is flat and contains 176,400 square feet (420' x 420').

PROGRAM: The program for the future use of Market Square was approached idealistically and developed on the basis of the opinions of several members of the Mayor's Tomlinson Hall Committee, the design

critics at MIT, several interested friends and acquaintances in Indianapolis, and upon my own ideas for the site. The building elements to be included in the design are:

- A. Civic Plaza
- B. City Market
- C. Downtown Branch Library
- D. Exhibition Area
- E. Dining Facilities
- F. Shops
- G. Civic Meeting Rooms
- H. Office Space
- I. Parking

SOLUTION: The design solution consists of a scheme based on a 30' construction module. The City Market is to be located on the northern portion of Market Square, on axis with the Civic Plaza and the City-County Building. Building A and B are located on the east and west sides of the Plaza, respectively. Building A contains 16 stories: one floor of commercial shops, one floor of dining facilities and fourteen floors of rentable office space. Building B contains 4 stories: one floor of commercial shops, one floor of exhibition space, one floor for the branch library and one floor of civic meeting rooms. Parking and service facilities are to be provided on two levels under the Square.

21 Inman Street, Apt. 3  
Cambridge, Massachusetts  
August 15, 1958

Pietro Belluschi, Dean  
School of Architecture and Planning  
Massachusetts Institute of Technology  
77 Massachusetts Avenue  
Cambridge, Massachusetts

Dear Dean Belluschi:

As required for the degree, Master in Architecture, I submit the following thesis entitled, "A Design Study for the Redevelopment of Market Square, Indianapolis, Indiana."

Sincerely,

Kenneth Shimer Wood

## DEDICATION

"The faculty of imagination is the great spring of human activity, and the principal source of human improvement. As it delights in presenting to the mind scenes and characters more perfect than those which we are acquainted with, it prevents us from being completely satisfied with our present condition, or with our past attainments, and engages us continually in the pursuit of some untried enjoyment or of some ideal excellence. Destroy this faculty and the condition of man will become as stationary as that of the brutes,"

- Dugald Stewart

## ACKNOWLEDGEMENT

My gratitude is sincerely offered to those who have aided me in the preparation of this thesis study--my professors at MIT, my interested friends and acquaintances in Indianapolis, my fellow students, my mother, and my wife, Eloise.

## CONTENTS

Title Page	I
Abstract	II
Letter of Submittal	IV
Dedication	V
Acknowledgement	VI
Background	1
Purpose	11
Site	22
Program	24
Solution	33
Drawings and Photographs	
Correspondence	
Bibliography	

B A C K G R O U N D



## BACKGROUND

The purpose of the historical background presented here is to illuminate, somewhat abstractly, the events leading to the creation of Market Square--to its early and later development and to the current situation, proposing the need for a redevelopment study.

By the Treaty of Paris in 1783, Great Britain ceded the land northwest of the Ohio River to the United States. In 1784, the State of Virginia relinquished her claims on this land and three years later the Congress of the Confederation enacted the Ordinance of 1787 which officially created the Northwest Territory. This Ordinance, among other things, provided for a territorial government and the eventual admission of the new territory into the Union by states. In 1800 the Northwest Territory was divided into two parts--Indiana and Ohio. The later creation of the Michigan Territory (1805) and the Illinois Territory (1809) reduced the Territory of Indiana to the dimensions it now claims as a state.

In 1813 the Territorial capitol of Indiana was moved from Vincennes to Corydon, where, in 1816 the first state constitution was drafted. On December 11, 1816, Indiana was admitted to the Union as the nineteenth state under a Federal Enabling Act which also provided for the federal donation of four sections of land for a new state capitol. A commission was appointed to locate a desirable site for the new capitol and on June 7, 1820, this group recommended a site

in the near geographic center of the state where Fall Creek entered White River. The site was relatively flat (el. 739 ft.) and was described as being "in an eminent degree beautiful and fertile and probably the best body of land in the state."<sup>1</sup>

The state legislature readily approved the site and after much debate decided the town-to-be should be called Indianapolis.<sup>2</sup>

In 1821 two surveyors, Elias Fordham and Alexander Ralston, were hired to lay out the pattern of streets and roads. It is interesting to note Ralston had helped Pierre L'Enfant lay out the City of Washington and had continued on the surveying staff of the nation's capitol until 1794, two years after President Washington had relieved L'Enfant of his duties. Ralston eventually journeyed westward and in 1814 became a resident of Salem, Indiana.

"In laying out the City of Washington, L'Enfant had been influenced by the stately symmetry of Versailles, and Ralston in turn was influenced by the plan of Washington in laying out Indianapolis in 1821. The entire plot was to be a mile square laid off in the center of the four donation sections. The square was divided by nine north and south streets and nine east and west streets, all ninety feet wide.

---

<sup>1</sup> Rose, E. B. The Circle, "The Center of Our Universe", p. 355.  
<sup>2</sup> Other popular names suggested to the legislature were "Tecumseh" and "Suwarrow".

"The four central blocks of the city, taken together were called the 'Governor's square', and at their center on a slightly raised knoll was marked off a circle more than three acres in extent, surrounded by a street 80 feet wide, which RaIston designated as the site for the Governor's residence. Diagonally from Governor's square he laid out four avenues--Virginia, Kentucky, Indiana, and Massachusetts--as they are today.

"When the plot was completed, RaIston remarked that 'it would be a beautiful city if it was ever built'<sup>1</sup>,

The first sign of a market in the new town was in 1821 on a tract of ground known as Square 50 which is now the west side of Military Park. It was a hay market then where farmers traded hay and grain for wood, nails and tools.

In 1822, even though the circle had been planned for the Governor's residence, Indianapolis' first market house was erected there, in the center of the town, and remained on this site until 1824.

Later, the market was moved to a plot now bounded by Kingan and Co., the Acme-Evans Milling Co., and the No. 6 Engine House.

Even though the town had been expanding rapidly for several years, it was not until 1825 that the capitol was officially moved from Corydon to Indianapolis.<sup>2</sup> On January 8 of that year the first state

---

<sup>1</sup> Rose, E. B. The Circle, "The Center of Our Universe," p. 357.

<sup>2</sup> Indianapolis was incorporated as a "town" in 1836 and as a "city" in 1847.

legislature was held in Indianapolis.

The dedication of the four sections of federally donated land provided the site bounded by Delaware, Market, Alabama and Wabash Streets was to be used as a "public market place" and was thereby so bound by an act of Congress.

On March 28, 1932, a group of citizens met in the Courthouse and voted to establish a market on the dedicated site. By August 11 of that year a few open sheds had been erected, and on September 29, a board of trustees was selected and a market master chosen to superintend the venture. Soon after, the market began regular operation, largely as an "open market" and on the site it currently occupies.

This land was used solely for market purposes until the Tomlinson Hall was erected on the west end of the site offering the city one of the most unique building combinations ever--a large, plush auditorium, physically combined with a farmers' market. At the time of Tomlinson Hall's erection (1885), the market went indoors permanently on the ground floor under the hall and in a one-story structure extending east to Alabama Street.

Stephen Decatur Tomlinson was born in Cincinnati in 1815 and came to Indianapolis in 1834. He learned the trade of typesetter but went into the drug business a year after his arrival in Indianapolis. He remained a druggist until 1854 when he retired on account of failing health. He died November 14, 1870. Tomlinson left an estate valued

then at \$100,000.00 and bequeathed it all to his wife, Mary Todd Brown Tomlinson, to be used according to her desires. A provision was included, however, stating that any residue remaining at her death, including all that she might acquire by exchange or purchase should go to the City of Indianapolis to be used in the erection of a building for the use of citizens and city authorities "on the west end of the East Market House, fronting on Delaware Street, and next north of Market Street. (See S. D. Tomlinson's Will, next page).

In 1874 Mary Tomlinson relinquished her interests in her husband's estate and this marked the beginning of the Tomlinson Hall proceedings. It is only natural much litigation and controversy would follow, due to the dedication of the site for market purposes only. However, the legal difficulties were overcome and it was decided a civic hall would be built in combination with the market rather than to replace the market.

An architectural competition was held for the design of the hall and was won by Dietrich Bohlen. The young designers in Bohlen's firm at this time were Oscar Bohlen (Dietrich's son), Arthur Bohn, and Bernhard Vonnegut. All worked on the design of the building.

---

1

The Bohlen firm is still practising today, 105 years old, and is headed by August Bohlen (Dietrich's grandson) and Robert Bohlen (August's son). Bernhard Vonnegut was the father of Kurt Vonnegut, former principal in the firm of Vonnegut, Wright, and Porteous, Inc., currently engaged in association, in the design of the new Indianapolis-Marion City-County Building.

Last Will and Testament of the late Stephen D. Tomlinson.

City of Indianapolis, County of Marion, State of Indiana.

April 18, 1870.

In the name of God. Amen.

I, Stephen D. Tomlinson, begin in a sound and healthy state of mind, and in a proper frame of mind for the duty before me, do make this my last will and testament.

Item first. I bequeathe all the property of which I am possessed, both real and personal, to my beloved wife, Mary T. Tomlinson, to be by her used for her maintenance and convenience; and to be by her consumed in any degree or to any extent, according to her desires and necessities.

Item second. The residue of my estate which may remain after her decease, whether the same be acquired by exchange or purchase, I bequeath to the city of Indianapolis, to be used in the erection of buildings for the use of citizens and city authorities, what are commonly termed "Public Buildings," on the west end of the East Market House, fronting on Delaware street, and next north of Market street. And I further direct, that there be no unnecessary delay in converting the property hereby bequeathed to the uses designated, as I do not wish to endow the city with a property to be held indefinitely for rent.

Item third. Should it be that the city provides their public buildings before this devise shall come to it, I hereby authorize my beloved wife to direct the purpose to which the same may be applied.

Item fourth. I shall leave no debts behind me of which I shall not leave ample evidence, and I protest against any and all claims that may be preferred against my estate, of the correctness of which I do not myself leave sufficient testimony.

Item fifth. As my beloved wife is my sole legatee, I nominate her as executrix of this my last will, requesting that no bond or any other form of security be required of her.

Executed this eighteenth day of April, in the year of our Lord one thousand eight hundred and seventy.

STEPHEN D. TOMLINSON

Signed in presence of  
F. M. Churchman,  
Chas. P. Wilder,

Filed and admitted to probate December 1, 1870. William J.  
Wallace, Clerk M.C.C.P.

Taken from Proceedings of Common Council Indianapolis, Dec.  
26, 1870, p. 827, 828.

Before the building could become a reality the hall's promoters had to fight the opposition of the city fathers who feared a tax increase and a technical oversight in letting the building contract also resulted in legal battle. Finally the issue was put before the citizenry in the city election and the resulting vote was in favor of the hall.

The hall was dedicated in 1885 with much fanfare and celebration. It was destined to become a famed civic showplace--either in spite of or partly because of its proximity to the market. Since its erection, the hall has played a major role in the social, political and cultural growth of Indianapolis. As Earl McKee, Indianapolis Star reporter said in 1940, ". . . the history of Tomlinson Hall is almost a history of Indianapolis for over half a century."

The background of the hall is too lengthy and involved to describe in detail here, and it is admitted a brief mention of the following events is perhaps excluding other events of equal notoriety or historical significance.

The fact that Indianapolis had become a rapidly expanding industrial and marketing center and contained a hall of such great dimensions (for its day), led many conventions, entertainers, speakers, sportsmen, and spectacles to the city--and to Market Square. The Grand Army of the Republic--the Civil War veterans organization--held the first May Music Festival in the hall in 1886 to help raise funds for the Soldiers and Sailors Monument which was yet to be built.



The Metropolitan Opera Orchestra, Sousa's Band and Rudolf Valentino appeared there. There were flower festivals, dog shows, poultry exhibitions, food shows, indoor circuses, wrestling matches, grand balls, and even an annual ladies' bicycle race.

Feverish mass meetings of the farmer uprisings in the 1890's --a part of the Populist Movement calling for "greenbacks" and "free silver"--were held in the hall against the background of the battlecry: "Yes, the farmer is forgotten who supplies the wealth of all".

Industrial and political conventions frequented the hall and many of the nation's famous orators, including William Jennings Bryan, spoke to wall-to-wall crowds. John L. Lewis roared his booming defiance to mine operators there when Indianapolis was a national labor union capitol.

On June 27, 1888 a giant celebration was held in the hall to honor the presidential nomination of General Benjamin Harrison.

A patriotic rally was held to mark the nation's declaration of war on Imperial Germany in 1917, and in 1920 another huge rally was held there as a part of Indianapolis' centennial celebration.

Big name bands of the 'Roaring Twenties' performed and the annual St. Patrick's Day dance was one of the biggest social events of the year.

Jess Williard and his athletic troupe appeared in the hall as well as many other boxers of the era. Teenagers and adults alike

cheered their team to victories in the annual high school basketball tourneys and great pro teams of the pre-league era--the Celtics, the Knickerbockers, and the Globetrotters--played there.

During the "Thirties" marathon dances were held in the hall following a fad of the times.

From the thirties on the hall experienced a sorrowful period of deterioration, and by the 1950's the whole complex, including the market, was generally regarded as an eyesore.

Many suggestions were offered for revitalizing the site-- some favored razing the entire project and replacing it with a multi-story modern parking garage, others favored rebuilding the hall stone for stone as was done in 1885 (the original drawings done in colored ink on eggshell paper are still on file on Bohlen's office), while a more radical opinion was to let the building deteriorate and be preserved as a historical ruin. The course of city administrators seemed to be one of "watchful waiting", although due to pressures from downtown merchants and workers, parking facilities seemed to be foremost in their thinking.

In 1936, an enclosed parking area for 50 cars was added at the east end of the site.

In July, 1957, the city administrators issued a condemnation order against the entire one story east portion of the market, so that it might be replaced with a metered parking lot. (The market structure

was examined and found to be in "very bad shape" requiring at least \$35,000. in repairs). This order was received very unenthusiastically by both the market operators and their regular customers.

Legal battle was once again imminent. "City Attorney John Dillon said the Tomlinson family gave the property to the city years ago on conditions that it always be used as a market and that the site would revert to the heirs if the condition is violated,"<sup>1</sup>

The opinion of Attorney Robert D. McCord, Jr., who recently made a legal study of the entire situation for the City Administration, is that the site cannot revert to the Tomlinson heirs and that the city has always had legal title and reversionary interest to the site. His memorandum to the City Administration stated "the city of Indianapolis now owns the market site, subject only to outstanding rights resulting from the dedication, if any."

Following the City Administration's condemnation order was a period of status quo during which time the market continued to operate as usual through the fall and early winter of 1957.

On January 30, 1958, Tomlinson Hall caught fire and was burned beyond repair, thereby marking the end of one of the city's most treasured landmarks. A portion of the east market shed was also damaged by the fire.<sup>2</sup>

---

1

The Indianapolis Times, July 17, 1957.

2

In 1955, the National Board of Fire Underwriters called the market 'the city's worst fire hazard'.

The city administration was immediately prompted to action and after a series of emergency meetings with realtors, planners, legal advisors, the Civic Progress Association, the Indianapolis-Marion City-County Building Authority, the City Market Association, etc., the Mayor appointed a committee to study and make a proposal for the future use of the site. The first meeting of this committee was to be held on April 17, 1958.

Meanwhile, the one-story eastern portion of the market was to continue in operation, even though partly damaged, until a satisfactory solution could be found. Tomlinson Hall and the market area beneath it were to be razed as the building was considered too dangerous to leave standing and too costly to repair and restore to its original condition.

On March 10, 1958, a restraining order was issued against razing the fire damaged hall by Attorney Edward H. Knight who represented a group of citizens interested in maintaining the hall as a civic landmark and in challenging the city's right to wreck it.

On May 13, 1958, Judge Walter Pritchard ruled against the restraining order, claiming the city had the right to wreck the hall since it was not a part of the original market trust.

On the following pages are several newspaper clippings further elaborating on the early and more recent events relating to Market Square.

# City Market, 118 Years of Age, Keeps Old World Atmosphere

One of Largest in U. S., Center Is Haven for Ancient Art of Price-Bickering; to Issue 1st Ad.

Jan. 26, 1940

By RICHARD LEWIS

Judges. Ten

IN THESE days of streamlined, self-service supermarkets, the ancient art of price-haggling and bargain-driving finds a refuge in the City Market, Indianapolis' oldest institution.

Thriving after more than 118 years, the Market last year made a profit of \$14,955.53 for the City. Each year it grows. New stalls and new equipment are added and more parking space is provided.

Yet with all this expansion, the market manages to retain its appeal for those who like the Old World marketplace atmosphere—the clamor, the confusion and the lusty competition of a babel of races, classes and nationalities.

Said to be one of the largest indoor markets in the nation—and one of the greatest in the world, it has been compared to great food centers at Paris, London and Praha.

\* \* \*

IN ITS 81,574 square feet of floor space are 246 stands, 10 store-rooms, three restaurants and parking space for 1200 cars a day.

Overseer for this institution is Marketmaster Paul Lindemann, who since 1935 has succeeded in converting the market from an impending liability to the City's No. 1 asset.

City Market began in 1821 on a tract of ground known as Square 50. This site now is the west side of Military Park. It was a haymarket then, where farmers traded hay and grain for wood, nails and tools.

Later the market was moved to a plot now bounded by Kingan & Co., the Acme-Evans Milling Co. and No. 6 Engine House. As downtown Indianapolis developed, the market was moved to its present location in 1833.

It was then an open market, with a few sheds to protect produce from the rain. When Tomlinson Hall was built in 1866, the market went indoors permanently, for the Hall provided market space on the first floor and still does.

The center market was housed in a wooden shed open on three sides which was later torn down to make way for a brick building. In 1900, the west section of the market was built and in 1936 part of the west section was remodeled for parking space. East C. 10

City records show the market has had a long history of controversy. In the 1860's, City Council wrestled with the market bell feud.

\* \* \*

THE OLD market bell was installed in the early '60's to institute uniform opening and closing hours for stallkeepers. Citizens who wanted to shop early opposed the bell. They told the Council the bell was rung too late and they suggested the bell be eliminated entirely so that stallkeepers could open when they pleased.

But the Council, perhaps feeling the need for regulation, retained the bell which was housed

St. For more than half a century the bell rang three times a week, then an electric bell system was installed inside the market.

Last year, Marketmaster Lindemann went up to the tower to find the bell. It was gone. No one knows what became of it.

Each year since the City took over the operation of the market in 1847, the marketmaster has made his annual report. In 1863, the market grossed \$867.68 in stall rentals.

Last year the market grossed \$41,093.03. Its operating expenses were \$26,137.50, including \$4000 for renovation.

In 1940 the Market will take a new step. It will advertise for the first time in its history. Marketmaster Lindemann believes wider use of the market will result.

Indianapolis - Markets  
JUL 17 1957

INDIANAPOLIS TIMES

11-1-3

Indiana Clipping File  
Indiana State Library

WELCOME TO CITY MARKET  
FRESH FOODS DAILY  
SAVE MONEY BY SHOPPING AT CITY MARKET  
FREE PARKING



GOING?—City attorneys today sought to determine whether the Safety Board may order condemnation of the one-story east section of City Market (shown above) to provide more off-street parking. The city received the property years ago on condition that it always be used as a market.

# City Studies Order To Condemn Market

The city tip-toed up to a new problem today by sending to its legal department—for study only—a condemnation order against City Market.

Building Commissioner K. A. Hatt signed the order late yesterday at a meeting of the Safety Board. It calls for demolition of the one-story east section of the market building.

**THE CITY** proposes to install a metered parking lot on the property.

But under terms of the hoary agreement by which the city acquired the property, it must always be operated as a market, attorneys said.

The Safety Board agreed to hold the condemnation order "in abeyance" until its attorney, Mercer Mance, can investigate its legality.

The condemnation order is directed against the Tomlin-

son heirs. City Attorney John Dillon said the Tomlinson family gave the property to the city years ago on condition that it always be used as a market and that the site would revert to the heirs if the condition is violated.

He said the city attempted to use the land for other purposes in 1916 and was defeated in the Indiana Supreme Court.

Mr. Hatt and City Engineer Darrell Walton both said they inspected the east section of the market building at Mayor Bayt's request and found it to be in "very bad shape."

Mr. Walton said sections of the wall are in danger of falling. He estimated repairs would cost up to \$35,000.

**MR. HATT** estimated up to \$50,000. He said the roof is in particularly bad shape.

Everybody agreed the market would be an eyesore when the new city-county building is constructed across the street.

Mayor Bayt proposed three weeks ago that the city raze the east section of the market building to provide more off-street parking space. He said the section housed only five tenants, who could be relocated in the market.

# City Market Shed Razing Upheld

Corporation Counsel Michael Reddington said today he believes the city has the legal right to raze the east shed of the ancient city market.

Mr. Reddington said Mayor Bayt's proposal to use the space for metered parking for 7 cars would "improve the efficiency of the market."

**THE SAFETY BOARD** earlier this week referred the proposal to the city legal department after Building Commissioner K. A. Hatt condemned the one-story section.

Mr. Reddington said today the condemnation order is not necessary.

He said he'll recommend to the Safety Board Tuesday that it call in the fewer than 10 market stand operators in the east shed to see if they'll agree to use vacant space elsewhere in the market.

That might head off a lawsuit, Mr. Reddington said. The market site's dedication by the state in 1821 restricted its use to public market purposes.

The market has been in business since 1832 and under a roof since 1886.

Mr. Reddington said signs in the proposed parking lot would read "market parking" to comply with the dedication. He admitted it would be impossible to make certain all parkers were marketers.

JUL 19 1957

INDIANAPOLIS TIMES

# FIRE RAZES

# TOMLINSON

FRIDAY MORNING, JANUARY 31, 1958

# HALL

## *Landmark In Flames*



(Star Photo)

FLAMES SHOT HIGH AS TOMLINSON HALL ROOF COLLAPSED

## New Test of Bequest Is Planned

With the charred timbers of Tomlinson Hall still warm from last night's spectacular fire, Mayor Phillip L. Bayt today called for an emergency meeting Monday to discuss future plans for use of the site.

The question: Should the site be used as a city market, a parking garage or both?

Asked to attend the meeting were representatives of the Metropolitan Plan Commission, Indianapolis Civic Progress Association, downtown service clubs, downtown real estate dealers, city-county Building Authority and the City Market.

### WILL DISCUSS TEMPORARY REPAIR

Mayor Bayt said the group would reexamine the bequest of the site by Stephen Decatur Tomlinson to determine whether the land must be used for a city market.

The 73-year-old structure at Delaware and Market has housed a public meeting hall on the second floor and scores of stands in the first floor City Market.

He said if the bequest does not require use of the site as a city market, then a proposal to build a modern parking garage will be studied.

Bayt also said the group would discuss temporary repair of the building to reestablish the market until definite plans can be made.

In the past other mayors have attempted to change the use of the City Market site. Each time it was decided the original bequest required that a market must be maintained on the property. Bayt said the test would be made again, however.

### HAMILTON, BAYT HAVE TALKS

Calvin S. Hamilton, executive director of the Metropolitan Plan Commission, who met with Bayt today, said planning considerations include moving City Market to the site of the existing County Jail and building an adjoining parking garage south of the site.

"If we are required to use the site as a market," Hamilton said, "we must then consider the possibility of a double use plan."

He said one plan calls for parking space below and above a street level market.

He said preliminary planning in cooperation with the city-county Building Authority suggests the closing of Market east of Delaware might achieve "a better civic development."

The proposed city-county building would be constructed south across Market on the site of the existing Courthouse parking lot.

### UNDERGROUND GARAGE POSSIBILITY TOLD

Hamilton added: "A large underground garage running under Market is a possibility."

W. W. (Jack) Harris, of the Indianapolis Civic Progress Association, after inspecting the ruins of Tomlinson Hall this morning, said:

"Our group has given the redevelopment of this site a double-A priority. The Union Title Co. and the law firm of Ross, McCord, Ice & Miller have been studying the problems.

He said his group had given its attention to a reuse plan in 1948 when the Urban Land Institute recommended razing of the building and construction of a modern parking garage.

The Urban Land institute made the same proposal last year, recommending a 500-car garage on the site.

Henry W. Manz, director of the city-county Building Authority, said his organization had studied the legal problem a year ago and found that Tomlinson's original bequest may not be a controlling factor.

# Tomlinson Site Studied for Market and Parking



FRIDAY, JANUARY 31, 1958

## Tomlinson Hall Early City Auditorium, Market

Tomlinson Hall, the proud and plush municipal auditorium of an earlier era, was built in 1886 and famous politicians and entertainers of other generations once heard thunderous applause there.

The brick exterior structure with its wooden frame was financed through a bequest made by Stephen Decatur Tomlinson, a businessman of post Civil War times.

**BEFORE THE** cornerstone was laid, the hall's promoters had to fight the opposition of the city fathers, who feared a tax increase, and a technical oversight in letting the contract brought a court injunction, which entailed a legal battle.

At last the issue was put

up to the population in the city election. The vote was for the new hall. The City Council then took steps and Tomlinson Hall was built.

Tomlinson's will provided that a city market would have to be built in the hall on the west end of what then was known as East Market Square—where the farmers had sold their meat, eggs, milk and produce since the 1830s.

**THE HALL** became a cultural showplace in spite of the truck gardeners' stands and farm wagons in the surrounding streets.

The Grand Army of the Republic—the Civil War veterans' organization—held the first May Music Festival there in 1886 to help raise funds

**Concluded From Page 1**  
position in 1890, when the problem of hard-surface streets was a hot topic.

Political conventions were held there for many years and most of the state's and many of the nation's most famous political names and orators spoke to wall-to-wall crowds there.

**MIDWAY** in its career—when Indianapolis was a national capital of labor unions—it was the meeting place of the United Mine Workers, and shaggy-eyed John L. Lewis roared his defiance to the mine operators while the delegates roared.

Dramatic spectacles were

seen there. Concerts and big educational events were held there.

A parade zigzagged down Delaware Street to the hall June 27, 1888, and a band played "Hail to the Chief" in celebration of the presidential nomination of General Benjamin Harrison.

**FLAGS FLEW** in the hall in 1917 when a monster patriotic rally was held to mark the nation's declaration of war on Imperial Germany in World War I.

At another mass meeting there in 1920 the city's leading citizens gathered to make speeches as Indianapolis observed its centennial, its 100th birthday.

The big name bands of the Roaring 20s played there. The St. Patrick's Day dance was one of the biggest events in the hall each year.

**WOMEN** swooned when Rudolph Valentino, the "shiek" movie idol of the silent picture years, made a personal appearance there.

Teen-agers screamed at basketball victories and defeats when oldtime sectional tournaments were played there.

Great prize fighters of the Dempsey-Tunney Era fought there and professional basketball teams of the pre-league days, like the Celtics, Knickerbockers and Globetrotters played there.

**DURING** the Depression years of the 1930s, weary marathon dancers danced for days, following a fad of the times, and Tomlinson Hall lost its glitter.

By the 1950s, it was regarded as an eyesore, and the city wondered what to do about it.

Industrial conventions were held there, too—a paving ex-

Turn to Page 3, Column 7

# Historic Market Place Swept By 4-Alarm Blaze

Rocketing flames last night roared through Tomlinson Hall, gutting the attic and second story of the brick-faced, wooden-frame building, one of the city's most famous landmarks.

Firemen battled the flames more than two hours before bringing it under control in the gymnasium hall, scene of hundreds of political meetings, sports events and cultural programs since 1886.

A total of 22 pieces of equipment were at the scene, including six aerial trucks which ringed the two and one-half story building to keep the fire from spreading.

The lower floor shops along Market and Delaware streets and the one-story City Market addition east of the hall were saved.

**FIREFIGHTERS** combatted the flames all night.

One of the hundreds of spectators that lined the corner of Market and Delaware Streets, collapsed while watching the bursting flames and at least one fireman suffered injuries.

The fire threatened to leap an alley and set the Moose Lodge Hall ablaze. Water was poured on the one-story City Market building connected to the hall on the east to keep it from burning.

When firemen arrived after the first alarm at 10:06 p.m. flames were shooting from the northeast corner of the hall. At 10:20 p.m. a second alarm was sounded and more help was summoned at 10:31 and 10:57 p.m.

**FLAMES SHOT** through the tinder-dry attic and erupted on the Delaware Street side, shooting more than 100 feet high. Blazing debris flew hundreds of feet in the air and

sparks swirled over the surrounding area.

Tons of water poured on the fire flowed out onto Market Street, turning it into an icy lake.

Firemen had nearly brought the fire under control in the northeast corner of the hall when it burst forth suddenly and leaped out of control.

**Billowing mushrooms of smoke and flames shot high as sections of the roof collapsed.**

Pvt. James G. Whitaker, 25 years old, 1067 Somerset Avenue, was cut on the left side of the nose when an exploding window sprayed him with flying glass while he was atop an aerial ladder.

**THE SHOCK VICTIM** was Mrs. Sophia Meyer, 56, 1949 North Adams Street. Her daughter said she collapsed. She was released after treatment at Community Hospital.

Mayor Phillip L. Bayt said an assessment of damage and check on insurance held on the building must be made before the loss could be estimated.

He said the city would try

Turn to Page 3, Column 4

## Fire Razes Tomlinson Hall



(Star Photo)

**HISTORIC TOMLINSON HALL AT DELAWARE AND MARKET STREETS**  
Old Building Housed City Market And Once Was A Favorite Sports Center

Concluded From Page 1  
to re-establish the hall as a market place.

"I think we need a market house there very much," he

said. "In addition we had PAL clubs there which served youngsters of that area. I am sure every one would want us to carry out the intent of the persons

who donated the hall."

"We wish to commend the firemen for the wonderful job they did in containing the fire," he added.

**OPERATORS WAIT HOPEFULLY** p 17 c3-4  
**Market's Future  
Up For Decision**

**Market Vendors  
Offered Space**

City Market vendors whose stands were damaged in the Tomlinson Hall fire last Thursday today were offered free use of space on the Courthouse parking lot.

Commissioner Lester R. (Bull) Durham volunteered to let vendors put up tents on grassy plots on the east and west sides of the parking area. Some of the market stands are not usable because of smoke and water damage. But many of the stands already are being replaced, officials reported.

Another commissioner, Arthur Grayson, said, however, he will have "to investigate" before he will lend his approval to the plan.

The third commissioner, Robert R. Hamilton, is on vacation.

The sharp odor of charred wood still erases the usual fragrance of salami, spices and sauerkraut in the City Market's barricaded west side, underneath burned-out Tomlinson Hall.

Harry F. Simon, 75-year-old operator of a butter and egg stand, went downtown yesterday to look over his newly assigned stand in the building where he's been in business for 42 years.

Simon and other market-ers are waiting to see what happens at today's meeting in the mayor's office, where the market's future will be weighed.

**HE DOESN'T LIKE** the talk about tearing down the 73-year-old structure to make way for a parking garage, an auditorium or even a new market.

When Simon went inside, the rows of low-hanging, old-fashioned lights were dark. The chairs in Saffly's Restaurant at the northwest corner were tipped over and filmed with watery soot.

"We don't know what happened to some of our stuff," he complained. "They have that police guard and we can't get in."

**OUTSIDE**, Simon stood in the bitter cold and surveyed the broken-windowed, roofless second story.

"We'd like to see a new roof put on there and everybody back in business where they were," he said.

"That building was built well. Those timbers up there are this big," he continued, spreading his hands 18 inches apart.

"All right, so it isn't a modern building—but some people like to come here for just that reason.

**"THEY DON'T** sell things anywhere else in town the way we do," Simon went on. "There are more than 100 individual owners in here, and some people like to buy where they know the owner and can complain to him if they need to.

"These stand operators are specialists, and they know their business. Most of them went in there almost as babies."

They give a personal attention to details that's sometimes pretty hard to find these days, he added.

**SOME OF** the merchants don't think they'll have enough money to go back in business if there is much delay, Simon said.

Market Master Jacob L. Steinmetz, who had a frantic Friday setting up stands in the vacant area, thinks the merchants will come out of it all right.

The west end, under the ruins of Tomlinson Hall, was under police guard while shoppers swarmed through the rest of the market Saturday.

**TRADE WAS** brisk for the stands away from the damaged area and the 20-odd merchants assigned vacant stands at the east end.

All the perishables were stored in walk-in coolers when Thursday night's fire broke out, said Steinmetz, and they will keep for some time. There will be business as usual at most stands Tuesday.

But Steinmetz and his tenants will wait and worry until the mayor's conference comes up with some answers.

# Area to Be Showplace Of Future

FEB 3 1958  
Proposal Follows

Original Concept

Of the Times INDPLS. TIME

By NOBLE REED

Reconstruction of the century-old City Market area as a major new downtown market and parking center was proposed today as Mayor Bayt met with business and civic leaders in his office.

The Mayor said his plan, backed by other planners at the meeting, will follow the course first suggested by the Indianapolis Times to include both a modern market place and large scale parking garage.

**THE OLD** rundown area, north of the courthouse between Delaware and Alabama, was envisioned by more than a score of persons at the meeting as a streamlined showplace of the future.

The Mayor called the meeting after Tomlinson Hall, center of civic and political activities in the downtown area for 73 years, was badly damaged by fire last week.

The Mayor said he would appoint a committee of engineers to study the proposal and that "most assuredly anything that comes about will include both continuance of the City Market and the addition of a modern parking garage."

Mayor Bayt announced that emergency construction crews and engineers started work on the Tomlinson Hall ruins today to shore up sagging timbers to eliminate danger of collapsing walls.

The Mayor told the delegation that the Tomlinson Hall area, which includes the City Market on the first floor, had been condemned in the past as "one of the worst fire hazards in downtown Indianapolis."

"The ruins left by the fire have created a worse hazard and the big question facing the city and taxpayers is what to do about the site," the Mayor said.

He reminded the delegation that there are some legal questions, dating back 125 years, regarding what City Market land owned by the city can be used for.

The land along Market St. between Delaware and Alabama was given to the city by the state more than 100 years ago and dedicated for use as a public market place.

**ONE LAWSUIT** is pending now to prevent the city from using the land for anything other than a City Market.

City Corporation Counsel Michael Reddington said the legal questions on land use have not been settled and "we just don't know at this time."

However, Paul McCord, Indianapolis realtor, said a legal committee recently explored the whole question and "they found that the city is not bound legally to use that area for a market place."

George Kuhn, veteran oper-

Continued on Page 8—Col. 3

## City Leaders Plan New Market

Continued From Page One

ator of business real estate, said:

"That fire has given Indianapolis a great opportunity to get rid of one of the worst fire hazards in downtown Indianapolis."

However, Mr. Kuhn urged along with several other business leaders that a "careful study" be made of the whole area and its future relation to the heart of the city before any decision is reached.

Calvin Hamilton, executive director of the Metropolitan Plan Commission, displayed several temporary drawings of how that city block could be developed.

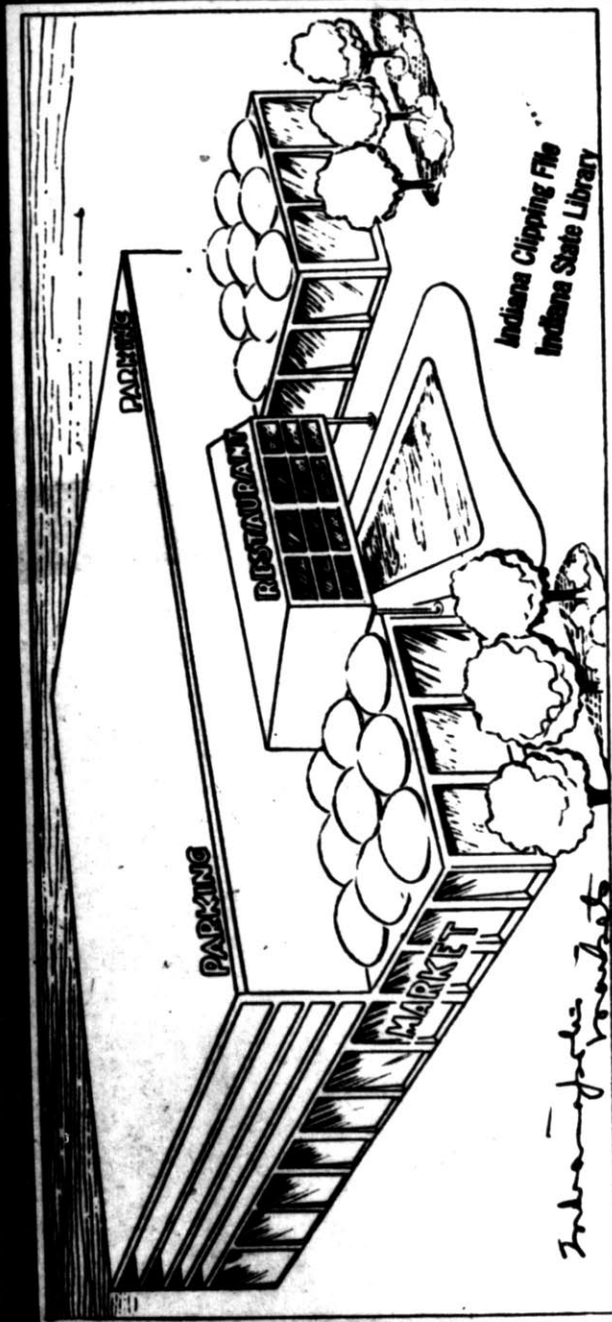
**HIS DRAWINGS** proposed a whole new series of structures, running from Market St. all the way north to Ohio that would include a brand new City Market place and huge parking garage either on the upper floors or underground.

The drawings also suggested an ornate parkway entrance to the proposed new buildings on Market St.

"This would enhance the area in relation to the proposed \$22 million city-county office building which will be just across Market St., south of the Market area," Mr. Hamilton said.

Mayor Bayt opened the conference by explaining the city can either remodel the present Tomlinson Hall structure to a "safe" condition and continue its past use or rebuild the whole market area with off-street parking facilities combined with a City Market.

The Mayor said he will appoint a committee of engineers architects and city planners within the next few days to make complete survey of costs of remodeling the present buildings, construction a parking garage combined with a City Market or any one of many other possibilities.



## Proposed City Market and Parking Garage FEB 10 1958

This is a rough sketch drawn by engineers of the Metropolitan Plan Commission, showing the kind of building that could be erected on Market between Delaware and Alabama, north of

the Courthouse, for a new city market and parking garage. It would replace Tomlinson Hall, partially destroyed by fire, and all the present city market sheds.

D.P.L.S. TIMES

Indiana Clipping File  
 SUNDAY, FEBRUARY 9, 1958  
 see 4 p 4

# Tomlinson Hall Fire Starts Lot Of Talk

By Corbin Patrick

While the fire at Tomlinson Hall recently was a blow to antiquarians, it has opened vast new vistas to planners. There is talk now of building a new city market and parking garage there, and even some thought of making the civic auditorium part of the project.

That, of course, is not exactly an overnight sensation. It was being mentioned widely in the city's informed circles as long ago as 1951, when Phil Bayt was mayor the first time. In fact, his program called for just that kind of three-pronged enterprise on the Tomlinson Hall site.

It seemed like a good place for the auditorium because the city already owned the ground. But many people felt, even then, it wasn't sufficient, unless the rest of the block, which the city doesn't own, was procured. Thinking since has expanded and is now in terms of two-block areas, as per the recent auditorium.

Some people also wondered, in 1951, why Indianapolis needed a market in this day and age, especially since it has long ceased being the kind of farmer's market the state legislature had in mind when it deeded the land to the city. There also was some fear the odor of decaying vegetables would get into the air-conditioning and spoil the auditorium. But the prevailing impression was that some kind of a market had to be there.

If that were the main consideration it might be a good idea to restore Tomlinson Hall to its 19th century splendor. Then we might build a tradition around it, and get tourists to stop there for onion soup at 4 o'clock in the morning, as they do at the old city market in Paris. The only problem is how we'd keep them awake until 4 o'clock.

But emphasis is, and was in 1951, on the parking garage angle—in fact the original idea was for the Off-Street Parking Authority to build it. We suppose these new-style, half-open parking garages are here to stay. Undoubtedly they are necessary. But must we make them necessarily unattractive? They are rapidly becoming an architectural monstrosity of the urban scene.

If the city builds one at the Tomlinson Hall site, we hope it will seek a design that is pleasing as well as practical, with a little charm to relieve this type of structure's bare-faced ugliness. At no undue cost to the taxpayers, of course.

**COURT LIFTS RESTRAINING ORDER**

*Indianapolis - Markets*

# Tomlinson Hall To Be Torn Down

INDPLA. STAR

MAY 14 1958

*p 1 C 3-6*

The city may demolish fire-gutted Tomlinson Hall, Judge Walter Pritchard ruled yesterday.

He said the hall is not part of the dedicated market trust. He further recommended that the building be razed for economic and safety reasons.

The ancient structure was damaged heavily by fire on Jan. 30. Since then the city has been prevented from tearing it down by a restraining order issued by Judge Pritchard in Superior Court, Room 4.

DEMOLITION work is expected to begin immediately.

Judge Pritchard explained his ruling pertains only to Tomlinson Hall and the building beneath it, not the market's eastern shed.

He did, however, mandate the city to spend necessary funds to repair the eastern portion.

THE RULING climaxed a two-week hearing in which Attorney Edward H. Knight, Indiana Clipping File

representing several standholders and civic clubs, asserted that Tomlinson Hall should be restored and maintained as a historical landmark.

During the hearing, Mayor Phillip L. Bayt testified

market standholders themselves would be allowed to decide what the site should be used for when the building is demolished.

He said many citizens have recommended using it for a parking lot.

## Court Halts Plan To Wreck Hall

*Indianapolis - Building*

INDPLA. STAR

MAR 11 1958

*p 1 C 3-4*

Plans to wreck fire-damaged Tomlinson Hall and the west shed of the City Market were halted yesterday by a temporary restraining order issued by Judge Walter Pritchard of Superior Court, Room 4.

Judge Pritchard scheduled a hearing April 21 on a permanent injunction.

ATTORNEY Edward H. Knight, who asked for the restraining order in behalf of a group of citizens, said the action was filed "in order that the court can determine if the city has the legal right to wreck the building."

He said city officials agreed on the restraining order so the problem can be solved.

According to the order, the city can go ahead and advertise for wrecking bids, but cannot enter into a contract.

The restraining order was issued after a four-hour huddle in Pritchard's chambers.

KNIGHT filed a suit last November in Pritchard's court asking that the City Market be set up as a separate trust and that earned profits be retained by the market instead of re-

verting to the city's general fund.

That suit pointed out that the land occupied by the market can be only used for market purposes.

"I doubt very much if the city has the right to tear down Tomlinson Hall and use the land for a public parking lot," Knight said. "If they want to use it for an open market place, as was done years ago, that's something else."

P U R P O S E

## PURPOSE

How to successfully redevelop the Tomlinson Hall-City Market site has been a problem facing city administrators for the past several years. The recent fire in Tomlinson Hall has prompted the presentation of proposals for the site which, in my opinion, are rather drab and unimaginative. To date, the majority of these proposals have been in terms of a large-scale multi-story parking garage constructed over a new market.

Due to the current preoccupation of the city administrators with accommodating more and more automobiles in the downtown area,<sup>1</sup> most persons seem to have forgotten the auto represents only one means of reaching the city's heart. The auto is not an end in itself and as such does not deserve the choice locations on our best civic properties, particularly on a property with the heritage of the Tomlinson Hall-City Market site. If automobiles must be accommodated they should be placed either below ground or on less conspicuous property.

It is also pertinent to point out the City Square to the south of the Tomlinson Hall-City Market site is soon to be the location of the

---

1

It would seem more logical to de-emphasize parking areas in the heart of the city and to develop a first-rate rapid transit system which would handle more people faster and require less ground space than the automobile. We cannot expect to alleviate our already overcrowded, traffic jammed streets by constantly enticing more and more automobiles into the downtown area.



new Indianapolis-Marion City-County Building (see Site) and that a new parking garage will do little toward enhancing the civic quality of the area. It seems almost an act of fate the fire in Tomlinson Hall should be so closely timed with the coming construction of the City-County Building for it offers the wonderful opportunity to develop both sites as a single unified building complex.

If the city were to acquire the remaining northern half of City Square #43 bounded by Delaware, Ohio, Alabama and Market Streets, a fine two-block redevelopment would be possible. (To think only of replacing Tomlinson Hall with a parking garage is to be guilty of the same type of lot by lot, haphazard, piecemeal planning that has developed the chaotic conditions so prevalent in most of our cities today. Only by tackling large areas of several blocks at a time--perhaps two blocks is the minimum--can we expect to bring order and unity to our redevelopment projects.)

By physically uniting these two city squares, a richly paved pedestrian plaza could be created to the north of the City-County Building around which could be grouped a new city market, a few specialty shops, a branch library, an exhibition building, some civic meeting rooms, a fine restaurant, a coffee shop, some gift shops, a travel

---

1

The property to be acquired is ten lots, north of Wabash Street, under nine private owners and contains mostly small parking lots and generally one, two, and three story buildings of relatively low value.

agency and any other such buildings which would contribute to the life of the plaza. Office space could be provided above these functions and parking space below ground--if it must be provided. It would be possible for the market proprietors, on pleasant days, to expand out of doors onto the plaza and sell their wares there, giving the space all the color, movement and charm of the ancient market place. '

"Our contemporary cities, particularly in North America, are hard soulless deserts of steel and stone. They almost universally lack places where the inhabitant--the pedestrian--can be free, meet his friends, stroll about at his <sup>leisure</sup>, sit, smoke, drink, talk, amuse himself. We need far more retreats where man, free finally from the automobile can be recreated and unshackled from his mechanistic environment.

"In the nineteenth and twentieth centuries we let sewage engineers and road contractors impose a brutal mathematical grid-iron on whatever urban site we wished to develop. Natural features such as hills, valleys, rivers, views, prevailing breeze and orientation meant nothing. The cities that resulted are so sterile and monstrous that everyone who can, now leaves these treeless grids and flees to the country where the sliderule is not king and man can find a sympathetic environment,"<sup>1</sup>

---

<sup>1</sup>

Smith, G. E. Kidder, Italy Builds, p. 44

In general the approach to this plaza, and building group, should be a 'human one' which will help re-establish the rapidly diminishing social intercourse between man and man. Many artificial barriers have been thrown around modern man making him a captive and sapping his freedom of expression at every turn. The concept of future isolated family cells equipped only with radio, television, and one-man autos for day-to-day existence is a frightening one. These mechanical elements controlled by only a few people are becoming the sole means of expression and information. With every one of these new scientific contrivances, man's freedom diminishes--unless certain parallel human elements are developed.

The purpose here is not to suggest doing away with twentieth century mechanical devices, but to suggest more parallel 'human' elements in our cityscape--the pedestrian plaza is one of these elements.

The human approach to redevelopment is equally as important as the technical one and must go hand-in-hand with it. Letting the traffic engineer run rampant with wide belts of surging traffic, giving the pedestrian only a strip of pavement at the edge will only continue to weaken and destroy the life of our city unless tempered with more gracious pedestrian spaces--human spaces where freedom of movement is unhampered by blowing horns, rattling fenders, and nauseating fumes.

"While fully recognizing the enormous advantages and possibilities of these new means of telecommunication, we still believe that the places of public gatherings such as public squares, promenades, cafes, popular community clubs, etc., where people can meet freely, shake hands, and choose the subject of their discussion, are not things of the past and properly replanned for the needs of today should have a place<sup>1</sup> in our cities."

Many have argued the pedestrian plaza may have been justified in the past but that it will not work in the modern city--it does not fit the contemporary pattern of life. Even though most architects and planners agree on the necessity of such a space, will it actually be used when in competition with the mechanically equipped and entertained, isolated family cell? This controversy cannot be settled until people are given spaces within which to gather, perform, and celebrate. It is interesting to note the vibrant pulse of the public when such a space is temporarily created--witness the closing of streets for a Midwestern town fair or 4th of July festival.

"An experience of some weeks ago: in June we had a festival in Zurich to celebrate the 600th anniversary of the entrance of Zurich into the Swiss Confederation. The streets of the medieval city center

---

1

Sert, J. L. The Heart of the City, p. 6

"were closed for two days to all traffic, and benches were spread over the tracks of the tramways. It poured with rain, and yet one couldn't chase the people away from the streets. Everywhere was music and throughout the whole night people danced in the streets under umbrellas. Medieval corners and squares were also used as open air theatres. The festival was a reunion of the whole Canton of Zurich, and the people from each part gathered together and performed their own plays. We had been very much afraid that the medieval core of Zurich had been altogether destroyed. Suddenly we discovered that something still remained and that given the opportunity--people will dance and play theatre in these open spaces. Everyone was astonished at the spontaneity of the public. It is clear that the public is ready,"<sup>1</sup>

It might also be challenged as to whether such a diversification of building types around the plaza--a city government building, a farmers' market, a downtown branch library, exhibition space, a restaurant and shops, etc.--would function well together. Over the past half century and more the Tomlinson Hall and the City Market have operated within the same structure directly across the street from the Courthouse. This is a relationship of historical significance peculiar to Indianapolis, and in my opinion, a relationship which has individuality, uniqueness, and charm. This quality should be exploited in any new design for this

---

<sup>1</sup>Giedion, S. The Heart of the City, p. 18

area, Redevelopment schemes should not follow a common pattern applicable to all cities but, on the contrary, should strive to bring out and develop the individuality and uniqueness of any given place.

In an article entitled "Downtown is for People", by Jane Jacobs, appearing in Fortune magazine, April, 1958, it was stated in reference to many of today's downtown redevelopment projects: "These projects will not revitalize downtown; they will deaden it. For they work at cross-purposes to the city. They banish its variety. There is one notable exception, the Gruen Plan for Fort Worth; ironically the main point of it has been missed by the many cities that plan to imitate it. Almost without exception the projects have one standard solution for every need: commerce, medicine, culture, government - whatever the activity, they take a part of the cities' life, abstract it from the hustle and bustle of downtown, and set it, like a self sufficient island, in majestic isolation." And in the same issue from an article by Grady Clay, entitled "What Makes a Good Square Good?": ". . . the most interesting open spaces were those in which several currents of life came together--working class people, well dressed junior executives, mink stoled ladies at their shopping, and above all, children, who add a quality of noise, excitement, and vibrancy to the urban scene that is altogether indispensable."

According to Fredrick Gibberd, English Town Planner:

"Probably the most effective method of generating community life is

"to use the shops as the basis, and place with them those buildings which serve the community needs, such as the hall, pub, library, and health center.

"A good shopping center combined with other community buildings, will, like the medieval marketplace, bring the inhabitants into social intercourse far more effectively than any number of community centers, however large and well organized. People meet over the shopping basket, in the local cafe, milk bar, pub, or library. If all these activities can be concentrated at one point then there will be the greatest possible chance that different social groups, with different interests, will be brought into contact with each other, and the least possible chance of individuals becoming isolated and lonely."

With these opinions as a foundation it would seem Indianapolis' Market Square has all the inherent qualities required for becoming a fine civic, cultural and commercial center. (It should be noted it is not the purpose here to create a major focal point for the entire city of Indianapolis at Market Square. It is only hoped this will be one of several minor focal points in the downtown area--the shopping area along Washington Street, the State Government center, the monuments on North Meridian are others--which are subordinate to the Monument Circle and yet contain a certain individuality and uniqueness in themselves.)

---

1

Gibberd, Fredrick, Town Design, p. 204

It is important that a beautiful and pleasant space be created of which the citizens can be proud, and therefore more willing to help finance, for the people deserve the very best at the center of city government. Whatever is done at Market Square will leave its mark on the city for the next fifty to one hundred years and will have a definite effect on the land values of the surrounding properties, particularly to the east--an area which could certainly use early redevelopment. It seems, therefore, in terms of long-range real estate values if nothing else, this site holds the key to raising the land values of the entire near east side. In view of these circumstances, a project of large scope and significance is almost mandatory.

It is hard to foretell exactly all the advantages which would come from a building and plaza group such as this for most of the advantages would be 'intangibles'. However, in addition to having new, handsome buildings and a pedestrian space, and of bringing people and the arts to the center of the city government, one important advantage does stand out, and that is a civic space is created which satisfies that wholesome ingredient so necessary to the life and spirit of any community and on which fortunately no monetary value can be placed--civic pride.

It is the purpose then of this design study to develop a building group and plaza in conjunction with the new Indianapolis-Marion City-County Building which will basically satisfy the following:



1. To further the historical role of this site in the future political, social, commercial, and cultural growth of Indianapolis.
2. To add to and further enhance the positive visual symbol of city government created by the new City-County Building.
3. To develop a scheme which will contribute toward raising the land values and consequently the environment standards of Indianapolis' near east side.

In order to carry out my design study, it is necessary to make the following basic assumptions:

1. The city will acquire all the land bounded by Delaware, Ohio, Alabama and Market Streets, (City Square #43) This entire square (rather than just the southern half) shall be rededicated as "Market Square, to be used for the location of a City Market and any other buildings deemed necessary and proper by the administration of the City of Indianapolis."
2. The city will construct the plaza and buildings and will continue to own them, leasing the space to those businesses or professionals who have a

desire to be near the City-County Building.

- 2a. An alternate proposal for assumption (2) would be for the city to acquire the property in question and then sell it to a private investor who would be legally bound to develop the site along the desired lines. The private investor would then own and operate these buildings leasing to business, professional, or city government.

S I T E

## SITE

Market Square (City Square #43) is located in the heart of downtown Indianapolis, two blocks east of the Monument Circle. It is bounded by Market Street on the south, Delaware Street on the west, Ohio Street on the north, and Alabama Street on the east. Wabash Street, a service alley, runs east and west through the square, dividing it into two equal parts.

As previously stated, the southern half of City Square #43 is owned by the City of Indianapolis and is currently occupied by the City Market on the east, and the fire ruins of Tomlinson Hall on the west. The northern half of the square is divided into ten lots under nine private owners. The assessed value of these properties is:

	<u>Lot</u>	<u>Building</u>
1 and 1A	\$ 78,820	\$ 19,600
2	17,410	6,400
3	24,210	10,400
4	18,320	11,000
5	4,000	19,400
6	19,800	10,800
7	28,470	13,040
8	33,940	26,550
9	34,600	4,740
10	30,150	20,280
Total	\$289,720	Total \$142,210
		<u>289,720</u>
	Grand Total \$431,930	

City Square #43 is the adjoining square to the north of City Square #58 which is currently the location of the Marion County Courthouse (to be removed) and soon to be the location of the new Indianapolis-Marion City-County Government Building. City Square #58 is bounded by Washington Street on the south, Delaware Street on the west, Market Street on the north, and Alabama Street on the east.

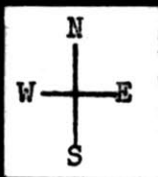
Both City Square #43 and City Square #58 are flat and each contain 176,400 square feet (420' x 420').

On the next page is a diagram of the site showing the ten lots under private ownership--the Tomlinson Hall (and City Market) property owned by the city, the proposed location of the new City-County Building and the present location of the Courthouse.

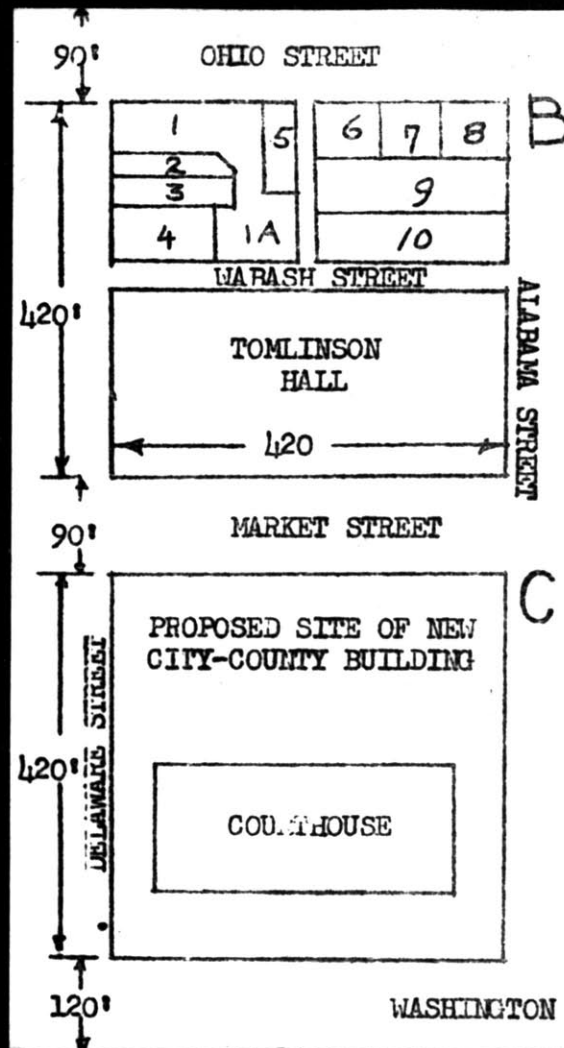
The page following the site diagram contains a rendering of the proposed design for the Indianapolis-Marion City-County Building as viewed from Washington and Delaware Streets.

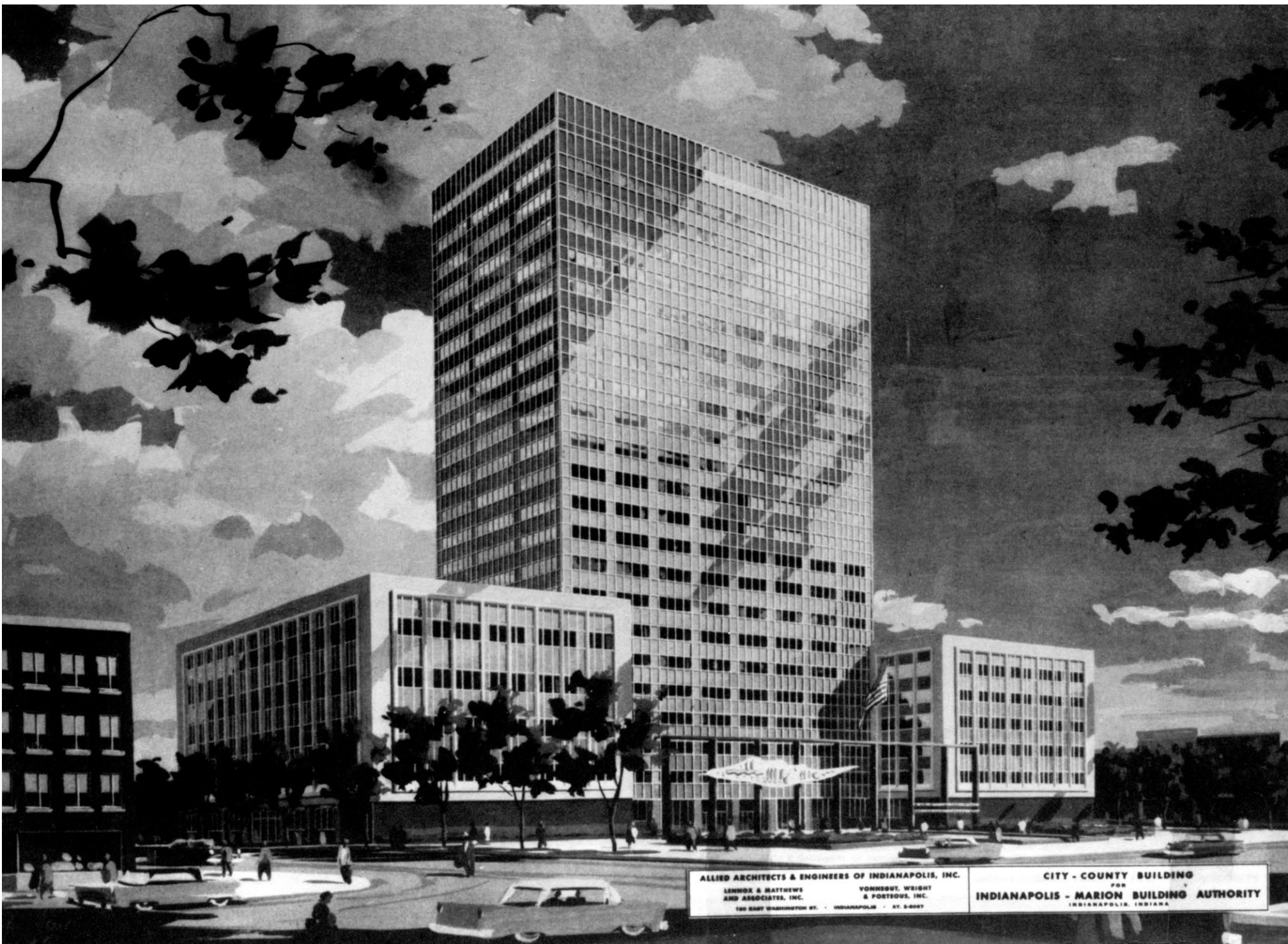
**SITE:**

(CITY SQUARE # 43)



(CITY SQUARE # 58)





ALLIED ARCHITECTS & ENGINEERS OF INDIANAPOLIS, INC.  
LENNOX & MATHEWS  
AND ASSOCIATES, INC.  
130 EAST WASHINGTON ST. - INDIANAPOLIS - AT 5-6067

CITY - COUNTY BUILDING  
FOR  
INDIANAPOLIS - MARION BUILDING AUTHORITY  
INDIANAPOLIS, INDIANA

P R O G R A M



## PROGRAM

To my knowledge, no official program has, as yet, been developed for the future use of Market Square by either the Mayor's Tomlinson Hall Committee or any other Indianapolis planning group.

I have, therefore, taken the liberty to create my own program. The program is based upon the opinions of several members of the Tomlinson Hall Committee, other interested persons in Indianapolis, and the thesis critics at MIT, as well as upon my own ideas for the site. (See Correspondence)

The program was approached idealistically and developed by giving due consideration to as many building types as possible which would perform functionally in a building complex related to the City-County Building and which, in addition, would contribute to the life and vitality of the city's heart. A City Market, an open market and civic plaza, a large downtown branch library, a public meeting or great hall, an exhibition building, a chapel, a theater, plaza cafes, coffee shops, specialty shops, a restaurant and bar, rentable office space, a historical museum, a museum of modern art, a travel agency, small shops, and parking facilities were all considered, offered for criticism, and finally either deleted from or included in the final program.

My earliest ideas for the site were set forth in a letter to the Indianapolis Star (published February 13, 1958) in which I stated, "By utilizing the present Tomlinson property and by acquiring the remaining portion of the block. . . bounded by Delaware, Ohio, Alabama and Market Streets, a richly paved and finely landscaped pedestrian plaza could be created to the north of the City-County Building (Market Street should be closed off here). Surrounding this plaza and opening on to it would be beautifully designed and constructed buildings such as a new City Market (not along present super market lines), a large downtown branch library, a public meeting hall, an exhibition building, a museum of modern art, a chapel, a theatre, and any other such buildings as would enrich and animate the space--plaza cafes, restaurants, travel agencies, gift shops, etc."

After more careful analysis of the site it became apparent that even though an interdenominational chapel could be utilized in downtown Indianapolis (Good Friday Services, week-end visitors, daily meditation), this was not the site for it due largely to the commercial tone of the market and shops. It also was apparent the creation of a civic theater here would be duplicating the facilities provided by the new civic auditorium to be erected in the next few years on another site.

On March 22, 1958, a "preliminary program" was formulated, the summary of which follows:

Not Enclosed:

Paved Civic Plaza, walks, benches, landscaping, sculpture, fountains, etc.	40,000 sq. ft.
---	----------------

Enclosed:

City Market	20,000 sq. ft.
Branch Library	8,000
Contemporary Art Museum	15,000
Historical Museum	8,000
Great Hall	15,000
Restaurant	5,000
Coffee Shops	3,000
Small Shops	10,500
Office Space	200,000
Miscellaneous	50,000
	<u>334,500 sq. ft.</u>

Below Ground:

Parking 400 Cars	128,000 sq. ft.
------------------	-----------------

On April 16, 1958, a "tentative final program" was developed based upon criticism of the "preliminary program". The major change in the program was that the space allotted to a Contemporary Art Museum and a Historical Museum would be more practically utilized as a "general exhibition" space for the use of many groups--art societies, schools, businesses, various civic groups, and professional organizations, etc. It was also acknowledged a City Market of only 20,000 square feet was considered too small to support itself. The summary of this program was:

Not Enclosed:

Civic Plaza, paving, landscaping, walks, benches, fountains,  
etc, 40,000 sq. ft.

Enclosed:

City Market	Area to be Determined
Branch Library	8,000 sq. ft.
Exhibition Hall	10,000
Great Hall	15,000
Dining Facilities	8,000
Small Shops	10,000
Office Space	Area to be Determined
Miscellaneous	Area to be Determined

Below Ground:

Parking 400 Cars 128,000 sq. ft.

On July 1, 1958, the "final program" was developed. The major revision in the program was that the space allotted to the Great Hall would be better utilized in smaller rooms for meetings of various civic, professional, and business groups. The use of a 15,000 square foot Great Hall would be perhaps too seldom to justify its existence. Also, as in the case of the theater, it seemed to be duplicating facilities to be provided by the new civic auditorium.

The 10,000 square foot area for small shops was increased to 18,400 square feet in order to broaden the financial return base of the project.

It should also be pointed out that parking facilities are to be included in the program due to the current policy of the city administration

of desiring to accommodate more automobiles in this vicinity. (The Urban Land Institute made a study of this site in 1948 and recommended razing the Tomlinson Hall-City Market building and replacing it with a parking garage to accommodate a minimum of 500 cars). However, I personally feel the solution to the downtown parking problem is not in creating more and more parking areas but in developing efficient public rapid transit. However, to my knowledge, there has been no interest or desire among city administrators to move in this direction. It is therefore necessary to provide parking facilities,

Following is an outline of the final program on which the design solution is based:

A. CIVIC PLAZA: Paved. A gathering place for the people. On pleasant days the market proprietors might expand onto this plaza and sell their wares there under gaily colored awnings and banners. On other days the plaza would be given over to strolling shoppers and tourists, or to specific political, social, or cultural gatherings. Holiday festivals and other planned or spontaneous celebrations might be held here. This plaza should be a pleasant place where the many new office workers in the area might enjoy eating a box lunch or basking in the sunshine.

14,400 sq. ft.

Other paved, landscaped, and covered outdoor areas

73,800 sq. ft.

B. CITY MARKET: A large enclosed space, relatively free of columns, in which semi-permanent booths may be set up for the sale of produce, meat, eggs, flowers, and other truck farm products. Bakery goods, imported spices, and rare specialty foods are also to be sold.

54,000 sq. ft.

Market Auxiliary Facilities

1. Covered Loading Area for 15 van or pick-up type trucks	5,400 sq. ft.
2. Refrigerated Storage Rooms	4,800
3. Women's Locker Room	1,600
4. Men's Locker Room	1,600
5. Dead Storage	4,000
6. Mechanical, Stairs, Service Facilities	7,200

C. DOWNTOWN BRANCH LIBRARY: The present location of the central library does not serve the downtown working or shopping pedestrian. The need for accessibility to books is obvious both from the business and leisure viewpoints. In general, this library should provide these functions: 1) business library, 2) municipal reference library, 3) popular or browsing library.

9,000 sq. ft.

Auxiliary Library Facilities

1. Storage and Work Room	1,100 sq. ft.
2. Check Out Area and Reserve Books	900
3. Head Librarian	225
4. Secretary	200
5. Employees Room	150
6. Rest Rooms	450
7. Stairs, Mechanical, Circulation	2,000

D. EXHIBITION AREA: An area near the plaza for various exhibits of a general cultural or civic nature. To be used by civic, historical, art, industrial, and photography groups, etc. Equipped with movable panels, lighting equipment, display cases, etc.

11,700 sq. ft.

Auxiliary Exhibit Facilities

1. Rest Rooms	450 sq. ft.
2. Storage	950
3. Stairs, Mechanical, Circulation	1,250

E. DINING FACILITIES: A fine, atmospheric restaurant near the plaza providing meals at several price ranges from business luncheons to evening dinners. Accommodations for 200 to 300 people for large special banquets of a civic or professional nature. 5,400 sq. ft.

Auxiliary Dining Facilities

1. Coffee Shop	1,800 sq. ft.
2. Cocktail Lounge and Bar	2,700
3. Kitchen	1,800
4. Storage	900
5. Rest Rooms	450
6. Stairs, Mechanical, Circulation	1,250

F. SHOPS: Ten shops at the plaza level of varying area and dimensions. These should be of a general quality nature--gift shops, stationery, city information, bookstore, record shop, travel and ticket agency, coffee or snack shop, and perhaps one or two fine clothing shops.

18,400 sq. ft.

Auxiliary Shop Facilities

Storage and Service 6,800 sq. ft.

G. CIVIC MEETING ROOMS: Ten to twelve rooms of varying size for the use of social clubs, professional organizations, civic and political groups, etc. Gives groups opportunities for periodic meetings in downtown area, 8,700 sq. ft.

Auxiliary Meeting Room Facilities

1. Rest Rooms	450 sq. ft.
2. Chair and Table Storage	800
3. Stairs, Mechanical, Circulation	2,250

H. OFFICE SPACE: Above the various functions related to the plaza should be a sizeable amount of office space to be rented to various business or professionals who have a desire to locate in this area. The inclusion of this type of space will utilize the vertical dimension of the site while broadening the financial return base of the project. If necessary, this office space could be absorbed, in future years, by the expanding functions of city government. 150,000 sq. ft.

Auxiliary Office Facilities

1. Rest Rooms	6,300 sq. ft.
2. Service, Circulation, Stairs	30,000
3. Mechanical	5,000

I. PARKING: Parking for 700-800 cars to be provided on two levels below ground. 265,000 sq. ft.



Auxiliary Parking Facilities

1. Auto Service and Car Wash	2,700 sq. ft.
2. Ramps	3,600
3. Attendants	600
4. General Maintenance Equipment	2,700

S O L U T I O N

## SOLUTION

The design solution can perhaps be better understood by referring to the "Drawings and Photographs" section of this report. However, the following written explanation is offered in order to elaborate upon the graphic presentation.

30'-0" MODULE: To give the building complex a structural and visual unity, it seemed necessary to plan the entire square within a common construction module. The problem was to select a module which would work for all of several types of building spaces--parking, shops, office space, dining, library, etc., and which would be easily expanded for a clear span over the market. Also, in order to utilize the maximum area between the property lines (420' each way) it seemed necessary to use a module which would divide equally into 420'. For these reasons the construction module of 30' x 30' was selected.

AUTO ACCESS: The designers of the City-County Building have planned an access driveway to the Market Street entrance of this building. Since this portion of the site would be interrupted by automobile traffic anyway, it seemed logical to create the parking entrance to Market Square opposite this City-County Building drive along Market Street. By lowering Market Street here and utilizing a ramp system, it was possible to maintain the entrance drive to the City-County

Building and gain entrance to Market Square at the upper parking level below the plaza. The entrance location permits the uninterrupted of the curb and sidewalk along Delaware and Alabama Streets as well as eliminates the use of any of the Market Square area for ramps.

SERVICE: Service to all the building facilities--shops, library, exhibitions, restaurant, office building, etc.--excepting the market<sup>a</sup>-is on the upper parking level entered from Market Street. Even though certain deliveries could be made to the market at this upper parking level, the major market loading dock is at the plaza level along Ohio Street. Space is allotted for the trucks to back in, off the street's right of way. The market loading dock was not placed below ground for two reasons: 1) The market trucks arriving at certain peak periods, for instance in the morning, would cause too great a jam on the parking level; a multitude of freight lifts would have to be provided for these peak loading hours, 2) It was strongly felt the loading and unloading of trucks at the plaza level would contribute to the life and movement of the market. It would be interesting to view the hustle and bustle of the dock activity. The exposed dock would not create a serious litter problem as the dock is well contained between two service cores.

MARKET: The market was located on the northern half of Market Square in order to utilize the maximum area available: It was placed on the North-South axis of the City-County Building. Even though it

would have been desirable to break the formality dictated by the classic City-County Building, it seemed that Market Square was too close physically to make a graceful break in the plan.

The market was also located on the northern portion of the square so that the existing damaged market might continue in operation while the new market was being erected. After the new market would be completed, the existing market could be razed to make way for the construction of the plaza and buildings A and B.

The market was conceived as a large open space, flexible, and relatively free of columns. In order to accomplish this, a structural system composed of thin shell concrete, hyperbolic paraboloids was developed. This roof structure was raised to two different levels in order to permit clerestory lighting. The column spacing was planned to provide a large open area of 90' by 90' at the center of the market with two spaces 60' x 90' on either side. Around the edge of the plan, columns were spaced 30' on center to provide an area of transition between the central market spaces and the covered circulation areas outside the market.

The market booths were planned so that the smaller booths would be located around the edge of the market within the 30' bays, and the larger booths would be located within the 90' and 60' dimensions in the center portions of the market. The booths are of varying sizes ranging from 15' x 15' to 15' x 50'. It is planned that each

market proprietor would rent and operate his own booth, or, as in the case of the larger booths, several proprietors might share the operation of a single booth.

BUILDING A: Building A was located on the southeast corner of Market Square directly opposite, from, and on the axis with Building B. Building A was conceived as a 16-story office tower containing 14 floors of rentable office space, one floor of commercial shops at the plaza level, with a restaurant, coffee shop and cocktail lounge on the second floor.

The typical office floor was designed to accommodate the large (90 x 60 space provided) commercial companies, requiring a maximum of secretarial and filing space, as well as the smaller professional organizations. The typical office floor is 80% efficient.

BUILDING B: Building B was designed as a 4-story structure containing commercial shops in the first floor (plaza level), exhibition space on the second floor, the branch library on the third floor and the civic meeting rooms on the fourth floor.

PLAZA: The plaza was centered on both axes between all four major structures--the City Market, the City-County Building, and Buildings A and B. The plaza is to have a rich paving pattern and is to be sunken two feet below the surrounding circulation areas. A low 5' thick wall surrounds the plaza, both providing a protective railing and a continuous peripheral bench. Steps and ramps provide access into the plaza.

BRIDGE: In order to physically link the Market Square plaza with the City-County Building, it was necessary to provide a pedestrian bridge across Market Street, which was lowered anyway for auto access to the parking levels. This bridge links up the auditorium on the second floor of the City-County Building with the buildings related to the Market Square plaza. The bridge would demand some slight revisions in the proposed second floor of the City-County Building, but since this building is currently in the "design phase", this does not seem unreasonable to propose.

COVERED CIRCULATION AREAS: It seemed desirable to cover the circulation areas surrounding the plaza and buildings at Market Square to offer protection from the elements of the weather. Although some trees are provided in the design scheme it was felt a large amount of trees would create too great a growth and maintenance problem due to the absence of soil over the parking areas and that it would be cheaper in the long run to provide "man-made" trees.

The "trees" were designed of thin-shell concrete hyperbolic paraboloids, similar to those used over the market area. The purpose was to select a structure from the same "family of shapes" as the market structure, and thereby unify the entire block visually with this canopy.

Although the use of this thin shell structural system on 30' centers might be challenged on the basis of economy, it is to be pointed

out the same system has been used previously on equally small and smaller spans with success.

At the Lederle Laboratories in Mexico, designed by Felix Candela and Alejandro Prieto, an identical thin shell system was used on spans varying from 10' x 20' to 50' x 30' to 43' x 43'. The 10' x 20' span was used over a circulation area,<sup>1</sup>

In the 1958 P. A. Design Awards Citations, Victor Lundy received recognition for his Warm Mineral Springs Inn at Venice, Florida. The motel was designed as a series of identical thin shell concrete hyperbolic paraboloids, 14'-5" on center. Although the economy of the short span was challenged, Candela, a jury member, stated they would be quite satisfactory if precast.<sup>2</sup>

---

<sup>1</sup>

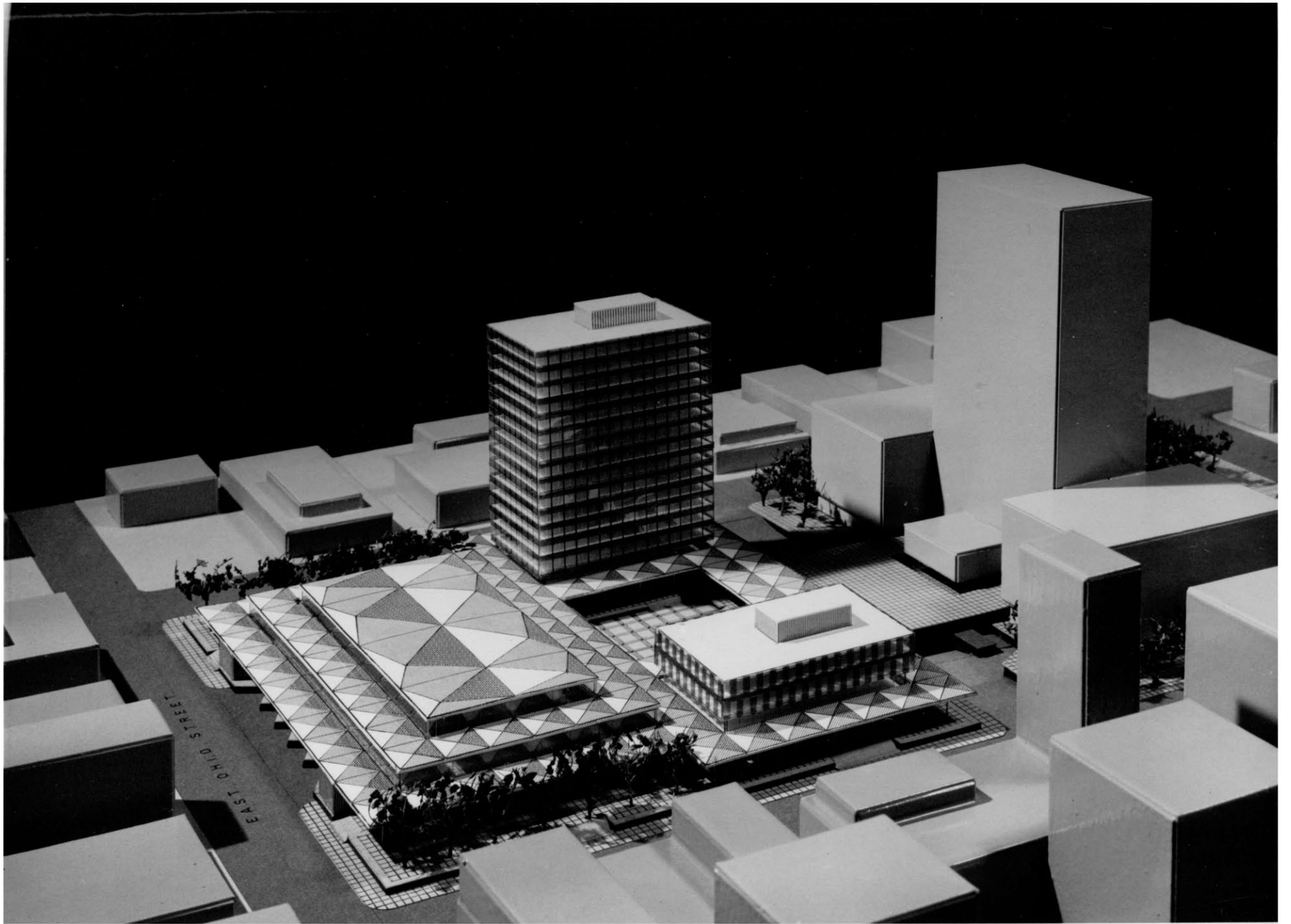
Progressive Architecture, September, 1957. pp. 143-149.

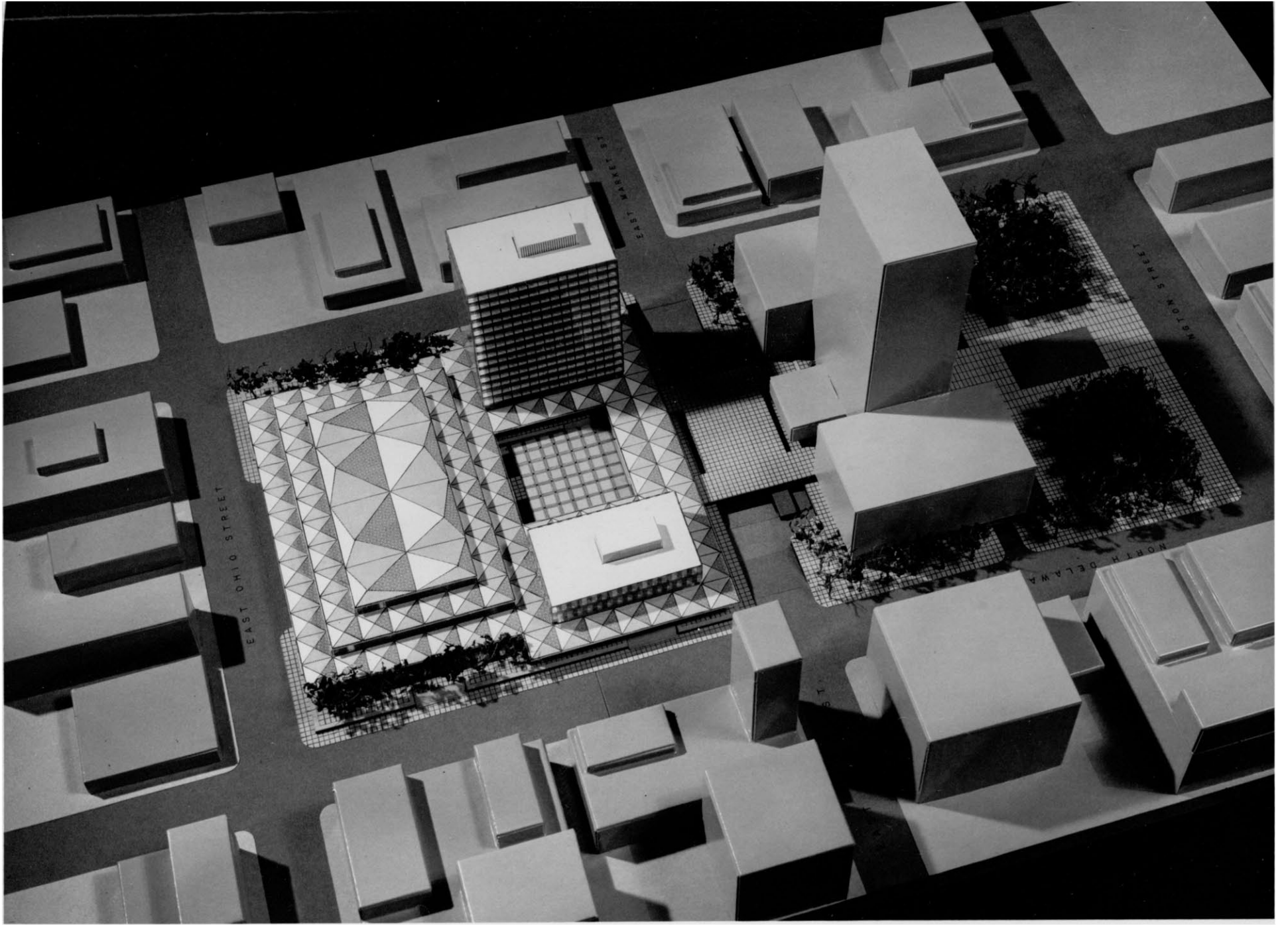
<sup>2</sup>

Progressive Architecture, January, 1958. p. 86.



D R A W I N G S   A N D  
P H O T O G R A P H S







C O R R E S P O N D E N C E

COPY

21 Inman Street  
Cambridge, Massachusetts  
January 19, 1958

Mr. Calvin Hamilton  
Metropolitan Planning Commission  
City Hall  
Indianapolis, Indiana

Dear Mr. Hamilton:

I am going to be in Indianapolis during the week of January 27-31. If possible, sometime during that week I would like to meet with you to discuss a possible thesis project (M. Arch. -M.I. T.)

At this time, three possible projects to be studied occur to me:

1. Conversion of Monument Circle to a pedestrian space.
2. Redesign of the City Market Area.
3. A study of your nine-block core development in the 'downtown' area (as per our conversation last fall).

Perhaps you have other suggestions in mind which would make a more valid thesis study. I am interested in a study that is quite 'tangible' and that would be as beneficial to the city as to me.

I would like to meet with you as early in the week as possible so that I might have a few days to gather material, maps, photos, etc., before I return to Cambridge.

I will call your office when I arrive in Indianapolis.

Thanks very much.

Very truly yours,

Kenneth Shimer Wood

## Let's Turn Tomlinson Hall Site Into Handsome, Colorful 'Plaza'

To the Editor of The Star:

How to redevelop successfully the Tomlinson Hall-City Market property has been a problem facing city administrators for several years. The recent fire in Tomlinson Hall has prompted action which has resulted in the hasty presentation of new proposals for the site which I would call, at the risk of being presumptuous, rather drab, dull and unimaginative.

I feel we are missing the wonderful opportunity to create a very useful, yet beautiful and pleasant, space of which the citizens could be proud—and therefore more ready to help finance. A parking garage (as has been proposed) is not the whole answer here; it is quite discouraging to note of late when a precious piece of downtown property becomes available for building, someone decides the space could best be utilized by storing automobiles on it.

It is granted the automobile must be accommodated, but with a little foresight and discretion—and not on our best civic properties . . .

Any downtown block should be considered as only a part of the city as a whole and, as

such, is related directly to and dependent upon the functions and conditions of surrounding blocks. This is the type of planning and redevelopment theory now being taught in our leading architectural and city-planning schools, and it is a shame this is not practiced in actuality. To erect a concrete parking tower over a new supermarket will do absolutely nothing to raise the standard of the Alabama street environment or to enhance the location of the new City-County Building to be erected soon on the site of the present courthouse . . . I have read recently that Architect Edward D. Pierre has recommended the decision for determining the future use of the Tomlinson property be postponed until a master plan for the entire downtown area can be developed. This is the most sensible suggestion to date, and it is hoped his words have not fallen on deaf ears . . .

By utilizing the present Tomlinson property and by acquiring the remaining portion of the block . . . bounded by Delaware, Ohio, Alabama and Market Streets, a richly paved and finely landscaped pedestrian plaza could be created to the north of the City-County Building (Market Street should be closed off here). Surrounding this plaza . . . and opening on to it would be beautifully designed and constructed buildings such as a new City Market (not along present supermarket lines), a large downtown branch library, a public meeting hall, an exhibition building, a museum of modern art, a chapel, a theater, and any other such buildings as would enrich and animate the space—plaza cafes, restaurants, travel agencies, gift shops, etc.

On pleasant, sunny days the proprietors of the market booths might expand onto the plaza itself and sell their wares there under gaily colored awnings and banners, giving the place all the life, movement and charm of the ancient market place. On other days, the plaza might be given over to conventions, traveling exhibits, civic meetings . . . Ample parking facilities could be provided on several levels below ground . . .

In addition to the obvious advantages of having new handsome buildings . . . and

of bringing people and the arts to the center of city government, one important advantage does stand out and that is a civic space is created which satisfies that wholesome ingredient so necessary to the life and spirit of any community and on which, fortunately, no monetary value can be placed—civic pride.

KENNETH S. WOOD.  
4905 Brookville Road.

—THURSDAY, FEBRUARY 13, 1956



THE INDIANA SOCIETY OF ARCHITECTS

A CHAPTER OF  
THE AMERICAN INSTITUTE OF ARCHITECTS  
926 ARCHITECTS BUILDING INDIANAPOLIS, INDIANA

Feb 10, 1958.

Kenneth Shiner Wood:

CENTENNIAL COMMITTEE

Dear Sir:

I appreciate very much your  
highly intelligent analyses of  
Tomlinson Hall site.

I would also like to have you  
call me, so that we might  
arrange for a discussion

Sincerely  
Edmund Whier.

JAMES McCLURE TURNER, President  
ERNST L. SCHAIBLE, Treasurer  
WILLIAM C. WRIGHT, Director, 1955-1957

FRANK MONTANA, Vice-President  
CLARENCE T. MYERS, Past President  
WILLIAM J. STRAIN, Director, 1956-1958

WESLEY P. MARTIN, Vice-President

THOMAS C. DORSTE, Secretary  
JAMES L. WALKER, JR., Director, 1955-1957  
RALPH O. YEAGER, JR., Director, 1956-1958



COPY

21 Inman Street  
Cambridge, Mass.  
February 17, 1958

Edward D. Pierre, Architect  
909 Architects Building  
Indianapolis, Indiana

Dear Mr. Pierre:

Thank you very much for your letter of February 10, 1958. I was very pleased to hear of your interest in my analysis of the Tomlinson Hall site.

I will not be able to meet with you for a discussion, however, since I am currently residing in Cambridge, Massachusetts, while taking graduate study in architecture at the Massachusetts Institute of Technology. (I met you briefly at the City Hall on Thursday evening, January 30, when I was in Indianapolis).

If the thesis committee here at M.I. T. will permit me, I hope to do a re-development study of the Tomlinson Hall-City Market site for my graduate thesis. I will not complete the thesis until the end of the coming summer, however, and this may be too late to be of any practical value. At any rate, I hope to go ahead with the project in hope that it may be of some benefit.

Sincerely,

Kenneth Shimer Wood

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Herbert L. Beckwith,  
Professor of Architecture  
Room 7-345  
Massachusetts Institute of Technology  
Cambridge, Massachusetts

Dear Prof. Beckwith:

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions or deletions you might feel necessary to develop a better program.

I realize you are probably unfamiliar with the city of Indianapolis and probably would not want to criticize any of the details involved. However, I would appreciate any comments you might have regarding the general overall approach as well as reference to other similar projects or written material from which I could develop the final program.

If possible, would you please return the program with your comments within the next week or ten days. I hope to meet with the thesis committee in three weeks for approval of the final program.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Course IV-A, Graduate

Enclosure

MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
SCHOOL OF ARCHITECTURE AND PLANNING  
77 MASSACHUSETTS AVENUE, CAMBRIDGE 39, MASSACHUSETTS

DEPARTMENT OF ARCHITECTURE

1 April 1958

Dear Mr. Wood:

As requested in your letter of March 22, herewith my personal comments related to your draft program.

1. You are to be commended for your interest in an important civic project.
2. You will have to determine the practicability of the land acquisitions you mention since the jury is not familiar with the community. I am sure, however, that we will accept your considered judgment on this.
3. While we may share your concern with the problem of automobile traffic, I fail to see how your project is seriously compromised, even if assumption B on page 8 is not realized.
4. I still have reservations about the inclusion of the farmers' market while recognizing the situation as far as the deed of gift on the project is concerned. Granted that it would add color and character to the project, there is the problem of trucking access, even if the trucks are small, and more important in my opinion, the high degree of housekeeping essential if the usual residual litter is not kept under excellent control. If the market is included it seems to me there would have to be generous budget provision provided to take care of the above problem.
5. Do the facilities now projected insure sufficient compulsion for night time use and activity? It would be too bad if with your intentions this became just another almost deserted part of the city after working hours. I recognize this might not be true when activity is scheduled for the Great Hall, but will this be true when the latter is not scheduled for use.

Sincerely,

  
Herbert L. Beckwith  
Professor of Architecture

Mr. Kenneth Shimer Wood  
21 Inman Street  
Cambridge, Mass.

enc. (program)

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Pietro Belluschi, Dean  
Architecture and Planning Dept.  
Room 7-233  
Massachusetts Institute of Technology  
Cambridge, Massachusetts

Dear Dean Belluschi:

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions or deletions you might feel necessary to develop a better program.

I realize you are probably unfamiliar with the city of Indianapolis and probably would not want to criticize any of the details involved. However, I would appreciate any comments you might have regarding the general overall approach as well as reference to other similar projects or written material from which I could develop the final program.

If possible, would you please return the program with your comments within the next week or ten days. I hope to meet with the thesis committee in three weeks for approval of the final program.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Course IV-A, Graduate

Enclosure

COPY

CRITICISM:

My pencil notes are not intended to discourage your idealistic approach. What you advocate is desperately needed; but I wanted to point out that the mores and habits of a civilization cannot be changed by changing its physical environment. We must consider people as they are today. They do not strole or have time to waste, they no longer gather in celebration, they ride and they sit and they drink in dark parlors. There is no real gayety or conversation. Will your generation change all this?

P. Belluschi  
3-25-58

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

William H. Brown,  
Associate Professor of Architecture  
Room 7-303B  
Massachusetts Institute of Technology  
Cambridge, Massachusetts

Dear Prof. Brown:

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions or deletions you might feel necessary to develop a better program.

I realize you are probably unfamiliar with the city of Indianapolis, and probably would not want to criticize any of the details involved. However, I would appreciate any comments you might have regarding the general overall approach as well as reference to other similar projects or written material from which I could develop the final program.

If possible, would you please return the program with your comments within the next week or ten days. I hope to meet with the thesis committee in three weeks for approval of the final program.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Course IV-A, Graduate

Enclosure

COPY

CRITICISM:

You may need more evidence in the written part of your thesis that the Tomlinson site is, and will continue to be, at the "heart" of the city.

If you assume downtown Indianapolis can be made more car-free--in favor of better public transportation--might it not be well to make some assumptions as to "stations" for the latter with specific relation to your site?

William H. Brown

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Eduardo F. Catalano,  
Professor of Architecture  
Room 5-307  
Massachusetts Institute of Technology  
Cambridge, Massachusetts

Dear Prof. Catalano:

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions or deletions you might feel necessary to develop a better program.

I realize you are probably unfamiliar with the city of Indianapolis and probably would not want to criticize any of the details involved. However, I would appreciate any comments you might have regarding the general overall approach as well as reference to other similar projects or written material from which I could develop the final program.

If possible, would you please return the program with your comments within the next week or ten days. I hope to meet with the thesis committee in three weeks for approval of the final program.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Course IV-A, Graduate

Enclosure



COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Mr. Calvin S. Hamilton, Director  
Metropolitan Planning Commission  
City Hall  
Indianapolis, Indiana

Dear Cal,

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism), comments, additions or deletions you might feel necessary to develop a better program. I would appreciate comments on the general overall approach as well as on any details involved. Thanks very much for the attention you give it.

If possible, would you please return the program with your comments within the next week or ten days as I would like to complete the final program as soon as possible.

Also, I would like to order an aerial photo of downtown Indianapolis showing the Tomlinson Hall site and six or more surrounding blocks in all directions, except possibly to the east where three or four blocks will suffice. The purpose of the photo will be to show the relation of the Tomlinson site to the rest of downtown Indianapolis. I would prefer the photo to be overall about 30" x 30" with the Monument Circle near the center. Preferred scale: one inch equal 200 feet.

Thanks very much.

Sincerely,

Ken Wood

Enclosure



**METROPOLITAN PLANNING DEPARTMENT**  
**MARION COUNTY, INDIANA**

ROOM 405 CITY HALL  
INDIANAPOLIS 4, INDIANA  
MELROSE 5-8641  
P

April 18, 1958

Mr. Kenneth S. Wood  
21 Inman Street, Apt. #3  
Cambridge, Massachusetts

Dear Ken:

I sincerely apologize for having misplaced your thesis study program. I know I am late--but I do hope that my comments may still be useful.

Could I have your permission to reproduce parts of your program and send a copy to the individuals outlined on the enclosed list of men who constitute the Mayor's Tomlinson Hall Committee? I think this committee would find your historical analysis and some of your suggestions for buildings to be included of tremendous interest and it would give a valuable spur to the work of this committee.

I think you have done an excellent job in creating the flavor of historical significance that has prevailed this spot over the years.

My comments include the following:

1. Page 4 - last paragraph. It may be true that we are shortsighted but I am not sure that we are irresponsible in our considerations of this historic site.
2. Page 6. You make a strong case against parking but, at the same time, you include parking in your proposal. I feel some parking is absolutely necessary for an enterprise of this character. The delimmias you exclaim about relative to urban transit are true but, so far, the solving of the issue has escaped nearly all officials who are concerned with the problem. Perhaps we can solve it sometime in the future.

CALVIN S. HAMILTON, EXECUTIVE DIRECTOR

PLAN COMMISSION--

GEORGE CALES WRIGHT, PRESIDENT, VIRGIL SHEPPARD, VICE PRESIDENT, FRANK J. UNVERSAW, HORACE E. ABBOTT, WILLARD A. BARNEY,  
IRWIN W. COTTON, MRS. FRANK H. COX, RUSSELL J. DEAN, WILLIAM L. ELDER, GREYBLE L. MCFARLAND, WM. H. WILLIAMSON

BOARD OF ZONING APPEALS--

GEORGE CALES WRIGHT, MRS. WM. MCKINZIE, WILLIAM R. RIBBLE, F. NOBLE ROPKEY, WILLARD A. BARNEY

Mr, Kenneth Wood, Page 2, April 16, 1958

3. Page 11 - Summary. I feel the historical museum is not at all practical. I feel the exhibition space for the contemporary art museum might be used for all sorts of artistic or civic exhibits. I think the fifteen thousand foot Great Hall would more wisely be utilized in small and semi-large meeting rooms for civic groups, etc. etc. I think your ten thousand five hundred square feet of small shops might well be increased. Because your program is for an architectural thesis, I feel you should at least show a general cost analysis.

I am enclosing a copy of the Mayor's letter, a copy of the committee appointed by Mr. Abrams, and a copy of my memorandum to the Mayor posing the general research to be initiated by the committee.

The very best of luck in your enterprise.

Sincerely,

Calvin S. Hamilton  
Executive Director

PS: A 30" x 30" air photo at 1" = 200' centered on Monument Circle would cost \$20. If you still want it, I would be glad to order it for you.

COPY

City of Indianapolis

Phil Bayt  
Mayor

April 10, 1958

Mr. Calvin Hamilton  
Metropolitan Plan Commission  
405 City Hall  
Indianapolis, Indiana

Dear Cal:

Since the fire at Tomlinson Hall, many suggestions have been made as to the future possible use of that building and location. Some persons have suggested its repair and return to use as a market place. Others, and these are in the majority, have recommended razing it to the ground and then plan for its future use taking into consideration the area between Alabama and Delaware and Market and Ohio Streets.

In addition, I have discussed these suggestions with Marshall Abrams of the Construction League and asked him to suggest persons who could serve on a committee to make an intensive study of the future use of the above described area. I have asked Mr. Abrams to be the chairman of this committee and he has suggested your name as one who could make a contribution toward the solution of this matter. I would appreciate it if you could serve on such a committee.

The first meeting of the Tomlinson Hall Committee will be held in the office of Mr. Marshall Abrams, Construction League, 1456 N. Delaware Street on Thursday, April 17 at 10 A.M.

Very truly yours,

Phil Bayt, Mayor

PB:yb

TOMLINSON HALL COMMITTEE

Chairman

Marshall D. Abrams  
Construction League  
1456 N. Delaware St.

Urban Planners

Calvin Hamilton  
Metropolitan Plan Commission  
1537 Central Ave.

Architects

Wilbur Shook  
McGuire & Shook Architects  
1400 Fletcher Trust Bldg.

Edward D. James  
122 E. Michigan St.

Structural Engineers

C. Wilbur Foster  
C. Wilbur Foster & Associates  
4741 E. Washington St.

Benjamin R. Petrie  
Fink, Roberts & Petrie  
117 E. Washington St.

Off Street Parking

Luther Shirley  
946 N. Illinois St.

Albert Deluse  
Lew Hill Grain Co.  
621 Board of Trade Bldg.

Redevelopment

Jack Coffman  
Redevelopment Commission  
230 E. Ohio St.

Real Estate

L. H. Lewis  
505 Peoples Bank Bldg.

Arnold G. Davis  
129 E. Market St.

Richard F. Hoberg  
Riverdale Realty Corp.  
114 N. Delaware St.

Mr. Robert Allison  
Allison Realty Co.  
140 N. Delaware St.

General Contractors

A. V. Stackhouse  
A. V. Stackhouse Co., Inc.  
2611 N. Winthrop Ave.

Ray T. Fatout  
The Fatout Building Co.  
3422 Winthrop Ave.

Plan Commission

Jack Kammins  
Kammins & Lemond  
852 Consolidated Bldg.

Civic Progress

Robert Efroymsen  
Indianapolis Civic Assn.  
P. O. Box 956

Jack Harris  
624 Illinois Bldg.

Mrs. Floyd Hughett, President  
Federation of Women's Clubs  
(7th District)  
5720 Rosslyn Ave.

COPY

MEMORANDUM

TO: Mayor Philip L. Bayt

FROM: Calvin S. Hamilton, Executive Director, Metropolitan  
Planning Department of Marion County

DATE: March 25, 1958

RE: Program of research, planning, and recommendations for the  
development of the Tomlinson Hall Market Site,

IT IS MY SUGGESTION THAT THE COMMITTEE WHICH YOU  
WILL APPOINT SHOULD UNDERTAKE A STUDY TO DETER-  
MINE THE FOLLOWING POINTS:

I. Desirability Of This Location For A City Market

- A. The best use of the half block presently occupied by the City Market for the present and the future.
- B. Since the city is not legally required to utilize this half block for a market site, recommendations of the Committee should be made relative to the best location for a city market. Questions concerning the location should be determined such as:
  - 1. Economic feasibility of rentals charged stall owners in a new building.
  - 2. The apparent necessity to subsidize market tenants in order for them to make a profit in a business as competitive as the food business.
  - 3. The use of such a high value block for the food business must be resolved before the reuse of this half block for market purposes can be determined.
  - 4. Psychological factors such as: tradition of location; uniqueness of the market in its present location; serving people with a desire for specialized foods, and the serving of low income families in the near downtown area.

structural requirements for a use such as office building would also have to be determined and analyzed in relation to the first floor market space.

## II. Alternate Location for a Market

Since the city has flexibility of choice in the location of the market, if a decision is made to move the market from the present location and use the site for parking or other commercial or office building use, the Committee should make recommendations as to the desirability of continuing a public market under public ownership; the desirability of private enterprise undertaking the development of a market site and of a building suitable for their occupancy; and where a market in another location should be located if either private enterprise or the city undertakes the development of an alternate site.

## III. Alternate and Complimentary Uses of the Site

- A. The committee should examine the economic feasibility of using the site in total, or below and above a city market for parking. This study should be coordinated with the Parking Authority in relation to the proposed lot at the corner of Washington Street and Alabama St. in relation to private parking facilities in this area of the city, and in relation to a long-range plan of the parking Authority for serving the downtown area before the freeway loop is completed, and subsequent to the completion of the interstate freeway.

The Committee should determine whether this half block with parking above and/or below contributes sufficient space for the number of parking spaces needed or whether additional area should be devoted to parking on the block to the north. Factors such as the structural requirements for parking above the open market area, the cost of land to the north, the availability of funds from the redevelopment authority or parking authority for property acquisition, and the attitude of the mayor and city council and the public to an expansion of parking through redevelopment to the north - will need to be ascertained.

- B. The Redevelopment Commission should be asked to evaluate the property and buildings in the half block north of the site

- C. Since the food business is so highly competitive, can these tenants afford to pay a rental per square foot high enough to amortize revenue bonds needed to build a new building?
- D. Recommendations should be made as to the amount of area required for market purposes if it is decided to retain the market in its location. Factors to be considered include:
1. Recently declining patronage and a decline in the number of stall tenants.
  2. Increasing use of outlying shopping facilities.
  3. A decline in the population close to the central business district.
  4. An increasingly difficult access problem until the inner freeway loop is completed.
  5. A change in economic groupings in the central business district which might effect desires to buy food in a market of this character.
  6. The amount of free or easily accessible parking that would be available for patrons of the city market in relation to and competition with new super markets which are and will be built relatively close to the central Indianapolis area with ample free parking surrounding them.
  7. The physical design of a new market which would allow flexibility in size of stall areas; flexibility in types of use; flexibility in area which can be locked so that merchandise can be left in the market.
  8. The alternate economic rental rates which could be charged should the market be open six days a week as opposed to the present policy of being open only three days a week. This might change the rental per square foot which could be obtained from stall owners and which might be sufficient to allow the amortization of revenue bonds needed to build the building.
  9. The relationship of open space needed for flexibility, attractive merchandising and market purposes on the ground floor and the structural requirements for parking above the first floor or below the first floor. The



and examine this redevelopment in relation to other proposed projects which they are contemplating and which may have a higher priority for the use of available funds.

- C. The Committee, along with the Redevelopment Commission, should examine the economic opportunity which this catastrophe affords in redeveloping and improving an entire block and developing the new buildings at the same time as the new City-County Building will be improving the block to the south.

#### IV. Other Considerations

- A. The City Traffic Engineer and public transit company should be asked to examine the possibility of closing Market Street to all traffic except vehicles which desire to stop and discharge passengers to the City Market or the City-County Building.
- B. The improvement of this half or full block will enhance the area - particularly in relation to the new City-County Building. Possible adjacent private development should be examined by the Committee which might materially add revenue to the city tax base thereby justifying substantial public investment.

#### V. Agenda for Study

- A. The Committee should prepare alternate schemes utilizing various amounts of land within the block for different purposes and examine the costs and feasibility of each scheme.
- B. The Committee should then examine the financial ability of the city in conjunction with private enterprise to carry out the schemes and the proposed methods of financing each operation.
- C. In summary: this Committee can inspire a new approach to civic development utilizing local resources and the collaborative approach between private enterprise and government to the long range benefit of the City of Indianapolis.

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Mr. Henry Manz, Director  
Marion County Building Authority  
Illinois Building  
Indianapolis, Indiana

Dear Mr. Manz:

I met you in January when I was in Indianapolis and called at your office. At that time we discussed the possibility of redeveloping the City Market-Tomlinson Hall site for my architectural thesis at M. I. T.

Since no official building program has been developed for the future use of the site, I have taken the liberty to create my own program and have enclosed the preliminary stage of it with this letter.

If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions or deletions you might feel necessary to develop a better program. I would appreciate both comments on the general overall approach as well as on any of the details involved. Thanks very much for the attention you give it.

If possible, would you please return the program with your comments within the next week or ten days as I would like to complete the final program as soon as possible.

Sincerely,

Kenneth Shimer Wood

Enclosure

★  
Phone:  
MElrose  
5-8709  
★

# INDIANAPOLIS-MARION BUILDING AUTHORITY

17 West Market Street

Indianapolis 1, Indiana

★  
Room 543  
Illinois  
Building  
★

---

A Public Body Created Under State Law To Build A New City-County Building For Indianapolis and Marion Co.

---

April 3, 1958

Mr Kenneth Shimer Wood  
21 Inman Street, Apt #3  
Cambridge, Mass

Dear Mr Wood:

I am sorry indeed not to have been able to get this back to you sooner. The reason is solely that our City-County Building project has been going through a critical phase during the past two weeks, and I simply had to lay a number of other and less urgent matters aside until I could find time for them. Trust that your work on your thesis has not been delayed too much as a result of my unavoidable tardiness with this reply.

I appreciate the privilege of reviewing your "Preliminary Program", and have found it to be not only interesting but quite thought-provoking. It is stimulating to an oldster like myself to see the youthful optimism with which you have envisioned a great program of civic improvement for this city.

However, as I study your program, and try to think through on how your idealistic aims might be converted into practical realities, my mind gets bogged down in such a morass of financial, legal and other materialistic problems that I can't seem to formulate any constructive comments for you.

You will see that I started writing marginal notes, and then quit on page eight. You have a difficult thesis to write, and know far better than I do what its requirements are.

I repeat that I would like very much to be of some real help to you; but to write out in adequate detail all the comments and ideas that come to my mind while I read your Program would take far more time and much more in the way of office facilities than I have available. I only hope you will understand.

Under separate cover I am rushing some material that I hope may be of interest and benefit. I congratulate you on the exceptional privilege you have of studying at such a wonderful educational institution as M.I.T. is; and I also wish you much success and happiness in the architectural career that is opening up before you. Whenever you get back to Indianapolis, please come in and see me again.

Cordially yours,

Henry W Manz  
General Manager

HWM/mss

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Mr. Edward D. Pierre, Architect  
907 Architects Building  
Indianapolis, Indiana

Dear Mr. Pierre:

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions, or deletions you might feel necessary to develop a better program. I would appreciate comments both on the general overall approach as well as on any details involved. Thanks very much for the attention you give it.

If possible, would you please return the program with your comments within the next week or ten days as I would like to complete the final program as soon as possible.

Sincerely,

Kenneth Shimer Wood

Enclosure

COPY

21 Inman Street  
Cambridge, Mass.  
March 22, 1958

Evans Woollen III, Architect  
301 Baldwin Building  
Monument Circle  
Indianapolis, Indiana

Dear Ev,

I have enclosed a preliminary program for my thesis study. If time permits, would you please look it over briefly and jot down in the margins or on the last page (8. Criticism) any comments, additions, or deletions, you might feel necessary to develop a better program. I would appreciate comments both on the general overall approach as well as on any details involved. Thanks very much for the attention you give it.

If possible, would you please return the program with your comments within the next week or ten days as I would like to complete the final program as soon as possible.

Ellie and I send kindest personal regards. Please say hello to Nancy and Dick for us.

Sincerely,

Ken Wood

Enclosure

COPY

Evans Woollen III  
Architect  
33 Monument Circle  
Indianapolis 4, Indiana

March 31, 1958

Kenneth Wood  
21 Inman Street  
Cambridge, Mass.

Dear Ken:

I was pleased to see your preliminary thesis program and I think it is a good one.

Unfortunately it is very difficult to find all the historical facts concerning the Market site. I would like to know more. The only person who seems to know definitely the whole story is Mr. McCord of the law firm Ross, McCord, Ice and Miller. He made a study for his client: the city administration. What he would be willing to impart, I do not know. It would seem important to any student of this site to know all about the original designation of this land and why the legal opinion is now that it can be used for any purpose the city administration desires.

In general I think your program is on too grand a scale for practical application; but this may not be important to your critics. I did not really agree with your "note" on page 11. I think you do have a responsibility to show how these buildings might begin to support themselves, that makes it a whale of a job I realize. The architectural solution is not the first step in reality as you indicate in your note, page 11.

Branch Library, Contemporary Art Museum, Historical Museum do not seem very valid to me for various reasons. We have disagreed on this point in the past, but I do not think the State Library and City Library are badly located now. It is quite easy to use either of them (for me). Our city is just not big enough (or rich enough) now to support two good art museums. The Herron is acquiring modern art within its means. I for one would rather live in a city with one fine museum showing art of all periods, than a city with two less good competing museums (competing not for art perhaps as much as sponsorship). You may or may not know that the entire state house excluding governor's office and legislative chambers will be turned into a state historical museum when the state office building is occupied.

I would like to think that you have underestimated the space that a city market could support.

Calvin Hamilton and Tom Dorste looked at your program with me. Cal mentioned the real need for an exhibit hall, which all the museums would share.

You know that there is an auditorium in the City-County Building scheme at present. Where there is enough use for a great hall at present is debatable in my mind.

I hope you are coming home for a spell in June, and that you will come and see us. How do you stand with the draft?

Best luck to you,

/s/ Ev

EW:nsw

enclosure

COPY

Evans Woollen III  
Architect  
33 Monument Circle  
Indianapolis 4, Indiana

April 4, 1958

Dear Ken:

Yesterday evening Nancy met Mr. Sander, the new head librarian of the City Library. She happened to discuss your proposal of a branch library in the Market Plaza area. He received it very enthusiastically. One of the chief reasons being that the present Business Library Branch in the School Board Building will soon be evicted. The school board is going to build on some outlying site and sell their present site for some commercial enterprise (possibly a hotel). I am disturbed over this as I particularly like that building, and there are so many other equally accessible downtown sites for a new hotel which would not displace a fine old public building.

Mr. Sander said they would want another central location; but the area does not need to be great. They have a new transfer system whereby you can order any book that any of the libraries may have and have it delivered or returned to any branch.

This rather refutes my criticism and I thought I would pass it on to you.

Sincerely,

/s/ Ev



COPY

21 Inman Street, Apt. 3  
Cambridge, Massachusetts  
April 8, 1958

Mr. R. A. Efroymsen  
Board of Directors  
Civic Progress Association  
c/o The Indianapolis Star  
Indianapolis, Indiana

Dear Mr. Efroymsen:

I read with interest in the March 16 issue of The Indianapolis Star that the Civic Progress Association had gone on record saying the Tomlinson Hall site 'should be used in some manner related to the proposed City-County Building.' I have some ideas along these lines and thought you might like to read them.

I have enclosed a preliminary program for my thesis study (Tomlinson Hall site). If time permits would you please look it over, jot down, and return to me any comments (Criticism, Page 8) you might have regarding this proposal.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Graduate Student  
School of Architecture and Planning  
Massachusetts Institute of Technology

Enclosure

COPY

CRITICISM:

To Mr. K. S. Wood

I think your plan would improve the area if it could be accomplished. Just what can be done will require much study and perhaps litigation. I do think market use should receive first consideration, to the extent it can be done in proper housing and on an economically sound basis. I agree particularly with your view that there should be open spaces and hope the final use will provide this. I agree mass transit use should be encouraged and helped--but you can't force people to change and I'm not sure even the convenience of mass transit would accomplish much change of habits, though it's certainly a direction to work in.

Above are my views and not necessarily those of Civic Progress Association.

R. A. Efroymsen  
29 April 58

COPY

21 Inman Street, Apt. 3  
Cambridge, Massachusetts  
April 8, 1958

Mr. Sander, Head Librarian  
Indianapolis Public Library  
Indianapolis, Indiana

Dear Mr. Sander:

I am proposing a redevelopment project (thesis study) for the Tomlinson Hall-City Market site, as well as the remaining portion of the block bounded by Market, Delaware, Ohio, and Alabama Streets.

Basically, my proposal is to provide a finely paved and landscaped Civic Plaza to the north of the new City County Building. Around this Plaza are to be grouped several fine buildings which I feel will enhance and add to the life and movement of the Plaza--a city market, a downtown branch library, a contemporary arts center, a historical museum, a great hall, a restaurant, two coffee shops, rentable office space, and a few small specialty shops.

In regard to the downtown branch library, my preliminary building program states:

"C. Downtown Branch Library: The present location of the central library does not serve the downtown shopping or working pedestrian. The need for accessibility to books in the heart of the city is obvious, both from the liesure and business viewpoint. It would be an excellent place for lunch-hour browsing--witness the browsers in Ayres' or Block's bookstores on any given day during the noon hour. Approximately 8,000 square feet." (80' x 100' maximum, includes reading areas, check out space, storage stacks, administration, etc.)

If you have any criticism, comments, or suggestions regarding this matter, would you please inform me of them.

Thanks very much.

Sincerely,

Kenneth Shimer Wood  
Graduate Student  
School of Architecture and Planning  
Massachusetts Institute of Technology

INDIANAPOLIS

PUBLIC

LIBRARY

HAROLD J. SANDER, Director

MERIDIAN AT SAINT CLAIR • INDIANAPOLIS 4, INDIANA  
MELROSE 4-4551

April 11, 1958

Mr. Kenneth Shimer Wood  
21 Inman Street, Apt. 3  
Cambridge, Massachusetts

Dear Mr. Wood:

Your suggestion of including a downtown branch library in your Indianapolis re-development project, would certainly meet with enthusiastic reception from the library standpoint.

Our present downtown Business Library, now located on the second floor of the School Administration building, has a very doubtful future for any large number of years to come. A downtown branch of approximately 8,000 sq.ft. would certainly fill the necessary need.

The requirements, as I see them, would be for a three-fold purpose:

1. The continuance of our Business Library with its business emphasis to the downtown user.
2. A municipal reference or a municipal materials library which would serve the various offices in the new City-County Building, utilities, transportation facilities, etc. We have recently discussed this with our Metropolitan Planning Board head, Calvin Hamilton. There is a need for this now, and someone needs to unify what is now being done by a dozen agencies.
3. The popular, or browsing area branch. This collection would have to be a live, active collection, mainly, of recent material, with perhaps a number of basic reference books of a general nature.

The public would find this downtown branch exceedingly helpful and useful in many ways. Because of the fact that we have daily messenger service among all our branches and Central, it would enable people to either pick up their books there or return them there even though they had borrowed them somewhere else. Likewise if the book were not at the downtown branch, it could be secured in a reasonably short time and be available for the person to pick up.

Ground floor would, of course, be ideal but we would certainly settle for an above ground level if elevator service were provided.

I believe Mrs. Evans Woollen mentioned your study to me sometime last week and we discussed it at some length. I am happy to learn more of it and hope that it becomes a reality.

Sincerely,

Harold J. Sander  
Director of Public Libraries

HJS:dp

COPY

21 Inman Street, Apt. 3  
Cambridge, Massachusetts  
April 12, 1958

Mr. Henry M. Lubbers  
c/o Indianapolis-Marion Building Authority  
Illinois Building  
Indianapolis, Indiana

Dear Mr. Lubbers:

I met you in January when I called at Mr. Manz's office. At that time we discussed the possibility of a redevelopment study for the Tomlinson Hall City Market site for my architectural thesis at M. I. T.

Since that time I have worked periodically on the project and am now trying to formulate exactly what would be required in a new market building. Perhaps you will be able to answer some of my questions.

1. I have assumed a future area of approximately 20,000 square feet enclosed to accommodate the market booths. What present indoor area do these booths occupy? What is the size of a typical booth? Is the 20,000 square feet assumption logical?

2. I presume, since most of the market proprietors are small truck farmers and handle relatively small quantities of produce individually, no large loading or receiving dock is necessary. Do you agree?

I have also assumed the city will acquire the remainder of City Square #43 bounded by Delaware, Ohio, Alabama and Market Streets. At present there are ten lots under nine owners in this remaining portion of the block. Could you tell me the assessed value of these properties, individually?

Please give Mr. Manz my regards. I appreciate very much the material he forwarded to me as well as the time he spent in criticising my preliminary program.

Thanks very much.

Very truly yours,

Kenneth Shimer Wood

COPY

4/18/58

Kenneth S. Wood  
21 Inman Street, Apt. #3  
Cambridge, Mass.

Dear Ken,

Hope you don't mind this short note. Sorry I can only give you estimates, but they are fairly close.

City Market	54,000 s.f.	(before the fire)		
Restaurants	2,000 s.f.	"	"	"
Parking	10,000 s.f.	"	"	"

There is no such thing as a typical booth; best I can say is about 10 feet by 20 feet, but some meat and vegetable stands are much larger.

Loading dock: There is hardly anything at present that could be called a loading dock. I am unable to give you any criteria on the matter; besides, the size or shape of it would vary with different layouts and orientations. It looks to me that there should be space where about ten trucks could back up to at the same time because the alley is full of them, mostly waiting to unload.

That is all I can do for you. I would like to talk to you some more whenever you get to the city again.

Best wishes

Hendrik Lubbers

COPY

21 Inman Street, Apt. 3  
Cambridge, Massachusetts  
April 12, 1958

Mr. Robert D. McCord  
Ross, McCord, Ice & Miller, Attorneys  
951 Consolidated Building  
Indianapolis, Indiana

Dear Mr. McCord:

I plan to submit a redevelopment design study for the Tomlinson Hall-City Market site for my Master's Thesis in Architecture at M.I.T.

It is basically my desire to create a paved and landscaped pedestrian plaza to the north of the new City-County Building around which would be grouped several buildings of a general cultural or civic nature--a city market, a downtown branch library, public exhibition space, a fine restaurant and bar, some specialty shops, two coffee shops, a great hall, and two parking levels below ground. Above these various functions would be created several floors of rentable office space.

Since this is primarily a thesis for an architectural degree and since the time element is limited, I must make certain basic assumptions in order not to get bogged down with the legal entanglements involved with this site. My assumptions are:

1. The city will acquire all of the land (in addition to the Tomlinson Hall-City Market property) bounded by Delaware, Ohio, Alabama and Market Streets.
2. The city will construct the plaza and buildings and will continue to own them, leasing space to those peoples or businesses who have a desire to be near the new City-County Building. The city might eventually use the office space themselves for expansion purposes.
3. An alternate proposal for assumption 2 would be for the city to acquire the property (perhaps under the Urban Renewal Act in order to use federal aid), and then sell it to a private investor who would be legally bound to develop the site along the desired lines. The private investor would then own and operate these buildings, leasing to persons, businesses or city government.

R. D. M.

2.

April 12, 1958

In your opinion, are these logical assumptions, providing of course the new construction is a sound business investment?

Also, if possible, would you please send me any information you might have and are willing to part with relating to the history of this site, as I would like to include a historical record of it in the written portion of my thesis.

I realize I have taken an idealistic approach for determining the future use of this site. However, I would not call it unrealistic. If this thesis study will serve only to stimulate a little thinking among our city administrators, beyond a multi-story concrete parking garage, I will consider it a successful one.

You were recommended to me by Evans Woollen III, Architect, Indianapolis.

Thanks very much for any information you might send me.

Very truly yours,

Kenneth Shimer Wood



JAMES A. ROSS  
ROBERT D. MCCORD  
HARRY T. ICE  
MERLE H. MILLER  
JAMES V. DONADIO  
GEORGE P. RYAN  
KENNETH FOSTER  
ADOLPH SCHREIBER  
R. STANLEY LAWTON  
DAVID N. BREWER  
WESLEY A. DIERBERGER  
ALAN T. NOLAN  
ROBERT D. RISCH  
DONALD F. ELLIOTT, JR.  
GEOFFREY SEGAR  
EDWARD J. OHLEYER  
DONALD G. SUTHERLAND  
J. A. O'NEAL  
ALAN H. LOBLEY  
JOHN A. GRAYSON  
LELAND B. CROSS, JR.  
GEORGE B. GAVIT  
WILLIS H. ELLIS  
ROBERT A. LICHTENAUER  
ROBERT D. MCCORD, JR.

## ROSS MCGORD ICE & MILLER

9<sup>TH</sup> FLOOR CONSOLIDATED BLDG.

INDIANAPOLIS 4

FREDERICK E. MATSON  
1889-1941

MELROSE 6-4401

April 18, 1958

Mr. Kenneth Shimer Wood  
21 Inman Street, Apt. 3  
Cambridge, Massachusetts

Dear Mr. Wood:

I recently prepared a memorandum relative to the Indianapolis city market situation, and in response to your letter of April 12 I am enclosing a copy of the portion of that memorandum dealing with the history of the market site, which I trust will be of some help to you.

In my opinion the assumptions set out in your letter are logical from the standpoint of proper land use and from the standpoint of possibility, depending somewhat on the enactment of additional enabling legislation. The question of probability, I would say, is quite uncertain due to the financial situation of the City of Indianapolis. However, we do have statutes under which portions of the project might be undertaken by the School City of Indianapolis or the Indianapolis-Marion Building Authority. There is also an existing act authorizing the City of Indianapolis to erect, maintain and operate a municipal coliseum or acquire the site and have the building erected by private interests and leased to the City.

I agree with your argument made to the editor of the Indianapolis Star relative to the proper use and development of the block lying immediately north of the courthouse square.

Very truly yours,

rdm, jr. /em  
enc.

COPY

21 Inman Street  
Cambridge, Massachusetts  
April 22, 1958

Mr. Marshall D. Abrams  
Construction League  
1456 North Delaware Street  
Indianapolis, Indiana

Dear Mr. Abrams:

I was recently informed you are a member of Mayor Bayt's Tomlinson Hall Committee.

I am also proposing a redevelopment design study for the Tomlinson Hall-City Market site for my graduate thesis at M. I. T. I am very interested in this site and strongly feel it holds the key to the early redevelopment of the entire Alabama and East Market Street area.

It is basically my desire to create a finely paved and landscaped pedestrian plaza to the north of the City-County Building around which would be grouped several buildings of a general cultural or civic nature--a city market, a downtown branch library, an exhibition hall, a great hall in conjunction with smaller civic meeting rooms, a fine restaurant, coffee shops, and some specialty shops. Above these various functions would be several floors of rentable office space. Parking is to be on several levels below ground. Market Street would be closed off between Alabama and Delaware Streets.

I have enclosed a copy of my tentative program in hopes you or the committee might find some helpful suggestions in it. Also, if time permits, I would be glad to hear any comments or criticisms you might have relating to the program. I realize I have taken an idealistic approach; however, I would not call it unrealistic.

Sincerely,

Kenneth Shimer Wood  
Graduate Student  
School of Architecture and Planning  
M. I. T.

Enclosures

COPY

21 Inman Street  
Cambridge, Massachusetts  
April 22, 1958

Mr. C. Wilbur Foster  
4741 East Washington Street  
Indianapolis, Indiana

Dear Mr. Foster:

I was recently informed you are a member of Mayor Bayt's Tomlinson Hall Committee.

I am also proposing a redevelopment design study for the Tomlinson Hall-City Market site for my graduate thesis at M.I.T. I am very interested in this site and strongly feel it holds the key to the early development of the entire Alabama and East Market Street area.

It is basically my desire to create a finely paved and landscaped pedestrian plaza to the north of the City-County Building around which would be grouped several buildings of a general cultural or civic nature--a city market, a downtown branch library, an exhibition hall, a great hall in conjunction with smaller civic meeting rooms, a fine restaurant, coffee shops, and some specialty shops. Above these various functions would be several floors of rentable office space. Parking is to be on several levels below ground. Market Street to be closed off between Alabama and Delaware Streets.

I have enclosed a copy of my tentative program in hopes you or the committee might find some helpful suggestions in it. Also, if time permits, I would be glad to hear any comments or criticisms you might have relating to the program. I realize I have taken an idealistic approach; however, I would not call it unrealistic.

Eloise and I send kindest personal regards.

Sincerely,

Ken Wood

Enclosures

C. WILBUR FOSTER & ASSOCIATES . . . . . *Architects & Engineers*

4741 E. WASHINGTON STREET - INDIANAPOLIS 1, INDIANA

PRINCIPALS

C. WILBUR FOSTER, AIA  
CHARLES E. NOURSE

ASSOCIATES

OSCAR W. ERIKSON, AIA  
ARTHUR R. BROECKER, AIA  
RAYMOND V. CRADICK  
DAVID H. WATT  
GLENN W. FOSTER  
H. WILLARD WALTER  
C. WAYNE FOSTER  
WAYNE E. BICKNELL

May 1, 1958

Mr. Ken Wood  
21 Inman Street  
Cambridge, Massachusetts

Dear Ken:

Received your thoughts about the development of the Tomlinson Hall-City Market site, and enjoyed reading them. A lot of your ideas coincide with our thinking.

Perhaps you will recall that back in 1951 we made a study-floor plans, sections and perspective of an Auditorium for this site at the request of the Off-Street Parking Commission. So, naturally we are very interested in this site and think it has wonderful possibilities, particularly since the advent of the new City-County Building development.

Glad to hear from you and remember me to Eloise.

Cordially and Sincerely,

C. Wilbur Foster

CWF:fb

COPY

21 Inman Street  
Cambridge, Massachusetts  
April 22, 1958

Mr. Wilbur Shook  
McGuire & Shook, Architects  
1400 Fletcher Trust Building  
Indianapolis, Indiana

Dear Mr. Shook:

I was recently informed you are a member of Mayor Bayt's Tomlinson Hall Committee.

I am also proposing a redevelopment design study for the Tomlinson Hall City Market site for my graduate thesis at M.I. T. I am very interested in this site and strongly feel it holds the key to the early redevelopment of the entire Alabama and East Market Street area.

It is basically my desire to create a finely paved and landscaped pedestrian plaza to the north of the City-County Building around which would be grouped several buildings of a general cultural or civic nature--a city market, a downtown branch library, an exhibition hall, a great hall in conjunction with smaller civic meeting rooms, a fine restaurant, coffee shops, and some specialty shops. Above these various functions would be several floors of rentable office space. Parking is to be on several levels below ground. Market Street would be closed off between Alabama and Delaware Streets.

I have enclosed a copy of my tentative program in hopes you or the committee might find some helpful suggestions in it. Also, if time permits, I would be glad to hear any comments or criticisms you might have relating to the program. I realize I have taken an idealistic approach; however, I would not call it unrealistic.

Sincerely,

Kenneth Shimer Wood  
Graduate Student  
School of Architecture and Planning  
Massachusetts Institute of Technology

Enclosures

**McGUIRE & SHOOK . . . ARCHITECTS**

**1400 FLETCHER TRUST BUILDING . INDIANAPOLIS**

**W. C. McGUIRE . . . . . WILBUR B. SHOOK**

April 28, 1958

Mr. Kenneth Shimer Wood  
21 Inman Street  
Cambridge, Massachusetts

Dear Mr. Wood:

Thank you for your recent letter enclosing copy of your tentative program, and which, from the hasty glance-through we have been able to give it, looks very interesting. When we have had an opportunity to read your enclosure more carefully, we will be very glad to pass along to you any suggestions or comments which we feel might be useful or helpful.

Yours Sincerely

McGUIRE & SHOOK

  
Wilbur B. Shook

WBS: MJQ

COPY

21 Inman Street  
Cambridge, Massachusetts  
April 22, 1958

Mr. Calvin S. Hamilton, Director  
Metropolitan Planning Commission  
City Hall  
Indianapolis, Indiana

Dear Cal:

Thanks very much for your interest in my thesis program and for the time you spent in analyzing and criticising it. I thought your comments were very good, and I particularly agree with you that the need for general exhibition space in the downtown area is more prevalent than the need for a historical or a contemporary arts museum--at least at this time in regard to this site.

I would be very pleased to have you reproduce parts of my thesis program and send them to the Mayor's Tomlinson Hall Committee. It was my purpose, in choosing this site for a thesis study, to help stimulate a little creative thinking beyond a concrete parking tower. If it serves only this purpose, I would be very happy. I realize my program is somewhat idealistic, but I would not call it unrealistic.

I would still like to order the 30" x 30" airphoto (1" = 200') centered on the Monument Circle. If possible, would you please go ahead and order the photo for me?

I would also like to call your attention to a fine article in the April, 1958 issue of Fortune magazine, entitled "Downtown Is For People".

Sincerely,

Ken Wood

## BIBLIOGRAPHY

The Encyclopedia Americana, Vol. 15, Americana Corp., New York, 1956 ed.

Clay, G., "What Makes a Good Square Good?", Fortune, p. 140, April, 1958.

Commercial Buildings, F. W. Dodge Corp., New York, 1953.

Gibberd, Fredrick, Town Design, The Architectural Press, London, Revised ed, 1955.

Jacobs, Jr., "Downtown Is For People", Fortune, p. 133, April, 1958.

Progressive Architecture, September, 1957, pp. 143-149.

Progressive Architecture, January, 1958, p. 86.

Ramsey, C. G. and Sleeper, H. R., Architectural Graphic Standards, Wiley and Sons, New York, 1951, 4th ed.

Röse, Ernestine Bradford, The Circle, "The Center of Our Universe", Indiana Historical Society, Indianapolis, 1957.

Sitte, C., The Art of Building Cities, Reinhold, New York, 1945.

Smith, G. E. Kidder, Italy Builds, Reinhold, New York, 1955.

Tyrwitt, J. and Others, The Heart of the City, Pellegrini and Cuhady, New York, 1952.



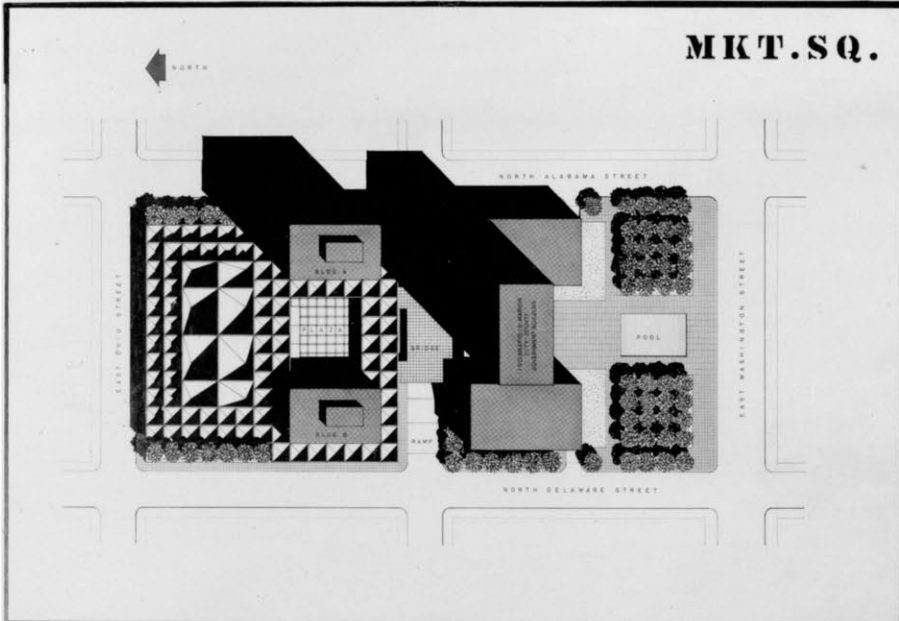


**A DESIGN STUDY FOR THE REDEVELOPMENT  
OF MARKET SQUARE, INDIANAPOLIS, INDIANA**

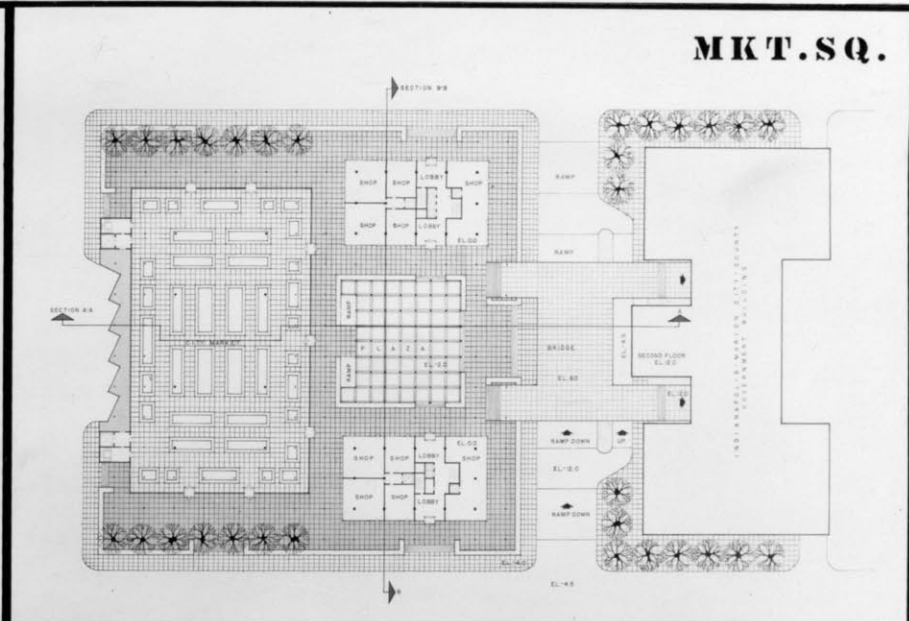
KENNETH SHAWER WOOD  
M. ARCH. M. I. T. 1966



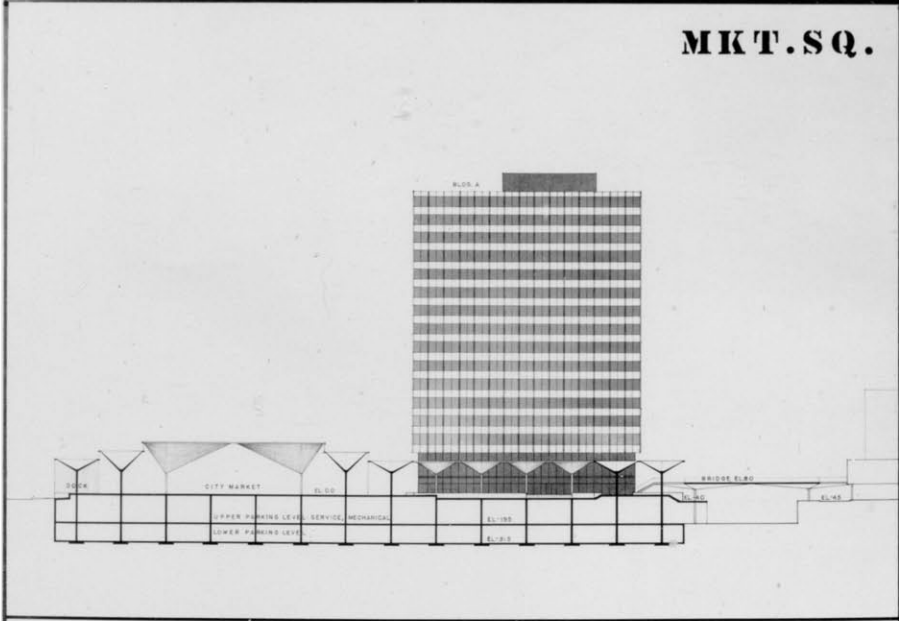
EXISTING CONDITIONS



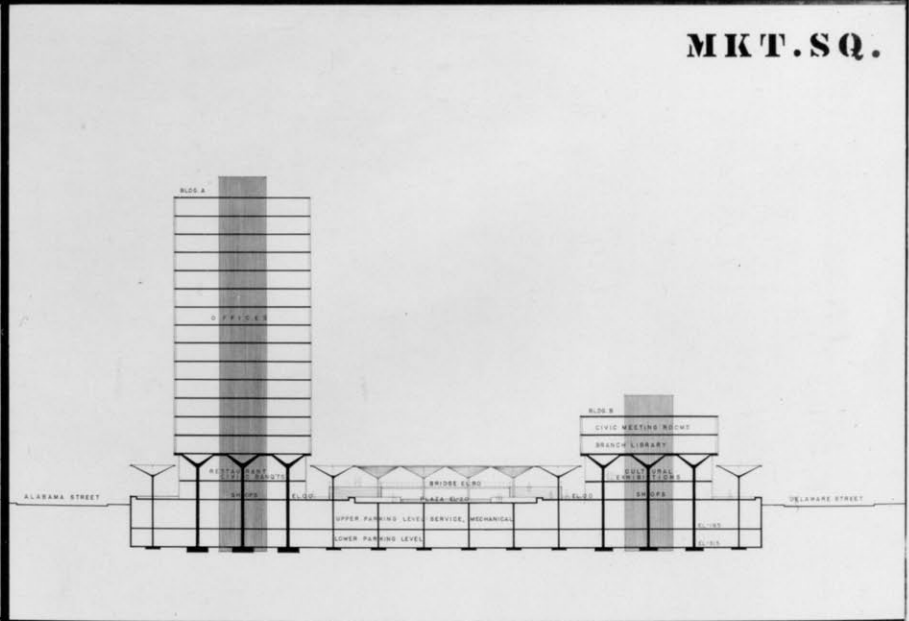
SITE PLAN 3



PLAZA PLAN 4

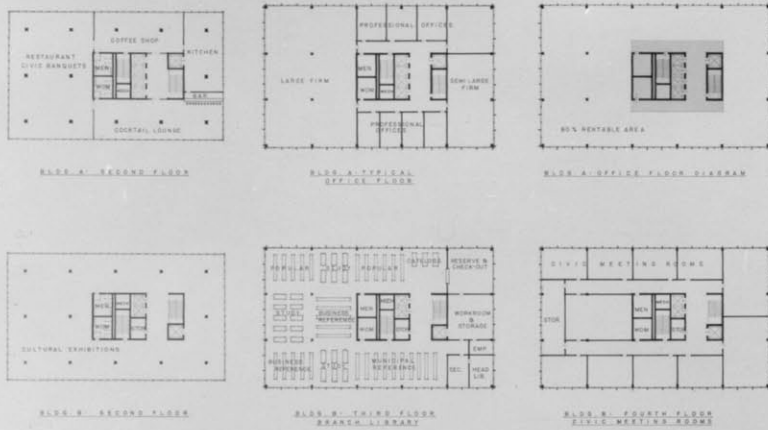


SECTION A-A 5

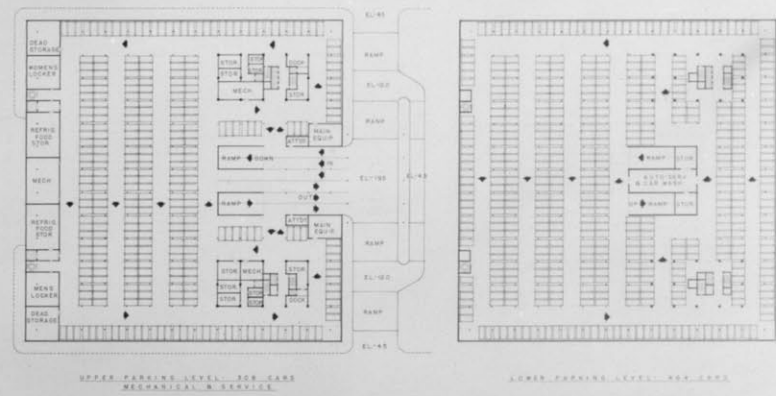


SECTION B-B 6

MKT. SQ.



MKT. SQ.



BLDGS. A & B PLANS



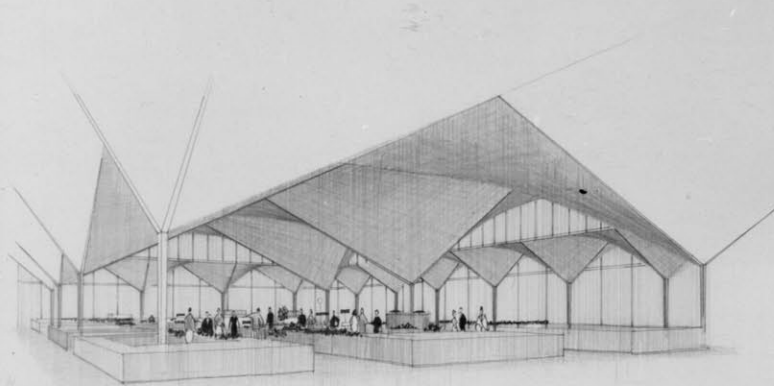
7

PARKING, SERVICE, MECH.



8

MKT. SQ.



MKT. SQ.



CITY MARKET

9

MARKET & DELAWARE STS.

10