

creating

VIBRANT

communities

THROUGH THE ARTS

OCTOBER 9 & 10 | MUNSTER INDIANA

# Anita Werling

Delphi (Indiana) Opera House

# ***The Arts take Center Stage in Delphi***

Creating Vibrant Communities through the Arts  
Munster, IN — October 9-10, 2014



DELPHI  
OPERA  
HOUSE

# Assion-Ruffing City Hall....



- Completed in 1865
- Named for grand hall on third floor
- Ball for returning Civil War soldiers first event
- Dinners, dances, concerts, lectures were common fare

# Assion-Ruffing City Hall...



- By 1875 the quarter block is complete
- Grand hall is busy...
- Traveling theater troupes, lecturers, dinners, minstrel shows
- Lathrope's bakery is also farmer's café
- Two hotels

# Lathrope & Ruffing Opera House...



- Grand Hall converted to opera house in 1882
- John Lathrope
- Maria Litta secured for Grand Opening
- James Whitcomb Riley
- Walter B. Rogers
- Delphi Dramatic Club

# Delphi Opera House Closes... 1914



- 80 years later...
- Delphi Preservation Society buys 2/3 building 1996; 1/3 2007
- NRHP: 1998
- Structural Analysis 2006
- Façade Restoration 2007
- New Roof 2010-11



# Theater Restoration: Catalyst for Revitalization



- 2008 LHAT conference
- Historic Theatres in *Small Communities: Catalysts* for Economic Revitalization
- Parallels between Newberry & Delphi uncanny
- Newberry Opera House
- Confirming DOH vision!

# Historic Theaters: Huge Economic Impact in Small Communities

## Newberry Opera House

- **Newberry, SC:  
Population 10,000**
- **NOH draws 60,000 per year**
- **72-room Hampton Inn builds  
just opposite the NOH**
- **\$3.3 million in hospitality sales  
annually**

- **Confirms  
Vision for  
Restoration  
of the Delphi  
Opera House**
- **First need to  
reintroduce  
the arts into  
Delphi's  
downtown**

# Opera House Gallery of Contemporary Art

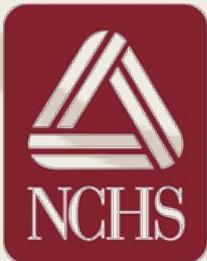


- Owned & Operated by DPS
- Opens June 2009
- Showcases the arts
- Features local artists
- Event, Workshop, and Fundraising Space
- Draws attention to the Opera House Restoration
- Leverages two new retail businesses
  - Garden Gate Tea Room
  - MarthaRose Gift Shop
  - Compatible demographics

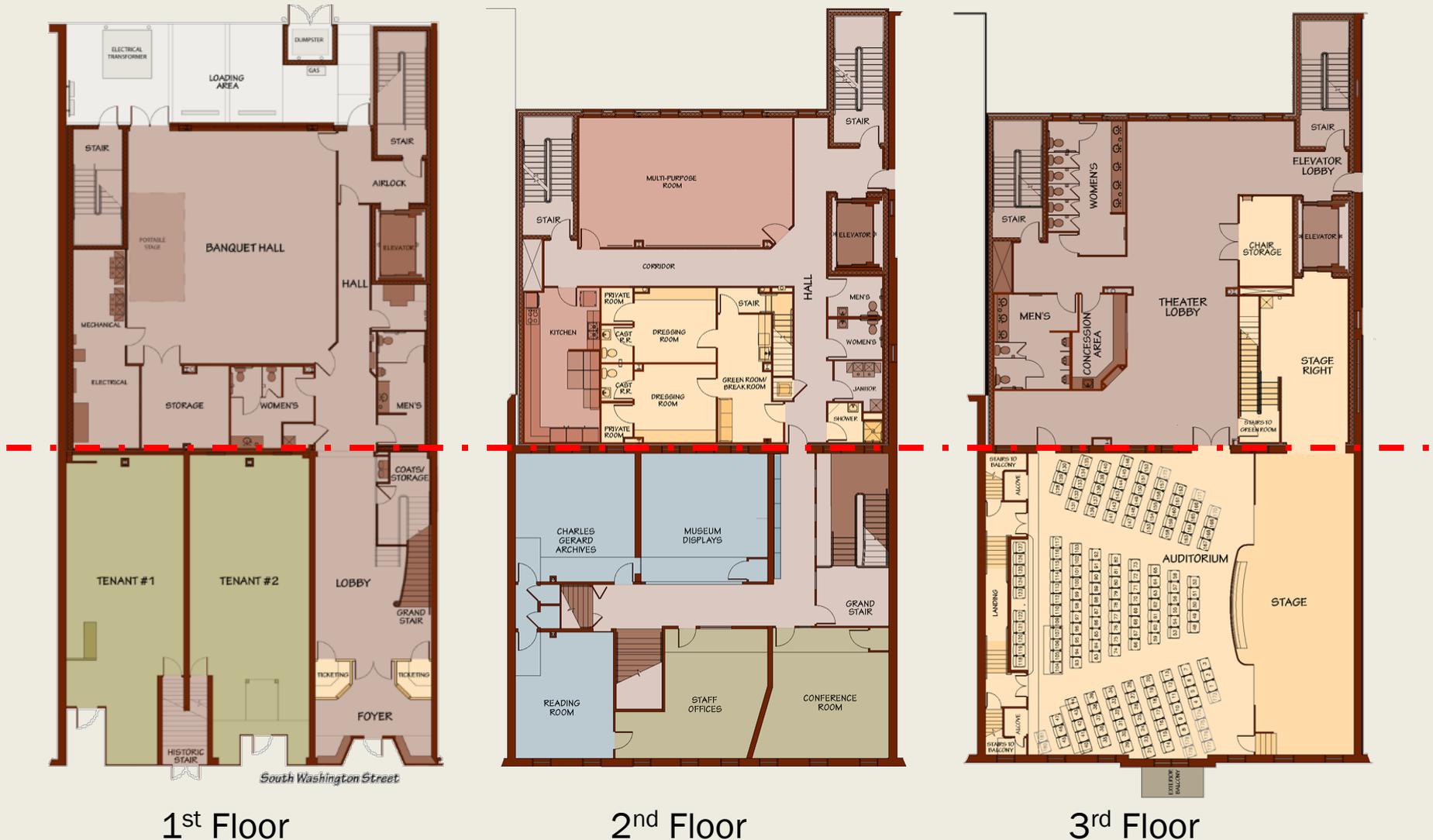
# Shaping the Vision: Historic Decoration



- Decorative Arts Analysis
- Painted surfaces in entryway and opera house
- Wall & Ceiling Papers
- More than 30 papers sampled



# Shaping the Vision: Restoration Plans



**From Vision...**

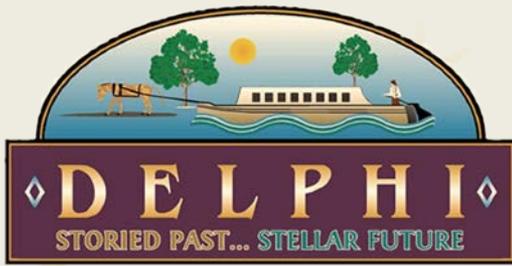


**...To Reality in 2015!**

# Delphi Becomes an Indiana Stellar Community 2012



- OCRA, IHCDA, INDOT working together to fund strategic investments in selected communities;
- Since 2010 more than 60 communities have applied;
- Eight communities awarded Stellar Status to date
  - 2011 Greencastle & North Vernon
  - 2012 Delphi & Princeton
  - 2013 Bedford & Richmond
  - 2014 Wabash & Huntingburg



# What Made Delphi Stand Out?

**Built on a Boatload of Achievements**

**Through a Contagious Spirit of Volunteerism**

**Our 10 Critical Projects**

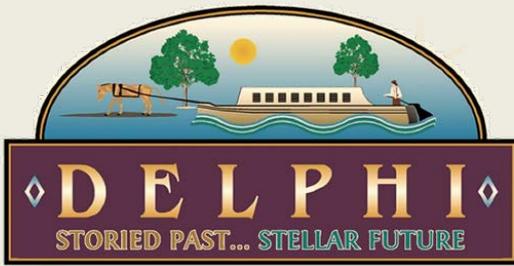
**Will Form Delphi's Stellar Future!**

*City of Delphi, Indiana*

STELLAR COMMUNITIES PROGRAM APPLICATION  
April 2012

Mayor Randy Strasser  
201 South Union Street | Delphi, IN 46923 | (765) 564-3039 | [www.cityofdelphi.org](http://www.cityofdelphi.org)

- Success Stories
  - Wabash & Erie Canal Park & Interpretive Center
- Strong Culture of Volunteerism
  - Canal Association – Delphi Lions Club
  - Delphi Preservation Society
- Vision for the Future
  - Heritage & Cultural Tourism
  - Walkable downtown
- Hoosier Heartland Highway
  - 4-Lane Highway Bypassing Downtown
  - Threat vs. Opportunity



# Stellar Projects Focus on Downtown

## 8 of 10 Projects Funded!

- \$20 Million + Over 3 Years;
- \$17 Million from State & Federal Grants;
- \$2.4 Million City of Delphi Match;
- \$1.7 Million Delphi Preservation Society Match

*Project Overview*

PROJECTS

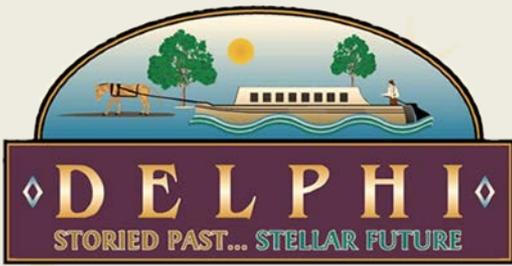
A. Downtown Streetscape

- ✓ Downtown Streetscapes
- ✓ Façade Restorations
- ✓ Owner-Occupied Housing
- ✓ Washington Street Gateway Trail
- ✓ Delphi Opera House
- ✓ Utility Improvements
- ✓ Downtown Parking
- ✓ Downtown Residential Lofts
- ✗ Purdue Solar House Project
- ✗ Quiet Zone Improvements

Map labels: Main Street, Washington Street, D, E, F, B, C, H, J. Downtown Parking Solutions

DELPHI  
STORIED PAST... STELLAR FUTURE

HWC ENGINEERING KCG synthesis



# What Made Delphi Stand Out?



- Delphi Opera House is the Centerpiece!
  - Becomes downtown anchor for heritage tourism with Canal Center as second anchor
  - Campuses connected by hiking/biking trail
  - Economic Engine for Downtown Revitalization
  - Project Ready



# Maintaining Momentum and Focus...



- Construction will be out-of-view at rear of building
- How to keep DOH top of mind during construction?
- Crucial if fundraising goals are to be met
- Solution July 2013—historic church donated to DPS
- Separate NFP formed to manage the DOH and do programming—DOHI—October 2013

# DOH2 Intended Uses...



- Community purpose
- Arts-related programming
- Classes & workshops
- Artist studios
- Gallery space
- Performances
- Dinners
- Fundraising Events

# Timetable to DOH Completion...

- Construction Startup July 2014
- Groundbreaking August 2014
- Under roof March 2015
- Construction Completion July 2015
- Opening Events late 2015
- Full Season 2016!



DELPHI  
OPERA  
HOUSE

★ THE ARTS

**Part of Delphi's Storied Past...**



DELPHI  
OPERA  
HOUSE

**...a huge pART of our Stellar Future!**

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