

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Irwin Union Bank and Trust, Eastbrook Plaza Branch

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 2531 Eastbrook PlazaCity or town: Columbus State: IN County: BartholomewNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

____ national ____ statewide x local

Applicable National Register Criteria:

x A ____ B x C ____ D_____
Signature of certifying official/Title:_____
DateIndiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

Signature of commenting official:_____
Date_____
Title :_____
State or Federal agency/bureau
or Tribal Government

Irwin Union Bank and Trust, Eastbrook Plaza

Bartholomew County, IN

Branch

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

0

buildings

1

0

sites

1

0

structures

0

0

objects

3

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE//TRADE: Financial Institution

Current Functions

(Enter categories from instructions.)

COMMERCE//TRADE: Restaurant

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
CONCRETE
roof: SYNTHETICS
other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Eastbrook Plaza Branch of Irwin Union Bank and Trust in suburban Columbus was designed by noted American architect Harry Weese in his interpretation of the Modern Movement in 1961. The relatively small brick and glass building is notable for towers, or pier-like features, rising near its corners and Weese's incorporation of features to accommodate automobile use by bank patrons. The bank building takes its place among many other impressive examples of modern architecture for which Columbus is known.

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Narrative Description

Site

The Eastbrook Plaza Branch of Irwin Union Bank and Trust is located southeast at the southeastern point of the 1960 Eastbrook Plaza development on the northwest corner of where National Road/U.S. 31 intersects 25th Street at a sharp angle. Haw Creek flows under both National Road and 25th Street and forms the southeast edge of the bank site with natural vegetation and mature trees. Weese sited the building so that it was reflected by the creek's waters. A concrete retaining wall, approximately 280 feet long, berms the edge of the creek bank. This was part of Harry Weese's design of the site and features a pipe railing along the top. Originally, the retaining wall was more visible from the intersection and had Irwin Union Bank in 1' metal letters that were lighted. The wall is considered a contributing structure. A modern pedestrian walking trail follows the east side of Haw Creek (not part of the site). Eastbrook Plaza's expansive paved parking lot forms the west edge of the site and provides access to drives surrounding the bank. The plaza's main building is a long, one-story structure at the west edge of the parking lot opposite the bank branch building.

The building and its walkways and drives are oriented to face southwest/northeast with the building's broader, long sides facing northwest and southeast (photo 03). Paved drives extend around the northeast and southwest ("short") ends of the building to a drive along the building's southeast side (photo 04). A drive, separated from the plaza parking lot by a raised tree island (part of Weese's original design) is along the building's northwest side and functions as the current drive-through lane for the building (photos 01, 03). Wide concrete sidewalks are around the building and separate automobile drives and pedestrian access to the building. A large, round landscape island is located at either end of the site and is encircled by sidewalks (part of Weese's original design, seen in photos 01-02). The southeast drive now functions as a terrace with outdoor seating between the building and Haw Creek. Given the designed nature of the site by Weese, with its walks and drives related to the function of the building as a suburban bank, the site, with its landscape and hardscape features, is considered a contributing resource.

The northwest drive is two lanes wide and has a flat metal and stucco canopy that extends out from the building (1996). The canopy is supported at each corner by brick and stucco towers (1996). A bump out in the driving lane provides access to the northwest side of the canopy where a pneumatic tube for bank deposits is located (photo 03). A long metal and stucco canopy extends from the southwest vestibule of the building to provide shelter (1996). It is supported on its outside corners by brick and stucco towers (photo 01). Long wing walls composed of eight courses of concrete block capped with metal extend from the building's southeast and northeast corners (1973). The southwest wall flanks the outside edge of a handicap ramp (photo 02). The northeast wall flanks a sidewalk and steps to a basement entry. These features, the canopies and wing walls, are later 20th century additions to the building made while it functioned as a bank. The added towers are similar to Weese's design of the towers for the building, but smaller. The canopies are flat with stucco soffits and bronze-colored metal flashing and roofs. Because the

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canopies and walls are physically attached to the building, they are not considered separate resources.

Building Exterior

The bank building, which is a long rectangular brick box, features a raised concrete basement and first story with mezzanine at either end. Lower boxes jut out on the northeast and southwest sides and are flanked on the corners by towers that functioned as drive-up windows each staffed by bank tellers (best seen in photo 01). The walls and towers are composed of mottled gray and white-colored glazed brick and capped with bronze-colored metal flashing (originally designed as a cut stone cap). The lower box forms that jut out from the main box feature rows of tall polished aluminum-framed windows separated by narrow pilasters of brick. Rows of small polished aluminum-framed windows with stone sills that function as clerestory windows are in the southeast and northwest long sides of the taller main box (photo 03). The composition of the towers includes wide walls of brick that flank the north and south sides of a recessed wall of stucco on the face and back of the towers. The brick walls extend higher than the stucco walls and all are capped with bronze metal flashing.

The southwest short façade (right side of photo 01) features the main entry into the building through a narrow, one-and-a-half story vestibule bay that projects from the south wall of the building. The bay has a pair of aluminum storefront doors and narrow side-lites flanked by narrow walls of brick that extend up and flank a large window in the mezzanine. A late 20th century canopy extends out over the main entry and is supported by towers on its corners. An aluminum night deposit box is in the façade west of the bay. The northeast short façade features two panels of pierced lattice-like patterned brickwork in the mezzanine (mechanical mezzanine) and no fenestration in the lower story due to the presence of the bank vault inside (right side of photo 04).

The southeast façade features rows of tall aluminum windows divided by narrow pilasters of brick on the first story in the lower box. The lower box forms jut out from the building (left side of photo 04). The lower box is flanked by towers with aluminum windows in the first story. An opening through the tower is located at the top of the first story and continuation of the recessed stucco wall above. Originally, the upper part of the tower walls (face) were composed of a wood grill. The northwest wall of the northernmost tower features a small, square window; the inverse exists on the south tower. The south wall of the lower box features an aluminum storefront door accessed by a concrete ramp; the north wall features a large aluminum window. Rows of aluminum clerestory windows are in the top of the taller box/main part of the building. Rows of seven clerestory windows are in the northwest and southeast ends of the building. The clerestory windows between the towers are divided into five sections composed of three clerestory windows. The sections are divided by a narrow brick pilaster that projects from the building. A single clerestory window is at either end of the sections.

The northwest façade is similar to the east façade except that a large driveway canopy extends west from the lower box that juts out from the side of the building (photo 03). The canopy is

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supported by four towers, smaller than the main towers on the building, at its corners. The lower box features an aluminum storefront door and transom in its north wall. The door is accessed by a set of concrete steps. The south wall of the lower box features a large aluminum window. The towers feature large windows in the first story of their front wall. The northeast tower features a small square window in its north wall. The southwest tower features a drive-through window below the large aluminum window on its front wall. A flat, bronze-colored metal canopy extends over the drive-through window on the south tower and a metal door with window is located in the south wall of the south tower. The clerestory windows and bay arrangement on the west façade match the east façade.

Building Interior

The interior of the building is arranged with a vestibule and entry on its southwest end with a wide set of steps that lead up to the first story lobby. The wide set of steps is flanked by steps that lead down to aluminum storefront basement doors (photo 09). The vestibule is enclosed by pairs of aluminum storefront doors and features a modern ceramic tile floor (photo 08). The entry area and steps are covered with carpets (originally black slate). Narrow wood planking, similar to vertical tambours, are in the small alcoves in front of the basement steps off the entry that leads to the first story. These act as hinged grills for the night deposit box.

The first story, essentially composed of the original lobby, is a long, narrow, tall volume composed by the larger box that opens on its sides into the lower box-like volumes described on the exterior (photos 05-06). Clerestory windows are in the top of the walls that form the taller large box while the lower sections on either flank of the building project outward and have banks of large windows. The interior walls are composed of brick that matches the exterior and projecting pilasters of brick are between the sections of clerestory windows, like the exterior. The floors are composed of green-colored slate and the ceiling is plaster over a concrete deck. A wood service counter is along the west side of the lobby with seating along the east side of the lobby. Originally, the tellers counter was located at the northeast end of the lobby, in front of the vault and basement steps. A narrow set of concrete steps lead from the current service area down into the first story of the southwest tower where the drive-up window is located. Closets are located in the northwest and southeast towers' first story with pairs of simple, white-painted wood doors. All four towers originally had drive-up windows.

Narrow staircases that lead to the southwest mezzanine (denoted as an office in the original drawings) flank the main staircase to the lobby (seen in the background of photo 06). The mezzanine stairs are flanked by wide walls covered with drywall that are capped with wood. A panel of glass framed with aluminum creates a mezzanine wall overlooking the entry stairs (photo 12). The projecting bay that forms the vestibule creates an alcove space in the mezzanine which is flanked by narrow walls of brick (photo 13). The alcove features wood benches and bookshelf. The mezzanine floor is covered with carpets, the walls are brick, and the ceiling is plaster.

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The northeast end of the first story features a set of basement stairs that lead down to the east. The staircase is surrounded by a metal balustrade composed of simple square pickets. A large walk-in metal vault is east of the basement staircase and features a large, hinged door and polished steel surround (photo 10). The interior of the vault has been converted to a play area with counter seating. A small storage room is built into the southeast corner of the vault room (denoted as a coupon room on the original drawings). The vault room has carpets on its floor and drywall on walls and the ceiling. The original brass door/gate into the vault hangs in the room (photo 11). A wall composed of drywall with a short balustrade of glass at the top extends above the vault to enclose mechanical equipment in the north mezzanine (seen in the top of the left side of photo 10). A toilet room was added to the first story in 2021. The toilet room walls are covered with vertical, tambour-like planking. It is located east of the basement staircase (right side of photo 10). An office is located in the northeast tower with a wood entry door between the vault room and toilet room.

The basement is divided into three primary spaces: mechanical room and storage room in the north end, a large kitchen in the middle (photo 15), and a large storage room in the south part of the building. Both the kitchen and storage room feature rows of high-set windows. A narrow hallway leads from the basement steps located in the north end of the building to the storage room (to the north) and around to the mechanical room (to the west). Small bathrooms are located just north of the staircase. A doorway in the northeast corner of the kitchen connects it to the hallway. A doorway in its south wall connects it to the storage room. The storage room (originally envisioned as a community room, photo 14) features two aluminum storefront doors in its south wall that lead to the entry. A pair of wood doors access a storage closet under the entry stairs. The north end of the basement features vinyl tile floors and the kitchen has exposed concrete floors. The storage room features carpets. The walls throughout the basement have drywall finish and the ceilings are covered with metal grids and acoustic ceiling tiles.

Changes to Weese's original plans are in harmony with the original design ethic. The toilet room was added to the first story and the bank counter was relocated from the north end of the lobby to form a new service counter along its west side. The exterior received canopies over the drive-through area and front/south entry in 1996 (both seen in photo 01).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1961-1973

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Weese, Harry & Associates

Taylor Brothers Construction

Beeby, Thomas H.

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Period of Significance (justification)

While Irwin Union Bank operated in the building until 2006, the period of significance is restricted to the year the building was constructed, 1961, through 1973, the fifty-year cutoff for eligibility.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Irwin Union Bank and Trust, Eastbrook Plaza Branch, 1961, meets Criteria A and C. Under Criterion C, the bank is the work of a master, Harry Weese (1915-1998). Weese was a Chicago architect who earned a reputation for buildings that eschewed the glass curtain walls and piloti of the International Style, typically focusing on masonry walls or concrete grids. Weese's designs were nonetheless purely Modern in their own way. Though his practice included major, indeed even international commissions, he often sought or accepted small tasks, such as Irwin Union Bank and Trust's proposals to expand into Columbus, Indiana's suburbs. Bank president J. Irwin Miller selected Weese. The architect would soon earn a number of commissions in Columbus through the Cummins Foundation's Architecture Program, started in 1960, also controlled by J. Irwin Miller. The Eastbrook Plaza branch was an unusual design for a branch bank of the era. Its brick walls and box-like forms are punctuated by towers that each originally served as drive-through teller windows. While teller windows date to 1930, when the first one was retrofitted to a bank in downtown St. Louis, their incorporation into suburban bank branches at the design phase was a new concept. The Eastbrook Plaza branch was the second purpose-built suburban bank in Columbus, Indiana to not only have this service feature, but to have multiple drive-up windows for the bank patron. Under Criterion A, commerce, the Irwin Union Eastbrook Plaza branch is associated with a key part of post-war commercial expansion in town, that of extending banks into new shopping areas. In an age of limited credit card use, ready access to cash without having to travel downtown was a great aid to suburban local businesses. Local developer of note Henry Everroad planned the Eastbrook Plaza shopping center to extend services to the burgeoning north side of Columbus, where Everroad was actively developing suburban subdivisions. With the exception of a more functional drive-through shelter and front entrance overhang (both added 1996), the bank retains a good degree of its original design and materials. The new owners as of 2020, Lucabe Coffee Company, have rehabilitated the building.

This nomination evaluates the local significance of the subject resource. Further context and research may place the building at a higher level of significance in connection with the NHL multiple property form, *Modernism in Architecture, Landscape Architecture, Design, and Art in Bartholomew County, Indiana, 1942-1999*.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

COMMERCE

Irwin Union Bank and Trust's origins begin with a leading dry goods merchant in Columbus named Joseph Ireland Irwin. Irwin's financial interests were far reaching, however, including real estate development, manufacturing, and construction of the Indianapolis, Columbus, and Southern Indiana Traction Railroad. Irwin opened a banking department in his downtown Columbus dry goods store in 1871. William G. Irwin, who assisted his father in the business, became bank president in 1910 succeeding his father after his death. In 1928, Irwin Union Bank merged with the Columbus-based Union Trust Company, a bank that had formed in 1922 through the merger of People's Savings and Trust Company and Farmers Trust Company.¹ The 1928 merger resulted in a name change to Irwin Union Trust Company and William G. Irwin was selected as bank president, a role he held until his death in 1943.² At the time of his death, Irwin was also the president of Indiana National Bank in Indianapolis and had served as a director for the United States Chamber of Commerce. The bank also ceased as a private bank, which it had been since its formation in 1871. One of the most consequential developments to occur during Irwin's tenure as bank president was the choice to back C. L. Cummins' development of a diesel engine. Ultimately, Cummins Engine Corporation became an internationally known supplier of truck and heavy equipment engines.³

William G. Irwin's son-in-law, Hugh Thomas Miller, who had joined the bank in 1899, took over as bank president in 1943 after his father-in-law's death. Miller served only four years as president. When he died in 1947, his son, J. Irwin Miller, was named bank president by the board of directors. A reorganization occurred in 1953 when the board of directors created a position for Irwin Miller as chairman of the board and then named S. Edgar Lauther as bank president. This reorganization of responsibilities allowed Irwin Miller broader engagement in interests locally and nationally. Irwin Miller had been named chairman of Cummins Engine, and had served on the board of directors for American Telephone and Telegraph (ATT), Chemical Bank of New York, as well as several positions with non-profits and universities. These included trustee positions with Yale and Butler Universities, the Ford Foundation, New York Museum of Modern Art, and president of the National Council of Churches.⁴

¹ Irwin Bank and Trust Company History, pg. 1

² Irwin Bank and Trust Company History, pg. 2

³ Irwin Bank and Trust Company History, pg. 1

⁴ Irwin Bank and Trust Company History, pg. 2

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The name of the bank was changed in 1954 to Irwin Union Bank and Trust and in 1955, the bank moved into its new spacious headquarters designed by Eero Saarinen at Fifth and Washington Streets in downtown Columbus. In 1956, Hope State Bank was purchased and merged with Irwin Union Bank and Trust. The Hope Branch Bank was constructed and opened in 1959. Total assets of the bank had grown to \$45.5 million by the close of 1959.⁵

Just as the banking industry had changed over the nearly one hundred year history of Irwin Union Bank, so had American society including where people lived and shopped. The automobile era burgeoned during the 1950s, permitting people to live further outside of the historic central core of cities. This development trend allowed for the creation of suburban neighborhoods and shopping centers on previously undeveloped farmland at the edges of cities. This time period was also marked by highway freeway and bypass construction to provide better access to the suburbs as well as redirecting greater volumes of traffic around downtowns. Columbus realized both of these aspects of suburban development and highway construction with the creation of the U.S. 31 and Highway 46 bypass around the east/north side of the city by 1945. The multi-lane road fostered new housing developments north and east of city limits. With housing, and easy access for automobiles, came suburban shopping centers to serve the growing suburban population. Adding suburban banking services was a key part of expanding commerce beyond downtown Columbus. The Irwin Union suburban banks were among the first purpose-built banks in suburban Columbus, and among the first to have drive-through teller windows. The first bank in town to have a drive-through teller was the Saarinen-designed downtown location of Irwin Union.

The city's expanding population helped to drive this outward growth. Between 1940 and 1970, the population of Columbus more than doubled. The largest growth occurred between 1940 and 1950, an increase of over 56% from 11,738 to 18,370. The population grew by only about 2,000 between 1950 and 1960, but then grew by almost 30% by 1970 to 26,457 as suburban development expanded around the city. Much of this was outward migration of city residents to the suburbs where convenient shopping would be needed to follow. With the doubling of Columbus' population between 1940 and 1970, there were nearly twice as many households, and with those, twice the amount of purchasing power by shoppers.

Eastbrook Plaza was a suburban commercial development that was first conceived in 1955 for the intersection of the U.S. 31 bypass, or National Road, and 25th Street on the city's northeast side. The developer for the project, and eleven-acre site, was Henry Everroad who had created a residential area nearby known as Everroad Park. Construction on the plaza complex began in April 1960 and the complex officially opened on November 3, 1960. The new plaza was called "the first complete shopping center in the Columbus area."⁶ Columbus contractors Alvin Mudnt and Willis Repp purchased Everroad's interest in the Eastbrook development in early 1960 and courted established businesses in Columbus to locate in the new plaza building, a long, single-

⁵ Irwin Bank and Trust Company Timeline, pgs. 1-2

⁶ "Eastbrook Plaza Center Officially Opens" *The Evening Republican* (Columbus) 31 Oct 1960. Pg. 2 Col. 1

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story structure. The building contained over 60,000 square feet divided into fourteen storefronts and included a parking lot for 600 cars. Notable among the stores to open in the plaza were a large W. T. Grant Department Store, Hooks Drug Store, and a second Standard Grocery store for the city. There were three new stores that opened at the plaza in the city as well as eight other businesses with locations either downtown or in other parts of the city.⁷ A notable feature of the plaza was a forty-foot tall sign with individual internally lit squares with letters that spelled EASTBROOK, easily seen by motorists on U.S. 31.⁸

One of the eight businesses to open at Eastbrook Plaza with its original location downtown was a branch of Irwin Union Bank and Trust. The bank opened a branch in a storefront at the plaza on October 1, 1960. Earl Sprague, who had been employed with Irwin Bank for thirteen years, was named branch manager.⁹ The bank's intent from the start was to construct its own building at the plaza, but temporary quarters in a storefront in the plaza's main building would serve bank customers in the suburbs until the new building could be constructed. Irwin Union Bank and Trust turned to Harry Weese, well-known Chicago architect for the design of the new building. Planning began by late 1960 and construction started February 17, 1961 for the building that would be tucked into the front corner of the plaza's development, nearest the intersection of U.S. 31 and 25th Street.

Bank president S. E. Lauther announced that Taylor Brothers Construction was awarded the contract, out of four bids received, and a completion date of August 31, 1961 was given.¹⁰ The design catered to the driver and automobile. Irwin Union Bank had already incorporated a drive-through feature at its downtown location's new building designed in 1950 by Eero Saarinen. This followed the bank's philosophy of making the bank more accessible by the customer. The first bank with a drive-through window had opened almost twenty years prior in 1930 in St. Louis, Missouri a Grand National Bank.¹¹ While Irwin may have been the first to introduce the drive-through banking window at its downtown location, it was not the first to introduce the suburban bank concept. First National Bank of Columbus opened a branch bank on the northwest corner of 25th Street and Central Avenue between 1957-1958 (extant, but heavily remodeled). This bank included a drive-through window at this location and had added one to its downtown main location in 1957, no doubt competing with Irwin Union Bank.¹²

Weese designed four distinctive towers with drive-up windows near each corner of the building and a drive that encircled the building for easy access. With the new suburban facility, Irwin Union Bank and Trust was able to "offer a full-service banking operation to the residential area of Columbus."¹³ Before completion of the bank's first suburban branch at Eastbrook, Irwin Union announced that they would construct a second suburban branch on State Street (Highway

⁷ Ibid

⁸ Ibid

⁹ "Sprague with Bank 13 Years" *The Evening Republican* (Columbus) 31 Oct 1960. Pg. 9. Col. 5

¹⁰ "Contract Signed for Branch Bank" *The Evening Republican* (Columbus) 17 Feb 1961. Pg. 1. Col. 2

¹¹ "Drive-thru banking" History Lesson. *Independent Banker*, January 2020.

¹² "The First National" Brings Branch Banking to Columbus" *Evening Republican* 6 Aug 1957. Pg. 3

¹³ "Branch Bank is Opened" *The Columbus Herald* 15 Sept 1961. Pg. 6. Col. 5

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46) in June 1961. The bank turned to Weese again for design of the branch that would open by Christmas 1961.¹⁴ The second branch was planned for a shopping plaza also being developed by Mundt and Repp on the city's southeast side at State Street and Mapleton. The Eastbrook Plaza branch opened on September 11, 1961, at a cost of approximately \$125,000 to construct. A public open house was held on October 6 and 7 in 1961.¹⁵

By the end of 1962, Irwin Union Bank and Trust company's assets had grown to an impressive \$54.7 million. Additional offices were planned for Taylorsville and Columbus Center in 1965 and 1969, respectively. In 1969, Irwin Union Bank and Trust was named seventeenth in size among Indiana's 408 banks and by 1970, the bank's total assets had climbed to over \$100 million.¹⁶ Additional facilities were opened in downtown Columbus for the bank's headquarters between 1973 and 1974.¹⁷

The Eastbrook Plaza Branch continued to serve the suburban population of Columbus through the beginning of the 21st century. In 1973, a few additional improvements were made to the site including the construction of masonry walls on the east side of the building (photos 02, 04). In 1996, the drive-through canopy and vestibule canopy were added to the building (photos 01-03). This remodel/addition was designed by Chicago architect Thomas Beeby. The branch sold in 2006 and became First Financial Bank. Most recently, the building was converted to a coffee shop with drive-up window.

ARCHITECTURE

The Eastbrook Branch of Irwin Union Bank and Trust is an example of Modernist architecture designed by a leading architectural firm. Harry Weese and Associates received the commission for design of the Eastbrook Branch as well as the State Street Branch of Irwin Union Bank and Trust in 1961. Weese had already developed an impressive portfolio of Modern works of architecture in Chicago and across the country, including previous work in Columbus. Weese designed bank president Edgar Lauther's residence in 1953 and in 1957, he designed Lillian Schmitt Elementary School. The school was the first project funded by the Cummins Architectural Foundation that procured prominent architects for public work in Columbus. It was likely Irwin Miller, chairman of the board for Irwin Union Bank and Trust that engaged Weese for the Eastbrook project. It was clear he and bank president Lauther desired a design that would be forward-thinking, an art form unto itself, and would hold an important place in Columbus's growing collection of architecture designed by leading national architects.

Late in life, Irwin Miller's grandfather, William Irwin and his sister, Linnie Irwin Sweeney, began a history of patronage that has made Columbus a city with outstanding examples of Modern architecture. Together they financed the design and construction of First Christian

¹⁴ "State Street to have Bank and Shop Center" *The Evening Republican* (Columbus) 23 June 1961. Pg. 1 Cols. 3-5

¹⁵ "Open House at Branch Bank Set" *The Evening Republican* (Columbus) 4 Oct 1961 Pg. 12 Cols. 5-7

¹⁶ Irwin Bank and Trust Timeline, pg. 2

¹⁷ Irwin Bank and Trust Timeline, pg. 3

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Church built in 1942, designed by internationally-known architect Eliel Saarinen.¹⁸ After Irwin Miller succeeded both his grandfather and father to become president of Irwin Union Bank, he maintained the tradition of commissioning bank designs from well-known architects. He had maintained a relationship with Eliel Saarinen's son, Eero Saarinen, and called upon him to design the bank's new corporate headquarters in downtown Columbus in 1954-55.¹⁹ That relationship to Columbus also yielded Eero Saarinen the design commission for North Christian Church in 1961, just before the architect's death.

Other nationally or internationally-known architects worked in Columbus based on the same philosophy and philanthropy engendered by the Irwin and Miller families. The official architectural assistance program was established under the Cummins Foundation in 1957 and was formalized in 1960 with the design of Northside Middle School by Harry Weese.²⁰

Irwin Miller, both chairman and CEO of Cummins Engine, thought the vast number of school buildings constructed in post-WWII America to be architecturally uninspiring. He sought to change that through the foundation's architectural program. Miller reflected on the purpose of the program in this statement:

Every one of us lives and moves all his life within the limitations, sight, and influence of architecture – at home, at school, at church and at work. The influence of architecture with which we are surrounded in our youth affects our lives, our standards, our tastes when we are grown, just as the influence of the parents and teachers with which we are surrounded in our youth affects us as adults. American architecture has never had more creative, imaginative practitioners than it has today. Each of the best of today's architects can contribute something of lasting value to Columbus.²¹

The program grew to include the following works during the late 1950s, the 1960s, and into the mid-1970s:²²

Schmitt Elementary School (1957) by Harry Weese
Northside Middle School (1961) by Harry Weese
Lincoln Elementary School (1967) by Gunnar Birkerts
Cummins Technology Center (1968) by Harry Weese
Cleo Rogers Memorial Library (1969) by I. M. Pei and Partners
Columbus Post Office (1970) by Kevin Roche, John Dinkeloo and Associates
The Republic (Newspaper) (1971) by Myron Goldsmith of Skidmore, Owings, and Merrill
Courthouse Center (1973) by Cesar Pelli of Gruen Associates
The Commons (1973) by Cesar Pelli of Gruen Associates

¹⁸ Irwin Bank and Trust Company History, pg. 1

¹⁹ Irwin Bank and Trust Company History, pg. 3

²⁰ "The Harry Weese Legacy in Columbus" <https://columbus.in.us/harry-weese/>, accessed February 24, 2023

²¹ The Cummins Foundation <https://columbus.in.us/cummins-foundation/>, accessed February 24, 2023

²² Downtown Architectural Walking Tour Map of Columbus

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Many of the projects leaned into the International Style or other aspects of Modernism but were all unique creations of modern architecture by accomplished practitioners. Weese demonstrates exceptional design in the features he incorporated into the Eastbrook Plaza branch building. Weese (1915-1998) was a native of Evanston, Illinois and attended college at Massachusetts Institute of Technology and Yale University. He had classes under noted Finnish-born architect Alvar Aalto and exchanged ideas with classmates I. M. Pei and Eero Saarinen. Weese was exposed to the modern architecture movement when he toured Europe in 1937, then upon his return, accepted a fellowship offered by Eliel Saarinen at Cranbrooke Academy of Art. Weese had a brief partnership in Chicago in 1940, then joined Skidmore, Owings, and Merrill before, then after World War II. In 1947, Weese established his own firm in Chicago.²³ Harry Weese and Associates would become Columbus's most prolific architects during the 1950s-1960s, designing at least thirteen buildings in the city between 1953 and 1968.²⁴

Irwin Miller must have been impressed with the work he saw Weese do in the design of Schmitt Elementary School in Columbus in 1957 since Irwin Union Bank and Trust commissioned Weese to design two bank branches in the city in 1961. The bank branches are unique in their designs, demonstrating both Weese's and Irwin Union's commitment to architecture as the practice of art form and design. Weese's drawings label the building as the Everroad Branch, for the development of the general area, though Eastbrook Plaza is the name that by which it is officially known; Weese's drawings are dated January 18, 1961.²⁵ The original drawings, made available through the Bartholomew County Public Library Archives, were consulted for comparison to the existing conditions of the building and site for this nomination.

The architectural influences of the Eastbrook Plaza bank are complex and interwoven. Harry Weese's education certainly opened him to the influence of the International Style, yet, Weese developed a reputation for working outside of the mainstream of most of Modernism. While Weese's ideas reflected many design currents in Modernism, such as Brutalism and New Formalism, he rarely adhered to any one of these trends. His designs were original solutions to the problem at hand. As one writer describes, Weese's works are mostly "of brick, concrete, and timber, leading him to be labeled as an alternative to 'mainstream' Modernism."²⁶

Chicago Magazine writer Robert Sharoff explains Weese's place in the Chicago and national architectural milieu: "At his peak in the 1960s and 1970s, Weese represented Chicago's most sustained and successful alternative to what was then the overwhelming dominance of Mies van der Rohe and the International Style."²⁷ Weese never attained the fame of I.M. Pei, Mies Van der Rohe, Paul Rudolph, or Skidmore, Owings, and Merrill, despite having designed major downtown buildings in Chicago (Time-Life Building, Metropolitan Correctional Center), the Washington, D.C. Metro system, the U.S. Embassy in Accra, Ghana, and many other high-

²³ "On the Life and Work of Chicago Architect Harry Weese" <https://www.chicagomag.com/chicago-magazine/july-2010/on-the-life-and-work-of-chicago-architect-harry-weese/> Accessed February 24, 2023

²⁴ CIAA collection, Columbus-Bartholomew County Library

²⁵ Drawings archive of the Bartholomew County Public Library

²⁶ Baldwin, Ian. "The Architecture of Harry Weese," *Places Journal*, May 2011. Accessed 13 Sept 2024.

²⁷ Sharoff, Robert. "On the Life and Works of Chicago Architect Harry Weese". *Chicago Magazine*. July 7, 2010

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profile projects. In the course of his career, he designed nearly a thousand buildings. Beyond the aforementioned commissions, these included single-family homes, banks, schools, churches, restoration projects, and industrial buildings.

Weese assembled the Eastbrook Branch as a series of oblong boxes, at two different heights, then flanked the building's corners with distinctive towers. The lower boxes, on each long side of the building, function as large openings for natural light. The lower boxes have floor to ceiling windows that wrap the box and are divided by narrow pilasters of brick. The lower boxes are flanked on their outside corners by towers which featured drive-up windows with bank tellers positioned at eye level with the drive-up customer. The taller box gives the impression of a massive vault that rises above the lower boxes. It features rows of clerestory windows on its long sides and, giving substance to its appearance, encloses the bank's massive vault on its north end. The south end offers the walk-in customer a grand entry as they ascend a wide staircase into a volume lit from the expansive openings of the lower boxes into the first story lobby and overhead by clerestory windows. The customer arrives at the top of the stairs on axis with the massive vault door at the opposite end of the building.

The building is described as a split level structure containing approximately 5,000 square feet (basement, first story, and mezzanine) with a 24 hour depository. Further detail is given in the newspaper article announcing its opening:

The exterior of the building with its four distinctive towers housing heating, air conditioning and drive up windows, and wide panels of glass separated by tiers of light glazed brick presents a distinct architectural design for the viewer from State Road 46 and 31 or the shopping center. The unique design of the drive-up windows places the teller at eye level with the drive-up customer. A paved driveway circles the building, providing accessibility and convenience for bank customers.

Black and green slate floors and desks and counters of walnut and white formica create an informal atmosphere to the bank interior. Emphasis is given to the window area with white floor length vertical blinds. The customer lobby with its high ceiling and clerestory windows is accented on two sides by a drop ceiling area with space for loan officers and new business personnel. A private room is available for financial consultation. In the background is a large vault with safe deposit boxes and coupon booths. A conference room and snack facilities are located on the lower level together with an area designed for future expansion of services.²⁸

Financial institutions in Europe and the United States faced a peculiar architectural problem in the early 20th century. With suburbanization came the need to offer small branch banks in neighborhood-level commercial settings, in order to capture/serve customers away from city centers. Bankers wanted to convey the same image of permanence, stability, and tradition as their main offices did. A separate building, rather than a bay in a commercial block, was desirable for security purposes. The trend in the trolley era was for banks to abut retailers at main

²⁸ "Bank Branch is Opened" *The Columbus Herald* 15 Sept 1961. Pg. 6, col. 5

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trolley stops. The architecture was typically classically-inspired, with heavy masonry exterior walls. Interior banking rooms were tall, often with a mezzanine at one end for the branch manager, and of course, a vault at the far end from the entrance, a visible display of security to reassure the account holder. Though the placement and general nature of the small bank did not change until after World War II, acclaimed architect Louis Sullivan made a notable contribution to the design problem. His 1920s “Jewel Box” banks kept the basic classical ideas – the formal entrance, rich (but un-classical) exterior ornamentation, and finely finished lofty banking rooms, often with clerestory windows. However, they were a firm step toward Modernism in their simplicity and emphasis on geometric forms. A few years earlier, Frank Lloyd Wright tinkered with small bank design as well, including a notable example in Mason City, Iowa (1909). Harry Weese, an ardent preservationist who had helped restore Adler & Sullivan’s famed Auditorium along with other Chicago landmarks, would have been well familiar with Sullivan’s “Jewel Box” banks. While, certainly, Weese was never known to openly copy architects of the past, the very general design solutions of the Sullivan banks, in highly abstracted form, can be seen in the Eastbrook bank: the bank has interconnecting box-like masses, heavy masonry, a formal, axial design, and a tall, clerestory-lit banking room. No matter the sources of the design, Irwin Union Bank and Trust, Eastbrook Plaza, remains a compelling Modern design in a town known for its Modern architecture.

Weese’s rendering of the Eastbrook Branch building appeared on page five of *The Evening Republican* (Columbus) on February 17, 1961, the day of groundbreaking for the building.²⁹ A photo of the bank under construction appeared on page 14 of *The Evening Republican* on July 24, 1961.³⁰

Developmental History/Additional historic context information

²⁹ “Irwin Union Bank Branch” *The Evening Republican* (Columbus) 17 Feb 1961. Pg. 5, cols. 1-4

³⁰ “Nearing Completion” *The Evening Republican* (Columbus) 24 July 1961. Pg. 14, cols. 5-8

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Timeline history of Irwin Union Bank, 1980s, Irwin-Union, Cline Keller Library General File Collection, Bartholomew County Historical Society, Columbus, IN.

United States Federal Census Records for Columbus (IN): 1930, 1940, 1950, 1960, 1970

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested #43780
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark

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____ recorded by Historic American Buildings Survey # _____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
____ Name of repository: _____

Historic Resources Survey Number (if assigned): 005-130-45024

10. Geographical Data

Acreage of Property Less than one acre

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 16	Easting: 595598	Northing: 4342175
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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Verbal Boundary Description (Describe the boundaries of the property.)

See attached property survey, recorded 2020.

Boundary Justification (Explain why the boundaries were selected.)

Only the former bank building and its immediate surroundings, which include drives, parking lot, and other minimal landscape features that were part of the architect's design and used by the former bank are included in the nomination. The parcel is owned separately from the remaining plaza property to the west.

11. Form Prepared By

name/title: Kurt West Garner
organization: CenterPoint Investment & Indiana Modern
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423
date: March 1, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Irwin Union Bank and Trust, Eastbrook Plaza Branch

City or Vicinity: Columbus

County: Bartholomew State: Indiana

Photographer: Kurt West Garner

Date Photographed: January 9, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at south end/front entry of building

1 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at south end/front entry and east side of building

2 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at west façade of building

3 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at north end and east façade of building

4 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north in first story lobby toward bank vault

5 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south in first story lobby toward entry

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6 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking up into first story from entry in south end of building

7 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from first story down into entry area

8 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking down basement stairs from entry (east side)

9 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast in first story toward vault, toilet room, and office

10 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west in vault

11 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north from south mezzanine

12 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in south mezzanine alcove

13 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in basement storage room

14 of 15.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in basement kitchen

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15 of 15.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

New Bank Far Cry from Old Safe in J. I. Irwin's Store

By LAURA LONG

"Those who live in glass houses shouldn't throw stones." We hope the personnel of the Irwin-Union Bank and Trust company have been properly instructed in this old proverb—the snowball season may not be over yet.

Surely that modernistic building with its glass walls and flat roof, topped with its nine domes is a far cry from the original Irwin's Bank that occupied one small corner of a dry goods store back in 1871. We have watched with interest the growth of that new and amazing structure from the days when we had to peek through the knots in the high fence that surrounded it. We are glad to know it's finished and ready for occupancy. We hope it supplies the needs of its community as well as that first bank supplied the needs of its long ago community.

It is a matter of common knowledge how that first bank happened almost by accident. This one took plenty of careful planning.

Started In Store
Joseph I. Irwin, great-grandfather of J. Irwin Miller, his namesake and present chairman of the board of directors of Irwin-Union Bank and Trust company, owned a prosperous dry goods store, about three doors north of the northeast corner of Third and Washington streets back in Civil war times. At the end of the day he would put the money taken in that day in his big "safe" that stood in the corner of the store. His customers often saw him do this and it interested them. There was not another safe like that in town, none with as strong a lock.

In those days many business deals were transacted with cash changing from one pair of hands to another. Cash, gold and silver, was the only kind of exchange some people trusted. Men sometimes carried large sums of money on their person, and large sums were kept in many homes. For instance, at Christmas time a man who wanted to give his wife and children money would give them gold and silver coins, tall piles of them, or cracking new bills. Today he writes a check. The check is far less aesthetic looking, but I have yet to hear of its not being satisfactory.

Lots of Methods
Ways of keeping money safe from the eyes of the dishonest ones became important. F. J. Crump, for instance, piled up a board in his floor and, being a carpenter by trade, made a neat box to fit beneath the board and in it he put his money and jewels. Some hid their money inside a clock, which was one reason clocks were big and roomy. Some stuffed greenbacks inside their high boots. Some hid money inside an unused stove and when the first frost came and the wife started a little fire, the family savings often went up in ashes. Some of these were people who "didn't trust nobody's bank."

But a good many people came to trust Mr. Irwin's safe. They asked his permission to leave their money with him for safe keeping. They were willing to pay a small sum for any trouble it caused him. Mr. Irwin gave them big, brown envelopes and they put their money or other valuables inside, and sealed the envelope carefully. They wrote the amount of deposit and date on the face of the envelope and their own names underneath it. From time to time some of those envelopes got pretty bulky.

Got People Together
No one gets to hear more gossip about what is going on in both city and county than does the owner of a dry goods store. Mr. Irwin was always receptive. He soon learned the best and the worst about almost everyone in the county. He knew which men hoped to buy more land, who wanted to set up his own business or buy out another, if only enough money could be found. And at the same time he knew which of the envelopes in the safe were the bulkiest. Those men had too much money for them to allow it to be idle. So he brought lender and borrower together, and took care of the details himself. And he was in business—in two businesses at once, which was one too many.

In 1871, he applied for a charter as a private bank. A private bank, according to my not-too-recent Encyclopedia of Banking, is one which accepts deposits and makes loans, is usually permitted a small capitalization than either a national or a state bank, is owned by



IRWIN'S BANK IN THE EARLY 1900's

one man alone or a partnership whose members pledge their private fortunes for the bank's solvency but can never confuse the bank's money for their own. A private bank cannot issue notes or sell securities.

Both Businesses Grew
Both dry goods and banking businesses grew, and in 1881 Mr. Irwin moved his store to the corner just south of his old location, and devoted one corner of the store building to banking. He finally had to decide between banking and dry goods, and having decided, he sold the dry goods business to F. J. Myers, who had been one of his clerks. But it was not until 1907 that Mr. Meyer moved his dry goods business and Irwin's Bank occupied the whole store building. By that time Mrs. Sweeney, Mr. Irwin's daughter, was a partner and William G. Irwin, her brother, was old enough to be cashier, as well as partner.

The bank operated for 55 years as a private bank. It saw other banks come and go—the Whitney Bank, owned by a Madison meat packer, whose failure drove its president to suicide; the McEwen Bank, to which all the city's funds had been entrusted, and which caused a distrust of banks in the county for years.

In 1922 the People's Bank, which had been organized in 1903, and the Farmer's Trust company, established in 1916, merged and renamed their bank Union Trust company. The Union Trust company operated in the old Farmer's Trust company at Fourth and Washington.

On Feb. 17, 1928, The Evening Republican carried a banner headline that was real news to the community.

IRWIN'S BANK, UNION TRUST COMPANY MERGER PLANNED
IRWIN NEW PRESIDENT
PROPOSED COMBINED INSTITUTION WILL OCCUPY UNION TRUST COMPANY HEAD-QUARTERS

Irwin's Bank was entirely owned by William G. (G. for Gianton, his mother's maiden name) Irwin and his sister, Mrs. Linnie Sweeney, while the Union Trust had 246 stockholders. The combined deposits of the new bank were to be in excess of \$4,000,000. The first Irwin's bank, five years after its charter was granted, had deposits just under half a million. Irwin's Bank brought Archie Cox, Hugh Miller, John Suverkrup, W. B. Treadway, and George Vorwald with them. Union Trust brought its president, W. E. Parker, L. K. Ong, Frank Brockman, the Setters and W. H. Scott with them. All the employees of both institutions were to be retained.

First Officers
The first officers of the new bank were: Mr. Irwin, president; J. W. Suverkrup, vice-president; Mr. Miller, vice-president; Mr. Brockman, vice-president; Mr. Scott, secretary; C. M. Setser; A. W. Cox and Meredith Liebenberger, assistant cashiers. The directors were: A. W. Cox, Mr. Scott, H. J. McGinnis, H. L. Rost, Mr. Parker, Mr. Setser, J. V. Hilger, H. B. Blessing, Mr. Brockman, F. C. Tellman, C. H. Wiegand, William Henderson, E. L. Voels, William Armuth, A. M. Kirkpatrick, J. H. Schaefer, F. H. Suhre, G. L. Reeves, Ernest D. Snider, Mr. Irwin, Mr. Liebenberger, Mr. Miller and Mr. Suverkrup.

The presidents of both banks made a public statement at the time of the merger. Mr. Parker said that the Union Trust wasn't selling out to the Irwins (there had evidently been rumors to that effect) nor were the Irwins selling out to the Union Trust, that it was

swer was, "The tellers' windows." "Then they should be placed nearest the door. What's the next busiest?"

"Small loans and insurance," said Mr. Lauther.

Mr. Saarinen made a few scratches on a sheet of paper. "Behind the tellers' windows, then," he said. "What's next?"

"Commercial and mortgage loans."

"Across from the tellers' windows, behind the door, where they are less public."

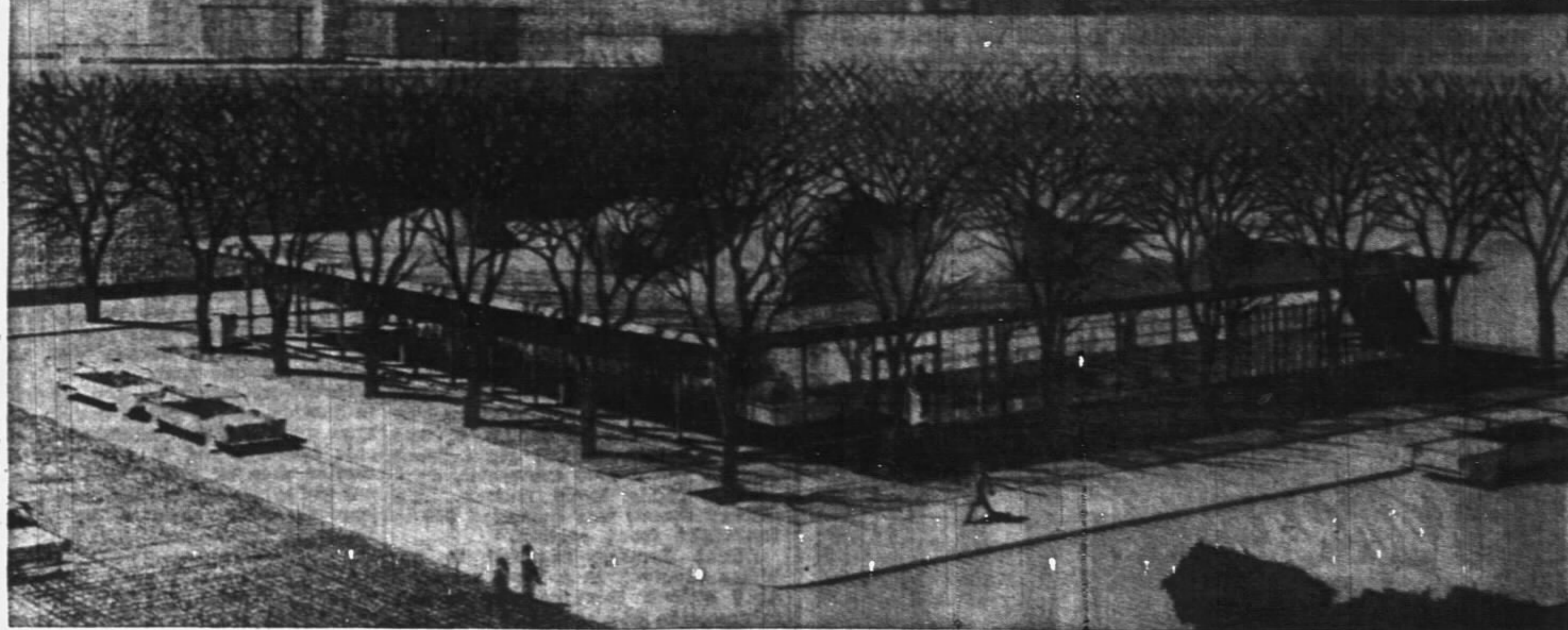
So it went until each department was assigned its functional place. Bookkeepers on the second floor, trust and investments, a department greatly enlarged in modern banking, and one requiring the largest measure of privacy, in the office building behind the main structure.

But why this passion for privacy, anyway? Isn't a throwback from the past? Today we sit down in black and white all the most intimate economical details of our lives on complex forms sent us by our government. Who has any secrets to hide any more? The old belief that how a man made his money and what he did with it was his own business no longer operates. But we are a long time realizing that times are changed.

Yet a new glass-enclosed bank on one of the busiest streets in New York had worried about this same question enough to make a survey of its own. And to its surprise it found that the busiest window in the whole bank was the teller's cage nearest the big front window. So there must be others besides myself who feel a little proud to be seen going into a bank, no matter what the reason. At least it proves that you're not yet down to your last, final dollar. Unless you act too afraid, or look too stricken.

So this is the way you build a bank. And when Mr. Saarinen had finally found a home for every department, "then," as Mr. Miller later reported, "he did something to keep the rain out." What he did was the flat roof with the domes. There will be numerous modern innovations to increase the bank's function and efficiency. The one I am looking forward to most is the drive-in window. Have you never been late getting downtown, and found every parking place taken, and had to wait while someone will be going home sometime, only to finally discover that the clock has struck and the bank is closed? But now the thought comes to me—what will happen when the queue in front of the drive-in window gets so long that it complicates traffic? Will there be drive-in tellers who will act as car-hops?

There is a whole concrete room in the basement for the night de-



NEW IRWIN UNION BANK AND TRUST COMPANY

DYING PASTOR KEEPS UP WORK

Minister Uses Tape Recorder in Hospital To Deliver Message.

ANN ARBOR, Mich. (UP)—A young Milwaukee minister who doctors fear may die within 30 days said today he would continue preaching to his Wisconsin congregation by tape recordings.

The Rev. Eugene Solie, 27, delivered his first wire-recorded sermon Sunday while in the University of Michigan Hospital for treatment of a rare blood disease.

By wire recording, the pastor told the congregation of the Evangelical Mission Covenant Church that "these may be our last words together."

It was the first the congregation had heard about their pastor's illness.

The Rev. Solie found out that he was suffering from a disease called thrombocytopenia, which is a failure of replacing the factors in

enjoy the services of officers and employees who have kept in intimate contact with the life of our busy city and county."

If they remember to do that, the bank will ever remain as strong as Joseph I. Irwin's famous "safe."

blood which cause coagulation, about the first of the year. But he said he didn't reveal his illness to the congregation because he didn't want to distress them.

Shortly after he left Milwaukee for the hospital, the Rev. Solie's wife gave birth to their second child, Carol Jean.

Although the disease is often fatal, doctors said there was "some hope" the pastor's condition might be corrected.

The Rev. Solie asked his congregation to pray for a "miracle" but said he was willing to accept "God's will."

Friends in Milwaukee are holding nightly prayer sessions for the pastor.

In his message he admonished them to "do all good that each of us, without exception, may meet in that glorious land where He will wipe every tear from our eyes and death will be no more."

ENGINEERING SCHOOL
WEST POINT—The U.S. Military academy here was the nation's first engineering school.

Classified ads always tell.

DANGER OF FIRE!!

The Chance To Rid Yourself of Fewer Worries

From Electrical Wiring—We Install Lights, Wall Plugs and House Services

All Work Fully Insured and Guaranteed At Lowest Possible Cost

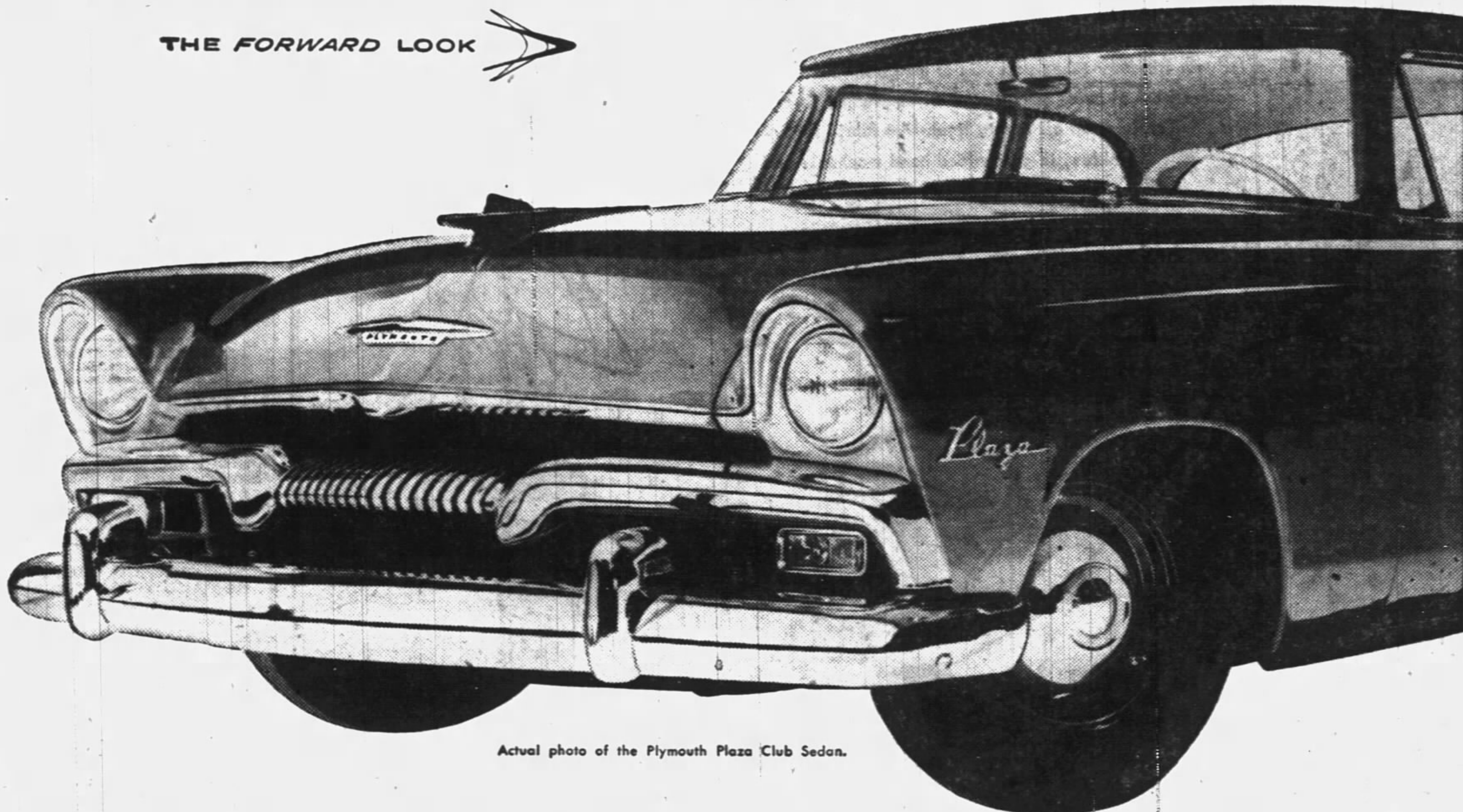
BROWNIE'S ELECTRIC

Owner, Emmitt W. Brown

Free Estimates

Phone 21142

THE FORWARD LOOK



Actual photo of the Plymouth Plaza Club Sedan.

TOP CAR...TOP SIX

of the low-price 3!

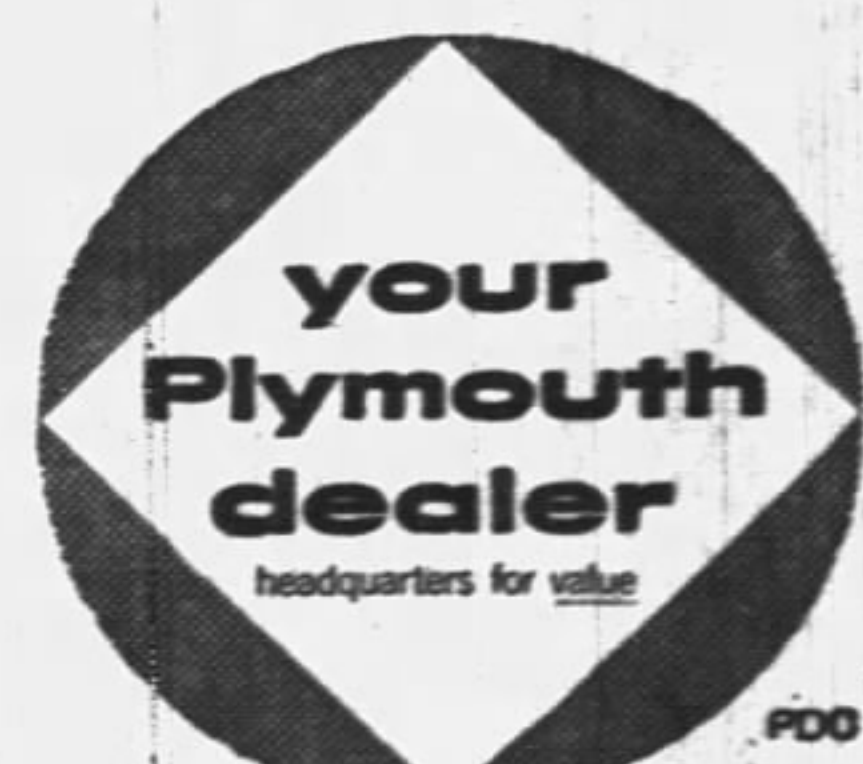
BIGGEST SIZE, SMOOTHEST PERFORMANCE, HIGHEST ECONOMY

Take a turn at the wheel behind Plymouth's new, high compression PowerFlow 117 engine—see why it's the smoothest, thriftiest 6 in the lowest-price field. Here's power for all driving needs, plus the super-smoothness of the PowerFlow's Chrome-Sealed Action. No other low-price car has it, and it's your guarantee of more years of gas-saving economy and trouble-free performance.

Taxicab operators, who depend on cars for a living, buy more PowerFlow 6's than all other makes combined... they say the PowerFlow 117 is the most economical, most efficient 6 ever built!

Its L-head design means fewer working parts, less friction. Its automatic choke meters each drop of fuel. Its bypass cooling system gives you quick warm-up in cold weather; dozens of other exclusive features promise you lower operating expense.

The PowerFlow 117 engine is one big reason why the big swing this year is to the forward-looking Plymouth. Another is the new 167-hp Hy-Fire engine, the most powerful standard V-8 in Plymouth's field. Plan to drive a big, beautiful Plymouth with either of these two great powerplants soon—how about today?



Enjoy "SHOWER OF STARS" and "CLIMAX" on CBS-TV

ALL-NEW PLYMOUTH

Plymouth dealers are listed under "Automobile Dealers—Plymouth" in your Classified Telephone Directory.

Best buy new; better trade-in, too

Buchanan-Jones

HAS THE FINEST IN CARPETS

—THEY'RE BIGELOW

We have the best in VALUES too!

HERE'S THIS WEEK'S FEATURE!

As a "Bonus" We Will
Furnish Padding at
No Additional Cost



FASHIONTWIST

A beautiful Twist Carpet of 100% Virgin Wool... budget priced so that it has wall-to-wall appeal. Fashionist has the Bigelow "Formosa" Process which gives it greater durability and twist retention.

\$9.95
SQ. YD.
(padding free)

"What kind of church had you thought about building?"

And she answered, with some surprise, "Why, I suppose Gothic. Nearly all the truly great churches are Gothic."

"Yes, and the reason they are great churches is because they were built at a time in history when pointed arches were an expression of what was going on in the world, a sort of smoothing down of Byzantine culture. Any truly great building must reflect something of the time in which it was built. Otherwise it is merely a copy of another culture."

(Now if Mr. Miller, as many others have already done, accuses me of putting words in his mouth that he did not speak, my defense shall be that I wasn't there when he spoke them, and besides I have a perfectly terrible memory, and anyway I have always put a high value on the meaning of words than on their arrangement, and I think he will have to agree that I have translated his words without losing too much of their meaning).

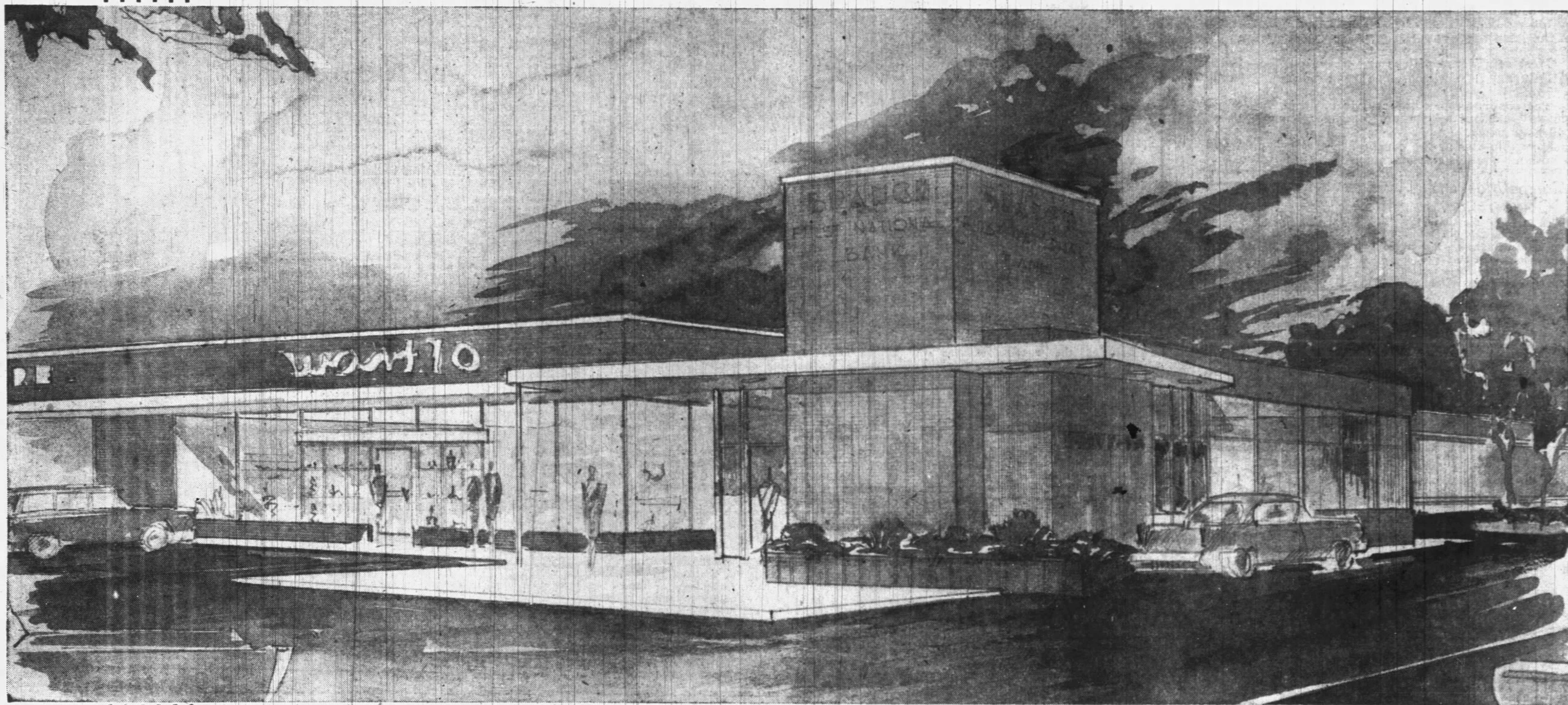
The Same Idea
In other words, a man or a building, an institution or even a custom, can only be measured by the tapeline of the time in which it existed. I wonder if Mr. Miller might not have suggested this idea to Mr. Saarinen when they began to build a bank.

After that, it was Mr. Saarinen's turn to ask the questions.

"What is the busiest department in your bank?"

Mr. Miller had Mr. Lauther to help answer the questions. His an-

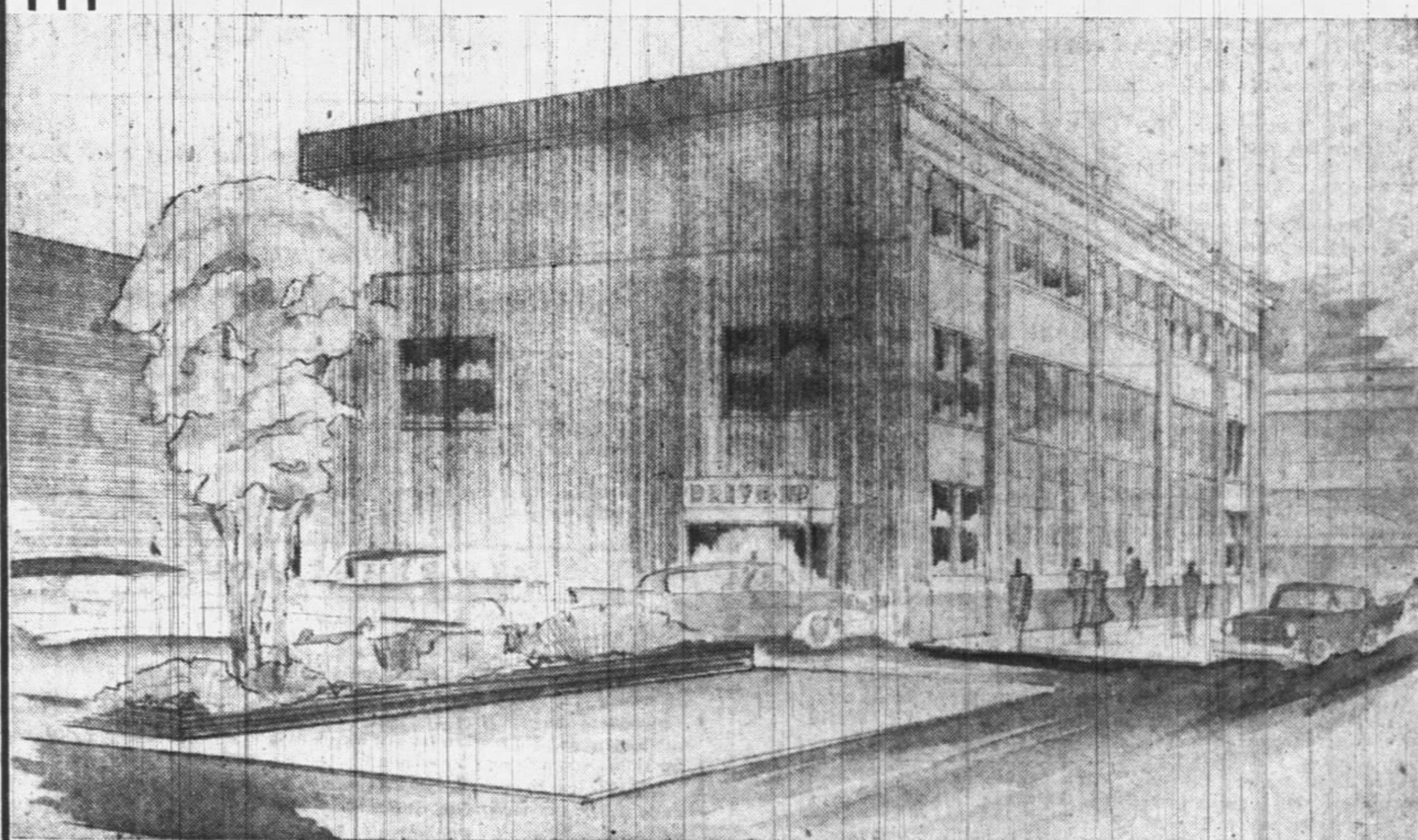
THE FIRST NATIONAL Brings Branch Banking To Columbus



Pictured above is the architect's conception of the new Branch Bank to be erected by The First National Bank of Columbus at the northwest corner of Central Avenue and Twenty-Fifth street. Construction will start soon. Covered walkway will separate Branch Bank from store at left.

NOW TWO NEW BANKING SERVICES FOR YOUR CONVENIENCE

Growing with Columbus and Bartholomew County, The First National Bank has launched a two-phased expansion program. In addition to the new Branch Bank, we are providing Drive-In Banking Service and limited parking at the rear of our Bank at Fourth and Washington streets.



21 — DIFFERENT WAYS TO HELP YOU — 21

- | | | |
|----------------------------|-----------------------|-------------------------|
| ★ 2% Savings Accounts | ★ Personalized Checks | ★ Letters of Credit |
| ★ 2½% Savings Certificates | ★ Safe Deposit Boxes | ★ Traveler's Checks |
| ★ Christmas Savings | ★ Insurance | ★ Night Depository |
| ★ Checking Accounts | ★ Drive-In Banking | ★ Money Orders & Drafts |
| ★ Loans & Personal Loans | ★ Real Estate | ★ Collections |
| ★ Trust Department | ★ Bank by Mail | ★ Free Parking |
| | ★ Investments | ★ Branch Bank |
| | ★ Vacation Savings | |

Since 1865 — for 92 years — The First National Bank has been serving the people of Columbus and Bartholomew County. We invite you to visit us at any time and investigate all our banking features. You'll receive a genuine and friendly welcome.

A better and faster way to bank will be provided by this new Drive-In Banking Service. At our Main Bank you can transact your business without leaving your car. Contractor will complete the improvement pictured above in about six weeks.

Wm. G. Wissman
W.O. Davis

DIRECTORS
Glenn W. Thompson
Wm. A. Conner

Clyde M. Marr
Francis M. Overstreet



THE FIRST NATIONAL BANK
OF COLUMBUS

The Bank of Friendly Service since 1865

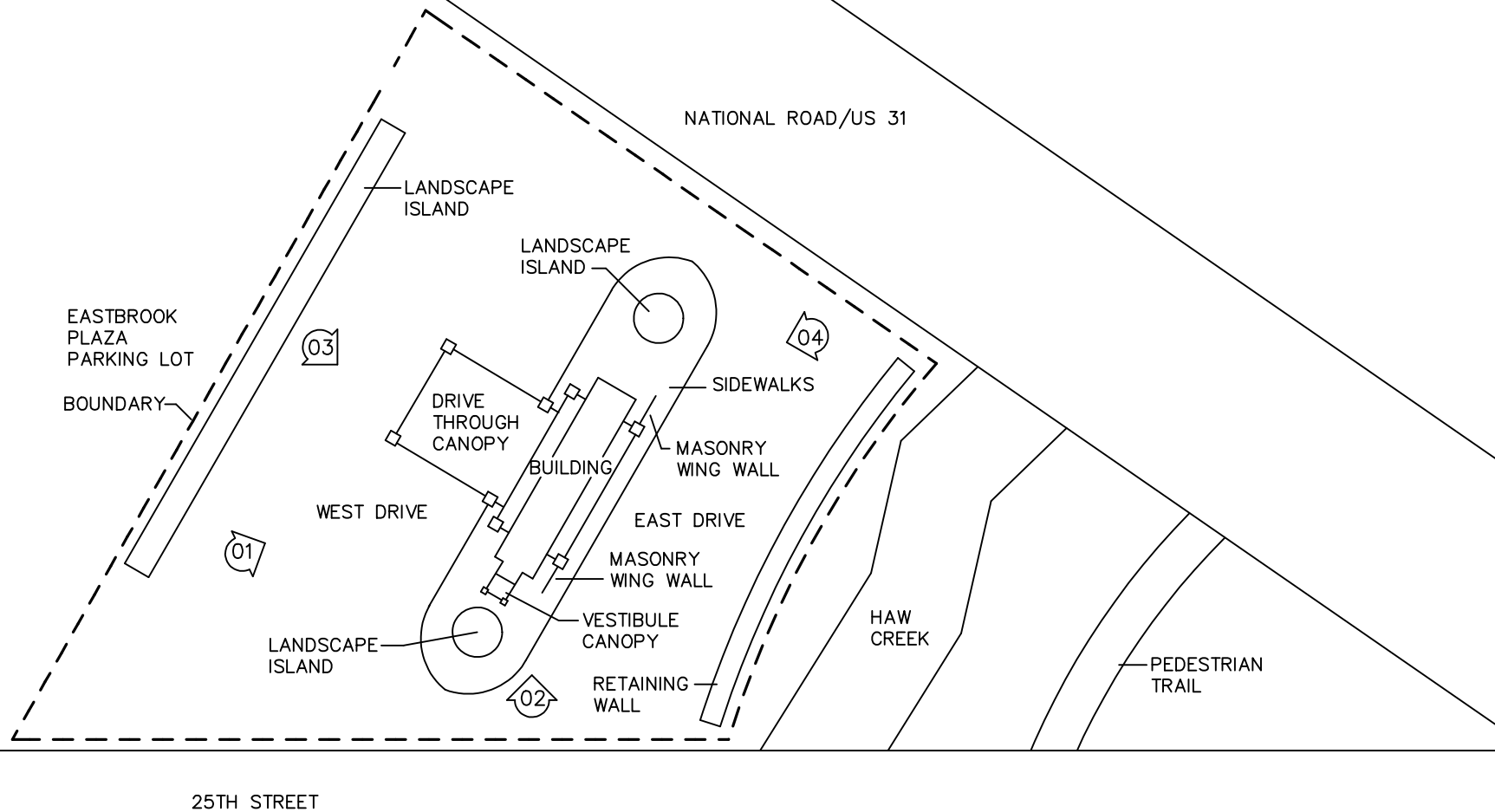
MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

3 CONTRIBUTING RESOURCES

BUILDING (CONTRIBUTING)

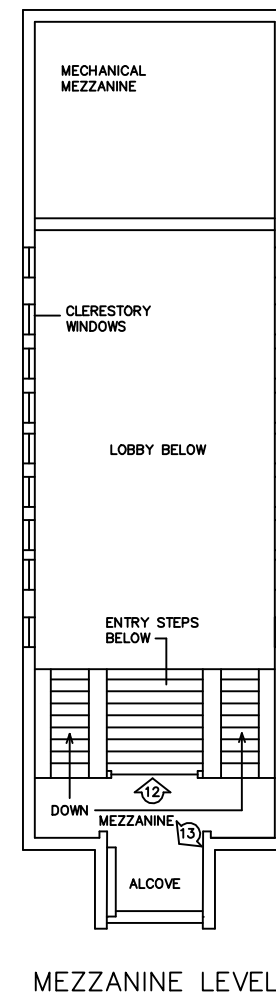
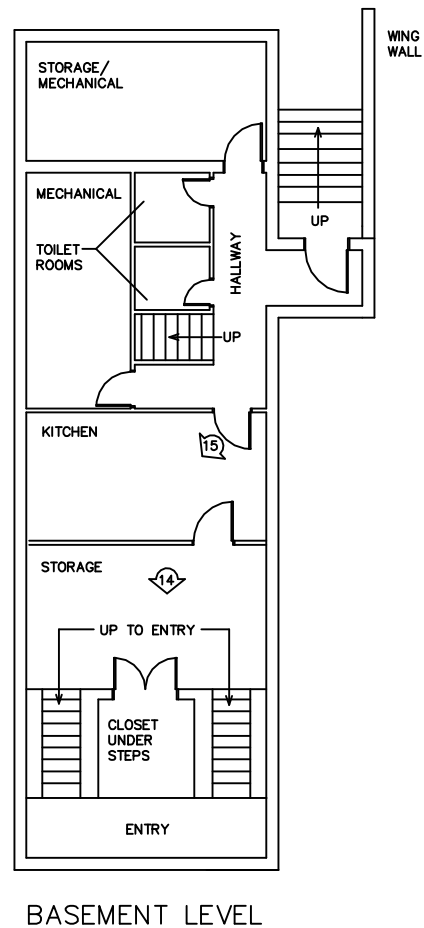
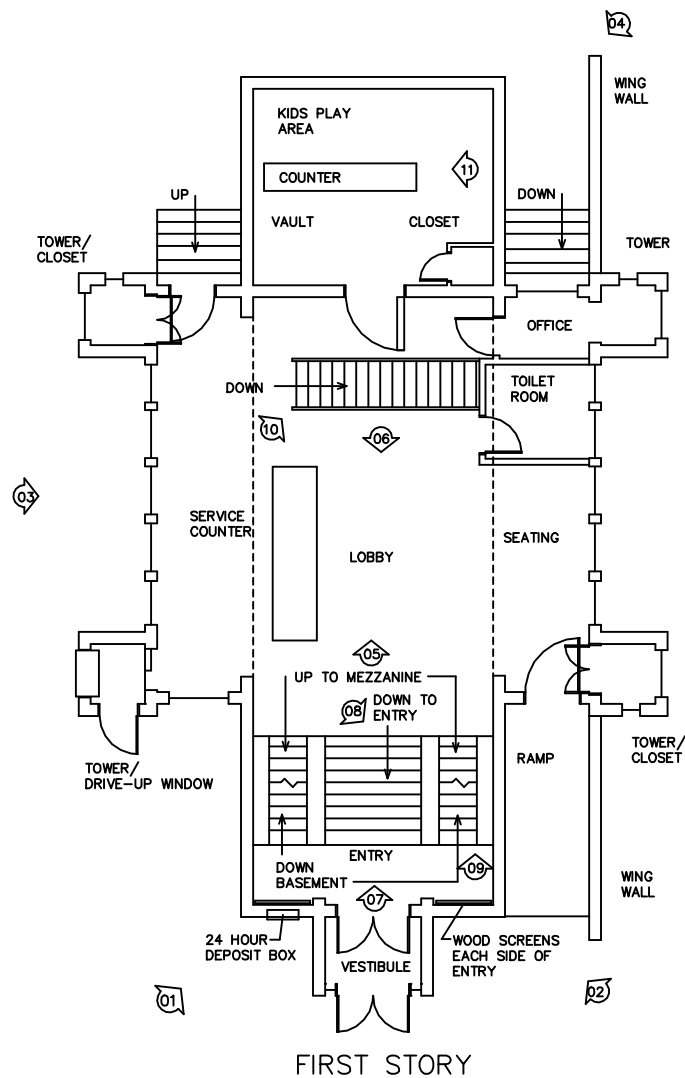
SITE (CONTRIBUTING)

RETAINING WALL STRUCTURE (CONTRIBUTING)



IRWIN UNION BANK AND TRUST, EASTBROOK PLAZA BRANCH
COLUMBUS, BARTHOLOMEW COUNTY, IN
NATIONAL REGISTER OF HISTORIC PLACES
SITE MAP

02 PHOTOGRAPHS



IRWIN UNION BANK AND TRUST—EASTBROOK PLAZA BRANCH
 NATIONAL REGISTER OF HISTORIC PLACES
 COLUMBUS, BARTHOLOMEW COUNTY, IN

Ⓟ = PHOTOGRAPHS



-ALTA/NSPS LAND TITLE SURVEY-
LUCABE COFFEE CO.
2531 EASTBROOK PLAZA, COLUMBUS, INDIANA 47202

PROPERTY DESCRIPTION
(VERBATIM PER TITLE COMMITMENT FILE NUMBER: 102000637)
PART OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTH LINE OF SAID QUARTER 475 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER, SAID POINT ALSO BEING IN THE CENTERLINE OF STATE ROAD #46; THENCE CONTINUING EAST ALONG SAID SOUTH LINE 573.97 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF U.S. HIGHWAY #31; THENCE NORTH 50°01'47" WEST ALONG THE CENTERLINE OF SAID HIGHWAY #31, 520 FEET TO A POINT; THENCE SOUTH 31°57' WEST 465.17 FEET TO THE POINT OF BEGINNING, CONTAINING 2.64 ACRES SITUATE IN BARTHOLOMEW COUNTY, INDIANA.
LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED OCTOBER 9, 1962 IN DEED RECORD 214, PAGE 15 AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST, BARTHOLOMEW COUNTY, INDIANA; THENCE EASTERLY 475.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO A POINT ON THE CENTERLINE OF STATE ROAD 46, SAID POINT BEING ALSO THE POINT OF BEGINNING OF PARCEL 19 LIMITED ACCESS RIGHT OF WAY.
THENCE NORTHEASTERLY 76.8 FEET ALONG THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 85 DEGREES 30 MINUTES EAST AND PARALLEL TO THE SOUTH QUARTER LINE OF SAID QUARTER SECTION, 104.8 FEET; THENCE NORTH 05 DEGREES 19 MINUTES EAST, 69.6 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE CENTERLINE OF HAW CREEK TO THE CENTERLINE OF U.S. 31; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF S.R. #46; THENCE WESTERLY WITH THE CENTERLINE OF STATE ROAD #46 TO THE POINT OF BEGINNING AND CONTAINING 1.833 ACRES, MORE OR LESS.

SURVEYOR'S REPORT
CLIENT INFORMATION AND PURPOSE OF SURVEY:
THIS ALTA/NSPS LAND TITLE SURVEY IS BEING PREPARED FOR LUCABE, LLC, PROSPECTIVE BUYER OF THAT LAND OWNED BY IRWIN UNION REALTY CORPORATION AS DESCRIBED AND RECORDED IN INSTRUMENT #2006-007407 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND SITUATED IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST. THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY ON SUBJECT LAND.

SURVEY STANDARDS
IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12 ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A DIRECT RESULT OF:
1. VARIANCES IN THE FOUND MONUMENTATION
2. VARIANCES IN RECORD DOCUMENTS AND PLATS
3. INCONSISTENCIES IN LINES OF OCCUPATION
4. RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).
THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES

ALL BEARINGS AND DISTANCES SHOWN ON THE DRAWING ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. BEARING SYSTEM IS "ASSUMED".

REFERENCED SURVEYS:
1) A SURVEY TITLED "EVERRAD PARK SHOPPING CENTER"; RECORDED AS MISC SURVEY #884 DATED DEC. 6, 1954.
2) A SURVEY TITLED "EASTBROOK SHOPPING CENTER"; PERFORMED BY COLUMBUS SURVEYING AND ENGINEERING (JOB #78208); AND CERTIFIED BY ORWIC A. JOHNSON, PLS, ON OCTOBER 6, 1978.
3) A LAND TITLE SURVEY TITLED "EASTBROOK SHOPPING CENTER"; PERFORMED BY COLUMBUS SURVEYING AND ENGINEERING (JOB #94027); AND CERTIFIED BY ORWIC A. JOHNSON, PLS, ON FEBRUARY 24, 1994.

FINDING OF FACTS:
PINS WERE FOUND IN US 31 AND WERE USED TO ESTABLISH THE ALIGNMENT OF US31 RIGHT OF WAY.
SECTION CORNER MONUMENTS WERE FOUND AS SHOWN HEREON MARKING THE SUBJECT SECTION CORNERS OF THE QUARTER, SAID MONUMENTS ARE ON RECORD IN THE SURVEYORS OFFICE AS MARKING SAID CORNERS. THE LOCATION OF SAID MONUMENTS ARE HELD THIS SURVEY.
RIGHT OF WAY MARKERS WERE FOUND MARKING THE RIGHT OF WAY OF US31 AS SHOWN HEREON.
IMPROVEMENTS AND OCCUPATION LINES ARE LOCATED THIS SURVEY AS SHOWN HEREON.

THEORY OF LOCATION:
THE NORTH LINE OF SUBJECT LAND IS ESTABLISHED ALONG THE RIGHT-OF-WAY OF US32.
THE CORNERS ALONG US31 ARE NOT SET THIS SURVEY AS THEY ARE AMONGST SEVERAL UTILITIES OR ARE IN HAWCREEK.
THE EAST LINE IS ESTABLISHED PARALLEL WITH HAWCREEK PER THE RECORD DEED.
THE SOUTH LINE IS ESTABLISHED THE PER THE RECORD EXCEPTION.
THE CURBED ISLAND IS 0.3 TO 0.7 FEET ACROSS THE WEST DEED LINE AS SHOWN HEREON.
THE CONC. RETAINING WALL US UP TO 0.5 FEET INTO THE RIGHT OF WAY OF 25TH STREET.
ALL MONUMENTS SET OR FOUND THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE, UNLESS OTHERWISE NOTED.

SUMMARY:
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS AS FOLLOWS: AS SHOWN HEREON.
DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: AS DISCUSSED ABOVE.
THE PRECISION AND ACCURACY STANDARD FOR THE HERON SURVEY MEETS OR EXCEEDS THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR AN URBAN SURVEY: 0.07 FEET PLUS 50 PARTS PER MILLION AS DEFINED IN 865 IAC 1-12-7.
MATTERS OF ZONING COMPLIANCE ARE NOT EXPRESSED OR GUARANTEED BY THIS SURVEY.

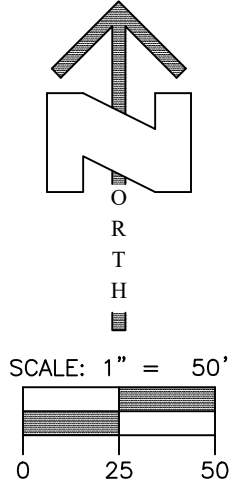
NOTICE: TO SUBJECT LAND OWNER, THE ADJOINING LANDOWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCES OR OCCUPATION LINES. THAT YOU MAY OR MAY NOT BE OCCUPYING, BEFORE REMOVING ANY FENCES OR IMPROVEMENTS, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE, IF YOU HAVE ANY QUESTIONS.

SURVEYOR'S NOTES
1) RECORD DEED OF SUBJECT LAND: INST. #2006-007407
2) PROPERTY ADDRESS: 2531 EASTBROOK PLAZA, COLUMBUS IN, 47202 (PER TITLE COMMITMENT)
3) GROSS LAND AREA: 0.79 ACRES
4) FLOOD INFORMATION: SUBJECT PROPERTY IS LOCATED IN MAPPED FLOOD PLAIN ZONE "X"-UNSHADED (OUTSIDE 500 YEAR FLOOD PLAIN), ZONE "X"-SHADED (INSIDE 100 YEAR FLOOD PLAIN) AND ZONE "A2" (INSIDE 100 YEAR FLOOD PLAIN) DISTRICTS ON THE NATIONAL FLOOD INSURANCE RATE MAP - PANEL NUMBERS 18005C0132E DATED DECEMBER 9, 2014.
5) THERE ARE NO PARKING SPACES DELINEATED ON THE SUBJECT LAND.
6) THE EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THE DRAWING WERE OBTAINED FROM SURFACE MARKINGS BY OTHERS, VISIBLE SURFACE INDICATIONS, INDEPENDENT LAND SURVEYING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE SURFACE MARKINGS MADE BY OTHERS. THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. LOCATION OF ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY NEW CONSTRUCTION BEGINS. DEPTHS OF UNDERGROUND UTILITIES WERE NOT MARKED AND ARE UNKNOWN UNLESS NOTED OTHERWISE.
7) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY.
8) NO WETLAND DELINEATION MARKS WERE FOUND OR LOCATED DURING THIS SURVEY.
9) ALL PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED OR OBTAINED DURING THE RESEARCH PERFORMED BY THIS FIRM FOR THE SUBJECT LAND ARE PLOTTED HEREON ALONG WITH IMPROVEMENTS LOCATED WITHIN THE BOUNDS OF SAID EASEMENTS OR SERVITUDES.
10) TITLE COMMITMENT NO.: 102000637
EFFECTIVE DATE: SEPTEMBER 25, 2020 @ 8:00 AM
FIDELITY NATIONAL TITLE INSURANCE COMPANY

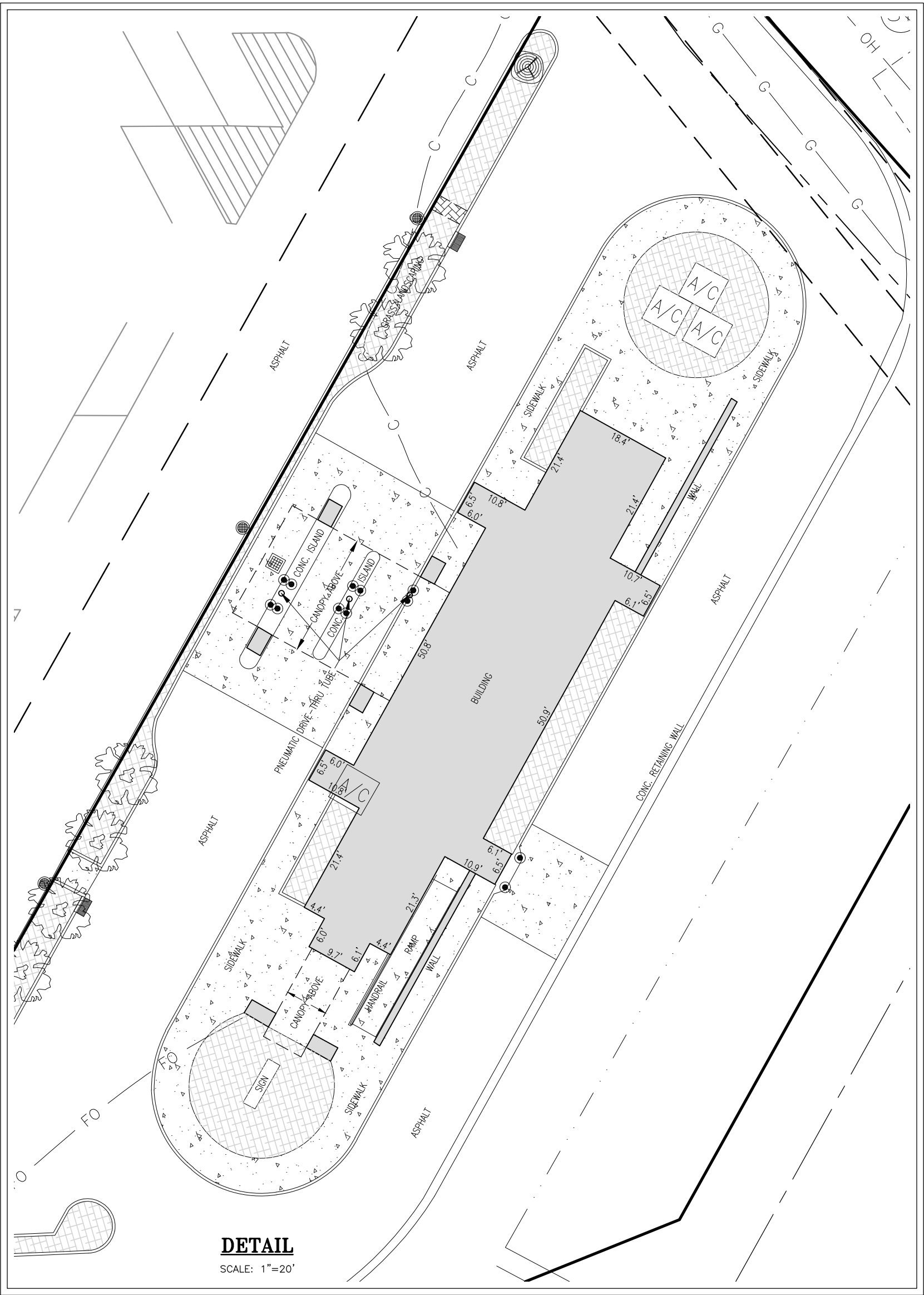
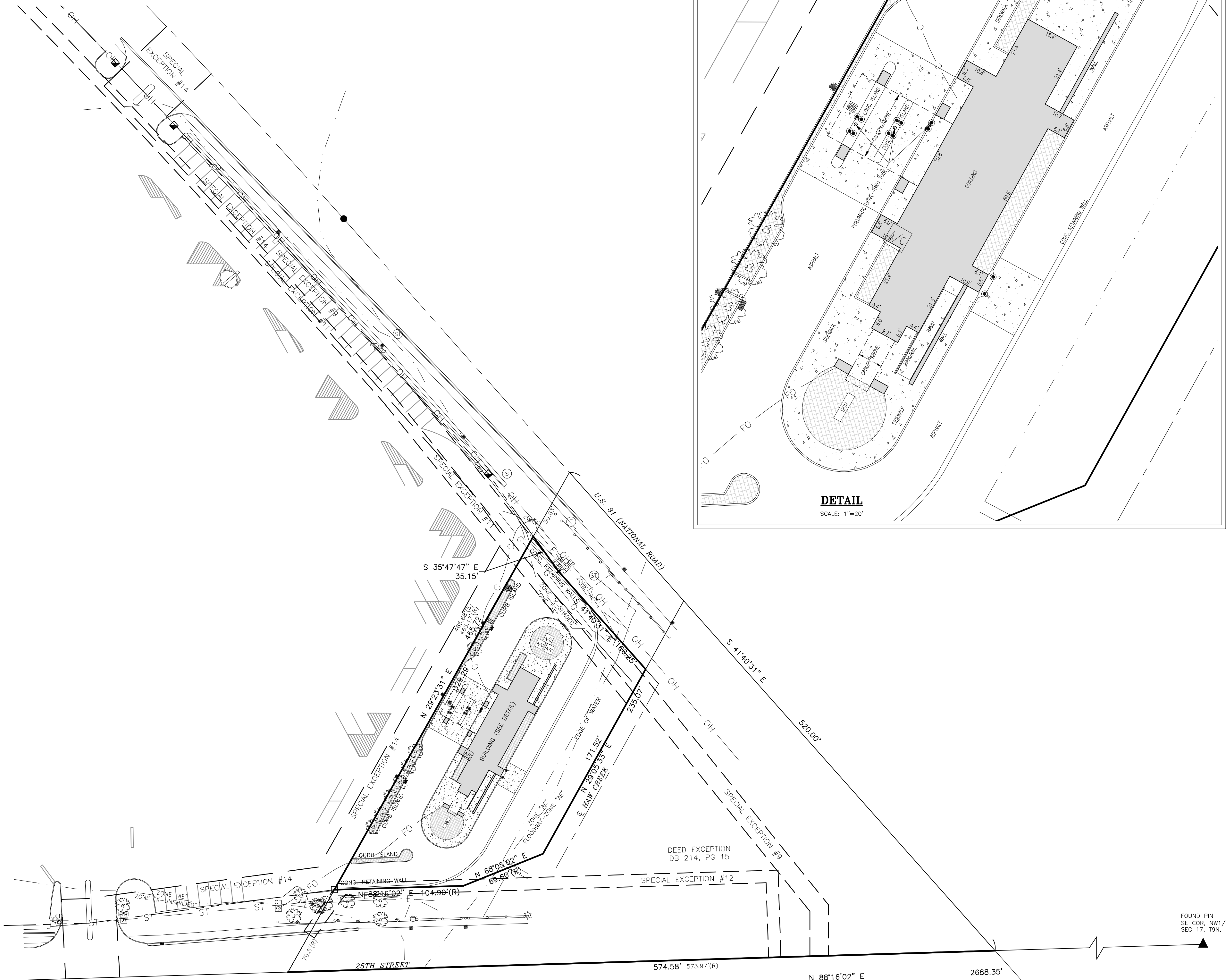
SCHEDULE B, PART II EXCEPTIONS:
1) NONE KNOWN.
2) NONE KNOWN.
3) NONE KNOWN.
4) NOT APPLICABLE TO THIS SURVEY.
5) NOT APPLICABLE TO THIS SURVEY.
6) NOT APPLICABLE TO THIS SURVEY.
7) NOT APPLICABLE TO THIS SURVEY.
8) NOT APPLICABLE TO THIS SURVEY.
9) EASEMENT FOR GAS MAINS IS SHOWN HEREON.
10) EASEMENT FOR GAS MAINS IS LOCATED IN SECTION 18 NOT PART OF SURVEY.
11) EASEMENT IS SHOWN HEREON.
12) UTILITY EASEMENT IS SHOWN HEREON.
13) EASEMENT AND RIGHT-OF-WAY IS IN THE RIGHT OF WAY OF 25TH STREET AND US31.
14) EASEMENT AND RIGHT-OF-WAY IS SHOWN HEREON. THE ACCESS IS THROUGH STRIPED PARKING SPACES AND CURBED ISLANDS.
15) SUBJECT TO RESERVATION OF CERTAIN RIGHTS IN THE RIGHT OF WAY CONVEYED TO THE STATE OF INDIANA.

LEGEND	
▲	FOUND SECTION CORNER
●	FOUND 5/8" REBAR/STEEL PIN
■	FOUND CONCRETE RIGHT-OF-WAY MARKER
⬮	FOUND IRON PIPE
□	SET MAG NAIL W/ WASHER
(R)	RECORD OR PLAT DIMENSION
AC.	ACRES
⊕	EXISTING GAS METER
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM SEWER MANHOLE
⊕	EXISTING CURB INLET
⊕	EXISTING STORM INLET
⊕	EXISTING BOLLARD
⊕	EXISTING TRAFFIC HANDHOLE
⊕	EXISTING SIGN
⊕	EXISTING LIGHT POLE
⊕	EXISTING POWER POLE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING ELECTRIC BOX/TRANSFORMER
⊕	EXISTING ELECTRIC HANDHOLE
⊕	EXISTING TELECOMM HANDHOLE
⊕	EXISTING AIR CONDITIONER
⊕	EXISTING DECIDUOUS TREE
⊕	EXISTING TREE STUMP
— G —	EXISTING GAS LINE
— ST —	EXISTING STORM SEWER
— OH —	EXISTING OVERHEAD UTILITIES
— E —	EXISTING UNDERGROUND ELECTRIC LINE
— C —	EXISTING UNDERGROUND TELECOMM LINE
— FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
— — —	EXISTING DITCH/EDGE OF WATER
— — —	EXISTING GUARDRAIL
■	EXISTING BUILDING/COLUMN/WALL
■	EXISTING CONCRETE (SIDEWALK, PAD, PAVEMENT)
■	EXISTING LANDSCAPING (TREES, SHRUBS, MULCH)
■	EXISTING RIPRAP

FOUND BC5M
SW COR, NW1/4
SEC 17, 19N, R6E



475.00' 475'(R)
474.24'(R)



CERTIFICATE OF SURVEY - ALTA/NSPS LAND TITLE SURVEY

TO: LUCABE, LLC; IRWIN UNION REALTY CORPORATION, AN INDIANA CORPORATION; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(G), 8, 9, 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2020.

DATE OF PLAT OR MAP: 12/18/2020

Tom M. Allen
T.M. ALLEN, PLS LS-20700102



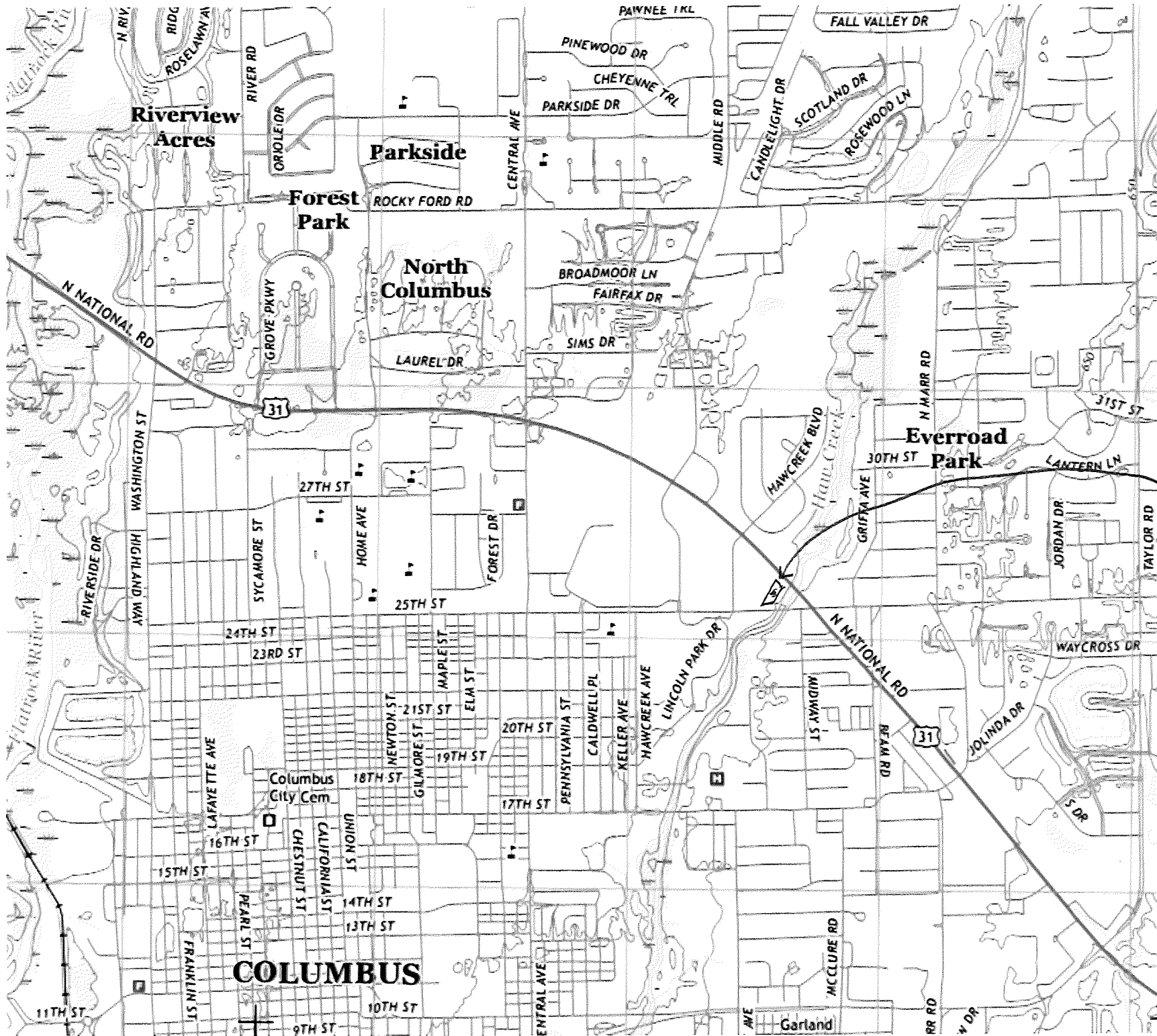
I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

TIM M. ALLEN

ALTA/NSPS LAND TITLE SURVEY LUCABE COFFEE CO. 2531 EASTBROOK PLAZA, COLUMBUS, INDIANA 47202	
SHEET: 1 OF 1	JOB NUMBER: 20390
SCALE: 1"=50'	DWG REVISION DATES
DRAWN BY: DEK	- -
DWG DATE: 12/18/20	- -
DWG NAME: 20390 ALTA.dwg	- -

414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2862 Fax: 812-358-2865
3200 Sycamore Ct. Suite 2-A Columbus, Indiana 47203 Phone: 812-372-0996

www.itsurveying.com



434

433

1 450 000

FEET

IRWIN UNION
BANK & TRUST
EASTBROOK
PLAZA

NATIONAL
REGISTER OF
HISTORIC
PLACES

BARTHOLOMEW CO.
COLUMBUS, IN

NAD 83
UTM =
16 595598
4342175

431

12'30"



IN_BartholomewCounty_IrwinUnionBankandTrustEastbrookPlazaBranch_0001



IN_BartholomewCounty_IrwinUnionBankandTrustEastbrookPlazaBranch_0002



IN_BartholomewCounty_IrwinUnionBankandTrustEastbrookPlazaBranch_0003



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