

Blue Ridge – the Mini Series

By Linda and Paul Kern



Written in 2020 –

What did you do that year?

Episode One: From a State to an Estate (1816-1961)

Dedication:

This episode of Blue Ridge – The Mini -Series is dedicated to Ruth and Von at 451 E. Blue Ridge Drive for giving us their property abstract. This document is over 100 pages in length and provided the information we needed for the narrative.

Property abstracts, which listed all previous owners of a given piece of land, used to be fairly common, but with the Federal Housing Association's (FHA) switch to the 2-3 page title abstracts around 30 years ago, property abstracts have become "scarce as hen's teeth". And sadly, title abstracts only list the most recent occupants of said land. So, again, fortunate we have Ruth and Von.

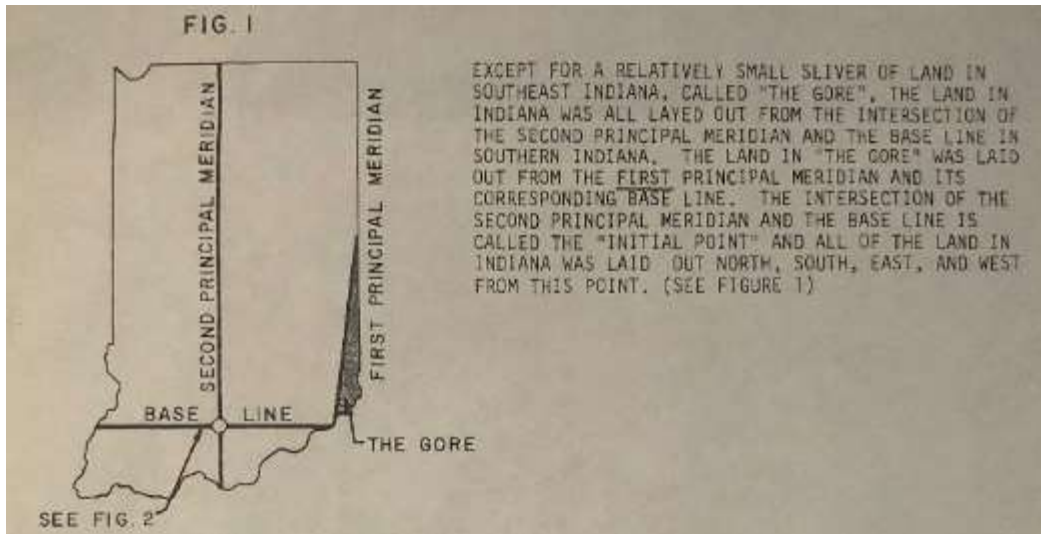
Trigger Warning:

In this episode we will be citing passages from the property abstract. These passages contain strong "surveyor" language. If not properly prepared, reading this type of language can lead to confusion, disorientation and, in rare cases, temporary insanity. In order to avoid this, we have inserted a tutorial on surveying below.

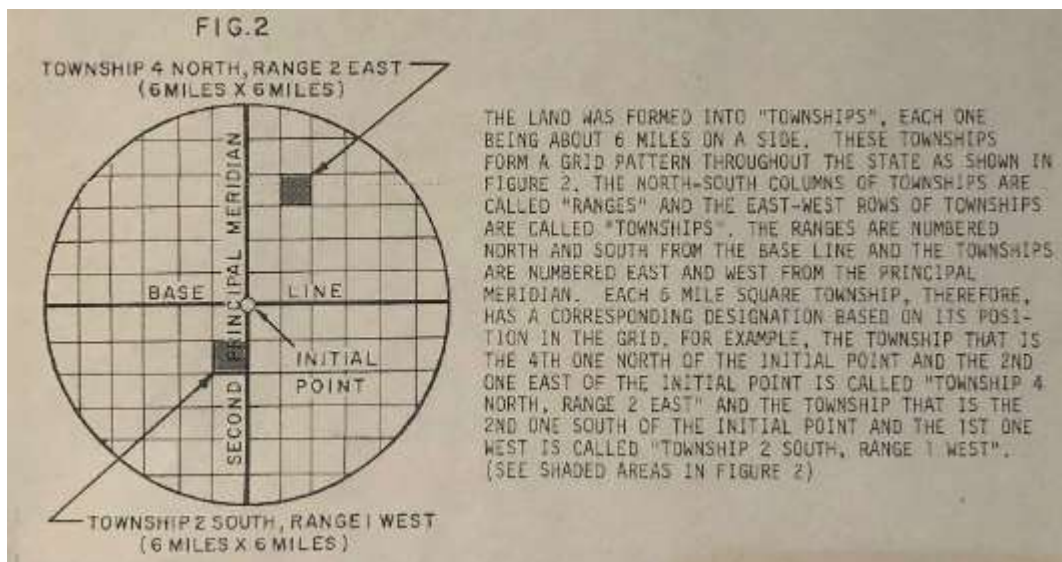
A Quick Survey on Surveying

Property in most states outside the original 13 colonies was surveyed according to instructions issued by Edward Tiffin (First Governor of Ohio and Surveyor General of the United States 1814 – 1829). This system divided property according to townships, ranges and sections.

Each township contains 36 square miles and its location is based on a principal meridian line (north/south) and a base line (east/west). All of these locations spring from an "initial point".

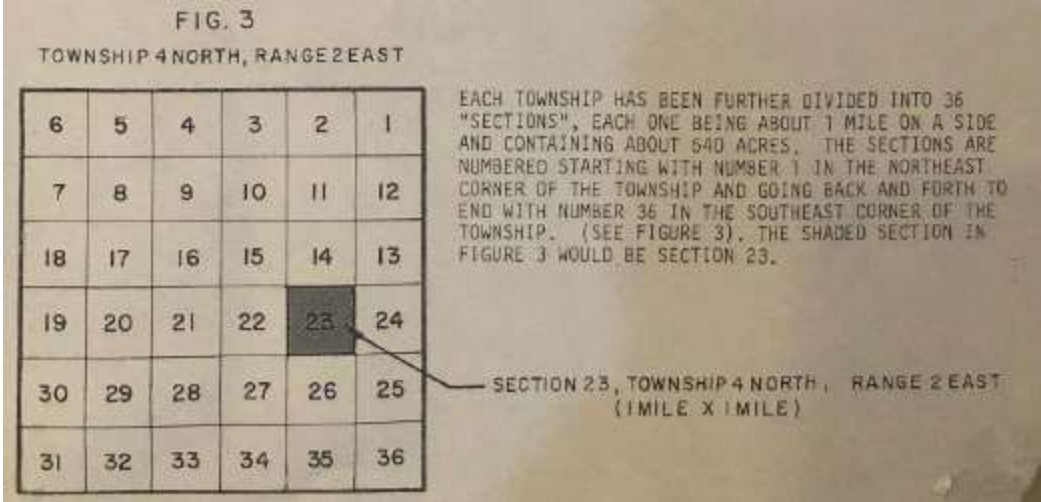


Townships arranged in columns going north – south are called “ranges”. East – west rows of townships are called “townships”. Each township has a corresponding designation based on its position from the initial point.

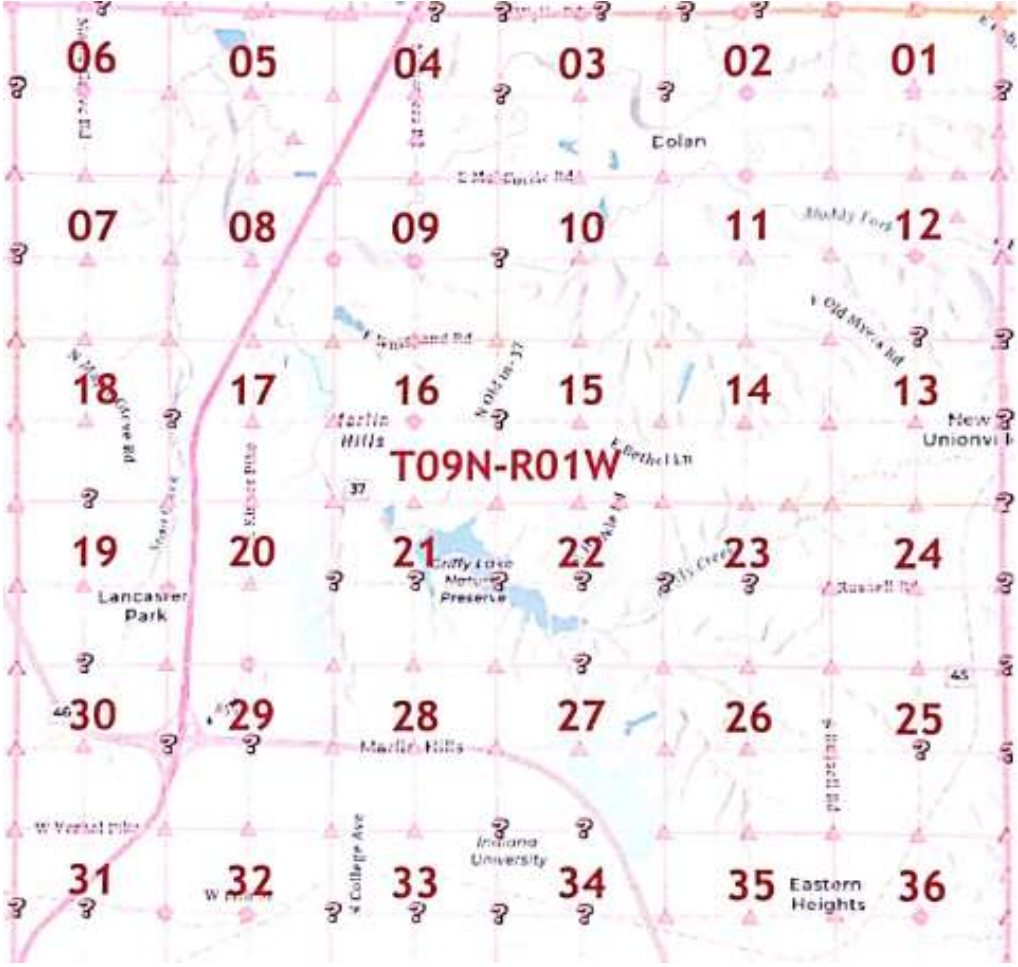


As you know, there are 12 townships in Monroe County and we live in Bloomington Township. However, that name is a political designation. In surveying parlance we are: Township 09 North, Range 01 West. So, we are in the 9th row of townships north of the initial point and the 1st column of ranges west of the initial point.

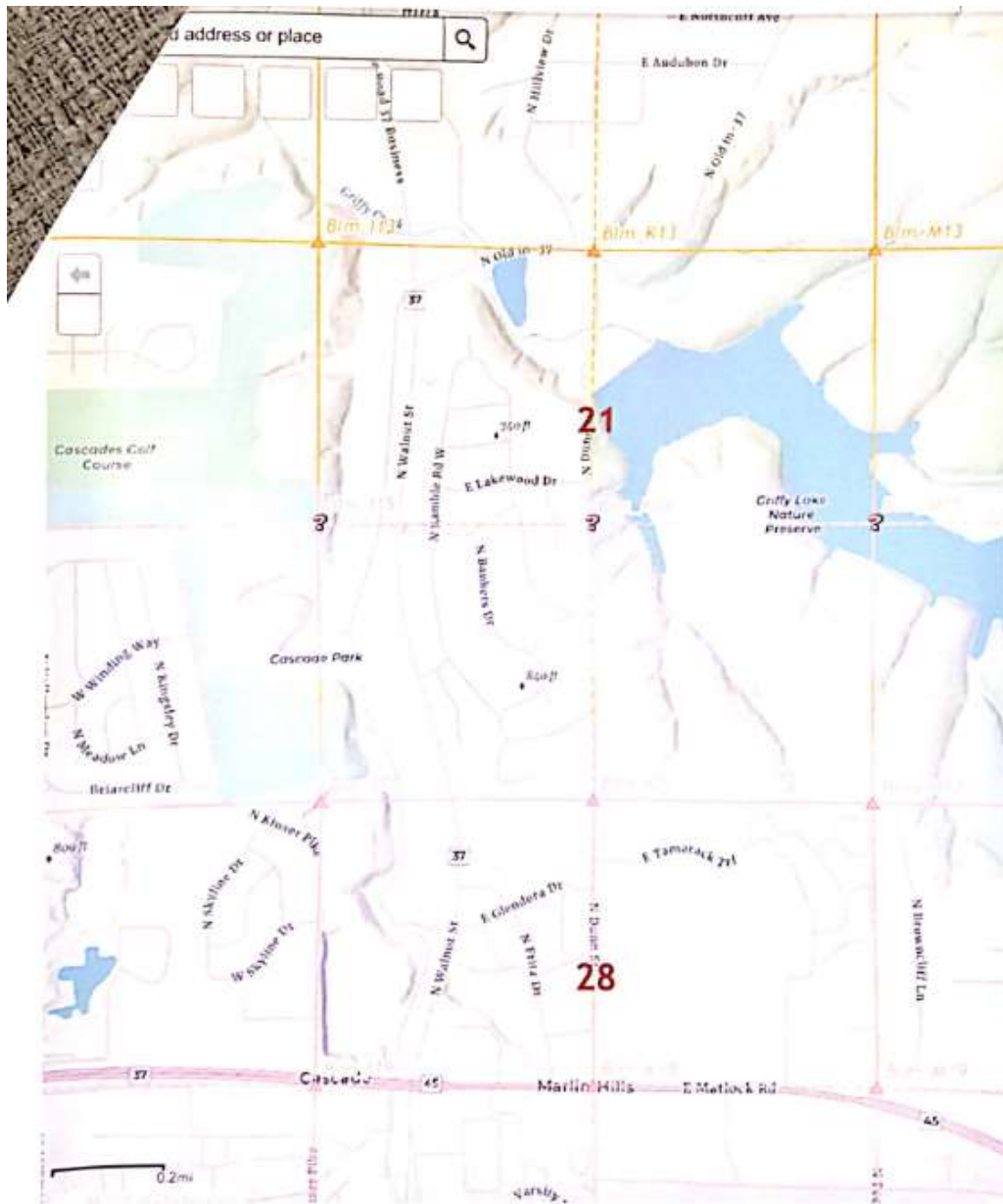
Each township is subdivided into 36 square miles. Each square mile is 640 acres and is called a “section”, therefore we have 36 sections in a township.



Blue Ridge is located in section 21 of Township 09 North-Range 01 West.



In fact, we are in the western half of section 21. The eastern half of section 21 includes much of Griffy Lake.





So, remember: When asked where you reside, say proudly:

“I live in the western half of section 21, Township 09 North- Range 01 West.”

They’re sure to view you differently!

So..... on with the show!

Episode I: From a state to an estate: 1816 – 1961

The first two property owners of Blue Ridge bought their land from the federal government in the same year that Indiana became a state – 1816.

They are: George Paul (not to be confused with Paul George, the former Indiana Pacers basketball player).

3

United States	Certificate of Entry
to	Date September 26, 1816
George Paul	Tract Book page 96
The Southwest quarter of Section 21, Township 9 North, Range 1 West--- 160 acres.	

..... and John Kell

1.

United States	Certificate of Entry
to	Date October 11, 1816
John Kell	Tract Book page 96
The Northwest quarter of Section 21, Township 9 North, Range 1 West--- 160 acres.	

FUN FACT: The Northwest quarter plus the Southwest quarter equals the West half of Section 21.

Mr. Kell remained for 12 years, selling his property to Daniel Gross in 1828:

2.

John Kell and Jane Kell, his wife;	Grant, Bargain and Sell Deed
to	Date June 20, 1828
Daniel Gross, his heirs and assigns.	Ack. June 23, 1828 before J.P. Recorded (Date not shown) Deed Record #C page 150 Consideration \$350.00
The Northwest quarter of Section 21, in Township 9 North, of Range 1 West, in Monroe County, Indiana, containing 160 acres, more or less.	

Mr. Paul's land was sold fairly quickly to George Anderson, who then divided the acreage in half to James Keithley in 1822.

63.

George Anderson and
Katharine Anderson, his wife;

to

James M. Keithley, his heirs
and assigns.

Bargain and Sell Deed
Date August 8, 1822
Ack. August 8, 1822 before Recorder.
Recorded (date not shown)
Deed Record #A page 113
Consideration \$320.00

The South half of the Southwest quarter of Section #21, in Township 9 North, Range 1 West, bounded as follows, to-wit: Beginning at the Southeast corner of said quarter Section, thence running North 80 poles to two Beech trees, thence West 160 poles to a sugar tree, thence South 80 poles to the Southwest corner of said quarter of Section, thence 160 poles to the beginning. Containing 80 acres.

And the other half to Mr. Gross in 1827.

4.

George Anderson and
Katharine Anderson, his wife;

to

Daniel Gross, his heirs
and assigns forever.

Grant, Bargain and Sell Deed
Date November 24, 1827
Ack. November 24, 1827 before J.F.
Recorded (Date not shown)
Deed Record #C page 1
Consideration \$300.00

The North half of the southwest quarter of Section 21, in Township 9 North, of Range 1 West, containing 80 acres be the same, more or less.

This meant, as of 1827, Mr. Gross had $\frac{3}{4}$ of Blue Ridge (240 acres). Mr. Keithley owned the south half of the southwest corner (80 acres).

FUN FACT: The properties would remain divided as above from then onward. The north 240 acres and the south 80 acres.

FUN FACT: The land around Blue Ridge was considered untillable so it was used primarily for raising cattle and hogs.

The North 240:

1. Mr. Gross kept his land for 20 years until his death in 1844.

5.

Daniel Gross Estate

In the Monroe Probate Court
November Term 1844
P. O. B. #C page 538

It now appears to the court that the Clerk hereof granted letters of administration in vacation to John C. Hook of all and singular the estate of Daniel Gross, late of Monroe County, deceased; that he entered into and acknowledged a bond in the sum of \$1000.00 with Benjamin Rogers his security, and took an oath according to law. All of which is confirmed by the court.

The family sold the land to George Matlock in 1848.

14.

Lydia McGalen,
Susana Gross, and
Sarah Haskett, heirs of
Daniel Gross, late of Monroe
County, deceased,

Grant, Bargain and Sell Deed
Date August 24, 1848
Ack. August 25, 1848 before N.P.
Recorded August 25, 1848
Deed Record #L page 205
Consideration \$300.00

to

George Matlock, his heirs
and assigns forever.

All the interest of the grantors in and to the following tracts of land lying and being situate in Monroe County, to-wit: The Northwest quarter of Section 21, in Township 9 North, of Range 1 West; and the North half of the Southwest quarter of Section 21, in Township 9 North, of Range 1 West.

FUN FACT: Matlock Heights, the development just south of Blue Ridge, and Matlock Drive are named for the Matlock family.

Over the next 80 years, the Matlocks continued farming the land. Then in 1929 James Matlock took out a note on the property with the Monroe County State Bank.

47.

James H. Matlock and
Marjorie Matlock, his wife;

to

The Monroe County State Bank

Mortgage
Date August 20, 1929
Ack. August 20, 1929 before N.P.
Recorded August 20, 1929
Mortgage Record #A-48 page 13
Amount \$12,250.00

The North west quarter of Section 21, except that part thereof which lies North of Griffith Creek and State Road 37; Also the North half of the south west quarter of said Section 21, except the following: Beginning at a point 10 rods South of the north east corner of said south west quarter, running thence west 30 feet, thence south east 100 feet to the east line of said quarter section, thence north 80 feet to the place of beginning; all in Township 9 North, Range 1 West (and other lands not abstracted herein).

Marginal Reference:

"For value received we hereby acknowledge full and complete satisfaction of the annexed mortgage this 25th day of October, 1938.

The Monroe County State Bank
By: S. E. Alexander, Cashier.

Attest: Minter Myers, Recorder."

(NOT SO) FUN FACT: The Great Depression began in earnest with the stock market crash in October of 1929. It would last ten years.

Unfortunately, the note went sour in 1933 and the bank foreclosed.

49.

The Monroe County State Bank

vs

James H. Matlock,
Marjorie Matlock, et al.

In the Monroe Circuit Court
April Term 1933
Cause #19441
File Box #1168
Filed April 5, 1933
Affidavit of Residence

Edwin Corr, being duly sworn on oath says that the defendants Abbott and Walker, Incorporated, and the Read Phosphate Company are not residents of the State of Indiana, and that the residence of the defendant Mable C. Linville is unknown upon diligent inquiry, and that said cause of action is a suit to foreclose a mortgage on real estate in Monroe County, Indiana, and that said defendants are necessary parties to said suit.

Edwin Corr

Subscribed and sworn to before me this 5 day of April, 1933.

Samuel J. Hinkle,
Clerk Monroe Circuit Court.

The bank took over the property in 1934 and the land was sold to John Campbell that same year.

59.

Monroe County State Bank
Bloomington, Indiana (Seal)
By: S. E. Alexander, Cashier,
By: Edwin Corr, Vice President,

to

John J. Campbell

Warranty Deed
Date August 20, 1934
Ack. August 20, 1934 before N.P.
Recorded August 25, 1934
Deed Record #87 page 356
Consideration \$17,500.00

The Northwest quarter of Section 21; except that part thereof which lies North of Griffith Creek and State Road 37; Also the North half of the Southwest quarter of said Section 21, except the following: Beginning at a point 10 rods South of the Northeast corner of said Southwest quarter, running thence West 30 feet, thence Southeast 100 feet to the East line of said quarter Section, thence North 80 feet to the place of beginning. All in Township 9 North, Range 1 West. (and other lands not abstracted herein)

Mr. Campell sold the land to Ernie Rueter, Lester Hinkle, and E. Baldwin in 1936.

60.

John J. Campbell and
Della F. Campbell, husband and wife;

to

E. L. Baldwin,
E. Reuter and
Lester Hinkle.

Warranty Deed
Date April 6, 1936
Ack. April 6, 1936 before N.P.
Recorded April 13, 1936
Deed Record #89 page 35
Consideration \$9500.00 .

The Northwest quarter of Section 21, except that part thereof which lies North of Griffith Creek and State Road 37; also the North half of the southwest quarter of said Section 21, except the following; Beginning at a point 10 rods south of the Northeast corner of said southwest quarter, running thence West 30 feet, thence southeast 100 feet to the East line of said quarter Section, thence North 80 feet to the place of beginning.

And also except the following described real estate: Beginning at the southwest corner of the Northwest quarter of the southwest quarter of Section 21, Township 9 North, Range 1 West, running thence East 322 feet to the West line of State Highway #37, thence in a Northwesterly direction and with the meanderings of said West line of State Highway #37 a distance of 397 feet, thence West over and along a fence line a distance of 275 feet to the Section line running between Sections 20 and 21, Township and Range aforesaid, thence south over and along said Section line a distance of 375 feet to the place of beginning. This tract containing 2.64 acres, more or less. (and other lands not abstracted herein) This conveyance is made subject to all tenants rights on said premises. All of said real estate being in Township 9 North, Range 1 West.

Mr. Baldwin sold his share in the land in 1938.

62.

Elsie L. Baldwin and
Lola Ruth Baldwin, his wife;

to

Ernest Reuter and
Lester Hinkle.

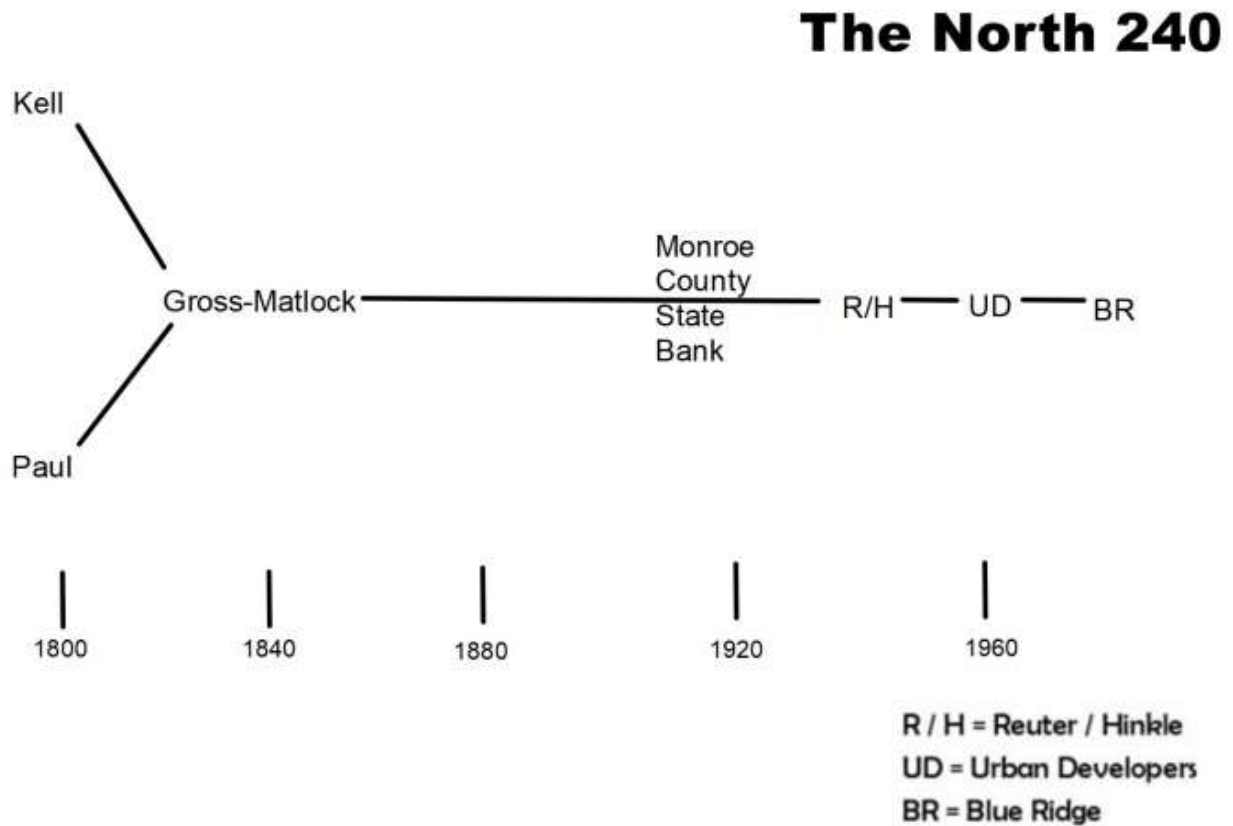
Warranty Deed
Date October 20, 1938
Ack. October 20, 1938 before N.P.
Recorded October 25, 1938
Deed Record #91 page 138
Consideration \$1.00

An undivided 1/3rd interest in and to the following described real estate: The Northwest quarter of Section 21, except that part thereof which lies North of Griffith Creek and State Road 37; also the North half of the southwest quarter of said Section 21, except the following:

So, Mr. Reuter and Mr. Hinkle jointly owned the land previously occupied by the Matlock family.

FUN FACT: Mr. Reuter owned a meat-packing plant and Mr. Hinkle's family was involved in both raising livestock and owning the Hinkle meat market. We will meet both of these men again soon.

Here is a timeline of the northern three-quarters of the property. Urban Developer's and Blue Ridge's roles will be explained below.



The South 80

Recall that Mr. Keithley purchased the south 80 in 1822. He divided his land by selling 26 acres to Anthony Huzza.

75.

James W. Keithley and
Jane Keithley, his wife;

to

Anthony Huzza, his heirs
and assigns forever.

Grant, Bargain and Sell Deed
Date February 2, 1827
Ack. March 29, 1827 before J.P.
Recorded (Date not shown)
Deed Record #B page 376
Consideration \$50.00

A part of the Southwest quarter of Section #21, in Township #9 North of Range 1 West, bounded as follows, to-wit: Beginning at the Southwest corner of said quarter Section, thence North 80 poles to a stake, thence East 52 poles to stake, thence South 80 poles to a large Beech tree, thence West 52 poles to the beginning, containing 26 acres, be the same more or less.

And 54 acres to Jacob Sheets.

64.

James M. Keithley and
Jane Keithley, his wife;

to

Jacob Sheets, his heirs
and assigns forever.

Grant, Bargain and Sell Deed
Date December 4, 1826
Ack. December 4, 1826 before J.P.
Recorded (Date not shown)
Deed Record #B page 299
Consideration \$400.00

A part of the South half of the Southwest quarter of Section #21, in Township 9 North, Range 1 West, bounded as follows, to-wit: Beginning at the Southeast corner of said quarter of Section, thence West 108 poles to a large beech tree, thence North 3 degrees West 80 poles to a stake, thence East 108 poles to a beech and stake, thence to the beginning, containing 54 acres, to be the same, more or less.

FUN FACT: Sheets' Hill is the highest point in Blue Ridge and was named for Jacob Sheets. That point, 840 feet above sea level, is now called 325 E. Blue Ridge Drive.

Mr. Sheets sold the property to Patterson McCoy in 1856.

Jacob Sheets, (Marital status
not shown),

to

Patterson B. McCoy

Warranty Deed
Date October 6, 1855
Ack. October 6, 1855 before Recorder.
Recorded October 6, 1855
Deed Record #Q page 47
Consideration \$2550.00

The Southeast quarter of Section 21, in Township 9 North, of Range 1 West, containing 160 acres, more or less.

Also a part of the South half of the Southwest quarter of Section #21, in Township #9 North, of Range 1 West, bounded as follows, to-wit: Beginning at the Southeast corner of said quarter Section, thence West 108 poles to a large Beech tree, thence North 3 degrees West 80 poles to a stake, thence East 108 poles to a Beech and stake, thence to the place of beginning, containing 54 acres, be the same, more or less.

Eventually, the land was purchased by James Hinkle in 1888.

111.

William P. McNary and
Elizabeth Graham McNary, his wife;

to

James Hinkle.

Warranty Deed
Date October 22, 1888
Ack. October 22, 1888 before N.P.
Recorded October 25, 1888
Deed Record #20, page 167
Consideration \$2400.00

The southeast quarter of Section 21, except 10 acres sold off of the North side. Also 48 acres off of the East end of the south half of the Southwest quarter of said Section 21. All in Township 9 North, Range 1 West.

FUN FACT: This is the same Hinkle family we wrote about above.

The Hinkles continued ownership until Lydia Hinkle, the widow of James Hinkle, died in 1937.

116.

In the Matter of the Probating of
Will of Lydia A. Hinkle, deceased.

Monroe Circuit Court
P. O. B. #39, page 132
March 18, 1937
Estate #3040

Comes now John F. Register and presents an instrument in writing purporting to be the last will and testament of Lydia A. Hinkle, deceased,

The resulting dispute of the will would take seven years to adjudicate. In the end, our friends, Mr. Reuter and Mr. Lester Hinkle, son of James Hinkle, bought the property. Thus, the Hinkles owned 48 acres in the "Blue Ridge" part of our section (as well as 150 acres east of Dunn, but still in section 21) from 1888 to 1937. After the land was divided following Lydia's death, Lester

Hinkle continued to be part-owner of 48 acres including part of what was to become Blue Ridge. Although Lester now had a co-owner in Ernest Reuter, the Hinkles continued to have an interest in Blue Ridge from 1888 until its sale to developers in 1958.

144.

Wayne Abram, and
Hazel Abram, husband and wife;

to

Ernest Reuter and
Lester Hinkle.

Warranty Deed
Date May 1, 1944
Ack. May 1, 1944 before N.P.
Recorded May 25, 1944
Deed Record #96 page 448-9
Consideration \$1.00

A part of Section 21, Township 9 North, Range 1 West, bounded and described as follows, to-wit: Forty-eight (48) acres off of the East end of the South half of the Southwest quarter of said Section 21, Township and Range aforesaid, excepting therefrom the following tract: Commencing in the center of the Matlock Pike Road where the South line of the South half of said Southwest quarter of said Section 21 intersects said center of said pike road; running thence west on said south line of said southwest quarter section 132 feet, thence north 132 feet, thence east 132 feet to the center of the Pike Road; thence south with the center of said Pike Road 132 feet to the place of beginning, containing after said exception 47 acres, more or less.

Recall that, in addition to Jacob Sheets, Anthony Huzza purchased 26 acres in 1822. That land went through several owners until being purchased by Marcellus Headley in 1896.

Paris Matlock and
Margaret Matlock, his wife;

to

Marcellus J. Headley

Warranty Deed
Date September 26, 1896
Ack. September 26, 1896 before
Recorder.
Recorded September 26, 1896
Deed Record #32 page 498
Consideration \$700.00

A part of the South half of the southwest quarter of Section #21, Township #9 North, Range #1 West, bounded as follows, to-wit: Beginning 108 poles West of the Southeast corner of said Southwest quarter, running thence North 3 degrees West 80 poles, thence East 12 poles, thence South 3 degrees East 80 poles, thence West 12 poles to the place of beginning, containing 6 acres, more or less. And said grantor hereby reserves a passway 16 feet wide across the south end of said above described tract of land, the same to be kept open and unobstructed, for the use of all persons wanting to pass over the same.
Also the following part of the southwest quarter of said Section #21, Township #9 North, Range #1 West, bounded and described as follows, to-wit: Commencing at the southwest corner of the southwest quarter of said Section #21, running thence North 80 rods to a stake, thence East 52 poles to a stake, thence south 80 poles to a beech tree, thence West 52 poles to the place of beginning, containing 26 acres, more or less. And containing in all 32 acres, more or less.

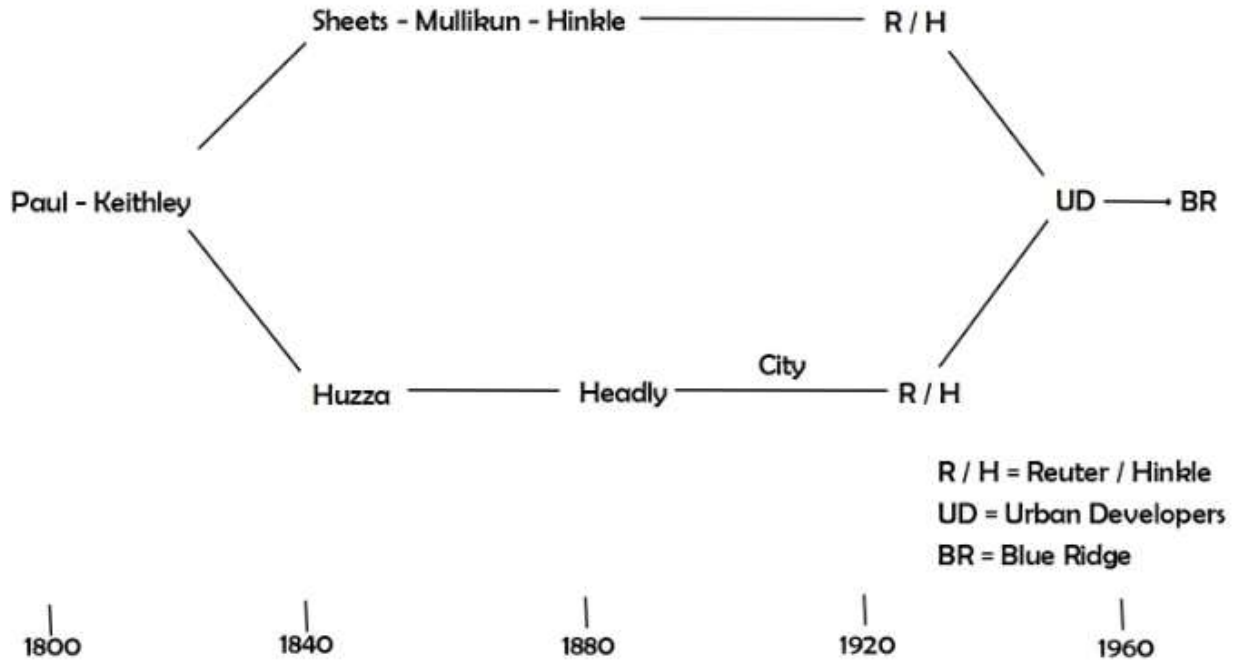
FUN FACT: There are both a Headley Road and Headley School #7 in Bloomington. Can you find them?

Mr. Headley died in 1921 and the land was sold to the City of Bloomington the next year as unused surplus property. In 1950 the land was bought by...you guessed it...Mr. Reuter and Mr. Hinkle.

This means that by 1950 what would be Blue Ridge was owned by the Reuter / Hinkle team.

Here is the timeline for the property. Urban Developer's and Blue Ridge's roles will be explained below.

The South 80



Then, in 1954, Lester Hinkle died.

166.

In the Matter of the Estate of
Lester Hinkle, deceased;
James Hinkle, Executor.

In the Monroe Circuit Court
September 7, 1954
Estate #4793
P. O. B. #55 pages 154

There is now produced in open court and submitted to the court an instrument of writing purporting to be the last Will and Testament of Lester Hinkle, deceased, and a petition for probate thereof and for issuance of letters.

After four years of deliberation, the estate was divided in two, with Mr. Reuter taking half and the remainder split up among the Hinkle family.

While these deliberations were ongoing, Urban Development Corporation was formed in 1957 for real estate acquisitions.

173.

At page 181 of Miscellaneous Record 36 are found the Articles of Incorporation of Urban Development Corporation. The following marginal notations are found thereon:

Approved
and
Filed

September 13, 1957

Frank A. Lenning
Secretary of State of Indiana

Recorded
Rec. No. 36, Page 181-187
1:30 O'clock P.M.
October 21, 1957

Marion J. Kerr
Recorder Monroe County, Indiana

They became interested in the Blue Ridge area and bought the property from Mr. Reuter and the Hinkle family in 1958.

FUN FACT: The Blue Ridge area was attractive because the Matlock Heights development had been such a big success in 1954-56.

172.

Ernest Reuter, unmarried and of legal age; Bertha Hinkle, unremarried widow of Lester Hinkle; James Hinkle and Clora Hinkle, his wife and Betty Hinkle, unmarried and of legal age

to

Urban Development Corporation

Warranty Deed

May 3, 1958

Acknowledged May 3, 1958 before

David Rogers, State Senator

Recorded May 27, 1958

Deed Record 127, Page 48-50

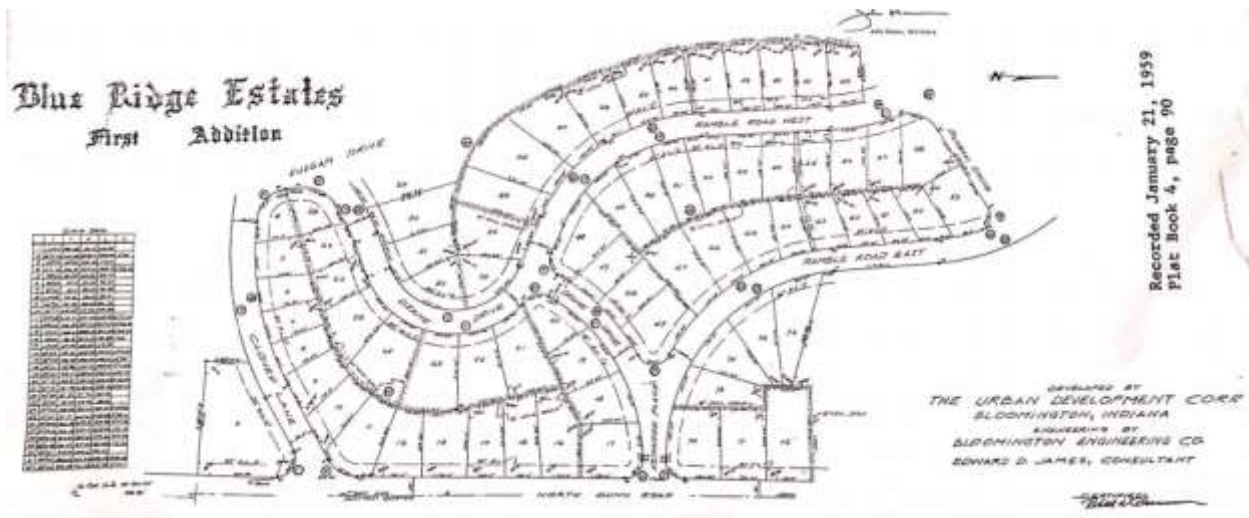
Consideration: One (\$1.00)

Dollar and other valuable

consideration

The northwest quarter of Section 21, Township 9 North, Range 1 West, except that part thereof which lies north of Griffith Creek and old State Highway Number 37, and also excepting therefrom 40 acres of even width off of the entire east side of said northwest quarter of Section 21, Township 9 North, Range 1 West.

Urban Developers platted the land to form the First Addition of Blue Ridge Estates in January of 1959.



Platting the land for a housing addition.....that's not cheap!

FUN FACT: We will be looking at the 1st Addition plat in much more detail in the next episode.

In July of 1959 a new corporation was formed: Blue Ridge Estates.

ARTICLES OF INCORPORATION

OF

BLUE RIDGE ESTATES, INC.

The undersigned incorporators, desiring to form a corporation (hereinafter referred to as the "Corporation") pursuant to the provisions of The Indiana General Corporation Act, as amended (hereinafter referred to as the "Act"), execute the following Articles of Incorporation.

ARTICLE I

Name

The name of the Corporation is Blue Ridge Estates, Inc.

ARTICLE II

Purposes

The purposes for which the Corporation is formed are: To acquire by purchase, lease or otherwise, property, real or personal, and interests therein; to own, hold, improve, develop and manage any property or interest therein so acquired to erect or cause to be erected on any lands owned, held or occupied by the corporation, buildings or other structures with their appurtenances, and to rebuild, enlarge, alter or improve any buildings or other structures acquired or originally erected by corporation; to mortgage, sell, lease or otherwise dispose of any property or interest therein, belonging to corporation; to borrow money and execute evidence of indebtedness including promissory notes and mortgages, generally to do all things necessary or convenient which are incident to or connected with the general business herein described which a natural person could or might do; to have and exercise fully all powers now or hereinafter conferred on it by said Act or any amendments thereto.

FUN FACT: The members of the boards for Urban Developers and Blue Ridge Estates were different from each other.

Several months later, Blue Ridge Estates bought the property previously owned by Urban Developers.

180.

Urban Development Corporation,
By: Floyd Stark, President
John M. Hanna, Secretary

to

Blue Ridge Estates, Inc.

Warranty Deed
Date, September 26, 1959
Ack. September 26, 1959 before N.P.
Recorded January 13, 1960
Deed Record 132, pages 398-401
Consideration \$1.00

The Northwest quarter of Section 21, Township 9 North, Range 1 West, except that part thereof which lies North of Griffith Creek and old State Highway Number 37, and also excepting therefrom 40 acres of even width off of the entire East side of said Northwest quarter of Section 21, Township 9 North, Range 1 West.

In 1960, plots of land were put on sale for the First Addition.

184.

Blue Ridge Estates, Inc.
By: C. T. Hagan, its President
Attest: L. E. Septer, its Secretary

Warranty Deed
Date, June 30, 1960
Ack. June 30, 1960 before N.P.
Recorded July 19, 1960
Deed Record 135, page 37
Consideration \$1.00

to

Dillon Geiger, and
Louise Geiger, husband and wife

Lots Numbered 8, 9 and 69 in Blue Ridge Estates First Addition to
the City of Bloomington, Indiana, as shown by the recorded plat
thereof.

Subject to all the conditions and restrictions as set out in the
recorded plat of Blue Ridge Estates First Addition.

FUN FACT: Ruth and Von live in Lot #69.

FUN FACT: Lester and Bertha Hinkle lived at 2701 North Dunn Road. Their House was built in 1910. Their next-door neighbor was Ernest Reuter at 2711 North Dunn Rd. His house was built in 1954.



1890



1940



1950



1960

FUN PICTURE: Photo of the Blue Ridge area in 1958, just before development of Blue Ridge Estates began. Can you find Dunn Street? New State Road 37? Old State Road 37? Griffy Reservoir? Cascades Golf Course? Cascades Drive-In? Matlock Heights?



QUESTIONS TO THINK ABOUT

Why is it called Blue Ridge?

Dunn Street went by two other names in the past. What are they?

Where are the two Hinkle farms located? The Matlock farm?

(either in the photo or on the ground)

THE END

Join us for the 2nd episode of Blue Ridge - The Mini-Series entitled

“THE FIRST ADDITION”

From Plat to Reality (1961-1967)

Streaming to you soon!

If you have any comments or thoughts, please contact us at

lindamcphd@comcast.net

Blue Ridge: The Mini -Series

Episode 2: From Plat to Reality

1961 – 1967

Linda and Paul Kern

Dedication: To all the beautiful people who have lived, are living or will live in the mighty First addition-----you know who you are!

Special Thanks: To Janice Peterson who rescued a treasure trove of historical material from Rosemary Miller, which served as the source material for this episode, as well as Bev Watkins (Odell Watkins' daughter) for her many reminisces of Blue Ridge.

Preface: The First Addition of our neighborhood is over 60 years old! Think about it. When those houses went up, a different world existed from the one we know today. Where they had portable typewriters, we have laptops; where they had mimeograph machines, we have laser printers; rotary phones vs. smart phones; catalogue shopping vs internet shopping; oven vs. microwave oven; record players vs. i-phone; black and white TV vs. smart TV; percolated coffee vs. Keurig; watching your favorite TV show once a week vs BINGING.... The list goes on and on.

But part of that world is not so different at all, like



Or cars or schools or the NFL or churches or highways or political elections or pandemics

or newspapers or the IU football stadium.....the list goes on and on.

The mixture of familiar and foreign is what we think makes this time so fascinating from a cultural anthropological standpoint. In this episode, thanks to our president, Ralf Shaw, we had a treasure trove of newspaper clippings, advertisements, and personal correspondence to draw on. We wanted to use these sources to create the narrative. So, in preparing the text we put in tons of primary source material to embellish and deepen it. We think it's pretty cool and hope you do too!

In 1959, Blue Ridge Estates, Inc. purchased the area that now makes up the Blue Ridge subdivision. Time to build a new neighborhood. Their plan was to develop 209 single family dwellings with:

- Paved asphalt roads
- Electricity
- Gas
- Sewers
- Water

Sounds straightforward though difficulties soon arose.

Fun Fact: Blue Ridge was the first subdivision annexed by the city north of 17th street. Therefore, it was eligible for city services. Matlock Heights, which was built in the mid-1950s and is just south of Blue Ridge, was not incorporated until 1971. (i.e., no sewers until then).



Fun Fact: Sidewalks were not included in planning for the first addition. It remains the only addition entirely without them.

Marketing was essential to whip up interest in Blue Ridge Estates. In 1960, most residents of Bloomington chose to live in the Southeast part of the city because of its stronger infrastructure. However, the Blue Ridge area was “familiar to and used by many Monroe County people. They hunted rabbits, picnicked, or simply enjoyed a quiet Sunday afternoon around the rolling and scenic farm acreage. The surrounding woods were lovely to behold, especially from Sheets Hill. Indian arrow-heads and hatchet-heads were there to be found.” So, people knew and liked the area. Advertising pushed this by emphasizing the view.

15. REAL ESTATE CLASSIFIED DISPLAY

BLUE RIDGE ESTATES

GREATEST BARGAINS ever offered. We are offering you without a doubt the greatest offer the Bloomington citizens ever had or ever will have in the corporate limits of Bloomington.

No drainage problems. Scenic View. Utilities, average lot 100x250.

Build the home of your dreams on the choicest site in town.

DON'T DELAY PHONE US NOW

EVANS & HURST REALTY

Ph. ED 2-9231 111 E. 9th St.

Lots were originally priced around \$5,000 with \$500 down and payments of \$50 every month.

Evans and Hurst
Real Estate & Insurance
100 North Grand Street
BLOOMINGTON, INDIANA

B L U E R I D G E E S T A T E S

Lot #	Price	Lot #	Price	Lot #	Price
4	\$ 5000.	38	\$ 4750.	61	\$ 4750.
5	5000.	40	4750.	62	4750.
6	5000.	41	4750.	63	4750.
7	5000.	42	4750.	64	4750.
8	5000.	43	4750.	65	4750.
9	5000.	44	4750.	66	4750.
10	5000.	45	4750.		
11	5000.	51	4750.		
12	4500.	52	4750.		
13	4250.	53	4750.		
14	4250.	54	4750.		
15	4250.	55	4750.		
16	4500.	56	4750.		
17	5000.	57	5000.		
18	5000.	58	5000.		
19	5000.	59	5000.		
22	4750.	60	4750.		

*in between lots for utilities
 sewerage
 gas
 electric - check height
 water*

*\$ 500 down
 \$ 50 month*

(Note: Above prices as of February 1, 1940)

Sales of lots began in 1959.

Blue Ridge Estates Inc. to
Gwendolyn D. Hagan, lot 49, Blue
Ridge Estates First Addition.
Blue Ridge Estates Inc. to
Cyril T. Hagan, lot 6, Blue Ridge
Estates First Addition.
Blue Ridge Estate Inc. to Dil-
lon Geiger and wife, lots 8, 9,
and 69, Blue Ridge Estates First
Addition.

The developers envisioned the cost to build the entire 209-home complex (with roads and utilities) at \$500,000 (\$4.4 million in 2020). These were VERY AMBITIOUS goals. There were many people who doubted that they could accomplish even part of the agenda without more money.

However, once work was started, the developers realized that the money they had allotted would not only complete the development, but also allow for the large community clubhouse and the heated Olympic swimming pool that we still enjoy today.

JUST KIDDING!!!!!!!!!!!!

It was a disaster!!!! Blue Ridge Estates grossly underestimated the cost. The major cash “drain” was the sewer system. As we know, Blue Ridge Estates was built in a very scenic area. To maximize the view, Blue Ridge Estates wanted to be able to sell lots that sat atop and around Sheets’ Hill. The terrain and underlying stone proved an engineering nightmare. The higher elevations required the use of a water lift station, which was imported from Texas at a cost of \$25,000.

DAILY HERALD-TELEPHONE, BLOOMINGTON, INDIANA

Truesdel

... would, R. T. died this morning at 10:30 a.m. after a long illness. He was 68 years old.

... Mrs. Truesdel, nee ...

Hyde

... Mrs. Hyde, nee ...

Social

Earnings

Are Cl

... Report shows that the average family income last year was \$3,100, or about 12 percent more than in 1959. The report also shows that the average family size was 3.1 persons.

EASY DOES IT -- Workmen prepare to unload the station lift station brought from Texas for installation in a sewer project at the Blue Ridge Estates development north of the city. Watching at right are (left to right) H. C. Evans, Bloomington real estate broker; William Cramer, Cannon pipe manufacturer, and Floyd Stark, Modona contractor. (H-T Photo)

Vital Statistics

HOSPITAL NOTES

BIRTHS:

Mr. and Mrs. Edward Head, R. 1, girl, Tuesday.

Mr. and Mrs. James West, 222 S. Second St., boy, Tuesday.

Mr. and Mrs. Phil Archer, R. 1, boy, Tuesday.

Mr. and Mrs. Harry Carpenter, R. 4, girl, Tuesday.

Mr. and Mrs. Ronald DeKard, R. 10, boy, Tuesday.

Mr. and Mrs. Virgil Thomas, Semmesville, boy, Tuesday.

ADMISSIONS:

Allen Hensley, Texas, "B," surgery, Tuesday.

Russell Scott Hinkle, Mrs. Hinkle, surgery, Tuesday.

Michael A. Hain, Ill. Brown, surgery, Tuesday.

Mrs. Macla C. Cline, Spenser, surgery, Tuesday.

Conest T. Bugh, 288 N. Walnut, surgery, Tuesday.

Charles McKenna, Bedford, surgery, Tuesday.

Mrs. Paul J. Walden, 105 S. Rogers, surgery, Tuesday.

DISMISSALS:

Mrs. Denis Alexander, Mr. Clarence Arkansas, Mrs. G. O. Smith, Mrs. Mrs. Dan Campbell, and daughter, Mrs. Lena Campbell.

MONROE CIRCUIT COURT

Civil Suits Filed

Eustace Pentecost Church vs. City of Bloomington, petition to vacate portion of an alley.

Pearl Palked vs. Ruth Curry and others, complaint to quiet title.

Civil Proceedings

James Butler vs. Martha Lee Buntner, divorce granted, Defendant's former name of Martha Lee Fowler restored.

Criminal Charges Filed

Blake vs. Jerry Robertson, charged with issuing a fraudulent check to Leonard Barger for \$100.

Criminal Proceedings

State vs. Jack L. Hardin, charged with issuing a fraudulent check, dismissed on motion of prosecutor.

Blue Ridge Estates Gets New Sewer Lift Station

Gingerly, the makeshift crane — a steam shovel fitted with chains — using the two 3-ton sections of the sewage lift station into place.

The operation Monday afternoon, the end of a 1,800 mile journey from Mineral Springs, Tex. for the huge steel lift station, marked the start of actual construction at the Blue Ridge Estates development, 1 1/2 miles north of Bloomington on Ours St.

Overlooking Grifley Lake, the city, and the huge new I. U. water plant, Blue Ridge Estates sprawls over 100 acres at one of the highest points in Monroe County.

The lift station, integral in the sewer system for the real estate development was shipped from Texas because of a simple rule of nature — water just doesn't flow uphill, not unless it's given a healthy boost.

The lift station will provide that boost up 17 feet to the peak of the development. It alone cost \$22,000. Eventually, the entire sewage system being handled at a total cost of \$180,000 will be turned over to the city which has already annexed the development area.

H. C. Evans, real estate broker for the development, said the half-million-dollar project will eventually be divided into 200 lots, with 70 lots now being ready for the first addition.

Mitchell and Stark Construction Co. of Monroe is doing the

Campus News Notes

The growing popularity of water sports, and the accompanying rise in water accidents, has prompted the scheduling of a national aquatic leadership workshop Aug. 30-31 at Indiana University.

Patterned to the instructional habits of collegiate water safety instructors, the week-long short course is being arranged by the American National Red Cross and the American Association for Health, Physical Education and Recreation.

Specific attention will be given skin and scuba diving, water skiing, scuba diving, and water polo.

INDIANAPOLIS LIVESTOCK

INDIANAPOLIS (UPI) — Livestock:

Hogs 6.28, steady to mostly 23 lower; uniform 190-230 lb 18.25-18.30; bulk 190-240 lb 17.75-18.25; 240-270 lb 17.25-17.75; 270-280 lb 17.00-17.25; low to 17.50; 190-175 lb 15.75-17.50; some steady to strong; 300-400 lb 16.00-17.00; few under 300 lb 17.25; 400-600 lb 15.50-16.25; few 16.50.

Cattle 1.90, calves 73; steady; few high choice yearling steers 27.00; choice steers 24.50-26.50; good and mixed good and choice 22.00-24.00; mixed good and choice 20.00-22.00.

Police In Hit-Run Two-Car

A two-car or more report was city police The County Sheriff's office to accident of 11:45 p.m. De were Harold N. Jackson, sick, 88, R. 1, Wacker the reported his car, who of Monroe is doing the

The entire cost of the sewer system was \$180,000....and this just for the First Addition!

Blue Ridge Estates, Inc. was bleeding cash and had little in reserve. It was viewed by the industry as a "White Elephant" and a "failure subdivision". They needed to get out from under the project. Therefore, on November 3rd, 1961, Blue Ridge Estates Inc. sold the entire property to Bankers Growth.

187.

Blue Ridge Estates, Inc.
 By: Dillon Gaiger, President
 Attest: L. E. Septer, Secretary

Warranty Deed
 Date, November 3, 1961
 Ack. November 3, 1961 before N.P.
 Recorded November 3, 1961
 Deed Record 141, pages 88-95
 Consideration \$1.00

to

Bankers Growth Corporation

The Northwest quarter of Section 21, Township 9 North, Range 1 West, except that part thereof which lies North of Griffith Creek and old State Highway Number 37, and also excepting therefrom 40 acres of even width off of the entire East side of said Northwest quarter of Section 21, Township 9 North, Range 1 West;

Also, the North half of the Southwest quarter of Section 21, Township 9 North, Range 1 West, excepting therefrom the following, to-wit: A strip of land 145 feet of even width off of the entire North end of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 21, Township 9 North, Range 1 West; and also excepting therefrom the following, to-wit: Beginning at a point 18 rods South of the Northeast corner of the Southwest quarter of Section 21, Township 9 North, Range 1 West, running thence West 30 feet, thence Southeast 100 feet to the East line of said Southwest quarter section, then North 80 feet to the place of beginning. And also excepting therefrom the following

Bankers Growth had been founded in 1959 in Indianapolis and was a financial services company.



They completed the utilities and roads that Blue Ridge Estates had promised. Construction was able to go forward with the first addition housing units.

To summarize, lots were sold in 1959. Because of construction problems, houses could not be started until 1961. The first house was completed in 1962. Hence, the slogan for our Neighborhood Association, "Neighbors since 1962!"



Here is a 1961 aerial photo. Can you see the beginnings of the 1st addition streets being etched out? (HINT: Look for Rusgan Ave. by the yellow star.)



Notice the red star in the photo showing access to new US-37 (now Walnut Street). This exit has been established even though no housing development would begin in that area until 1967. It demonstrates how important it was to be connected to the (then) major north corridor of Bloomington.

The previous realtors, Evans, and Hurst, were fired by Bankers Growth and replaced with Letsinger and Morrow, who then began marketing Blue Ridge more widely.



TO SELL DEVELOPMENT LOTS—The firm of Letsinger and Moore has been awarded exclusive rights to sell lots in the newly opened development, Blue Ridge Estates, on N. Dunn St. and N. Highway 37. The development, featuring large lots with all city utilities, is owned by Bankers Growth Corp. Here Richard Letsinger (left) talks over the development plans with officers of the company (left to right) Flossie M. Bechtel, director; Russell McDermott, president; and Mrs. Margaret Snyder, director. (H-T Photo)

BLUE RIDGE ESTATES

The residents of Bloomington are invited to join with us in creating a beautiful controlled residential area with far reaching natural views of the sky-line of both city and country-side.

Come out to beautiful BLUE RIDGE ESTATES and see for yourself the panoramic view of the city of Bloomington, Indiana University, acres of trees (which will always remain a scenic delight as it now is), and a small lake. Nowhere can be found a building site to compare with this natural setting.

In addition to this superb location is added the advantages of broad paved avenues, a short direct route to the heart of Bloomington and the University, city gas, water, sewers, and all the other advantages of city living.

THE BANKERS GROUP

BANKERS GROWTH CORPORATION
BANKERS MORTGAGE CORPORATION
BANKERS LIFE INSURANCE CO. OF INDIANA

Invites you to

COCKTAILS 5 p.m. to 7 p.m.

Friday September 22, 1961

Van Orman Suburban

Bloomington Indiana

Announcing:

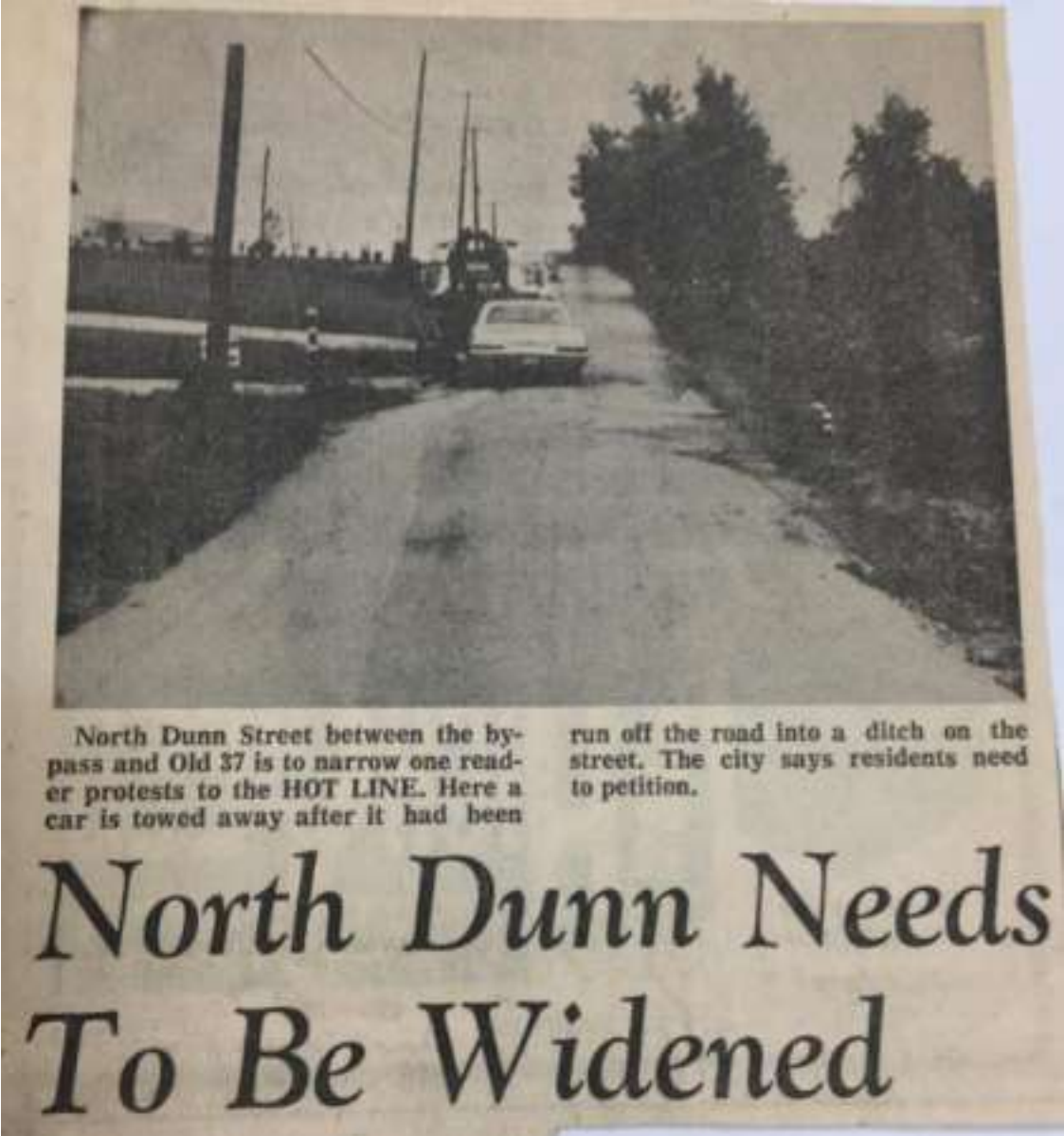
BLUE RIDGE ESTATES

Bankers Growth also wanted to add something to give character and distinction to the addition—the Gates on the Walnut Street entrance.

A most unusual and distinctive entrance is being brought from the historic old Staughton-Fletcher LAMUEL HALL estate in Indianapolis, (now occupied by Ladywood School). Wide sweeping gates topped by an artistic wrought-iron arch, and flanked by Indiana Limestone pillars and wings of wrought-iron fence will welcome you to beautiful BLUE RIDGE ESTATES at the Dunn Street entrance.

Further information on these attractive sites may be obtained from Realtors and Builders in the Bloomington area.

Fun Fact: The notice mistakenly says the gate would be located on the Dunn Street entrance. But Dunn was in woeful need of repair...and dangerous...with multiple fatalities. They had ALWAYS planned on using the Walnut street entrance as the primary entry into the subdivision.



Look how narrow Dunn Street is!! There literally is not enough room for two cars to fit side by side.

On a brighter note, on September 29th, 1962, the gates were installed at the Walnut Street entrance.



BEAUTIFUL IRON GATES adorn the entrance to the newly opened first addition of the Blue Ridge Estates on the north side of Bloomington off of Highway 37. Construction of the entrance is now completed and work on 72 lots on over 300 acres of

ground, owned by the Banker's Growth Corporation in Indianapolis, is being sold by Letzinger and Morrow, local realtors. The homes being built are valued anywhere from \$25,000 on up.

Blue Ridge Has Gates

Just north of the main part of Bloomington off of Highway 37 are two impressive iron gates—the entrance to the newly opened Blue Ridge Estates.

The gates were originally on the Laurel Hall estate of the Fletcher Trust family. They were obtained recently from the Ladywood School in Indianapolis. The construction of the gates on the Blue Ridge addition is expected to be completed some time next week.

The ground for the estates, near 300 acres on a hill, is owned

by the Banker's Growth Corporation in Indianapolis. It is a highly restricted area with high minimum footage requirements for the homes built which must be approved by a committee.

Letzinger and Morrow Realtors of Bloomington are selling the 72 lots both to private owners and builders. They said there has been quite a bit of interest in the homes of this area.

About 12 homes are now built or in the process of being built in the Blue Ridge Estates now. The

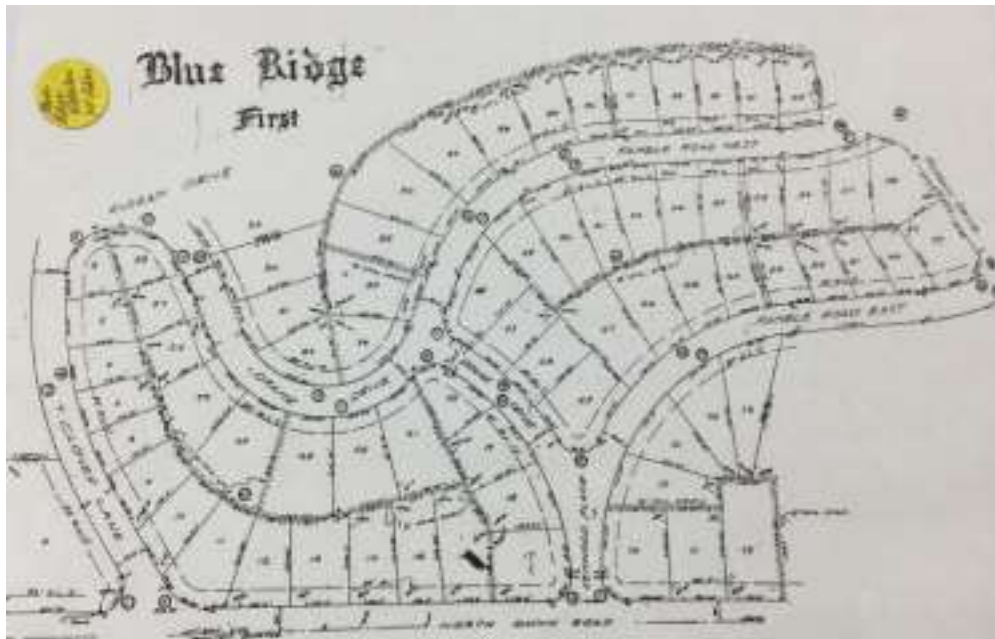
first division, which is open now, has city water, city gas, and city sewers, as well as black top streets. Value of the homes being erected starts at about \$25,000.

There are currently four of these homes under construction. Letzinger and Morrow is having an open house today for three of the homes in the addition. They are located on Banker's Drive and Ruskin Drive.

They said that there are convenient terms for financing the lots and homes in the Blue Ridge Estates.

Fun Fact: The gates were purchased from the Sisters of Providence in 1962. The nuns ran Ladywood Academy for Girls, located in Laurel Hall on the Fletcher Estates in Indianapolis (now home to Cathedral High School). The sisters were looking to construct an additional building for the school. The gates were put on sale to help fund the project. Bankers Group thought they would be great for the front entrance, so they made the purchase.

Bankers Group would use the gates as well as Blue Ridge's convenient location within Bloomington as marketing tools. This was seen most notably in their sales folders. Here are the front and rear of those folders.



It has a few interesting features:

- Rusgan Drive has two different locations, one on the north end of the plat (current site) and another at the south end, by Clover Lane.
- Drane Drive was the original name for Blue Ridge Drive. However, people did not like Drane for a street name and it was removed by order of the City Commissioners.

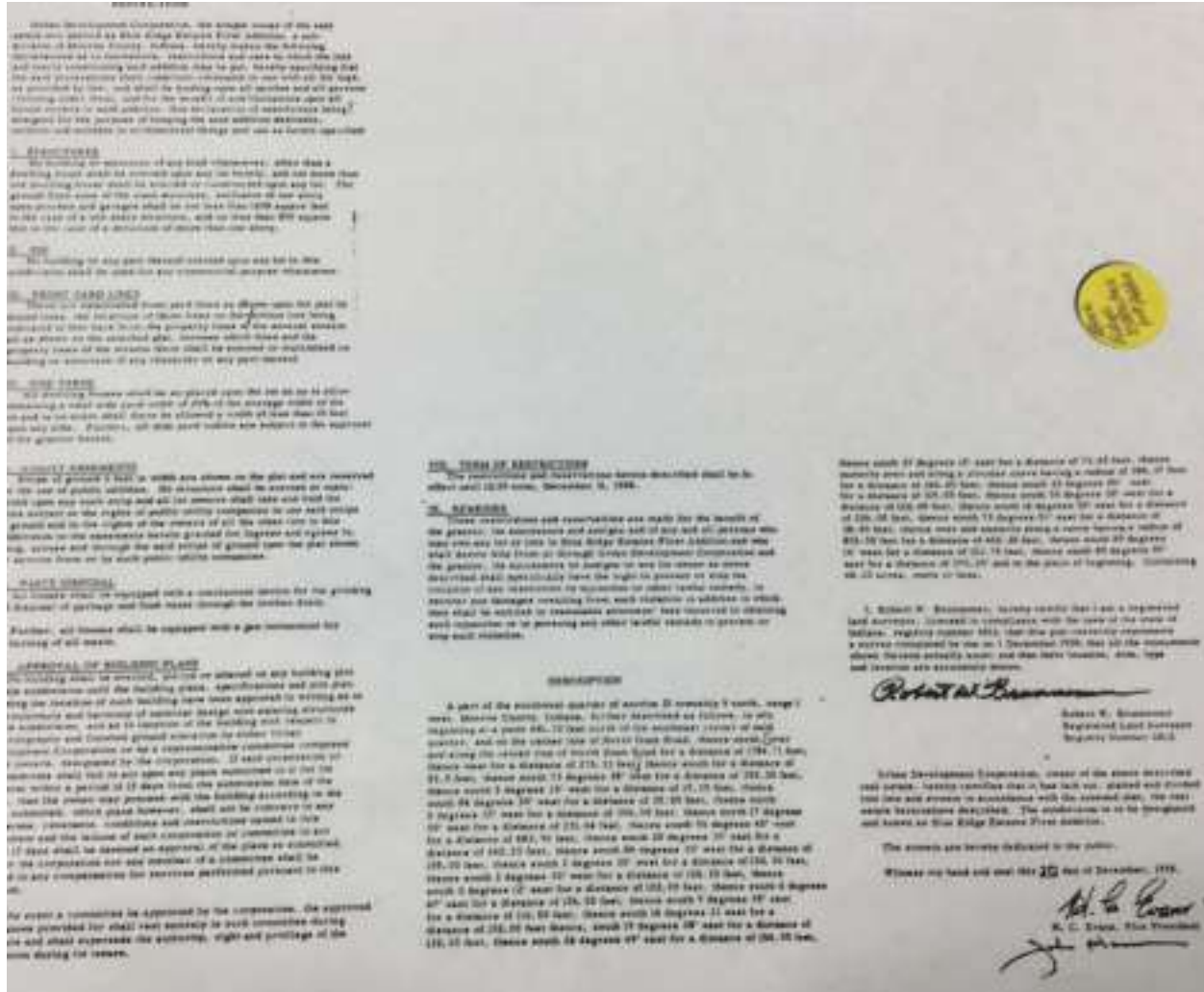


- There was a Ramble Road West where now Bankers Drive lives. This occurred because Bankers Growth wanted a street named for itself.

Fun Fact: Ramble Road West would have to wait until the development of the second addition in 1967 to find its present home.

- Ramble Road East, Clover, and Kenwood Place remain unchanged.

In addition to the plat, the developers established a set of covenants for Blue Ridge.



These were made “for the purpose of keeping the set addition desirable, uniform, and suitable in architectural design”. To do this there were several interesting rules:

- Only dwelling houses could be constructed
- Only one dwelling house per lot
- The main floor on a single level home must have at least 1,200 square feet, exclusive of open porches or garages.

- Two story dwellings must have a ground floor of at least 800 feet.
- No buildings can be constructed for commercial purposes.
- Garbage disposals attached to the kitchen drains are mandatory.
- “All houses will be equipped with a gas incinerator for the burning of all waste.”

Fun Fact: The covenants were in effect until noon, December 31st, 1988. So, you’re safe now.

First Residents

The first home constructed in Blue Ridge was built in 1959 for the honorable Thomas Lemon, mayor of Bloomington. It is located on 2727 North Dunn Road just north of our two friends from the 1st episode, Mr. Rueter (2711 N Dunn) and Mr. Hinkle (2701 N Dunn).



Fun Fact: Mr. Lemon was mayor of Bloomington off and on from the 1940s through the 1960s. When he left office in 1963, his successor was the first woman mayor of Bloomington, Mary Alice Dunlap.

Fun Fact: Lake Lemon, a reservoir 10 miles northeast of Bloomington, is named in his honor.

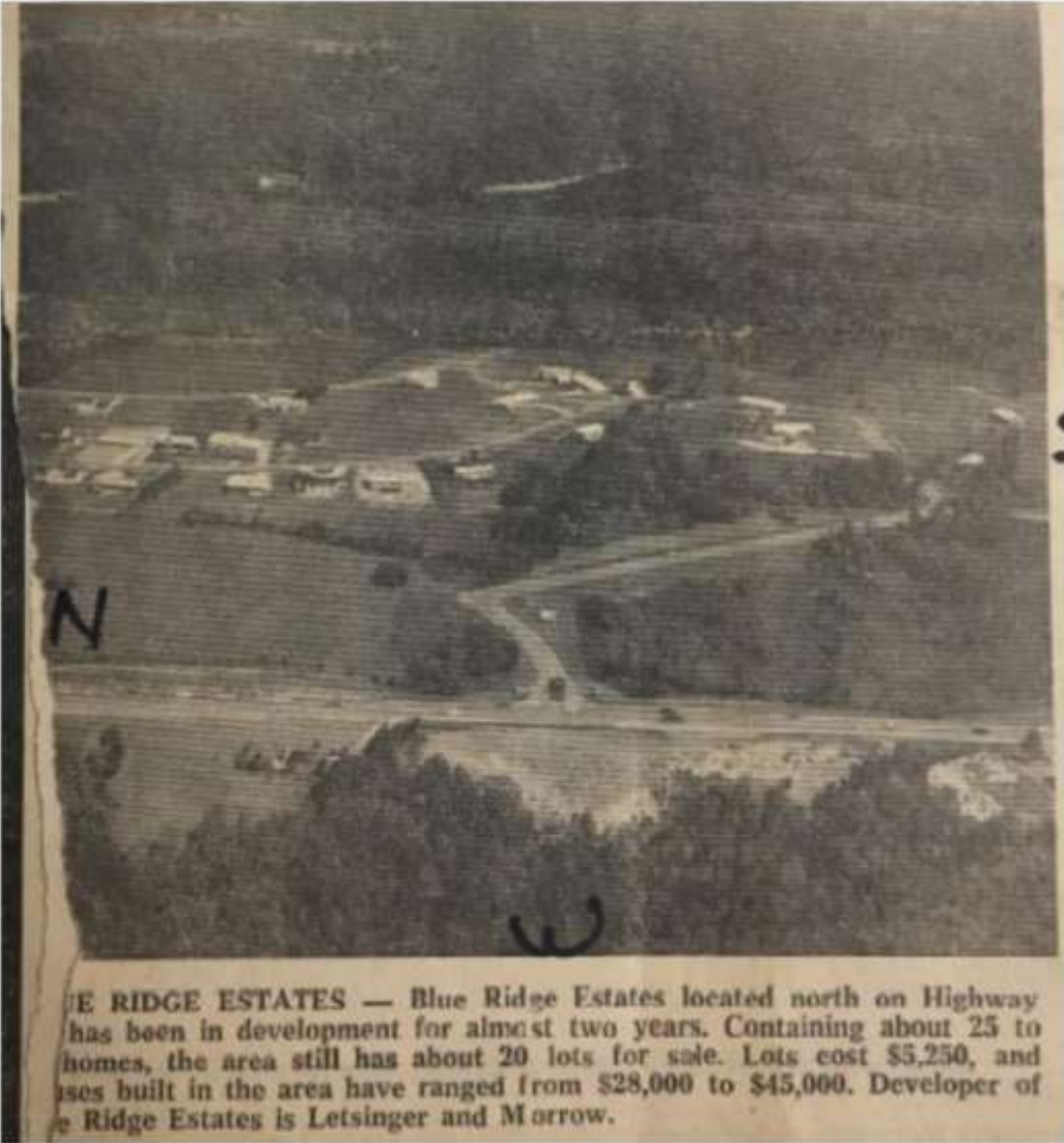
Unfortunately, because of the construction and financial challenges noted above – especially the provision of sewers, no other homes could be started until March of 1961. Thus, lots were sold in 1959, but housing construction was delayed until 1961. The first house was finished in 1962 and belonged to Delbert Miller, a professor at IU, and his wife Rosemary.



Fun Fact: Professor Miller was the first representative for Blue Ridge residents and was quite active, as we shall see later.

Other households joined the Millers over the next several years. They were located around the top of Sheets' Hill at Bankers and Blue Ridge Drives.

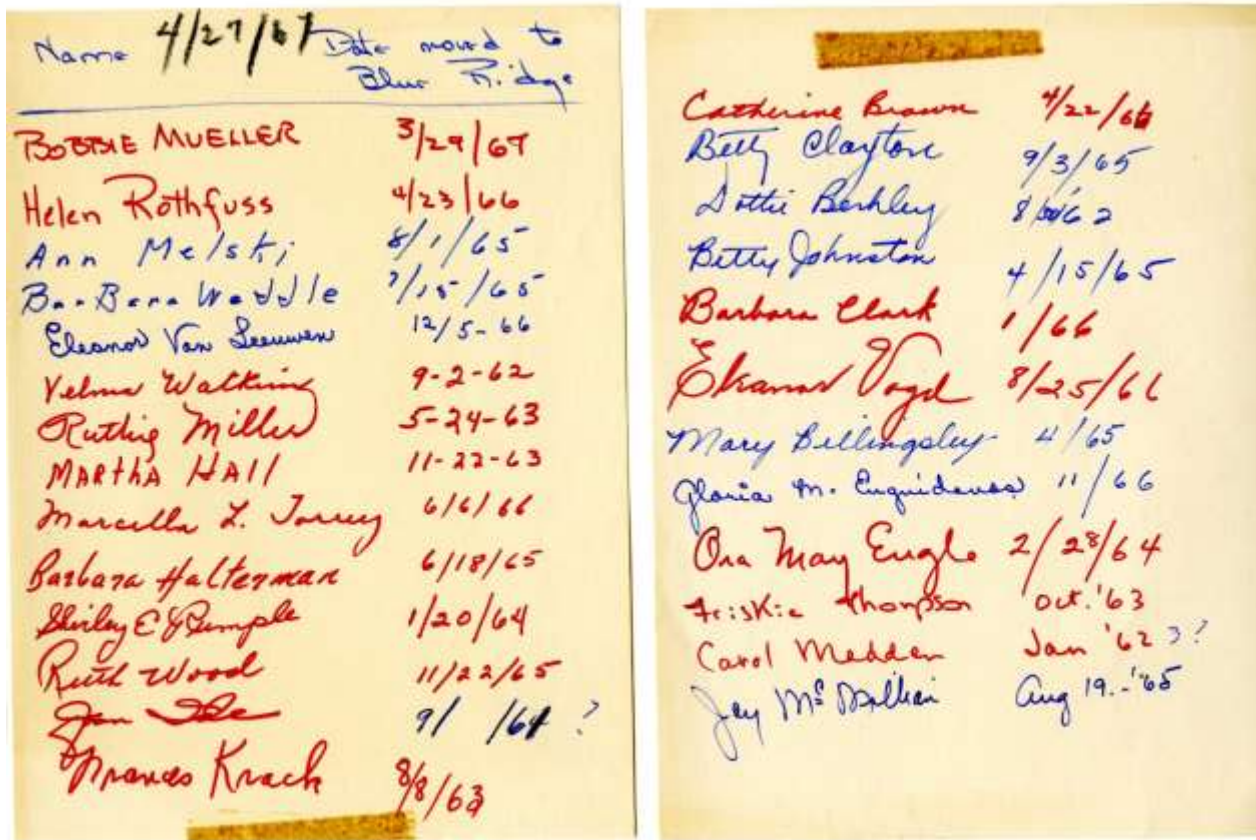
Here is an aerial view of Blue Ridge in 1964.



BLUE RIDGE ESTATES — Blue Ridge Estates located north on Highway has been in development for almost two years. Containing about 25 to homes, the area still has about 20 lots for sale. Lots cost \$5,250, and houses built in the area have ranged from \$28,000 to \$45,000. Developer of Blue Ridge Estates is Letsinger and Morrow.

Note how far away the distinctive gates at the Walnut Street entrance are to the complex of houses.

In 1967, many of the first residents signed this list and said when they moved to Blue Ridge.



Because this was during the Baby Boom, there were lots of children in the addition. The schools had to make accommodations to provide bus service to take these kids to school. Initially, the school corporation was not keen on providing bus service because the development was so far away. The children from Blue Ridge were asked to pick up the bus at Matlock Heights, about a half mile away. However, there were problems with the children walking so far once the winter set in. The situation was remembered by Bev Watkins who was a 13-year old at the time of the battle over bus stops:

“One day that first winter, while attempting to walk home, it was so cold that I finally had to drop my books in the snow at the entrance to Blue Ridge and run to the nearest house where Mrs. Johnson tried to warm my frost-bitten hands while waiting for my dad to arrive. Shortly thereafter, the school board agreed to extend the bus route through Blue Ridge.”

Blue Ridge Residents vs. Bankers Growth

Although Bankers Growth bailed out the Blue Ridge project from failure, there was acrimony between the property owners and “the Indianapolis bankers”. Two incidents are worth noting:

The serious communication gap affair: When Bankers Growth first took over the property in November of 1961, they jacked up the lot prices from \$5,000 to between \$6,000-7,000 each.

<u>BLUE RIDGE ESTATES</u> <u>BLOOMINGTON, INDIANA</u>					
<u>LOT NUMBER</u>	<u>PRICE</u>	<u>LOT NUMBER</u>	<u>PRICE</u>	<u>LOT NUMBER</u>	<u>PRICE</u>
3	Sold \$	28	\$	53	\$ 6,500
4	6,750	29	No lot	54	6,000
5	6,750	30		55	6,000
6		31		56	6,500
7	6,750	32		57	6,500
8		33		58	7,000
9		34		59	7,000
10		35		60	6,250
11		36		61	6,250
12	6,500	37		62	6,250
13	6,000	38	6,750	63	6,250
14	6,000	39		64	6,250
15	6,000	40	6,500	65	6,750
16	6,500	41	6,500	66	6,750
17	6,750	42	6,500	67	6,750
18	6,750	43	6,000	68	
19	6,850	44	6,000	69	
20		45	6,000	70	7,000
21		46	No lot	71	6,500
22	6,000	47		72	7,000
23		48		73	6,500
24		49		74	6,000
25		50		75	6,000
26		51	6,750	76	6,500
27		52	6,750		<u>UTILITIES BEING INSTALLED</u>

BANKERS GROWTH CORPORATION
300 E. Fall Creek Parkway, N. D.
Indianapolis 5, Indiana

While sales were made, they were far from robust. So, on November 30, 1962 Bankers Growth suddenly dropped the sale price down to \$4,500 to encourage sales.



CHOICE BUILDING LOTS FOR SALE IN BEAUTIFUL
BLUE RIDGE ESTATES. FOR LIMITED TIME ONLY AT
THIS AMAZING PRICE, CITY SEWER, GAS, WATER,
BLACK TOP STREETS, ANY LOT NOW AVAILABLE
FOR \$4,500.

This angered the property owners because real estate appraisal for tax purposes would now exceed the value of the lot. They also feared lower lot prices would encourage lower quality homes. Overall, they felt there was a “serious communication gap” between themselves and Bankers Growth. To remedy these 2 issues, the property owners wanted to increase the square footage requirements in the covenants (see above) for one story homes from 1200 to 1500 square feet and 2 story homes from 800 to 1,000. They felt this would ensure quality homes would continue to be built. Also, the Blue Ridge covenants (written by Urban Developers) called for a board of homeowners to work in cooperation with the developer (now Bankers Growth) in planning and decision making. The homeowners felt exercising this option could go a long way toward narrowing the communications gap that existed.

FUN FACT: In late 1962 there were only 4 homeowners at Blue Ridge.....barely enough to make up a board.

Another bone of contention for the homeowners was that Letsinger and Morrow were doing a poor job of marketing the development. They cited lack of realtors on site to answer questions about various properties, (particularly on the week-ends when up to 150 people were going through the complex) and lack of maintenance with some open houses featuring weeds 2-4 feet tall and the grass not cut.

PROPERTY OWNERS OF BLUE RIDGE
OBSERVATIONS OF SALES EFFORTS

Property Owner

- A. Many autos going by our home ^{and} stopping to inquire about whereabouts of agents and house prices.
- Present realtors did not offer to take us to Blue Ridge to look at property or homes. We had to seek it out ourselves (August 1962).
- Weeds were not cut all summer - realtor's excuse that he couldn't locate anyone to do the work.
- B. Lack of sales promotion and sincere salesmanship. Negative defeatist attitude displayed by realtor a serious detriment to our mutual investment.
- C. Open houses have been continuously displayed with high weeds (2 to 4 ft. high) and grass not mowed.
- D. I recommend strongly that prices hold to original value. You can't match the location anywhere in town. The physical location is such that the surroundings are highly unlikely to change enough to adversely affect the future prices. Access to downtown, the University, state roads and other immediate areas are conveniently available from Blue Ridge.
- E. After a client had paid \$6,000 for a lot, the realtor turned around and offered to sell the lot next door for \$4,500 after they began building. This was to be a concession before the public announcement of price slashing. This maneuver considered unethical by many.
- F. Lots are not clearly marked as to SOLD, FOR SALE or what have you. Is the public supposed to be able to read the minds of realtors who make little if any effort to represent the project?
- G. Grading and seeding was not completed until late fall. Lights for the entrance gates have not yet been lighted - long since the installation of gates. All this appears as though no one really cares much about the outcome of the area.
- H. No realtor meets the heavy weekend visitors (30-150) to explain the Blue Ridge Estates.
- Realtors show no concern with access roads (North Dunn entrance is now gutted by large craters).

To this end, a petition by the property owners was sent to Paul McDermott, president of Bankers Growth, to outline their concerns. Our friend Professor Delbert Miller was named the Blue Ridge spokesperson.

December 4, 1962

Mr. Russell McDermott
President, Bankers Growth Corporation
300 E. Fall Creek Parkway
Indianapolis, Indiana

Dear Mr. McDermott:

I am enclosing a petition representing the lot owners of Blue Ridge Estates. The feelings represented in the petition include almost 100 per cent of the owners although some who were ill or out of town could not assemble to add their names. I urge you and the Board to give this petition your most careful consideration. It is presented in protest but it does not need to represent opposition to your long run aims. I am sure that all of us wish the area to develop so that our goals will be attained. At any rate the lot owners have asked me to meet with you and explain more thoroughly the basis for our petition.

I will be in Indianapolis on Thursday and could meet with you between 1:15 P. M. and 1:45 P. M. if you can arrange an appointment.

Yours truly,

Delbert C. Miller
304 Blue Ridge Drive
Bloomington, Indiana

P.S. I will bring with me on Thursday a copy of the present petition with signatures of those who could not assemble Monday night to add their names to the petition.

To say Mr. McDermott's response letter was "non-joining" would be an understatement. We enclose his letter because it is a great example of over-personalizing.

Mr. Delbert C. Miller
304 Blue Ridge Drive
Bloomington, Indiana

Dear Professor:

Your letter disturbed me to no end. To think of the heartaches and amount of money we have spent to develop one of the finest subdivisions in Southern Indiana, and then to receive a letter of criticism is very disheartening to the writer.

I am only speaking as one member of our Board, but I think I carry a little weight with them. You can be assured and you can tell your friends in Blue Ridge that there is going to be nothing built in that subdivision that doesn't stand our approval. We have one of the finest architects in the State of Indiana, Charles Brown, on our Board, and he is in constant touch with Blue Ridge Estates and is offering suggestions from time to time. If anything, we should have a pat on the back from you people instead of being raked over the coals, as I take it from your letter.

We went ahead and voluntarily fulfilled an agreement of paving roads, storm sewers, beautiful entrances and so forth, which our predecessors failed to do in, you might say, a failure subdivision.

We have stockholders, and our fine Board of Directors is heavily interested in Blue Ridge financially. We intend to see fine homes go up in this area, and upon the recommendation of Letsinger & Morrow, we did cut the prices of lots reluctantly to compete with comparable building sites in the Bloomington area.

This project has to move, and if you want to help us, we will appreciate it very much. Up to now, we have had little or no help from the residents of Blue Ridge Estates.

Mr. Frisby will be available tomorrow in the morning. I have several meetings scheduled now through next Wednesday, and I am a major part of the big Hoagy Carmichael, "Stardust Over Indiana" show for the Indianapolis Symphony, which I feel it is my duty as a citizen of Indianapolis to perform as long as it does not interfere with my business affairs.

Respectfully yours,

BANKERS GROWTH CORPORATION

Russell W. McDermott,
President

RWMcD:pbm

Fortunately for everybody involved, the vice-president of Bankers Growth, John Frisby, (no relation to the sports toy) was able to bring the two sides closer together.

December 19, 1962

Blue Ridge Estates
% Delbert C. Miller
304 Blue Ridge Drive
Bloomington, Indiana

Dear Residents:

Thank you very much for your warm and friendly reception on December 17, 1962 at the home of Prof. Miller in Blue Ridge Estates. I feel that our talks will be mutually beneficial for the future.

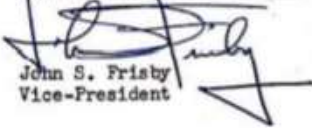
Upon my return to Indianapolis I consulted with other executives in our corporation. They were all in agreement that we should all work together for the best interest of all parties concerned. Bankers Growth Corporation will be more than happy to consult with any members of a citizens committee concerning proposed new houses to be built in Blue Ridge Estates. We will be open to any suggestions that the committee might have and will give our wholehearted co-operation. We intend to continue our policy of allowing only high quality homes to be built in our area. We assure you that this policy will be strictly adhered to both now and in the future.

At the board of directors meeting today I am going to discuss the recent drop in the prices of the lots down in Blue Ridge and expect to take some action before the end of this week concerning such. In the future if the residents of Blue Ridge have any complaints or wish to make any suggestions concerning Blue Ridge Estates I would greatly appreciate it if they would contact Bankers Growth Corporation directly.

Thank you very much again for your hospitality and it certainly was heartening to see such a fine group of people living in Blue Ridge Estates. We are looking forward to a close relationship with all of you in the future.

Sincerely,

BANKERS GROWTH CORPORATION


John S. Frisby
Vice-President

In the end, a compromise was made, and the lot prices were brought up to \$5,275 stating on January 1st, 1963.

December 26, 1962

Mr. Russ Ede
Blue Ridge Drive
Bloomington, Indiana

Dear Russ

Thank you very much for your very fine memo concerning the objective on sales, etc., in Blue Ridge Estates. We will take all these matters into serious consideration, and take whatever action we deem necessary to improve the situation in Blue Ridge for our mutual benefit. I assure you that I personally and my company do recognize your group and look forward to a very close co-operative relationship in the future.

I think you will find our requirements favorable to both our mutual interest and I feel confident that you will render us as much support as you possible can concerning Blue Ridge Estates.

I am enclosing a carbon copy of a letter I am sending to Mr. Letsinger today and directing him to raise the price of the lots in Blue Ridge to \$5,250.00 as of January 1, 1963.

Thank you very much again for everything, and my best wishes for a Happy Holiday Season.

Sincerely,

BANKERS GROWTH CORPORATION


John S. Frisby
Vice-President

JSF:cc
Enc.

The problem with the weeds and poor maintenance was resolved by Letsinger and Morrow. They simply shifted the blame and responsibility for maintenance to the individual lot owners.

June 7, 1963

Mr. Russell Ide
Blue Ridge Drive
Bloomington, Indiana


Dear Russ:

Mayor Dutilap has called us in regard to your no doubt legitimate complaint about the weeds in Blue Ridge. However, I might point out that each lot owner is responsible for his own grass mowing and if the city takes any action it will be prorated to the respective lot owners.

Lot owners will be informed of their responsibility and we shall see what results can be gotten in this manner. Blue Ridge lots that are left are the responsibility of Blue Ridge Corporation.

Cordially yours,

LETSINGER & MORROW, REALTORS


Richard P. Letsinger

RPL:jb

Fun Fact: Look at the cool script typewriter that Letsinger and Morrow used for the letter! And Mr. Letsinger even spelled Mr. Ide's name correctly!!

The Apartments at the Foot of the Hill Affair: Bankers Growth was always concerned about the financial health of the project and were looking for ways to increase revenue. Since most of Blue Ridge was unplatted, they felt other types of housing developments could be built on that land. In 1962, they began looking at re-zoning the area where Blue Slopes Addition is now located. They envisioned an apartment complex of 7 buildings with 90 units (44 one bedroom, 36 two bedroom and 10 three-bedroom units). Bankers Growth gave two reasons for wanting to re-zone this area for multiple dwellings when they went to the City Planning Commission:

- 1) The land for re-zoning was not suitable for single dwelling housing because of the terrain.....and a bowling alley (Suburban Bowl) was close by.
- 2) The apartment complex would allow for a "buffer zone" between the Blue Ridge residents and the business district just south on Walnut Street.

Again, the homeowners were angered because they felt the apartments would decrease the value of their property and they were of the understanding that ALL of the Blue Ridge area would be exclusively single dwellings and not just the land platted for the First Addition.

Fun Fact: When the city had annexed the Blue Ridge area, they also understood it being

entirely single dwelling homes.

The property owners felt that if Bankers Growth could rezone to the south of the main entrance now, what would keep them from rezoning to the north of the main entrance later (i.e., piecemeal re-zoning)?

ISSUES IN RE-ZONING BLUE RIDGE

1. The construction of seven apartment buildings with the necessary parking and play facilities would de-value the lots and homes in the Blue Ridge Estates. The truth of this issue lies in the future. No one can predict with certainty what will occur at some point distant in time. The corporation argues that the type of apartment building and the number of units which they presently contemplate will not alter land values. The people in the Blue Ridge area fear the construction of the apartments will alter land values regardless of the type of multiple-dwelling erected.

The corporation implies that they want only this particular piece of land re-zoned; that they are as interested in keeping up land values as are the residents of Blue Ridge. The residents argue that the re-zoning south of the gate will alter land values in Blue Ridge and further that, the possibility of the corporation requesting the land north of the gate be re-zoned for multiple-dwellings exists. They point out that a construction company (represented on the board of the corporation) owns land adjacent to that now under consideration and that the construction company's land may be utilized as a multiple-dwelling area in the future. Corporation representatives claim, informally, that they have "no plans" for the area north of the gate to Blue Ridge Estates presently. If the area south of the gate is re-zoned, will it not be easier to secure a re-zoning of the area north of the gate and surround Blue Ridge with a "buffer zone?" In larger cities than Bloomington, piecemeal re-zoning has eliminated residential areas. At the last meeting of the planning commission we witnessed the last parcel of such an area re-zoned commercial.

The corporation suggests that a re-zoning of the nine (9) acres south of the gate is all they want. The residents question the integrity of the company because of the present request to re-zone what had been advertised as a single family residence area after a short existence as a sub-division and because of a previous attempt to reduce the value of lots in the area. This occurred last December when the price of lots sold by Bankers Growth Corporation were reduced by about \$1,000. They have not been returned to their former levels.

The decision which the planning commission must make is which financial prediction is more correct; that of the residents or that of the Bankers Growth Corporation.

2. With ninety units proposed for the area and the predilection of families to own one or more cars a question of traffic safety exists. Route 37 is a limited access highway and all traffic must proceed either through the highway 37 entrance to Blue Ridge Estates or through one of the exits on Dunn Street. The residents argue that this would create a traffic condition more hazardous than would exist if the area remained zoned for single family residences. The corporation has not spoken to this question but has planned a road in the area. This will have to be built whether the area remains zoned R-1 or is converted to R-3. The planning commission must decide whether the prediction of a traffic hazard is a sound one.

3. A third question which arises is whether the concept of zoning has validity for those who choose to live under such a system. Those concerned with urban renewal in large cities claim that the renewal is needed often because of the encroachment of re-zoning of parts of areas until an entire area is re-zoned downward. To what extent is zoning a protection? Is it a myth or reality?

The city is presently considering annexing several sub-divisions. A factor in whether a sub-division will enter (or residents will be in favor of entering) the city may be the decision made in Blue Ridge relative to the protection zoning may give to an area which does not presently have such protection.

4. A fourth question is that of land use. The corporation argues that single residences cannot be built upon the land because of the local relief. Residents in the area argue that this is a positive factor in persons buying in the area. They have built upon the hills because of the local relief and they point to other areas of a similar nature in the state where residences exist. The city planning commission must decide which of these is correct. The contour lines on the map in the planning commissions report on geologic considerations reveals the relief of the proposed site is less than or equal to the relief in areas where a house is presently built and one is under construction.
5. There is a question of esthetics for the area. The corporation claims that the architecture of the buildings proposed is of such nature it will add to or be superior to single family dwellings. Residents who overlook or would overlook such claim it would be less appealing than single family dwellings.

The city planning commission must decide whether parking lots (on land of local relief not suitable for single residences), roofs, T-V antenna and large buildings (with necessary outdoor lighting, the night through) or lawns, trees, shrubs and the varied architecture of individual homes is more appealing.

Our friend, Mr. McDermott, the president of Bankers Growth, responded again with another over-personalized letter..... just beautiful.

May 24, 1963

Mr. William H. Johnson
401 Clover Lane
Blue Ridge Estates
Bloomington, Indiana

Dear Mr. Johnson:

As President of Bankers Growth Corporation, and one that has in excess of \$100,000.00 of his cash in the Corporation and one who is drawing not one red cent as President from this Corporation, I would like to answer the letter which John Frisby turned over to me this morning.

In the first place, I cannot appreciate your remarks about Blue Ridge having turned into a "white elephant". You must remember as Letsinger and Morrow pointed out from the beginning, as well as Dr. Geiger, Mr. Septer and others, that this place was a complete failure. We went into this thing with our eyes open and fortunately we have the capital to see this thing through. We have had several opportunities to sell this subdivision out to big prefab dealers and others, and I want you all to know this.

I intend to be at the next meeting, and I am frank to say that I am not going to let our organization be told how to promote or how to run Blue Ridge Estates. We have money in this project, we have stockholders, and we have a dedicated group of Directors interested in always doing a good job. This point I want to make clear to you or any of your other neighbors in Blue Ridge.

You also said, "your meeting was naturally a disappointment to all of us who have built in Blue Ridge, etc." The apartment project which we are giving serious consideration to will in no way damage Blue Ridge. For your information you had one of the finest architects in the state of Indiana, Charles Brown, who is also on our Board and who has money invested in our organization, so he is not about to do something to hurt Blue Ridge.

Since you say that you can form a citizens committee to buy Blue Ridge we would always entertain to make a profit on our investment. But, you can rest assure that it is going to be a profit or we are just not about to discuss anything with anybody about taking over Blue Ridge. We want you to know that we control Blue Ridge and we want your co-operation. But up to now, I do not know of anyone that has written me or our Company and given us a pat on the back when we put the streets in Blue Ridge and beautified it with the gorgeous gate, which has all cost a considerable amount of money. It was not necessary for us to pave all of the streets and particularly in front of the ones that paid \$2,000.00 or \$3,000.00 when there was not anything up there but dirt. Up to now we have not had a thank you from any of you.

Now, if you want the writer to meet with you and your committee he will be available.

Very truly yours,

BANKERS GROWTH CORPORATION



Russell W. McDermott
President

RWM:cc
cc: Letsinger and Morrow

Unfortunately, the differences between the two sides could not be resolved, so they went to war. The first battle was in 1963 when Bankers Growth, on July 11, went to the re-zoning board seeking approval for the apartment complex. About 25 people showed up to contend the measures. Tempers got heated between the 2 sides so the commissioners elected to inspect the site themselves and set the next meeting, on August 1st to reconsider the motion.

Blue Ridge Residents Voice Protest

Irate property owners in the Blue Ridge addition got warm under their collars during a regular meeting of the City Plan Commission Thursday. Vociferous voices caused a question to be taken under advisement until the commission meets again.

At stake is a 90-unit apartment complex proposed by Banker's Grove, Blue Ridge developers.

The complex of seven buildings would be constructed on a nine-acre plot just off Highway 37 on the southwest corner of Blue Ridge Addition. Promoters feel it will act as a buffer between single-family dwellings on the hills and commercial business on the highway.

But holders of costly Blue Ridge residences say they don't

want to look down the hills on top of an apartment complex.

They maintained before the commission that such a construction would decrease property values, and that such action was contrary to advertised land usage at the time lots were being sold in the area.

Frank Barnhart, attorney for Banker's Grove, said the property in question is too sloped to be readily used for private dwellings. He said it is necessary to build extensively on the ground to make any construction worthwhile.

The estimated 25 remonstrators got warm, Barnhart got warm and the commissioners got warm. Commissioners will inspect the site before they next meet.

The build up to the next meeting was well publicized in the Bloomington area. Many people in

the community were interested in the zoning commission's decision because it could affect their sub-division as well.



However, 15 minutes before the meeting was to begin, Bankers Group withdrew the petition and the project was withdrawn.

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Residents Win Fight By Default

Apartment Proposal Withdrawn

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Preparations for a knock-down, drag-out fight to keep Blue Ridge Estates a one-family residential development went for nought Thursday night.

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More than 40 residents showed up at a regular meeting of the Bloomington Plan Commission, armed with photographs, topographical maps, newspaper advertisements from as far back as 1959 and other documents on show boards and in manila folders. They were to protest a request by Banker's Growth, Inc., Indianapolis, for permission to construct a 90-unit apartment complex in the area.

But, as the meeting opened, Marvard Clark, secretary to the commission, informed the group he had received a telephone call at 7:15 p.m., 15 minutes before the scheduled start of the meeting. He said Frank Barnhart, local attorney representing Banker's Growth, asked if it would be all right to save a trip to the session and verbally file a withdrawal of the request.

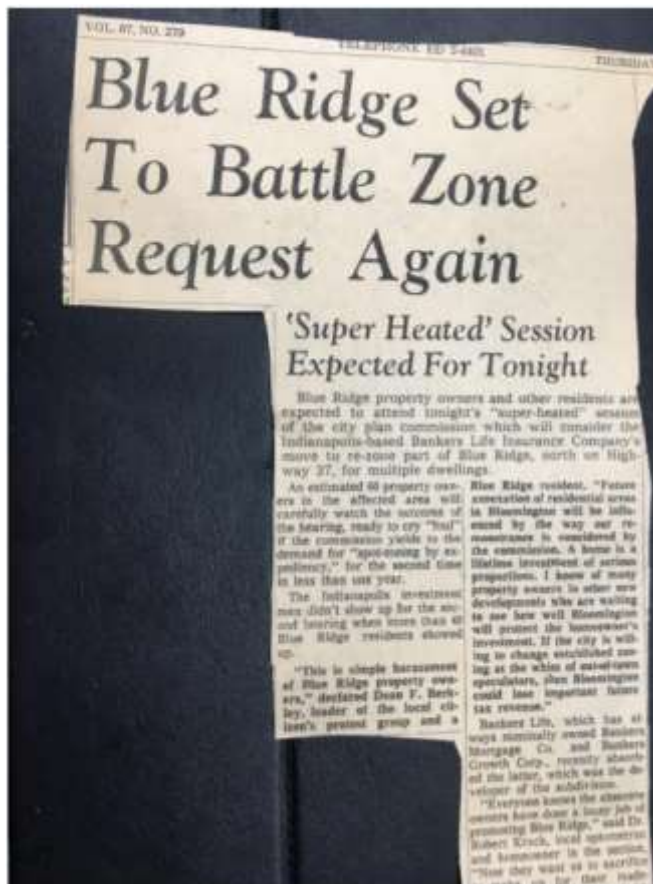
But the issue did not go away. Bankers Growth was bought up by Northside Development Corporation (NDC) who decided in April of 1964 to give re-zoning another shot.

NOTICE OF PUBLIC HEARING

The City Plan Commission of Bloomington, Indiana, will hold a public hearing on Thursday, April 9, 1964, at 7:30 P.M., E. S. T., in the Council Room of the City Hall to consider a proposed amendment to "The City of Bloomington Indiana, Zoning Ordinance", to rezone the following described area in the City of Bloomington, Monroe County, Indiana, from its present R-1 ONE FAMILY ZONE classification to an R-3 MULTIPLE DWELLING ZONE.

A part of the Southwest Quarter of Section 21, Township 9 North, Range 1 West, bounded and described as follows, to-wit:

The arguments for both sides were unchanged but the passion was much higher.



On Thursday April 9th, 1964, the two sides met at 7:30 pm with 65 agitated residents storming the Planning Commission. For two and a half hours the sides argued their positions. Professor Miller sarcastically read the advertisements claiming Blue Ridge to be exclusively residential while other residents put up visual aids.



After the arguments were over it took the Commission only 5 minutes to reach a decision in favor of the Blue Ridge residents.

The Re-zoning peril was no more!!!!!!!!!!





This shows the power of individual residents coming together as one voice to be heard in earnest about a mutual concern they have with the city.

Fun Fact: Can you say, "Lower Cascades Park"

"Sidewalk on Dunn"?

Blue Ridge would have no further problems with "outside interests" in the years following. The 1st Addition started filling up initially around the Blue Ridge Drive, Bankers and Ramble East

Area, then followed by Clover and Dunn. By 1967 the area was almost completely occupied by homeowners. Here is an aerial photo of the 1st Addition in early 1967.



Fun Fact: This photo will look much different in late 1967, as we shall see in the next episode.

Fun Fact: The initial Board for Blue Ridge had three members:

- 1) Delbert Miller: Our old professor friend.
- 2) Robert Billingsley: A star diver at IU in his youth and the diving coach for his alma mater when he was living at Blue Ridge
- 3) Kenneth Rumpel: A local builder and developer of whom we will get to know a great deal with the next episode. So..... join us for the 3rd episode

THE RUMPLE YEARS (1967-1982)

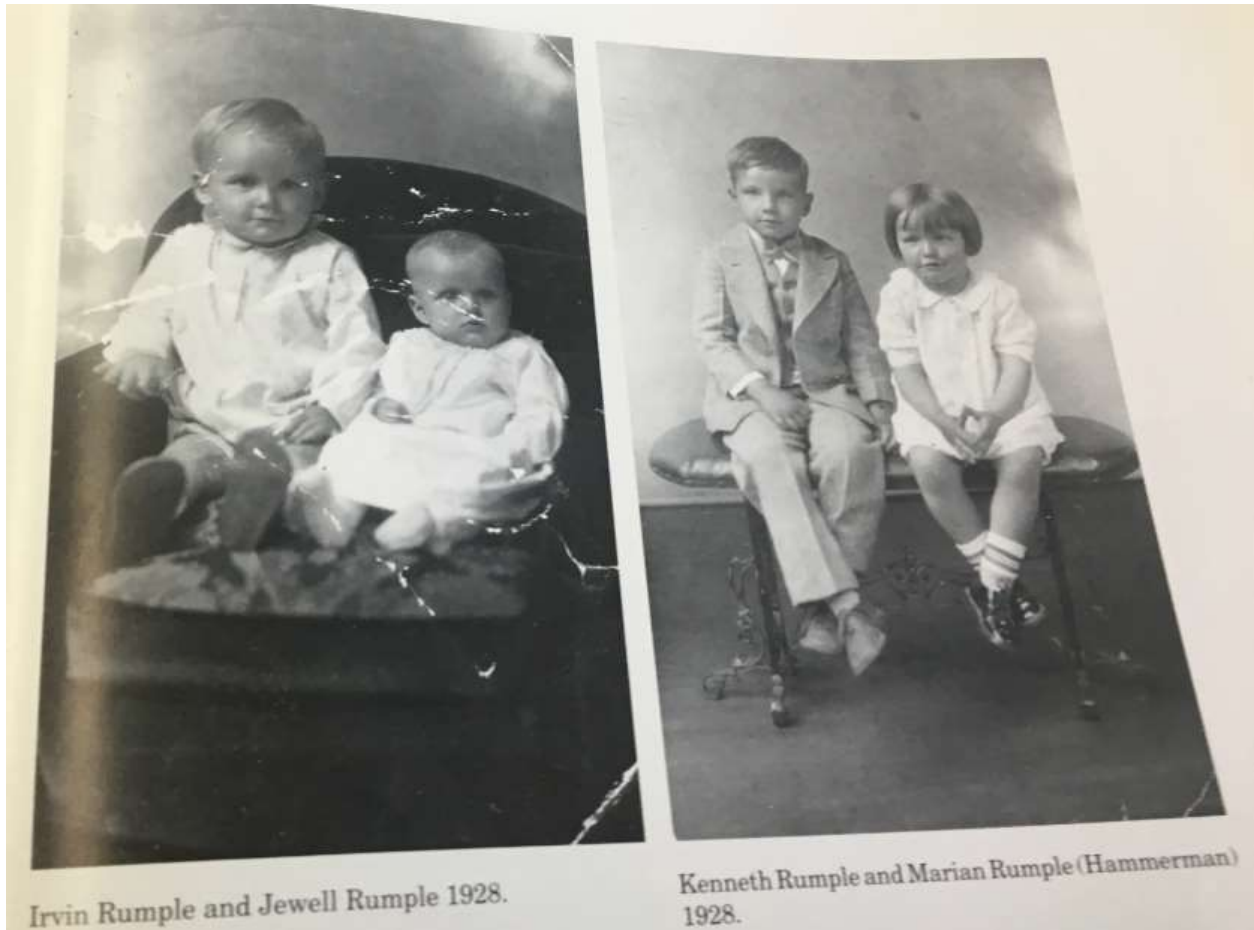
Blue Ridge: The Mini-Series:

EPISODE 3

The Rumple Years (1967-1982)

Linda and Paul Kern

Dedication: To Kenneth Rumple, and his brother, Irvin, pictured here as young executives. They contributed mightily to the making of the 2nd-5th additions.



Preface: This episode occurs in the years surrounding the 1970s. It was an era that contained the moon landings as well as Watergate, Roe v Wade and Star Wars. Two events of this era concerned Blue Ridge very much: ecology and the economy.

Ecology: “The Greening of America” was a reaction to the haphazard planning occurring after WW 2 resulting in marked pollution and water erosion, which came to a head with the fire on the Cuyahoga River in Cleveland Ohio in 1967. Following this, cities began to take ecology into account when making their plans. Bloomington used the firm of Johnson, Johnson, and Roy as advisors for their ecology planning. They produced a “master plan” for all areas of ecology including water conservation. The two areas around Blue Ridge, Griffy Lake and Cascades Park were considered very important to prevent water run-off and soil erosion. Blue Ridge would use this important status as an ace-in-the-hole when engaged in re-zoning wars with developers in the surrounding areas.

The Economy: This was the era of “Stagflation” with low growth and marked inflation which gravely affected the housing market. To give an example; a 1976 ad with a home in Blue Ridge that read “\$90,000 assumable mortgage with 11.5% interest!!!!” The exclamation marks represented celebration and joy, not fear and horror. This type of inflation continued going up until 1982, when the prime mortgage rate hit an eye-opening 16.5%. Obviously, trying to sell houses would be difficult in this climate, especially the higher-priced housing. Condominiums, with their lower cost, became very attractive and would present difficulties to homeowners trying to prevent re-zoning that would encourage them.

By 1967 there were a total of 60 homes built in the 1st Addition. Bankers Life, the developer, felt it was time to add more homes. Here is the plat for the 2nd Addition. It had plans for 47 houses on 32.6 acres.



It wraps around the 1st Addition in every direction except from the south. To the west, Ramble Road West was created; from the north, Rusgan Drive was extended, and Lakewood Drive built. Ramble Road became Ramble Road East and houses were built on the east side of the street adjacent to the 1st Addition housing.

FUN FACT: It is easy to tell the difference between the two Additions by looking for sidewalks. The 2nd Addition has them and the 1st does not.

Here is an article and an advertisement from 1967 detailing the 2nd Addition. It features Kenneth Rumble and Blue Ridge Estates Inc.

Blue Ridge To Expand

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June
14

One hundred acres containing sites for about 150 homes will be developed as the second addition to Blue Ridge Estates, it was announced Thursday afternoon by Kenneth Rumble of Rumble Brothers Construction.

Formerly the Hinkle Farm, the property was purchased from the Selective Life Insurance of Chicago, which merged with Bankers Life, developer of the first addition to Blue Ridge Estates.

Plans call for developing 40 lots as the initial phase of the expansion program, said Rumble. Utilities are to be underground for lots of approximately 20,000 square feet.

Rumble said the building sites will be priced between \$7,000 and \$11,000 each.

The property is in the city, and water and sewer lines will be extended to serve the area. Streets will be of asphalt con-

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fort will be made to save as many as possible, he said. The terrain is not as hilly as the first addition to Blue Ridge, but most of the homes will have a view "now unparalleled here in Bloomington," Rumble pointed out.

The first addition to Blue Ridge contains about 70 lots and 60 houses have been constructed.

Construction of homes in the new addition will be carried on in the same tradition as in the first addition, Rumble said as he pointed out some of the beautiful residences in the area.

For the purposes of development, Kenneth and Irvin Rumble, brothers, and William W. Oliver have formed a firm known as Blue Ridge Estates, Inc.

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FUN FACT: Mr. Rumble lived at 313 Blue Ridge Drive. His construction firm would build 22 homes in Blue Ridge.

FUN FACT: William Oliver was a law professor at IU and owned Oliver Winery.

Some of what Mr. Rumble says in the advertisement is fanciful. While Mr. Rumble and his brother, Irvin, as well as Mr. Oliver did form Blue Ridge Estates Inc., they did not purchase the land wholesale from Bankers Life. Instead, they bought lots piecemeal over the next several years. When a sale was made, the homeowner paid Blue Ridge Estates Inc., who then bought the land from Bankers Life. Bankers Life still owned most of the land. Indeed, they added an extensive network of roads in 1967 as evidenced by these two aerial photos, the first is from May of 1967 and shows just the 1st Addition being paved. The second photo is from October of that same year. It shows the 1st Addition and all the remaining property in northern Blue Ridge (the 2nd-5th Additions) completely paved.





Also notice a 3rd exit onto Dunn Road via Lakewood Drive.

FUN FACT: In order to create the Lakewood Drive and Lakewood Court areas, Bankers Life bought land from Bloomington Township.

The South part of Blue Ridge (Blue Sloops and Blue Ridge Court) was not developed by Bankers Life but instead remained fallow. It will have a role to play in this episode!

Because of the economy, growth in the 2nd addition was slow. It took fully 10 years before the lots would be occupied, the longest of any addition. To illustrate this point, here is an aerial photo of Blue Ridge in 1972, about 5 years into the 2nd Addition's development. Notice how the 1st Addition is close to full occupancy but the 2nd Addition is still sparsely populated.



1st Annual Picnic and Business Meeting.

The Blue Ridge Neighborhood Association was formed in 1972. In June, a committee drafted a constitution. The residents of Blue Ridge voted to accept the document and elect an 8-person executive committee at the 1st annual business meeting held on Sunday August 27th. In addition to forming the Association the neighbors decided to make it a social occasion by having the first Neighborhood Picnic on the same day. The business meeting, which approved the constitution and the executive committee, followed the picnic. For the next several years, the annual business meetings would always follow the picnics. The two were intertwined. Also, annual dues of \$5.00 were collected during the festivities after the first year.

THURSDAY, AUGUST 24, 1972

Neighborhood Picnic To Launch Association

A neighborhood picnic in Blue Ridge Estates Sunday will also officially launch the subdivision's neighborhood association.

Invitations have been sent to the 87 families in the neighborhood to gather at the crest of Blue Ridge Drive at 5 p.m. The street will be blocked for the occasion from its intersection with Clover Lane on the west to Bankers Dr. on the east. Residents of that section of street are asked not to drive through during the event.

Families are asked to bring picnic tables, card tables,

lawn furniture and blankets as convenient in addition to food.

A constitution for a Blue Ridge Neighborhood Association will be submitted for approval of residents during a business meeting. The constitution has been drawn up by a committee of five appointed at an informal neighborhood meeting two months ago. Members of the committee are Mrs. Delbert Miller, Dale Womble, Mrs. Alfred Strickholm, Mrs. Kenneth Galloway and Ben Van Leeuwen.

The neighborhood had already been active in efforts

to have Dunn St. north of the Highway 46 Bypass improved.

The Association is an outgrowth of this effort.

The constitution committee will propose the election of an executive committee of eight persons. Four of these eight will be elected by the committee to Association offices. The remaining four members will chair committees on: 1. neighborhood development and welfare; 2. traffic and safety; 3. external affairs, and 4. membership and social events.

Let's Make A Neighborhood Out Of Blue Ridge

Come see your old friends and meet some new ones on Sunday, August 27, 1972 from 5 - 7 p.m. The Blue Ridge Neighborhood will have a potluck dinner at the top of the hill on Blue Ridge Drive. Bring your own food, drink, and table service (anyone close enough to bring a table or ground cloth please do so).

Following the picnic will be the election of officers and the adoption of the Blue Ridge Constitution. Every one is asked to stay for this meeting. Don't forget - Sunday, August 27 from 5 - 7 p.m. a potluck dinner and business meeting on the top of Blue Ridge Drive!



H-T Photo by David S. [unclear]

Food And Fun

While the grown-ups discussed the possibility of forming a Blue Ridge neighborhood association, younger residents of the neighborhood enjoyed the opportunity of being together by

playing. The little boy in the pic may be in somewhat of a predicament, but he seems to be having good time too.

WITHOUT PREJUDICE

In April of 1968, Congress and President Johnson passed the Fair Housing Act which prohibited discrimination concerning the sale, rental and financing of housing based on race, religion, national origin or sex. While it was landmark legislation, there were still holes in it. For example, private sales of homes, as opposed to commercial realtor sales, could still act WITH prejudice. To help combat this, in May of 1968, Blue Ridge residents signed a statement affirming that all sales of its homes, commercial or private, would be without prejudice.

we, the undersigned homeowners in Blue Ridge Estates, wholeheartedly endorse the spirit of the recently passed Federal Open Housing Bill, and we subscribe to the following statements:

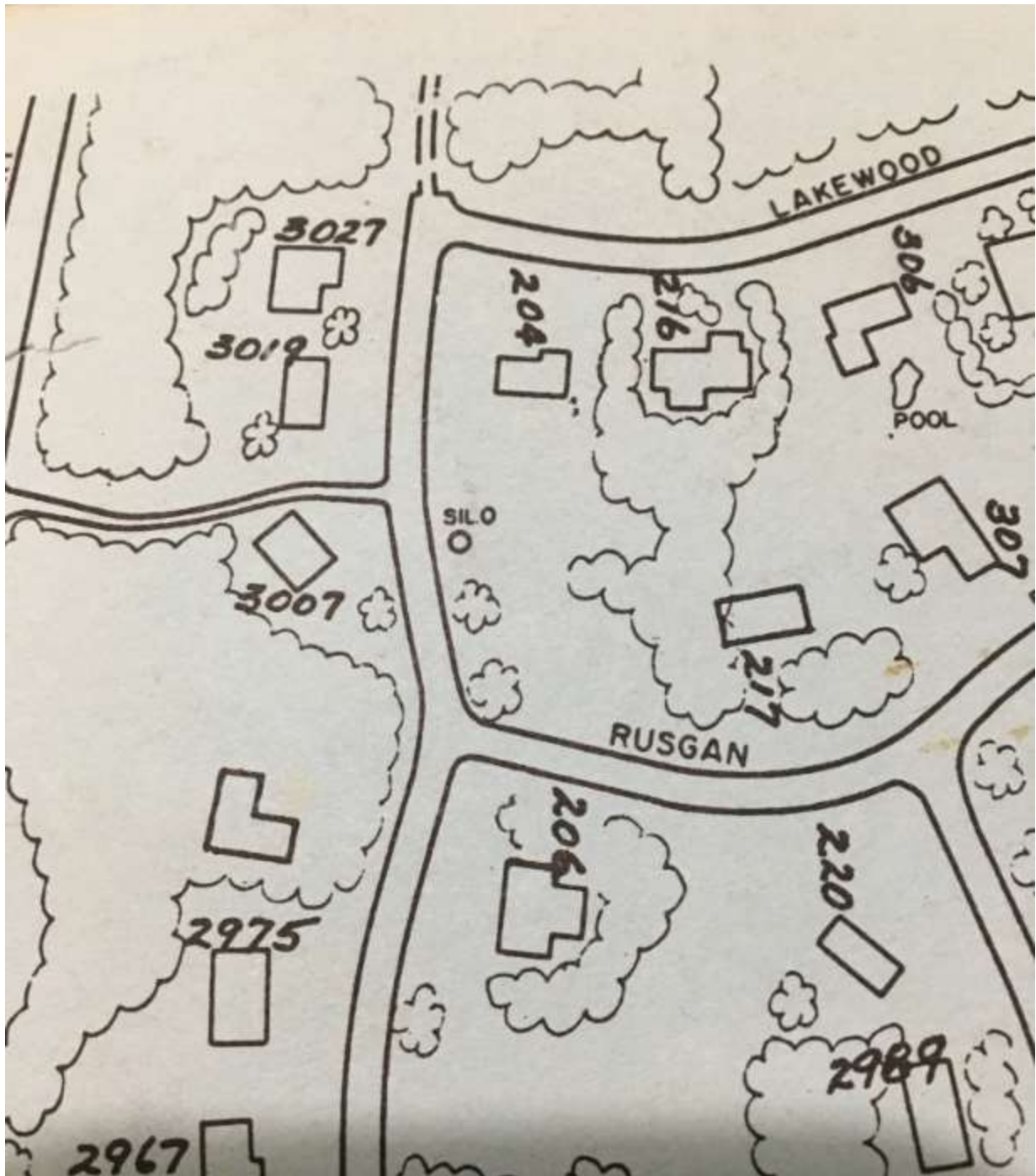
1. Should the occasion arise in which my own home is to be sold or rented, whether the transaction is handled privately or through a realtor, I shall insist that it be shown and offered for sale or rent to anyone, without racial discrimination.
2. Whenever any other home in this addition comes up for sale or rent, whether the transaction is handled privately or through a realtor, I favor that it be shown and offered for sale or rent to anyone, without racial discrimination.

COME FOR THE SILO, STAY FOR THE HOMES!

Before Blue Ridge was formed, there was a farm owned by the Hinkle family on the property. Recall in the first episode we mentioned a Hinkle farm at 2701 North Dunn. This was a second Hinkle farm located near 3007 North Ramble Road West. When the 1st Addition was being built, the Hinkle family still lived at the farm. In fact, their children took the same bus as the Blue Ridge kids to school. However, by 1967, the farm was abandoned except for the silo. In making the streets for the 2nd addition, Bankers Growth decided to not destroy the silo but instead placed the streets around it. Over the next 20 years, the silo would remain a fixture in the Blue Ridge area.

FUN FACT: A metal plate was bolted onto the silo with the name "Indestructible.. Maybe the developers did not want to press their luck.





You can also see the silo in the 1972 photo just discussed above? (Hint: Look for the red star in the picture)

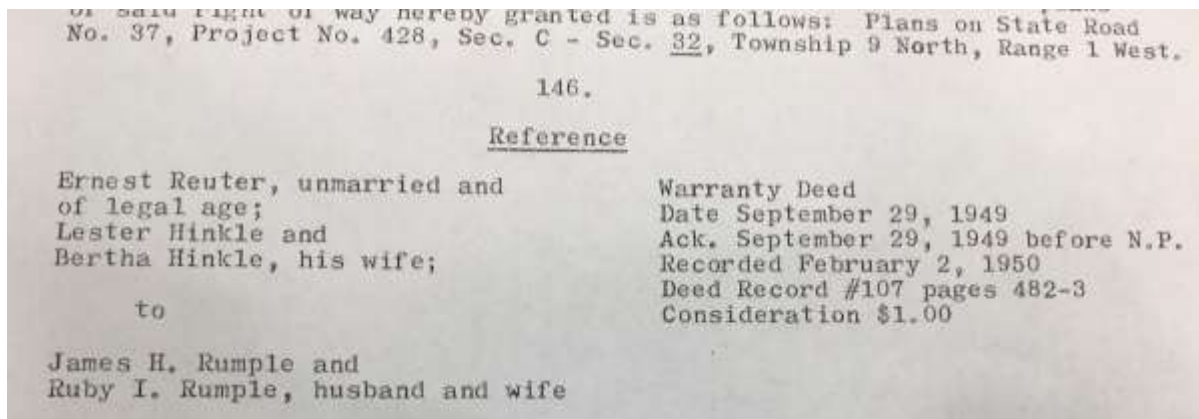
FUN FACT: There was an “auxiliary” entrance into Blue Ridge off Walnut St. (the driveway to the Hinkle farmhouse) which is pictured on the map above just north of 3007 West Ramble. It

would continue to be used by some motorists (usually late at night) well into the 21st century, creating consternation for the homeowners.

THE MOTEL RE-ZONING WAR 1972-1977:

NOTE: This war was so lengthy, so convoluted, so well publicized in the local press that it could, by itself, make up an entire episode in the Mini-Series. However, we decided to shorten it in order to place it in this episode's time frame. We hope the drama remains intact.

The war itself starts with a seemingly minor land purchase on the west side of State Road 37 (now Walnut Street). James and Ruby Rumble, the parents of Kenneth and Irvin Rumble, had purchased the land in 1949 from our old friends in Episode 1, Mr. Rueter and Mr. Hinkle. It was 2.11 acres located between 2723 Walnut Street and north to the Visitor's Center.



After building their home at 2723 Walnut in 1950, the Rumples started selling some of the land, which was zoned for residential as well as light business. In March of 1972, the Rumples sold 1.04 acres (see below) to the Motor Hotel Associates (MHA).





MHA was an Indianapolis firm who ran a chain of “sleep cheap” motels called Econo-Motel. They planned on building a 2 story, 48 bed unit on State Road 37 (aka North Walnut) at the purchased site for travelers coming into Bloomington.

FUN FACT: In 1972, State Road 37 was the main drag into Bloomington from the north, with a traffic flow of 14,440 vehicles per day.

The sale was contingent on MHA being able to build the motel on the site, so the Rumples spoke with the city engineer, Ray Long and MHA’s attorney met with Thomas Crossman, the city planning director, to verify the zoning codes would allow them to build the motel as planned. Both city officials felt there would be no problem and gave a green light to the project. From this moment on, the city of Bloomington was screwed; but it requires some backstory to understand why.

From 1964-1971, the Honorable Thomas Hooker was the mayor of Bloomington. He liked to think of his administration as “pro-growth,” but many of his opponents saw his administration as “poor growth.” They condemned his use of “strip zoning,” a method where a strip of an area was changed, usually from residential to business in order to accommodate various commercial interests. They felt strip zoning led to chaotic growth with disastrous consequences. The biggest problems had come on East 3rd Street where the infrastructure was overwhelmed by massive commercial growth. It resulted in sewage problems, traffic snarls and accidents. “We don’t want another 3rd Street!!!” was the battle cry. Mayor McCloskey was elected in 1971 with the promise of promoting healthier growth patterns which in turn involved changing some zoning ordinances. One of the areas to be altered was the land MHA had just bought, changing it from light business (B1) in the old zoning system to single family residence (RS) in the new one. Blue Ridge had been a big proponent of the change to RS because they felt enough businesses had gone up on State Road 37 and they feared another 3rd Street fiasco might be in the offing.

FUN FACT: The volume on State Road 37 in 1972 was such that a vehicle passed the entrance to Blue Ridge every 2.3 seconds during peak times. It takes 6 seconds to make a left turn out of the Blue Ridge. That’s real tight!!

Also, they were concerned about the ecological damage that could happen to Cascades. Further business development would be a direct violation of the master plan set out by Johnson, Johnson and Roy to avoid more water runoff in the area.



The change to single family residence zoning rather than light business was set to go into effect in 1973.

This meant MHA, which had acted in good faith, purchased land for a motel that they would not, in fact, be able to build. Thus, the land would have no value for them once the codes were changed.

The city faced a no-win situation. If they acceded to MHA and changed the zoning back to B1 (BA in the new code), it would make the (taxpaying) residents in Blue Ridge irate. If they kept the codes the same to appease the residents of Blue Ridge, MHA would feel “blindsided” and equally irate. Thus, the screwed status as noted above.

The initial spark for the war was in January 1973 when MHA was denied a building permit, citing the new zoning codes which were to be set in place on July 23rd, 1973. This came as a complete surprise to MHA and they responded by asking for a re-zoning change in the July 30th zoning commission meeting. About 100 residents of Blue Ridge showed up for the meeting, “angry” and in full throat. Faced with this kind of taxpayer passion, the board refused to change the zoning (it took a 2/3 majority to do it). MHA then tried again at the August 1973 meeting.



Again, the request for re-zoning was denied. In response, MHA filed a civil lawsuit against the city of Bloomington and its planning commission for \$172,500 (\$100,000 of it in punitive damages) saying the rulings were unconstitutional under the 5th and 14th amendments (lack of due process). The trial would take place in Lawrence County, but no firm date was put in place.

Motel Firm Sues City Over Zoning

By NANCY WEAVER
H-T Staff Writer

A suit to declare Bloomington's zoning ordinance unconstitutional and requesting \$172,500 in damages has been filed against the City of Bloomington and the City Plan Commission by Motor Hotel Associates of Indiana (MHA) in Monroe Superior Court No. 1.

The zoning ordinance provided that land purchased by MHA for development of a 48-unit economy motel be down zoned from a commercial to a single residential dwelling zone.

The land purchased by MHA from James H. and Ruby

had been rezoned by the city's new zoning ordinance.

After the adoption of the ordinance, MHA filed a petition to be rezoned. The City Plan Commission recommended on Aug. 23 that the petition be denied.

The suit requests the ordinance be declared unconstitutional, that MHA be issued all necessary permits for the construction of the motel, and that the city be restrained from interfering or delaying the motel construction.

MHA claims it is impossible to utilize the land for single residential housing because the
(Con.'d on Page 2, Col. 6)

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In August of 1974, MHA tried for a 3rd time to get the rezoning and Blue Ridge residents vowed to resist the action.

Neighborhood threatened

To the editor:

The residents of Blue Ridge are again faced with a serious threat to their neighborhood. It is the threat of strip zoning, which is pressed upon us by business interests which seek to invade upon the well being of our neighborhood. One year ago, absentee owners sought to change the zoning of a track of land west of the Blue Ridge Subdivision from its present RS-Single Dwelling District to a BA-Arterial Business Zone, this is on a major entrance corridor to the city.

The Blue Ridge Association with an overwhelming backing of its members fought against this zoning change. Now, one year later we face the same threat from the same interests at the next meeting of the Bloomington Plan Commission on August 26.

This track was declared RS-Single Dwelling in a city ordinance adopting a zoning Plan and Code for the city of Bloomington in 1973. The track is situated in the Cascade watershed and water drain down into the Cascade Park. Further building and asphaltting will threaten the Park. The traffic on N. Walnut grows daily, feeding to and from the 37 Bypass. Such traffic is a growing hazard to the major entrance way into Blue Ridge. But the ecological and traffic hazards are only two of the difficulties. The major threat is to a continuation of Strip Zoning. Each spot

that is zoned for business invites adjacent rezoning for business. All the money spent on the Johnson, Johnson and Roy Master Plan, all of the efforts of the City Planning Dept., the City Plan Commission, and the City Council represent an attempt to draw the line of ecological abuse. Spot Zoning attempts are pressed by selfish interests who have no interest in our neighborhood or the quality and safety of our lives. They repeat year after year their efforts to find a more responsive commission or a more apathetic neighborhood. Blue Ridge residents will fight again as we said a year ago, case by case, spot by spot, pressure by pressure.

We find that this year the request for a zoning change was made at a time when the residents were least ready to organize their opposition. Many members are and have been on vacation, officers are out of town. Still, the Planning Commission has denied us a postponement. This means that all members of Blue Ridge are needed at the Aug. 26 meeting of the Bloomington Plan Commission at City Hall Council chambers. The Blue Ridge Association has never lost a zoning fight and it can only lose through apathy. Those who care about their homes will be there. The Bloomington Plan Commission meeting will be Monday, Aug. 26 in the Municipal Building.

Blue Ridge Neighborhood Association

Again, the same scenario occurred, and another denial was given by the board.

While the Blue Ridge residents were happy with the board's actions, the city attorneys were less pleased. They believed Bloomington had a weak case and could be liable for the full \$172,500 if they went to trial. Mayor McCloskey shared their concern and began looking for a compromise with MHA. He wanted to buy the tract of land back from MHA with the hopes they would just walk away. In April 1975, MHA agreed to drop the lawsuit if the city would give them \$75,000 for the land.

\$75,000 Blue Ridge land buy on council agenda

The Bloomington City Council will consider an ordinance approving the purchase by the city of a tract of land on N. Ind. 37 which currently is owned by Motor Hotel Associates of Indiana at its regular meeting Thursday in the council chambers, 220 E. Third St. The meeting will begin at 7:30 p.m.

The property, which adjoins Cascades Park and is located across the highway from Blue Ridge Estates subdivision, is to cost the city \$75,000.

The land has been the center of legal action since late 1973. In 1972, Motor Hotel Associates began negotiations for the land as a prospective site for a hotel. When the negotiations began, the property was zoned for limited business (BL), however a change later in the

city zoning ordinance designated the site as a single dwelling residential zone (RS). Motor Hotel Associates filed for rezoning of the property but was refused by the Bloomington Plan Commission in August, 1973.

The corporation then filed suit against the city, alleging the zoning of the property was unconstitutional.

In mid-April Mayor Frank McCloskey announced the city would purchase the land rather than risk paying the owners up to \$172,500 in legal damages in the suit.

The mayor proposes using the land as an addition to Cascades Park.

The council also will consider a resolution supporting the sale of bonds for construction of the

Hoosier Racquet Club, a proposed tennis club at Winslow Road and S. Walnut Street Pike. The council's Economic Development/Employment committee met Monday with the Economic Development Commission and discussed the "conditional commitment" of revenue bonding authority for the facility. The six-court tennis club is to cost about \$625,000.

Other items before the council will include:

- An ordinance to annex Lot 3 of the Maple Grove Baby Farms, a large subdivision of residential developments located north of Whitehall Pike and east of the Ind. 37 Bypass.

- Request for designation as planned commercial area for some 25 acres of land at Whitehall Square. Zoned for light industry, the area will be developed as a small shopping center and is located north of

Whitehall Pike between Curry Pike and the Ind. 37 bypass.

- Request by Edward Graves for designation of about five acres of land at Knightbridge Road and E. Third Street for planned commercial development. Zoned for limited business, the site would include craft shops, gift shops, craft studio and restaurant.

- An ordinance for special appropriations totalling \$23,956. They include \$1,000 for the city council; \$3,000 for the police department; \$2,900 for the animal shelter and \$17,056 for the Parks and Recreation Department. Center for Older Americans. The ordinance also will recommend reductions in existing appropriations of \$17,315 for the human resources department; \$3,741 for the board of works and \$2,900 for federal revenue sharing trust fund.

FUN FACT: MHA had given the Rumples \$55,000 for the tract in 1972.

Blue Ridge residents were on board with this idea and began looking for funding options to raise the \$75,000.

Application to the City of Bloomington Workable Program Committee for Housing and Community Development Funding	1. Date Submitted June 6, 1976 2. Amount Requested \$75,000
3. Name of Individual or Organization Submitting Proposal Blue Ridge Neighborhood Association: President Steven I. Lewallen 4. Address 204 Lakewood Drive Bloomington, Indiana Number and Street City County Monroe 5. Phone 339-7421	
6. Type of Organization Submitting Proposal <input type="checkbox"/> Public Agency (Identify) <input checked="" type="checkbox"/> Private Non-Profit Organization <input type="checkbox"/> Individual (Identify)	
7. Contact Person for This Proposal 8. Name Steven I. Lewallen, M.D. 9. Address 204 Lakewood Drive 10. Relationship to Project 11. Phone 339-7421 President of Blue Ridge Neighborhood Association	
12. Name of Project Acquisition of Land for a Conservancy and Park 13. Length of Project 3 months 14. Type of Project District Total Project Cost \$75,000 <input type="checkbox"/> Existing <input type="checkbox"/> Pilot or Demonstration	

However, many city officials felt Bloomington would be giving into "blackmail" by paying the money for the land, insisting the current administration was "immature." They felt the city should go to trial.

Opposition surfaces on proposed land buy

By TERRY ENGLISH
H-T Staff Writer

Opposition to the city's proposed purchase of a controversial tract of land on old Ind. 37 across from the Blue Ridge Estates is beginning to surface as the time nears for the Bloomington City Council to approve a mandatory \$75,000 appropriations ordinance.

James Ackerman, chairman of the council committee to which the appropriations bill was referred, community resources, has asked Mayor Frank McCloskey to formally discuss the purchase before a vote is taken.

A check with the Mayor's Office today indicates that a formal meeting has not yet been scheduled. One is anticipated, however, before the council takes final action on the appropriations measure, probably early in June.

On April 16, McCloskey announced that the land would be purchased rather than the city risking the near-certainty of having to pay the owners of the property up to \$172,500 in legal damages.

A negotiated settlement of the dispute set the cost of the property, adjoining Cascades Park, at \$75,000.

"There are just so many things I would rather spend the money on," Ackerman said last week in explaining why the settlement is being questioned. "I can't justify in my mind spending that kind of money."

The property has been embroiled in legal action since late 1973. In 1972, Motor Hotel

Associates began negotiations for the land as a prospective site for a motel. At the time the negotiations began, the property was zoned for limited business (BL). But with the passage of the city's new zoning ordinance, the property was designated as being in an RS (single dwelling residential) zone. Motor Hotel Associates consequently filed for rezoning of the property, a request that was refused by the Bloomington Plan Commission on Aug. 28, 1973.

Motor Hotel Associates, as a result, filed suit alleging that the zoning of the property was unconstitutional.

Ackerman said he feels the council erred in zoning the tract RS. "I've looked at it lots and lots of times over the past two weeks," Ackerman said. "It just doesn't seem right that it should be zoned single family residential. I think a preferable solution, for me, would be to rezone the land and thus avoid the court case. I came to this conclusion as an individual councilman."

But Bloomington attorney Gary Clendenning, counsel for Motor Hotel Associates, doesn't feel the dispute will be resolved by a simple rezoning. "At this point, we're not interested in

merely rezoning the property," Clendenning said today. "That's what we've tried to do for three years but we were flat-out ignored."

Clendenning said he's certain his clients will want to be compensated, in part, for the motel's three years of lost use.

Clendenning said the \$75,000 settlement reached in April was negotiated in good faith. "But to me," he said, "the city council is insulting Jim Hagedorn and Larry Owens (the city attorneys involved in reaching the settlement) in not following their advice."

FUN FACT: 1975 was an election year in Bloomington and Elizabeth Bridgwaters was a rival candidate for mayor

Bridgwaters blasts city's purchase of N. 37 land

There was a final attempt at re-zoning in June and July of 1976.



At one point, it seemed the motion to re-zone the area to business might be realized as it passed through two separate committees in June of 1976.



But at the city council level, the newly elected board did not want to get involved in such a hotly contested issue. Instead they felt the court would be a fair and impartial stage for the issue to be resolved. So, going to court was now inevitable.

Motor Hotel zoning case bounced back into court

By RON ALSOP
H-T Staff Writer

The Bloomington City Council washed its hands of the Motor Hotel Associates zoning case Thursday night, and sent it back to Lawrence Circuit Court to be resolved.

By a 6-2 vote, the council rejected a business rezoning for Motor Hotel Associates' tract of land on N. Ind. 37 across from Blue Ridge Estates. Only councilmen Howard Young and Jack Morrison supported the rezoning from residential single household to arterial business.

By denying the rezoning, the council remanded the matter to Lawrence Circuit Court. Currently pending in the Bedford court is a lawsuit Motor Hotel brought against the city for failing to rezone the property in past years.

MOTOR HOTEL, AN INDIANAPOLIS partnership, is seeking \$172,500 in damages, and the city's legal staff has repeatedly conceded that the city has a weak case.

The atmosphere surrounding this rezoning matter dating back to 1972 has been emotional and political. And Thursday's council meeting was no exception.

Because of the "sniping, innuendo and character assassination" going on Thursday, councilman Brian De St. Croix proposed that the courts decide the matter.

"**THE ONE NEUTRAL CORNER** I see is the courts," which have no financial, political or personal interest in the rezoning, De St. Croix stated.

Councilman Thomas Middleton also was unhappy about having "the matter dumped in the lap" of the new council which just took office in January.

"This is something we've inherited, and I hate like heck to clean up other people's dirty linen," he stated, criticizing the planning department for incompetency in the matter.

Residents of Blue Ridge Estates turned out in force Thursday night as they have at other times when the Motor Hotel case was

discussed. They repeated their fear that a business development would increase traffic hazards on Ind. 37, environmentally damage Cascades Park and encourage additional commercial growth across from Blue Ridge.

DELBERT MILLER OF BLUE RIDGE called it a "political fight" and said "perhaps for the first time, we have witnessed the mayor and city attorney joining outside business interests" in opposition to the wishes of the Blue Ridge residents.

Because of the city's weak case against Motor Hotel, city attorney Steve Richardson initiated this latest rezoning ordinance which was passed June 7 by the Bloomington Plan Commission by a 6-4 vote. On three previous occasions in 1973 and 1974, the plan commission denied the Motor Hotel rezoning, prompting the lawsuit against the city.

Councilman Al Towell, who represents the Blue Ridge area, criticized the proposed rezoning as a violation of the city's master plan. That plan calls for keeping the Motor Hotel land as open space on an entrance corridor to the city.

HE ALSO CHARGED THAT if there is not an adequate defense against Motor Hotel in the court case, "it's because the legal department and administration have been tumbling the ball."

Mayor Frank McCloskey took offense at this and other comments which he felt "slurred" him and the legal staff.

The mayor said he does not know the Motor Hotel businessmen and merely recommended the rezoning because of the "dreary" chance of winning the suit.

Motor Hotel's attorney Gary Clendening said this morning his clients "have no choice but to go on. These people have an enormous investment of time and money in the property."

Clendening added that he was disturbed the council devoted its discussion to political charges and "never got around to talking about the appropriateness of the land use."

Fortunately, the city attorneys' glum predictions were proved wrong. Bloomington won the decision in court against MHA. Everyone in Bloomington was elated and a city-wide holiday was declared.

FUN FACT: NO!

The city lost the case and was forced to pay \$40,012 plus the land was re-zoned for business use (BA).

Motel suit decided against Bloomington

Lawrence Circuit Court Judge John M. Plummer has awarded Motor Hotel Associates (MHA), James H. and Ruby I. Rumble a \$40,012 judgment against the city of Bloomington.

Plummer made the ruling in the case of Motor Hotel Associates of Indiana, a partnership, and James H. and Ruby I. Rumble, husband and wife, vs. City of Bloomington

and the Bloomington City Plan Commission. City Attorney Steve Richardson said this morning the decision would be appealed.

The original law suit was filed in Bloomington, but was venued to Lawrence Circuit Court on Nov. 21, 1972.

The plaintiffs claimed in the suit that on March 15, 1972 Motor Hotel Associates executed a contract with the Rumples to buy real estate in Bloomington to build a 48-unit economy motel. The area was zoned B-1, which would have allowed motels, according to the suit. But the MHA was refused a building permit in January, 1973. Zoning changes were later adopted by the city, and the tract was reclassified for single family dwellings.

The plaintiffs asked that the zoning ordinance be declared unconstitutional and that the city be required to issue a building permit for the motel or, in the alternative, they asked \$172,500 damages.

In his ruling, Plummer found that MHA executed an offer to purchase 1.04 acres from James H. and Ruby I. Rumble on March 15, 1972 contingent upon appropriate zoning. After receiving the offer to purchase, Winfred Rumble verified the zoning and the ability to build a

motel on the property with Bloomington City Engineer Ray Long.

Rumble conveyed the information to MHA. On July 1, 1972, Kent Arvin, attorney for MHA, visited Thomas Crossman, planning director for the city of Bloomington, to verify the zoning and the ability to build a motel on the property.

Crossman verified to Arvin that the property was zoned B-1, that the B-1 zone accommodated tourist homes and lodging houses, and that motels exist in the B-1 zone in Bloomington.

In January of 1973, MHA applied for a building permit, which was refused.

At the time the permit was refused, the tract of land was zoned B-1 and that in addition to other uses "the B-1 zone allowed any use permitted in the R-3 general residence zone, which included those set forth in the then-existing zoning ordinance.

"Refusal to issue a building permit to Motor Hotel Associates in January 1973 was arbitrary and capricious and without justification under the ordinance in effect at that time," the judge ruled.

During 1973, the Bloomington City Council adopted a new comprehensive zoning

ordinance and on June 22, 1973 the city enacted an ordinance which designated the plaintiffs' property as RS, or single-family residential, property. "The enactment of said ordinance caused the plaintiffs' property to have no fair market value."

Prior to the ordinance the fair market value of the property was \$55,000.

"The failure to grant a building permit to the plaintiffs herein is arbitrary and capricious and without justification and the subsequent zoning of their property in such a manner to prevent its use for any reasonable purpose is unconstitutional.

"That the zoning ordinance of the city of Bloomington adopted June 22, 1973 is unconstitutional and void insofar as it relates to the plaintiffs' property," Plummer wrote.

Plummer ruled that the city of Bloomington is "hereby enjoined from placing any greater restrictions on the plaintiffs' property than those set forth in the BA zoning category as described in Ordinance 73-3.

"That on the question of damages, the court hereby finds for the plaintiff and assesses damages against the defendant in the amount of \$40,012 and the costs of this action."

Initially, the city planned to appeal the decision, but the ruling judge in the case advised them not to do it. He made it clear that if Bloomington lost the appeal, which he felt was a near certainty, the damages awarded in appellate court would be much higher than the \$40,012.....and MHA would still get the land re-zoned for business.

The city's options were limited to buying the land from MHA if they were going to avoid having the new motel built. Therefore, Bloomington opened its checkbook and gave MHA the \$75,000. Some citizens were not elated with the outcome.

\$75,000 wasted

The City of Bloomington gave its citizens a first class lesson in waste this week.

It's paying \$75,000 for a tract of land on North Walnut Street it does not need.

Mayor Frank McCloskey is trying to make the best of a bad situation by saying the area can be landscaped and made into a roadside park with picnic tables.

That, however, is like adding insult to injury because less than 100 yards straight down the hill from the tract is Cascades Park with plenty of picnic tables and a playground. It would be far less expensive just to post a sign directing travelers to Cascades Park than it would be to spend additional thousands to try to make a park out of land not really suited for a park.

How did the city get itself into such an untenable situation?

It all goes back to the atmosphere created by the administration, the city council and the city plan commission early in 1972 when they were going to show their muscle by reversing what was deemed a pro-development attitude during the John Hooker administration.

What developed was an over-reaction. An

anti-development attitude was the offshoot. There was talk of building moratoriums.

It was in this atmosphere that a tract of land on North Walnut Street was zoned residential and it was in this atmosphere that the Plan Commission eventually refused to rezone the tract even to a light business classification.

In that the land was on a business corridor and not in a residential area the stage was set for a lawsuit. The \$75,000 payoff by the city is an admission that those who advocated a light business designation were correct.

As time moved on the moderates in the administration, including Mayor McCloskey, became aware the cure to development problems in the city were worse than the disease and began a change of direction.

While the situation is improved the psychological impact on developers of the early anti-development attitudes on developers hasn't been completely erased and it has had its effect on the orderly growth of the community.



Currently, the property still lies fallow and is zoned for business.

Entrance Corridor Beautification

In 1974, while the "Motel War" was raging, the city was also concerned about the roadways leading into Bloomington, including North Indiana State Road 37. There was a feeling that the roads had become unsightly because of multiple billboards and parking facilities fronting the access roads.





In order to help with this, the Rumple brothers had all the billboards on the east side of State Road 37 (i.e., Walnut Street near our Blue Ridge neighborhood) removed. The signs on the west side of State Road 37 remain today.

The Lighting of Blue Ridge Estates

Until 1974 many neighborhoods in Bloomington had no streetlights. In February, the Bloomington Board of Works proposed using 245 lights to illuminate 18 areas in Bloomington.

Two types of streetlights were to be used:

1. Pole-mounted lights that included overhead wiring
2. Ornamental poles and light fixtures with the wiring buried underground

The second type were more expensive, but Blue Ridge opted to use the ornamental fixtures with underground wiring to preserve their views of the landscapes. Thirteen such fixtures were placed in the Second Addition and 7 in the First Addition.

WEDNESDAY, FEBRUARY 6, 1974

Streetlight plan covers 18 areas

By KENDOWDELL
H-T Staff Writer

Tentative street lighting plans for 18 areas were received Monday from Public Service Indiana (PSI) by the Bloomington Board of Works.

The suggestions, utilizing a mixture of 245 overhead or underground wired fixtures, will be reviewed by the board before approval is given for construction to begin.

Board president Leo J. Hickman stressed the need for input on the plans from residents in the affected areas. He said

residents don't want to put lights where they're not wanted," urging residents in the study areas to inspect the plans and note any objections or recommendations.

Areas recommended for service by overhead pole-mounted lighting include Matlock Heights, Park Ridge, Sherwood Oaks, Hoosier Acres, Eastern Heights, Ridgemed, Windemere, Highland Village within the city limits, Grand View Hills, portions of Maxwell Lane, Van Buren Park, and parts of Sycamore Knolls and Blue Ridge.

remodeling, municipal building office improvements and repair and maintenance of municipally owned heating and air conditioning units.

Also approved were specifications for resurfacing streets and improving and reconstructing sidewalks and some storm and sanitary sewers on Seventh, Eighth and Ninth Sts. between Adams St. and Fairview St.

Authorization was given the street department to prepare bid specifications for a new street vacuum cleaner and a new street sweeper.

Bloomington Board of Works
Public Service Indiana

Blue Ridge First Addition is unique in the City of Bloomington. The residences were so constructed here to take advantage of the view.

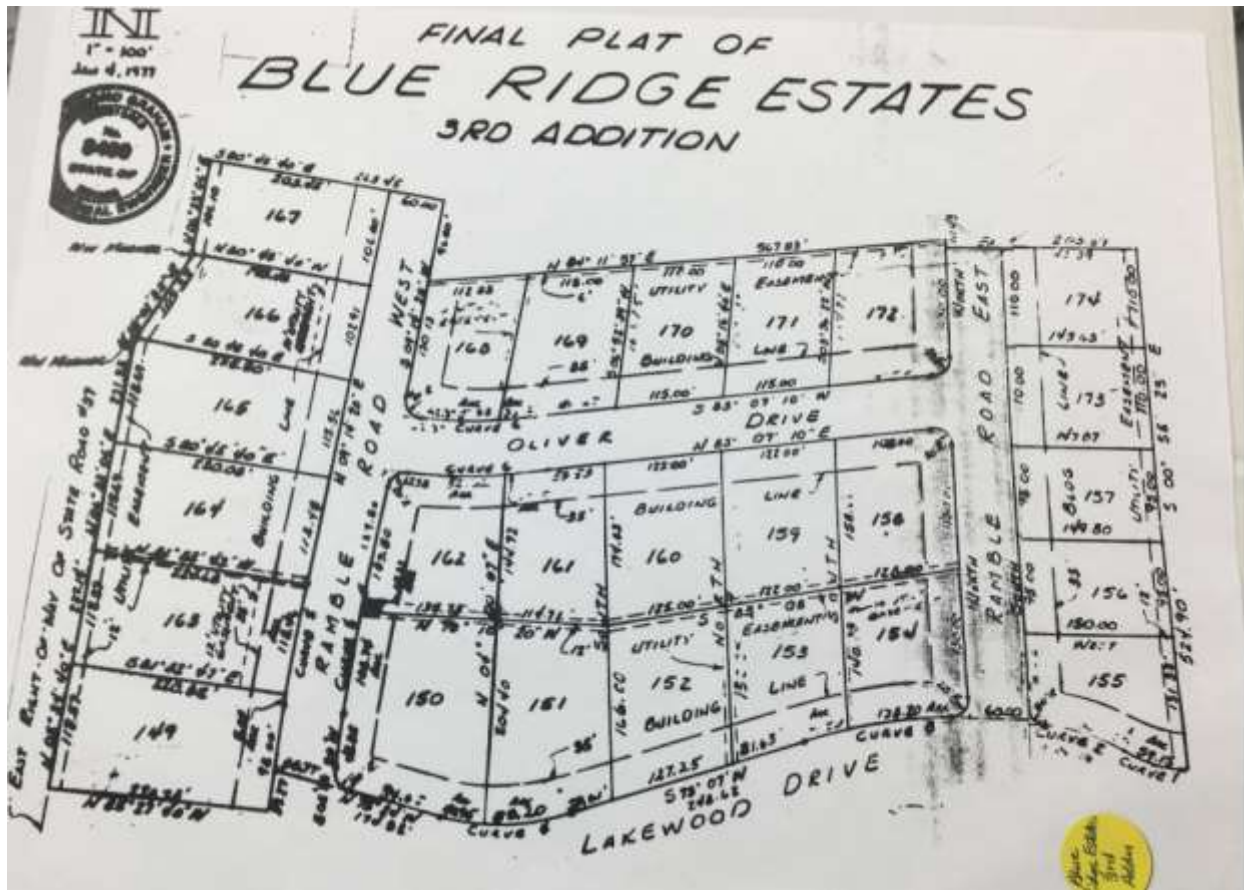
The citizens of Blue Ridge First addition are absolutely 100% opposed to streetlights on telephone poles with overhead wires.

There are only 7 proposed lights for the Blue Ridge First Addition. Lights NO 5 and NO 7 are on utility strips. I believe it would be easy to get easements for underground wiring and ornamental poles for the other five. Robert E. Temple



THE 3RD ADDITION

On August 15th 1977 Blue Ridge Estates Inc. announced the opening of the 3rd addition with 26 lots on 15 acres. It extended both Ramble Road East and West northward as well as adding Oliver Drive to connect the two. Here is the plat for the land



FUN FACT: Blue Ridge Estates Inc. purchased the land wholesale from Bankers Life.

FUN FACT: Oliver Drive is named after William Oliver who had recently resigned as a partner of Blue Ridge Estates Inc.

ARE YOU READY FOR ANOTHER WAR???!!!!

The Condominium Wars (1981-1982)

It is a November day in 1981 when Delbert Miller, a distinguished Blue Ridge resident, receives an ominous letter.

Mr. and Mrs. Delbert C. Miller
304 Blue Ridge Drive
Bloomington, IN 47401

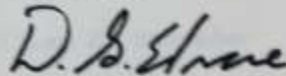
Dear Mr. and Mrs. Miller:

A proposal for the development of seven acres located directly south of the Blue Ridge Estates entrance off State Road 37 is being submitted to the Bloomington City Planning Commission. This proposal is a building plan for a small condominium community.

Before the first Planning Commission meeting I would like to have a meeting with any Blue Ridge homeowners who are interested in hearing more about the building plan. The architect, site planner, engineers and developer will all be present to answer any of your questions. The meeting will be at 7:00 p.m. Thursday, November 19 at the Holiday Inn, 2601 North Walnut Street.

I have enclosed a list of those persons who have received this letter and would encourage you to invite any of your other neighbors in Blue Ridge Estates who might be interested in finding out more about this new building plan.

Sincerely,



D. G. Elmore

FUN FACT: D.G. Elmore was the son of David Elmore. David Elmore had been the president of Bankers Life when it platted the 2nd addition in 1967. Since that time, Mr. Elmore had become the vice president of Midwest Management Company which owned what is now Blue Slopes and Blue Ridge Court. His 24-year-old son DG worked for him. They planned on building condos on what is now Blue Slopes.

Blue Ridge residents were very much against the condos.

BLUE RIDGE ESTATES
FRIENDS AND NEIGHBORS

The City Plan Commission meeting next Monday night, December 7th, could change your future. If the property south of Blue Ridge Drive at the gate to Old 37 is re-zoned for multiple housing, 39 condominiums will be built on the 7 acres next spring. The entrance to the condos will be on Blue Ridge Drive about 150 feet from the gate (across the street from the gray Williamsburg colonial). If we allow this we can expect:

1. Backed up traffic at the gate
2. Increased traffic flow on all streets as people will be forced to use Dunn entrances more often
3. Increased safety hazards to our children
4. Our property values to drop

ETC.

ETC.

ETC.

If we pull together, we can keep that area the way it is presently zoned, single unit housing in the TRUE image of Blue Ridge.

Please be at the meeting!

DECEMBER 7th

7:00 P.M.

Council Chambers, Municipal Building

220 E. 3rd (Behind Post Office)

On Monday December 7th, about 70 residents of Blue Ridge attended the City Plan Commission meeting, determined to stop the condominium project. They used as their reasoning the same logic that had worked in the past. The condos would increase traffic congestion on Blue Ridge Drive and the entrance onto State Road 37 as well as cause ecological damage to the development.

It worked!!!

The planning commission voted against the condo project. There was even a motion to dismiss the request altogether, but this was rejected. Instead, Mr. Elmore could present his case in January in order to see if he could comply with the Blue Ridge residents' objections.



Despite the victory, Blue Ridge residents were still wary of the next Plan Commission meeting in January of 1981

December 21, 1981

BLUE RIDGE ESTATES

IMPORTANT! PLEASE READ IMMEDIATELY!

I have been notified by Tim Mueller, Director of Planning for the City of Bloomington, that the petitioner for the condominium project (D.J. Elmore, Midwest Management Corp.) "has requested that the case be considered by the Plan Commission on January 25 instead of the 11th", as originally scheduled. Further, the plan will be revised to incorporate some single-family lots along with the condos. A Blue Ridge delegation will meet with Mueller early in January to review the new plans. We members of the Blue Ridge Executive Committee feel that it is imperative that we have direction from legal counsel in order to properly prepare for the January 25th meeting. Therefore, we are establishing a bank account exclusively for the accumulation of funds necessary for attorney fees. Donations, to date, have all been family checks of \$100. We request that your contributions be between \$20 and \$100, depending upon your personal commitment to keeping Blue Ridge Estates single family dwellings. Unused funds will be returned proportionate to your contribution when the matter is concluded.

Please make your check payable to Blue Ridge, R.S. immediately, and forward it to Charlie Egli, Treasurer, Blue Ridge Association, 2919 Ramble Road West.

Do not forget! The next meeting is now scheduled for Monday, January 25th. We will need your support!

Have a Happy Holiday. May we all have a New Year without Condominiums!

Sincerely,



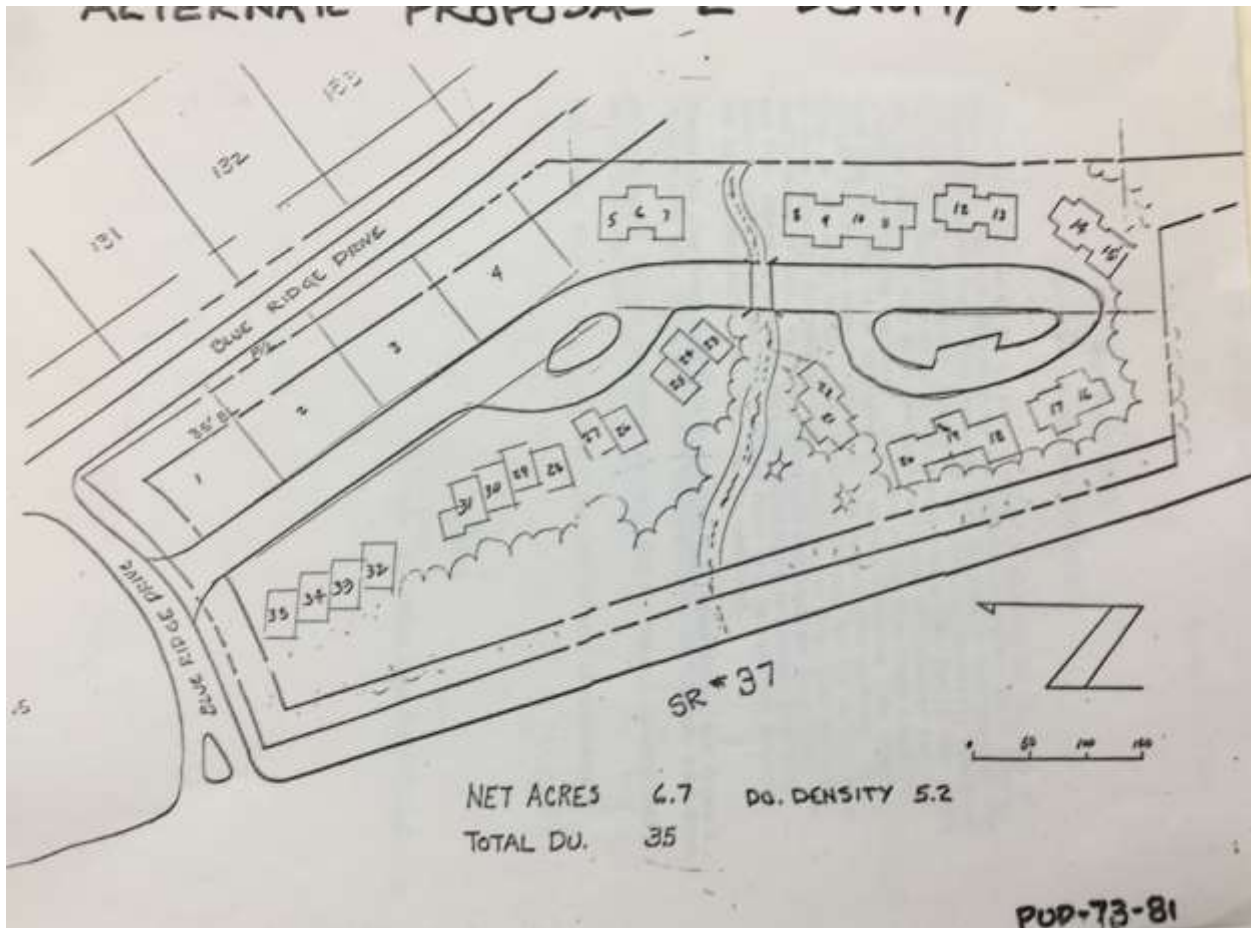
Doug O'Brien
President, Blue Ridge Home Owner Association

Those fears proved to be well founded! D.G. Elmore came to the meeting in January with a very well thought-out plan.

Previously, Mr. Elmore's design called for all condos.



In January of 1982, he used the PUD concept in making his revisions. PUD (what a name!) stands for Planned Urban Development and the idea was to blend different types of residential areas together (like condos and single-family dwellings). He did this by blending 4 single-family homes in with his condos. He also added a second exit onto State Road 37 to alleviate the congestion around the Blue Ridge Drive. Finally, he designed a buffer zone to prevent any ecological damage.



With one stroke, Mr. Elmore had resolved all the Blue Ridge residents' objections. Because of Mr. Elmore's plan, the board gave approval to build the condos 7-3. The Blue Ridge residents were depressed and despondent. The motion was set to go to the City Council in March of 1982 for final approval. If that happened, the condos could begin construction in the spring!!

1/26/82

Council OKs outline plan

Blue Ridge loses round on condos

By BRIAN WERTH
ST Staff Writer

Blue Ridge homeowners lost a battle Monday to prevent condominiums from being built near them when the Bloomington Plan Commission voted 7-3 to approve an outline plan for 27 condominiums and six detached units along North Walnut Street at Blue Ridge Drive.

But the war is not over.

AS GROUPS OF disappointed homeowners walked out of a packed meeting Monday night at City Hall, their leaders — homeowners association president Doug O'Brien and association attorney Dan Mills — were plotting strategy for the next public hearing on the plan.

The Bloomington City Council is expected to consider the matter in late February.

The developer, D.G. Elmore of Chicago, wants to develop a 7.6-acre parcel of property that lies between the existing single-family home Blue Ridge development and North Walnut Street. Two entrances to the development have been proposed, one onto North Walnut Street and the other onto Blue Ridge Drive. Six single-family houses that would serve as a buffer and transition between the attached rowhouse condominiums and the single-family

neighborhood have been added to the plan since the plan commission voted against an all-condo plan last month.

BLUE RIDGE RESIDENTS were adamant in their protest against the condominiums. They feel the development would cause severe traffic problems in the area and ruin their neighborhood. They feel betrayed by the original developers of their homes and by real estate agents who promised the neighborhood would always remain single-family.

"The piece of property in question has always been a part of Blue Ridge," said O'Brien. "Anything other than a plan of similar design to Blue Ridge is preposterous."

Some feared the project would get started and never be finished, causing an eyesore at the main entrance to Blue Ridge for years. Others wanted to know who was going to buy the condominiums — young or old persons — and what the price range of the units would be.

The crowd of about 40 homeowners applauded Nancy O'Brien when she said she didn't want condos in her front yard.

IN THE END, commission members Joyce Wilson, Tomi Allison and Robert Irie voted against the plan. The planning staff had felt the developer had met most of the original objections of the neighborhood and had cooperated in a spirit of compromise — adding the single-family homes and landscape buffering.

The homeowners, though, vowed to continue the fight. It's anybody's guess what the council will do with this plan. The council has passed similar projects in the past and has not yet been convinced on the inherent evils of condominiums. Also, if the council voted 5-4 to defeat the condo plan, the matter would go back to the plan commission. The commission, based on its 7-3 vote, would presumably reaffirm its vote and the council would then need a two-thirds majority — six votes — to override the plan commission.

IN OTHER ACTION, the commission unanimously approved a rezoning of a 2.5-acre parcel of property at East 10th Street and Smith Road from limited business to planned commercial development to allow mini-warehouses to be built around an existing Short Stop convenience store.

Mayor proposes use fee for housing code program
Page 18

Laid bare, with no further objections to make, the Blue Ridge residents were reduced to pleading and begging in front of the City Council if they wanted to stop the condos.

"We come to you, the city council, as our last defense" begged one person.

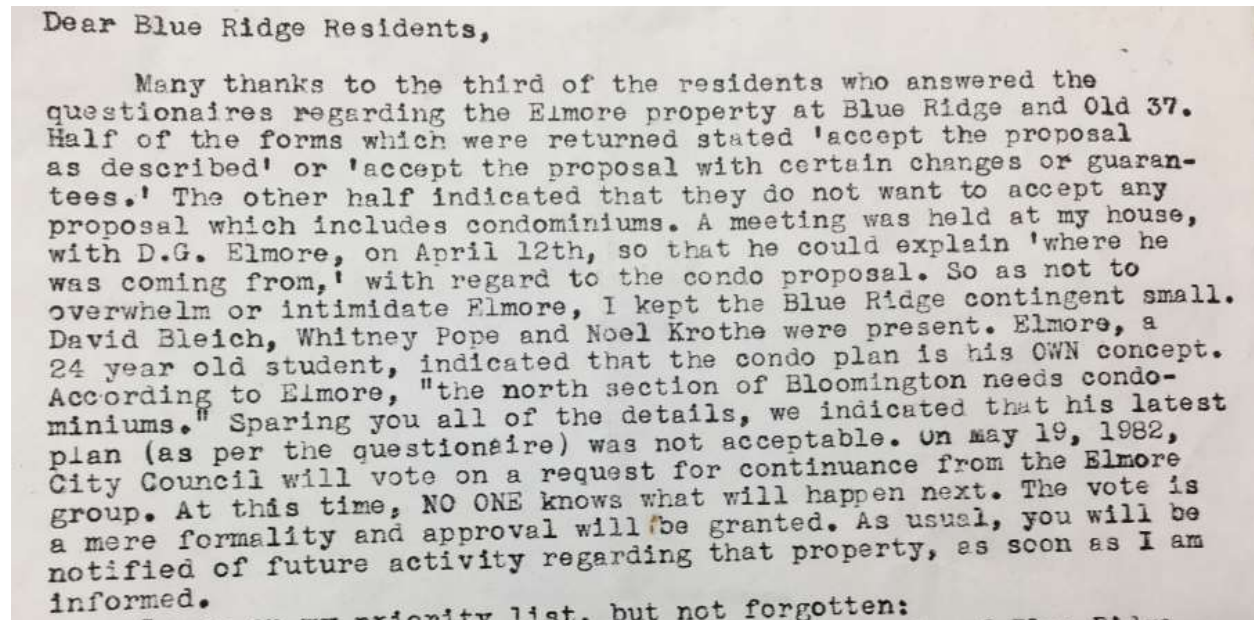
"It's you or nobody to help us!" pleaded another.

It worked!

The council delayed the condo question indefinitely.



Mr. Elmore met with the Blue Ridge residents on April 12, 1982.



After this, Mr. Elmore's plans remained on hold until the land was sold in the mid-1980s.

The Condo peril was no more!

The Fourth Addition

In 1982, Blue Ridge Estates started another development, but a tragedy befell the project. Kenneth Rumble was diagnosed with ALS. By May of 1982, when the Fourth Addition was platted, Mr. Rumble was so impaired he could no longer sign the document. His brother Irvin signed for him.

We will conclude this episode with Mr. Rumble's death on October 30th, 1982.

Join us for the next episode, "**To Infinity and Beyond**" when we finish the development of Blue Ridge Estates.

Blue Ridge: The Mini-Series

Episode 4:

To Infinity and Beyond

Linda and Paul Kern

Dedication: To all those Blue Ridge Residents who have passed away:

“Requiescat in Pace”

Preface: This episode starts during the “go-go 80s” decade when the economy begins to boom, mortgage interest rates decline, and houses pop up rapidly in Blue Ridge. They went up so fast that 4 (count ‘em, 4) Additions would arise in 3 years whereas it took the first 3 Additions 17 years to accomplish this.

The 4th Addition

By the early 1980s the 3rd Addition (which had been platted in 1977) had been successful enough for the Rumble Brothers to consider a 4th Addition. But there was a large obstacle to overcome before they could start. Any further building on the north part of Blue Ridge would require an extensive sewer line to loop the entire length of the northern perimeter. Given the terrain and the length of the line, the cost would have been prohibitive for the Rumples to construct. So, they went to the city for help. After many meetings, the city agreed to help pay for the sewer line and planning for the 4th Addition could begin.

In May of 1982, twenty years after the first houses in our neighborhood were built, Blue Ridge Estates Inc. submitted to the City Plan Commission the plat for the 4th Addition

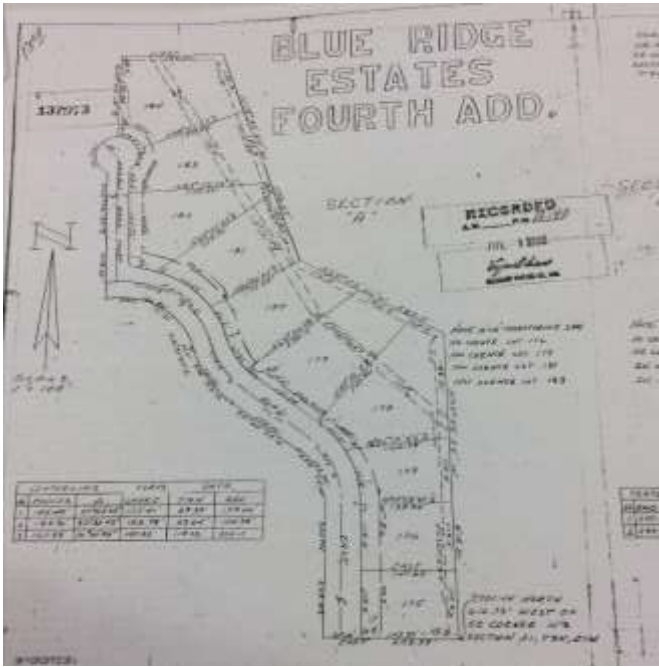
Plan Commission
 DATE: May 14, 1982 14

**NOTICE OF
 PUBLIC HEARING**
 Case # DP-43-81

The Plan Commission of the City of Bloomington, Indiana has been petitioned to hear a request for the approval of a site plan review for subdivision to be known as Blue Ridge Estates, 4th Addition, more particularly described as follows:

A part of the West half of Section 21, Township 9 North, Range 1 West, Monroe County, Indiana, bounded

Here are the plats for the 4th Addition. There are 31 lots which are divided into two parts, labelled "A" and "B".



"A" expands Ramble Road East northward into the eastern half of Ramble Road Court and overlooks Griffy Reservoir.



“B” makes up the eastern part of Lakewood Drive and Lakewood Court, which still has new houses being built in 2020.

FUN FACT: The Lakewood area was given a special dispensation by the city for sidewalks. They only had to have them on one side of the street.



Sales in the 4th addition were very robust. By this time Kenneth Rumble had died and his wife Shirley, a realtor, had taken over the business along with Irvin Rumble, Kenneth’s brother.

The Blue Ridge Directory

In the early years of Blue Ridge, the names and addresses of residents were kept in a loose form such as on IBM printout sheets.

RESIDENTS OF BLUE RIDGE AREA AUGUST 9, 1972			
ANDERSON, PHILIP	(CONNIE)	317 CLOVER LANE	336-5236
AZUMAYA, BORD	(MITSUKO)	2946 RAMBLE ROAD EAST	339-0640
BEAN, FLOYD A.	(MARGRIE)	2946 RAMBLE ROAD WEST	336-4634
BECKER, JAMES	(JONNIE*)	2863 N. DUNN STREET	336-0407
BELISLE, JAMES	(MARGERY)	2980 BANKERS DRIVE	339-6075
BERNLEY, DEAN	(DOTTIE)	2927 BANKERS DRIVE	332-3550
BILLINGSLEY, MCBERT	(MARY)	325 BLUE RIDGE DRIVE	332-6237
BLUM, J. L.	(BERNIE)	2935 BANKERS DRIVE	332-4447
BRINEGAR, FRED	(DEE)	305 CLOVER LANE	339-6700
BRINEMAN, DON	(DORIS)	2835 NORTH DUNN STREET	332-6271
BROWN, ALEN	(DODIE)	460 KENWOOD PLACE	336-8226
RYBEE, WILBUR C.	(JEAN)	457 KENWOOD PLACE	336-4214
CALVERT, GEORGE	(JEAN)	132 BLUE RIDGE DRIVE	332-1348
CHEKHOFF, JEROME W.	(SHARON)	327 RUSGAN DRIVE	339-5615
CHESTNUT, WILLIAM	(BETIE)	2962 RAMBLE ROAD WEST	339-3527
CHRISTENSEN, CARROLL	(CORNELIA)	2965 RAMBLE ROAD EAST	332-1700
CLARK, LOREN	(BARBARA)	2921 NORTH DUNN STREET	332-2009
CLEGG, ROBERT	(JEAN)	2917 BANKERS DRIVE	332-3227
DAWSON, MARTHA E.	(MARTHA)	304 RUSGAN DRIVE	339-6568
DEPUTY, MALCOLM N.	(WILMA)	2815 N. DUNN STREET	339-7203
DRIVER, ROBERT	(JANE)	2970 RAMBLE ROAD EAST	336-8081
DYER, JOHN	(LEBBY)	312 BLUE RIDGE DRIVE	332-5414
EAGLE, PETER	(JOAN)	401 CLOVER LANE	339-9440
EDWARDS, CHARLES	(RAE)	2936 BANKERS DRIVE	336-2879
ELAN, STANLEY	(GABBY*)	469 KENWOOD PLACE	332-5207
ENGLE, SHIRLEY H.	(DORIS)	451 BLUE RIDGE DRIVE	332-7300
ENGUIDANGS, MIGUEL	(GLORIA)	443 BLUE RIDGE DRIVE	332-8924
EPSTEIN, AUBREY	(IRENE)	2938 RAMBLE ROAD EAST	332-9951
FEIN, ROBERT E.	(ANNA)	2950 BANKERS DRIVE	339-0561
FERGUSON, ROBERT	(RUTH)	2957 RAMBLE ROAD EAST	332-3021
FORD, JAMES A.	(WILMA)	2920 RAMBLE ROAD WEST	339-679
FRENZ, HORST	(EVELYN)	421 BLUE RIDGE DRIVE	332-113
FULTON, DANNY J.	(HARRIET)	2727 NORTH DUNN STREET	332-549
GALLOWAY, KEN	(DOTTIE)	2941 RAMBLE ROAD EAST	339-868
GREGORY, FRED H.	(CLAIRE)	2949 RAMBLE ROAD EAST	332-297
HALL, WAYNE F.	(MARTHA)	2911 BANKERS DRIVE	336-501
HALTERMAN, JEAN C.	(BARBARA)	2905 BANKERS DRIVE	339-951
HANCOCK, HAROLD	(MARY LOUISE)	2910 RAMBLE ROAD EAST	336-351
HOGAN, JACK	(PEGGY)	2982 BANKERS DRIVE	339-02
JOHNSON, JERRY E.	(JOYCE)	326 LAKEWOOD DRIVE	339-27
KENT, MRS. JAMES	(PAT)	2906 RAMBLE ROAD WEST	339-94
KRUEGER, JOHN R.	(CONNIE)	404 BLUE RIDGE DRIVE	336-94
KUDRYCH, CLEG	(SOPHIA)	409 CLOVER LANE	332-17
LEIGHTY, WARREN	(MARTHA)	3004 RAMBLE ROAD EAST	339-05
LUNDBLAD, W. P.	(NANCY)	2979 RAMBLE ROAD EAST	336-31

It was not until 1979 that the directory took its familiar shape.




The distinctive entrance gates were originally on the LAUREL HALL estate of the Fletcher Trust family in Indianapolis.

The wide, sweeping gates are topped by an artistic wrought-iron arch, and flanked by Indiana Limestone pillars and wings of wrought-iron fence.

There was also a Service Directory published beginning in 1984 that listed youngsters, the kinds of services they would perform and how much they would charge.

BLUE RIDGE SERVICE DIRECT



AUGUST

Here is the service list
has been prepared for you
Information was obtained
ees of the questionnaire
Blue Ridge residents.

You will receive news
ally from me. If you have
offer or any other info ab
borhood, let me know and I
it in the next Blue Ridge

<p>BAIRBRIDGE, BOB Age 14 1011 Ramble Road West 334-2379</p> <p>Yard Work Snow Shoveling Car Washing</p> <p>*****</p> <p>BENT, TIM, CHRISTY, MARK, KRISTIN 2974 Lakewood Ct. 333-0037</p> <p>Babysitting Pet Sitting</p> <p>*****</p> <p>BLAIR, ANDREW Age 12 117 Nuzgen Drive 333-8719</p> <p>Lawn Mowing</p> <p>*****</p> <p>CHENTKOFF, NICOLAY Age 14 117 Nuzgen Drive 339-9519</p> <p>Babysitting</p> <p>*****</p> <p>LAPP, ROYCE Age 14 3007 Ramble Road West 334-2444</p> <p>Babysitting - \$2.00 per hour (after school & weekends)</p> <p>*****</p> <p>ELLI, BRIAN Age 13 2919 Ramble Road West 339-6354</p> <p>Yard Work - Fall & Summer Rake Leaves After School Babysit Shovel Snow</p>	<p>ROSE, BETAN Age 14 334-2307 1942 Ramble Road East</p> <p>Yard Work, Snow Shoveling, Lawn Mow- ing, Leaf Raking, Window Washing, Car Washing, House Sitting, or any General Labor</p> <p>*****</p> <p>ROSE, DAVID Age 16 334-7507 1942 Ramble Road East</p> <p>Yard Work, Snow Shoveling, Lawn Mowing, Leaf Raking, Window Wash- ing, Car Washing, House Sitting, or any General Labor</p> <p>*****</p> <p>SOLT, ERIN Age 13 1/2 2935 Ramble Road West 339-4914</p> <p>Babysitting \$1.50 per hour, \$2.00 per hour for 3 or more children; pet sitting \$2.50 per day. Will also walk pets - prices negotiable</p> <p>*****</p> <p>STURDETANT, BOYD W., JR. & SALLY W. 418 Blue Ridge Drive 339-5493</p> <p>Dollhouse Building, Repairs, Addi- tions . . . Your Plans or Our Design \$150 and up. Complete Outside & Ready to Move <u>Full</u> - Walls and Floors.</p> <p>*****</p> <p>VENEGONI, KRIS Age 18 3007 Ramble Road West 336-2444</p> <p>Babysitting - \$2.00 per hour After school and weekends</p>
---	--

FUN FACT: In 1982, Blue Ridge was approved for cable television by the city.

Permission for Horizon Cablevision to install cable television lines in public right-of-way in the Blue Ridge housing subdivision was approved Tuesday by the Bloomington Board of Public Works.

The board also approved a request by the Bloomington YMCA to erect a sign at the corner of Highland Avenue and Winslow Road. Approval for the sign placement must be by the city plan commission and zoning ap-

The 5TH Addition

Home sales in the 4th Addition had been so strong that in October of 1983, the Rumples presented another Addition for approval by the city. It would contain 22 houses and complete Ramble Road Court and Ramble Road West as well as add a new street. The new street was named Kenler Drive and was in honor of Kenneth Rumble.

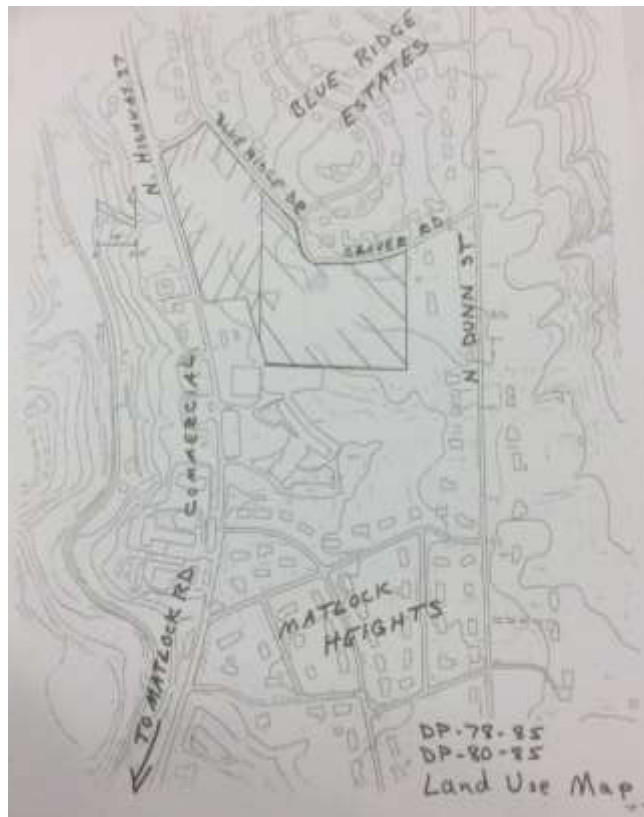


Like the 4th Addition, the homes in the 5th Addition sold very well. It would be the last Addition for the Rumples and Blue Ridge Inc. All their property was developed.

But these would not be the last houses built in Blue Ridge. The southern part of Blue Ridge, including Blue Slopes, Blue Ridge Court and part of Clover, had lain fallow and separate for 20 years, but would be re-joined to the neighborhood in 1985.

The South Rises Up

Recall that when the Rumples bought Blue Ridge Estates, Bankers Life kept 17 acres south of Clover Drive as well as south and west of Blue Ridge Drive.



Bankers Life sold the land to Midwest Management who tried to put up condos in 1982 but failed (see episode 3). After this, Trinity Episcopal Church of Bloomington took possession. In 1985, they sold it to two separate developers: Robert Shaw, who would develop Blue Slopes and John Englehardt who would develop Blue Ridge South.

Blue Slopes

Bloomington, IN 47402

Re: Proposed Blue Slopes Subdivision
North Walnut Street

Dear Members,

Our client Robert Shaw, respectfully requests preliminary plat and site plan approval of the proposed Blue Slopes Subdivision located at the intersection of Blue Ridge Drive and North Walnut Street.

The proposed subdivision consists of 17 single family lots located on approximately 7.63 acres. The average lot size is approximately 1/3 acre on which a custom built home will be constructed. This site is currently heavily wooded and will remain that way to a large degree.

It is my client's intention to start construction of this subdivision as early this fall as possible. For this reason we have asked for a waiver of the second hearing. This will enable him to close the property transaction and begin construction this September.

We thank you in advance for your consideration on this project. If you have any questions, please feel free to contact me at any time.

Very Truly Yours,
ROYAL FANTO & ASSOCIATES, INC.
Royal Fanto

RECEIVED
AUG 22 1985
PLANNING DEPARTMENT

Here is the plat for the property



Blue Ridge South

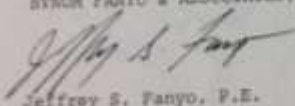
Re: Blue Ridge South Subdivision

Dear Commission Members,

Our client, John Englehardt, respectfully requests preliminary plat and development plan approval of a 24 lot single family subdivision. The 10.77 acres to be subdivided is located on Clover Lane in Blue Ridge Subdivision.

My client intends to construct large custom built homes on these 24 lots. Several examples of his craftsmanship exist today in the already platted areas of Blue Ridge Subdivision. These fine homes are examples of the housing planned for this subdivision.

In order to enable my client to proceed with construction this year, we are asking for a waiver of second hearing. We thank you in advance for your consideration of this project.

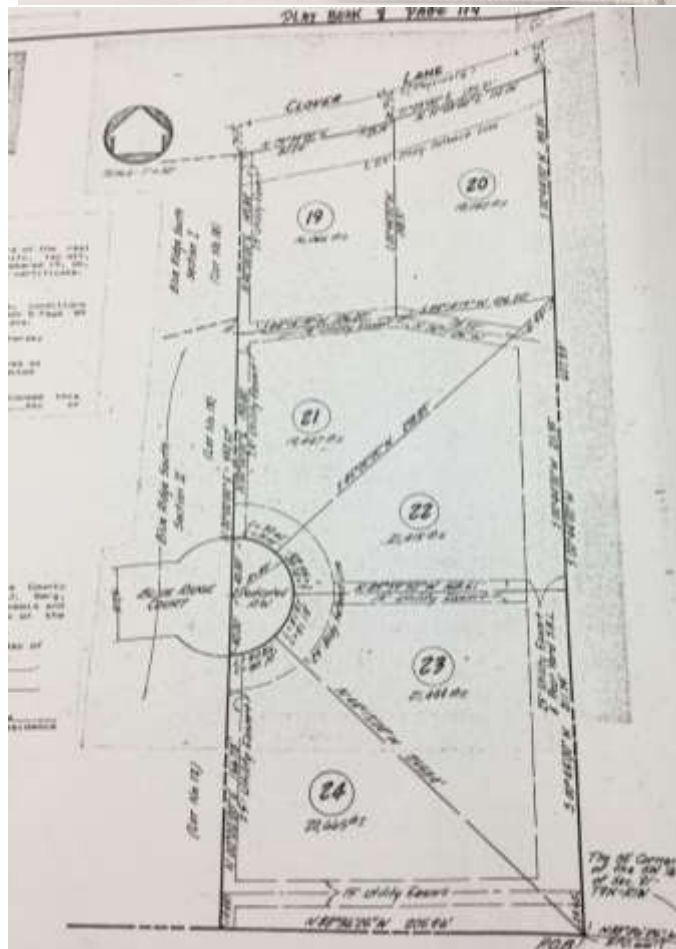
Very Truly Yours,
SYLVEK FANYO & ASSOCIATES, INC.

Jeffrey S. Fanyo, P.E.

cs

RECEIVED
AUG 29 1985
PLANNING DEPARTMENT

Below are the plats for Blue Ridge South, which was broken into 3 parts.





FUN FACT: Both Additions had sidewalks on only one side of the street.

Although the land was heavily wooded, construction of homes in both Additions went smoothly, and sales were strong. By the late 1980s multiple houses were already up and occupied. However, it was not without a surprise!

When Worlds Collide

As construction was going on around Blue Ridge Court and trees were being removed, a new neighbor was discovered. On the property just to the south of the Court at 2641 North Dunn Street was a sweat lodge tent with 2 adults and a child. They were living in the tent while constructing a home on the west side of Bloomington for themselves. The man's name was Mike Andrews and his female companion was Nancy Rinehart. An *Indianapolis Monthly* article was written about the relationship between them and the residents of Blue Ridge.

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Lexington, Kentucky
KENTUCKY

Andrews, a 42-year-old native Bloomington, holds a bachelor's degree in economics from IU, and his income includes a pension from the welfare department, a loan on Vietnam and a long-standing concern for the environment and for society's

downsides. Rinehart, a 58-year-old divorced mother of two, occasionally earns money by working as an electrician.

With property owner Jim Klotz's permission, they have lived in the tent for nearly a year and a half and intend to continue until they complete a house they are building in town. Rinehart says, "We like to live outdoors," she explains. "We didn't do it to get attention—we just feel that it's healthier to sleep outside."

Their tent is about 15 feet long and 10 feet wide, with a wood-burning stove inside and a chimney pipe above the doorway. The heating system works surprisingly well; on a recent 15° morning, the interior remained cozy even with the front flap open. Straw on the ground serves as both floor and mattress for the occupants, who sleep under a pile of blankets. Cans of food rest on shelves along the back of the tent, while a variety of other items, including games like Clue and Dungeons and Dragons, line one side.

The couple fashioned the adjoining 10-by-9-foot shack, used mainly for storing clothes, from a cardboard refrigerator box. Strips of plastic cover the roof and sticks support the walls. Rinehart figures the total value of the unorthodox residence is \$20, which is what a friend charged her for the stove. She found the tent material in an old bus.

Ironically, Andrews and Rinehart might be able to live in a conventional Blue Ridge home if they so chose. Andrews hails from a well-to-do family; with his education and experience, he says, he probably could land a lucrative position. But about six years ago, frustrated with bureaucracy, he quit his last mainstream job at Bloomington's Community Action Project. Andrews tells of trying to establish a food co-op for the needy; after he found a rent-free site in a low-income neighborhood, his superiors vetoed the plan in favor of a downtown location that the residents could reach only by bus.

Living minimally is part of Andrews' environmentalist philosophy. "I have a concern about not using too many resources myself," he says. "If you live in a tent or a grass hut or a cardboard shack, you do less to the land."

The unconventional lifestyle of Andrews and Rinehart may sound strange to Indianapolis ears, but to Bloomington natives it's less a novelty; city officials say, "You have to expect the unexpected in Bloomington," says Steve Crech, administrator of the Monroe County Health Department. "There are a lot of fugitive leftover hippies around town."

Acting on a complaint, Crech's

CONTROVERSY BY SIBLAN SMITH



"I don't consider myself without a home," says tent dweller Nancy Rinehart, stationed as what others might call a squatter.

When Worlds C

A comfortable subdivision finds itself face to face and neither side likes the vi

The scene is a study in contrasts: one side, a row of spacious \$200,000-plus houses; on the other, a cardboard shack and an eight-wheeled Army tent. The houses are part of Bloomington's elegant Blue Ridge subdivision and are occupied by some of the town's most affluent residents. The tent and shack lie in an ill-fated University professor's backyard and are occupied by a couple with a preference for alternative living.

The two worlds are divided by a property line, a stand of trees and a monumental difference of philosophy. They might never have clashed if not for progress; the woods used to be thick, but a few months ago a chunk came down, a few more Blue Ridge

houses went up and — as a result — moved the leaves on the remaining trees — the inhabitants of both worlds suddenly discovered they had new neighbors.

While some Blue Ridge project owners take the matter in stride, others are less than thrilled with the view, the residents, who requested anonymous calls the backyard encampment an eyesore. "I thought we were moving into a neighborhood that had some character," she says. "The houses here cost \$220,000 to \$290,000, and when you put that kind of money into a house, you don't exactly want to be looking over a tent." Complaints against the couple have reached the offices of Bloomington's city government, and a



**INSIDE . . .
OUTSIDE . . .
ALL AROUND
THE HOUSE**

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NOW WITH 70 CONVENIENT INDIANAPOLIS AREA
LOCATIONS. SEE THE YELLOW FINISH FOR THE
STORE NEAREST YOU.

agency once checked the composite but found an error on further action. "Bloomington thinks we ought to look right out and do something," Couch says. "But unless somebody can prove to us that they're not dropping off sewage property, Hart's not a whole lot we can do." For the record, Blumhart says she and Andrews go on their home to take showers and use the bathroom. Couch believes the issue boils down to a messy situation. "I don't blame the people of Deer Ridge, but at the same time I can't back Mike," he says. "If Mike were doing this 10 miles north of town, we'd probably never hear about it."

But Blumhart, Bloomington's planning director, says Andrews and Blumhart appear to be violating zoning regulations. Their composite fence may constitute a second residence in an area that is zoned for single-family units. He also notes that any structure used for bathing was never exempt with the state building code. "We are in the process of writing the property owner and advising that this may be a problem," Blumhart says.

Blumhart, however, does not believe the city can force Andrews and her to move. "I don't think there's a whole lot that governmental agencies can do," she says. "We're fairly well versed in what our rights are."

Oddly, Andrews says, if not for the building code, he and Blumhart might have left the neighborhood long ago. The couple had to stop work on the house they were building in town because its foundation didn't comply with the code. "If it hadn't been for these stupid rules," Andrews says, "we'd be living in the house now."

Blumhart wishes her neighbors would come talk to her, rather than calling in the authorities. Hart, who owns the property, wants the people of Deer Ridge to realize that Andrews and Blumhart are good neighbors. "But they're not looking at that," Hart says. "They're looking at how their property values are affected."

Although she hasn't done so, Blumhart says she could complain about her new neighbors too. "We were here before anyone else moved in," she says. "The people moving into the area are really the newcomers." And because of the new construction much of the area's wildlife has disappeared — in part because a utility company cleared a 15-foot swath of pasture through some woods on Hart's property. "There was no permission or warning ahead of time — they were just legally able to go in, ruin it and get out," Blumhart says. "I think it's amazing that people are offended because we have a tent out there. The view that I see is just as offensive as the view that they see."

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70 BIRCH CANYON DRIVE, DEER CREEK, IN 46122

FUN FACT: Mike Andrews was an activist in Bloomington who ran for mayor on the Green Party ticket.

The Birth of Kro-Marsh

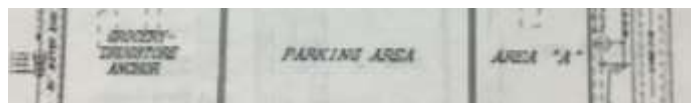
In 1990, Bloomington had a major concern about commercial sprawl in the city, specifically in the south-east section of town (the areas in and around College Mall). Over the next year a Master Plan was developed “to restrain future commercial development in the south-east

sector (and to) provide opportunities for neighborhoods serving commercial activities in all geographic sectors commensurate with new residential growth.”

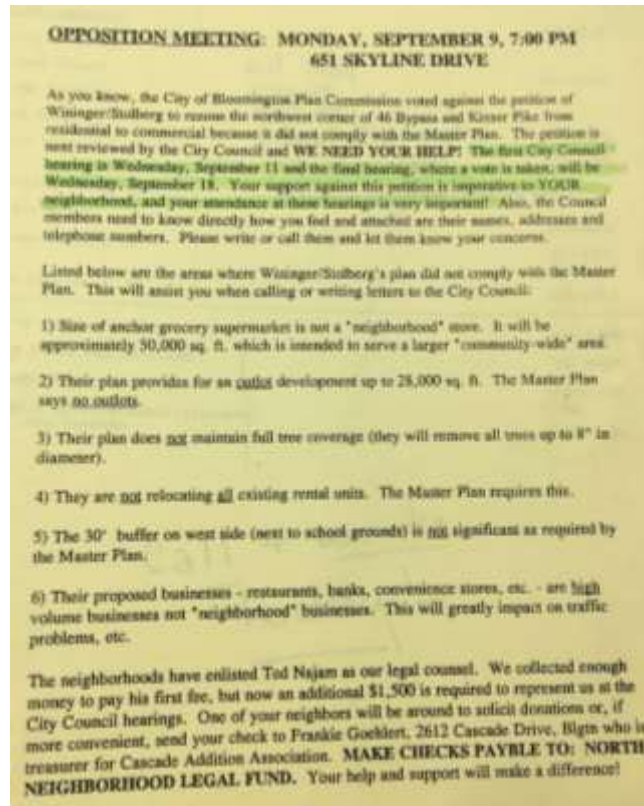
The north side of town was especially seen as not sufficiently served with retail outlets. As a solution for this, the Master Plan recommended the north-west corner of Kinser Pike and the Bypass as a site for a commercial center.



The development firm of Winiger and Stolberg planned to create an area with a grocery store as the anchor at one end and ancillary stores on the other with a parking lot in between.



In theory, the plan was in line with the goals and policies of the Master Plan, but it got many neighborhoods on the North side upset, including Blue Ridge. There was a hue and cry to stop the development.



But, in this case, theory carried the day and it was approved by the city. It became the Marsh supermarket center in the early 90s.

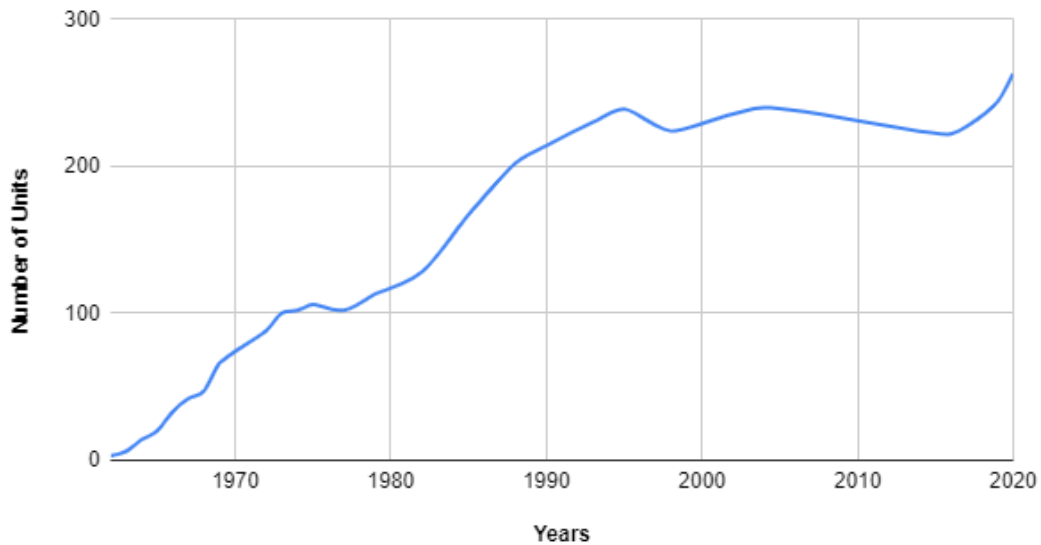
FUN FACT: The Marsh grocery chain went into bankruptcy in 2017 and was purchased by Kroger Stores reopening in 2018. Thus, becoming the present-day “Kro-Marsh”.

FUNNER FACT: Eric Stolberg, a partner of Wininger/Stolberg, played on the Hoosier Rose Bowl team.

Growth of Blue Ridge in Graphic Detail!!

By the mid-1990s, there were over 200 units in Blue Ridge. Houses continued to be added into the 21st century. Below is a graph showing the growth of homes over the years to the present. (Sources: The City Directory and Blue Ridge Directories).

Growth of Blue Ridge Over the Years



1st Addition 1961

4th Addition 1982

2nd Addition 1967

5th Addition 1983

3rd addition 1977

Blue Slopes 1985

Blue Ridge South 1985

Homes as Different as Their Architects

One really cool thing about Blue Ridge is the many types and styles of homes in the development. This is due to the long time that elapsed between the 1st Addition and Blue Ridge South (25 years) as well as to the wonderful and varied architects we were lucky enough to have with us.

Below is an overview of those architects. It is from Don Granbois (a former Blue Ridge resident) Have a look.....right now!

Blue Ridge's Distinctive Houses

The variety of house styles found in Blue Ridge contrasts sharply with the rows of look-alike homes in many of Bloomington's newer subdivisions. Here are several possible explanations for this diversity:

The neighborhood developed in several stages as successive additions opened for building. The first house was built in 1960, and the most recent was a stunning new house constructed at 2969 Ramble Road West in 2010. Today one observes fifty years of home design in Blue Ridge;

Early deed restrictions required relatively large square footage and encouraged the building of structures with architectural distinction;

The hilly terrain of the area, particularly those sections first opened for development, offered steeply sloping lots that were not suitable for conventional house plans;

Blue Ridge houses typically were custom built; a surprising number of architect-designed houses and houses built by designer-builders appeared early in the subdivision development;

Early builders, designers and owners favored original designs with a strong contemporary flavor, and their creations encouraged similar creativity among those who came later. Many purchasers of Blue Ridge lots appear to have been drawn to the neighborhood by its unusual concentration of modern houses, as well as the area's proximity to the university and its easy access to downtown. For Indianapolis commuters, the north side location reduced commuting time substantially.

The neighborhood's position high on a hill, its sloped lots and heavy tree cover, and its proximity to Lake Griffy encouraged building two-story structures with main living spaces on the upper levels, a design feature that takes advantage of the views and lends itself naturally to open cathedral ceilings. Views of the city lights and, for some lots, of Lake Griffy (after leaves have fallen) encouraged the use of large areas of glass.

Developer/builder Ken Rumble and his realtor wife, Shirley, built and lived in one of the first Blue Ridge homes at 313 Blue Ridge Drive. This house and several spec and custom houses built soon after, featured striking contemporary design. The Rumble home looks fresh and modern today, and the spec homes built by the Rumples also feature clean modern lines. A good early example is found at 2834 Blue Ridge Drive. The home features classic shallow sloped roofs, wide roof overhangs, and high glass signifying cathedral ceilings, all characteristic of mid-century modern design in Bloomington. The house's location halfway up the upward-sloping lot gives this low-slung design an imposing feel.

Architect Richard Hartung was an early resident of the neighborhood in the house he designed for himself and his family near the north end of Ramble Road West. A graduate of the University of Illinois' highly rated architectural program, Hartung went on to build several spec houses during the years he headed his own design-build firm. Two of his most interesting Blue Ridge homes are at 2922 Bankers Drive and 437 Blue Ridge Drive. Another, located at 2826 Blue Ridge Drive, offers two levels of glass facing the street. Now living in Nashville, Hartung designed a number of nonresidential buildings in Bloomington, such as the fire station on East Third Street.

Other architect-designed houses in the neighborhood include the Odle house at 3116 Ramble Road East, the prairie-style house at 303 Blue Ridge Drive by Steve Miller of Nashville, and the 2010 house at 2968 Ramble Road West designed by architects at Kirkwood Design Studio.

A number of Blue Ridge homes used plans purchased through architectural plans books, sometimes with modifications made by owners or contractors. The dark gray home at 2741 Blue Ridge Court is one outstanding example of a purchased plan modified somewhat by its owner before construction. The house with the full-glass wall facing the street at 2905 Bankers Drive was built from a purchased architect design but flipped front to back to suit the upward-sloping lot; the house was intended by its designer to show the glass wall to the back of the house.

A unique slant on contemporary design is found in the several Blue Ridge houses built by designer-builder John Englehardt, who still lives in perhaps his most distinctive design at 2733 Blue Ridge Court. Starting at Indiana University as a pre-med student, John ventured into Professor Alma Eikerman's beginning class in jewelry design. This experience led to a change in career path, and he ended his studies by earning an MFA degree.

John believes that the technical aspects of home construction can be learned by doing and, indeed, he reports that the technical solutions to structural issues often came to him as the building process proceeded. His houses often feature white stucco, weathered shingles artfully applied in gracefully curving patterns, large areas of glass, and custom-carved entrance doors. Another trademark is his distinct emphasis on circular themes, evident in the use of large round windows and in other circular elements, most notably in his own house, which is round and topped with a dome formed around a metal silo top. Besides his own Blue Ridge Court home, John's designs include houses at 2803 Blue Ridge Drive, 200 Clover Lane, 3316 Ramble Road Court, and a remarkable set of four designs on Ramble Road East: 3220, 3240, 3260 and 3280.

Mid-century modern home design was importantly influenced by ideas developed in 1953 by Carl Koch, a professor of architecture at MIT. With colleagues, Prof. Koch pioneered a design concept called Techbilt. The best known design was a two-story version that evolved into the common bi-level plan, widely built during the latter half of the twentieth century and found throughout Bloomington subdivisions. The two-story Techbilt house rested on a slab below ground level at the front and featured open cathedral ceilings and generous use of glass, appearing in high gable-end trapezoidal windows and sliding glass doors. The MIT team formed a corporation that translated the various Techbilt designs into packages of pre-fabricated panels, which were loaded onto semi-trailer trucks along with most of the necessary house components and driven to purchasers' construction sites in many parts of the country.

In keeping with the early focus in Blue Ridge on innovative contemporary designs, Al and Lee Strickholm purchased a one-story Techbilt package and had it erected on the lot they purchased at 216 Lakewood in the early 1960s (before the street received its final paving!) The Strickholms later moved away from Blue Ridge but in 1998 built a two-story contemporary

home at 303 N. Blue Ridge Drive designed by architect Steve Miller of Nashville. Two other Techbilt homes in Bloomington are on Rice Road and in the Windermere neighborhood.

Finally, several Blue Ridge contemporary homes were designed by their nonarchitect owners. The distinctive limestone house at 325 Clover Lane, with its observation tower above the double-door entrance, was designed in 1968 by its original owner, the late Robert Temple, who was influenced by Palladian design. The house shows rooms arranged symmetrically around a central core. At 2705 Blue Ridge Court, owner Don Granbois followed Techbilt concepts in designing his house. The two-story home rests on a slab below ground level at front, so entrance is on the upper level; sliding glass doors on both that level and the exposed lower level admit south sun at the back.

Another owner design influenced by Techbilt houses is the home at 304 Blue Ridge Drive. Designed by the late Rosemary Miller, preservation activist and supporter of local art organizations, the stone and redwood structure offers vast deck surfaces at the back. Rosemary closely followed Techbilt concepts, with open beamed cathedral ceilings, post and beam construction, upper level partitions that don't reach ceiling height, and large areas of glass in gable ends and across the back of both levels. Rosemary and her late husband Delbert were instrumental in forming the Blue Ridge Neighborhood Association. With her wonderful contemporary design, Rosemary helped steer the direction of home design in the neighborhood. The Miller's home, constructed in 1960, was the first home to be built in Blue Ridge.

Recent interest in contemporary house design encouraged the board of Bloomington Restorations, Inc. to feature Blue Ridge homes in its annual Fall Tour in 2010. All of the houses mentioned in this write-up were featured on that tour, either open for visits or mentioned in tour materials as homes to be observed from the street. This handout is based on materials developed for that tour by this writer, who would be pleased to receive further information on modern designs in Blue Ridge or to learn of errors or needed corrections.

Don Granbois
February 2013

Slices of Life in Blue Ridge through the Years

There are many activities that have gone on over the years in our development. Some of them became traditions, like the annual picnic or the garage sale. Others focused on neighborhood concerns, such as preserving our gates and shared spaces and asking the city to provide a sidewalk along North Dunn Street. We include 5 of these activities to serve as a sampler.

ANNOUNCING

the 1993 annual
Blue Ridge Teenage
Christmas Caroling
and Pizza Party!

Sunday, December 12
5:30 - 8:30 p.m.

at

517 Lakewood Drive
(Home of Steven, Holly,
and Heather Hall)

R.S.V.P. - 334-1777
(open to middle and high schools)

DIRECTIONS FOR THE 1986 BLUE RIDGE PARADE

1. Meet at 326 Lakewood Drive at 4:30.
2. Pick up tags, signs, tape, and markers from me.
3. Place tags on children where you can see them for judging.
4. Write tag number on children's hands with marker.
5. Write tag number on tape and place on bike.
6. Have children line up so you can judge them.
7. Please try to associate the name of the 2 winning children with their number in order to award prize after dinner.
8. Choose a 1st and 2nd prize. Use your judgement. Record number and child's name and give to me.
9. Carry sign for your group in following order:

Grand Marshal	Delbert Miller
Middle & High School	Sharon McKeen
4-6th graders	Cheri DeBruicker
1-3rd graders	Betsy Arnow
Preschool-Kindergtn	Sue Patrick

I will follow the parade

10. Bike Route - Lakewood Dr. to Ramble Rd. E. to Oliver to Ramble Rd. W. to Lakewood Dr.
11. Route monitors - please alert any traffic to oncoming parade and detain as needed. Keep parade moving smoothly.

Ramble Rd. E. & Oliver	Mike Caporale
Oliver & Ramble Rd. W.	Fred Arnow
Ramble Rd. W. & Lakewood	Jim Patrick
12. Bikes can be parked any where west of Ramble Rd. E. on Lakewood Drive as the whole block will be closed to traffic.

THANKS TO ALL FOR YOUR HELP!!

Dianne Caporale
332-2140

BLUE RIDGE ENTRANCE FUND

THE STONE AND STEEL WORK AT OUR ENTRANCES IS IN DIRE
NEED OF REPAIR. WE NEED \$20 FROM EACH FAMILY, BUT
ANYTHING YOU CAN GIVE WILL BE APPRECIATED.

PLEASE MAKE CHECKS PAYABLE TO THE BLUE RIDGE ENTRANCE
FUND AND MAIL OR BRING TO:

CAROLYN BERG
2964 BANKERS DRIVE
BLOOMINGTON, IN 47401

IF YOU HAVE ANY QUESTIONS PLEASE CALL 333-0137

JAMES A. PETERSON
421 BLUE RIDGE DR.
BLOOMINGTON, IN 47408
PH. 812-339-7557
FAX 812-339-3911

Dear Tomie:

9-27-94

As you know our Blue Ridge neighborhood is isolated from Bloomington proper for people of all ages who would like to walk or ride a bicycle in to town, to the university, etc .

At our annual picnic on September 25th. the enclosed list of thirty two Blue Ridge residents signed the attached petition asking for you to vigorously pursue the establishment of paths suitable for walking and cycling either along Dunn Street, or College Ave. This would give us easy and safe access to Meadowood, athletic events, the university proper and to downtown Bloomington. This could also eliminate the very hazardous condition of Little Five cyclists riding on north Dunn.

We ask that you forward this petition to the appropriate committee working on these projects with your endorsement and support.



This completes our story of Blue Ridge Estates and we hope you enjoyed it.....but guess what? We have one more episode left in the Mini-Series!!!

It is entitled “**Love is All Around Us**”

and will include all the landmarks that surround our beautiful development (Griffy Lake, Cascades Park, Matlock Heights and many others).

THANK YOU!