
CUMBERLAND CONSERVATION DISTRICT

HISTORIC AREA PRESERVATION PLAN



Cover Photo: D.T. Riser's Bakery and John Riser's Grocery store served Cumberland for many years. Deliveries were often made by a Studebaker truck (pictured). In the book *Cumberland Reflections 1831-1988*, it states "Mr. Riser was the first merchant to make deliveries from a motorized truck in all of Marion County, and created quite a stir for a while."

All photos courtesy of the Town of Cumberland Municipal Building, located at 11501 E. Washington Street, Cumberland, Indiana. Joni Curtis, historian.

HISTORIC AREA PRESERVATION PLAN
CUMBERLAND CONSERVATION DISTRICT

HA-32 (CMB)

**A PART OF THE
COMPREHENSIVE PLAN
FOR MARION COUNTY, INDIANA**

Adopted by the Indianapolis Historic Preservation Commission

December 12, 2005

Adopted by the Metropolitan Development Commission

December 21, 2005

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SPECIAL ACKNOWLEDGEMENTS

The research and photographs for the “Building Inventory” section were provided by Joni Curtis, Historian for the Town of Cumberland.

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INTRODUCTION



The National Road (US 40) in Cumberland c. 1908.

CUMBERLAND CONSERVATION AREA

INTRODUCTION

The Town of Cumberland, Indiana is located approximately ten miles equidistant from downtown Indianapolis and Greenfield, Indiana. The incorporated town actually straddles the eastern edge of Marion County and the western edge of Hancock County, but the Cumberland Conservation District is entirely contained within Marion County.

Much of Cumberland's history, development and significance is directly associated with transportation. Founded in 1831 as a small, isolated settlement along the National Road, the town quickly emerged as a stopover along the National Road and provided much needed services and accommodations to America's early travelers. Interurban rail service arrived in Cumberland in 1900 and had a profound social and economic impact on the town. No longer a secluded community, Cumberland had nine trains that offered daily passenger and freight service for townspeople, which enabled them to access other cities and towns and sell their goods to a much broader market. Although Interurban service was discontinued in the 1930's, significant roadway improvements and the personal mobility provided by the automobile ultimately transformed the National Road, later renamed US 40, into a major east-west national highway.

In the residential neighborhood directly north and south of US 40, the area is characterized by widely spaced houses, the absence of sidewalks and curbs, and open space. Also significant to Cumberland are the numerous 19th and early 20th century accessory buildings, including barns, summer kitchens, and early storage buildings, that serve as a reminder of Cumberland's once isolated, independent existence.

Today, Cumberland is endangered by encroaching suburban-style development, insensitive land uses, and infrastructure improvements that threaten to erase the town's remaining historic resources and erode its unique small-town atmosphere. This once isolated community that historically serviced travelers along America's National Road, now experiences serious commercial encroachment pressures that will compromise the Town's historic integrity. In 1999, Cumberland was listed on Historic Landmarks Foundation of Indiana's "10 Most Endangered," which lists Hoosier landmarks in jeopardy. This was also in part due to efforts by the Indiana Department of Transportation to implement a road-widening project on US 40 through Cumberland. The project, as proposed, would have increased speed and brought traffic to resident's doorsteps. Cumberland then became a national symbol of urban sprawl swallowing up America's small towns as it was featured on National Public Radio in late 1999.

Shortly thereafter, in March of 2000, the Cumberland G.A.P., a grassroots citizen's group, was formed to address the town's remaining historic resources, encourage sensitive new development, and protect the general historic character of Cumberland. Cumberland G.A.P. successfully lobbied and assisted the Town Council in efforts to lobby for a federal grant to enhance the town and a new streetscape design. In 2001, the Town Council then formed a Main Street Committee to continue with preservation efforts and assist with projects such as the National Road Streetscape. On December 7, 2001, Cumberland was listed in the National Register of Historic Places, and in 2002 the Town Council of Cumberland passed a resolution supporting the development of a conservation district.

CONSERVATION AREA DELINEATION



Buckley's Restaurant, located at 11720 E. Washington St., was known for its family-style meals and barbeque. The building is now occupied by Sero's Restaurant.

CUMBERLAND CONSERVATION AREA

CONSERVATION AREA DELINEATION

The Cumberland Conservation District is primarily a residential neighborhood that is bisected by Washington St./US 40, a major east-west traffic thoroughfare. The structures along Washington Street include both historic and non-historic structures, and include a variety of uses, including commercial, office, retail, and residential. The areas north and south of Washington Street are primarily single and two-family houses, although there are several non-contributing structures, such as an industrial building and an apartment complex. The conservation district also includes two public parks, two government buildings, and a church.

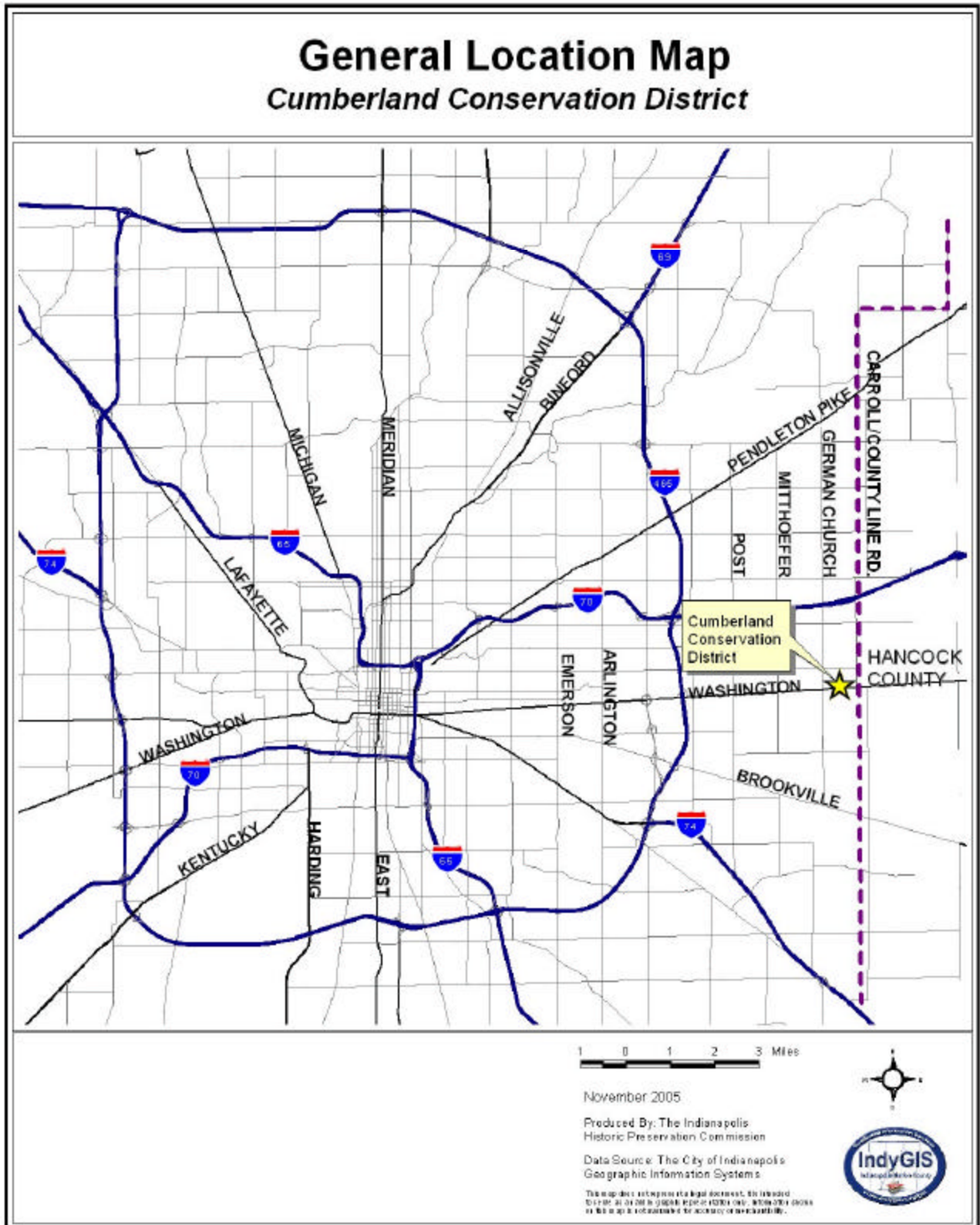
The boundaries of the Cumberland Conservation District are larger than those set forth by the National Register of Historic Places. The conservation district boundaries were expanded to the east and west of the existing National Register boundaries in an effort to discourage encroaching suburban-style development and insensitive land use and to promote context sensitive design and neighborhood friendly services. Once a small isolated town along the National Road, Cumberland now faces considerable development pressures from commercial expansion to the east and west. To the north of the conservation district is residential housing, to the south is industrial buildings, to the east is suburban-style development and farm fields, and to the west are big-box commercial structures and suburban-style development.

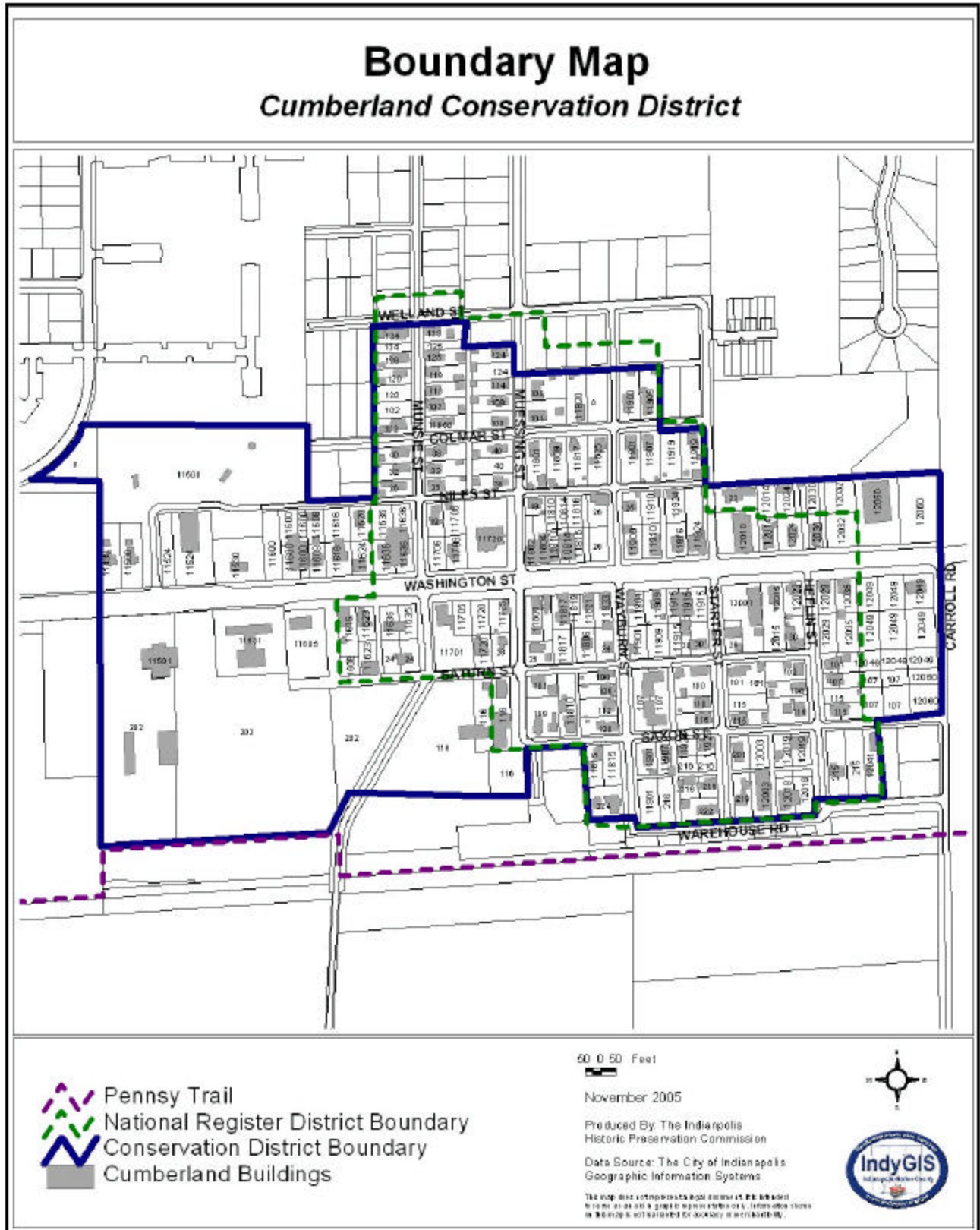
The boundary officially designated by this plan is described below and depicted on page 6.

BOUNDARY DESCRIPTION

Beginning at the northwest corner of National Road Park, the boundary line proceeds eastward approximately 703 feet along the northern parcel line of said park, and then turns southward to the northern curbline of Niles Street. From here, the boundary extends eastward along the north curbline of Niles Street until reaching the west parcel line of the property at 26 N. Munsie Street. From this point, the line turns northward and proceeds to the south curbline of Welland Street. The boundary then turns eastward, following the south curbline of Welland Street, and extends to the northeast corner of the property at 133 N. Munsie Street. At this point, the boundary turns southward, proceeding for approximately 80 feet, until reaching the northeast corner of the parcel at 125 N. Munsie Street. From here, the boundary turns eastward and follows the north parcel line of 124 N. Muessing Street to the west curbline of Muessing Street. The line then turns southward, proceeding approximately 105 feet, and then turns eastward and extends about 427 feet to the northeast corner of the property at 15 Colmar Street. At this point, the line turns southward, extending along the east parcel line of said property, to the south curbline of Colmar Street. The boundary then turns eastward to the west curbline of Starter Street, and then turns due south to the intersection of Niles Street and Starter Street. At this intersection, the boundary turns east and extends approximately 754 feet to the northeast corner of the parcel at 12060 E. Washington Street. From here, the line turns due south, crossing Washington Street, and proceeds along the western curbline of Carroll Road until reaching the intersection of said road and Saxon Street. At this intersection, the boundary turns west and proceeds about 196 feet along the north curbline of Saxon Street. The line then turns southward along the east parcel line of the property at 12041 Saxon Street to the north curbline of Warehouse Road. From here, the boundary turns westward and follows the north curbline of Warehouse Road to the intersection

of said road and Wayburn Street. At this point, the boundary turns northward, proceeding for about 35 feet, then turns due west and follows the south parcel line of the property at 224 S. Wayburn Street. At the southwest corner of the aforementioned property, the line turns northward to the south curblineline of Saxon Street. From here, the boundary turns westward along the south curblineline of Saxon Street and proceeds to the intersection of said street and Muessing Street. At this intersection, the line turns southward and extends to the southeast corner of the parcel at 115 S. Muessing St. (parcel #7029393). At this corner, the boundary line turns westward and follows the south parcel lines of the property at 116 S. Muessing Street (parcel #7029393 and 7029837) to the west curblineline of Munsie Street. From here, the boundary turns southwest and proceeds for about 140 feet. The line then turns westward and proceeds to the southwest corner of the property at 11501 E. Washington Street. From here, the boundary turns northward for about 1,157 feet. At this point, the line turns westward to the eastern curblineline of Woodlark Drive. The boundary then follows the eastern curblineline of Woodlark Dr. to its point of origin.





HISTORICAL & ARCHITECTURAL SIGNIFICANCE



Located at 11817 E. Washington Street, this 1½-story bungalow was constructed around 1915 for the Langenburg family (pictured). The house was later converted into a retail use and is now occupied by Cumberland Flowers.

CUMBERLAND CONSERVATION AREA

HISTORICAL SIGNIFICANCE

The town of Cumberland, Indiana is significant for its association with and its contribution to the broad patterns of both state and national history: to wit, the Old National Road or US 40. Cumberland, Indiana, named for the city in Maryland where National Road construction began, retains a unique place in the history of the state. Its beginnings were directly related to construction of the National Road, and Cumberland, Indiana supplied men and materials to construct portions of the road. Originally, the road was just a grubbed out pathway that was later modernized with planks. Cumberland offered early travelers overnight lodging, prepared food, and stabling for their animals. Cumberland citizens manned a local toll collection point where travelers had to pay for the use of the thoroughfare. The main street of the town for many years served as the right-of-way for interurban trains, and Stop 17 for the Terre Haute, Indianapolis, and Eastern trains was in Cumberland. When the automobile supplanted the interurban as a primary means of transportation, Cumberland businesses and local retailers continued to support travelers with goods and services to assist them along their way.

The significance of Cumberland's historic district is two-fold. First, it retains a contiguous collection of buildings that symbolize Cumberland's main period of economic growth (1880 to 1950), and the buildings aligned along the sides of US 40 provide a physical and visual image of this time period. Secondly, the Cumberland historic district retains, at present, its historical significance as a community founded for the express purpose of supporting the transportation of people and things – first the National Road, then the interurban trains, and finally the modern automobile. Unlike other Marion County, Indiana communities that owed their existence to transportation such as Allisonville, Castleton, Augusta, and Beech Grove, Cumberland has not lost its singular historical identity through the encroachment of suburbia. To this day, when anyone mentions Cumberland, an immediate association of the community with the road that gave it its name, is made.

In 1806, President Thomas Jefferson signed the bill appropriating funds for conducting a survey for the route of the National Road, a thoroughfare that would connect the eastern seaboard with the slowly developing trans-Appalachian area of the southern portion of the Northwest Territory. The road eventually stretched from Cumberland, Maryland to Wheeling, West Virginia. As the project progressed, more funds were appropriated and work moved past Wheeling on the way to the final terminus of St. Louis, Missouri. A report from the 1820s noted that the right-of-way across Ohio and Indiana, "is mostly an easy rolling country with frequent long straightaway for the entire distance."

In 1827, a survey team entered Warren Township, Marion County, Indiana to commence surveying Indiana's section of the road. Beginning at Indianapolis and building both east and west simultaneously, the eastbound construction crew reached Warren Township in 1829. The 80-foot roadway, cleared of small stumps and with larger stumps reduced to a height that would clear the standard wagon of the period, offered passable travel in good weather but became a quagmire after even a light rain. Broken stone was employed to make the road surface more all weather, and, in time, planks from local sawmills became the road surface of choice. Planks made for a smooth ride but they deteriorated quickly and had to be replaced on a regular basis. Based on the Indiana General Assembly's acceptance of responsibility for maintaining the state

portion of the road, the Central Plank Road Company received an 1851 charter, "for the purpose of planking and graveling that portion of the National Road running through the counties of Hancock, Marion, Hendricks and Putnam."



Cumberland First Baptist Church, c.1840

The settlement of Cumberland became official in 1831 when it was platted on part of Samuel Fullen's original land purchase. The surveyed area of the town consisted of six streets - East, West, North, South, Main, and Cumberland (the National Road). Aside from the normal construction of homes for community residents and public facilities such as inns and pens for holding stock in transit, the most important building constructed soon after Cumberland's settlement was the First Baptist Church. Established in 1832, the church congregation met in a private home until a separate meeting place was built on a plot of land near the intersection of South and Main Streets (now South Muessing Street) in 1840. This location became the site of all three of the churches built by the First Baptist congregation during its existence.

The 1840s witnessed a number of important events in Cumberland's history. In 1842, a post office was established in one of the local stores. As was the case for many small communities, in the early days the mail was dropped off at a store, and local residents stopped by to get their mail. For the first few decades of Cumberland's history, mail service was more a matter of who would accept the challenge rather than an official activity of the government. In October 1843, a party of dignitaries from Indianapolis passed through (and may have stopped off at Little's Tavern later upgraded to Hotel on the east side of Cumberland) on the way to Richmond, Indiana to meet at a barbecue held there in honor of a visit by perennial presidential candidate Henry Clay. Clay was stumping the area in preparation for his presidential campaign in 1844. Little's Hotel, which was built early in the 1830s, served the traveling public with food, drink, and accommodations for over one hundred years before it was torn down in 1968. The original location is in the conservation district.

During this same period of time, the National Road authorities operated five toll collection points between Cumberland and Indianapolis, a distance of ten miles. One of the collection points was on the western edge of Cumberland. During this decade, Cumberland and the surrounding region played host to significant influx of German immigrants looking for land and business opportunities.

The 1850s and 1860s were decades of slow, steady growth for Cumberland. Traffic along the National Road, which increased exponentially when the road first opened up, settled down to a steady flow of westward bound immigrants. To make the trip not only feasible but also less of a challenge, Cumberland offered the services of blacksmiths to shoe stock and fix wagons; retail stores to provide the bare necessities in food and other consumables; and lodgings for overnight guests. Stagecoach passengers could stop and refresh themselves at Cumberland's inn and taverns. One immigrant to Cumberland who arrived in 1861, from Indianapolis not Germany, was Charles Heinrich. Heinrich moved his family to Cumberland to start up a farm and "a general mercantile house" that would provide consumer goods to local farmers and travelers on the National Road. Although the building no longer exists, one of Heinrich's enterprises appears

to have been situated on the southern boundary of the district near the Baptist church. Ever vigilant for business opportunities, Charles or his son Ernest bought land east and north of the original plat and developed the land that became the present day streets between Muessing and Starter and Niles and Welland, which is known as the "Heinrich Addition."

The next two decades were a period of limited growth for Cumberland. Local farmers continued to clear the land in the region, and the harvested wood was reduced to finished lumber in a number of sawmills operating around Cumberland. The National Road, now graveled and later macadamized, still provided a steady flow of travelers, not as many headed west of the Wabash River but now supporting more local needs for business travelers and local farmers. Indianapolis was still ten miles away, and the road was the most direct route to the capitol city and its markets. In 1883, the second building for worship by the congregation of the First Baptist Church was erected on the same site as the previous church. In May 1891, the train carrying President Benjamin Harrison on a nationwide tour passed through Cumberland on its return swing through Indiana on the way back to Washington, D.C. Interestingly, while the coming of the railroad meant so much to the development of many Indiana communities, the Pennsylvania line that passed just to the south of Cumberland seems to have had very little impact on this community's growth. There is evidence that the railroad did not even maintain a depot at Cumberland. The railroad's apparent lack of influence on Cumberland's fortunes reinforces the significance of the National Road to Cumberland's history.

The turn of the century brought a number of major changes to Cumberland that directly affected its future. Long distance rail travel grew increasingly common during the closing decades of the nineteenth century. The beginning of the twentieth century brought into play the use of rail travel on a more local level. The interurban trains that began to crisscross Indiana at the turn of the century brought to Cumberland and many small communities the availability of scheduled rail service to all the major cities in the state, and concurrently, the markets that existed therein.

The Terre Haute, Indianapolis & Eastern Traction Company (THI&E) began service to Greenfield, Indiana, through Cumberland in 1900. The tracks would eventually reach Richmond, Indiana and points east. The interurban tracks ran down the center of the National Road (US 40) through the heart of Cumberland's business district; the same district now encompassed by the conservation district. As one authority noted about

interurban trains, "the interurban railways were conceived as a utilitarian means of local transportation, meeting the need of the farmer, small townner, and commercial traveler in the era before the private automobile." The THI&E operated nine trains through Cumberland on a daily basis. The service included three freight cars per day in addition to the passenger trains. Stop 17 was the point along the tracks that served Cumberland; W.A. Caylor was the local agent. This rail connection to larger markets east and west of Cumberland helped local farmers transport their produce there in a timely manner; local retailers now had daily access to their suppliers.



An interurban train traveling along the National Road in Cumberland.

The portion of US 40 in the center of Cumberland was the business hub of the community. Businesses and public buildings lining both sides of US 40 included the Cumberland Bank,

Caylor's Grocery, the local post office, the Masonic lodge, Shutt's blacksmith shop, the doctor's office, and a cobbler/harness repair shop when the main transportation means were a horse and wagon. Cumberland's population at this time was 400, and most of these folks lived and worked near the business hub. Many of the town's turn of the century style residences remain in the district; some have been adapted to commercial uses, but some continue as the primary residence for Cumberland citizens.

In 1905 another major innovation made an appearance in Cumberland in the form of a modern communication system. The Central Union Telephone Company was established and operated out of William Caylor's house on Colmar Street. The switchboard operator was one of Caylor's daughters. Another means of communication was also initiated in Cumberland in the first decade of the twentieth century. The *Marion County Times*, first published in 1909 and only for a few years, heralded itself as "The Only Newspaper Published in Marion County Outside of Indianapolis." During its short life, the paper kept the Cumberland community apprised of local and national news, including current farm prices at the Cumberland Market. Cumberland's access to information grew through these entrepreneurial ventures, as did its financial enterprise. The Cumberland Bank, established in 1907, met the needs of the community until the infamous bank holiday, ordered by President Franklin Roosevelt on March 6, 1933, closed its doors, and they never reopened. This was a calamity to many in Cumberland who lost everything they had deposited in the bank.

The 1920s were a time of relative prosperity for Cumberland as evidenced by the many homes in the district that date from that period. The grocery stores along US 40 continued to serve local residents' and travelers' needs. As the horse and wagon gave way to the horseless carriage, gas stations replaced harness and blacksmith shops. The THI&E continued to serve the community with passenger and freight trains passing through Cumberland each day.

The demise of many interurban companies that occurred in the 1930s, and the massive improvements in paved roads in the 1940s, rapidly increased the number of automobiles passing through Cumberland each day. Although World War II greatly reduced the availability of gasoline and other automotive necessities, the end of the Depression and the following decades was a time of expansion for travel-related businesses. On both sides of US 40, service stations and automobile repair shops such as Franke's, Ostermeyer Studebaker, Hudson's DX Service, Hill's Standard Service Station, and Bump's Garage, replenished fuel supplies for travelers and locals alike. There was no shortage of work for Cumberland's mechanics or its service station owners. Replenishing the bodies of travelers and locals was the job of a number of restaurants scattered along the right-of-way of US 40. Most notable were Buckley's restaurant at North Muessing and US 40 and Miller's Lunch across the highway and farther west. Buckley's, the original building subsumed into the present day Sero's, was famous for family-style meals, such as fried chicken, and especially for its barbecue that was offered to the public in a stand just to the west of the main building. Miller's Lunch was more of a local hangout, but anyone with a healthy appetite was truly welcome.



Local residents recall the Cumberland Lions Club organizing homeowners during the 1940s and 1950s to provide rooms for tourists attending the Indianapolis 500 race. Cumberland made this annual event almost a community affair: rooms were rented for \$5.00 to \$6.00 a night, sack lunches were bought from Buckley's; and race guests were provided an early breakfast before departing for the track in Speedway, Indiana.

Although many of the retail stores and groceries along US 40 in Cumberland have been replaced or adapted to other uses, evidence of the heart of the business hub during the period of significance still remains. The encroachment of Indianapolis' residential suburbs and proliferating strip malls threaten this unique collection of commercial properties and residences.

Cumberland serves to remind us of a period in our history when travel, once a demanding and tiresome endeavor, became an adventure. As the transition from horse and wagon to interurban and finally to the private automobile was made, Cumberland readapted its mission to support this evolution and remains today as a symbol of times past.



Sanborn Fire Insurance Map, 1954. Note the historic street names, lack of street addresses, and structures that have been lost.

ARCHITECTURAL SIGNIFICANCE

Cumberland's historic commercial buildings and residences typically reflect the architectural characteristics of six different styles. In some cases, through a process of evolution that is typical of a neighborhood in transition during dynamic periods of growth, architectural stylistic details blend; in other cases, evolutionary changes significantly impact the integrity of the resource. The predominant architectural styles in the district are Folk Victorian, Craftsman bungalow, and American Four Square. Scattered among the more numerous represented styles are examples of vernacular residences, some eclectic mixes, and a number of commercial vernacular buildings. The district's period of significance is 1880 to 1950.

Cumberland, once an isolated nodule of commercial businesses dedicated to serving the traveling public and the farms of eastern Warren Township, has suffered significant losses of its historical resources and its economic primacy. The causes of these losses include numerous changes to the right-of-way of Washington St./US 40 and the encroachment of retail malls that draw consumers away from the historic business center along the edges of the Washington St./US 40 corridor.

However, commercial encroachment is not the only danger to historic resources in the district. One of the most common is the adaptation of historic resources to other uses with little attempt at preserving the resource's architectural or historical significance. Several non-contributing buildings have been significantly altered with little concern for the structure's historic or architectural significance. One such building is the former Buckley's Restaurant at 11720 E. Washington St., now present-day Sero's Restaurant. Much of the original art moderne-style building was subsumed into the modern structure.

The Folk Victorian residences in the district demonstrate the many popular variations of this style in the late 19th and early 20th centuries during the same period as the equally popular Queen Anne style. Folk Victorian homes offered the builder an opportunity to show off his carpenter skills by adding elaborate Victorian decorative details to an otherwise very plain house style, and the owners embellished their homes with details that allowed them to impart uniqueness to a simple design at a low cost.

The small 1-story house at 11801 E. Washington St. is a typical example of a Folk Victorian home with a minimum of embellishment. Built c.1880, the house rests on a brick foundation. The basic front gable and wing structure has wood clapboard exterior walls that support a simple shallow eave, and scrolled brackets support the narrow fascia board of the gable. A diamond-shaped, pierced ventilator is centered in the gable, below the peak. The four-over-four double-hung windows are original. The window surrounds have plain sides, wooden sills, and drip caps. The side porch is probably not original. The steps and floor are concrete; the balustrade, usually wooden, has been replaced with brick and the porch supports, typically turned wooden posts, are now square brick. The entrance door, positioned in the ell, is not original. Partially obscured by the black metal security door, the replacement door appears to be from the 1950s.

Just west of the house described above is another example of the Folk Victorian style with minimum decorative details. Built c.1880, the house at 11725 E. Washington St. was rated "notable" in the *Warren Township Interim Report*. A slight variation of the previous house, this

residence had its main entrance in the gable front. The wood clapboard siding is original. While no longer present, a porch probably graced the street front facade; a small period porch now provides protection to the primary side entrances. Turned wooden posts support the porch's shed-type roof and decorative pierced detailing is suspended from the underside of the entablature. The north façade has a single doorway and a pair of windows in a configuration similar to shotgun style versions of this style. The windows are original, four-over-four double-hung, and the door, which also appears original, is glazed in the upper half and is wooden in the lower half. The surrounds of the door and window openings have simple flat sides with milled drip caps. Above the front entrance and centered in the gable are paired, one-over-one double-hung windows that appear modern and are likely not original. Decorative brackets support the eaves on this façade, and a decorative pendant is present in the peak of the gable.

The 1-story, gable front and wing Folk Victorian house at 11907 Colmar St. is another variation on the basic style and has been modified by adding a small wing on the east side and a shed roof addition to the rear. The modifications appear to be early in the life of the building, built c.1900, and demonstrate the evolution of many of the small homes in the district – as the family grew, so did the house. From a brick foundation, the wood clapboard exterior siding extends upward to simple moderate eaves overhangs supported at the corners by scroll brackets. Vertical board siding highlights the infill of the gable ends; the lower ends of the boards are staggered in a saw tooth pattern. A small square ventilator is centered in each gable. On the front façade, the gable peak is accentuated by a decorative cross bracing reminiscent of the Gothic Revival style. A low silhouette brick chimney rises from the center of the roof at the intersection of the wing and front gable. The small shed roof porch in the ell is decorated with spindle work and board siding in the saw tooth pattern. The one-over-one, double-hung windows throughout the house appear original, and the surrounds typify those seen in other Folk Victorian houses. The doors are original, single-glazed in the upper half and wood paneled in the lower half.

West of the previously described house is a 1½ -story home, built c. 1900, at 11825 Colmar St., which demonstrates a third variation on the Folk Victorian style in a hall and parlor configuration. The switchboard operation of Cumberland's first telephone company was once located in this house. William Caylor, who also owned a local grocery, owned the house. The original house was sheathed in wood clapboard siding that has since been covered with 12-inch tin siding in the early 1950s. The rear wing, not consistent with the standard Folk Victorian configurations, appears to be original or added very soon after original construction. The exterior walls of the front section of the house support a moderately pitched gable end roof with narrow eaves. Scroll brackets support the eaves at intermediate points and at the ends. A simple Gothic-style decorative cross-brace accentuates the gable peak. The four-over-four double-hung windows in the front façade are original. The side windows and the windows in the wing addition are one-over-one double-hung and are consistent with the period. The window surrounds have simple flat sides and flat lintels. A period porch is situated in the ell of the gable end and wing. The porch has a wooden balustrade with plain balusters that extend between the turned posts supporting the shed type roof. Decorative spindle work and brackets add the Victorian touch.

Another variant of the Folk Victorian style is the 1½ -story front-gable house, built c. 1915, at 120 North Munsie St. and the period garage to the left rear of the house. The rough-faced block

foundation supports exterior walls covered by clapboard siding. The open eaves at the roof-wall junction are moderate in depth and unadorned with any decorative detail. The steep pitched roof has gable dormers on the north and south sides; these dormers appear to be original. Wooden shingles and a square ventilator are present in the peak of the front gable. The full-width front porch is likely original in its roofline, but the brick balustrade and support columns were probably a 1920s innovation that replaced the original wooden railing and posts. The one-over-one, double-hung windows are original as are the plain flat sides and lintel of the surrounds. The front door is period with a single glazed upper half and a wooden paneled lower. The garage in the rear is period in its style and construction. The two sets of hinge-mounted doors are glazed in their upper 1/3 with single panes in a 2x3 configuration. The pyramid roof is a style characteristic often seen in Folk Victorian homes.

The 1½-story gable-front and wing at 11907 Saxon St. and the 1½ -story side gable house at 133 North Muessing St., both built c.1890, are examples of other variations on the Folk Victorian style that occur throughout the district. The Saxon St. home includes a number of decorative details often seen on Queen Anne style homes while the Muessing St. house is relatively simple in design and ornamentation.

The Craftsman style bungalows appear with regularity in the district north of Washington St. The simple 1-story side gable bungalow at 200 North Munsie St., built c.1920, demonstrates some of the elements of the Craftsman style with little ornamentation. The rough-faced block foundation supports vinyl clad exterior walls that terminate in wide eaves with exposed rafter ends. The low pitched roof of the house extends in one continuous line to cover the front porch; which is a large gable dormer with exposed rafter ends, and a three-unit ribbon window is centered on the forward slope of the roof. The front porch is supported by the original foundation with a wooden deck and a wooden balustrade with square balusters. The support columns for the porch roof are straight (not battered) and are paired at the flanks of the porch. The three-over-one double-hung windows are original and typical of Craftsman style houses. The original front door is glazed with six single panes arranged in 2x3 in the upper portion and wood paneled in the lower portion.

The house at 133 N. Munsie St. is an example of a bungalow that has been modified by replacing all the original windows and doors and covering the exterior with vinyl siding. While vinyl siding is prevalent throughout much of the district, the changes to the windows and doors and extension on the rear of the house severely reduce its architectural significance.

The 1-story bungalow at 11801 Colmar St., built c. 1920, exemplifies the visual sturdiness of the Craftsman style that appears in many homes of the period. The rough-faced block foundation supports vinyl-clad exterior walls that meet the roof junction in narrow overhanging eaves. The hipped roof has two hipped dormers with small three-unit ribbon windows. The west side of the house has a narrow bay with a large three-unit ribbon window. The solid brick balustrade and support columns of the front porch add to the aura of indestructibility of the home. The double-hung windows are glazed three or four lights in the upper sash and a single light in the lower sash. Obscured by a wooden storm door, the main entry door is original with a glazed upper portion and a wood paneled lower portion.

The 1-story cross-gabled home at 114 N. Muessing St., built c.1920, demonstrates a number of decorative details that highlight the variability of the Craftsman style. The flared ends of the fascia board on the porch and on the side gable and the dentil detail and spindle work, also on the porch, embellish an otherwise simple house design. The brick foundation supports vinyl-clad exterior walls that terminate in wide plain eaves. The substantial brick balustrade and support columns for the porch roof lend a sense of permanence that wooden components would not accomplish. Three-over-one double-hung wood windows are original. The entry door is glazed 3x3 in the upper portion and is wood paneled in the lower portion.

The 1½-story house at 102 N. Munsie St., built c.1915, appears to be a hybrid, with elements of a gable and wing and a purely side gable design evidenced in the final construction. The asbestos shingle-clad exterior walls are supported by a rough-faced block foundation. The relatively narrow boxed eaves of the moderately pitched roof end in flared lower ends. Centered over the porch on the east side of the roof is a prominent gable dormer with small, paired windows. The front facing gable of the wing has a large center window with flanking sidelights on the first floor, and a single window in the half story. The front porch balustrade and roof support columns are constructed of cobblestones with mortared joints. The one-over-one, double-hung windows are original; the surrounds have flat sides and milled drip caps. The entry door is not original and appears to be of 1950s vintage.

The bungalow at 115 S. Starter St., built c.1930 with stone veneer added c.1950, demonstrates an eclectic mixture of architectural details that challenges description. The stone-clad battered columns of the front porch are clearly Craftsman style, as are the flared ends of the fascia board, gabled front wing, and hipped roof of the basic roofline. The small eyebrow dormer, with the ventilator, is reminiscent of those seen on either Tudor or on upscale Shingle homes. The fortress effect of the stone veneer and the low silhouette of the overall building lend a massive quality to the visual image of the residence.

The 2-story American Foursquare house at 11833 E. Washington Street, built c.1910, is a typical example of the simple architectural design that made this style so popular in the early decades of the 20th century. The rough-faced block foundation supports wood clapboard walls that terminate in narrow eaves and a hipped roof. The tall, hipped dormer on the front side of the roof is a signature architectural element of the American Foursquare variation of the design. The full-width front porch is another common element in the foursquare design. In this particular example, cast concrete columns that have a decorative base, chamfered corners, and a square capital support the hipped roof. The windows are one-over-one, double-hung and the door is original.

The 2-story duplex at 11825-27 E. Washington, built c.1910, combines a number of Prairie style and American Foursquare design elements and is different from other examples identified in the district. The exterior walls terminate in wide, flared eaves, and the roofline is slightly flared before assuming the basic hipped roofline. The hipped roof dormers, with flared rooflines on the north and west sides, are more closely associated with the Prairie style. The full-width front porch is typical of the style and period: the roof supports are cast concrete with a decorative base on the lower half and a round shaft on the upper half below the capital. The duplex as one-over-

one, double-hung windows, and the two entry doors are original with single glazing in the upper half and wood paneled in the lower half.

The 2-story American Foursquare at 124 N. Muessing St., built c.1910, demonstrates another variation on the basic design through a number of elements. Aside from the typical elements of the square plan, hipped roof, and front dormer, this house enjoys some differences that separate it from its district neighbors. The cast concrete porch supports are decorated with raised panels through their full length, including the chamfered upper half. Two shorter cast column bases flanking the steps at deck level act to define the entry point onto the porch and serve as planters. The sidelights flanking the entry door add a touch of colonial elegance to an otherwise simple design.

Many of the commercial buildings along Washington St., and in other parts of the district, have been lost to development or removal because of age or disuse. The few remaining examples remind viewers of the commercial and pedestrian activity that once was so prevalent in the town center.

Located at 11810 E. Washington St. is the building that fulfilled a major role in the daily life of Cumberland. Built in 1907, the Cumberland Bank served the community for many years. After the banking enterprise closed, the building was used as the community post office until 1968. Historical photographs of the building show two entry doors, one on either side of the large arched window. The entry on the right, which once led to the upstairs office of a local doctor, was later infilled. While the original brick exterior was stuccoed, the elements of the original commercial vernacular design, such as the large center window, the paired windows in the second floor (with unchanged fenestration) and the dominant Italianate cornice remain as evidence of the original building's appearance.

Immediately west of the Cumberland Bank building at 11808 E. Washington St. is a 1-story building, built c.1910, which once housed Cumberland Lodge #726 of the Free and Accepted Masons. A comparison between a historical photograph and the current façade of the building revealed little change in the principal elevation. The windows, originally single glazed with a transom, have been modernized, but the shape and size remain original. The twin pilasters that flank the doorway are the same as the original and in conjunction with the original door would have created the sense of a temple entrance. The simple overhang that protects the entrance appears to be original.

East of the bank building at 11814 E. Washington St. is a small 1-story commercial building, built c.1945, which occupies the same lot once containing the community building where the Modern Woodmen held their meetings. Designed in the vernacular style of many earlier commercial buildings, the current façade shows little change from the original. Although the building has had many different occupants, and the signage has changed over time, its basic design remains unaltered.

Across the street from the bank building at 11821 E. Washington St. is a small Folk Victorian commercial building. Built c.1900, this simple structure is the oldest commercial building remaining in the district and provides a ready image of the past. Supported by a stone

foundation, the original clapboard exterior walls terminate in unadorned narrow eaves. The gable front façade has a large single window with four panes mounted in standard muntins. The entry door is period and single glazed in the upper two-thirds, wood paneled in the lower. During more recent times, the building has been used as a barbershop, a beauty shop, and a gift shop.

Over time many of the homes in the district that front on Washington St. have been converted/modified to accommodate business ventures and have lost their architectural characteristics. In some cases, the homes could be returned to their original states. In others, the adaptations have robbed the buildings of any historical significance.

The small Queen Anne cottage at 11623 E. Washington St., built c.1900, is an example of a commercially adapted residence that could be restored to its earlier condition. Now the home of Jan's Antiques, the vinyl siding covers the original clapboards, but the window surrounds, the window sashes and glazing, and the entry door are original. The classic cutaway corners and simple side porch that are indicative of the style remain intact.

Miller's Lunch at 11615 E. Washington St. was for many years a well-known and highly touted eatery for Cumberland natives and the traveling public. Once known as Van Sickle's Tavern, the public part of the building (the 1-story addition to the house) was built c.1930; the Queen Anne house to the rear was probably built around 1900. The restaurant addition has exterior walls of drop siding and the windows throughout the addition three-over-one double hung. A Second Empire style overhang adds an eclectic touch to the front façade. The original Queen Anne style house to which the restaurant was appended retains many of the original architectural details of the style, such as multi-gabled roofline, one-over-one, double-hung windows, and a bay on the west façade.

One of the most prominent buildings in the district is the First Baptist Church at 116 S. Muessing St. The third in a series of Baptist churches for the Cumberland community, the present building was constructed in 1912-13 on the same site as the first two churches; each was torn down as the congregation grew. Simple in design, the two-story church has stuccoed walls, a hipped roof, and a set of broad steps leading up to the main floor. The windows are a mixture of square double hung and Gothic Revival arched, art glass windows. The bulls-eye windows of art glass above the arched windows impart a sense of height and break up the monotony of the plain, unadorned exterior wall above the main floor. The bell in the center bay once graced Cumberland High School, which was built in 1904, and was situated behind (west of) the Baptist church.

The collection of buildings that comprise the Cumberland Conservation District remain as a reminder of a time past when horse-drawn conveyances, the interurban, and the new automobile evolved as the primary means of transportation for the business of everyday life. The story of Cumberland's role in support of these evolutionary changes is contained in the buildings that remain along Washington St./US 40 and in the homes of the people that operated the businesses that met travelers' needs.

BIBLIOGRAPHY

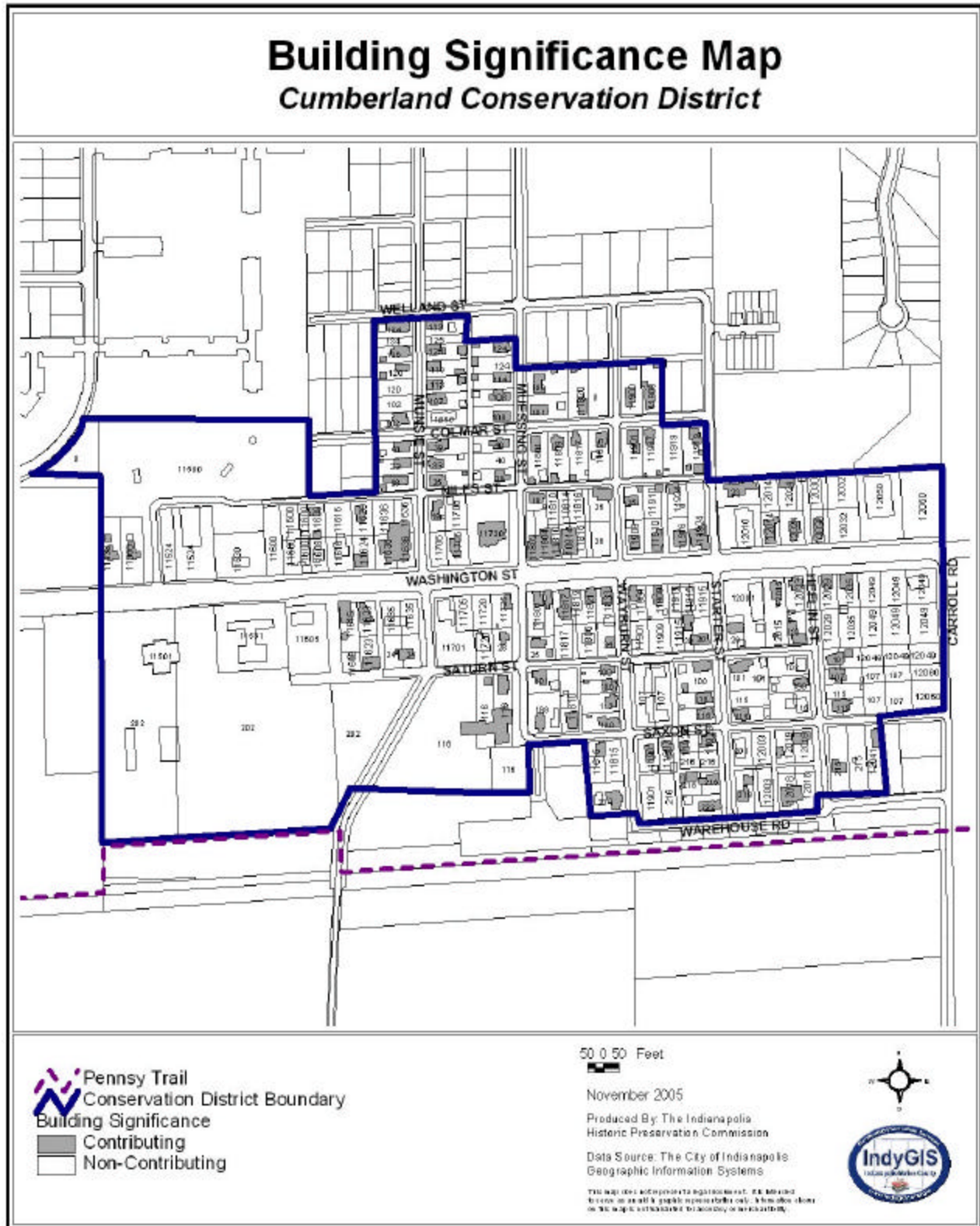
The “Historical & Architectural Significance” section is primarily derived from Cumberland’s National Register of Historic Places registration form. However, several additional sources were consulted during the preservation planning process and are cited below for reference purposes and to provide additional sources of historical information.

United States Department of the Interior. National Park Service. *Cumberland Historic District: National Register of Historic Places Registration Form (October 2001)*, by John Warner. Available from the Indiana Division of Historic Preservation and Archeology, Department of Natural Resources, State of Indiana.

Lewis, Rosalie. *Cumberland Reflections 1831-1988*. Nappanee, Indiana: Evangel Press, 1988.

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EXISTING CONDITIONS



Cumberland Methodist Church (photo c.1957). The building was originally used as an Evangelical church and was located on south Starter Street. The structure was later purchased by the Methodist Church and moved to 11706 E. Washington St., just east of Hendryx Mortuary. The church was razed c. 1965.

CUMBERLAND CONSERVATION AREA

EXISTING CONDITIONS

The purpose of this section is to give a snapshot view of the general conditions existing within the Cumberland Conservation District at the time this plan was developed and adopted. Suburban-style development from Indianapolis' eastside has already encroached upon the district's western boundary and such development continues to threaten Cumberland's unique small-town atmosphere. The eastern edge of the district, which borders Hancock County, remains mostly rural. However, Hancock County is experiencing significant growth and development and will undoubtedly affect the eastern side of Cumberland. Documenting the existing conditions in Cumberland will help measure the change that occurs in the future.

EXISTING LAND USE

The Cumberland Conservation District contains approximately 226 parcels of land and 132 primary structures.

Most of the land to the north and south of Washington Street is predominantly used for single-family and two-family houses. However, there are a few intrusions into the residential neighborhood, including a multifamily apartment complex and a vacant commercial building in the southern part of the district. There are two parks, National Road Park and Honors Park, located north and south of Washington Street respectively.

The structures along Washington Street serve a variety of uses, including commercial, retail, office, mixed-use, residential, and governmental. There are also several surface parking lots that front Washington Street.

Vacant lots, many of which are buildable, are scattered throughout the district and comprise approximately 18% of the land use in the conservation area.



EXISTING ZONING

The Cumberland Conservation District contains the following zoning districts:

D-5	Dwelling District (residential single-family and two-family)
C-3	Neighborhood Commercial
SU-1	Special Use Religious
SU-9	Special Use Government
I-2-S	Light Industrial Urban
I-3-U	Medium Industrial Urban
PK-1	Park

For complete information about permitted uses and development standards, consult the Marion County Zoning Ordinance. Copies of the zoning ordinance may be obtained from the following:

- Administrator of Planning and Development, Cumberland Municipal Building, 11501 E. Washington St., Cumberland.
- Office of Current Planning, 1821 City-County Building, 200 E. Washington Street, Indianapolis.
- Via the internet at <http://www.indygov.org/eGov/City/DMD/Planning/Zoning/municode.htm>

D-5 – The D-5 dwelling district zoning classification permits one and two-family residential structures. This classification covers approximately 41% of the conservation area and is primarily located in the residential areas just north and south of Washington Street.

C-3 – The C-3 neighborhood commercial zoning classification comprises about 50% of the district and is applied to all properties fronting the Washington Street corridor. There are several multifamily houses and the Cumberland Town Hall that are improperly zoned C-3.

SU-1 – Four parcels owned and occupied by the First Baptist Church are zoned SU-1, a special use religious zoning classification.

SU-9 – The SU-9 zoning classification is used for any buildings or grounds used by any department of a Town, City, Township, County, State or Federal Government. In the conservation area, Honor's Park and the rear one-half of the two parcels owned by the Town of Cumberland are zoned SU-9.

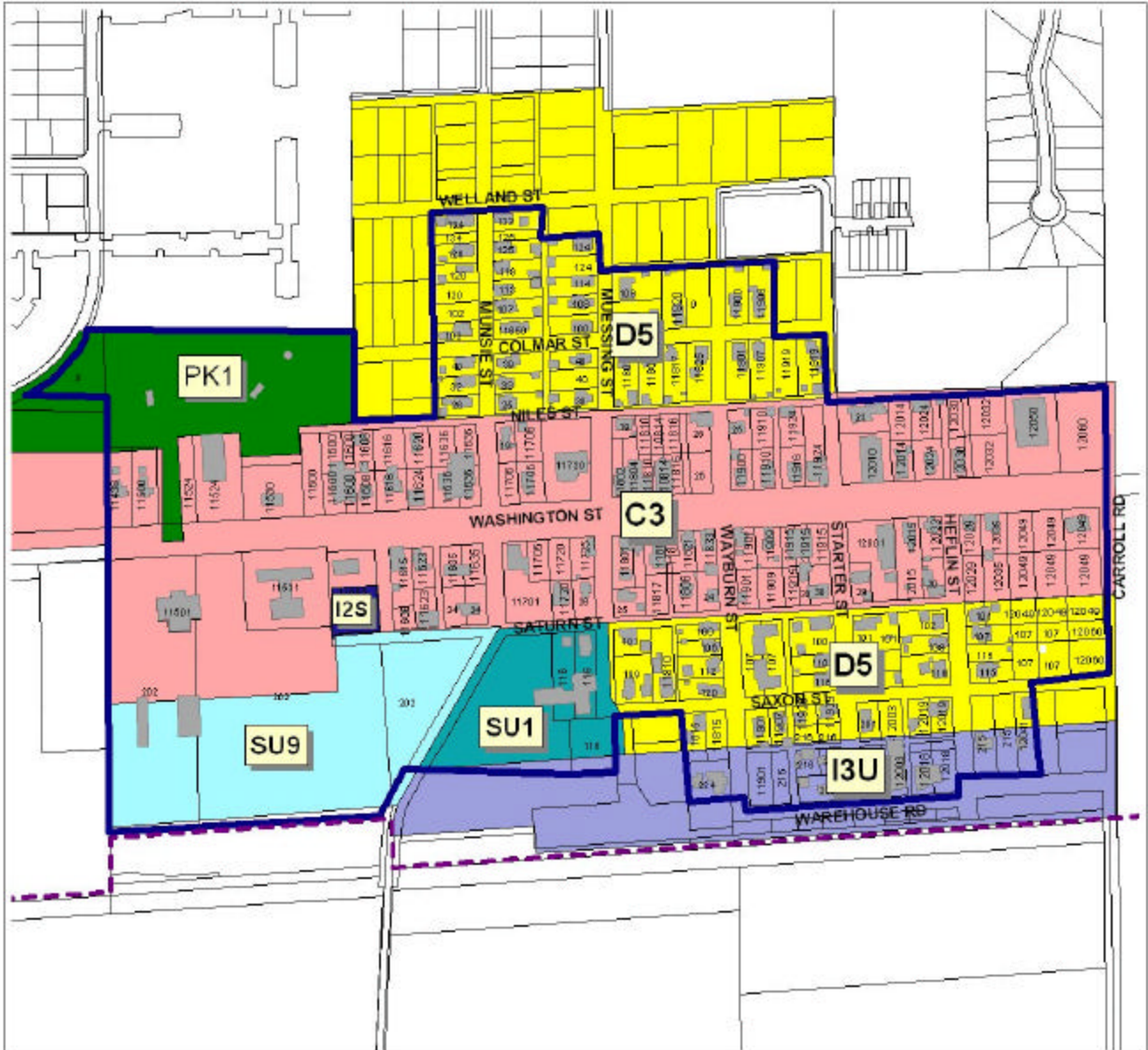
I-2-S – The rear one-half of a parcel owned and occupied by an automotive repair shop is zoned I-2-S for light industrial suburban use.

I-3-U – The southernmost portion of the district, which primarily contains historic houses that have continuously served residential uses, is incorrectly zoned I-3-U for medium industrial uses. There are several industrial businesses located just west of this area, which is also zoned I-3-U.

PK-1 – Two parcels that comprise National Road Park are correctly zoned PK-1 for park use.

Existing Zoning Map

Cumberland Conservation District



- Penny Trail
- Conservation District Boundary
- Cumberland Buildings
- Existing Cumberland Zoning
- C3 - Neighborhood Commercial
- D5 - Single and Two-Family Residential
- I2S - Light Industrial Urban
- I3U - Medium Industrial Urban
- PK1 - Park
- SU1 - Special Use Religious
- SU9 - Special Use Government

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November 2005

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended to be used as a guide only. For more information, please contact the City of Indianapolis, Department of Planning and Development.



EXISTING EXTERIOR BUILDING CONDITIONS

Primary structures in the Cumberland Conservation District were surveyed by IHPC staff to determine the general conditions of buildings at the time this plan was developed. Based on a visual analysis from the street, each primary structure was rated in one of the following categories:

CATEGORY:

DEFINITION:

New Construction

Primary structures that were built in the last 40 years.

Significant Alteration

Historic structures that were significantly renovated or altered in a manner that adversely affected the building's original historic appearance.

Mostly Unaltered, in Sound Condition

Historic structures that retain most of the original building elements, have experienced little alteration, and are well maintained.

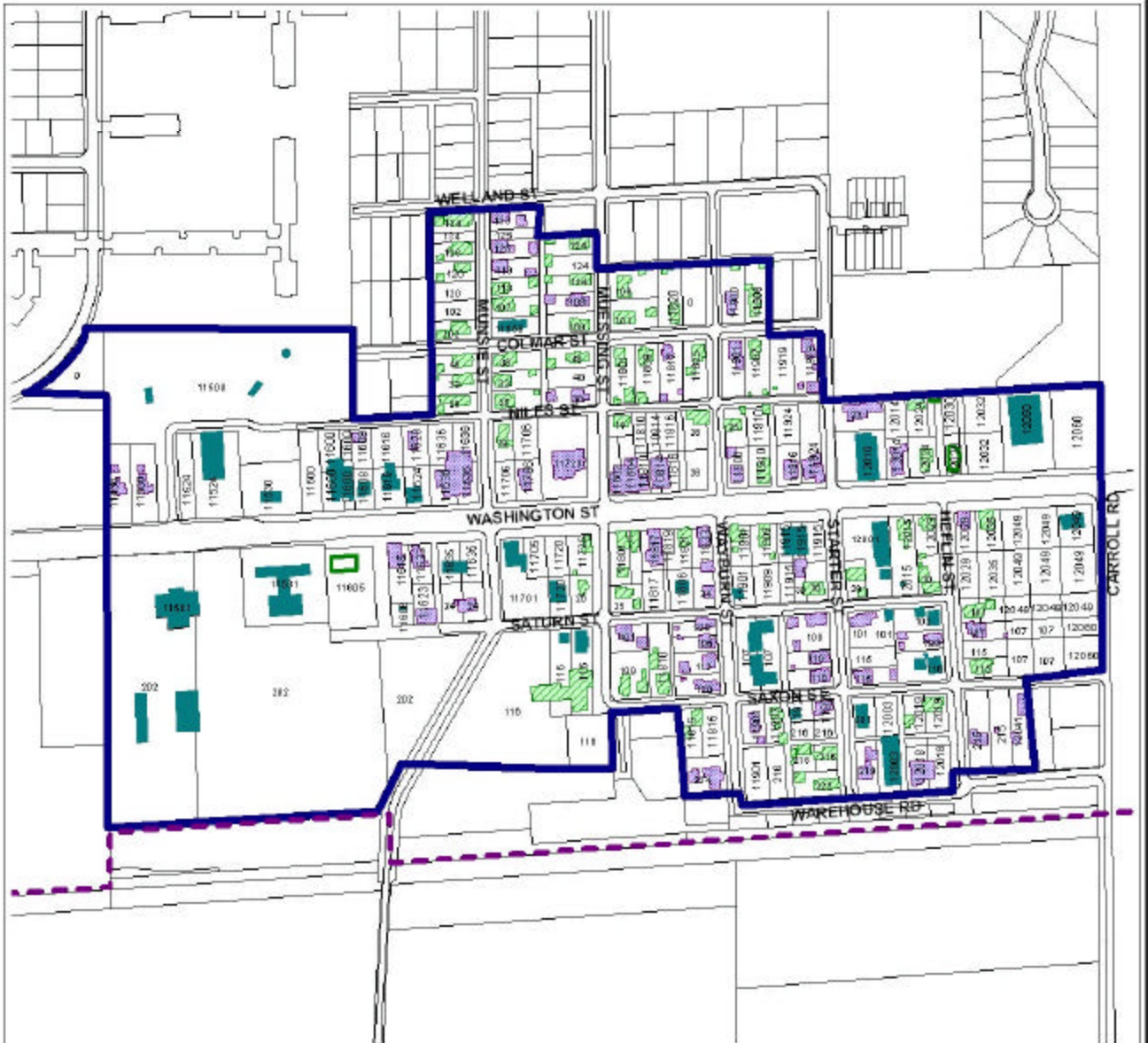
Mostly Unaltered, in Poor Condition

Historic structures that retain most of the original building elements and have experienced little alteration but have obvious deterioration and deferred maintenance.

RATING	NUMBER OF BUILDINGS	PERCENT OF BUILDINGS
New Construction	25	19%
Significant Alteration	50	38%
Mostly Unaltered, in Sound Condition	55	42%
Mostly Unaltered, in Poor Condition	2	2%
TOTAL	132	100%

Existing Exterior Building Condition

Cumberland Conservation District



-  Pennsy Trail
-  Conservation District Boundary
-  Exterior Building Condition
-  Significant Alteration
-  New Construction
-  Mostly unaltered, in sound condition
-  Mostly unaltered, in poor condition

50 0 50 Feet

November 2005

Produced By: The Indianapolis
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PRESERVATION OBJECTIVES



Richard (Dick) and Orpha Miller operated *Miller's Lunch*, a popular local restaurant at 11615 E. Washington St., from 1941 – 1965. Photo taken c. 1956.

PRESERVATION OBJECTIVES

BUILDING OBJECTIVES:

- To support and encourage the preservation, maintenance, and rehabilitation of existing historic and non-historic structures in a manner that complements and reflects the history and character of Cumberland.
- To support and encourage new in-fill construction that is compatible with and enhances Cumberland's unique historic and architectural character.

LAND USE OBJECTIVES:

- To support and encourage mixed-use development and neighborhood serving businesses along Washington St./U.S. 40 that are compatible with existing historic structures or appropriate new construction and complement Cumberland's unique small town atmosphere.
- To maintain the residential land use and zoning in the areas north and south of Washington St./U.S. 40, with special exception provided to those properties bordering the Pennsy Trail.

NEW DEVELOPMENT OBJECTIVES:

- To encourage the development of pedestrian-friendly neighborhood businesses and services along Washington St./U.S. 40.
- To encourage the construction of appropriate new single-family and two-family residential housing on the vacant lots north and south of Washington St./U.S. 40 to increase density and strengthen the residential core.
- To encourage trail friendly development along the Pennsy Trail corridor.

PUBLIC INFRASTRUCTURE/AMENITIES OBJECTIVES:

- To improve pedestrian and bicycle amenities throughout the district.
- To retain and maintain the existing historic grid street pattern and alleyways.
- To expose, reconstruct and restore lost historic alleyways where feasible.
- To support public transportation.

RECOMMENDATIONS



The Cumberland School was located on the southeast corner of S. Munsie St. and Saturn St., behind the Cumberland First Baptist Church and across from Honor's Park. The two-story Romanesque Revival building was constructed in 1904 and was demolished in 1964. Date of photo unknown.

CUMBERLAND CONSERVATION AREA

RECOMMENDATIONS

The purpose of this section is to provide recommendations for future actions that will affect the physical development and character of the Cumberland Conservation District. The recommendations were developed by IHPC staff in consultation with Cumberland residents and property owners. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

LAND USE AND DEVELOPMENT RECOMMENDATIONS

The following land use and development recommendations were developed with Cumberland residents and property owners who chose to participate in creating this plan. Their goal is to encourage mixed-use development and neighborhood serving businesses along Washington St./U.S. 40 and maintain the residential land use and character of areas north and south of Washington St., which collectively identifies Cumberland as a unique small town that developed along the National Road. For planning purposes, properties within the Cumberland Conservation District were categorized into three subareas, each with their own specific recommendations.

SUBAREA A – NATIONAL ROAD CORRIDOR:

1. Encourage and support the continued use of historic commercial buildings as neighborhood serving businesses.
2. Encourage a “Village Mixed-Use¹” atmosphere and the development of new pedestrian-friendly neighborhood serving businesses along Washington St./U.S. 40.
3. If vacant lots should ever be developed, historic buildings lost, or if non-contributing buildings should ever be demolished or lost, it is recommended to support and encourage appropriate new construction on those lots to strengthen the existing mixed-use corridor. New construction should be complementary to surrounding structures in size, scale, height, and setback.
4. Strongly discourage “big box” retailers, drive-thru establishments, auto-related establishments and other types of businesses that emphasize a large amount of outdoor storage and operation.
5. Strongly discourage billboards, cell phone towers, radio towers, and other such non-primary structures along Washington St./U.S. 40.
6. Identify and encourage areas behind primary structures to be developed, improved, and used for parking.
7. Residential (single, two-family or attached multifamily) or mixed-use development is the recommended land use for the historic houses on Washington St./U.S. 40.
8. Consider supporting variances for less than the required parking if the current zoning classification requires more parking than is practically needed for a particular establishment.

¹ In the *Indianapolis Insight: Land Use Mapping Handbook, Comprehensive Plan for Marion County, Indiana* under the “Village Mixed-Use” category it states: “This land category consists of a development focused on a mixed-use core of small, neighborhood office/retail nodes, public and semi-public uses, open space and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the “Main Street” or “Village Center” and progress to lower densities outward from this core. Village mixed-use areas are intended to strengthen existing, historically rural, small towns and cities within Indianapolis, which are intended to continue as neighborhood gathering places and should allow a wide range of small businesses, housing types, and public and semi-public facilities. . . Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian-oriented “village” or “small town” atmosphere, rather than focusing on residential density. Strip commercial centers, large-scale freestanding retail uses and heavy industrial development are generally inappropriate within this land use category.”

SUBAREA B – NEIGHBORHOOD RESIDENTIAL

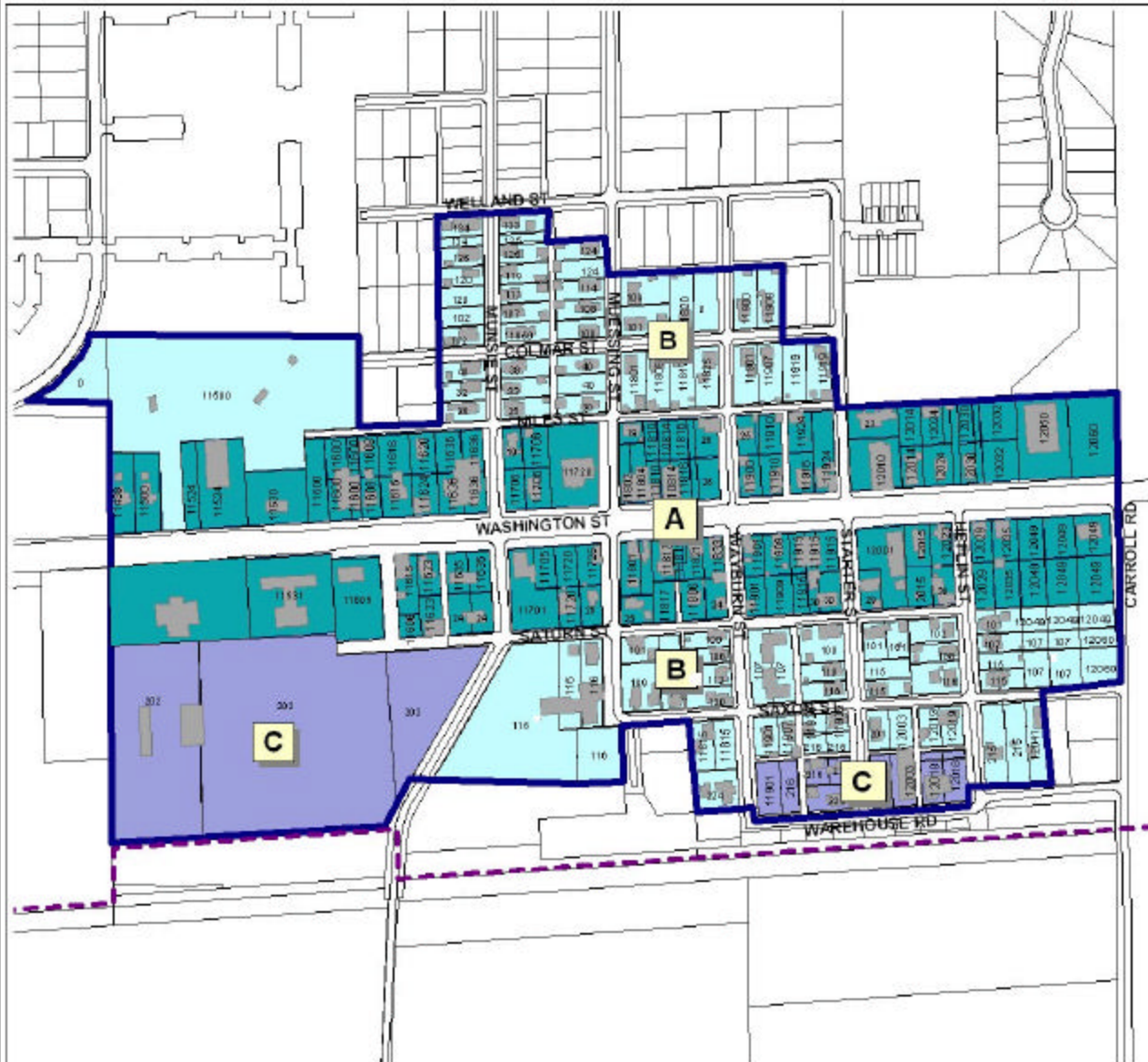
1. All existing residential uses should remain residential.
2. Strongly discourage the conversion of residential buildings to commercial, office, retail or industrial uses.
3. Encourage and support the continued use of houses as residences.
4. Encourage and support the new construction of appropriate single-family or two-family housing on vacant lots to strengthen the existing residential areas. New construction should be complementary to surrounding structures in size, scale, height, and setback.
5. If the apartment building at 107 S. Wayburn St. should ever be demolished or lost, it is strongly recommended that the existing two large parcels should be subdivided and replatted as four parcels. The replatted parcels should be consistent with the lots due west, in the 100 block of south Wayburn St. New development should be single-family or two-family houses in similar density to the surrounding neighborhood.
6. The rear one-half of the lots at 12029 and 12035 E. Washington St. may be replatted to create two new parcels fronting Heflin St. If such a replatting occurs, it is recommended these parcels be zoned D-5 to support the development of single-family and two-family housing.
7. Discourage the demolition of existing structures for parking uses.
8. Encourage connectivity to neighborhood parks, regional parks and the Marion County Connectivity Plan.

SUBAREA C – PENNSY TRAIL CORRIDOR:

1. Encourage the continued use of houses as residences.
2. Consider changes in use from residential to trail-friendly businesses along Warehouse Rd., provided residential buildings retain their residential exterior appearance. Businesses should directly relate to the Pennsy Trail.
3. Trail-friendly businesses should only be permitted in Subarea C. Such establishments should not be permitted in Subarea B in order to preserve the basic structure of the residential core area.
4. Encourage the development of trail access points and trail-related amenities along Warehouse Rd.

Land Use & Zoning Recommendations Sub-Area Map

Cumberland Conservation District



-  Pennsy Trail
 Conservation District Boundary
 Cumberland Buildings
Subareas
 A - National Road Corridor
 B - Neighborhood Residential
 C - Pennsy Trail Corridor

November 2005

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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ZONING RECOMMENDATIONS

SUBAREA A – NATIONAL ROAD CORRIDOR:

1. **Overall Zoning:** Consider rezoning the parcels that front Washington St./U.S. 40 from C-3 to C-3-C to allow for mixed-use and neighborhood serving businesses. The C-3-C zoning classification restricts “big box” development, drive-thru establishments, and auto related establishments and businesses that emphasis large amounts of outdoor storage and operation.
Note: The C-3-C zoning classification legally permits dwelling units, as defined in the Dwelling Districts Zoning Ordinance of Indianapolis-Marion County, Indiana.
2. **11501 E. Washington Street:** Consider rezoning the parcels currently owned and used by the Town of Cumberland from C-3 to SU-9 to legally establish a governmental use.
 - Should the Town of Cumberland ever choose to dispose of this land, consider parceling off the land fronting Washington St. and rezoning to the C-3-C zoning classification.
 - The remaining land may be rezoned to PK-2 since the southern edge of the parcels abuts the proposed Pennsy Trail. The PK-2 zoning classification permits a variety of uses, including residential, commercial, and retail businesses, which should support and compliment the Pennsy Trail.
3. The houses at 25 and 26 N. Wayburn St. and 23 N. Starter St. should be rezoned to D-5 to legally establish residential uses.

SUBAREA B – NEIGHBORHOOD RESIDENTIAL:

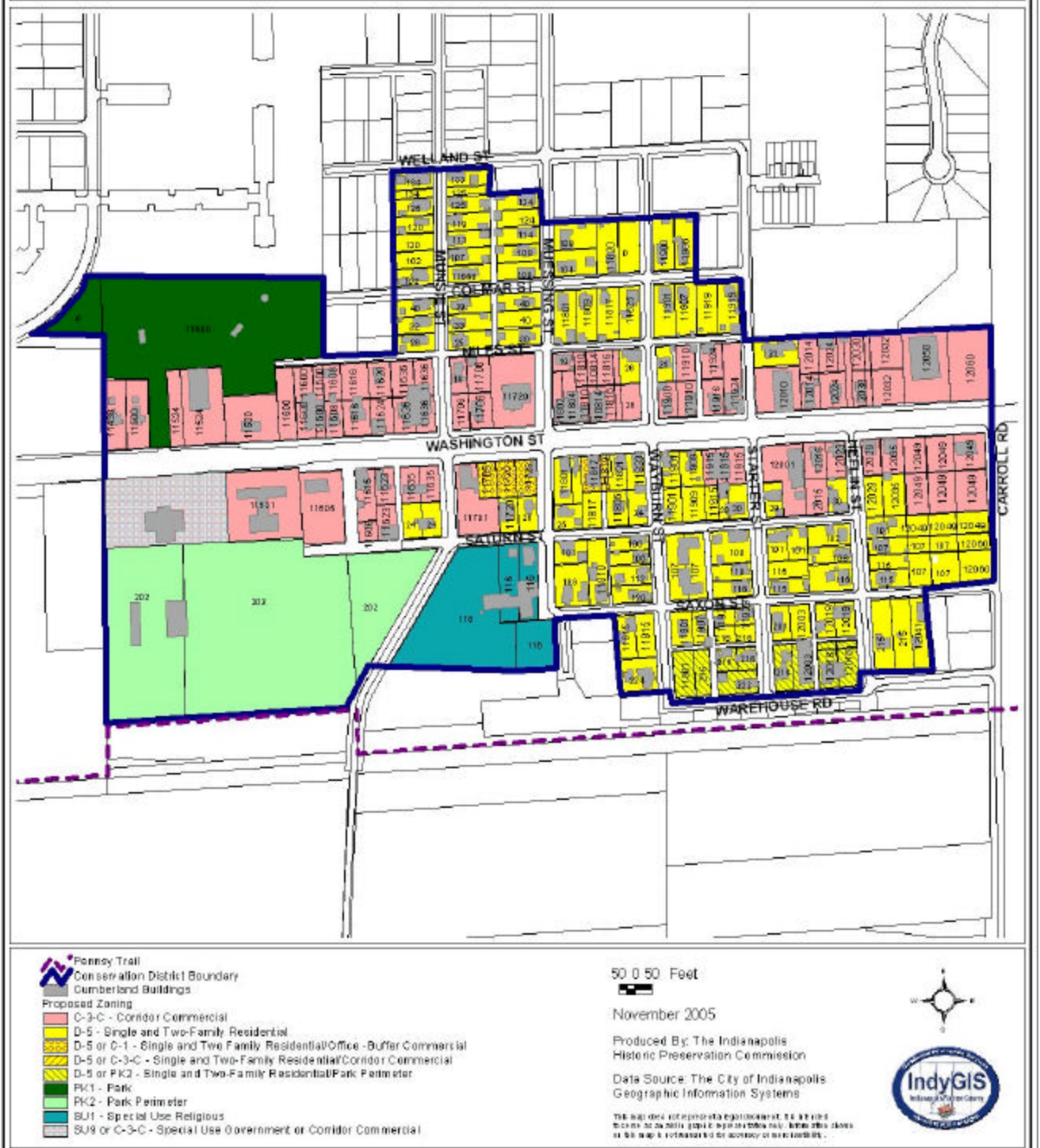
1. **Overall Zoning:** Overall, the D-5 zoning classification is satisfactory and is recommended to stay the same.
2. **107 S. Wayburn Street:** If the non-historic apartment building at 107 S. Wayburn should ever be removed, the D-5 zoning classification is recommended to permit single-family and two-family housing.

SUBAREA C – PENNSY TRAIL CORRIDOR:

1. **Overall Zoning:** Consider rezoning from I-3-U (medium urban industrial) to D-5 to legally establish residential uses.
2. **PK-2:** If the Pennsy Trail is built, the PK-2 zoning classification may also be considered for Subarea C to permit businesses or other establishments that would support and complement the trail.
 - Examples of businesses and establishments that are permitted in PK-2 and that may be appropriate land uses include: residential, public and semi-public uses (swimming pools, tennis courts, ball park, museums, amphitheatre, auditorium, library, civic center) and trail-friendly businesses (restaurants, sidewalk and patio cafés) and other specialty shops (bicycle repair, ice cream and coffee shops, etc.).

Recommended Zoning Map

Cumberland Conservation District



BUILDING RECOMMENDATIONS

The Cumberland Conservation District contains a variety of building types, including commercial, residential, and industrial. Most of the commercial and industrial structures are located along Washington St./U.S. 40, although some of these structures are found in the residential areas. Cumberland's historic residential neighborhood is bisected by Washington St./U.S. 40., which is a major east-west traffic arterial. The residential areas north and south of Washington St./U.S. 40 are characterized by the wide spacing of homes and the abundance of open space, which have been identified as assets by Cumberland residents and are important to the neighborhood's historic character.

1. Encourage the preservation, maintenance, and/or rehabilitation of all existing historic and non-historic structures in the district.
2. Encourage the continued use of commercial buildings for neighborhood serving businesses.
3. Encourage a "Village Mixed-Use²" atmosphere along Washington St./U.S. 40.
4. Encourage the continued use of houses as residences.
5. If existing vacant lots are developed, encourage the construction of compatible single-family or two-family housing in order to strengthen the existing residential areas.
6. Discourage the conversion of residential structures for commercial or retail use unless they front on Washington St./U.S. 40 or are located along the Pennsy Trail Corridor.

² In the *Indianapolis Insight: Land Use Mapping Handbook, Comprehensive Plan for Marion County, Indiana* under the "Village Mixed-Use" category it states: "This land category consists of a development focused on a mixed-use core of small, neighborhood office/retail nodes, public and semi-public uses, open space and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the "Main Street" or "Village Center" and progress to lower densities outward from this core. Village mixed use areas are intended to strengthen existing, historically rural, small towns and cities within Indianapolis, which are intended to continue as neighborhood gathering places and should allow a wide range of small businesses, housing types, and public and semi-public facilities. . . Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian-oriented "village" or "small town" atmosphere, rather than focusing on residential density. Strip commercial centers, large-scale freestanding retail uses and heavy industrial development are generally inappropriate within this land use category."

TRAFFIC AND THOROUGHFARE RECOMMENDATIONS

Cumberland's layout is a typical grid-system with streets and alleys. Sanborn map research shows the street system has not significantly changed since 1915. The most significant changes were the widening of Washington St./U.S. 40, a major east-west thoroughfare that bisects the district, and the loss of some historic alleys. Although some of the street names were changed, the overall street system is intact. Cumberland's street surfaces and curbs are not historic and are constructed of concrete and asphalt.

1. Maintain the integrity of Cumberland's historic grid layout by preserving the location, shape, and width of all streets.
2. Discourage the widening of or additional curb cuts along Washington St./U.S. 40.
3. Maintain alley access for primary structures that have garages or parking areas with an entrance off an alley.
4. Reconstruct (where feasible) the historic streets and alleys that were lost. Reconstructing the streets and alleys would help restore the historic grid layout; provide convenient access to the rear of properties; reduce curb cuts; and encourage off-street parking.
5. Encourage and support the National Road Streetscape Project.
6. Discourage the permanent closing of streets and alleys.
Exception: It should be noted that the National Road Streetscape Project includes permanently closing a section of south Wayburn Street and converting the vacated street into a pocket park. The National Road Streetscape Project was designed and adopted prior to the Cumberland Conservation District Plan.
7. Encourage off-street parking.
8. Encourage traffic-calming techniques in the area south of Washington St./U.S. 40 to discourage excessive vehicular speed.

PUBLIC INFRASTRUCTURE/AMENITIES RECOMMENDATIONS

1. Encourage pedestrian and bicycle amenities throughout the neighborhood. Consider designating a pedestrian/bicycle lane on neighborhood residential streets.
2. Encourage the maintenance and improvement of the existing sidewalk system on Washington St./U.S. 40.
3. Discourage the addition of new sidewalks within the residential neighborhood where sidewalks did not historically exist. However, sidewalks may be supported on Muessing St. and those streets identified in the Marion County Thoroughfare Plan to provide safe paths for pedestrians and bicycles, to support the Cumberland and Marion County Connectivity Plan, and to encourage pedestrian access to businesses and the Pennsy Trail.
4. Install and identify crosswalks on Washington St./U.S. 40 to provide safe, designated areas where pedestrians and bicycles may traverse the heavily-traveled street.
5. Encourage the addition of historically appropriate landscaping, lighting, and amenities throughout the district.
6. Encourage and support the burial of all utilities.
7. Encourage and support the correction of drainage and storm sewer problems.
8. Encourage and support the mitigation of brownfields.
9. The Town of Cumberland, neighborhood residents, and property owners should investigate, and initiate if feasible, the installation of historic district signage to help denote the district.
10. Encourage and support connectivity in the residential neighborhoods according to the Metropolitan Planning Organization.
11. Encourage and support public transportation facilities and amenities.
12. Encourage the development of the Pennsy Trail.

ARCHITECTURAL AND DESIGN STANDARDS



Grater's Store on Washington St./U.S. 40. Photo taken c.1915.

CUMBERLAND CONSERVATION AREA

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ARCHITECTURAL AND DESIGN STANDARDS

PURPOSE OF ARCHITECTURAL AND DESIGN STANDARDS

These standards are intended to help individual property owners choose an appropriate approach to issues which arise when working on historic buildings and when developing in a conservation district. They are meant to indicate a range of alternative approaches which may differ from building to building and from property to property, but which are, nevertheless, compatible with the character of the Cumberland Conservation District. The standards are not meant to restrict creativity, but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

Each standard contains an explanation of what is subject to review and approval by the IHPC and a set of guidelines that provide recommended and not recommended approaches to specific kinds of work to be undertaken.

CERTIFICATES OF APPROPRIATENESS (COA's)

The Indianapolis Historic Preservation Commission (IHPC) grants approvals by issuing certificates of appropriateness or, in special circumstances, certificates of authorization (in the case of an inappropriate action approved for a special circumstance.) The IHPC uses the design standards when it reviews and makes decisions regarding alterations, new construction, reconstruction, and demolition.

THE IHPC'S STATUTORY AUTHORITY TO APPROVE

A state statute (I.C. 36-7-11.1) authorizes the IHPC to review and approve the following actions before they occur in a district:

- construction of any structure
- reconstruction of any structure
- alteration of any structure
- demolition of any structure
- rezoning
- variance of use
- variance of development standards

Before receiving any permits or undertaking any work to or on the exterior of a building, and that constitutes construction, reconstruction, alteration, demolition or that is otherwise included in these standards as "Subject to Review and Approval," a Certificate of Appropriateness or Certificate of Authorization from the Indianapolis Historic Preservation Commission must be obtained. Exemptions, for which no Certificate of Appropriateness or Authorization is needed, are explained in each standard.

WHERE TO FIND HELP

The IHPC staff may be consulted for assistance in meeting the standards, applying for Certificates of Appropriateness, and for obtaining IHPC rules, policies and procedures. At the

time this plan is written, the staff may be reached at (317) 327-4406. Additional information may be obtained from the IHPC website at www.indygov.org/histpres.

CONSERVATION DISTRICT EXEMPTED ACTIONS

The state statute allows a preservation plan to specifically exempt certain categories of work involving the construction, reconstruction, alteration or demolition of structures from the requirement that a certificate of appropriateness be issued. In a preservation plan for a *conservation district*, the following is the guiding principle:

All construction, reconstruction, alteration and demolition of any structures in the conservation district is exempt from the requirement that a certificate of appropriateness be issued UNLESS specifically noted in the design guidelines as “Subject to Review and Approval.”

The above principle is very different from an historic district, where it is assumed that all work is subject to review and approval UNLESS specifically exempted.

DEFINITIONS OF TERMS IN THE STANDARDS

1. NOT SUBJECT TO REVIEW AND APPROVAL

IHPC DOES NOT REVIEW. Each standard has a statement that explains exactly what is NOT subject to review and approval by the IHPC and does NOT need a Certificate of Appropriateness. The statement is surrounded on the page by a border. In most cases, it will state that all work related to the specific issue is exempt from IHPC review and approval unless specifically noted separately as “Subject to Review and Approval.”

2. SUBJECT TO REVIEW AND APPROVAL

IHPC DOES REVIEW. This is a list of those things that specifically ARE SUBJECT to review and approval by the IHPC.

3. GUIDELINES

Each design standard includes guidelines that relate to the items listed as “Subject to Review and Approval.” They are enforceable by the IHPC. Guidelines help to develop a design and development framework within which people can understand the appropriateness of proposed work. These guidelines may be less comprehensive and less restrictive than for an historic district.

GUIDELINES FOR RENOVATING HISTORIC BUILDINGS

ACCESSIBILITY

The Town of Cumberland and the City of Indianapolis – Marion County recognize the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons without destroying a building's historic and architecturally significant materials and character defining features.

When modifying buildings to provide accessibility, the following guidelines should be followed.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to accessibility is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Construction or installation of ramps, railings, lifts, etc. on non-front façades.**
- **Alterations to openings in non-front façades** for accessibility.

SUBJECT TO REVIEW AND APPROVAL

- **Construction or installation of ramps, railings, lifts, etc. on front façades.**
- **Creation of new openings in front façades** for accessibility.
- **Alteration to existing openings on front façades** for accessibility.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. For commercial facilities and public buildings, the accessible entrance should be the primary public entrance when possible to do so without resulting in significant loss of historic character and fabric.
3. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, access should be provided through an obvious, well-lit, secure, and well-maintained alternate entrance. Directional or notification signage should mark this alternate entrance.
4. Ramps should be carefully designed and located to preserve the historic character of the structure.

5. Materials for ramps should be compatible with the building. Wood ramps should be painted or stained to match the building.
6. Handrails should be made of metal or wood. Wire or cable handrails are not appropriate.
7. Lifts should be as inconspicuous as possible. If feasible, lifts should disappear into the ground, be built into another feature, or painted to match the adjoining materials.
8. Ramps, lifts, etc. may be screened with landscaping.
9. If an existing door opening is too narrow to accommodate a wheelchair and its alteration would significantly diminish the historic integrity and character of the building or result in the loss of a significant historic door, consider installing off-set door hinges to increase the effective width of the door opening without physically altering it.
10. Consider installing automatic door openers or frictionless hinges to make doors easier to open.
11. Temporary accessibility components should be:
 - reversible,
 - not destroy historic fabric, and
 - be of materials and/or color that has the least visual impact on the historic structure.

NOT RECOMMENDED :

1. Unnecessarily covering significant architectural details or damaging historic material.

Note: The IHPC is not responsible for ensuring that applicants meet federal, state and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

AWNINGS AND CANOPIES

NOT SUBJECT TO REVIEW AND APPROVAL

- **Temporary awnings** on non-front façades of any structure.
- **Permanent awnings or canopies** on non-front façades of any structure.

SUBJECT TO REVIEW AND APPROVAL

- **Temporary awnings** on front façades of any structure.
- **Permanent awnings and canopies** on front façades of any structure.
- **Backlit awnings** on any building elevation.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

Awnings or canopies can be both decorative and functional. They can add visual interest and character to a building and serve as an energy saver by regulating the amount of sunlight that enters a window. For clarification purposes, definitions are provided below.

Temporary awning – An operable or non-operable awning that is typically made of a flexible material, like canvas or vinyl, and is stretched over a metal frame. Temporary awnings are easily removable and have almost no structural effect on the building.

Permanent Awning or Canopy – A permanent awning or canopy is usually made of wood or metal and is permanently secured to a building. It is usually integrated into the structure of the building, and its installation or removal would result in significant work.

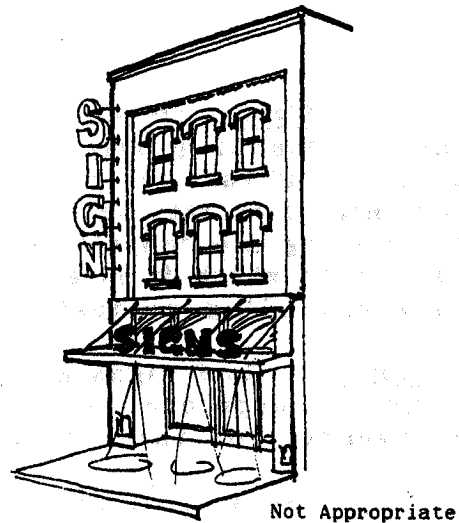
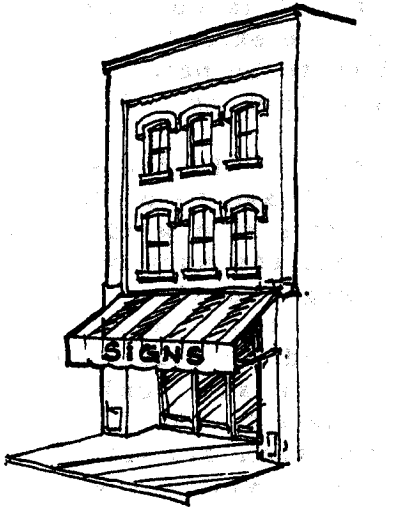
RECOMMENDED :

1. Awnings and canopies are generally appropriate if there is evidence that one originally existed on the building or they were typically installed on buildings of the same style and era.
2. Awnings should be traditional in style and proportioned to fit the window opening properly.
3. On storefronts, awnings and canopies should reflect the façade configuration and the storefront proportions. The awning(s) should not overpower the building.
4. Awnings and canopies are good locations for storefront signage (see also Sign guidelines).

NOT RECOMMENDED :

1. Permanent awnings and canopies are generally not recommended when there is no evidence that one originally existed on the building or they were not typically installed on buildings of the same style and era.

2. Covering important architectural features.
3. Obtrusive awnings or canopies that unduly detract from the streetscape.
4. Back-lit, internally illuminated, or flashing lights on awnings or canopies are considered inappropriate.



DOORS AND DOOR OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to doors is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Alteration of door openings and door trim** on non-front façades of any building. Changes in size, shape and material.
- **Addition of new door openings** on non-front façades of any building.
- **Removal of existing door openings** on non-front façades of any building.
- **Replacement of existing doors** on non-front façades of any building.
- **Storm and screen doors** on non-front façades of any building.
- **Door hardware** on any doors.

SUBJECT TO REVIEW AND APPROVAL --Front Façade Only

- **Alteration of door openings and door trim** on front façades only. Changes in size, shape and material.
- **Addition of new door openings** on the front façades only of any building.
- **Removal of existing door openings** on the front façades only of any building.
- **Replacement of existing doors** on the front façades of any building.
- **Storm and screen doors** on the front façades only of any building.
- **Garage doors**.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

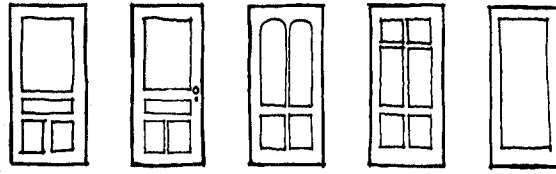
1. Retain original door openings and trim on the front façade in their unaltered condition.
2. Replacement doors should reflect the character and style of the building.
3. If an alteration to a front facade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

NOT RECOMMENDED :

1. Eliminating original or adding new door openings on the front façade.
2. Changing the original size and shape of front façade door openings.

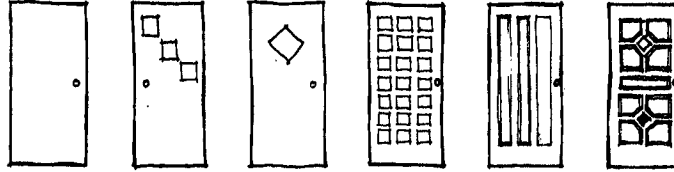
CUMBERLAND CONSERVATION AREA
GUIDELINES FOR RENOVATION

APPROPRIATE ENTRY DOORS

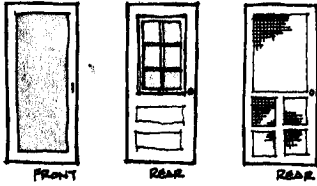


NOTE:
APPROPRIATENESS
DEPENDS ON
HOUSE STYLE

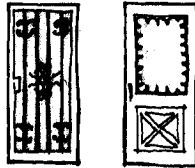
INAPPROPRIATE ENTRY DOORS



APPROPRIATE STORM DOORS



INAPPROPRIATE STORM DOORS



ORIGINAL



NOT RECOMMENDED

MASONRY

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to masonry is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Painting non-historic masonry.**

SUBJECT TO REVIEW AND APPROVAL

- **Repointing of masonry** on any building.
- **Cleaning and surface treatment to masonry** such as sandblasting, waterblasting, chemical cleaning, and waterproofing.
- **Repair and replacement of masonry elements** on any building.
- **Plastering, parging, or stuccoing** of any building.
- **Painting historic masonry** that has not been previously painted.
- **Any work that effects masonry** on the exterior of a building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. Identify and stop the causes of damaged masonry before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out with care not to damage the brick or stone. Repoint using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. Consult with an expert or IHPC staff for guidance on proper mix.
3. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color, uniformity and texture.
4. Repainting previously-painted masonry after removing all loose paint. Firmly affixed paint does not need to be removed.
5. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED :

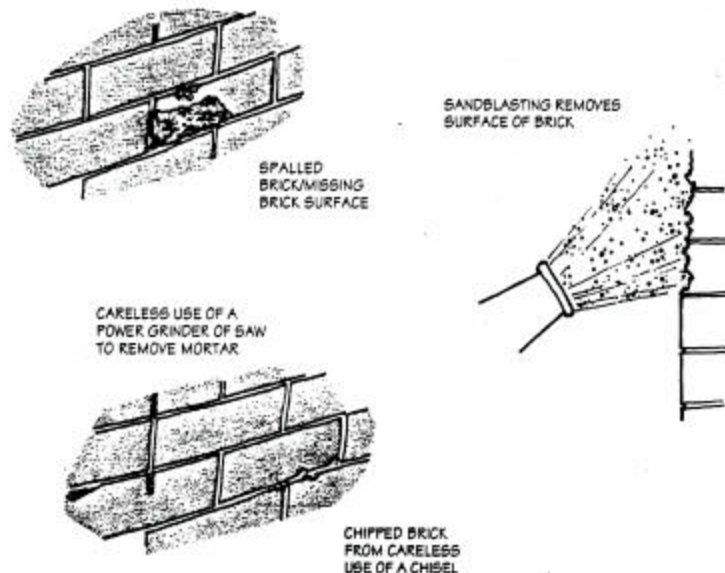
1. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

2. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
3. Painting, waterproof and water repellent coatings, unless masonry was previously treated. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.

Repointing Report: When repointing, or "tuckpointing," a historic masonry building, it is very important to use a soft lime mortar. Modern mortar mixes used today are often much harder and less permeable than historic soft lime mortars. Mortar used for repointing should be softer or more permeable than the masonry itself, and no harder or more impermeable than the historic mortar to prevent damage. Building stresses caused by expansion, contraction, or settlement are relieved by mortar, not masonry. Mortar that is stronger in compressive strength than the masonry will not "give," and causes building stresses to be relieved through the masonry walls. This results in permanent damage to the masonry, such as cracking and spalling, and cannot be repaired easily.

DID YOU KNOW? Sandblasting (and other forms of abrasive "grit" cleaning methods) can be extremely harmful and cause irreparable damage to masonry buildings. Sandblasting removes the hard, outer protective surface from brick or stone and exposes the masonry's porous inner core. This porous surface is extremely susceptible to water infiltration and erosion. In winter months, sandblasted masonry is particularly vulnerable to the freeze-thaw cycle, and can cause masonry surfaces to crack, spall, and delaminate.

"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible." *The Secretary of the Interior's Standards for Rehabilitation.*



PAINT

NOT SUBJECT TO REVIEW AND APPROVAL

The painting of most paintable surfaces is exempt, except the painting of historic masonry. Approval is not needed to paint any wood, metal or non-historic masonry surfaces, and there is no review or approval for paint color selection.

SUBJECT TO REVIEW AND APPROVAL

- **Painting historic masonry** that has not been previously painted.

NOTE 1: There are certain circumstances when the painting of masonry may not be allowed. See the pages for “Masonry” in these renovation design standards.

Need Help? Can't Decide?

Although there is no review or approval required for paint color selection, IHPC staff is available to assist the public with paint color selection. The IHPC office has several paint manufacturers' color wheels, examples of historic paint schemes, and historic paint palettes.

PORCHES

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to porches is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Removal of rear porches**, from rear façades.
- **Alteration of rear porches**, on rear façades.
- **Construction of new rear porches and decks**, on rear façades.

SUBJECT TO REVIEW AND APPROVAL – Front and Side Façades Only

- **Removal of existing front and side porches**.
- **Alteration to existing front and side porches**.
- **Construction of new front and side porches**.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

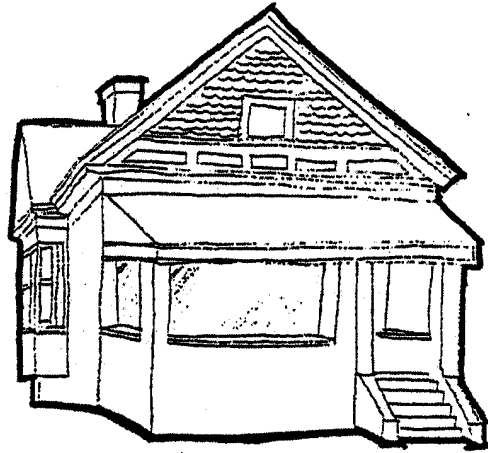
1. Repair and retain original porches on front and side façades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, *or* it should be a simple design that is compatible with the style of the house. The following sources may provide evidence of an original porch:
 - a) old photographs
 - b) historic Sanborn maps
 - c) paint lines defining porch roof outlines
 - d) paint lines defining porch post design
 - e) remnants of the porch foundation
 - f) similar houses in the neighborhood (helpful but not always dependable)
 - g) oral descriptions from previous owners
4. If adding a porch to the front or side façade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering an existing front or side porch, it should be done in a way to minimize effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should

replicate the original form and dimensions as close as possible.

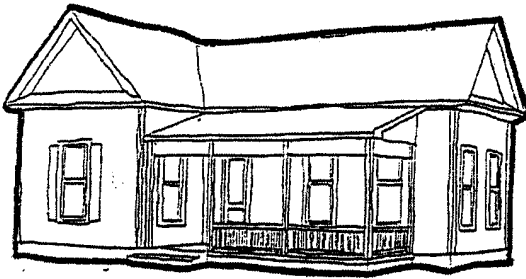
6. Consider retaining non-original front and side porches if they have their own architectural or historic importance.



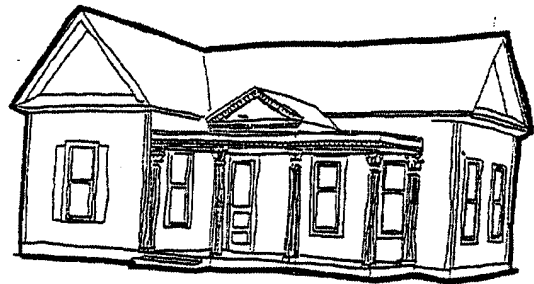
EXISTING



**INAPPROPRIATE
DETAIL COVERED BY ADDED PORCH**



APPROPRIATE



**INAPPROPRIATE
ELABORATE DETAIL ON SIMPLE COTTAGE**

ROOFS AND ROOF ELEMENTS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to roofs is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Reroofing.**
- **Installation of anything on flat roofs**, when not visible from the ground.
- **Skylights** (type and location), when on rear or side roof slopes.
- **Installation of aluminum and vinyl soffits**, covering the existing soffits.
- **Installation of gutters and downspouts**, if rafter ends are not altered.
- **Roof mounted antennas, small satellite dishes (not over 18”) and vents.**

SUBJECT TO REVIEW AND APPROVAL

- **Alteration of roof shape and slope**, including addition of dormers and sheds.
- **Skylights** (type and location), when on a roof slope that faces the street.
- **Alteration of built-in gutters.**
- **Alteration, removal or addition of chimneys.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “subject to review and approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

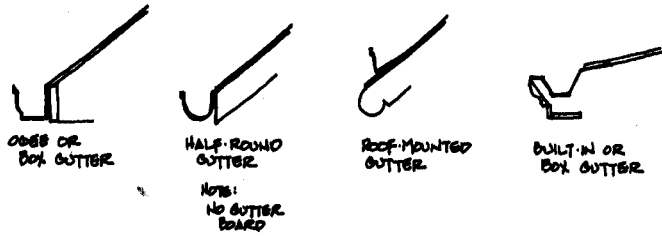
RECOMMENDED :

1. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
2. On commercial buildings, installation of mechanical and service equipment (such as condensers, transformers or solar collectors) should be installed on the roof where they are inconspicuous from view of the public right-of-way and do not damage or obscure character defining features.
3. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
4. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

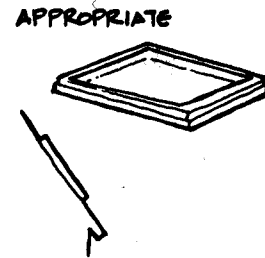
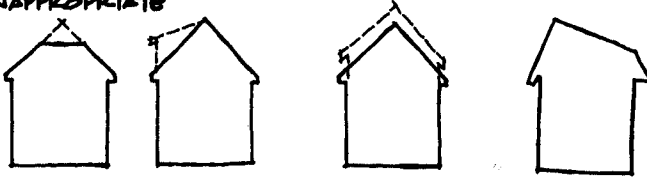
NOT RECOMMENDED :

1. Altering roof slope and shape in a way that changes the historic character of building.
2. Adding dormers or roof sheds that change the significant character of the building.

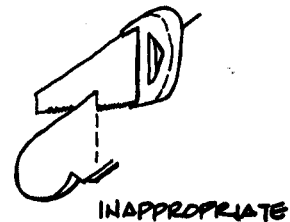
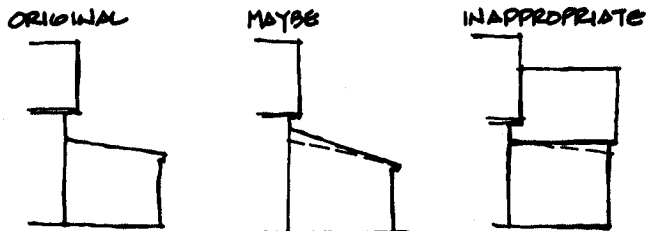
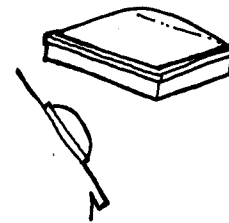
3. Cutting or altering decorative rafter ends to accept a new gutter board.
4. Skylights that face the front and are highly visible from the street.
5. Placing roof vents, metal chimneys, antennas, solar panels, satellite dishes (over 18"), air conditioning units, and other mechanical equipment where visible from the street.



ROOF ALTERATIONS
INAPPROPRIATE



INAPPROPRIATE



SECURITY ITEMS

NOT SUBJECT TO REVIEW AND APPROVAL

The following security items are exempt:

- **Installation of secondary security doors**¹ on residential structures or on non-front façades of commercial buildings.
- **Installation of security bars on windows** on residential structures or on non-front façades of commercial buildings.
- **Installation of security lights and alarm boxes** on residential structures or on non-front façades of commercial buildings.
- **Replacement of basement windows with glass block**, provided the opening is not altered on any structure.
- **Installation of metal replacement doors** on non-front façades of any structure.

SUBJECT TO REVIEW AND APPROVAL

- **Installation of secondary security doors** on the front façade of commercial buildings.
- **Installation of security bars on windows** on the front façade of commercial buildings.
- **Installation of security lights and alarm boxes** on the front façades of commercial buildings.
- **Installation of security gates** on the front façades of commercial buildings.
- **Installation of metal replacement doors** on the front façades of any structure.
- **Alteration or removal of window and door openings** on front and side façades of any structure.

RECOMMENDED :

1. Consider installing security devices that will not detract from the character of the building and surrounding area. Examples include installing locks on windows and doors, installing alarm systems, and installing lighting.
2. If a security door is necessary, it is recommended the security doors should; a) have as few bars as possible, b) be simple in design with no decorative details, c) fit the door opening exactly, without alteration to the door frame, and d) painted to match the door it protects.
3. Consider installing fixed bars on the inside of basement windows because of their minimal impact to the character of a building.
4. If a physical barrier is necessary on commercial buildings, consider interior rolling overhead gates that can be pulled down at inoperative hours and reopened during business hours.

¹ A secondary security door is installed like a screen or storm door over the primary door. It usually has glass and bars. It is not a solid replacement door for the primary door.

NOT RECOMMENDED:

1. Overly decorative security doors.
2. Exterior folding gates on the front of commercial buildings.

SIDING MATERIALS (wood, cement-fiber, vinyl, other than masonry)

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to non-masonry siding is exempt, except as noted in “Subject to Review and Approval,” examples of exemptions include:

- **Removal of insulbrick, vinyl, aluminum** or other non-original covering.

SUBJECT TO REVIEW AND APPROVAL

- **Replacement of existing wood siding** with new wood siding on any building.
- **Replacement of existing wood siding** with any different material on any building.
- **Installation of vinyl, aluminum, cement-fiber** or other siding made of man-made material over existing wood siding or as a replacement for wood siding on any building.

GUIDELINES

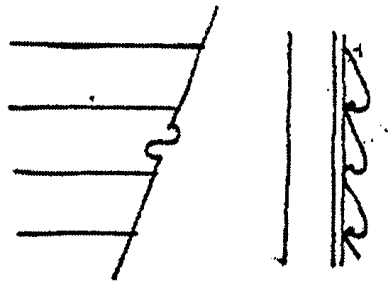
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

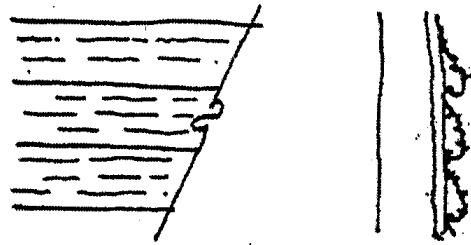
1. It is best repair and restore original wood siding if possible. If it is decided to replace original wood siding, it should be replaced with wood siding of similar dimension and surface texture. A cement-fiber material can be considered if it is similar in dimension and surface texture to the original.
2. If it is decided to cover wood siding with aluminum or vinyl siding, such siding should meet the following specifications:
 - dimension and direction of “lap exposure” should be similar to the original wood lap exposure being covered
 - smooth surface texture is preferred to textured surface
 - avoid covering all wood trim and detail

NOT RECOMMENDED :

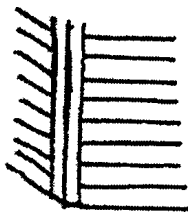
1. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided when removing paint off wood siding.
2. Installation of sheet material as finish siding.



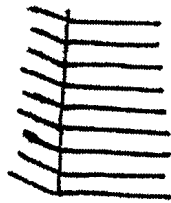
APPROPRIATE
Smooth-sawn siding



INAPPROPRIATE
Rough-sawn siding



APPROPRIATE
Cornerboard
retained



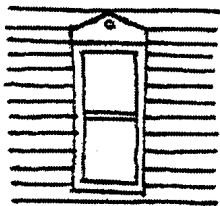
INAPPROPRIATE
Cornerboard
removed



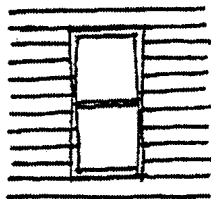
APPROPRIATE
Attic vent
retained



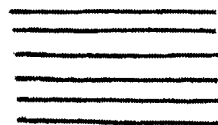
INAPPROPRIATE
Attic vent
Removed



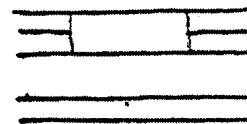
APPROPRIATE
Window hood
retained



INAPPROPRIATE
Window hood
removed



APPROPRIATE
Good repair



INAPPROPRIATE
Bad repair

STOREFRONTS

NOT SUBJECT TO REVIEW AND APPROVAL

Because of the importance of storefronts, all work done to them is subject to review and approval. However, some of the guidelines are more lenient than in an historic district. All other elements of a building with a storefront are reviewed and approved in accordance with the appropriate guideline.

SUBJECT TO REVIEW AND APPROVAL

- **Alterations, restoration or reconstruction of storefronts**, on commercial buildings.

GUIDELINES

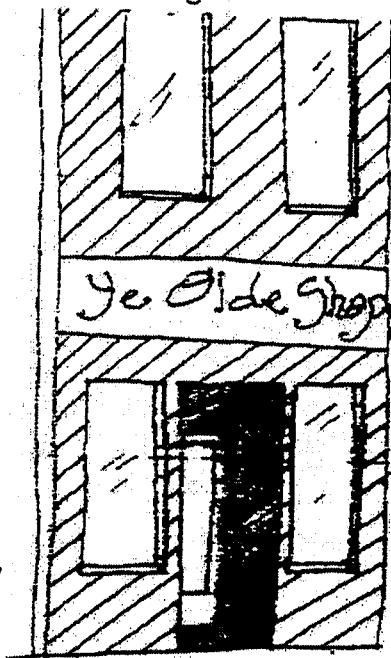
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, the new storefront may be of traditional or modern design and it may use traditional or modern materials. It should not detract from its building and its neighbors.

NOT RECOMMENDED :

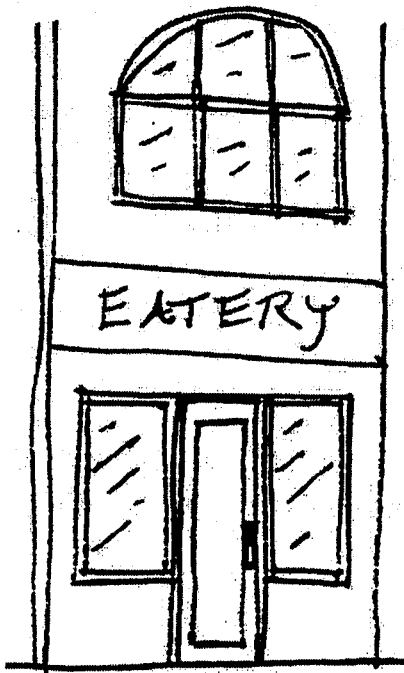
1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefront that replicate non-documented "historic" facades or evoke styles that predate the building or that evoke other places.



EXISTING



APPROPRIATE RECONSTRUCTION



**INAPPROPRIATE
RECONSTRUCTION**

TRIM AND ORNAMENTATION

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to trim and ornamentation is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Addition, alteration or removal of trim and ornamentation**, on rear facade only.

SUBJECT TO REVIEW AND APPROVAL

- **Addition, alteration and removal of original trim and ornamentation** from the front and side façades of any building.
- **Alteration to decorative cornices** anywhere on a building.

GUIDELINES

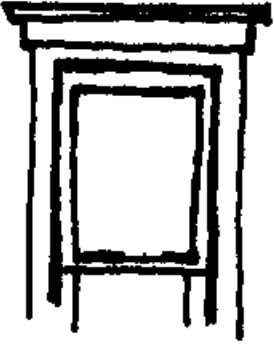
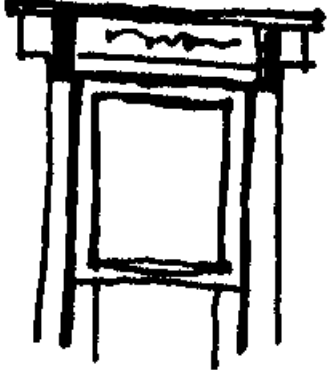
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. Repair the original cornice around all of the building or replace with a replication if seriously damaged/deteriorated.
2. Repair the original trim and decorative elements on the front and side façades or replace with a replication if seriously damaged or deteriorated.
3. Missing decorative details are best replicated from evidence of their original design (look for: old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim).
4. Non-documented missing decorative details may be designed from observation of details on similar historic buildings.
5. Non-documented additional decorative details should be avoided, but may be added to front and side façades if the design is characteristic of the building’s architecture and if its installation is reversible.
6. New materials should accomplish the same visual characteristics as the originals.

NOT RECOMMENDED :

1. New trim and decorative details should not cover up original details.

APPROPRIATE	INAPPROPRIATE
 ORIGINAL CHIMNEY	 ALTERED CHIMNEY Non-original decorative details added
 ORIGINAL GABLE	 ALTERED GABLE Non-original decorative details added
 ORIGINAL WINDOW TRIM	 ALTERED TRIM Non-original details added

WINDOWS AND WINDOW OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to windows and window openings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation or replacement of storm and screen windows** anywhere on a building (when opening is not altered).
- **Replacement of existing windows** on the rear façade of any building.
- **Alteration or removal of existing windows** on the rear façade of any building.
- **Creation of new window openings** on the rear façade only of any building.

SUBJECT TO REVIEW AND APPROVAL – Front and Side Façades Only

- **Replacement of existing windows** on the front and side façades of any building.
- **Alteration or removal of existing windows** on the front and side façades of any building.
- **Creation of new window openings** on the front and side façades of any building.
- **Alteration or addition of window trim, including shutters** on the front and side façades of any building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED -- Front and Side Facades Only

1. If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
2. If non-original windows are replaced, replacements should be compatible with the architectural design of the building without further altering the original opening.
3. It is encouraged for replacement windows to be the same material as original windows. However, other materials may be considered if they fit the opening properly and have similar appearance to the original.
4. If original window trim is replaced, it should match the original as closely as possible.
5. If adding exterior window shutters, they should properly fit the window proportions.

NOT RECOMMENDED -- Front and Side Façades Only

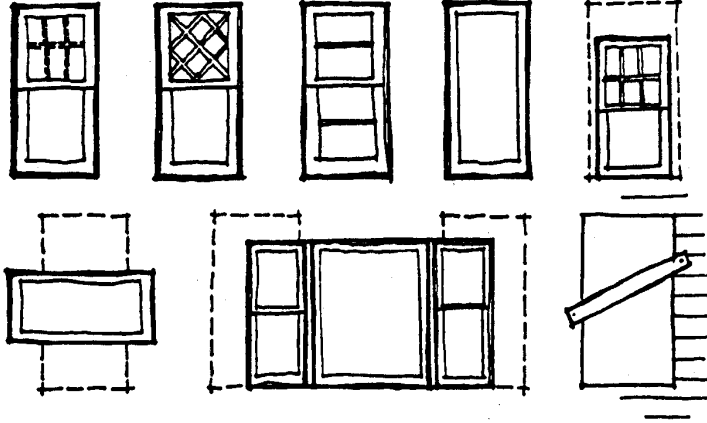
1. Replacement windows dissimilar to the original in size, dimensions, shape, design, pattern, and materials.

2. Creating new window openings or eliminating original window openings, especially on significant and highly visible elevations.

ORIGINAL



INAPPROPRIATE REPLACEMENTS



INAPPROPRIATE
STORM LOCATION

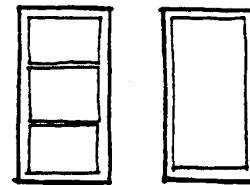
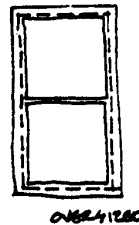
WINDOW



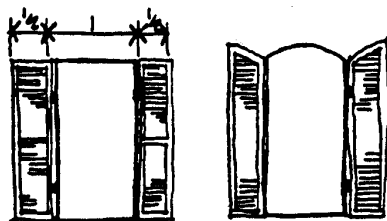
APPROPRIATE STORM



INAPPROPRIATE STORMS



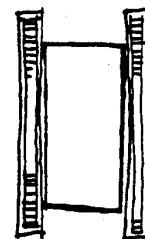
APPROPRIATE SHUTTERS



INAPPROPRIATE SHUTTERS



TOO SHORT
TOO WIDE



TOO LONG
TOO THIN

GUIDELINES FOR RENOVATING ACCESSORY STRUCTURES

Cumberland is significant for its outstanding collection of historic agricultural and automotive-related accessory structures, including barns, summer kitchens, and garages. Because most of Marion County, Indiana has been developed, few areas retain and exhibit such a unique and outstanding collection of accessory buildings, thus adding to Cumberland's significance.

Unlike historic primary structures, which typically front a street and display a prominent front façade, historic accessory buildings were often randomly positioned on a lot and are visible from both a street and an alley. Such buildings are typically of a vernacular design and purely functional in nature, and often do not display a prominent front façade.

Because historic accessory structures are often visible from streets and alleys and since they are so significant to Cumberland's cultural and architectural significance, it is recommended that all elevations of historic accessory buildings be subject to design review.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating accessory buildings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Renovation and alteration** of any accessory building noted on the Building Significance map as "Non-Contributing." Refer to page 21.

SUBJECT TO REVIEW AND APPROVAL

- **Renovation and alteration** to any accessory building that is noted on the Building Significance map as "Contributing." Refer to page 21.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED – All elevations

1. When undertaking any renovation or alteration to an historic accessory building, refer to the pertinent section in the "Architectural and Design Standards: Guidelines for Renovating Historic Buildings." These guidelines should apply to all building elevations.
2. Retain original materials, architectural features and details, whenever possible, that contribute to the character of the building.

NOT RECOMMENDED – all elevations

1. Adding architectural and decorative features that is foreign and has no evidence of having existed. Adding such ornamentation may compromise a historic accessory building's vernacular character and fabricates history.

GUIDELINES FOR RENOVATING NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map (on page 21) as non-contributing can be assumed to have little, if any, historic significance.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating non-contributing buildings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Renovation and alteration** to an existing non-contributing building (this exclusion does not include new additions to non-contributing buildings).
- **Addition of rear porches.**

SUBJECT TO REVIEW AND APPROVAL

- **Addition of front porches and side porches.**
- **Additions of any room additions.**²

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “subject to review and approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Additions of a new front porch should be done in a way that is compatible with the style of the non-contributing building and is not incompatible with surrounding historic buildings.
2. Room additions should be of a style, mass, scale and material that is aesthetically compatible with the non-contributing building and is not incompatible with surrounding historic buildings.

² Room additions include:

1. Expanding square footage on the ground floor.
2. Adding square footage in the attic if it results in a change in the roof shape such as dormers and shed roof additions.
3. The addition of an attached garage.

GUIDELINES FOR NEW CONSTRUCTION

The purpose of new construction guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics of the Cumberland Conservation District and bring harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework, they cannot insure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

CONTEXT FOR NEW CONSTRUCTION

Guidelines serve as aids in designing new construction that reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to an existing building(s).
Context. New construction must use the existing historic building as its most important, perhaps only, context.
2. **ISOLATED LOT.** This is usually a single vacant lot (sometimes two very small lots combined) that exists in a highly developed area with very few if any other vacant lots in view.
Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.
3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.
Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

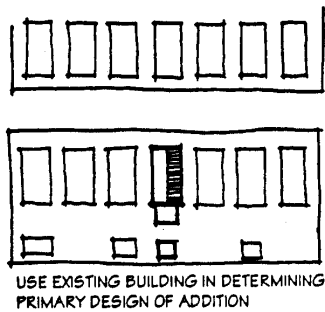
4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

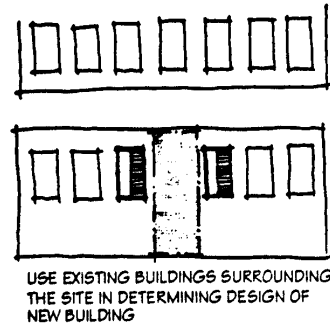
NEW PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements that generally relate to a building's fit within its surrounding street and alley character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.

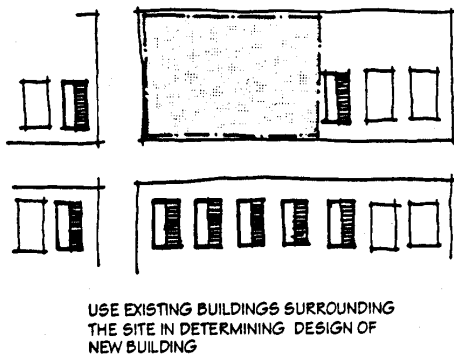
DEVELOPED SITE
ADDITION TO EXISTING BUILDING



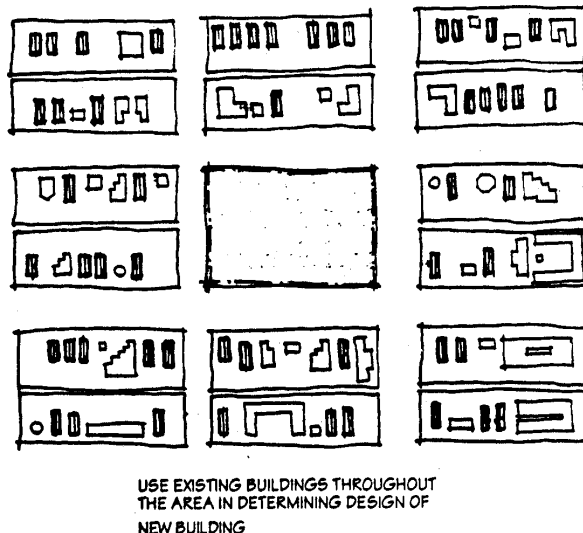
ISOLATED SITE
NEW BUILDING ON SINGLE LOT



LARGE SITE
NEW BUILDING ON SEVERAL SITES



EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



PRIMARY STRUCTURES

MATERIALS: The visual, structural, and performance characteristics of the materials visible on a building exterior.

NOT SUBJECT TO REVIEW AND APPROVAL

All construction of primary buildings is subject to review and approval by the IHPC.

SUBJECT TO REVIEW AND APPROVAL

- Construction of any new primary building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive for an Historic District.

RECOMMENDED :

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When cement-fiber, aluminum, or vinyl siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood.

TYPICAL SIDING ON HISTORIC BUILDINGS



MAY BE APPROPRIATE ON NEW CONSTRUCTION



INAPPROPRIATE



TOO WIDE

WRONG DIRECTION

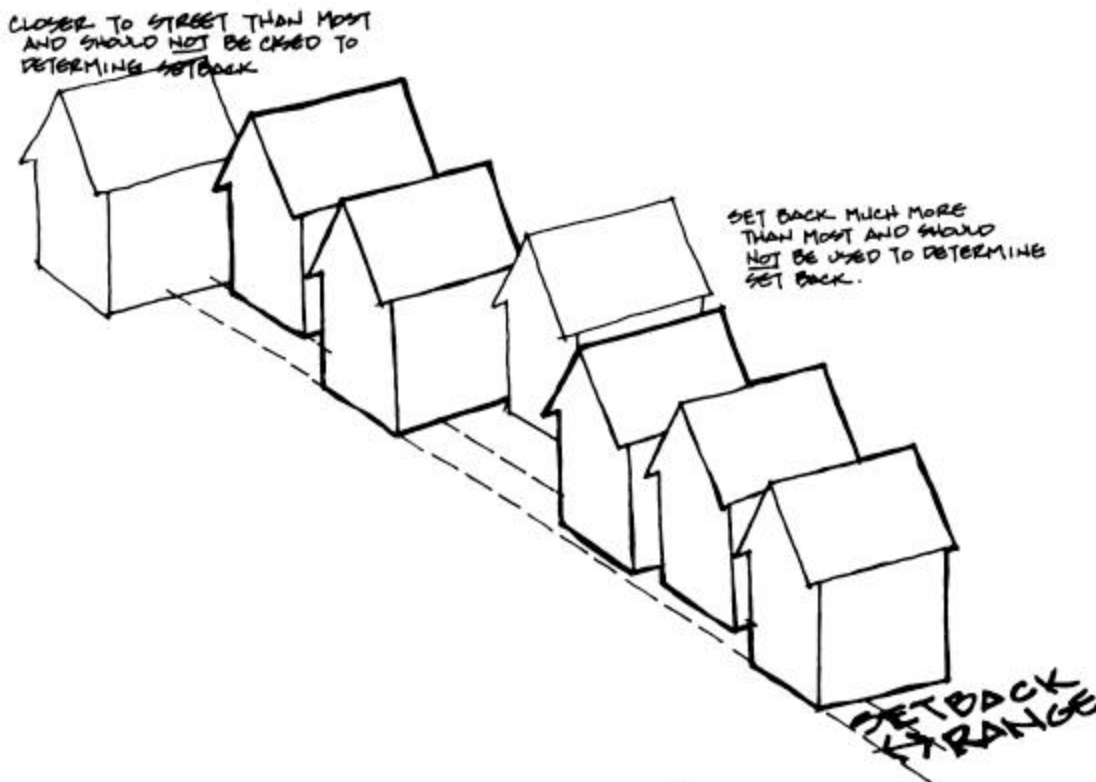
DIAGONAL

TOO RUSTIC/GRAINY

SETBACK: The distance a structure is set back from a street or alley.

RECOMMENDED :

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction should conform.
4. On corner sites, the setbacks from both streets should reflect the context.
5. New commercial construction should reestablish the historic "building wall" whenever one historically existed.



ORIENTATION: The direction that a building faces.

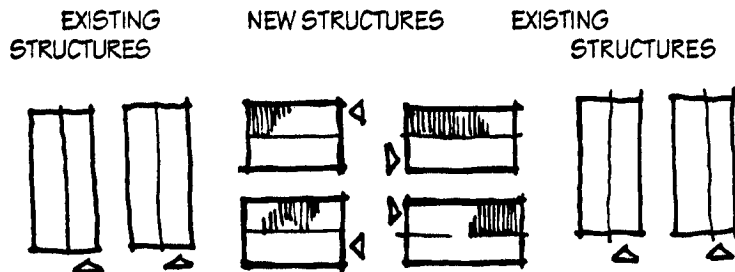
RECOMMENDED :

1. New buildings oriented toward the street in a way that is characteristic of surrounding buildings.

NOT RECOMMENDED :

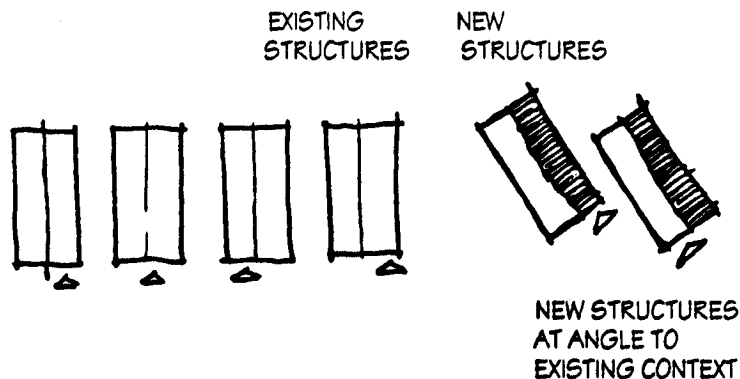
1. New buildings at angles to the street which are not characteristic within the building or neighborhood context.
2. Buildings or building groupings which turn away from the street and give the appearance that the street facade is not the front facade.

INAPPROPRIATE



NEW STRUCTURES DO
NOT FACE THE STREET
AS EXISTING STRUCTURES

INAPPROPRIATE



SPACING: The distance between contiguous buildings along a blockface.

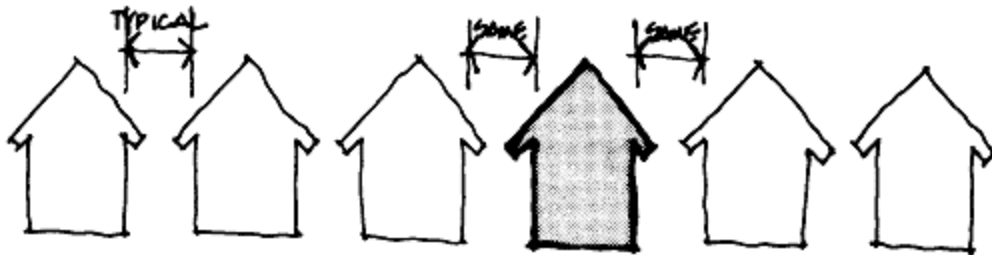
RECOMMENDED :

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

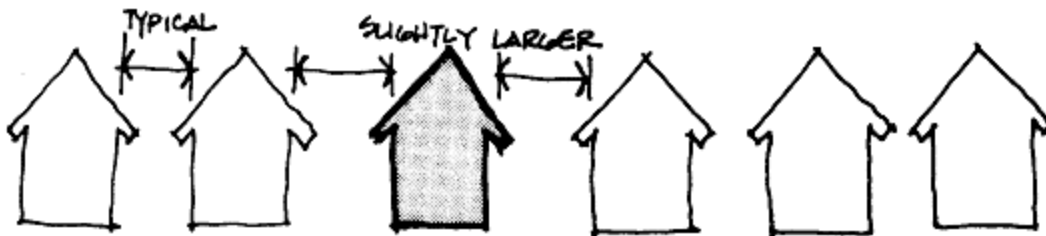
NOT RECOMMENDED :

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

APPROPRIATE



MAYBE



INAPPROPRIATE



BUILDING HEIGHTS: The actual height of buildings and their various components as measured from the ground.

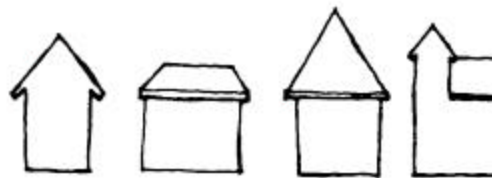
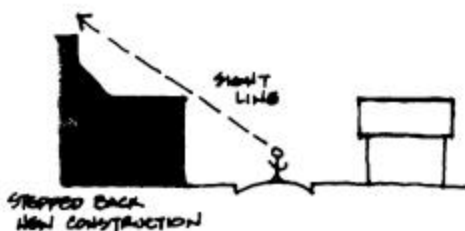
NOTE: In areas governed by this plan, heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED :

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights of surrounding buildings should be considered when designing new construction.

NOT RECOMMENDED :

1. Any building height that appears either diminutive or overscale in relation to its context.



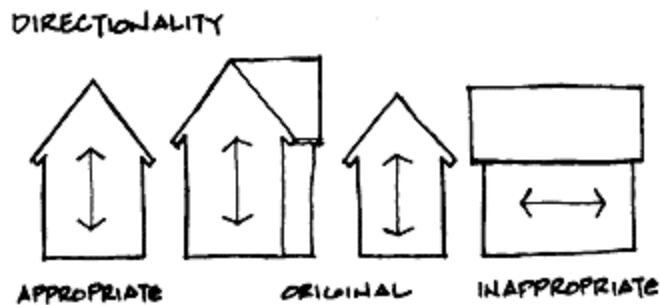
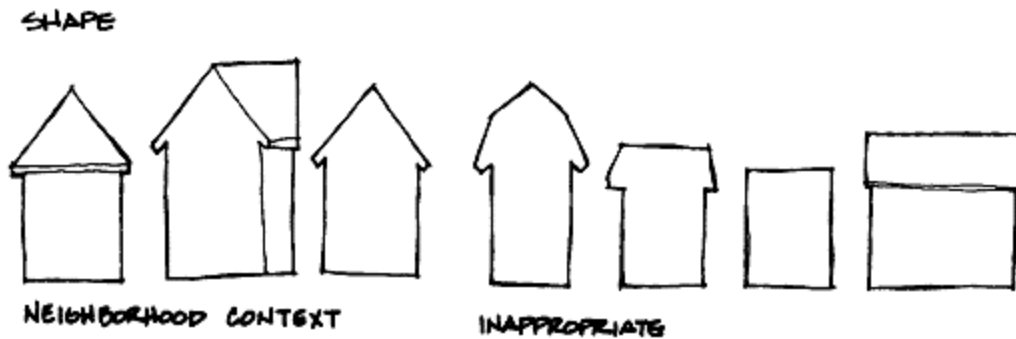
BUILDING OUTLINE: The silhouette of a building as seen from the street.

RECOMMENDED :

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED :

1. Roof shapes which create uncharacteristic shapes, slopes and patterns.



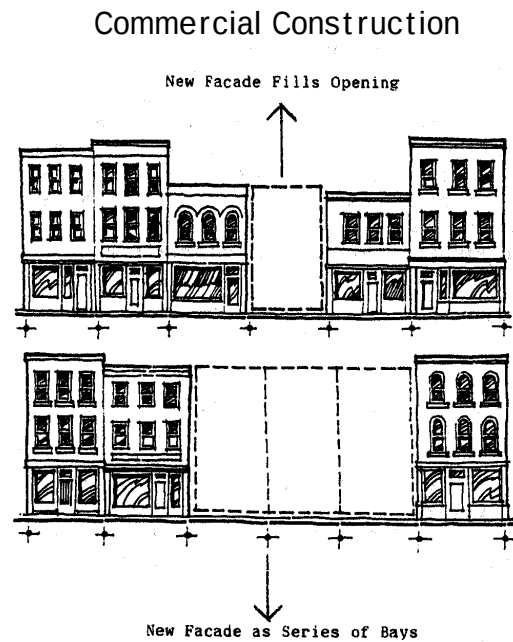
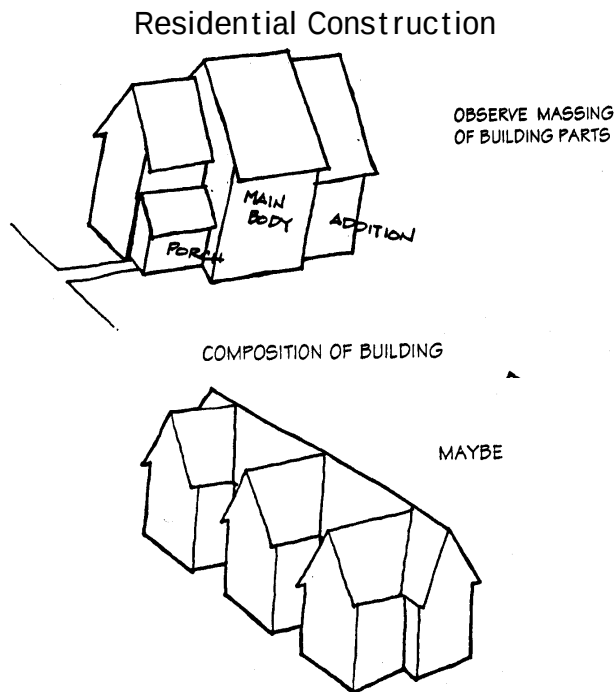
MASS: The three dimensional outline of a building.

RECOMMENDED :

1. The total mass and site coverage of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

NOT RECOMMENDED :

1. Near total coverage of a site unless doing so is compatible with the surrounding context.



STYLE AND DESIGN: The creative and aesthetic expression of the designer.

RECOMMENDED :

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs that vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. For commercial buildings, examine typical façade components such as storefront elements (kickplates, transoms, display windows and entrances), ornamentation, signage and awnings.

NOT RECOMMENDED :

1. The imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as part of the district's history and will need to be read as a product of its own time.
2. The adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.

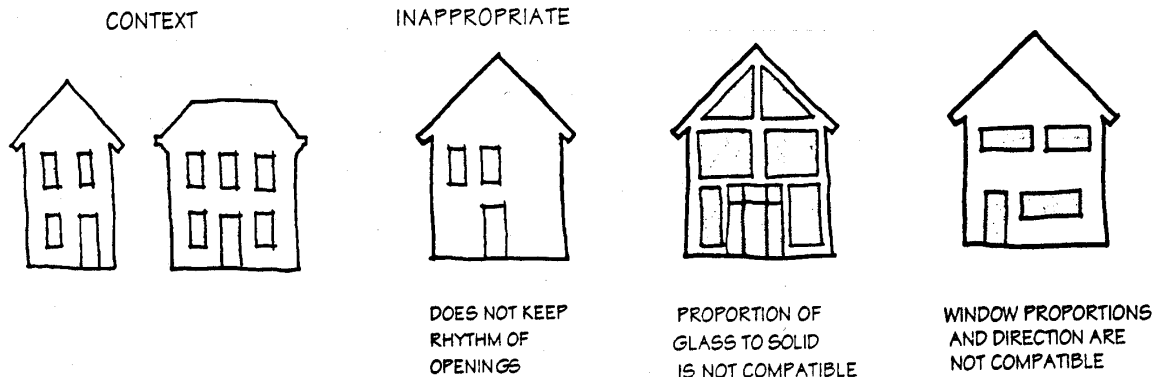
FENESTRATION: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED :

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED :

1. Window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.



FOUNDATION: The support base upon which a building sits.

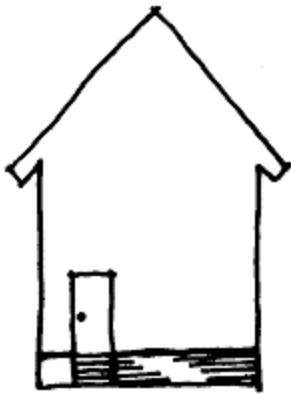
RECOMMENDED :

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED :

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs which appear to hug the ground if surrounding buildings are raised on high foundations.

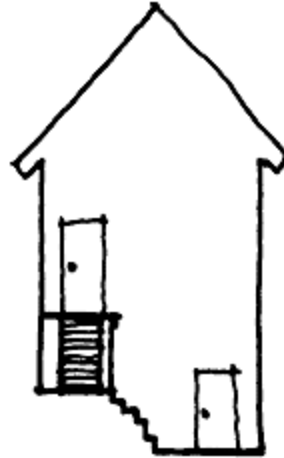
APPROPRIATE



INAPPROPRIATE



DOOR AT
GRADE



DOOR TOO FAR
ABOVE AND
BELOW GRADE

BUILDING ENTRY: The actual and visually perceived approach and entrance to a building.

RECOMMENDED :

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.
2. Accessibility for all new buildings is encouraged (see “Accessibility” in Guidelines for New Construction).

NOT RECOMMENDED :

1. Entrances that are hidden, obscured, ambiguous, or missing.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance on a commercial building that is not accessible for persons with disabilities.

ACCESSIBILITY: The Town of Cumberland and the City of Indianapolis – Marion County recognize the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the below listed guidelines should be followed.

RECOMMENDED :

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:
 - be integrated into the architectural design and expression of the building,
 - reflect the same attention to detail and finish as the rest of the building, and
 - be constructed of the same quality and type of materials as the rest of the building.
2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED :

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are a poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily useable or add excessive travel time to use.

Note: The IHPC is not responsible for ensuring that applicants meet federal, state and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

UTILITIES & EQUIPMENT: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED :

1. Electric lines, cable TV, and other utility wires should be buried below ground when new construction occurs.
2. Mechanical equipment, such as permanent air conditioning equipment and meters, should be placed in locations that have the least impact on the character of the structure and sight.

NEW ADDITIONS, GARAGES & ACCESSORY BUILDINGS

NOT SUBJECT TO REVIEW AND APPROVAL

- **Construction or installation of small storage sheds or accessory buildings**, provided the total square footage of the structure does not exceed 144 sq. ft. and that it is not built on a permanent foundation.

SUBJECT TO REVIEW AND APPROVAL

- **Construction of any new enclosed addition, including an attached garage** to any building.
- **Construction of garages and other large accessory buildings** located anywhere.

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

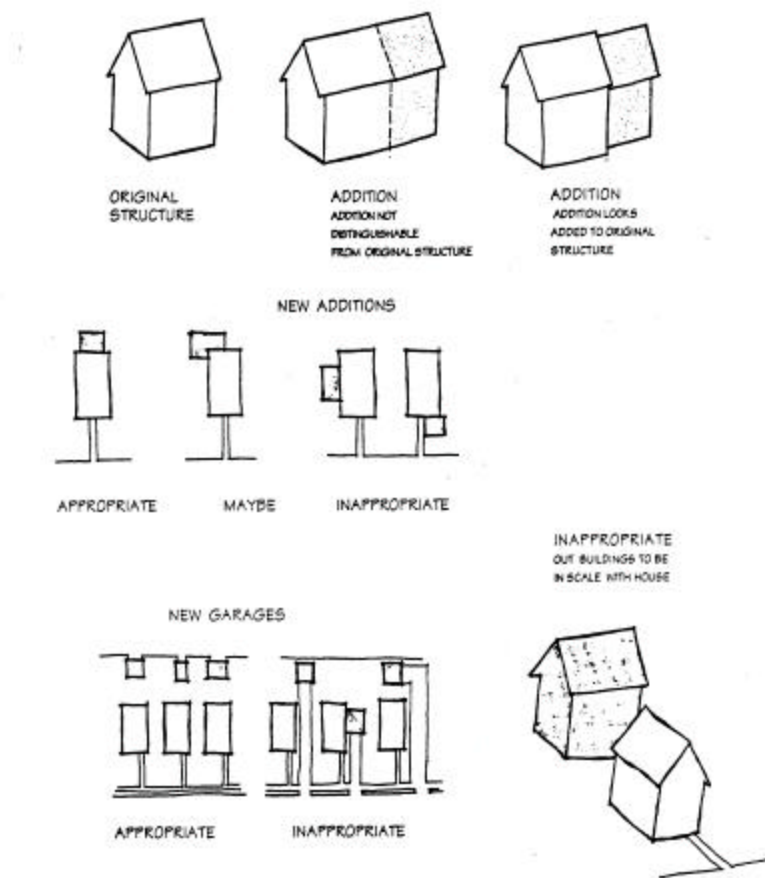
RECOMMENDED :

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent other wise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys (if one exists).
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures in the surrounding area.
3. Attached garages should not face the main street unless that is typical of the area’s historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.
4. Additions, garages or other large accessory buildings should be of scale, height, size, and mass that relates to the primary building and does not overpower it.
5. Additions should be located at the rear, away from the front facade.

6. The mass and form of the original building should be discernible, even after an addition has been constructed.
7. Additions and accessory buildings should be discernible as a product of their own time.
8. Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

NOT RECOMMENDED :

1. Obscuring significant architectural detailing with new additions.
2. Altering the roof line of an historic building in a manner which affects its character.
3. Additions near the front facade and at the side.
4. Imitating historic styles and details although they may be adapted and reflected.



GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to site development and landscape is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation and removal of all plant materials.**
- **Small yard decorations** anywhere.
- **Patios, decks, play equipment, dog houses/runs, swimming pools, hot tubs** in back yards.

SUBJECT TO REVIEW AND APPROVAL

- **Patios, decks, play equipment, dog houses/runs, swimming pools** in front yards and vacant lots.
- **Fencing** in front, side and back yards and on vacant lots.
- **Parking lots** in front or behind buildings and on vacant lots.
- **Parking surfaces** in front or behind buildings and on vacant lots.
- **Sidewalk cafes.**
- **Installation, alteration, or removal of streets, alleys and sidewalks.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

The Cumberland Conservation District is characterized by widely spaced houses, the absence of sidewalks and curbs, and open space. Several parcels, especially south of Washington St., span the entire length of a town block and many side and rear yard property lines front a street. Consequently, many side and rear yards are highly visible, and therefore reviewing future site development projects, such as fencing, is important to the historic area.

RECOMMENDED :

1. Maintain the original topographic character of a site as perceived from the street (primarily front yards).
2. Retain the existing widths of streets and alleys.
3. The absence of sidewalks is unique to the historic area and characterizes its rural development. The installation of new sidewalks that run parallel to a public street are not recommended. *Exception:* The existing sidewalks along Washington St. and Muessing St. should be retained.
4. Off-street parking should be located at the rear of the properties, oriented toward alleys (if an alley exists), and screened if appropriate.

5. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible (see also Parking Lot guidelines).
6. Rear yard fencing should not be higher than 6 ft. and may be open or solid in style, such as a privacy fence. Chain link and vinyl fencing are not appropriate.
7. Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42 inches and should be open in style. Chain link and vinyl fencing are not appropriate.
8. Sidewalk cafes shall be in compliance with the requirements set forth in the municipal code of the City of Indianapolis, Ch. 961 Sidewalk Carts and Cafes. The municipal code pertaining to regulations for sidewalk cafes may be viewed via the internet at www.municode.com (refer to Ch. 961).
9. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
10. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

NOT RECOMMENDED :

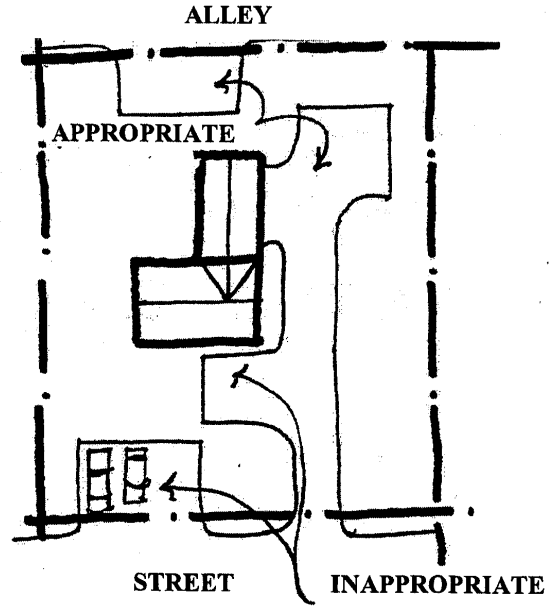
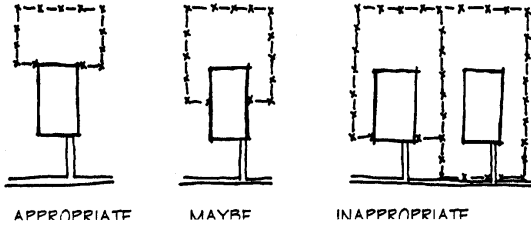
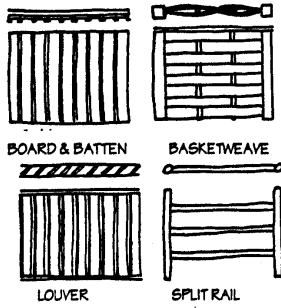
1. Significant changes in the topography of front yards and vacant lots by excessive grading or addition of slopes and berms.
2. Widening existing streets or alleys that would have a negative effect on the neighborhood.
3. Installation of new sidewalks that run parallel to a public street where none historically existed.
4. Placement of patios, decks, play equipment, dog house/runs, swimming pools or other large features in front yards.
5. Rear privacy fences that begin any closer to the street than a point midway between the front and rear facades of the primary structure.
6. Privacy fences that are over six (6) feet high.
7. Inappropriate fence types such as chain link or vinyl.

CUMBERLAND CONSERVATION AREA
GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

APPROPRIATE WOOD FENCES



INAPPROPRIATE WOOD FENCES



GUIDELINES FOR SIGNAGE

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to signage is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Incidental signs** (i.e. “Open,” “Sale,” “Parking Full,” etc.)
- **Changes to existing signs that do not need sign permits.**
- **Home Occupation signs** (must meet zoning ordinance).
- **Wording, color, lighting and graphics on signs.**
- **Real Estate, construction, special event and other temporary signs.**

SUBJECT TO REVIEW AND APPROVAL

- **Business signs that need a sign permit** (as defined in the zoning ordinance).
- **Advertising signs** (as defined in the zoning ordinance).
- **Signs painted on buildings.**
- **Freestanding pole and ground signs.**
- **Any signs that need a zoning variance.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

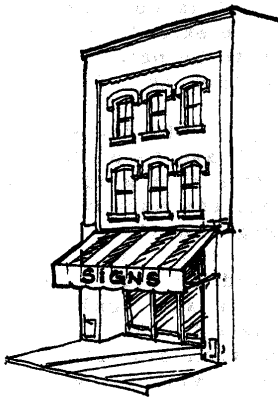
1. The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings. On historic buildings, the appropriate place is often on the lintel strips above the store front or possibly the transom panels above display windows. For newer buildings, continuous areas immediately above the top of the storefront offer possibilities. These areas should determine the size of the signage and lettering.
2. The location, size, scale, and shape of the sign should be compatible with the building and the surrounding area.
3. Fabrication should be done with quality materials and craftsmanship, and the lettering styles should be legible, message should be simple
4. A majority of the sign face should contain the business name and image.

5. Window signs are signs that are affixed to or located on the interior side of a window, in such a manner that the purpose is to convey the message to the outside. These signs should either be handpainted or silk-screened to the glass. Pre-cut lettering may also be used. Size and scale of the sign should relate to the window opening size. Allow at least eighty percent (80%) visibility through the window.
6. Lighting for signage should be subtle and be compatible with the historic character of the district. It should not unduly detract from nor disturb the historic character of area.
7. Awning and canopy signs should be affixed flat or flush to the surface and scaled so as to not dominate the awning or canopy. Generally, the lettering should be restricted to the face of the projection.
8. Non-historic signs should be removed when they no longer relate to the activities being conducted or when a business use ceases.
9. Signs should comply with all applicable ordinances and regulations.

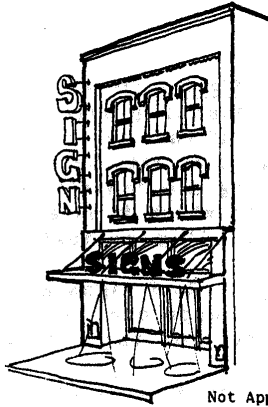
NOT RECOMMENDED :

1. Internally lighted signs and awnings.
2. Freestanding ground-mounted or pole signs, especially in residential areas. EXCEPTION: A free standing ground-mounted or pole sign may be considered appropriate when used to identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.
3. Billboards or other off-premises advertising signs are strongly discouraged. Billboards create a visual conflict with the environment due to their size, location, and general design. The removal of existing billboards is encouraged.
4. Signs which conceal architectural details.
5. Signs which have negative impact on buildings.
6. Listing of products and services (not to exceed 10% of sign face and not detract from primary business identification).
7. Box signs that are constructed as independent box-like structures.
8. Flashing, animated or talking signs are generally not recommended. EXCEPTION: Signs that incorporate flashing lights may be considered appropriate for theatres and cinemas only.
9. Roof signs.

CUMBERLAND CONSERVATION AREA
GUIDELINES FOR SIGNAGE



Appropriate



Not Appropriate



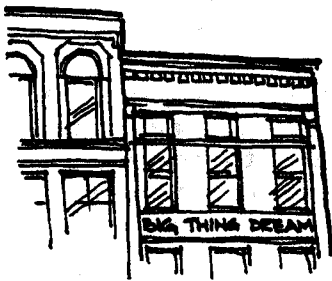
Appropriate



Not Appropriate

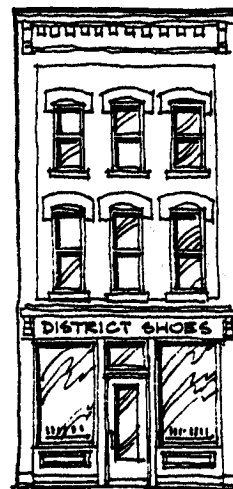
Wall Sign

Appropriate



Roof Sign

Not Appropriate



Appropriate Placement
and Size



Inappropriate Placement
and Size

GUIDELINES FOR PARKING LOTS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to public infrastructure is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Resurfacing an existing parking lot** (with any material).
- **Curb and/or edging materials.**

SUBJECT TO REVIEW AND APPROVAL

- **Creation of new parking lots.**
- **Expansion of existing parking lots.**
- **Fencing around parking lots.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

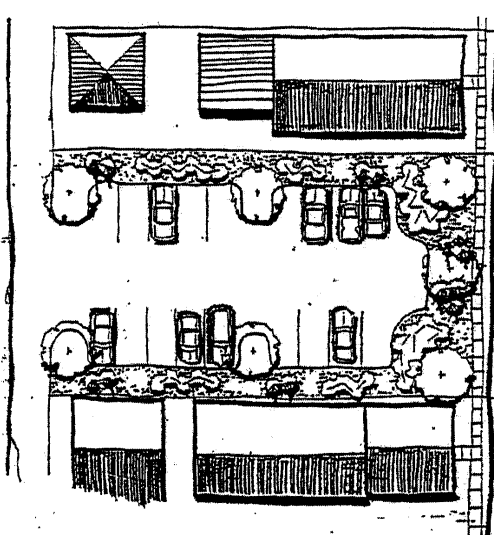
1. Parking lots should be a hard surfaced material, such as asphalt, concrete, brick, and paver blocks.
2. Parking surfaces should be edged with concrete, stone, or brick curbing.
3. Orderly and efficient layout of parking spaces to minimize congestion and overcrowding, including pavement markings with durable paint indicating parking spaces and flow of traffic.
4. Locating curb cuts as far from street intersections as possible.
5. Use of existing alleys for entrances and exits whenever possible.
6. Lights installed adjacent to residential properties should be low and shielded to reduce glare.
7. Electrical lines to light fixtures, automatic gates, and attendant booths should be buried below grade.
8. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.

9. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees and/or architectural screen wall or fence and/or a plant material screen.
10. Replacement during the next planting season of any planting that is required in a Certificate of Appropriateness and that has died or has been removed.

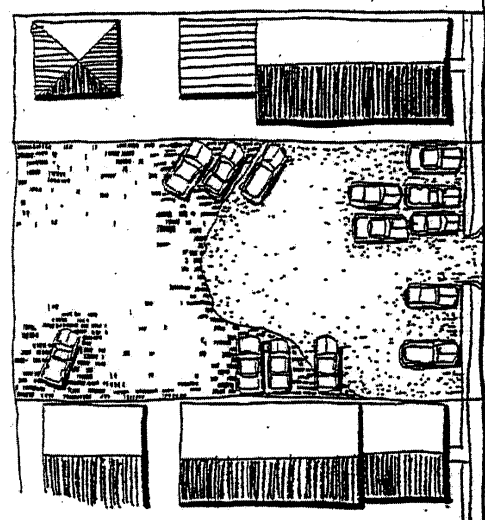
NOT RECOMMENDED :

1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot (see also Guidelines for Site Development).
3. Excessive widths for new driveways.
4. Overhead electrical lines to light fixtures, automatic gates, and attendant booths.

APPROPRIATE



INAPPROPRIATE



GUIDELINES FOR PUBLIC INFRASTRUCTURE

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to public infrastructure is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- Repaving of streets in the same manner and with the same materials as existing.
- Installation of signs or other fixtures by public agencies to promote traffic and pedestrian safety.
- Replacement of existing light poles and fixtures with new ones to match.

SUBJECT TO REVIEW AND APPROVAL

- Change in material, pattern or color of street paving, sidewalks, and curbs.
- Alterations to the width or location of streets and sidewalks.
- Installation of new light fixtures in the public right-of-way.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. Maintain the location of streets and alleys to preserve Cumberland’s historic grid pattern.
2. Maintain alley access for pedestrian movement, business and residential loading facilities, and garages with alley access.
3. New public street lights should be compatible with the history of the neighborhood.

NOT RECOMMENDED :

1. Widening streets or alleys when there is a negative impact on the character of the neighborhood and adjacent buildings.

GUIDELINES FOR MOVING BUILDINGS

Moving historic buildings, especially primary structures, in the Cumberland Historic Area is strongly discouraged. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district.

Although not encouraged, it may be necessary to move smaller accessory structures (sheds, summer kitchens, privies, etc.) to accommodate new development. Rather than demolishing these structures, it is strongly encouraged that they be relocated. If moving the structure is appropriate, it is preferable the structure be relocated to a different location on the same parcel. However, if moving it on the same lot is not feasible, it is strongly encouraged the structure is relocated within the district, to a lot that evokes similar physical characteristics.

The following guidelines are meant to assist in determining the appropriateness of moving a building.

NOT SUBJECT TO REVIEW AND APPROVAL

- **Moving of small accessory buildings** in back yards that are less than 144 sq. ft.

SUBJECT TO REVIEW AND APPROVAL

- **Moving any building within the Conservation District** that is greater than 144 sq. ft.
- **Moving any building into or out of the Conservation District** that is greater than 144 sq. ft.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval."

RECOMMENDED:

1. The building to be moved should be in danger of demolition at its present location or its present context so altered as to have lost significance.
2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
3. The siting of a building on a new site should be similar to its previous site.
4. After a primary building is moved, covenants should be added to the deed detailing the type of work necessary for minimum proper restoration.

5. For primary buildings, a plaque describing the date of the move and the original location should be placed in a visible location on the building.

NOT RECOMMENDED:

1. Moving a building from outside the district if its loss will have a negative effect on its original neighborhood.
2. Moving buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character. Exception: Moving an accessory building may be considered as an alternative to demolition.

GUIDELINES FOR DEMOLITION

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to demolition is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Demolition of any buildings noted on the Building Significance map as “Non-Contributing.”**

SUBJECT TO REVIEW AND APPROVAL

- **Demolition of “Contributing” primary structures.**
- **Demolition or removal of additions to “Contributing” primary structures.**
- **Partial demolition of “Contributing” primary structures.**
- **Demolition of “Contributing” accessory buildings.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.”

INTRODUCTION

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive:

1. The razing, wrecking or removal of a total structure.
2. The razing, wrecking or removal of apart of a structure, resulting in a reduction in its mass, height or volume.
3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of appropriateness for rehabilitation.

Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.
2. The removal or destruction of those elements which provide enclosure at openings in any

exterior wall (e.g., window units, doors, panels).

3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.
2. The removal of exterior utility and mechanical equipment.*
3. The removal, when not structurally integrated with the main structure, of awnings, gutters, downspouts, light fixtures, open fire escapes and other attachments.*
4. The removal of signs.*
5. The removal of paint.*
6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, and asphalt.*
7. The replacement of clear glass with no historic markings.

NOTE: Items 2, 3, 4, 5 and 6 may be considered rehabilitation and require a Certificate of Appropriateness under other guidelines in this plan.

CRITERIA FOR DEMOLITION

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought, and/or
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonable adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

CONDITION:

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by

the Indianapolis Historic Preservation Commission.

SIGNIFICANCE:

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

1. Architectural and historical information included in this plan.
2. Information contained in the district's National Register nomination.
3. Information contained in any other professionally conducted historic surveys pertaining to this district.
4. The opinion of its professional staff.
5. Evidence presented by the applicant.
6. Evidence presented by recognized experts in architectural history.

REPLACEMENT:

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than *retention* of the existing structure. This will only be the case when the structure to be demolished is not of material *significance*, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

1. Elevations and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two building on either side).
3. A site plan showing the new development and structure(s) to be demolished.
4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

ECONOMICS:

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. the owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

10. Copy of the most recent real estate tax bill.
11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-for-profit corporation, limited partnership, joint venture, or other method.
12. Any other information which would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g., proforma financial analysis.

BUILDING INVENTORY

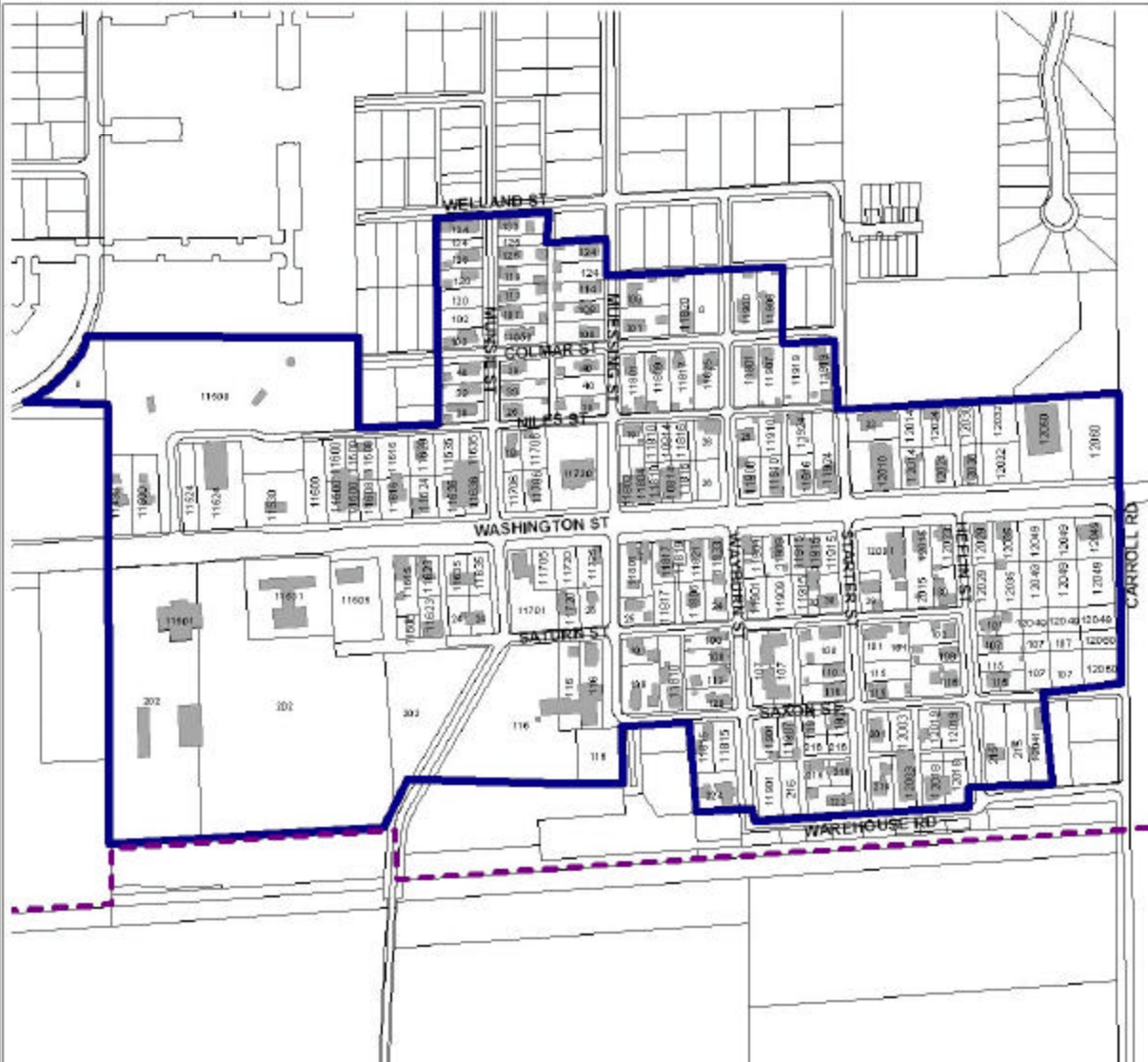


Cumberland First Baptist Church, c.1840.

CUMBERLAND CONSERVATION AREA

Property Address Map

Cumberland Conservation District



50 0 50 Feet

November 2005

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map and accompanying document are intended to be used as a guide only. The information contained herein is not intended to be used for any other purpose. The City of Indianapolis is not responsible for any errors or omissions.

 **Pennsy Trail**
Conservation District Boundary
Cumberland Buildings



COLMAR STREET (formerly Charles St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11650 Colmar St.
c.1994
Non-Contributing

Description: This contemporary 1½-story house has a combination of brick veneer and vinyl wall cladding, vinyl windows with simulated muntins, a steeply pitched side gable roof, and an attached garage. The central front doorway is full height and accentuated by a fixed window and a fanlight window.



House
11801 Colmar St.
c. 1921
Contributing

Description: The 1956 Polk City Directory indicates Mrs. Matilda Wampner resided in the house.

This one-story pyramidal cottage features a low-pitched hipped roof with hipped dormers, a square building footprint, vinyl-clad walls, and an integrated full-width front porch. The house retains its original three and four-over-one wood windows and original front entry door with a glazed upper portion and wood paneled lower portion.



House
11809 Colmar St.
c. 1900
Contributing

Description: The 1956 Polk City Directory indicates Arthur M. Wiese resided in the house.

Characteristic of hall-and-parlor structures, this simple side-gabled house is a folk form derived from colonial era housing. The house is 1-story, covered by aluminum siding, and retains all of its original wood windows. The wing on the east elevation is a later addition, and the porch was modified c.1950. Although some minor changes were made, this structure is almost wholly intact and remains an excellent example of vernacular architecture.



House
11817 Colmar St.
c. 1890
Contributing

Description: The 1956 Polk City Directory indicates Mrs. Amanda Witte lived in the house.

This 1½-story L-plan house has a cross-gabled roof, artificial siding, and one-over-one windows. Although not original to the structure, a porch with a shed roof protrudes from L made by the two wings.



COLMAR STREET (formerly Charles St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11820 Colmar St.
c. 1900
Contributing

Description: The 1956 Polk City Directory indicates Edward C. Deerberg lived in the house.

This 1-story Queen Anne cottage features a cross-gable roof, wood clapboard siding and long, narrow four-over-four wood windows. The front porch has simple wood porch supports and a balustrade and wraps around the front elevation of the house.



Sanders-Caylor House
11825 Colmar St.
c. 1850
Contributing

Description: In the mid-1800's, the land this house sits on was purchased from the U.S. Government by William Sanders, who constructed a two room log structure on the site. Mrs. Gottlieb Ostermeier, who moved into the log house after the death of her husband, purchased the property in 1875. In 1891, William A. Caylor purchased the property. Mr. Caylor operated Caylor's Grocery Store on the National Road. The Caylor family lived in the house until 1904 and made several improvements to the house, including adding on three rooms. The property was then purchased and occupied by Fred and Ellen Buesking until 1926. The Bueskings enclosed a porch and converted the space into a kitchen. In 1939, Arthur and Agnes Ortel acquired the property. When the Ortel's remodeled the house in 1954, they discovered the original two room log structure when updating the electrical system. During the remodeling project, three doorways were removed.

The Sanders-Caylor house is a 1½ story side-gable house that is representative of a "hall-and-parlor" type structure (two rooms wide by one room deep). The house has a steeply pitched side gabled roof, an asymmetrical front façade with an off-center door, long narrow windows, and a small porch stoop at the front entryway. An ell extends from the rear elevation and was presumably added after the house was built to provide more living space.



House
11900 Colmar St.
c. 1900
Contributing

Description: In the 1950s, this house was the home of the Raymond H. Schaekel family. Mr. Schaekel was a successful farmer, and was commonly referred to as the "Mayor" of Cumberland. The Schaekel's had two children, Mark ("Yogie") and Marie Fischer.

This 1-story house has a modestly-pitched cross-gable roof, vinyl wall



COLMAR STREET (formerly Charles St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

cladding, several replacement windows (including a bow and picture window), and two side porches with minimal ornamentation.

House
11901 Colmar St.
c. 1900
Contributing

Description: City directory research indicates that C. Virgil Hitzemann lived here in the 1950s.

This 1½-story house has a cross-gable roof, vinyl clad exterior walls, and mostly one-over-one windows. There is no porch on the house, which is usual for this type of historic structure. Most likely, the porch(s) was enclosed and incorporated into the existing house.



Prickett House
11907 Colmar St.
c. 1900
Contributing

Description: In the 1950s, this house's property owners were Edward Pete A. & Velma Prickett. Mrs. Prickett continues to own and occupy the house today.

Representative of folk Victorian architecture, the exterior of this 1½-story T-plan house has experienced few alterations since its time of construction. The house has a brick foundation, cross-gable roof, wood clapboard siding, one-over-one wood windows, and a small side porch. Ornamental "stick style" elements embellish the house, including decorative scroll brackets under the eaves, vertical picket fence siding across the front gable end, a King's post truss, and turned porch supports.



House
11908 Colmar St.
c. 1890
Contributing

Description: In the 1950's, Mr. Henry Schaekel occupied the house. Viola Schaekel currently resides here.

Like many of the houses on Colmar St., this 1½-story house is also characteristic of folk Victorian architecture. Although the main body of the house is simple and unornamented, the full-width front porch is embellished by decorative Queen-Anne style turned porch supports and spindlework. The house has a brick foundation, aluminum siding presumably over wood clapboard siding, one-over one double hung wood windows, and a cross-gable roof. A large 2-story barn occupies the rear of the property and is one of the most significant accessory structures in Cumberland.



COLMAR STREET (formerly Charles St.)

CUMBERLAND CONSERVATION AREA

BUILDING INVENTORY

Spilker-Prickett-Caldwell House
11919 Colmar St.
1893
Contributing

Description: In 1893, William and Martha Spilker built this 2-story farmhouse. The property was later transferred to Henrietta (Spilker) Prickett and James Vernon Prickett, and then to Mrs. Prickett's daughter, Mary Caldwell and family. The property has remained in the same family for over 110 years.

The Spilker-Prickett-Caldwell House is a 2-story, front-gable wood frame house. The house has a steeply-pitched front gable roof, vinyl siding over the original wood clapboards, one-over-one windows, and a fully intact Queen Anne style side porch. On the front elevation, concrete steps signify the original location of the front doorway. The property also contains several outbuildings, including a barn and several storage buildings.



HEFLIN STREET (formerly Hill St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
30 S. Heflin St.
c. 1900
Contributing

Description: The 1956 Polk City Directory indicates Byron A. Limbach resided here.

This small one-story T-plan house is typical of a folk Victorian cottage. The house has a cross-gabled asphalt shingle roof, aluminum siding presumably over wood clapboard, and long narrow one-over-one windows.



House
101 S. Heflin St.
c. 1890/c.1920
Contributing

Description: The 1956 Polk City Directory indicates Clarence O. Green resided here. Also, at one time, the house was owned by Bill and Bertha Hilkene.

This one-story pyramidal cottage was built c.1890. However, around 1920, the house was renovated and many Arts & Crafts details were added. The house features a low-pitched hipped roof with a central chimney and a central front-gable dormer, a square building footprint, aluminum siding, and an integrated full-width brick front porch.



House
102 S. Heflin St.
c. 1960
Non-Contributing

Description: Historically, a frame house occupied this lot but was destroyed or removed sometime before 1956. The 1956 Sanborn map depicts a vacant lot on this site.

The existing structure is similar to house at 116 S. Heflin St. This 1-story minimal-ranch style house has a low-pitched roof, brick veneer wall cladding, paired windows on the front elevation, and a traditional wood door.



House
107 S. Heflin St.
c. 1900
Contributing

Description: This 1½ -story gabled-ell house has a cross-gabled roof, vinyl wall cladding, and one-over-one windows. Around 1960, decorative ironwork was added to the front porch, presumably replacing the original wood porch supports. In addition, a decorative brick and wrought iron fence was installed in the front yard.



HEFLIN STREET (formerly Hill St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
108 S. Heflin St.
c. 1900
Contributing

Description: The front portion of this small, one-story house appears to have been a single-pen (one room) or a central passage (two room) structure. The ell protruding from the rear elevation was built c. 1990. The Queen Anne style front porch features decorative spindlework and turned porch posts.



House
115-117 S. Heflin St.
c. 1915
Contributing

Description: Characteristic of the American Foursquare style, this double house features a low-pitched hipped roof, hipped front and side dormers, a rectangular footprint, and a full width brick front porch. Although the dormer windows were replaced and vinyl siding covers the original wood clapboard siding, the structure retains its basic form and many of its original details, including its six-over-one double hung wood windows.



House
116 S. Heflin St.
c. 1960
Non-Contributing

Description: Similar to the house at 102 S. Heflin St., this minimal ranch style house has a low-pitched side gabled roof, brick veneer wall cladding, large picture window on the front elevation, and a traditional wood door.



House
215 S. Heflin St.
c. 1890
Contributing

Description: Historically, the Cumberland Courier Newspaper Company operated its business at the rear of this property. However, the newspaper building was destroyed by fire. All that remains today is a large concrete pad in the rear yard.

This existing house was constructed around 1890. The 1½-story T-plan house has a cross-gabled roof, vinyl wall cladding, and one-over-one windows. The roof structure over the front porch and the carport were later modifications.



MUESSING STREET (formerly East St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
19 N. Muessing St.
c. 1915
Contributing

Description: In the 1950s, Randy Faulkenstine lived here. Although the time frame is unknown, another owner was L. Earl & Anna Parrish.

This 1½-story house is a dormer-front Craftsman style bungalow. Defining architectural features include a low-pitched side-gabled roof with a central front-gable dormer, artificial siding, one-over-one windows and a cast stone foundation. The house originally had an open full-width brick front porch, although it was later converted into an enclosed living space.



Schutt House
30 N. Muessing St.
c. 1890
Contributing

Description: James “Jim” Schutt, one of Cumberland’s blacksmiths, lived in this house, along with Marjorie and Richard Schutt. Mr. Schutt’s blacksmith shop was located behind the Cumberland Bank building at 11810 E. Washington St. The 1956 Sanborn maps depict Mr. Schutt’s shop as a one-story concrete block building.

This 2-story house has a cross-gabled roof, vinyl wall cladding, one-over-one windows, and a shed roof porch. Although some historic materials were replaced, the house retains its original shape and dimensions.



House
40 N. Muessing St.
c. 1890
Contributing

Description: The 1956 Polk City Directory indicates Charles H. Johnson resided here.

This 2-story house is a significant example of Queen Anne style architecture in Cumberland and retains a great deal of its historic integrity. The house features a steeply-pitched cross-gabled roof, asymmetrical facades, original wood clapboard siding, and one-over-one double hung wood windows. One of the most defining characteristics of the house is its elaborate wrap-around front porch that features ornate wood porch supports and decorative brackets and spindlework. Another unique and significant site feature is the stone fence, laid in a honeycomb pattern, which runs along the front property line.



MUESSING STREET (formerly East St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
100 N. Muessing St.
c. 1910
Contributing

Description: This 1½-story gable-front double house has a steeply-pitched front gable roof with side dormers, symmetrical façade, vinyl wall cladding, and a full-width shed roof front porch. It is unknown when the rear addition was constructed.



House
101 N. Muessing St.
c. 1920
Contributing

Description: This simple one-story pyramidal cottage was built c.1920. The house features a low-pitched hipped roof with a central dormer, a square building footprint, contemporary siding, and an integrated and enclosed full-width front porch. Most likely the porch was open when the house was first constructed and then later enclosed.



House
108 N. Muessing St.
c. 1910
Contributing

Description: The 1956 Polk City Directory indicates Russel E. Trotten resided here.

This one-story Queen Anne style cottage has a steeply pitched cross-gable roof, wood clapboard siding, one-over-one windows, a large chimney, and a full width porch that extends along the front and side of the house. Decorative scroll brackets and turned porch supports are characteristic of the Queen Anne style.



House
109-111 N. Muessing St.
c. 1940
Contributing

Description: According to the 1956 Polk City Directory, Mrs. Emilie M. L. Mithoefer lived at 109 N. Muessing and Erwin E. Deerberg lived at 111 N. Muessing.

The double house features a symmetrical façade, and each half of the double is a mirror image of itself. The house has a side gable roof with two front gable dormers, central chimney, brick veneer wall cladding, and paired one-over-one double hung windows. The entryways are located on the north and south ends of the house and include integrated front porches.



MUESSING STREET (formerly East St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
114 N. Muessing St.
c. 1920
Contributing

Description: The 1956 Polk City Directory indicates Otis V. Morris Sr. resided here.

This 1½-story Craftsman style house features a brick foundation, vinyl clad exterior walls, a cross-gabled roof, wide overhanging eaves, and a brick full-width front porch. Craftsman style detailing includes wide fascia boards with flared ends and three-over-one double hung wood windows.



House
124 N. Muessing St.
c. 1910
Contributing

Description: In 1829, Samuel Fullen Jr. acquired the land occupied by this house from the United States government. Fullen was one of Cumberland's earliest settlers, and his wife Ann was the daughter of George Pogue, one of Indianapolis' earliest pioneers. The land was later acquired by the following property owners: James Travis (Dec. 16, 1834); Adelia Stevens (June 21, 1836); Charles Bonge (Dec. 2, 1852); Albert Bonge (May 5, 1900); Fred C. Schaeckel (Apr. 2, 1910); Conrad Limbach (Jan. 23, 1914); Theodore Limbach (Mar. 3, 1916); Harry Ostermeyer (Nov. 25, 1919); Anton A. Wiese (May 8, 1925); and Forrest M. Phillips (Jan. 19, 1961). City directory research indicates Christian C. Brinkman and Brayton G. Patterson lived here in 1956.

This 2-story house is characteristic of the American Foursquare style. It has a low-pitch hipped roof with a central dormer, original wood clapboard siding, one-over-one double hung wood windows, and original full-view front entry door and sidelights. The house features a full-width front porch that has cast-stone porch supports.



The property also contains two significant outbuildings, including an early one-room schoolhouse and a historic garage, both of which are excellent examples of accessory buildings.

House
25 S. Muessing St.
c. 1895
Contributing

Description: The 1956 Polk City Directory indicates Louis C. Franke resided here.

Representative of folk Victorian architecture, the exterior of this 1-story T-plan house has experienced few alterations since its time of construction. The house has a cross-gable roof, wood clapboard siding, one-over-one wood windows, and a small enclosed side porch. The porch was enclosed prior to 1956. The house has decorative eave brackets and an attic vent on the front elevation.



MUESSING STREET (formerly East St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
26 S. Muessing St.
c. 1895
Contributing

Description: This structure was originally located at 11701 E. Washington St. When the American Fletcher National Bank was constructed, the house was moved to accommodate the bank building. At one time, Bill and Bertha Hilkene owned the house.

This 1½-story T-plan house is indicative of folk Victorian architecture. It has a cross-gable roof, wood clapboard siding, wood windows, and a shed roof porch. Victorian-style elements embellish the porch, including decorative wood porch supports and spindlework.



House
101 S. Muessing Street
c. 1925
Contributing

Description: According to City directory research, Granville Vest resided here in the 1950s.

This 1-story house is representative of the Minimal-Traditional style. While the house appears to be modeled after older vernacular house (L-plan), it displays post-war building materials and features. The house has a low-pitched side-gable roof, a front-gable partial-width front porch, and displays only minimal decorative detailing.



Parsonage – Cumberland Baptist Church
116 S. Muessing Street
c. 1945
Contributing

Description: This post-war Cape Cod style house has a side-gable roof, limestone veneer wall cladding, metal windows and period wood doors. The front elevation has a large picture window flanked on either side by a one-over-one window, and a small integrated porch is located on the north end of the house.



Cumberland First Baptist Church
116 S. Muessing Street
1913
Contributing

Description: On October 20, 1832 a meeting to establish a church was held in the home of James Parker on a farm known as the “Atherton Farm” located on Buck Creek Rd. about one mile northeast of town. A group of six people attended this session: James Parker, Ambrose Shirley, John Kitley, Lyman Carpenter, Dosha Carpenter, and Sarah Pogue. Ezra Fisher was called to be the first pastor and served for almost one year.



MUESSING STREET (formerly East St.)

CUMBERLAND CONSERVATION AREA

BUILDING INVENTORY

The Cumberland First Baptist Church has constructed and occupied three buildings, all located where the present one stands. In 1840, construction was completed on the first church, which was a simple one room structure called a “meeting house.” A new larger frame building was built and dedicated in December 1883 to accommodate the church’s growing population. However, by 1912, the church had again outgrown its existing building and a larger structure was needed. Initially, the church considered an all brick structure, but after much debate, the final decision on May 28, 1912 was to use steel reinforced concrete walls. The unusual poured concrete exterior wall construction was considered the latest technology for its day. A contract was signed with the Marion County Realty Company to put up all walls of poured concrete for a price of \$3500, provided the church furnished all the sand and gravel. Church members used teams of horses to haul many loads from a pit on S. Muessing Rd. The walls are 16-18 inches thick and it was estimated that 600 cubic yards of concrete were required. A steam operated hoist raised wet concrete that had been mixed on site to the top of walls. The contract specified that the finish was to be as smooth as possible, however the congregation was not satisfied with the end result and consequently planted ivy to cover the walls for a time. Two large art glass windows were placed in the east and west walls. All windows, even smaller ones, were made of art glass. The current historic building was dedicated on June 1, 1913. Originally, the church featured an octagon shape roof, which is currently intact beneath the newer pyramid roof that was added during the 1970’s. Also, the Muessing St. entryway used to be flanked by two tall towers that were embellished by battlements on a parapet wall.

The education building addition to the west was dedicated May 22, 1966. The property to the south, known as the Gale property, was purchased by the church in 1980 for future expansion.

House
199 S. Muessing Street
c. 1885
Contributing

Description: The architectural evolution of this house is unclear. However, the Saxon St. elevation may have been an earlier “hall-and-parlor” type structure (two rooms wide by one room deep). It appears the Queen-Anne style addition was a later modification.



MUNSIE STREET (formerly Main St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
19 N. Munsie St.
c. 1945
Contributing

Description: This 1-story house has a low-pitched, cross-gable roof with central chimney, aluminum siding wall cladding, multi-pane wood windows, and a small integrated front porch. Due to the alterations that have been made to the house, the architectural evolution is difficult to determine.



House
25 N. Munsie St.
c. 1890
Contributing

Description: Characteristic of Folk Victorian architecture, this 1-story house is rather simple in overall design, with the exception of the decorative Queen Anne style porch. The house has a hipped roof with lower cross gables, a central chimney, aluminum wall cladding, and numerous replacement windows. A full-width shed roof porch spans the front façade and is embellished with Queen Anne style turned porch supports, decorative scroll brackets and trim.



House
26 N. Munsie St.
c. 1910
Contributing

Description: This 2-story American Foursquare house features a low pitched hipped roof with slightly flared ends, a central front dormer, wide overhanging eaves, wood clapboard siding, and wood one-over-one double hung wood windows. The original brick front porch spans the length of the front façade and at one point has been enclosed.



House
32 N. Munsie St.
c. 1900
Contributing

Description: This 1½-story front-gable house has experienced very few alterations since its time of construction. The house has a brick foundation, wood clapboard siding, one-over-one double hung wood windows, a half-glass entry door and a steeply pitched asphalt shingle roof. A full-width porch spans the front façade and is embellished by decorative spindlework and turned Queen-Anne style porch supports.



MUNSIE STREET (formerly Main St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
33 N. Munsie St.
c. 1890
Contributing

Description: This simple 1½-story side-gabled house is derived from a basic folk form of housing. Although once a popular architectural style, few such houses remain today. This house has a symmetrical façade, aluminum clad walls, long narrow windows, a double entry, and a full width front porch.



House
39 N. Munsie St.
c. 1890
Contributing

Description: This 1½-story house is characteristic of Folk Victorian architecture and is accentuated by Queen Anne style detailing. The house has a cross-gable roof, wood siding, one-over-one windows, and a full width porch that extends along the front and side of the house. Decorative scroll brackets and Queen Anne style turned porch supports embellish this otherwise simple house.



House
40 N. Munsie St.
c. 1920
Contributing

Description: Characteristic of a Craftsman-style bungalow, this 1-story house has a pyramidal hipped roof with a projecting front jerkinhead gable, aluminum wall cladding, a tall brick chimney, and one-over-one windows. A partial width brick porch, accented with limestone caps, spans the front elevation.



House
102 N. Munsie St.
c. 1915
Contributing

Description: This 1½-story house appears to be a hybrid between a gable front-and-wing and a side-gabled Craftsman style house. The house features a rough-faced block foundation, asbestos shingle clad exterior walls, and one-over-one double hung sash wood windows. The partial-width front porch is built of cobblestone with mortared joints.



MUNSIE STREET (formerly Main St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
107 N. Munsie St.
c. 1920
Contributing

Description: This 1-story Craftsman style bungalow has a cross-gable roof with clipped gables, contemporary siding, and one-over-one windows. A partial width porch, with battered wood porch supports and a brick balustrade, spans the front elevation.



House
113 N. Munsie St.
c. 1915
Contributing

Description: This 1½-story house is representative of the Arts & Crafts style. The house has a low-pitched front-gable roof with wide, unenclosed eaves, shed-roof side dormers, and decorative eave brackets. A full-width brick porch, built upon a cast stone foundation, spans the front elevation. The walls appear to be covered by contemporary siding.



House
119 N. Munsie St.
c. 1915
Contributing

Description: This 1½-story Craftsman-style California bungalow is characterized by its front-gable roof and full width front-gable porch. The house appears to have been modernized in the 1950-60s, and was clad with contemporary siding and shutters were added.



House
120 N. Munsie St.
c. 1915
Contributing

Description: This 1½-story front-gable house features a rough-face block foundation, wood clapboard siding, one-over-one double hung sash wood windows, half-glass wood doors, and a full width front porch with brick porch supports and brick balustrade. The steeply pitched roof has dormers on the north and side elevations and appear to be original.



MUNSIE STREET (formerly Main St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
125 N. Munsie St.
c. 1915
Contributing

Description: Characteristic of a Craftsman-style bungalow, this 1½-story house has a side-gable roof with a central front dormers, aluminum clad walls, one-over-one windows, and a full-width brick front porch. Modifications to the house include the enclosed front porch, which presumably was historically open; the addition of the aluminum siding; and the installation of the small window in the front dormer.



House
126 N. Munsie St.
c. 1920
Contributing

Description: This 1½-story Craftsman-style bungalow has a low-pitched front-gable roof with wide, overhanging eaves, decorative knee-brace eave brackets, wood clapboard wall siding, and one-over-one windows. A full-width brick porch, which rests upon a cast stone foundation, spans the front elevation.



House
133 N. Munsie St.
c. 1920
Contributing

Description: Built as a modest Bungalow, this 1½-story house has a low-pitched front-gable roof, vinyl clad walls, replacement windows and doors and replacement porch supports. A later addition was constructed on the rear elevation.



House
134 N. Munsie St.
c. 1914
Contributing

Description: This 1-story pyramidal cottage features a low-pitched hipped roof with side dormers, an integrated full-width front porch, an off-center front entry door, and two large Craftsman-style windows on the front elevation.



MUNSIE STREET (formerly Main St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Weise House
24 S. Munsie St.
c. 1890
Contributing

Description: This house, historically owned by Fred and Hannah Weise, was originally located at 11635 E. Washington Street. The house was moved to its present location to make room for a Gulf Gas Station (now an automotive repair shop).

The Weise House is a 1½-story gable front house with a steeply-pitched roof and a symmetrical façade. Two one-over-one windows are located on each side of the central front entry door and two windows are also located above. The exterior walls are clad with aluminum siding, which presumably covers the original wood clapboard.



Honor's Park
104 S. Munsie St.

Description: The 1915 Sanborn map depicts a 2-story house with a full-width front porch and 1-story rear addition on this site. The property also contained five outbuildings, including a structure built for horses (either a barn or carriage house). The 1951 Sanborn map shows the house and 2 outbuildings on this site. The house and remaining outbuildings were demolished sometime after 1951.



SATURN STREET (formerly South St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11720 Saturn St.
c. 2000
Non-Contributing

Description: This 1-story house has a low-pitched front gable roof, vinyl clad walls, vinyl one-over-one windows, and an off-center front entry way. A small portico is located over the front door.



Garage
11806 Saturn St.
c. 1990
Non-Contributing

Description: Although this structure technically has its own address, this 3-car garage actually services the structure at 11821 E. Washington St.



SAXON STREET (formerly 2nd Street)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11810 Saxon St.
c. 1920
Contributing

Description: This 1½-story Craftsman-style California bungalow is characterized by its low-pitched front-gable roof and full width front-gable porch. The house has an off-center front entry door, flanked by two windows, and a brick porch spans the front elevation.



House
11815 Saxon St.
c. 1915
Contributing

Description: Representative of the Craftsman-style, this 1-story bungalow has multiple front-gable roofs with clipped gables, three-over-one Craftsman-style wood windows, an integrated partial-width brick front porch, and a cast stone foundation.



House
11901 Saxon St.
c. 1935
Contributing

Description: Having only minimal detailing, this 1-story house has a front-gable roof, contemporary wall cladding, one-over-one windows, and a small, integrated front porch. There is a later addition that was constructed on the rear elevation.



Amos House
11907 Saxon St.
c. 1890
Contributing

Description: The Amos House is a 1½-story T-plan house built in the folk Victorian style. The house retains many of its original building elements, including wood clapboard siding, one-over-one double hung sash wood windows, and two Queen Anne style shed roof porches with decorative turned porch supports and spindlework.



SAXON STREET (formerly 2nd Street)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11929 Saxon St.
c. 1900
Contributing

Description: This 2-story house has a cross-gable jerkinhead roof, aluminum wall cladding, and one-over-one windows. The partial width front porch was most likely built around c.1915 and then later enclosed. Presumably, the house originally had a wood porch.



Commercial Building
12003 Saxon St.
c. 1960
Non-Contributing

Description: This modern 1-story commercial structure has a rectangular footprint, a flat roof, and has a variety of exterior wall cladding materials, including concrete block, vertical wood siding, stone veneer, and sheetmetal.



House
12019 Saxon St.
c. 1915
Contributing

Description: Built in the Craftsman style, this 1½-story bungalow features a moderately-pitched side gable roof, cast stone foundation, aluminum wall cladding, and one-over-one windows. A partial width brick front porch, with a front gable roof, spans the front elevation. Today, the porch is enclosed, although it was presumably open when first constructed.



House
12041 Saxon St.
c. 1900
Contributing

Description: Exhibiting only minimal detailing, this 1-story Folk Victorian cottage has a cross-gable roof, artificial siding, one-over-one windows, and a small, shed roof side porch. Over the years, the house has endured some modifications including the window opening on the front elevation, the shed roof covering the porch, and the doors.



STARTER STREET (formerly Spring St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Meier House
23 N. Starter St.
c. 1910
Contributing

Description: Henry “Heinie” Meier constructed this house around 1910. Mr. Meier was a prominent and very active Cumberland resident and was the owner of Meier’s Food Market, located on the National Road. This house was originally located at 12010 E. Washington St. (parcel # 7001541) but was moved to make room for Mr. Meier’s grocery store. Cumberland’s first kindergarten was held in the basement of this house. Today, it serves as a multifamily residence.



The Meier House is a large American Foursquare style house that exhibits minimal neo-classical detailing. The house has a low-pitched hipped roof with a central front dormer, a mostly rectangular footprint, and one-over-one windows. Partial width porches, accented by fluted column porch supports, are located on the front (west) and side (south) elevations.

House
29 S. Starter St.
c. 1920
Contributing

Description: Characteristic of a California bungalow, this one-story house has a front-gabled roof with a front gable porch. The house has a cast stone foundation, aluminum wall cladding and Craftsman style windows. An enclosed brick front porch spans the width of the front elevation. Although the porch is currently enclosed, it was presumably originally open.



House
30 S. Starter St.
c. 1915
Contributing

Description: The character defining features of this dormer-front bungalow are the low-pitched side gable roof and the large front dormer that dominates the building’s front façade. A full-width enclosed brick porch runs the length of the front elevation. Historically, the porch was most likely open and not enclosed.



STARTER STREET (formerly Spring St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
100 S. Starter St.
c. 1920
Contributing

Description: This 1-story pyramidal cottage features a low-pitched hipped roof with a non-original side dormer, a full-width front porch also with a hipped roof, a slightly off-center front entry door, and two large windows on the front elevation. The porch is supported by simple unfluted wood columns and accentuated by a simple wood balustrade.



House
101 S. Starter St.
c. 1900
Contributing

Description: This 1½-story house has a modestly-pitched cross-gable roof with aluminum clad walls and one-over-one windows. The house does not appear to have a front porch, but rather an enclosed sunroom-type addition.



House
110 S. Starter St.
c. 1925
Contributing

Description: Historically, this house was most likely a simple 1½-story front-gable structure with a partial width front gable porch. The 2^d story addition, which projects beyond the original roofline of the house, was a later addition. The house has one-over-one windows, artificial siding, and a cast stone foundation.



House
115 S. Starter St.
c. 1923
Contributing

Description: Built as a Craftsman-style bungalow, this house has a low-pitched hipped roof and a dominant jerkinhead front-gable that covers the partial width front porch. Also, there is a small eyebrow window on the front façade. The 1951 Sanborn map indicates this house was of wood-frame construction. It is believed that sometime after 1951, the permastone siding (an artificial masonry siding) was installed. Although the exterior wall cladding has been altered, the house retains its basic bungalow form.



STARTER STREET (formerly Spring St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
116 S. Starter St.
c. 1900
Contributing

Description: The architectural evolution of this house is difficult to determine. It is believed the house historically had a side gable roof with no front dormer. The shed-roof dormer is a later addition. The house has composite siding, one-over-one windows, and a slightly off center front entryway. The full-width front porch is integrated into the house and is supported by slender wood columns.



House
201 S. Starter St.
c. 1955
Non-Contributing

Description: The 1951 Sanborn maps illustrate a vacant lot. This 1-story double house has a low-pitched hipped roof, aluminum clad walls, metal windows, and non-operable shutters.



House
216 S. Starter St.
c. 1890
Contributing

Description: This 1½-story house is characteristic of Folk Victorian architecture and features a front gable roof with side dormer, wood clapboard siding, one-over-one double hung wood windows, and a porch that wraps the entire front and north side elevations. The eaves are accented by simple knee brackets and the porch is embellished with decorative scroll brackets and Queen Anne style turned porch supports. The house is an excellent example of Folk Victorian architecture and has endured very few alterations since its time of construction.



House
219 S. Starter St.
c. 1900
Contributing

Description: This 1-story house has endured several modifications since its time of construction and many architectural details were either removed or are obscured. Oriented toward Starter Street, the house has a modestly-pitched side gable roof, aluminum wall cladding, and one-over-one windows. An enclosed partial width porch is located on the front elevation. The 1951 Sanborn map indicates an open porch. Several additions were added to the house sometime after 1951.



STARTER STREET (formerly Spring St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
222 S. Starter St.
c. 1890
Contributing

Description: In the 1940's, Ol and Maude Bell lived in the house.

Characteristic of a folk Victorian cottage, this 1½-story T-plan house appears much as it at its time of construction. The house has a modestly-pitched cross-gable roof, vinyl clad walls, one-over-one windows, and full-width wrap around porch. Decorative Victorian-era elements are exhibited in the gable trim and the spindlework porch detailing.



WAREHOUSE ROAD

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
12018 Warehouse Road
c. 1915
Contributing

Description: Little is known about this structure, although Sanborn maps indicate that it has served commercial uses since at least 1915. The 1915 Sanborn map labels the structure as a hatchery, and the 1951 Sanborn map depicts it as a rat breeding facility. Today, it contains a drapery business.

The architectural evolution of this building is unknown, and unfortunately the building has endured some major modifications. The structure has multiple front gables, vinyl wall cladding, replacement windows on the front elevation, and some replacement doors. The rear elevation appears more intact and retains all of the original wood windows.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11438 E. Washington St.
c. 1951
Contributing

Description: The 1951 Sanborn maps do not depict a structure at this site. According to the 1956 Polk City Directory, John F. Riser resided here.

This post-war 1-story Minimal Traditional style cottage was originally constructed as a house and later converted to a commercial use. The structure has a side gable roof, brick veneer wall cladding, a small front-gabled enclosed central entryway and a small enclosed side portico. The central entryway is flanked by two large picture windows, which are accentuated by non-original awnings.



Commercial Building
11500 E. Washington St.
c. 1951
Contributing

Description: The 1951 Sanborn maps do not depict a structure at this site.

Like its neighbor to the west, this structure is a 1-story Minimal Tradition style house that has been converted to a commercial use. The structure has a side gable roof with a prominent front gable, vinyl wall cladding, a full-height brick chimney on the east side elevation and a secondary brick chimney that projects above the roofline. There is a central entryway flanked by a one-over-one vinyl window and a bay window.



Cumberland Municipal Building
11501 E. Washington St.
c. 1999
Non-contributing

Description: The design of the Cumberland Municipal Building was adapted from a standard late 20th century church design. The 1-story structure has a low-pitched hipped roof with a central clock tower, brick veneer wall cladding, aluminum clad windows, and a central entryway with double full-view style doors.



Commercial Building
11524 E. Washington St.
c. 1980
Non-contributing

Description: Like many late 20th century prototypical commercial buildings, this 1-story structure has a flat roof and brick veneer wall cladding on the front façade and exposed concrete block walls on the side and rear elevations. The storefront entryway is off center, and a fixed awning is located above the doorway. In general, this structure lacks any stylistic detailing.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11530 E. Washington St.
c. 1955/c.1975
Non-contributing

Description: This structure was originally constructed for Standard Oil by Harold "Skinny" Redmeyer. The property was later acquired by Delbert Miller, who owned and operated Miller's Standard Service station c. 1955.

The architectural evolution of this structure is unknown, although it appears to have been modified c.1975. The structure has a neo-mansard roof, vertical wood siding, small narrow fixed windows, and an off center entryway.



Gas Station
11531 E. Washington St.
c. 2001
Non-contributing



Post Office
11600 E. Washington St.
1968
Non-contributing

Description: In 1956, the property was owned by the Redmyer family, which included Gertrude J., Christian F., H. Glen, Harold R. and Wilma F. The 1956 Sanborn illustrates a large 2-story wood frame house once occupied this site, along with several four outbuildings, including a large 2-story barn. The current post office building was dedicated October 17, 1968.

The Post Office is a 1-story contemporary commercial structure that has a flat roof, limestone veneer wall cladding, and bands of long narrow fixed metal windows.



Commercial Building
11605 E. Washington St.
c. 1945
Contributing

Description: This structure was originally built as a DX Service Station and first owned by Louis Franke. The station was later owned by Harold Redmeyer in the 1950s, which operated a Shell Service Station, and then Oren & Ollie Hudson. Main Street Muffler Shop currently occupies the building.

This 1-story commercial building has a low-pitched side gable roof,



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

stuccoed masonry walls, and three garage door openings on the west half of the front elevation. A typical storefront is located on the east half of the front façade and a fixed awning is projects above it. Overall, this building lacks any stylistic detailing.

Commercial Building
11608 E. Washington St.
c. 1945
Contributing

Description: The 1956 Sanborn maps indicate this structure served as a dwelling unit, and the 1956 City directory states the house was occupied by Carl F. Hilkene. The house was later converted to a commercial use and now houses a pet grooming business.

Altered since its time of construction, this 1-story structure was most likely a post-war Minimal Traditional style house but has since been converted to a commercial use. The house has a side gable roof with a combination of brick veneer and vinyl wall cladding, and one-over-one windows. It appears the front entry was altered and later enclosed.

Commercial Building
11615 E. Washington St.
c.1890/c.1920
Contributing

Description: This house was converted to a commercial use in the 1920s or 1930s. Van Sickle's Tavern operated out of this building, even thru prohibition. In 1941, the building was purchased by Richard (Dick) and Orpha Miller, who owned and operated Miller's Lunch, a popular local restaurant. In 1965, Miller's Lunch closed and the structure was later sold to Sam Dodd. Mr. Dodd converted the building for a Radio & TV sales and repair shop.

Originally, this structure appears to have been a 1½ -story Queen Anne style house, which is evident by the roofline (typical hipped roof with lower cross-gables and central chimney). Sometime around 1920, the commercial-style addition was built on to the front of the house to convert the structure from a residential use to a restaurant. The front addition has a flat roof with a mansard-like overhang and numerous three-over-one double hung wood windows, some of which are have metal awnings above them. The entire structure is covered by artificial siding.

Commercial Building
11616 E. Washington St.
c. 1951
Non-contributing

Description: This structure is illustrated on the 1951 Sanborn maps as a dwelling unit. Later, the structure was converted into a commercial use and now houses a daycare center.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

This house was originally a traditional ranch style house that has been converted to a commercial use. The structure has a low-pitched cross-gable roof, a rectangular footprint, a combination of brick veneer and vinyl wall cladding, and an unobtrusive central entryway. The majority of windows are one-over-one, although a large picture window is located on the front elevation.

Commercial Building
11620 E. Washington St.
c. 1925
Contributing

Description: The 1915 Sanborn maps show a large 2-story barn occupying this site. However, the 1956 Sanborn maps depict this structure and label it as the Telephone Exchange. Later, the structure served as the Cumberland Town Hall.

This 1-story front-gable commercial building has a front-gable roof with a narrow fascia board and cornice returns, an off-center brick chimney, and a combination of brick veneer cladding and concrete block walls. The building is simple in design and void of stylistic detailing.



House
11623 E. Washington St.
c. 1895
Contributing

Description: For many years, this house served as the residence of Dr. Russell Showalter. Dr. Showalter lived in the house and practiced in the clinic behind the home. The property was later sold to Janis C. Reid. In recent years, the house was converted into Jan's Antique Shop.

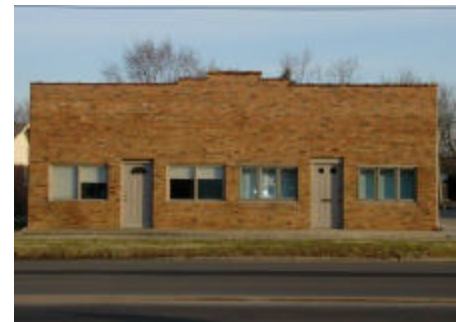
This 1½-story house has a steeply pitched hipped roof with lower cross-gables, dual brick chimneys, aluminum siding presumably over wood clapboard siding, one-over-one windows, and a modest side lean-to porch. The house seems to have gone through many different phases of renovations throughout its history.



Commercial Building
11624 E. Washington St.
c. 1950
Contributing

Description: Historically, the building that occupied this site served as Cumberland's stagecoach stop. The structure was later used as a hatchery and then a pool room. The historic structure was demolished and replaced by the existing building, which contains an insurance company and hair salon.

This 1-story brick commercial building features a step-up front parapet wall and a well balanced double front entry façade. The windows flanking the eastern front entrance appear to have been altered. The side and rear elevations are covered with vinyl siding.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11635 E. Washington St.
c. 1955
Non-contributing

Description: Historically, the home of Fred and Hannah Wiese occupied this site. The house was relocated to its present location at 24 S. Munsie Street. The existing structure was originally built for Shorty's Gulf Gas Station, which was in operation c.1955. The property was later purchased by Charles and Ann Bump, who operated Bump's Garage.

This 1-story commercial building has a side gable asphalt shingle roof, masonry walls, two commercial garage door openings, and a pedestrian door.



Wiese House/Commercial Building
11636 E. Washington St.
c.1890/c.1940
Contributing

Description: This house was built c.1890 as the private residence of Christian Wiese and family, and later owned by Virgil Rosener. Around 1948, the house was purchased by Russell Fields and Max Hendryx and converted into a mortuary and has continued to operate as a funerary business ever since.

The Wiese House was originally a 2½-story Queen Anne style house. Historic photographs illustrate the house had wood clapboard siding, one-over-one wood windows, decorative spindlework in the gable ends, and a front porch that spans the front and side elevations. Although several additions and a two-story porch were added, the basic cross-gable form of the house is still evident.



Office Building
11701 E. Washington St.
c. 1970
Non-contributing

Description: The house at 26 S. Muessing Street historically occupied this site. The house was relocated to accommodate the construction of the American Fletcher National Bank building. The only Cumberland police officer to be killed in the line of duty was shot during a bank robbery in February 1972. The structure now contains a dentist office.

This 1-story commercial building had a low-pitched hipped roof with two small front dormers, brick veneer wall cladding, and several sets of paired windows.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Vacant Lot
11705 E. Washington St.

Description: The 1951 Sanborn maps depict two houses historically occupied this site. One house fronted Washington St. and the other faced Saturn St.



House
11706 E. Washington St.
c.1900
Contributing

Description: This house was owned and occupied by Frank and Viola Buckley, who owned Buckley's Restaurant just next door. Directly west of this house, now a parking lot, was the site of the Cumberland Methodist Church, which was demolished in the 1960's. In recent years, the house was converted for retail purposes and contains a hair salon.



Exhibiting only minimal detailing, this 1-story house has a cross-gable roof, artificial siding, replacement one-over-one windows, and a partial width brick side porch. The brick front porch is a later addition, probably added c.1915. The house most likely had a wood porch at its time of construction. An original attic vent is visible in the upper front gable.

Buckley's Restaurant/Sero's Restaurant
11720 E. Washington St.
c. 1920
Contributing

Description: Frank Buckley, who owned and operated the renowned Buckley's Restaurant, first owned this building. Just east of Buckley's, where the parking lot is now located, was a Standard Service Station run by John Paul Hill and Bob Hill. Buckley's was a very popular restaurant, known for its fried chicken and holiday meals, and was Cumberland's "claim to fame" for many years.



The Buckley's/Sero's Restaurant was originally an Art Moderne style building, although many stylistic details have been removed or covered over. Identifying features of Art Moderne buildings are flat roofs, a smooth wall surface (usually stucco or brick), an asymmetrical façade, and an emphasis on horizontality. Glass block was often used for windows. Historic photographs illustrate this building had many Art Moderne stylistic details. Today, the large neo-mansard roof and replacement windows obscure many details. However, the curved corners are still visible on the exterior and the interior also provides physical evidence of the Art Moderne style.

WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Ploenges House
11725 E. Washington St.
c. 1890
Contributing

Description: One of the earliest owners of this house was Henry Ploenges, who operated a harness repair shop in a small building located due west.

The Ploenges House is a 1½ story, gable-front folk Victorian style house. Since its time of construction, very few alterations have been made. The house retains its original wood clapboard siding, four-over-four double hung sash wood windows, half-glass entry door and wood storm door, scroll brackets under the roof eaves, and decorative side porch with turned wooden porch supports. The one-over-one paired windows on the front elevation are most likely not original to the structure.



House
11801 E. Washington St.
c. 1890
Contributing

Description: In the 1980s, the house was owned and occupied by Homer and Minnie McBrayer, who also owned the house at 11807 E. Washington St.

Having minimal embellishment, this house is typical of folk Victorian style architecture. The structure has a cross-gabled roof, slight overhanging eaves with decorative scroll brackets, wood clapboard siding, four-over-four double hung sash windows, and a brick foundation. The side porch is most likely not original and the front entrance door was replaced c.1950.



Commercial Building
11802 E. Washington St.
c. 1900
Contributing

Description: One of this building's earliest uses was as McConnell's Grocery Store. Mr. McConnell lived in the house at 11900 E. Washington St., on the northeast corner of Wayburn and Washington Streets. The building suffered a disastrous fire and was later rebuilt as Hilkin's Grocery Store. The building also housed the Cumberland Post Office on the first floor and the telephone exchange on the second floor for a short time. In recent years, the building housed a bookstore and an interior decoration business.



Due to a disastrous fire, this 2-story commercial building has experienced significant alterations since its time of construction. Hidden behind a false storefront pediment, the building actually has a front gable roof. Aluminum siding covers the original wood siding and many of the original window and door openings were altered.

WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Cumberland Masonic Lodge
11804 E. Washington St.
1927
Contributing

Description: This building was constructed in 1927 for the Cumberland Masonic Lodge F & AM #726. The building served as the Masonic Lodge for several years. It later contained two different drug stores and then the Cumberland Post Office, until the current post office was built in 1968. A karate studio now occupies the building.

The Cumberland Masonic Lodge building is a small 1-story front-gable stuccoed commercial building. The structure has a central entryway, accented by a modest flat roof portico and round columns, and flanked by two storefront windows.



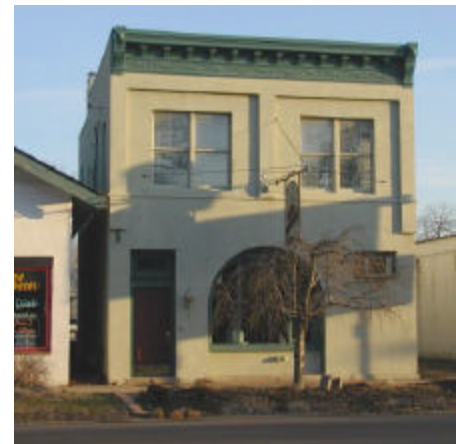
House
11807 E. Washington St.
c. 1890
Contributing

Description: This simple gabled-L design features a cross-gable roof, original wood clapboard siding, original one-over-one wood windows, and a small integrated front porch. Since its time of construction, this structure has endured few alterations and appears to be very intact.



Cumberland Bank Building
11810 E. Washington St.
c. 1907
Contributing

Description: The Cumberland Bank was constructed around 1907 and provided financial services to many of Cumberland's businessmen, property owners, and residents. Edwin C. Huntington was one of the co-founders of the Cumberland Bank. In 1911, Dr. Uryal C. Ambrose established his medical practice on the 2nd story and behind the main structure was Schutt's blacksmith shop. The bank was a successful and prosperous business, until it was forced to close its doors in the 1930s as a result of the Great Depression. The bank never reopened. The building later housed Muir's Drug Store and then Wilson's Drug Store. The 1951 Sanborn map labels the structure as a post office. Still later, the building sat vacant for many years. Today, the Hair Gallery operates out of the building.



The Cumberland Bank Building is a modest 2-story Italianate commercial building. Historic photographs indicate the structure was originally brick, although it is now stuccoed over. The structure has a flat roof, a doorway and a large centrally located arched window on the 1st story, two sets of paired windows on the 2nd story, and a decorative metal cornice. Historic photographs illustrate the building had two doors on the front façade, although one has been covered over.

WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11814 E. Washington St.
1950
Contributing

Description: Historically, several building occupied this site. Those structures were torn down shortly after WWII and replaced by the existing building, which contains two storefronts. Bozart's Drug Store and a dry cleaner originally occupied the building. It later housed Kroetz Drugs, then Guidone's Meat Market. Today, a sandwich shop and dry cleaners occupy the building.

This 1-story brick commercial building is one of the few masonry structures in the Cumberland historic area. The structure has a flat roof, painted brick walls, and two typical storefront entrances.



Langenburg House
11817 E. Washington St.
c. 1915
Contributing

Description: Around its time of construction, this house was owned and occupied by the John and Kate Langenburg family. Today, the structure is used for commercial purposes and houses Cumberland Flowers.

The Langenburg House is characteristic of a 1½-story Craftsman-style dormer front bungalow. Defining architectural features include a low-pitched side gable roof with a large shed-roof central front dormer that dominates the front elevation. The house has a brick foundation, aluminum wall cladding, and some replacement windows.



Although the structure retains its basic form and dimensions, historic photographs illustrate the house had endured some significant alterations. The original wood clapboard siding is covered by aluminum siding, and the brick porch that spans the front elevation was historically open. Two sets of paired one-over-one windows were located in the central front dormer, and exposed rafter tails embellished the roof eaves.

Commercial Building
11819 E. Washington St.
c. 1900
Contributing

Description: This small cottage has served a variety of commercial and retail services. It housed Olga Tatum's beauty shop for about 20 years, Redmeyer's barber shop, craft stores, and a baseball card shop. The building is now owned by the Cumberland GAP, a local non-profit organization and the group plans to rehabilitate the structure.

This narrow, one-story, gable-front structure is representative of a simple folk Victorian cottage. Almost wholly intact, the building still retains its original wood clapboard siding, decorative tracery, gable vent, wood windows and half-lite wood door.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA
BUILDING INVENTORY

House
11825-11827 E. Washington St.
c. 1910
Contributing

Description: In the 1950s, the duplex housed the Bullock family, including Bingham “Bing” F., Ray E. and George.

This 2-story American Foursquare style house features a low-pitched hipped roof with central dormer, a rectangular footprint, vinyl siding, one-over-one windows, and a full width front porch with cast stone porch supports. The house was constructed as a duplex and has a symmetrical front façade.



Wulf House
11833 E. Washington St.
c. 1910
Contributing

Description: Around its time of construction, this house was owned and occupied by Bill & Emma Wulf.

Characteristic of the American Foursquare style, this house has a low-pitched hipped roof with a central front dormer, wide overhanging eaves, a rectangular footprint, one-over-one windows, and a full width front porch. The front entryway is off-center, yet still appears as a major focal point of the front elevation.



House
11900 E. Washington St.
c. 1910
Contributing

Description: John McConnell, who operated McConnell’s Grocery Store, located at the northeast corner of Muessing and Washington Streets, occupied this house at one time. The 1956 Polk City Directory indicates Mary J. Amos and a Mrs. J.B. Young also resided here.

This 2-story American Foursquare style house features a hipped roof with central dormer, a rectangular footprint, symmetrical façade and wood clapboard siding. At the time of publication, the windows were boarded, although one-over-one double hung windows are typical for this house style.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
11901 E. Washington St.
c. 1880
Contributing

Description: City directory research states Robert G. Lombard lived here in 1956.

This 2-story gabled-ell plan house features decorative brackets and detailing that provide stylistic details to this vernacular style of architecture. Although the enclosed brick front porch is not original and was most likely added c.1920, the house retains much of its original historic fabric, including wood clapboard siding, two-over-two double hung wood windows, decorative scroll brackets, attic vents, brick foundation and brick chimney.



House
11909 E. Washington St.
c. 1880
Contributing

Description: The 1956 Polk City Directory indicates Charles T. Gibson lived in this house.

Since its time of construction, this 1½-story house has experienced significant alterations. The structure has a cross-gabled roof, vinyl wall cladding, and vinyl windows. The original size, scale and massing were altered with the construction of the rear addition, which projects above the original roofline of the house, and the original window and door openings have been changed. Also, the structure currently has no porch, which is atypical for houses of this era.



House
11910 E. Washington St.
c. 1910
Contributing

Description: In 1866, this land was owned by J. McConnell and was later sold to Dr. Young. Little is known about the property until 1956. City directory research indicates the house was subdivided into 3-units. Dr. James L. Garrison rented 1-unit for his apartment and a second unit for his medical office. William G. Rothkopf rented the 3-unit as his apartment. Although the time period is unknown, Hans Schultz also resided in this house.

This American Foursquare style house has a low-pitched hipped roof, wide overhanging eaves, a rectangular footprint, multi-lite windows, central entryway, and a full width brick front porch. It is unknown if the front porch was originally enclosed, although the windows are historic.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11915 E. Washington St.
c. 1970
Non-Contributing

Description: This site was historically occupied by 2 structures. The infamous Little Hotel once stood right at the corner of Starter St. and the National Road. The Little Hotel was a 2-story frame I-house, with a symmetrical façade and a double porch. Also on this site was a 1-story frame shop that had an open 1-story porch. Both structures are depicted in the 1951 Sanborn maps.

The existing structure has a very low-pitched hipped roof with a ridge, brick veneer wall cladding, and two typical storefront entrances.



House
11916 E. Washington St.
c. 1910
Contributing

Description: The 1956 Polk City Directory states Martha J. Rethmeyer resided here.

This 2-story American Foursquare features a low pitched hip roof with slightly flared eaves and a central front dormer. The front dormer windows have been covered or infilled, but the surrounding window trim remains intact. An open, full-width front porch spans the front façade, which has a brick balustrade with cast stone and wood porch supports.



House
11924 E. Washington St.
c. 1915
Contributing

Description: Although the dates are unknown, Harry Wray and wife resided here. The building also served as one of Cumberland's telephone exchanges.

This 1½-story gable-front house has a modestly-pitched roof with two side dormers, vinyl wall cladding, and one-over-one windows. A full-width enclosed brick porch spans the front elevation. Although the front porch is currently enclosed, it was most likely open when it was first built.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
11926 E. Washington St.
c. 1920
Contributing

Description: This building was the site of the Cumberland Post Office for many years. It was also later owned by William Caylor and then Bill Frye. Years later, Harry and Ora Wray operated a grocery store out of this small building. Mr. Wray was the only grocer Cumberland that allowed people to run a bill, and free movies were often shown for area children. The building now houses a barber shop.

This simple 1-story commercial building has a modestly pitched hipped roof with slightly flared eaves, aluminum wall cladding, and replacement windows.



Commercial Building
12001 E. Washington St.
c. 1970
Non-Contributing

Description: Historically, this site was occupied by a large 30-car garage, a 2-story house, and a 1-story house. Prior to 1951, the 1-story house was demolished. Sometime after 1951, the garage and 2-story house were razed, the site replatted to create one large parcel, and the current building was constructed.

This 1-story commercial building has a side gable roof covered with asphalt shingles, brick veneer wall cladding, and several contemporary storefront openings.



Commercial Building
12010 E. Washington St.
c. 1951
Non-Contributing

Description: This structure was built around 1950 by Henry Meirs, who owned and operated Meirs Grocery Store. Historically, the 2-story American Foursquare house at 23 N. Starter St. occupied this site, but was moved to its current location to make way for Mr. Meier's grocery store. The structure was later Guidone's Store and then Kroetz Drug Store.

This 1-story commercial building has a very low-pitched gable roof and concrete block walls that are accentuated by a honeycomb pattern on the front façade.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
12014 E. Washington St.
c. 1910
Contributing

Description: This 1½-story front-gable double house has a steeply-pitched roof, a symmetrical façade, and artificial siding. A full-width brick porch extends across the front elevation and has a brick balustrade and brick porch supports.



House
12015 E. Washington St.
c. 1915
Contributing

Description: This 1-story Arts & Crafts house has a rectangular footprint, a front-gable roof, wood clapboard siding, and three-over-one Craftsman style windows. An off-center partial-width porch is located on the front façade and has a prominent front gable roof and substantial brick porch supports.



House
12023 E. Washington St.
c. 1910
Contributing

Description: This 1½-story Arts & Crafts style house has experienced very few changes since its date of construction. The house features a side gable roof with clipped gables and a central front gable dormer, wood clapboard wall siding, four-over-one double hung wood windows, and original French entry door. A partial-width porch spans the front façade and has a combination brick and wood balustrade. The central front dormer is accentuated by paired windows and a balconette.



Caylor-Kitley House
12024 E. Washington St.
c. 1900
Contributing

Description: William Caylor, who resided at 11825 Colmar St. and operated Caylor's Grocery store on the National Road, built this house. Floyd and Alma Kitley later owned the house. Mr. Kitley was a mechanic in the garage on this property.

Characteristic of the Queen Anne style, the 2-story Caylor-Kitley house has a steeply-pitched cross gable roof, artificial siding, and large one-over-one windows. A brick porch spans the full-width of the front elevation and wraps around a portion of the west elevation.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
12029 E. Washington St.
c. 1910
Contributing

Description: This 2-story American Foursquare features a low pitched hipped roof, a symmetrical façade, wood siding, one-over-one windows, and a small 1-story addition on the rear elevation. An open, full-width brick front porch spans the front façade, and has a brick balustrade and brick porch supports.



House
12030 E. Washington St.
c. 1900
Contributing

Description: This 2-story Queen Anne style house has experienced very few alterations since its time of construction. Defining architectural features include a steeply-pitch cross gabled roof covered with slate tiles, built-in gutters and downspouts, wood clapboard siding, and one-over-one double hung wood windows. A full width porch spans the front façade and is supported by simple wood porch posts. Historically, the porch had a decorative balustrade that has since been removed.



Driveway – Cumberland Christian Church
12032 E. Washington St.



House
12035 E. Washington St.
c. 1910
Contributing

Description: Characteristic of dormer-front bungalows, this 1½-story house has a low-pitched side-gabled roof, wide overhanging eaves, wood clapboard siding, and Craftsman-style windows. An integrated full-width front porch spans the front façade and has a brick balustrade with brick porch supports.



WASHINGTON STREET (National Road)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

Commercial Building
12049 E. Washington St.
c. 1955
Non-Contributing

Description: During the 1950s and 1960s, this building served as the local drive-up car hop restaurant.

Altered since its time of construction, the building now features vertical board siding, a neo-mansard roof covered with asphalt shingles, and a typical contemporary storefront entrance.



Commercial Building
12050 E. Washington St.
c. 1999
Non-Contributing

Description: This prototypical commercial building has a flat roof, brick veneer wall cladding, a large corrugated metal cornice, and a typical contemporary storefront entrance.



Vacant Lot
12060 E. Washington St.



WAYBURN STREET (formerly Walnut St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
25 N. Wayburn St.
c. 1915
Contributing

Description: This 1½-story Craftsman-style bungalow features a side gable roof with a large central front-gable dormer, wide overhanging eaves, artificial siding, one-over-one windows, and a cast stone foundation. A full-width brick porch spans the front façade and is supported by three battered wood piers.



House
26 N. Wayburn St.
c. 1920
Contributing

Description: Expressing only minimal stylistic details, this 1-story front-gable house features wood clapboard siding, several groupings of paired Craftsman-style wood windows, and an integrated partial width front porch.



House
24 S. Wayburn St.
c. 1940
Contributing

Description: This small 1-story house represents the Minimal Traditional style, which was popular around WWII. The house features a side gable roof with two small front gable dormers, aluminum wall cladding, three-over-one wood windows, and an off center front entry door.



House
100 S. Wayburn St.
c. 1900
Contributing

Description: This 1½-story house has a cross-gable roof, artificial siding, one-over-one windows, and a wrap-around porch. Although some historic materials were replaced, the house retains its original shape and dimensions.



WAYBURN STREET (formerly Walnut St.)

CUMBERLAND CONSERVATION AREA BUILDING INVENTORY

House
106 S. Wayburn St.
c. 1900
Contributing

Description: At its time of construction, this modest 1½-story cross-gabled house was most likely a small Folk Victorian cottage. Several significant alterations were made to the house, including the addition of vinyl siding, vinyl windows, an enclosed shed porch addition, and a large second story addition that projects beyond the original roofline of the house.



Apartment Buildings
107 S. Wayburn St.
c. 1960
Non-Contributing

Description: The lack of decorative detailing on these two apartment buildings is characteristic of 1960 architecture. The structures have very low-pitched hipped roofs, brick veneer wall cladding and paired metal windows.



House
112 S. Wayburn St.
c. 1890
Contributing

Description: This 2-story house has a low-pitched hipped roof, artificial siding, and long narrow one-over-one wood windows. The off-center front entry door is covered by a front-gable portico with metal porch supports.



House
120 S. Wayburn St.
c. 1900
Contributing

Description: This 1½-story front gabled house has endured some significant alterations. The original wood clapboard siding was covered with new vinyl siding, and the original wood windows were replaced with vinyl one-over-one windows. The shed roof covering the partial width integrated front porch is not original. Historically, the house most likely had a wood porch.



WAYBURN STREET (formerly Walnut St.)

CUMBERLAND CONSERVATION AREA
BUILDING INVENTORY

House
224 S. Wayburn St.
c. 1940
Contributing

Description: Characteristic of post-war architecture, this minimal traditional style house has a low-pitched side-gable roof, limestone veneer wall cladding, and one-over-one windows. A partial width porch covers a central entryway and has a simple wood balustrade and porch supports.

