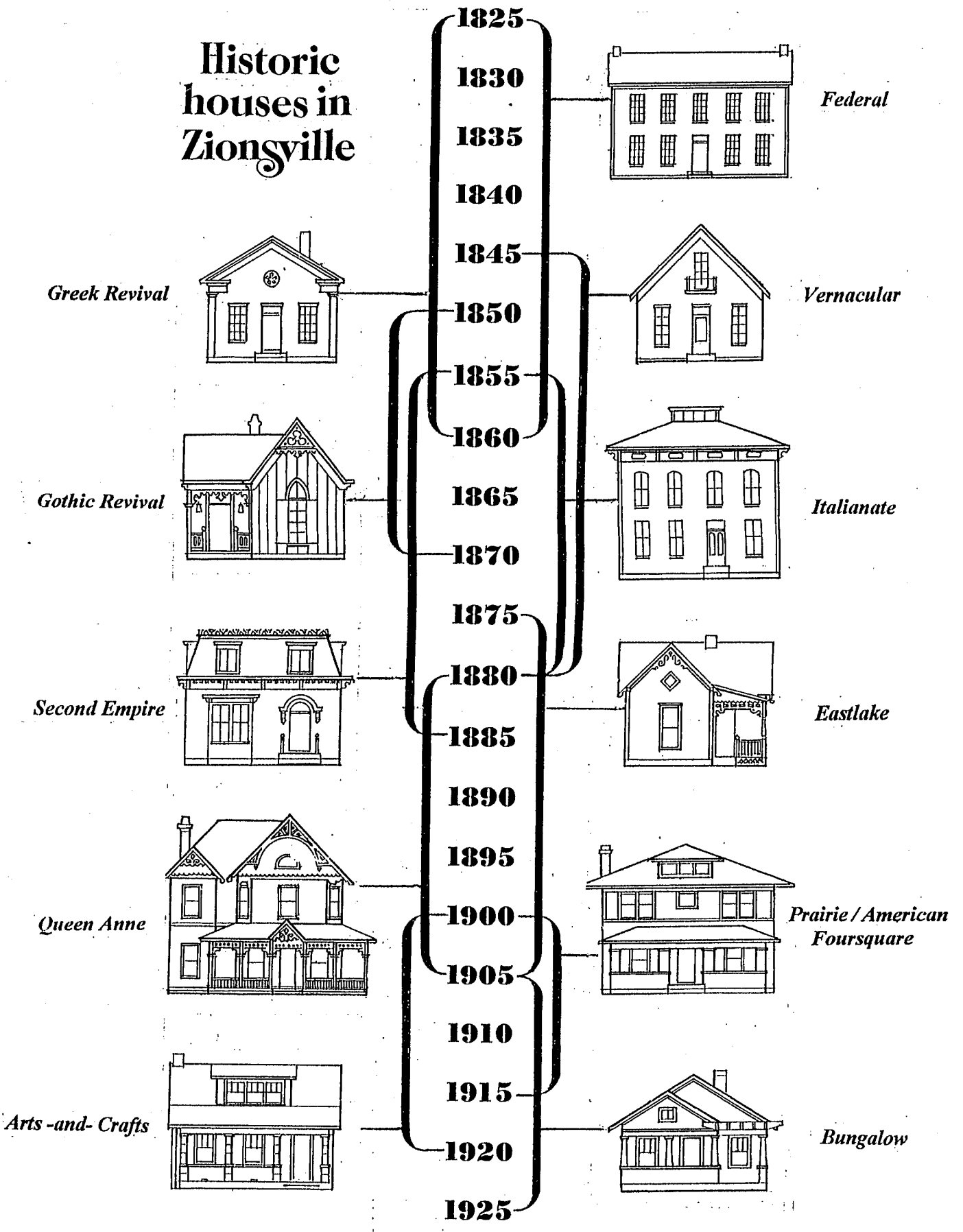


# Restorable Zionsville Houses

▶ List of Village houses deemed suitable for restoration to their historical appearance.

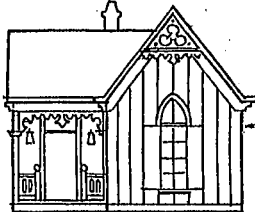
# Historic houses in Zionsville



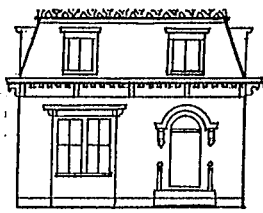
*Greek Revival*



*Gothic Revival*



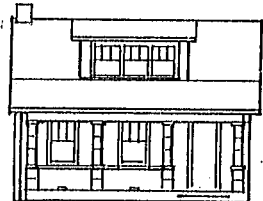
*Second Empire*



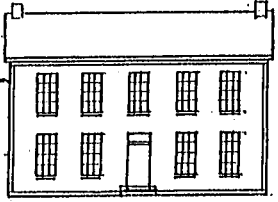
*Queen Anne*



*Arts-and-Crafts*



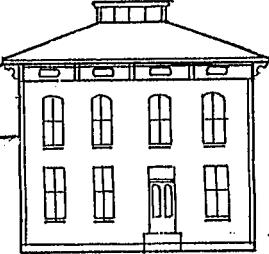
*Federal*



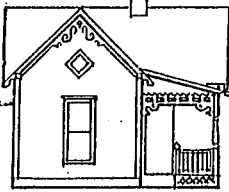
*Vernacular*



*Italianate*



*Eastlake*



*Prairie / American Foursquare*



*Bungalow*



This roster was developed as a much-needed vehicle for would-be restorers of 19th and early 20th Century houses. It is part of the follow-up to the VCR tape "Historic Houses in Zionsville".

Those who have been through the restoration process all agree that there is a serious lack of usable or understandable information on the subject. Even partial coverage of the story requires a lengthy explanation.

Restoration. A point should be made that restoration and remodelling are two very different procedures. Restoration is a process that changes a historic building back to its original appearance. Remodelling attempts to convert an out-of-date style to whatever the fashion may be at a given time.

The appearance of Zionsville's historic section has suffered greatly from the latter because of its continued desirability... over a period of 170 years...as a place to live. Most old towns have gradually declined, eventually becoming derelict, with no reasonable incentive to bring anything up to date.

Here, we were always a viable community, and generation after generation saw fit to modernize, again and again. Possibly good for the lifestyle, but definitely bad news for the charming atmosphere the restorationists seek to retain. Here, to restore, you first have to destroy these inappropriate changes.

Standards for restoration come in various degrees. At the top is what might be called "museum grade". Purist projects like Colonial Williamsburg, based on extensive research into all phases... colors, materials, construction, everything...and unlimited funds. Understandably, Williamsburg was underwritten by the Rockefellers. The purists insist that enlargement of a building be in a contrasting style, not a replica of the original.

We now have a few projects in the Village that come close to meeting these sky-high standards. The most, however, have been less than perfect restorations. Nevertheless these restored or carefully maintained antique houses are what makes Zionsville different from everyplace else.

First off, what style is the house? This should be easy. Get a book on the subject and look it up. Not so easy. There are dozens of these texts available, and just as many systems of classification.

They are also influenced by the regional variations in whatever part of the country the authors happened to live. Past generations in the U.S. were well-known for their lack of conformity.

All experts agree on certain Romantic styles...Gothic, Italianate, Second Empire. Zionsville has little to show in these styles.

This was a country trading center with few rich families. We do have an extraordinary number of Greek Revivals...a Pre-Victorian style the experts devote a great deal of comment to. As usual, ours are all in a simpler, more basic form that doesn't look anything like the pictures in the books.

Zionsville has around twenty of these 1830-1850 Greeks. A quick search reveals that apparently Noblesville, Thorntown and rural Carmel have only one each. Lebanon, Cicero and Fishers have none.

The accepted authorities deal almost entirely with larger houses than anything we have here. The houses you will find open for public viewing seem to fall into the same category. Almost the only source that deals much with the ordinary houses of the past is the Indiana Historic Sites and Structures Inventory...and they use a simplified system with some omissions.

For a thorough knowledge about 19th Century and Early 20th Century residences, restorers have many of the reference books available at our Hussey-Mayfield Library. Including:

"A Field Guide to American Houses" by Virginia and Lee McAlester.

"Identifying American Architecture" 1600-1945" by J.G. Blumenson.

"A Guide to Old American Houses 1700-1900" by Henry Lionel Williams and Otalie K. Williams.

"House Styles in America" by James C. Massey and Shirley Maxwell.

"The Bungalow - America's Arts & Crafts Home" by Paul Duchscherer and Douglas Keister.

Books that influenced important periods are there, too:

"Victorian Cottage Residences" by Andrew Jackson Downing. First published in 1842. Downing was better known for his landscaping. The book influenced several Early Victorian styles...Gothic, Italianate, an early style sometimes called Eastlake and the early true Stick Style. For background only...nothing there looks like Zionsville.

"Hints on Household Taste" by Charles L. Eastlake. An Englishman, Eastlake influenced Late Victorian furniture and fabrics but he designed no houses. His name had snob appeal and was confiscated, without his permission, for the most popular 1890's house type.

"Craftsman Homes" by Gustav Stickley. The high priest of the American Arts and Crafts movement, Stickley's group published many books and plans which influenced all construction until the Great Depression. Most interesting development of this period was the interior design, with really attractive open planning, ceiling beams, cozy seating and Roycroft lighting. There are more of these interiors in the Bungalow book listed above.

Two more at the library that make interesting reading are:

"The Gingerbread Age" by John Maas. He was an Austrian who came to this country before Americans had developed any interest in things Victorian. He was really taken by these houses and was of the opinion that there was nothing in Europe so charming.

"Ornamental Carpentry on 19th Century Houses" by Ben Karp. This is a photographic essay. Most of the examples are from Eastern states but still applicable. There is much heavy 1850's bracketing which would work well to upgrade our Civil War period Vernaculars.

For a complete understanding of this intriguing subject there are other towns that can be visited and studied. Almost any central Indiana county seat has relevant buildings to observe.

Madison, Vevay and Tell city are good for the Federal period, some of which pre-dates the settlement of Boone County. Downtown New Albany has its own Vernacular...a dressed-up Shotgun House. In Northern Indiana there is a strong Western Reserve formality.

Around the country, Galena, Illinois is worth a trip, probably the greatest concentration of Victoriana in the Midwest.

In the South, Vicksburg and Natchez are good, but Columbus, Mississippi is better. Key West has some good ideas, as does Charleston. In California, little Ferndale is better than nearby Eureka or Mendocino, or San Francisco. Port Townsend, Washington is supposed to be good. Cape May, New Jersey for two-storey porches. Georgetown, Aspen and Breckenridge, Colorado are worth a trip. There are many more.

The categories in this roster are a combination of those of the Sites and Structures Inventory and the terms used by Old House Journal. They are not to be construed as the system, the final word or the absolute truth. They apply only to the local picture: Central Indiana from Kokomo down to Columbus. The same system is used in the VCR tape, the Walking Tour pamphlet "This Old Zionsville House" and much of the write-up for October Home Tours.

In this roster, the only dates given are those verified by research. Otherwise, the beginning-ending dates that the style prevailed are used. We have to accept one very common hybrid as a style. The 1890's porches were so popular that many 1860's Vernaculars acquired them... listed here as Vernacular/Eastlake. The dates therefore encompass the start of the house style to the end of the porch style.

R			
---	--	--	--

This note "R" means the house is restorable, with moderate changes, to its approximate historic appearance.

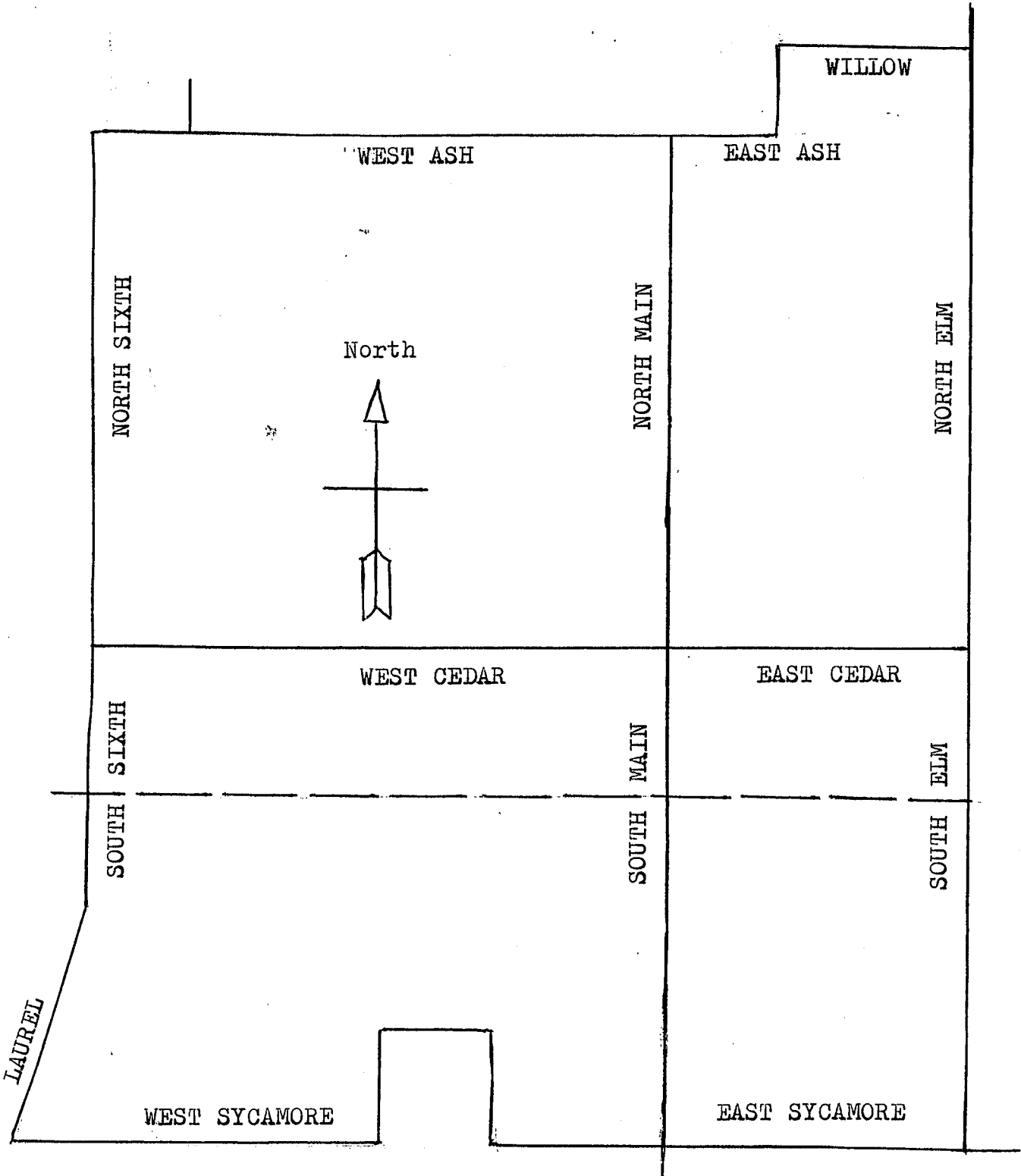
R+			
----	--	--	--

This note "R+" means that more extensive changes are needed, such as changing a walled-in porch back to an open one.

O/C			
-----	--	--	--

This note "O/C" means the house is an outstanding restoration or at least one which contributes to the Village scene. Well-maintained houses (no restoration needed) have the same note.

ZIONSVILLE VILLAGE AREA COVERED by THIS ROSTER



The statements in the roster on the following pages are personal opinions based on 25 years of research into and analysis of the restoration of the old houses of Zionsville, Indiana.

Actual involvement was as contractor restoring houses at 150 and 315 West Walnut, and as advisor and designer (donated) for the projects at 345 South Main, 35 South Elm, 290 West Pine and original section of 145 West Walnut...also as designer and builder of new Victorian replicas at 120, 345, then 355 West Walnut.

Five of these have been shown on the annual Tour of Homes.

I am neither architect nor historian. my background was as a graphic arts designer in an advertising agency.

- Robert L. Randall

EAST WILLOW

House number	Original style	Probable date built	
o/c 100	Foursquare with strong Prairie influence	1900 -1915	all in original condition
	not historic	recent	
o/c 160	composite 19th Century	original part late 1800's	attractive use of restoration and replication



EAST ASH

o/c

House number	Original style	Probable date built	
50	Bungalow	1905 -1925	excellant -all in original condition
55	not historic	recent	
150	recent remodelling obscures style	?	
170	recent remodelling obscures style	?	
185	recent remodelling obscures style	?	
190	not historic	recent	

WEST ASH

House number	Original style	Probable date built	
10	remodelling obscures style		
90	not historic	recent	
35/45	not historic	recent	
300	not historic	recent	
3??	Bungalow (modified)	1905 -1925	
310	not historic	recent	recent Eastlake porch
315?	recent remodelling obscures style	1800's	
355?	Eastlake	1875 -1905	extensively remodelled
R+ 365	remodelling obscures style	1800's	could have been Greek Revival or Vernacular
R 395	Vernacular	1845 -1880	1950's jalousied porch added
410	not historic	recent	
435	trailer	recent	

WEST ASH (continued)

	House number	Original style	Probable date built	
O/C	445	Eastlake	1875 -1905	restored
O/C	450	Queen Anne	1875 -1905	still in original condition
	475	Arts & Crafts	1900 -1920	style not certain -could be Eastlake
O/C	480	Vernacular	1845 -1880	restored
	495	Eastlake	1875 -1905	restored
O/C	500	Bungalow	1905 -1925	still in original condition
O/C	520	Italianate	1855 -1880	still in original condition
	540	not historic	recent	
	585	not historic	recent	
	590	not historic	recent	
R+	595	Arts & Crafts	1900 -1920	extensive modifications

WEST LINDEN

	House number	Original style	Probable date built	
R	320	Arts & Crafts	1900 -1920	
	360	Eastlake	recent	modern replica
O/C	410	Eastlake	1875 -1905	restored
	440	not historic	recent	
O/C	480?	Vernacular	moved in 1869 (researched)	restored -Century Structures Plaque
	475	not historic	recent	
O/C	550	Vernacular	1845 -1880	restored
	590	not historic	recent	
	596	Federal	recent	modern replica

WEST BEECH

House number	Original style	Probable date built	
550	remodelling obscures style	1845 -1925	
570?	remodelling obscures style	1845 -1925	
R 590	Eastlake	1875 -1905	partially restored

EAST WALNUT

o/c

House number	Original style	Probable date built	
196	Arts & Crafts	1900 -1920	

WEST WALNUT

	House number	Original style	Probable date built	
	120	Gothic Revival	recent	modern replica
o/c	145	Vernacular	moved in 1887 (researched)	restored -Century Structures Plaque
o/c	150	Vernacular	1867 (researched)	restored -Century Structures Plaque
	185	Arts & Crafts	1908?	Sears Roebuck kit house
R	190	Eastlake	1875 -1905	fire maps show porch
o/c	315	Vernacular	1868 (researched)	restored -Century Structures Plaque
o/c	320?	Eastlake	1875 -1905	restored
R+	340	outbuilding -about 1900	1900?	remodeled horse & buggy barn
	345	Second Empire	recent	modern replica
	355	Queen Anne	recent	modern replica
R+	365	remodeling obscures style	probably late 1800's	door was originally on front
o/c	390?	late Eastlake	said to be 1903	fire maps show this porch

WEST WALNUT (continued)

	House number	Original style	Probable date built	
O/C	395	Victorian Romanesque	1872 (researched)	restored former "Butternut" Church
O/C	420	Eastlake/ Queen Anne	1873 (researched)	restored -Century Structures Plaque
R+	440	Eastlake?	1875 -1905	needs replacement of original fancy porch
R+	415	Vernacular/ Eastlake	1845 -1880	porch added around 1890's
O/C	445	Vernacular/ Queen Anne	1845 -1880	Queen Anne wing and porch added around 1890's
	470	not historic	recent	
	485	not historic	recent	
O/C	490	Vernacular/ Eastlake	1845 -1880	Eastlake porch is a recent replica
R	495	Bungalow	1905 -1925	all historic except for 1950's porch columns



EAST POPLAR

	House number	Original style	Probable date built	
R	35	Eastlake? Arts & Crafts?	?	
O/C	50	Bungalow	1905 -1925	good original condition
O/C	60	Eastlake	1875 -1905	
R+	95	Greek Revival	1825 -1860	three porches in later styles

WEST POPLAR

	House number	Original style	Probable date built	
	280	not historic	recent	
R	290	Arts & Crafts	1900 -1920	needs railing replaced
	340	19th Century South Seaboard Vernacular	recent	replica
O/C	370	Arts & Crafts	1900 -1920	still in original condition
R	445	Vernacular/ Eastlake	1845 -1905	porch minus fancywork
	465	not historic	recent	
	480	not historic	recent	
O/C	490	Federal/ Eastlake	1867 (researched)	-Century Structures plaque
O/C	495	American Foursquare	1900 -1915	concrete block walls were a fad
O/C	545	Vernacular	1860's to 1880's	fully restored
	550	not historic	recent	
O/C	555	Eastlake	1875 -1905	restored
	560	Greek Revival	1825 -1860	

WEST POPLAR (continued)

	House number	Original style	Probable date built	
	575	not historic	recent	
R	580	Bungalow	1905 -1925	greatly modified
R	595	Bungalow	1905 -1925	good except porch enclosed

EAST CEDAR

House number	Original style	Probable date built	
80	Eastlake	recent	modern replica (commercial)
90	tudor revival	about 1928	

o/c

WEST CEDAR

	House number	Original style	Probable date built	
O/C	250	Tudor Revival	about 1928	
R	260	mixture	appears to be very late 1800's	research needed on date built
O/C	295	American Foursquare	1900-1915	unaltered
R	290	Bungalow	1905-1925	excellant except porch enclosed
R	320	Vernacular	1845-1880	some important trim covered over
R+	340	Eastlake/ Arts & Crafts	1875-1920	needs Eastlake porch
O/C	345	Arts & Crafts	1900-1920	
O/C	365	Queen Anne	1883 (researched)	restored -Century Structures plaque
O/C	370	Vernacular	1845-1880	still in original condition
R	380	Bungalow	1905-1925	porch enclosed
	385	remodelling obscures style		
O/C	420	Arts & Crafts	1900-1920	

House number	Original style	Probable date built	
425	remodelling obscures style		
465	Free Classic	early 1900's	still in original condition
480	Italianate/ Arts & Crafts	1855 -1880 porch 1900's	originally had Eastlake porch
515	not historic	recent	
520	Eastlake	1875 -1905	restored
525	not historic	recent	
555	remodelling obscures style		
560	Bungalow	1905 -1925	greatly modified
580	not historic	recent	
590	Arts & Crafts	1900 -1920	
595	American Foursquare	1900 -1915	

✓ O/C  
DeBuren

R

O/C

R

R

EAST OAK

House number	Original style	Probable date built	
60-70	not historic	recent	(commercial)
55	Arts & Crafts remodelled to Eastlake		
92	Greek Revival underneath remodelling		
95	originally Eastlake (commercial)	1875 -1905	

WEST OAK

	House number	Original style	Probable date built	
O/C	255	Bungalow	1905 -1925	all in original condition
R+	285	probably Vernacular	?	confusing
	300	not historic	recent	
R	305	Arts & Crafts	1900 -1920	
	320	not historic	recent	
	350	not historic	recent	
O/C	385	Colonial Revival	1920's or 1930's	
R	390	Bungalow	1905 -1925	very good except cement siding
R+	455	Arts & Crafts	1900 -1920	
O/C	480?	Bungalow	1905 -1925	original condition -excellant example of this style
O/C	490	Bungalow	1905 -1925	
O/C	505	Tudor Revival or other -confusing	1920's or 1930's	



WEST OAK (continued)

	House number	Original style	Probable date built	
o/c	505	Tudor Revival	about 1928	
	575	not historic	recent	
o/c	525	Tudor Revival	about 1928	
	595	American Foursquare	1900 -1915	could be later -porch roof removed
o/c	550	Eastlake	1875 -1905	good example -restored porch
	570	not historic	recent	
	590	not historic	recent	

EAST PINE

House number	Original style	Probable date built	
40	not historic	recent	(commercial)
70	remodelling obscures style	?	(commercial)
90	Greek Revival	1825 -1860	windows and porch are Arts and Crafts c. 1915 remodelling

R

	House number	Original style	Probable date built	
R	255	Eastlake	1875 -1905	old photos show aluminum covers true identity
	260	remodelling obscures style	1800's	
O/C	290	Greek Revival	1857 (researched)	restored
R	295	Bungalow	1905 -1925	good except porch enclosed
O/C	305	Queen Anne	1880 -1905	
O/C	340	Vernacular/ Eastlake	1845 -1905	
O/C	345	Tudor Revival	about 1928	
R	375	Bungalow	1905 -1925	excellant except porch enclosed
R	415	concrete Arts & Crafts	1900 -1920	interesting history
O/C	420	Stick Style	1875 -1905	restored
R	460	Vernacular	1845 -1880	porch not appropriate
O/C	465	Vernacular/ Eastlake	1845 -1880	

WEST PINE (continued)

	House number	Original style	Probable date built	
	490	remodelling obscures style	1800's	
R+	515	Vernacular	1845 -1880	great deal of more recent style remodelling
O/C	510	Vernacular	1845 -1880	authentic upscale form of detail and decoration
O/C	525	Vernacular with A. & C. entry	1845 -1920	
R	550	Bungalow	1905 -1925	
O/C	560	gable roofed Am. Foursquare	1900 -1915	
R+	565	Vernacular	1845 -1880	many changes
O/C	620	Queen Anne	1880 -1905	restored
R	650	Arts & Crafts	1900 -1920	
O/C	670	Arts & Crafts	1900 -1920	still in original condition
	640	remodelling obscures style		
O/C	690	Greek Revival	1825 -1860	re-oriented after moved in

EAST HAWTHORNE

	House number	Original style	Probable date built	
R+	70	Eastlake	1875 -1905	extensive Arts & Crafts remodelling
R+	55	Vernacular	1845 -1880	extensive remodelling covers original

WEST HAWTHORNE

	House number	Original style	Probable date built	
	240	Arts & Crafts	1900 -1920	
o/c	255	Queen Anne	1880 -1905	entry vestibule is recent
	260	not historic	recent	
o/c	285	Queen Anne	1880 -1905	excellant restoration
R	290	Bungalow	1905 -1925	good except porch enclosed
o/c	305	Vernacular	1872 (researched)	restored -Century Structures Plaque
	310	Federal with some Eastlake construction	late 1800's	
R	345	incomplete remodeling obscures style	1800's	
	320, 355 370, 380 385	not historic	recent	
	420	unidentifiable		
	445	Eastlake	1875 -1905	many modifications
	450	not historic	recent	
	455	not historic	recent	

WEST HAWTHORNE (continued)

	House number	Original style	Probable date built	
R+	495	Arts & Crafts	1900 -1920	good except porch enclosed
	480	not historic	recent	
	505	unidentifiable		
	510	not historic	recent	
	515	not historic	recent	
	540	not historic	recent	
R	545	Arts & Crafts	1900 -1920	
	555	not historic	recent	
	580	not historic	recent	
O/C	595	Vernacular/ Eastlake	1845 -1905	porch decoration missing
	620	not historic	recent	
	655	modified Eastlake	recent	modern replica
	710	not historic	recent	

WEST HAWTHORNE (continued)

House number	Original style	Probable date built	
713	Eastlake	recent	modern replica
720	not historic	recent	
720	not historic	recent	
o/c 745	Italianate	1855 -1880	excellent authentic restoration
750	not historic	recent	
765	not historic	recent	



WEST SYCAMORE

House number	Original style	Probable date built	
210?	not historic	recent	
220	not historic	recent	
230	Eastlake	recent	modern replica
235,415 465	not historic	recent	
485	remodelling obscures style	1800's	
R 505	Eastlake	1875 -1905	inappropriate porch enclosure
515	not historic	recent	
520	Eastlake?	recent	modern replica
R+ 540	Vernacular	1845 -1880	enclosed porch of later style
R 545	Eastlake	1875 -1905	
555	not historic	recent	
560	remodelling obscures style		

WEST SYCAMORE (continued)

o/c

House number	Original style	Probable date built	
605.	Eastlake	1875 -1905	
620	not historic	recent	
640	remodelling obscures style		
720	not historic	recent	
740?	not historic	recent	
750?	authentic Log House	recent	replica built from historic square logs
762	authentic Log House	recent	replica built from historic square logs

NORTH MAPLE

	House number	Original style	Probable date built	
O/C	105	Vernacular/ Eastlake	1845 -1905	
R+	115	Arts & Crafts	1900 -1920	
R+	125	remodelling obscures style	?	may have originally been Eastlake
R+	130	remodelling obscures style	?	may have originally been Eastlake
R	140	Greek Revival	1825 -1860	later wing added
R+	145	Eastlake	1875 -1905	recent changes -porch missing decoration
R+	160	Arts & Crafts	1900 -1920	greatly remodelled
R+	165	Vernacular/ Arts & Crafts	1845 -1920	later Arts & Crafts porch
O/C	170	Arts & Crafts	1920 -1920	all original condition
	180	Arts & Crafts	1900 -1920	greatly remodelled
O/C	190	Bungalow	1905 -1925	all original condition
R+	195	Queen Anne	1880 -1905	unrestored

NORTH MAPLE (continued)

	House number	Original style	Probable date built	
O/C	200	possibly Arts & Crafts	?	different style porch
O/C	205	Vernacular	built 1846 moved in 1868 (researched)	restored -Century Structures Plaque
R+	210	Eastlake	1875 -1905	porch millwork missing
R	220	Vernacular/ Eastlake	1845 -1905	front - Vernacular/ wing and porch are Eastlake
O/C	225	American Foursquare	1900 -1915	
O/C	230	Arts & Crafts	1900 -1920	still in original condition
	235	remodelling obscures style	?	
O/C	240	Bungalow	1905 -1925	still in original condition
R+	245	remodelling obscures style	?	
R+	250	remodelling obscures style	?	greatly remodelled Eastlake?
	255	not historic	recent	
R+	260	Eastlake	1875 -1905	restoration incomplete
	270	not historic	recent	

NORTH MAPLE (continued)

	House number	Original style	Probable date built	
O/C	275	Bungalow	1905 -1925	still in original condition
R	280	Vernacular	1845 -1880	recent Eastlake remodelling
	285	not historic	recent	
	290	1800's	recent	modern replica
R	295	Eastlake	1875 -1905	some recent remodelling
O/C	405	Arts & Crafts	1900 -1920	still in near original condition
	410	remodelling obscures style	?	
R	420	Bungalow	1905 -1925	
R+	440	Arts & Crafts	1900 -1920	
R+	445	Eastlake	1875 -1905	some decoration remains
	458	not historic	recent	
	460	not historic	recent	
R+	465	Eastlake	1875 -1905	

NORTH MAPLE (continued)

o/c

House number	Original style	Probable date built	
495	Arts & Crafts	1900 -1920	successfully enlarged
496	not historic	recent	

NORTH ELM

	House number.	Original style	Probable date built	
O/C	5	Greek Revival/ Arts & Crafts	remodelled 1915 (researched)	original style barely identifiable
R	15	Greek Revival/ Eastlake	1845 -1905	porch is very improper
R+	35?	Eastlake	1875 -1905	
R+	95	Eastlake	1875 -1905	much modified -later additions
	125	not historic	recent	
R	295	originally Arts & Crafts	1900 -1920	modified

SOUTH ELM

	House number	Original style	Probable date built	
O/C	35	Greek Revival	early 1800's moved in 1890 (researched)	restored -Century Structures plaque
R	50?	Arts & Crafts	1900 -1920	recent replica Eastlake porch (commercial)
O/C	95	Eastlake	1875 -1905	recent bay (commercial)



NORTH MAIN

	House number	Original style	Probable date built	
R+	120-124	Arts & Crafts	1900 -1920	
O/C	125	Eastlake	1875 -1905	restored
	130	confused 1800's	?	Arts & Crafts porch
	135?	remodelling obscures style	?	
R	140	Eastlake	1875 -1905	missing porch decoration
O/C	145	Arts & Crafts	1900 -1920	still in original condition
R	150	Eastlake/ Arts & Crafts	1875 -1920	porch later A&C addition
O/C	155	Stick Style/ Arts & Crafts	1875 -1920	porch later A&C addition -bay recent
R	160	Eastlake	1875 -1905	partially restored
O/C	165	Prairie	1900 -1915	still in original condition
R+	175	remodelling obscures style	1800's	said to be Greek Revival underneath
O/C	180	Vernacular/ Eastlake	1845 -1905	

NORTH MAIN (continued)

	House number	Original style	Probable date built	
R+	190	remodelling obscures style	?	several 1800's and 1900's periods
O/C	195	Arts & Crafts	1900 -1920	
R+	210?	late Eastlake	1875 -1905	non-historic jalousie porch
O/C	205	Prairie/ American Foursquare	1900 -1915	still in original condition
	220	remodelling obscures style	?	could be Arts & Crafts
	230	not historic	recent	
O/C	235?	Bungalow	1905 -1925	still in original condition
	240	not historic	recent	
R	245	Arts & Crafts?	?	
R+	255	Eastlake?	?	greatly modified
	260	not historic	recent	
R	265	Greek Revival	1825 -1860	

NORTH MAIN (continued)

	House number	Original style	Probable date built	
R	270	Eastlake?	?	greatly modified
	275	not historic	recent	
	280	not historic	recent	
	285	not historic	recent	
o/c	290?	Eastlake	1875 -1905	greatly enlarged
g/c	295?	Eastlake	1875 -1905	restored

SOUTH MAIN

	House number	Original style	Probable date built	
R	125	Eastlake/ Arts & Crafts	1875 -1920	large Eastlake with later modifications in A&C style
O/C	175	Federal/ Greek Revival	1825 -1860	restored
	195?	Colonial Revival	recent	modern replica
O/C	305	Eastlake	1875 -1905	porches unrestored -interesting corner quoins (commercial)
O/C	325?	Eastlake	1875 -1905	restored (commercial)

NORTH FIRST

House number	Original style	Probable date built	
140	Eastlake	recent	modern replica

NORTH SECOND

House number	Original style	Probable date built	
70	Greek Revival	1825 -1860	well restored

o/c

SOUTH SECOND

	House number	Original style	Probable date built	
O/C	20	Vernacular/ Eastlake	1874 (researched)	restored -Century Structures Plaque
	40	?	about 1900	
O/C ✓	60	Vernacular/ Eastlake	1871 (researched)	restored -Century Structures Plaque
R	90	Arts & Crafts	1900 -1920	
O/C	110	Arts & Crafts/ Tudor mixture?	1920's?	
O/C	125	Bungalow	1905 -1925	still in original condition
	180	not historic	recent	
	155	Greek Revival	1825 -1860	extensive additions and remodelling
R+	195	Eastlake	1875 -1905	Eastlake details missing or covered over
R+	210	Greek Revival	1825 -1860	remodelling obscures identity
O/C	240	Greek Revival	1825 -1860	still in original condition

NORTH THIRD

	House number	Original style	Probable date built	
	70	not historic	recent	
O/C	75?	Vernacular/ Eastlake	1845 -1905	restored
O/C	80	Vernacular	1845 -1880	restoration from old photos
O/C	95	late Eastlake	1875 -1905	restored and enlarged
O/C	110	brick Vernacular/ Eastlake	1845 -1905	restored
O/C	260	Vernacular	1845 -1880	restored
O/C	290	Vernacular/ Eastlake	1845 -1905	restored



SOUTH THIRD

House number	Original style	Probable date built	
40	multiple	1845 -1915	Vernacular/Eastlake front wing- American Foursquare main section
325	not historic	recent	
R+ 330	Arts & Crafts	1900 -1920	

NORTH FOURTH

	House number	Original style	Probable date built	
	40	remodelling obscures style	1800's	
O/C	45	Tudor Revival	about 1928	
R	55	Bungalow	1905 -1925	excellant except porch enclosed
R	75	Bungalow	1905 -1925	excellant except porch enclosed
R	90	remodelling obscures style	around 1900?	porch was once Eastlake?
R	95	Bungalow	1905 -1925	excellant except porch enclosed
	140	Eastlake	recent	modern replica
O/C	245	Eastlake? Arts & Crafts?	1875? -1920?	porch may be recent replica
	255	not historic	recent	
R	295	Vernacular/ Eastlake	1845 -1905	
	290	remodelled Vernacular	1845 -1880	greatly altered
	315?	Eastlake	recent	modern replica

SOUTH FOURTH

House number	Original style	Probable date built	
40	not historic	recent	
145	Arts & Crafts	1900 -1920	porch enclosed
155	not historic	recent	
330	remodelling obscures style		
333	not historic	recent	
335	not historic	recent	
350	not historic	recent	
360	not historic	recent	

R

NORTH FIFTH

	House number	Original style	Probable date built	
R	40	Eastlake	1875 -1905	partially restored
	60	Arts & Crafts	1900 -1920	authentic except for added dormers
O/C	90	Eastlake	1903 (researched)	original house restored - compatible recent addition
O/C	110	Eastlake	1875 -1905	porch decoration fretwork missing
	245?	trailer		
	290	Bungalow	1905 -1925	many recent additions
	295	probably Vernacular	1845 -1880	
R+	310	Eastlake	1875 -1905	many modifications
	315	probably Vernacular	1845 -1880	dormers on this house would be unusual
R+	360	possibly Arts & Crafts	1900 -1920	
R	390	Eastlake	1875 -1905	gallery decoration missing from porch

SOUTH FIFTH

	House number	Original style	Probable date built	
	20	not historic	recent	
	40	not historic	recent	
O/c	80	Eastlake	1875 -1905	all original
O/c	140	Eastlake	1875 -1905	good replica porch
O/c	160	Bungalow	1905 -1925	interesting style -original condition
	335	not historic	recent	
	375	Arts & Crafts ? or recent?	?	
	365	not historic	recent	
R	500	Arts & Crafts	1900 -1920	

NORTH SIXTH

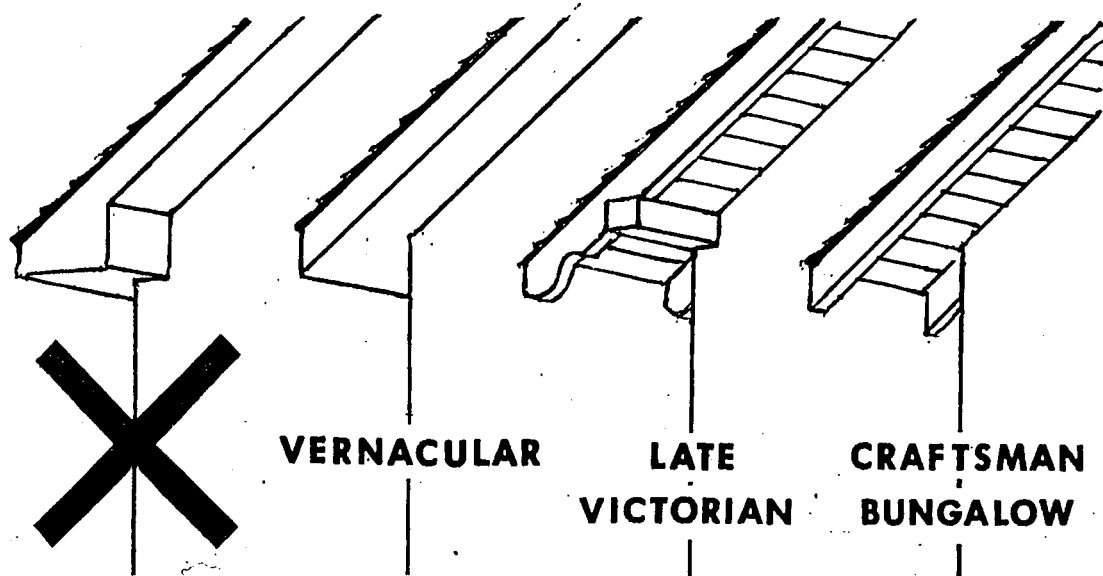
House number	Original style	Probable date built	
10	not historic	recent	
50	not historic	recent	
105	not historic	recent	
110	not historic	recent	
170	remodelling obscures style	?	
R 190	Bungalow	1905 -1925	good except porch enclosed
R+ 210	Vernacular	1845 -1880	improper entry
220	remodelling obscures style	?	
R+ 230	Bungalow	1905 -1925	good except porch made into room
R+ 345	Eastlake	1875 -1905	good except porch made into room

*Form  
March  
2019*

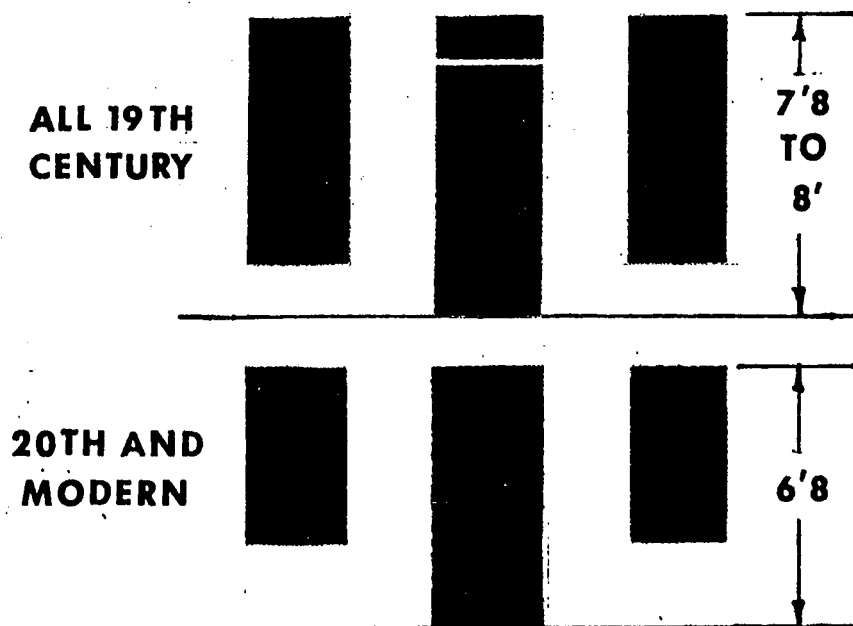
SOUTH SIXTH

	House number	Original style	Probable date built	
o/c	10	Italianate	1855 -1880	perfect shape -Colonial changes
	20	recent remodelling obscures style	?	
o/c	190	Bungalow	1905 -1925	all original -narrow siding
	215?	Cape Cod Revival	recent	modern replica
	245	?	?	unidentifiable -possibly barn from early 20th Century
	2??	not historic	recent	
	290	not historic	recent	
	320	not historic	recent	
	330	not historic	recent	
	350	not historic	recent	
	375	not historic	recent	
	380	not historic	recent	

Past remodelling often obscures the identity of a historic house. Construction of the eaves is an earmark of considerable importance. If they are level underneath, ending in what carpenters call "bird-boxes", something else has been covered over. Especially if it was done with aluminum.

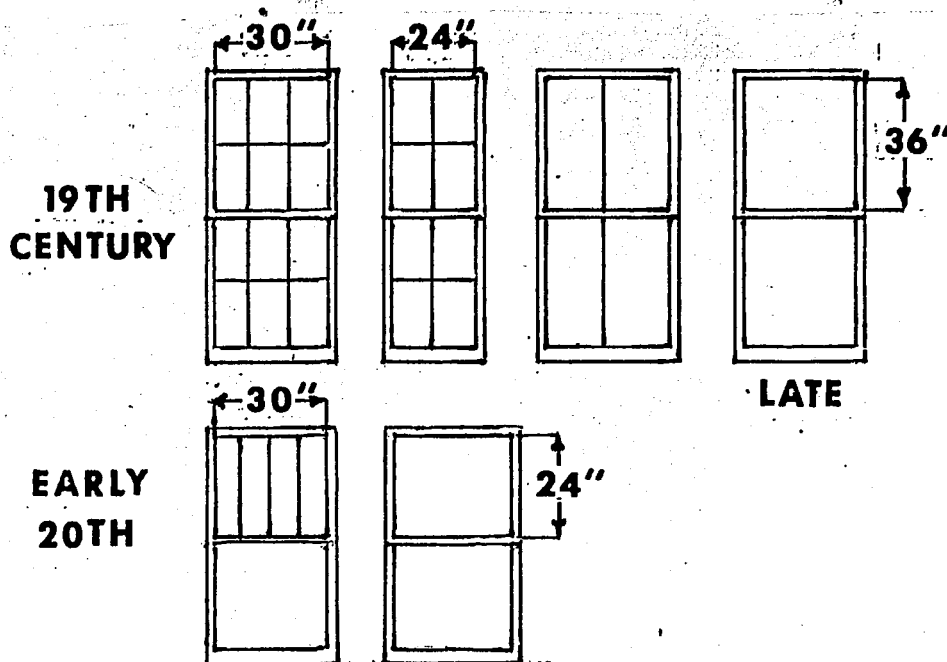


All 19th Century houses had door transoms. These were lined up with the heads of the tall windows about 8 feet from the floor.

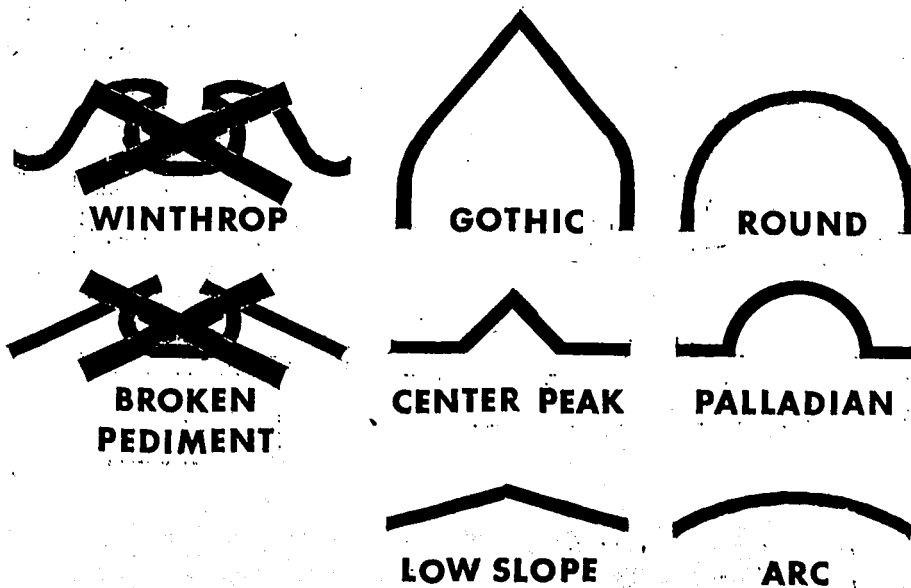




Replacement of tall 19th Century windows with shorter modern ones can also confuse identity. They make an 1860's Vernacular look like a 1915 Craftsman. There has been a great deal of this.



Anything Colonial in style is probably a recent modification, like the Winthrop Curve or the Broken Pediment. These are from a period forty-five years before anything in Boone County. In Zionsville's time other design elements were in use.



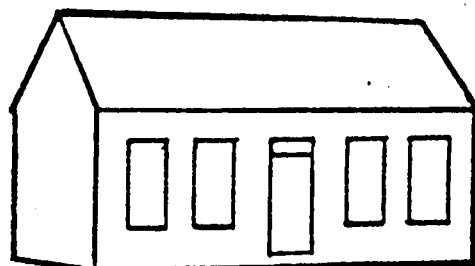
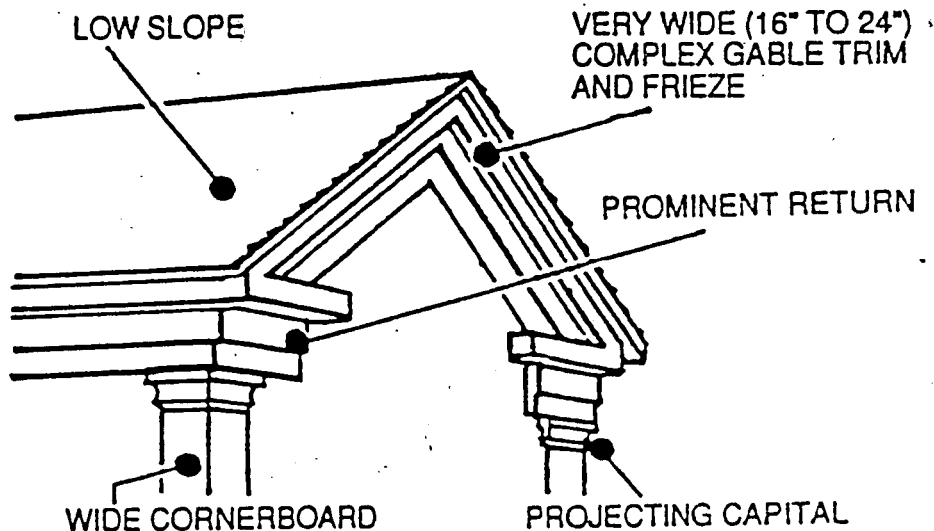
The Village has at least 13 antique styles still lived in, but certain ones dominate each of four periods: Greek Revival in the pioneer period; a local Vernacular in the Early Victorian period; Eastlake in Late Victorian and several Craftsman variants in the Early 20th Century.

Construction factors changed with the time periods. There may have been post-and-beam, pegged framing in the late 1820's. (Such a house frame is part of a barn frame on 126th Street.) From about 1830 till about 1880, "balloon" framing was used, with the vertical studs carrying the weight. This method used heavy "barnsills" all around the first floor with the floor joist mortised into it. The system stood up well in the moving of whole buildings from declining Eagle Village to prospering Zionsville, except for occasional spreading from the joists sliding in their mortises.

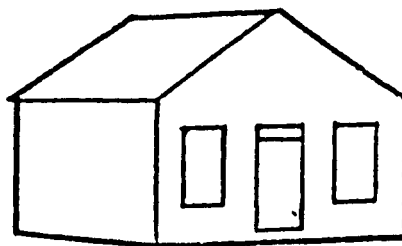
Water-powered sawmills were operating by the 1830's. The houses were framed in Oak with Poplar for finish, all from local forests. Square "cut" nails were used, even for lathing.

The Greek Revivals which predominated in the early part of this period are among the easiest to restore. All trim is of plain boards and sawn moldings. The one problem is that of finding replacement frieze boards as much as 16 inches wide. They don't sell anything that wide anymore, but we have dowelling, biscuit joining etc.

Pertinent Greek Revival features are these:



SIDE GABLE



FRONT GABLE

The next local fashion seems to have completely dominated in the area a decade before and the decade immediately after the Civil War. They were houses designed by no architects and displayed in none of the plan books which were popular at the time.

Most often called Vernaculars, they were simple generic houses by country carpenters usually operating without benefit of any blueprints or expert advice. Nevertheless, ours are surprisingly similar. Of course, there are dozens of other Vernacular styles, completely different, around the country or even around the state. One authority calls them all "Folk Houses". The Sites and Structures Inventory uses "Carpenter-Builder".

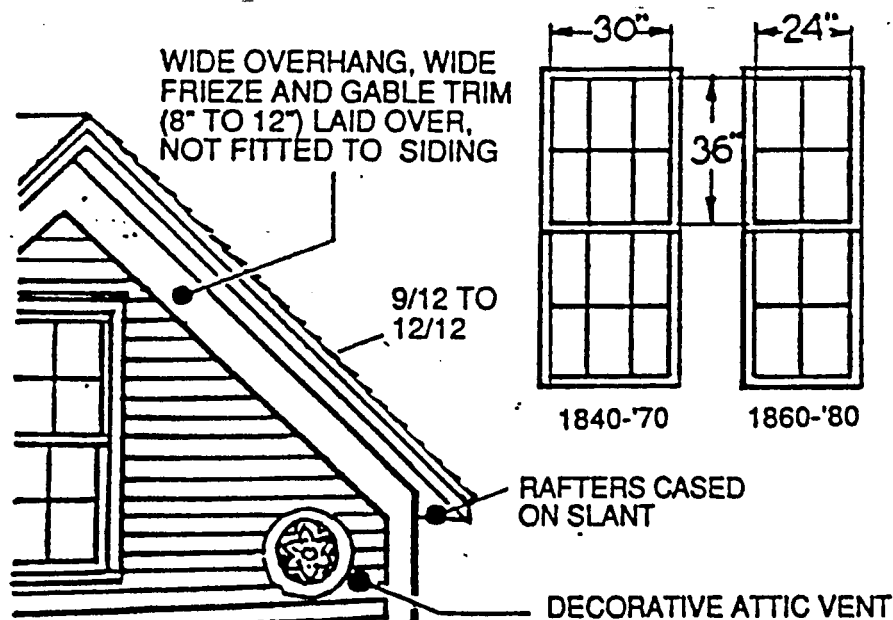
They use the same construction as the Greek Revivals. Same kind of lumber. Same fastenings. Some were built as early as the 1840's.

Most of these houses are frame, with  $\frac{1}{2}$ " Poplar S4S Siding hung  $4\frac{1}{2}$ " to 5" to the weather. A few are brick, but otherwise with the same features. The brickwork is arched over windows and doors. In areas with stone quarries, they would have had straight lintels. Because of these curved openings, the Sites and Structures prefers to classify them as Italianate.

Most of these houses have an upstairs, with narrow side attics and attractive camelback rooms.

Generally they are plain, but there are upscale examples (510 West Pine and 80 North Third) with Italianate styled entry porches, an acceptable modification for restorers. The gingerbread was always applique over solid backup or thicker open brackets and cutwork, (preferably at least  $1\frac{1}{2}$ " thick). Delicate Eastlake type inappropriate.

These also are easy to restore. The rules are simple:



The next big fashion was a milestone...the late Victorian houses of the Gay Nineties. What you call them depends on whose book you read. Some call them merely Folk Victorians. The Sites and Structures Inventory stays with Carpenter-Builder, only using the Eastlake term for Vernaculars with later porch additions: Carpenter-Builder/Eastlake.

This roster prefers a three-style breakdown into Eastlake, Queen Anne and Stick Style. Although this is often done, in actuality, Eastlake did not design houses, Queen Anne implies more than a few slanted corner windows and our Stick Style is a latter-day corruption of an earlier fashion. They are all shown and explained in the VCR tape.

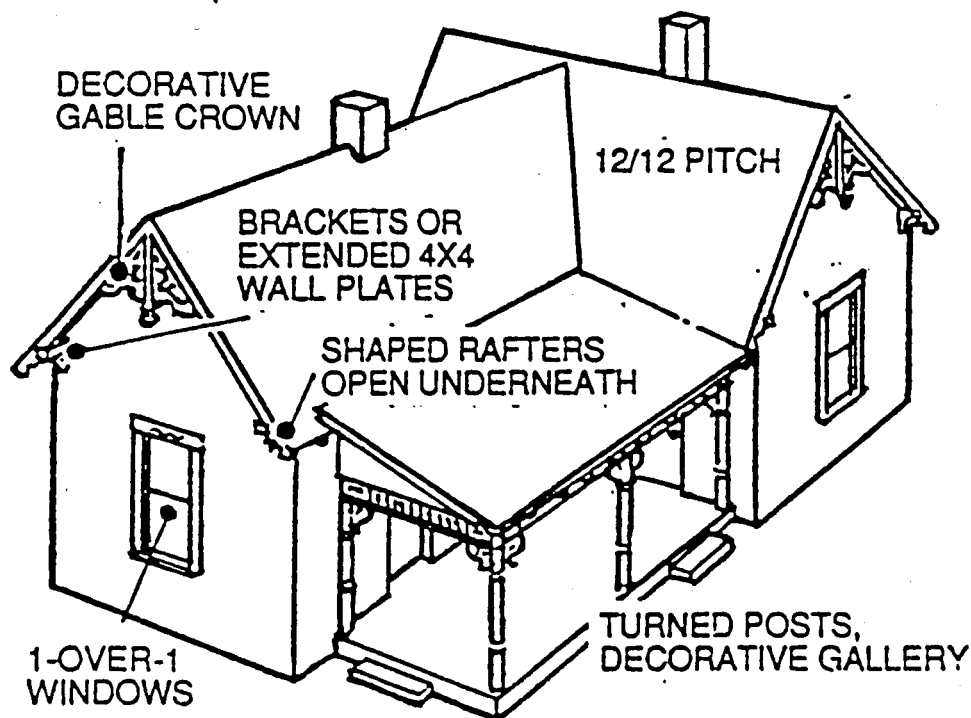
Native Oak and Poplar were supplanted by Pine shipped in from Michigan and Wisconsin. Poplar doors and sash handmade in local cabinet shops gave way to Pine millwork from far-off factories. Modern "wire" nails came in about 1870 or 1880.

The real revolution, though was the availability of cheaper mass-produced porch and gable decoration. Fancywork had been affordable only to the rich. Now everyone could buy it off the shelf and they did. Even the rows of little inner-city houses were loaded with the spandrels, brackets, pendants and crowns.

These are the houses most people think of as Victorian...definitely worthy of restoration. The problem is that they are the most remodeled houses in town. In the first half of the 20th Century they were quite visibly out of date, and the first thing that went for firewood was the pretty porch. Next thing, the porch was made into a narrow room.

The style is extremely unattractive in this state, but also has a low market value. This is a good situation for restorers.

The L-shaped Eastlake shown below is pretty much an Indiana oddity. It lends itself well to a compromise porch replacement. Three or four feet of the old enclosure can be retained for an entry vestibule with the rest of the porch re-created.



Everything changed with the 20th Century. Although Frank Lloyd Wright's people instigated the change, the Prairie style didn't make much of a splash.

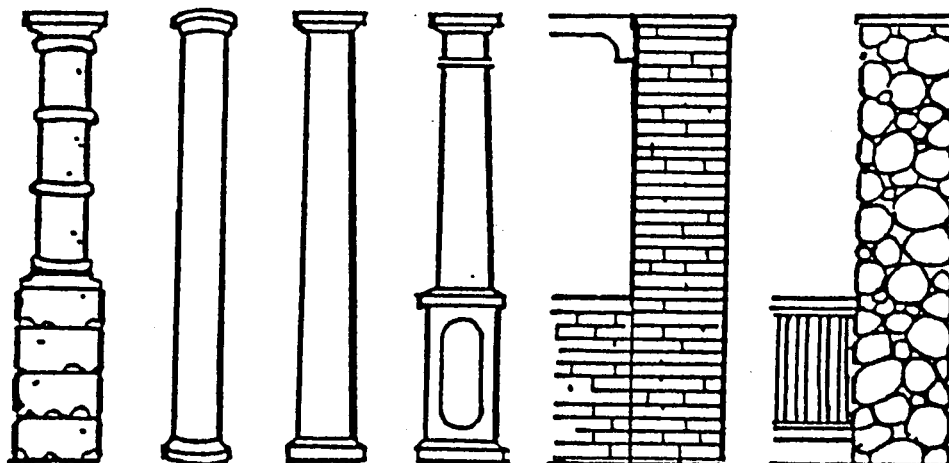
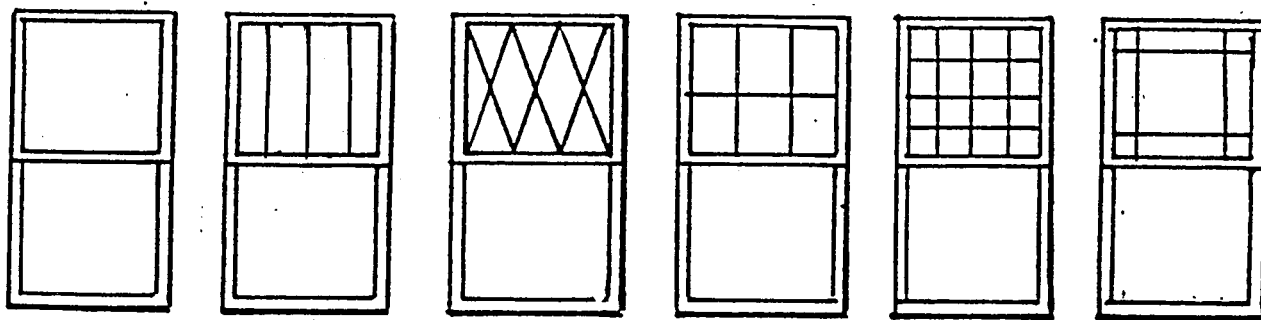
The style that dominated the first 25 years was Arts-and-Crafts and its variants, the Bungalow and American Foursquare. We have examples of all four in the Village.

They varied widely in configuration, but certain Arts-and-Crafts details were common to all of them, particularly in the window patterns and the porch pillar designs. The one window with three or four vertical muntains above and an undivided lower sash is a positive identifier all over town. Eaves on the Prairies were finished off level underneath very low pitched roofs. The others used open, usually 2x6 rafters (not to be confused with the ornate Eastlake type).

We have only a few true California-style Bungalows, with low roofs and Oriental-looking projections. The rest are a simplification that some experts classify as "Builder Style". They apply the same label to the Foursquares, a simplification of Prairie. This does not mean the contractors were dumb or lazy... only that they were responding to the public's demand for a good bottom line.

All these buildings were framed with what is called "platform style"...the same system we use today. Sheathing or lining under the siding came in at the same time.

Many of these houses are in perfect shape...they need only removal of the porch enclosures. The "Sun Porches" on the big houses of the wealthy were on the side or rear. Ordinary people copied them...on the convenient front. As a receptacle for boxes and bicycles?



The true restorationists reject all forms of "substitute siding" on frame houses. In the 1930's there was Insulbric... sheets of roofing asphalt made to look like brick or stone. This was followed by asbestos cement shingles in the 50's, aluminum in the 60's and paper-thin vinyl at present.

There are houses in Zionsville with aluminum siding used with wood trim that, in popular opinion are considered restored, but not in the opinion of authorities. What is never considered proper is "tincanning" of eaves and trim, or vinyl siding.

This is a major problem for a restorer with a budget. With luck, the wood underneath is in good shape. Otherwise, new siding is in order. Contrary to prevailing beliefs, this is not a major part of the expense. What runs restoration costs up is replacement of heating/cooling, plumbing, electric, or the moving of a bathroom.

Most Victorian homes need replacement of the fancy porchwork. Much of the appeal of these houses was in this gingerbread decoration. It is no problem for a do-it-yourself woodworker, but a varying expense for others. Full-size, traceable blueprints of several of the easier designs, both Early and Late Victorian, are available free of charge. They are derived from actual houses in the Detail Resource Photograph books.

## Research need not be daunting when searching for historical information

Zionsville's central Victorian Village has many charming and unique structures, 14 of them sharing the distinction of Century Structure. As a badge of this recognition, each bears a bronze plaque presented by the Zionsville Historical Society.

To qualify, a residence or commercial unit must meet the following three criteria: 1) be at least 100 years old at the time the application is made for the designation; 2) have not been unreasonably altered in exterior design and facade; and 3) be of a style that is representative of its local time period and not a replica of an earlier style.

According to Ralph Stacy, chairman of the Historical Society committee that oversees the Century Structures program, these 14 represent only a small fraction of the structures in the community that are at least 100 years old.

In fact, Stacy says, in several sections of the Village, there are groups of homes that could qualify as an Historic District if the necessary research were done on the individual homes.

Why, then, haven't the owners of these other century-old homes established their claims to authenticity? Some may believe the process too time consuming or, worse yet, too complex. Some may simply be puzzled about the best way to conduct their search.

In an attempt to simplify and clarify the authentication process, the *Times Sentinel* talked with Robert Randall, who personally verified the age of two of the present Century Structures. Perhaps others can benefit from his experience.

Randall says, "There is a prevalent opinion that proof of age is difficult because fire destroyed some of the Boone County Courthouse records in 1856. This was not the case in the two houses I authenticated. One afternoon's time in various Lebanon offices should do the job, even if you have no abstract."

After familiarizing yourself with the Century Structures application available at the Patrick Henry Sullivan Museum, 225 West Hawthorne Street, Zionsville, you may choose to head for the County Seat.

Begin, Randall says, in the County Auditor's office where you can trace the owner sequence rather quickly back to

about 1907 through Deed Record books. Next, go across the hall to the Recorder's office where you will spend more time.

The Recorder has an anteroom full of Deed Record books dating back to about 1834 and two tract books that bear dates as early as 1827, and the staff is very helpful in explaining how to use the books, he says.

Of the fire, Randall explains, "In 1856 the old courthouse was torn down and the records were stored on the second floor of Strong's frame Mammoth Building. In October 1856, a fire destroyed almost all of the stored records of the Recorder and Auditor. But, shortly thereafter, a very difficult and seemingly impossible project was initiated.

"Witnesses were called in to re-create and, wherever possible, re-document all of the records, resulting in seven special deed books called Deed Records Heretofore Recorded, plus a book called Proof and Instruments. Talk about dedicated public servants."

Randall notes that for some years there are separate Grantor and Grantee books, for other years the two are combined, with both owners indexed. The complication comes from the fact that deeds are for the lot only, and do not specifically state when a house was built or moved onto it.

"There are two ways to find the date a house was added," he says. "One is by the stated cost, the other is by the appearance of the words 'all the improvements and appurtenances thereto' or 'hereditaments.'"

The cost figure was included in the decades before and after the Civil War, when vacant lots in Cross's additions sold for about \$100 each. Small houses on these lots sold for about \$1,000, and prices did not escalate much more than 50 percent until well after the turn of the century.

"In 1910," Randall says, "you could build for \$1,500. The last owner before the big price jump was the one who built on the lot, but there was a joker occasionally. For business or for vanity reasons, sometimes the owner fibbed a bit about the figure."

Most deeds, he says, started out with a purchase of two or three adjacent lots, comparatively cheap since there was no sewer, water, gas, electricity, phone, nor pavement. People bought one lot for the house, another for the garden and still another for a stable for the buggy horse.

The Assessor's office also is a possibility to determine when a house was built on a lot, although there is not a card that dates back that far for every house. But it's worth a try.

Randall calls the courthouse search a "fascinating one," pointing out that the old books are handwritten, often in a beautiful Spencerian script.

Help for the restorer is easily available:

From the Hussey-Mayfield Library:

As circulating rentals - the VCR tape "Historic Houses in Zionsville". This is a 40-minute story on Village architectural fashions over the last 170 years, followed by 10 minutes of helpful nuts-and-bolts information about restoration.

The Library also has (for circulation) the guidebooks we recommend and several more, under 643.7 and 720.973 through 728.37.

They have back issues of "Old House Journal" and the pattern book recommended in the tape, "Victorian Gingerbread". See 745.51.

The state headquarters of Historic Landmarks Foundation of Indiana can help:

They have a very extensive collection of the textbooks, indexed volumes of "Old House Journal" and other information. Reference only.

The Zionsville Chamber of Commerce on Elm Street has the practical aids for the actual work involved in a restoration:

There are the "Detail Resource Photographs" books, one Early Victorian, three Late Victorian, one Romantic Styles and one Commercial. These contain hundreds of snapshots showing porch and other details from nearby and out-of-state areas. Most useful are the full-size traceable blueprints of details from porches selected from the snapshot books. Sets of these are free of charge for amateurs or professionals.

From the Sullivan Museum there is historical background material:

There are old Village photographs. There are early 20th Century fire maps. Most of this is in a delicate state, so be sure your need is important. Reference only. Their geneology room has Boone County history books that are useful.