



Architectural Preservation Studio, DPC
Architecture, Historic Preservation, & Building Envelope Consulting



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CUMBERLAND TOWN HALL CONDITIONS ASSESSMENT

**45 BROAD STREET
CUMBERLAND, RI 02864**



PREPARED FOR:

TOWN OF CUMBERLAND

45 Broad Street
Cumberland, RI 02864

PREPARED BY:

ARCHITECTURAL PRESERVATION STUDIO, DPC

ISSUED:

18 June 2020

APS PROJECT NO:

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1.0 INTRODUCTION

Architectural Preservation Studio, DPC (APS) was retained by the Town of Cumberland for a Conditions Assessment for Cumberland Town Hall, including:

1. Evaluation of the exterior architectural fabric and structural condition, interior conditions and layout, and building site,
2. Outline short, medium and long-term preservation and rehabilitation priorities, with the various sub-projects grouped and sequenced to facilitate discrete phases of work that can be carried out as funds are secured,
3. Summary of costs associated with the prioritized recommendations in the report.

The intent of this Report is to describe the existing conditions and deficiencies observed, document those findings, and provide the Town of Cumberland with recommendations for a proposed scope of work and a preliminary budget cost estimate. Sources of damage and deterioration in this Conditions Assessment include but are not limited to: natural building settlement; failed materials in the building itself; deterioration due to exposure to the elements, previous leaks and moisture infiltration; wear from use; deterioration due to age; previous alterations and inappropriate repairs.

This report has been prepared for the Town of Cumberland as an account of the findings. The information obtained during the survey investigation is detailed in this Conditions Assessment. This report includes a brief history, existing conditions, deficiency and deterioration findings, repair recommendations, and a budget estimate for implementing the recommendations.

This report has been financed in whole or in part with a federal Certified Local Government Grant from the National Park Service, U.S. Department of Interior, administered by the Rhode Island Historical Preservation & Heritage Commission (RIHPHC). The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the RIHPHC.

Site visits were completed in the Winter of 2020 to document and observe the Town Hall in its current condition. The Town of Cumberland provided the numerous generations of floor plans including one original West Elevation and Tower Detail, and partial renovation drawings from 1941, 1948, 1966, 1989, 1991, 2008 and one plan with no date; specifications from 1964 and 1966; newspaper articles from late 1990s and early 2000s; a report from Verdin Bells and Clocks; and drone images of the Tower.

All work described for this project complies with the most recent edition of the Rhode Island State building codes, and the 2015 International Existing Building Code and the 2017 supplement. Specific consideration is given to:

- 2015 IEBC Chapter 12 Historic Buildings, which provides means for the preservation of historic buildings.
- 2015 IEBC Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities.

1.02 Professional Team

This project was contracted to Architectural Preservation Studio, DPC, a New York City-based architectural and preservation firm with a satellite office in New Canaan, CT. Architectural Preservation Studio directed and managed all aspects of the project. Architectural Preservation Studio conducted a survey, gathered research information, identified deficiencies, developed cost estimates, and coordinated the production of this report. Architectural Preservation Studio has expertise in materials conservation, building maintenance, repairs and restoration, conditions assessment, space programming, and the design and administration of repairs for both historic and contemporary structures.

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2.0 EXECUTIVE SUMMARY

In general, Cumberland Town Hall is in good condition overall, with isolated areas of deterioration. Layout and space allocation seem to be supporting the services housed within, with the typical issue of a lack of proper storage being severe. As a result of the many phases of alterations and visual upgrades, the building is suffering an overriding “identity crisis” with conflicting eras of finishes on floors, walls and ceilings, frequently within the same space.

No structural concerns were observed; however, the excessive number of items stored on the Third Floor and the weight from that quantity of dense storage are concerning. A building constructed in the manner of Cumberland Town Hall will support considerable weight, but it certainly was not constructed with this amount of concentrated load in these areas not intended for such.

Exterior masonry is in fair-to-good condition overall, especially considering the age of the building, but has isolated areas of deterioration. Wood elements at the Tower and cornice appear to currently be in fair-to-poor condition overall, exhibiting worn and peeling paint and isolated areas of deterioration. Metal handrails are in good condition with worn minimal paint and rust observed.

Replacement aluminum awning windows are visually inappropriate and thermally inefficient, and many of the transoms associated with the Second-Floor windows have been obscured. Exterior doors appear to be in good condition with appropriate panic hardware.

Slate and flat-seam copper roofing, copper flashings, gutters and downspouts are in fair-to-good condition with some areas exhibiting material loss, wear, and displacement. The flat roof over the elevator addition has reached the end of its useful service life.

Landscaping is a combination of a nicely landscaped area on the west and half of the south return areas with the remainder of the surrounding adjacent surfaces paved with asphalt.

Interior finishes in the public areas are overall in good condition with a mix of finishes from various eras starting with the original 1890s and moving to subsequent renovation projects, the most documented of which are from the 1940s, 1960s, and late 1990s. There are a few isolated areas of damaged finishes in non-public areas, which have remained unrepaired, many of which are severe.

Layouts in the building appear to be generally well thought out, accommodating the needed departments both logistically and spatially. Architectural integrity, specifically in relation to the original finishes and integrity of the Assembly Hall, has been lost through a series of renovations. Excessive storage in areas not designed for such either structurally, architecturally or programmatically is an issue.

In general, fire-safety code compliance is provided for, except for a few areas of concern.

Handicapped access and use are well met, with access being provided to all public areas in the entire building. Third-Floor areas are not handicapped accessible. A single Unisex Women's Toilet on the First Floor is accessible and fully compliant.

A first priority at Cumberland Town Hall would be a determination concerning a desire to either:

- 1 - Restore the entire building to its original 1894/95 overall exterior and interior appearance
- 2 - Make a series of determinations on visual appearance on a space-by-space basis
- 3 - Repair the existing finishes as needed.

Representations of various eras that have been part of the Town Hall history can co-exist, but the Town of Cumberland should review which of these eras should remain and which might be best removed, and if some original spaces and finishes would warrant restoration.

Regardless of decisions made regarding the historical representation of the building, exterior repairs to masonry, wood and metal elements should be implemented. Isolated roofing repairs should be performed as necessary to the slate and copper flat-seam roofs and associated flashings, gutters, downspouts and snow rails, and an overall re-roofing of these areas, including all associated elements, should be scheduled in the next 5-10 years. The flat rubber membrane roof over the elevator addition should be replaced in the next 1-2 years.

A holistic review of the surrounding landscaping surrounding Cumberland Town Hall should be performed and a comprehensive landscaping plan developed taking into consideration its relation to the Broad Street Regeneration Initiative and the nearby Blackstone River Valley National Heritage Corridor.

Repairs or restoration of interior finishes should be determined based upon the decisions regarding historic presentation of Town Hall. Any desired exterior or interior restoration project will require further historical research, documentation and subsequent necessary construction documents. Regardless, all damaged interior finishes should be repaired as described below.

3.0 RESEARCH

Architectural Preservation Studio reviewed available documentation, including review of items provided by the Town of Cumberland, accessed historic archives at the Cumberland Public Library; conducted independent research; and reviewed historic images and articles pertaining to Cumberland, the Architect, William R. Walker & Son, and Cumberland Town Hall itself. Staff met with Town of Cumberland personnel to review purpose of project and conditions both current and past. Research notes are included in the Appendix at the end of this report.

4.0 EXAMINATION METHOD

Architectural Preservation Studio, DPC performed visual surveys of the interior and exterior envelope of the Cumberland Town Hall in the Winter of 2020. Visible forms of existing deterioration were observed and documented with digital photographs, which are reproduced in this report.

5.0 BUILDING HISTORY AND DESCRIPTION

5.01 Statement of Significance – from Cumberland Town Hall Historic District - National Register Nomination

The Cumberland Town Hall Historic District meets National Register Criteria A and C at the local level of significance. Under Criterion A, Community Planning and Development, the mill village to a densely developed, urbanized manufacturing center that also became the locus of Cumberland's political and institutional life. The 1894 Town Hall was the first municipal building to be constructed in Cumberland, while the village post office and public library both occupied a ca. 1890 commercial building next door from at least 1892 until 1920. Together these two buildings represented community in several senses of that word: a group of people gathered together in the same place, having a common identity, and sharing social values, attitudes, and responsibilities despite their individual differences. Under Criterion C, Architecture, the Colonial Revival style, brick Town Hall designed by the prominent Rhode Island architect William R. Walker illustrates a popular and symbolic architectural style for public buildings of that era, while the adjacent brick commercial style building with paired wooden storefronts is a good example of its type and vintage. The period of significance is ca. 1890, when the commercial building was constructed, to 1969 (fifty years ago), as the Town Hall remains in its original use.

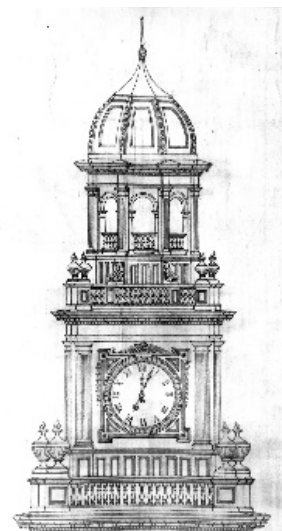
5.02 History of the Building

Originally part of Massachusetts, the area which is now Cumberland became part of Rhode Island in 1746. The first Town Meeting was held in February 1747 in the home of Joseph Brown in Cumberland Hill in northwest Cumberland. Town meetings continued to be held first in the homes of townspeople with larger meetings being held in local houses of worship. Municipal records were kept in the home of the Town Clerk, and later in rented office space in town. Cumberland Hill continued as the center of government until 1868 when it relocated to Valley Falls, the current location of Town Hall, which had become the more "prosperous and populous" area of town. In 1893, the town purchased for \$5,000 a lot at the corner of Broad and Mill Streets that was owned by the Valley Falls Company and upon which at that time it was stated that "the old Town House now stands".

Originally referred to as the Cumberland Town House ("Town Hall" being used only for the large Assembly Hall on the upper floor), the building was constructed from 1894-1895, and was the first building constructed specifically to house Cumberland government agencies. Architects William R. Walker & Son had designed both Warwick Town Hall (1893-1894) and Warren Town Hall (1890 – 1894) among numerous civic, institutional, commercial and residential buildings throughout Rhode Island and Massachusetts. They were selected to design Cumberland's Town House. Original blueprints of the West Elevation and a Tower detail for Cumberland Town Hall survive.



ORIGINAL WEST ELEVATION BLUEPRINT
(Inverted to black on white)



ORIGINAL TOWER DETAIL BLUEPRINT
(Inverted to black on white)

Several eras of drawings and some specifications have been located which delineate later renovations to Cumberland Town Hall. A single undated drawing of the Basement appears to be related to installation of electricity in what was presumably a building originally illuminated by gas lighting fixtures. A set of drawings dated 1941 by Jenks & Ballou Architects & Engineers appears not to have been performed as there are significant alterations to the building that do not exist, such as the addition of stairs from the Second Floor to the Third Floor in the Main Stair and the construction of a wall infill at the main stage arch on the Second Floor. It is assumed that due to the date, 1941, the beginning of World War II, this project was not performed.

A booklet entitled *Progress 1950* states "The building was erected in 1894 and was remodeled in 1948" indicating that significant work was performed at that time. A set of drawings dated 1948 by Linwood A. Gardner, Architect with Edward J. Hayden (later first Town Administrator), Engineer Associates appear to be a "preliminary draft" set as there are a number of alterations that were not performed. These include, on the exterior, the removal of the large bay window on the South Elevation and the installation of asphalt shingles on the roof. Also significant alterations to interior layout detailed in these drawings were not performed, such as the removal of the remaining jail cells in the Basement and significant alterations to both the West and Southeast Entrances and all interior steps and stairs. Work detailed on these drawings that does appear to have been performed at this time includes "Remove portion of Chimney shown" at the south chimney; glass block replaced wood windows in certain locations including the bay windows at the vault (noted to be removed in these "preliminary draft" blueprints); and installation of asphalt tile on the floors. Walls in the Town Clerk vault were noted to be thickened and a ceramic tile wainscot was added. Additionally acoustic tile was noted to be added to some ceilings.

Specifications from 1964 by Edward J. Hayden, C.E. (later first Town Administrator), note vented-type aluminum replacement windows by "WINCO"; wood doors to be replaced with aluminum doors on Broad and Mill Street entrances; windows above these entrances to be replaced with paneling; and repair and painting of all exterior millwork.

The next major renovation apparently occurred in 1966 when Edward J. Hayden became Cumberland's first Town Administrator. A set of drawings and specifications dated 1966 by Edward P. Denning & Associates detail significant changes to the building including new VAT tile on floors; installation of "Royalactin Masonite Paneling" on many walls and doors; rubber stringer covers, stair treads and risers were applied to the stairs. Most significantly, on the Second Floor, the Assembly Hall was divided to create a Town Council Chamber plus additional offices for the Building Department (current Mayor's Suite), Water Department, and Public Works.

A set of drawings from 1989 by Irving B. Hayes details repair work to the roof including replacing damage and missing slates, and new flashing throughout. This set also includes details of work to be performed at the Tower including reinforcement/replacement/repair of some structural elements related to the clock. All exterior wood elements throughout, including those on the Tower, are noted to be repaired and painted.

The final set is from 2008, which describes work performed by MetroPCS related to installation of antennae and other cell phone and internet equipment.

Newspaper articles relate work being performed on and in the building during the latter part of the last century and early part of this century. An article from February of 1997 notes that the elevator was added in 1988 and historic replica replacement windows were to be added but the money was rescinded. Articles from March of that year describe Mayor Frank Gaschen ordering the uncovering and exposing of hidden original architectural features. Included, in the Council Chamber, the raising of the ceiling (exposing the full height of the north windows), installation of a beadboard wainscot, and the installation of interior windows at the southwest corner to view the Assembly Hall arches and other details. Cast-iron columns, originally part of the Assembly Hall arches, were exposed at this time and decorative painting details in the Assembly Hall were recorded. Other articles from that year detail descriptions of the original Assembly Hall chandeliers; items salvaged from the Leroy Theater to be installed in Town Hall; and describe a process of sorting through items stored in various locations in the building which had been abandoned and forgotten.

An article from December of 2005 describes a project funded by a combination of funds from Homeland Security and the Rhode Island Historical Preservation and Heritage Commission to replace the metal and glass doors at the West and Southeast Entrances with wood paneled doors to match the original. This project was to also include historic replica replacement windows in some locations, but this was not performed. Two articles describe work performed in the Tower

related to the original clock technology and installation of antennae related to current cell and internet equipment. One of these, an article from 2009, describes the installation of pilasters at the Tower with Fiberglass replicas to house equipment. This article notes the repair of the clock mechanism and intent to inspect the Tower bell. Finally, an article from September 2010 notes that the clock is working again but requires “winding” every four days by town employees.

5.03 Description of Building

Cumberland Town Hall is sited on a corner lot at the intersection of Broad Street (to the west) and Mill Street (to the south). Its main axis runs west to east and its main façade faces west along Broad Street.

Labeled as Colonial Revival, Cumberland Town Hall is three stories with a raised basement and a cross gable and hip roof clad in slate. The masonry building has orange-red running bond brick with brownstone and terra-cotta trim and details and a granite base. A classically detailed wood cornice, which serves as a built-in gutter, extends the entire perimeter of the building at the juncture of the walls and roof. Similar cornices appear above both entrance porches, above the central arch at the Tower’s base, and atop the bay window on the south elevation. Windows reflect their interior space with tall, narrow windows at the Second Floor Assembly Hall. The upper levels of the Tower are constructed of heavy timber and clad in elaborate classical wood elements while a pressed copper dome with copper finial caps the Tower. All four faces of the Tower exhibit a large, round glass clockface. A bell that chimed the hours is located in the highest level of the Tower.

Cumberland Town Hall is very similar in appearance to the other two town halls by Walker with Cumberland’s being the most playful and exuberant while still abiding by dictates of Colonial Revival. Warren and Warwick, apart from the play of planes on their main elevation, stay within the buildings’ primarily rhythmic and symmetrical, central mass. Cumberland adds individual elements that protrude from the building’s elevation plane, such as a rounded stair tower, a large window bay and even asymmetrical entrance porches.

The West Elevation presents as a square mass with a tripartite symmetrical composition. A central multi-storied Tower forms the central pavilion. Extending high above the main mass of the building, it is flanked by two-bay set-back pavilions. At the base of the center pavilion, a raised basement of brick forms a plinth upon which rest paired windows on the First Floor topped by a brick spandrel in which is inserted a terra-cotta rectangle with the date “1894”. Above rests an arched window at the Second Floor. This composition is framed in terra cotta including an arch with bracketed keystone, all being framed by brick pilasters at the corners supporting the wood cornice above. Originally, a wood balustrade rested upon this cornice but was removed prior to 1948 as it is not shown on the elevation drawings at that time. At the Third Floor extending through the Fourth, a terra-cotta rectangle displays “Town of Cumberland MDCCXLVI” (1746 – date when the Cumberland area became part of Rhode Island). At the Fifth Floor of the Tower, paired windows rest upon a terra-cotta panel with a centered wreath flanked by garlands, all being framed in terra cotta and flanked by brick pilasters at the corners supporting another detailed wood cornice. The wooden portion of the Tower is described below. On either side of the center pavilion, two-bay pavilions are set back at the plane of the main mass. These pavilions are identical at the Second and Third Floors with terra-cotta framed windows which are tall rectangles on the Second Floor and squares on the Third Floor. On the south pavilion, the Basement and First-Floor windows are tall rectangles. On the north pavilion is a one-story covered West Entrance Porch set back from the Tower face but forward from the main body’s elevation plane. Steps rise from mid-Basement level up through the arched opening of the West Entrance Porch to the paired wood-paneled entrance doors. North of and set back from the plane of the main building mass is visible the side view of the rounded stair tower with its semi-conical roof.

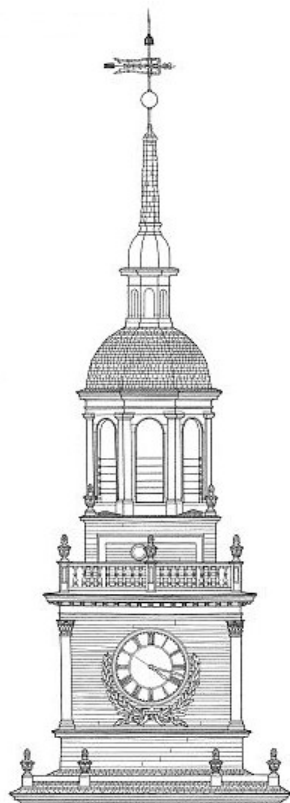
The rear or East Elevation is composed of three simple brick pavilions, with a wide central pavilion flanked by narrow setback pavilions. The central pavilion is a symmetrical three-bay composition, with windows on all three floors of the south and north bays, and a paired door and window at grade in the center bay. Flanking setback pavilions are absent of fenestration, with the exception of the Southeast Entrance Porch at the First Floor, which is slightly set back from the center pavilion and contains a single open arch. A brick chimney rises from the corner at the juncture of the center and north pavilions while the Elevator Addition is situated north of and slightly set back from the center pavilion, not rising above the Third-Floor level with no fenestration or detail.

The North Elevation is composed of a series of masses that step forward from the main building mass. A pavilion east of center is composed of three symmetrical bays on the Basement and First Floor. At the originally double-height Second

Floor a centered three-bay window grouping is composed of a center pair of windows flanked by single windows each being topped with rectangular transoms. East of and flush to the center pavilion is the Elevator Addition, with the Third Floor being set back above. West of the center pavilion is first a single bay having a double-height, arched window on the Second Floor. West of this is the rounded stair tower extending forward of the main mass having three bays and capped with a conical roof. Finally, a single bay forms the return of the West Elevation with the Tower extending above and the returns of the Tower base and West Entrance Porch stepping forward beyond the main mass. An open arch at the First-Floor Entrance Porch and the large arched window at the Fifth-Floor level of the Tower comprise the only fenestration. The Basement level is partially obscured by an asphalt-paved, raised platform a portion of which covers the previous coal bin.

The South Elevation is composed of a gabled pavilion east of center with the remainder of the elevation being set back and on a continuous plane with the main building mass. At the Basement and First Floors of the gabled pavilion is a five-bay, bay window. As on the North Elevation, at the originally double-height Second Floor, a centered three-bay window grouping is composed of a center pair of windows flanked by single windows each being topped with rectangular transoms. All of this is framed by paired pilasters and capped with a broken pediment in the center of which is a large, exuberant, arched terra-cotta insert. East of the gabled pavilion is a single-bay pavilion. The Southeast Entrance Porch with its open-arched entrance is at the base and windows framed in terra cotta adorn the Second and Third Floors. West of the gabled pavilion are first a two-bay composition with windows visible at the Basement and First Floor and two double-height, arch-topped windows at the Second Floor. West of these is a brick chimney base (the top of the chimney has been removed), which steps forward of the plane of the main mass. West-most is a single bay with windows at all levels, with those on the Second and Third Floors being framed in terra cotta. The South Elevation of the Tower rises above with a single large arched window at the Fifth-Floor level while the return face of the base of the Tower extends west beyond the main mass.

It has been noted that the upper portions of the Tower at Cumberland Town Hall were inspired by the tower at Independence Hall in Philadelphia and, indeed, there are significant similarities with some departures in detailing and certainly at the uppermost levels. The tower at Independence Hall was added to the original 1733 building in 1750, was dismantled in 1781 due to deterioration, and replaced in 1828 by William Strickland with a design based upon the original Colonial design. The Tower at Cumberland is an elaborated, variation of this earlier "Colonial" inspiration.



INDEPENDENCE HALL TOWER



CUMBERLAND TOWN HALL TOWER (With Levels)

The wooden portion of Cumberland Town Hall Tower begins above the Fifth-Floor level and is the same for all four elevations. Resting atop the Fifth-Floor cornice, a wood balustrade is framed by copper urns atop wood pedestals at the corners. Set back within this balustrade frame is the Sixth-Floor clockface housing, which is composed of the round clockface framed with an egg-and-dart molding surrounded by a molded square frame with eared corners and topped with a scrolled mounting. All are framed by fluted Ionic pilasters at the corners supporting a plain lintel. These pilasters were originally shallower and are currently replacement elements fabricated in Fiberglass and containing antennae equipment. The original wood pilasters were salvaged and are located in the First-Floor Central Hallway, the Council Chamber and one in the Basement entrance area. Above this is another balustrade similar to the one below complete with corner urns. Set within this balustrade is an octagonal cupola with a paneled base separated by simple pilasters. This supports a level of open arches with inset Doric columns supporting molded arches and a classical balustrade at the base, all separated by fluted pilasters with Doric capitals. These support a continuous molding at and above the capitol level above which is a plain, continuous lintel topped by a composite cornice, above which is a band of dentil moldings supporting a final overhanging composite cornice supported by brackets. Resting upon all this is an octagonal copper dome composed of panels framed by raised sections of garland all culminating in a copper finial topped by a bud out of which rises a twisting flame.

Cumberland Town Hall retains a high degree of historic integrity on the exterior with the significant exception of the aluminum replacement windows. Aluminum doors installed at the entrances in the 1960s have been replaced with historically accurate wood-paneled doors based upon original drawings. The Elevator Addition was added sympathetically in 1988. Three existing and ongoing potential attributes should be recognized, considered and included in any changes or improvements to the visual presentation and landscaping at Cumberland Town Hall. These are the designation of the Cumberland Town Hall Historic District on the National Register of Historic Places, the location in relation to the Blackstone River Valley National Heritage Corridor and the current Broad Street Regeneration Initiative. These should be highlighted, enhanced, incorporated and visual connections should be promoted.

6.0 EXISTING CONDITIONS

6.01 Definitions

When an existing condition is evaluated, it is based on the criteria listed below. The criteria were established by the Center for Architectural Conservation at the Georgia Institute of Technology for the Preservation Assistance Division of the National Park Service.

An element is evaluated as **Good** when:

1. The element is intact, structurally sound and performing its intended purpose.
2. There are few or no cosmetic imperfections.
3. The element needs no repair and only minor routine maintenance.

An element is evaluated as **Fair** when:

1. There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
2. There is failure of a sub-component of the element.
3. Replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **Poor** when:

1. The element is no longer performing its intended purpose.
2. The element is missing.
3. Deterioration or damage affects more than 25% of the element and it can't be adjusted or repaired.
4. The element shows signs of imminent failure or breakdown.
5. The element requires major repair or replacement.

6.02 Structure

There were no issues observed concerning the structural integrity of Cumberland Town Hall either in the wood framing of the roof structure or in the masonry portions of the structure. However, the excessive amounts of stored items on the Third Floor are most likely presenting a significant unanticipated load on the structure. The wood elements viewed in the Tower exhibit staining from moisture but appear to not be affected in a structural capacity. Access to the heavy timber bell-support structure in the Tower was not possible at the time of the survey due to the cellular equipment installed at that level.

6.03 Exterior Masonry – Brick, Sandstone, Terra Cotta and Granite

Overall the exterior masonry at Cumberland Town Hall is in fair-to-good condition. There are specific areas of staining from water runoff, numerous open joints, improperly pointed joints, spalled bricks, spalled brownstone, areas of extreme masonry erosion at the base of the building resulting from the use of deicing salts, and limited locations of missing masonry material. Isolated locations exhibited efflorescence staining presumably as a result of an improper pointing mix or application. In general, these deficiencies are isolated and location and cause-specific while the majority of the masonry on the building is in good condition. Granite elements used at steps, thresholds and foundation are overall in good condition.

6.04 Exterior Wood Elements

Exterior wood elements are primarily located in the upper Tower and cornice areas. In general, exterior wood elements appear to be in fair-to-poor condition overall with specific areas of deterioration, primarily at the cornice. Paint is peeling severely throughout the exterior wood areas and most notably at the various Tower levels.

6.05 Exterior Metal Elements

At both the main, West Entrance and the Southeast Entrance, metal handrails have been installed which are overall in good condition, with minimal paint loss and rusting. However, rusting either currently or in the past has stained the granite steps in both locations. These handrails are not original but are historically compatible. On the handicapped ramp at the north parking area, ADA-compliant metal handrails have been installed. These are not historically compatible but are compatible to other elements of the handicapped ramp.

6.06 Exterior Windows, Doors and Hardware

All original double-hung wood windows have been replaced with historically inappropriate, aluminum, awning-style windows, most now painted red. Transoms, both rectangular and arched have been covered with solid panels and painted red or white with the exception of those on the north side of the Council Room. Original fan-light windows on the Tower are still intact. In the process of altering the original Second-Floor Assembly Hall, ceilings were lowered cutting across the high Assembly Hall windows. The ceiling areas immediately before the windows are boxed out and extend up beyond the dropped ceiling in these locations.

In general, these replacement windows are in good condition; however, as noted, these are not historically compatible to the original design. They also are not thermally efficient and being aluminum, are not holding their red paint coating.

Historically appropriate exterior wood doors were installed to replace inappropriate aluminum-and-glass doors in the early 2000s. They appear to be in good condition, function well, have necessary weather-stripping installed, and are appropriately finished.

6.07 Roofing, Flashing, Gutters, Leaders, Metal Trim and Decorative Roofing Elements

The main roof on Cumberland Town Hall is clad in slate with copper trim, flashing, ridge caps and valleys. The slate roof appears to be overall in fair-to-good condition, but there are areas of damage, displaced, lifted and missing slates. Copper flashing at the base of the east elevation of the Tower was observed to be bent, and displaced. Snow guards were observed to be bent and misshapen in at least one location.

Gutters on the main roof are built into the wood cornice and are lined with copper. Downspouts of a rectangular shape collect water and direct it to ground level. In the majority of locations, bases of downspouts do not have splash blocks or extensions to direct water away from the building, nor do they connect with storm drains. The number of downspouts on the roof would appear to be insufficient to handle the amount of rainwater on such a large roof. Also, the distance water must travel along the gutter system results in the starting point of the slope having to be quite shallow. This results in overflow in those areas of shallow gutters as was observed at the northeast corner above the elevator addition.

The roof over the elevator addition is a flat roof clad in a rubberized membrane. This roof is in fair condition and appears to be reaching the end of its useful service life.

Roofs over the West Entrance Porch, over the bump-out at the base of Tower, South Elevation Bay Window, and Southeast Entrance Porch are all clad in flat-seam sheet copper. These currently appear to be in fair condition overall with minor damage in specific locations.

An arched acrylic sheet roof covers the handicapped basement entrance. This roof is not visually in keeping with the historic exterior but appears to be in good condition.

Although there is extensive damage at the upper levels of the building as a result of previous leaks, there are currently no reported leaks attributed to roof-system deficiencies.

6.08 Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements

In general, landscaping surrounding the Cumberland Town Hall is mixed. A grassy area along the west, Broad Street elevations is bermed with grass and appropriate, well maintained plantings. A flagpole and a War Memorial with statue are sited in the southwest area of this landscaped grassy area.

A raised, flat area along the north elevation is edged with a concrete retaining wall and is paved in asphalt. The main parking area north of the building abuts this raised area and is paved with asphalt as well. This parking area has significant issues with ponding. Beyond the paved parking area, the grade rises with a grassy berm embracing the parking lot in an arc along its north and east edges. A few trees are scattered within this grassy area.

East of the building, a parking area for Town Hall employees is paved with asphalt extending up to the base of the East/Rear Elevation. A small one-story, two-bay cast-concrete block garage is sited just east of the building along the north edge of the property. As on the north parking area, the grade rises toward the east property boundary as a grassy berm. In the southeast corner, not quite up to the east property line, is a two-story brick building, which at one point served as the Valley Falls Post Office and Free Library. This building is included in the Cumberland Town Hall Historic District National Register Listing and appears to be stabilized, and in good-to-fair condition overall.

The landscaped grassy area along Broad Street returns along the South Elevation along Mill Street for about one-half the length of that elevation. Beginning halfway towards the east is an asphalt-paved parking area for Town Hall employees. A dumpster is sited in this parking area. Between this area and the Old Valley Falls Post Office and Free Library Building, the asphalt continues as a paved drive with a low concrete curb separating the two. There is no designated sidewalk or path directing pedestrians to the Southeast Entrance.

In general, although some areas adjacent to Cumberland Town Hall are not landscaped in a manner which properly frames such a grand edifice or provides a "healthy" edging for any structure, the grounds are predominantly well maintained.

6.09 Interior Walls and Ceilings

In general, the walls and ceilings visible to the public in Cumberland Town Hall are in good condition. However as stated in the Executive Summary, due to the number of renovations, Cumberland Town Hall is experiencing a visual identity crisis. Interior finishes range from glimpses of 1890s Colonial Revival elements, to 1940s streamlined Deco claddings, to finishes typical for 1960s sanitized public buildings, to 1980s rehabilitations for handicapped-accessibility requirements, functional space and department increases, and even a 1990s project attempting to give a glimpse into the building's original historic

interior design and finishes. It is a mixed bag, varying to some degree from space to space, but in general all visible finishes are in good physical condition.

Some historic finishes not visible to the general public are in poor condition, including numerous areas severely damaged from previous leaks and alterations. These range from cracked, damaged and missing plaster in the main stair between the Basement and the First-Floor levels to severely cracked, damaged, stained and missing plaster on the Third Floor either in the storage area on the east or more extensively in the what originally was the upper levels of the Assembly Hall. These areas have been delegated to storage (which is another overall issue), HVAC equipment areas, or are unused and inaccessible.

In the Basement, wall and ceiling finishes in the hallways including the handicapped-entrance area (former jail), although not historically accurate throughout, are typically in good condition. The only areas of specific concern are the plaster ceilings in the Storage Vault under the West Entrance and in the Main Stair. Functions for various Individual rooms in the Basement run the range from storage (vault and otherwise), Employee Break Room, Mechanical, Custodian Office, and Tax Assessor. Finishes in various rooms in the Basement follow the same pattern of having been altered over the years primarily for function, but in the former jail area, there is a focus on presenting a historically appropriate space. Walls in the Central Hallway appear to be historically accurate and in good condition with a high wood beadboard wainscot with plaster above, but a dropped acoustical ceiling obscures the plaster ceiling. Dropped ceilings in various rooms in the Basement exhibit isolated instances of deflection and there were numerous instances of stained ceiling panels.

On the First Floor, from the West Entrance to the Entrance Vestibule and Main Stair to the Central Hallway and the individual Offices, the mix of eras of finishes continues with very little of the original 1890's finishes being presented. As in other public spaces throughout the building, wall and ceiling finishes overall are well maintained and in good condition.

The Second Floor, originally the Assembly Hall, was partitioned and bisected in 1966 to create additional office areas. Finishes in these areas vary from veneer paneling, gypsum board or exposed brick walls, and dropped acoustical-grid ceilings, but none exhibit original plaster walls, and with the exception of a 1997 effort to restore some historic finishes in the Council Chamber, there are no visible plaster ceilings.

On the Third Floor, there are currently only three accessible areas, and these are not open to the public. A suite of rooms on the west side appears to have been refurbished in the 1940s as evidenced by the finishes. Walls and ceilings are handsomely paneled with a high stained-wood wainscot topped by paneled upper walls and ceilings composed of fabric framed by stained-wood molding. Wall and ceiling finishes in this area are overall in fair condition, with a few minor areas visible of unrepaired damage and staining. Much of the lower-wall area is not visible due to the excessive amount of storage, filing cabinets and flat files. A gypsum-board-clad storage room was inserted in the northwest corner room, predominantly obliterating the majority of that space. This room contains tech equipment, was locked and not inspected. Three of the walls in the stair vestibule in this area are clad in a high wood beadboard wainscot with plaster walls and ceilings above and appear to be in good condition (storage items obscure the lower portions) overall, with the exception of damaged and missing plaster in one area of the ceiling. A small area of wood trim is missing at the interior corner of the stair.

The east portion of the Third Floor is currently relegated to storage and an access stair. Walls are clad in a high-paneled wood beadboard wainscot with plaster above with ceilings being finished in plaster. The wood wainscot was obscured by storage items but appeared to be in good condition. Plaster walls and ceilings in this space are in poor condition with damage ranging from minor cracking to severe damage including large sections of missing plaster for previous water damage.

A small portion of the upper portion of the original Assembly Hall is accessible and has been relegated to HVAC equipment, but also has become an additional area for storage. Plaster walls and ceilings, including the plaster cornice in this area, are in poor-to-very-poor condition with significant unrepaired damage from previous leaks in specific locations. The majority of the upper portion of the Assembly Hall is inaccessible, but visible from the HVAC-platform area. Original elements and finishes, including original stenciling over an arch flanking the main, central stage arch, are visible.

6.10 Interior Masonry

Exposed brick walls in various Basement spaces, including the Basement Entrance, Town Council Chamber, Mayor's Suite and Tower, are overall in good condition. The only issues observed were efflorescence and staining in the northeast corner of the Basement Entrance and some minor damage on the sill of the Tower windows.

6.11 Interior Woodwork and Trim

Comparisons to non-public areas within Cumberland Town Hall and the Central Hallway in the Basement, as well as comparisons to other Town Halls of the same era designed by the same architect in other nearby towns, indicate that interior spaces in Cumberland Town Hall exhibited more wood details than are currently visible. Specifically, the high wood beadboard wainscot visible in some areas, including the Central Hallway in the Basement, would most likely have been used to clad the Central Hallways and other areas throughout. Many areas are currently clad in veneer paneling. It is not known if the original wainscot was removed to install the veneer paneling in these areas. The wood beadboard wainscot in the Town Council Chambers was added when the Assembly Hall was partitioned. This wainscot was possibly salvaged from other areas from which it was removed. In general, wood wainscot, where remaining, is in good condition.

Wood trim on interior windows and doors, where remaining, is generally in good condition. In those spaces where plaster was removed to expose the brick walls, wood window trim was also removed. It seems that supplemental wood elements, such as the wood partition on the First Floor at the Main Stair, were later additions. It appears that much of the wood throughout Town Hall has been refinished.

An unusual wood element found in Cumberland Town Hall are the wood pilasters in various locations including the Central Hallway on the First Floor, the Town Council Chambers, and one in the Basement Entrance. These pilasters were salvaged from the Town Hall Tower when fiberglass replicas were installed to accommodate cell-phone antennae equipment.

6.12 Interior Floors and Stairs

In most spaces in Cumberland Town Hall, the floors have been covered with vinyl floor tiles. Floors in some offices are covered with wall-to-wall carpeting. Original wood flooring is visible in non-public areas and in the Mayor's suite where it has been refinished. A comparison to other Town Halls of the same era in the region by the same architect reveal that the Central Hallway and some of the public areas may have been clad in decorative hexagonal ceramic tile. It is not known if this type of flooring exists under the vinyl tile or carpeted areas, but it would be typical for that era.

In general, the vinyl floor-tile flooring and most of the visible carpeting, although not historically accurate to the original 1890's finishes, is in good condition with a few isolated locations of damaged or missing vinyl tile. In general, in those spaces where the original wood floors are visible and have not been covered with carpet or vinyl tile, the wood floors are overall in good condition, but with the exception of the Mayor's Suite, are in need of refinishing.

A unique flooring is found on the Third Floor in the West Suite of rooms. Flooring in this area, in what was mentioned to possibly have been the Town Administrator's Office at some point, is an inlaid Deco-patterned wood floor. Only minimal portions of this flooring were visible due to the excessive number of stored items. What was visible was intact but exhibited a profusion of deep scratches as a result of storage items being dragged across the surface.

The two interior stairs at Cumberland Town Hall are the Main Stair just inside the West Entrance and the East Stair. Both stairs have their treads and risers covered in vinyl obscuring the original wood finishes.

6.13 Interior Doors and Hardware

Interior doors and associated hardware are overall in good condition with minimal areas of damage or deterioration. There appear to be a few replacement doors and doors that have been removed. Some doors from various phases of the Town Hall's existence are stored along with trim pieces in building-storage locations.

6.14 Layout and Storage

As with all public buildings, Cumberland Town Hall has evolved physically over time with uses evolving due to changes in need, demographics and technology.

Cumberland Town Hall appears to be accommodating the needed functions and has the necessary required space allocations. There was a mention of a need to combine the Human Resources Office with the Finance Office, and the Staff Break Room could stand either a refurbishment or a relocation. Otherwise, offices and other spaces are properly sized and located for public access. The single overriding issue in Town Hall appears to be storage.

Storage is always an issue for government offices and the situation at Cumberland Town Hall is typical but could be considered extreme specifically as related to the weight of the stored items on the Third Floor. Public documents must be retained for a minimal period of time and some must be retained indefinitely. Managing all these documents; setting up and maintaining a system of vetting and decision-making regarding disposal or retention; and designating or creating appropriate storage for retained items is overwhelming and typically pushed to the back burner due to funding and time. Items end up stored in out-of-the-way places and are frequently abandoned with no plan for review and decision-making for disposal or archiving. Improper storage leads to unnecessary accumulation, damage to stored material, fire hazard, and structural-weight issues. Cumberland Town Hall is no exception.

All government departments require significant amounts of storage capacity both short and long term. Town Clerks require highly specific and regulated storage, which typically includes a secure, fireproof vault. The vault in Cumberland Town Hall on the First Floor appears to be ample and functioning well; however, the use of glass block with awning window inserts would not appear to be consistent with fireproofing requirements.

6.15 Interior Architectural Features

A casualty of upgrading and “improvements” in previous decades is that contributing interior architectural features become obscured or are removed. These well-intentioned efforts can result in an architectural environment experiencing an “identity crisis”. Since its original construction in 1894/5, Cumberland Town Hall has had a number of both extensive and minor renovations. Each renovation has impacted the visual experience by applying an additional layer of architectural finishes and elements. Each era has its own significance and contribution to the story of Cumberland Town Hall. Sorting and prioritizing the many layers of renovations with each eras’ visual and material stamp should be part of any future renovation or restoration project.

The most extreme alteration to the original interior architecture was the partitioning of the Second-Floor Assembly Hall. Partitioning this space provided more needed office spaces, primarily what are now Public Works and the Mayor’s Suite. The upper level of these areas however is not accessible nor usable and the overall impact on the original architectural intent is significant to the building.

6.16 Tower Clock and Bell

A report by Verdin Bells & Clocks from 2016 assesses the condition of both the Tower Clock and Bell. The Bell Level of the Tower was not accessed during Verdin’s survey nor during this architectural Conditions Assessment survey due to warnings of high radiation from antennae equipment. The Verdin Bells & Clocks report is included in the report Appendix.

6.17 Code Compliance and Fire Protection

The building contains a partial fire-suppression sprinkler system and a fire-alarm system that reports to a central station. Smoke detectors and emergency lighting are present throughout the building. In general, the building provides the required life-safety provisions. See additional comments in the Life Safety section.

6.18 Accessibility

Throughout Cumberland Town Hall, accommodations have been made for handicapped accessibility. In general, the Town Hall is compliant in regard to ADA regulations.

7.0 ARCHITECTURAL RECOMMENDATIONS

7.01 Recommendations Definitions

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* outlines four (4) common approaches when managing historic resources. APS recommends a complete, as feasible, exterior restoration of the building to its 1894/5 appearance and restoration of certain spaces to a specific time period. However, the Town of Cumberland must take into account all current and future purposes and uses of the building and the costs of all approaches. The treatments are listed below with an analysis of implementation at Cumberland Town Hall. In general, unless a complete restoration of Town Hall is desired, none of the four approaches mentioned below would be applicable to the building as a whole, but rather on a space-by-space, use-by-use basis.

#1 Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

This approach should be considered when "the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement, when depiction at a particular period of time is not appropriate, and when a continuing or new use does not require additions or extensive alterations."

Preservation at Cumberland Town Hall would be applicable only for areas which are intact such as much of the exterior masonry.

#2 Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

This approach should be considered when "repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate."

Rehabilitation is a consideration for Cumberland Town Hall if the determination is to only repair interior features "as is" and not restore the entire interior to its 1894 appearance or bring any individual spaces to a specific historical appearance. It is recommended that some areas be restored and others be either repaired "as is" or rehabilitated to improve function and appearance.

#3 Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

This approach should be considered when "the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods, when there is substantial physical and documentary evidence for the work, and when contemporary alterations and additions are not planned."

Restoration for specific spaces is recommended at Cumberland Town Hall. Exterior restoration including replacement of 1960's aluminum windows with thermally efficient wood windows to match the original, is highly recommended.

#4 Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

This approach should be considered when "a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a

historic district or site), when no other property with the same associative value has survived, and when sufficient historical documentation exists to ensure an accurate reproduction.”

Reconstruction is not applicable for Cumberland Town Hall as fortunately, historical elements are primarily intact.

APS recommends a meeting to review the three proposed options, discuss their merits and viability, and develop an appropriate strategy to move forward.

7.02 Structure

The only recommendation regarding structure would be to remove or at least greatly reduce the stored material on the Third Floor. Recommendations on a process for the sorting and storage of this material are included in the Layout and Storage section of these recommendations. This should be performed in a systematic and cautious manner so that important archival material is not destroyed.

It is recommended that coordination be made with the Cellular Service Company to determine a time when the equipment located in the Tower can be shut down so that the Bell Level can be accessed in order to inspect the structure at that level. It would be most useful if this can be coordinated with both the Architect and Verdin Bells and Clocks so that inspections can be made not only of the structure, but the bell as well.

7.03 Exterior Masonry – Brick, Sandstone, Terra Cotta and Granite

All open or deteriorated masonry joints should be repointed. Damaged or missing brickwork should be repaired or replaced.

Any severely spalled brownstone should be replaced with dutchmen to match original. Since no damaged terra-cotta elements were observed, no recommendations other than proper repointing are recommended at this time. All staining including efflorescence should be carefully removed from the building. Use of salt-based de-icing materials by Town maintenance staff must not be permitted.

7.04 Exterior Wood Elements

It is recommended that for exterior wood elements, historic finish analysis be conducted to determine the appropriate paint color for these. All exterior painted wood elements should be tested first for lead-based paint and then scraped of all coatings. Damaged, deteriorated or missing material should be repaired or replaced to match original as necessary and painted appropriately based upon historic finish analysis.

7.05 Exterior Metal Elements

All exterior metal elements should be scraped, primed and painted with rust-inhibitive coatings to match existing. Damaged elements should be repaired, and missing elements should be replicated to match original. This includes all handrails of various design and purpose around the building. A determination should be made concerning the appropriate style of the exterior light fixtures at Cumberland Town Hall. Based upon that determination, exterior light fixtures should be repaired and refinished as necessary or replaced with historically appropriate fixtures.

7.06 Exterior Windows, Doors and Hardware

Install new windows throughout to replace visually inappropriate, thermally inefficient aluminum awning windows. New windows should be based upon historic images and drawings of the building to match as closely as possible, the original visual appearance, including replication of all transoms. New windows should be thermally efficient.

There is no recommended work on the exterior wood doors at this time.

7.07 Roofing, Flashing, Gutters and Downspouts

Isolated roofing repairs should be performed as necessary to the slate roof and associated flashing, gutters and downspouts. Perform isolated repairs to the slate roof and associated copper trim, flashing, ridge caps and valleys, lined gutters and downspouts and snow guards on the main roof on Cumberland Town Hall. Complete replacement of this roof and all associated roofing elements should occur within the next 5-10 years. As part of this re-roofing, it is recommended that additional downspouts be added to shorten the distance of travel, allow gutters to be deeper, and to accommodate the large volumes of water directed from the main roof. New downspouts should be connected to storm drains directly, but at a minimum, should have elbow extenders and splash blocks.

If the elevator is not to be altered to provide access to the Third Floor in the next few years (as recommended below), it is recommended to replace the flat roof over the elevator addition with a new built-up roof in the next 1-2 years. Include replacement of associated gutters and downspouts to be visually compatible with those on the main roof in this re-roofing project.

Minor work is necessary at this time at the flat-seam copper-sheet roofs over the West Entrance Porch, base of Tower, South Elevation Bay Window, and Southeast Entrance Porch. These roofs should be replaced in the next 5 - 10 years when the slate roof is replaced.

No work is necessary concerning the arched acrylic-sheet roof at the handicapped basement entrance. However, consideration should be given to the compatibility of this structure with the decision regarding providing an historic presentation of Town Hall.

7.08 Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements

It is recommended that a holistic landscaping review and plan be made for the surrounding property. Excessive use of asphalt should be curtailed, and consideration should be given to reducing the abundance of paved asphalt abutting the building. As part of this, consideration should be given to redesigning the north raised and paved area directly adjacent to the North Elevation in favor of a more natural, historically appropriate and building-healthy landscaping in keeping with that at the west and part of the south surrounding landscaping. Consideration should also be given to including abutting natural landscaping as part of the site and creating a pedestrian path to access the Southeast Entrance Porch.

Site slope and appropriate drainage should be incorporated into any landscaping plan. Rainwater from the roof system should be directed to a storm-drainage system and parking areas should be properly sloped to prevent ponding. All water runoff should be properly directed to a storm-drainage system.

As part of any visual upgrading, it is recommended to include an incorporation of other elements of the Cumberland Town Hall Historic District, the current Broad Street Regeneration Initiative and the nearby Blackstone River Valley National Heritage Corridor. Activation of the abandoned former Valley Falls Post Office and Free Library building should be included in this plan.

Continue the current level of maintenance for the surrounding grounds.

7.09 Interior Walls and Ceilings

A determination should be made concerning the desire to return some or all of the interior spaces to a specific historic era. The discussion of restoration of historic finishes and architectural details can be a focused discussion, but the discussion of restoration of historic building layouts is much broader, complex and obviously more costly.

The following recommendations are made based upon a desire to return the interiors to historic appearance. As part of the decision-making process, areas which have been altered since the chosen historic era should be analyzed and probes conducted as necessary to determine how much historic fabric remains. For those areas for which it is determined restoration is desired, for example for those Hallway walls which have been covered with veneer paneling and dropped acoustical ceilings, the following is recommended.

Remove all veneer paneling and dropped acoustical ceilings; conduct finish analysis on any historic materials remaining; install new wood beadboard wainscot with associated trim and moldings to match original; restore plaster as necessary on walls and ceilings, and paint and finish plaster and wood based upon finish analysis. Such a restoration will also include selection, purchase and installation of appropriate lighting fixtures and most likely rerouting or accommodation of electrical and technical wiring. Another area in which restoration of historic finishes might be desired are those areas of exposed brickwork, which originally were finished plaster walls. These include the Town Council Chambers, the Mayor's Suite, and some Basement spaces including possibly portions of the former Jail areas. A decision regarding whether or not to remove dropped acoustical ceilings in order to restore those ceilings could be performed throughout the building or on a room-by-room basis.

If it is determined not to return interior public spaces to their historic appearance, repair or replace any damaged veneer paneling, cracked and damaged plaster, and seal all unsealed penetrations. Repair all stained, deflected or damaged dropped acoustical ceilings.

Repair of damaged historic finishes in areas not visible or accessible to the general public should be assessed and prioritized to determine need for repair. Damaged finishes in areas that are readily accessible should be repaired, such as the cracked, damaged and missing plaster in the Main Stair between the Basement and the First-Floor levels, the Third-Floor east storage area and the Storage Vault under the West Entrance. Inaccessible areas, such as the severely cracked, damaged, stained and missing plaster on the Third Floor in what originally was the upper level of the Assembly Hall, should only be repaired if these areas are to be restored or otherwise rendered usable.

An area of specific interest is the suite of rooms on the Third-Floor west end of building. This area is the former Town Administrator's suite, currently used for storage with a large storage room inserted into one of the rooms. Unique and handsome finishes in this area present a period in the building's history that should be highlighted, but the difficulties in accessing these spaces present an obstacle for use as a space accessible to the public. Consideration should be given to removing the stored items in this space, reactivating and restoring these spaces for a use not requiring handicapped access.

7.10 Interior Masonry

Remove the efflorescence and staining in the northeast corner of the Basement Entrance. Repair minor damage on the sill of the Tower windows.

7.11 Interior Woodwork and Trim

Restoration and/or repairs of woodwork and trim in Cumberland Town Hall should follow the considerations and directives of the decision-making process for either overall restoration, partial/room-by-room restoration, or simply repair of damaged finishes as described in Interior Walls and Ceilings.

If full restoration to the 1894/5 appearance or partial/room-by-room restoration is desired, a detailed analysis, including probes and historic finish analysis, should be conducted to determine appropriate finishes, which of these remain, and the condition of same in either all spaces or the spaces slated for restoration. All subsequent finishes should be removed, any missing finishes repaired or replicated and finished to match original. Part of the decision-making process would be to determine if some salvaged and added elements are to remain.

If finishes are to remain in their current varied state, all damaged, missing or deteriorated wood elements should be repaired or replaced and finished to match existing.

7.12 Interior Floors and Stairs

Restoration and/or repair of interior floors in Cumberland Town Hall should follow the considerations and directives of the decision-making process for either overall restoration, partial/room-by-room restoration, or simply repair of damaged finishes as described in Interior Walls and Ceilings.

The same analysis and probing would be required for full or partial restoration. Vinyl-tile flooring should be tested for asbestos-containing materials, and carefully removed and disposed of in compliance with safety standards. Carpeting should also be removed in those areas to be restored. Original wood floors should be repaired, severely damaged flooring replaced, and all should be finished as determined by historic finish analysis. If original, decorative ceramic hexagonal tiles exist in the hallways, they should be repaired as necessary to match original. Decorative inlaid Deco-patterned wood flooring in the Third-Floor former Town Administrator's Suite should first be exposed to determine overall condition. If this flooring is primarily intact, it should be carefully repaired and refinished based upon historic finish analysis.

If restoration is selected for either of the two interior stairs, both the Main Stair just inside the West Entrance and the East Stair, all vinyl coverings on treads and risers should be carefully removed to expose the original wood finishes. All wood should be repaired or replaced as necessary and refinished to match original based upon historic finish analysis.

If either complete or partial restoration is not desired, damaged flooring should be repaired or replaced to match existing, such as the missing vinyl floor tiles observed on the First Floor. All worn carpet should be replaced as necessary. Damaged or severely worn vinyl coverings on stair treads and risers should be replaced as necessary to match existing.

7.13 Interior Doors and Hardware

Minimal work is necessary at this time for interior doors and associated hardware. If restoration is desired, an inventory should be taken of all historic doors whether in place, replaced, missing or in storage. A determination should be made concerning functional need for reinstallation of removed doors. All removed or missing doors determined to be reinstalled or replaced should be restored and reinstalled or fabricated to match original.

7.14 Layout and Storage

At this time, there is only one immediate recommendation regarding layout. It is recommended that the Human Resources Office be merged with the Finance Office. Concerning longer-term recommendations, it is recommended that the Basement Staff Break Room be relocated to a more appealing location, such as perhaps the east end of the Third Floor, which would require altering the elevator so that it accesses the Third Floor. If it is determined that the building is to be restored, specifically the Assembly Hall restored to its original layout, this would trigger an overall programming study to determine how to relocate those Offices created on the Second Floor when the Auditorium was sectioned off in the 1960s. Some Offices could perhaps be relocated to the former Valley Falls Post Office and Free Library building.

Additionally, an alternative might be to reorient the Town Council Chamber to incorporate restoration of the stage, decorative arches, cast-iron columns and all decorative finishes. Reorientation could include maintaining some of the current Office spaces while relocating others to the former Valley Falls Post Office and Free Library building. This option could also include creating additional office space on the currently unused Third Floor while maintaining and incorporating historic elements if properly designed.

It is recommended that a program of assessment of stored items be conducted in order to reduce the quantity of items stored in Cumberland Town Hall. This is recommended not only for the items stored in Third Floor behind-the-scenes locations, but within all departments. All items stored on the Third Floor should be removed for assessment. A decision should be made concerning the optimal location for storage of Town documents. It is not recommended that any Third-Floor areas, including the HVAC-equipment area, be used for storage. In general, considering the weight of such stored items, an area or areas in the basement should be allocated for storage. Any area selected should be properly arranged with appropriate storage shelving and cabinets to accommodate necessary storage from various departments. These areas should be conditioned at appropriate levels to preserve stored items. All stored items should be keyed with expiration dates and at least yearly reviewed for disposal. Potentially available storage areas should be identified, properly fitted out, conditioned and put to use for storage.

The glass-block infill in the windows of the vault in Cumberland Town Hall on the First Floor should be removed and replaced with appropriate fire-rated glass, preferably in keeping with the original historic appearance of the building as noted above to provide appropriate vault storage.

7.15 Interior Architectural Features

The decision regarding full restoration vs. partial restoration vs. repair only is most important to this area and follows closely recommendations as outlined above. Comparisons with other regional Town Halls of the same era by the same architect give glimpses of what finishes and details may have been incorporated at Cumberland. Full restoration to the 1894/5 original appearance would require thorough research and a complete analysis of what finishes might have been originally employed; which finishes and elements might still be in place and intact; and which elements would require replication and/or repair and refinishing. A similar process would be needed for any areas that are to be brought to a later historic representation, and any space-by-space restoration program.

Restoration or alteration of the layout of the Assembly Hall, including any restoration of finishes, would be a large-scale project in itself and would follow the recommendations for assessment above. Original light fixtures appear only to remain in closets and other out-of-the-way locations, so would need to be replicated. Consideration should be given to installing appropriate lighting in the Council Chamber and especially if the Assembly Hall is to be brought back to its original configuration.

7.16 Tower Clock and Bell

It is recommended that Cumberland follow the recommendations made by Verdin Bells and Clocks. In order to complete their assessment, coordination should be made with the Cellular Service Company to determine a time when the equipment located in the Tower can be shut down so that the Bell Level can be safely accessed in order to inspect the bells. It would be most useful if this can be coordinated with the Architect too so that inspections can be made of the structure as well.

7.17 Code Compliance and Fire Protection

Other than providing a full fire-suppression system and some improved signage, there are no specific items require action.

7.18 Accessibility

No improvements to handicapped accessibility are necessary at this time.

8.0 CONCLUSION

Cumberland Town Hall is in good condition overall but is experiencing an “identity crisis” as it has been subjected to a number of renovations that have added the mark of their eras without consideration for maintaining an overall unified presentation for the building. Exterior masonry elements are overall in fair-to-good condition, but with specific isolated areas of severe deterioration. Exterior woodwork, especially at the Tower and cornice levels, are in fair-to-poor condition and in need of repainting and repair. Replacement windows installed in the 1960s are not compatible with the otherwise primarily intact original appearance of the building. Slate and copper roofing are in fair condition, with isolated locations currently in need of repair or replacement and will need to be replaced in the next 5 to 10 years. It is recommended that the clock mechanism be automated and that the bell and bell housing be inspected for integrity and incorporation into a new clock system. Landscaping is well maintained but would benefit from a decrease in the amount of asphalt-paved areas directly adjacent to the building. Any changes or improvements to the landscaping and visual presentation should include an overall incorporation of other elements of the Cumberland Town Hall Historic District, the current Broad Street Regeneration Initiative, and the nearby Blackstone River Valley National Heritage Corridor.

Interiors are overall in good condition. Many generations of renovations have resulted in an interior, which currently does not have an overall cohesive presentation. It is recommended that the decision be made whether to restore the entire interior, restore certain spaces to a certain time period, or to repair all damaged elements and finishes as necessary “as is”. Items stored in Third-Floor areas should be assessed, pared down and relocated to a more appropriate storage location, and those areas repurposed for a more appropriate use.

Recommendations outlined above should ensure an improvement to the visual integrity of Cumberland Town Hall while protecting the structure and finishes of this landmark and public face of Cumberland town government for many years to come.

9.0 PRELIMINARY COST ESTIMATES

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible but are order of magnitude and do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

Costs have been listed both by location/type and priority as follows: (1) - within 1 Year; (2) - 2-5 Years; (3) - 5-10 Years

Note: The estimates do not include A/E fees, HAZMAT testing/abatement if necessary, or costs associated with phasing or inflation.

The estimates also do not include the option of restoring the building interior back to its original historic layout and appearance – See Alternate at end of estimate.

COST ESTIMATE BY LOCATION/TYPE

Facades and Roofing

1. Repoint all open, deteriorated or improperly pointed masonry joints. (2)	\$50,000
2. Replace damaged, missing and eroded brickwork. (2)	20,000
3. Replace severely spalled brownstone with dutchmen. (2)	10,000
4. Carefully remove all staining, and efflorescence from the building. (2)	25,000
5. Perform historic finish analysis to determine the appropriate paint color for exterior wood elements. (2)	5,000
6. Repair/replace all damaged, deteriorated or missing exterior wood elements to match existing (includes lift/scaffolding access to Tower). (1)	75,000
7. Scrape, prime and paint all exterior painted wood elements based upon historic finish analysis (lift/scaffolding access to Tower included in item 6). (1)	75,000
8. Scrape, prime and paint all exterior metal elements with rust-inhibitive coatings to match existing. (2)	5,000
9. Repair damaged metal elements and replace missing elements to match original. (2)	5,000
10. Determine the appropriate finish of the exterior light fixtures and repair, refinish or replace as necessary with historically appropriate fixtures. (2)	10,000
11. Replace existing aluminum, awning-style windows, obscured transoms and glass-block window infills with historically appropriate, thermally efficient replacement windows. (1)	250,000
12. Perform isolated repairs to the slate roof and associated copper trim, flashing, ridge caps and valleys, lined gutters, downspouts and snow guards on the main roof. (1)	10,000
13. Install new slate roofing system and all associated roofing elements with additional downspouts and deeper gutters to accommodate the large volumes of water directed from the main roof. Connect new downspouts to existing storm drains. (3)	500,000
14. Replace the flat roof over the elevator addition and associated gutters and downspouts with a new multi-ply modified-bitumen roof. (2)	5,000
15. Perform minor work as necessary at the flat-seam copper-sheet roofs over the West Entrance Porch, base of Tower, South Elevation Bay Window, and Southeast Entrance Porch. (2)	5,000

16. Replace the flat-seam copper-sheet roofs over the West Entrance Porch, base of Tower, South Elevation Bay Window, and Southeast Entrance Porch roofs. (3)	50,000
17. Replace arched acrylic-sheet roof at the handicapped Basement entrance with a historically appropriate roof. (3)	35,000
18. Maintain all gutters and drains free of accumulated debris. (1)	5,000
Exterior Facades and Roofing Subtotal	\$1,150,000

Site and Landscaping

1. Hire a Landscape Architect to perform a site review and landscaping design. (2)	\$25,000
2. Redesign the north raised and paved area directly adjacent to the North Elevation to provide a more natural landscape feature in keeping with that at the west and part of the south surrounding landscaping. (3)	30,000
3. Provide a pedestrian path to access the Southeast Entrance Porch. (2)	5,000
4. Regrade the parking lot to eliminate areas of ponded water. (2)	25,000
Site and Landscaping Subtotal	\$85,000

Interior

1. Repair or replace any damaged veneer paneling, cracked and damaged plaster, and seal all unsealed penetrations. (1)	\$50,000
2. Replace all stained, deflected or damaged dropped acoustical ceilings. (2)	10,000
3. Remove the efflorescence and staining northeast corner of the Basement Entrance. (2)	5,000
4. Repair damage to the sills of the Tower windows and repoint Tower brickwork where necessary. (2)	10,000
5. Repair replace and finished to match existing all damaged, missing or deteriorated wood elements. (2)	10,000
6. Clean out and restore the finishes at the suite of rooms on the Third Floor, west end of building, the former Town Administrator's suite. (2)	25,000
7. Clean out and restore the finishes at the room on the Third Floor, east end of building. (2)	50,000
8. Repair or replace all damaged or missing vinyl flooring to match existing. (1)	5,000
9. Replace all worn carpet as necessary. (2)	10,000
10. Replace all damaged or worn vinyl coverings on stair treads and risers to match existing. (1)	5,000
11. Perform minimal repair work at interior doors and associated hardware as necessary. (2)	5,000
12. All removed or missing doors determined to be reinstalled or replaced should be restored and reinstalled or fabricated to match original. (2)	10,000
13. Verify function of the standpipe system and replace missing fire hose. (1)	2,000
14. Conduct HAZMAT testing for lead-based paint and asbestos throughout the building and radon testing in the basement. (1)	5,000
Interior Subtotal	\$202,000

Layout and Storage

- | | |
|---|----------|
| 1. Merge the Human Resources Office with the Finance Office. (2) | \$10,000 |
| 2. Modify existing elevator to provide access to Third Floor to facilitate relocation of the Staff Break Room/Conference Room to east end of Third Floor, and possible creation of Third-Floor Offices in upper portion of Assembly Hall area. (2) | 150,000 |
| 3. Perform an assessment of stored items in order to reduce the quantity of items and the excessive floor loads. All stored items should be keyed with expiration dates and at least yearly reviewed for disposal. Identify potential storage areas, properly fitted out, conditioned and put to use. (1) | 50,000 |
| 4. Remove the glass-block infill in the windows at the First-Floor vault and replace with appropriate fire-rated glass, preferably in keeping with the original historic appearance of the building (included in Façade and Roof Item 11). | 0 |

Layout and Storage Subtotal **\$210,000**

Tower Clock and Bells

- | | |
|--|----------|
| 1. Electrify, restore and reactivate the Tower clock and clock faces. (2) | \$25,000 |
| 2. Allowance to assess the conditions at the bell Level and inspect the bells, repair and reactivate them. (2) | 15,000 |

Tower Clock and Bells Subtotal **\$40,000**

Total All Items **\$1,687,000**

10% General Conditions (temporary facilities, material handling and project management)	\$168,700
10% Contingency	\$185,600

GRAND TOTAL **\$2,041,300**

ALTERNATE

- | | |
|---|-------------|
| 1. Return the building's interior to its original 1894/5 historic-era appearance restoring the Assembly Hall, historic finishes and architectural details. Analyze areas that have been altered since the historic era and conduct probes as necessary to determine how much historic fabric remains. Remove all veneer paneling and dropped acoustical ceilings; conduct finish analysis on any historic materials remaining; install new wood beadboard wainscot with associated trim and moldings to match original; restore plaster as necessary on walls and ceilings and paint and finish plaster and wood based upon finish analysis. Purchase and install appropriate lighting fixtures and reroute electrical and technical wiring as necessary. Restore historic finishes at those areas of exposed brickwork, which originally were finished plaster walls. These include the Town Council Chambers, the Mayor's Suite, and some Basement spaces including possibly portions of the former Jail areas. | \$4,000,000 |
|---|-------------|

COST ESTIMATE BY PRIORITY (1) = WITHIN 1 YEAR

Facades and Roofing

- | | |
|--|-----------|
| 1. Perform isolated repairs to the slate roof and associated copper trim, flashing, ridge caps and valleys, lined gutters, downspouts and snow guards on the main roof. (1) | \$10,000 |
| 2. Maintain all gutters and drains free of accumulated debris. (1) | 5,000 |
| 3. Repair/replace all damaged, deteriorated or missing exterior wood elements to match existing (includes lift/scaffolding access to Tower). (1) | 75,000 |
| 4. Scrape, prime and paint all exterior painted wood elements based upon historic finish analysis (lift/scaffolding access to Tower included in item 6). (1) | 75,000 |
| 5. Replace existing aluminum, awning-style windows, obscured transoms and glass block window infills with historically appropriate thermal efficiency replacement windows. (1) | \$250,000 |

Exterior Facades and Roofing Subtotal **\$415,000**

Interior

- | | |
|--|----------|
| 1. Repair or replace any damaged veneer paneling, cracked and damaged plaster, and seal all unsealed penetrations. (1) | \$50,000 |
| 2. Repair or replace all damaged or missing vinyl flooring to match existing. (1) | 5,000 |
| 3. Replace all damaged or worn vinyl coverings on stair treads and risers to match existing. (1) | 5,000 |
| 4. Verify function of the standpipe system and replace missing fire hose. (1) | 2,000 |
| 5. Conduct HAZMAT testing for lead-based paint and asbestos throughout the building and radon testing in the basement. (1) | 5,000 |

Interior Subtotal **\$67,000**

Layout and Storage

- | | |
|---|----------|
| 1. Perform an assessment of stored items in order to reduce the quantity of items and the excessive floor loads. All stored items should be keyed with expiration dates and at least yearly reviewed for disposal. Identify potential storage areas, properly fitted out, conditioned and put to use. (1) | \$50,000 |
|---|----------|

Layout and Storage Subtotal **\$50,000**

Subtotal (1) Within 1 Year Repairs **\$532,000**

10% General Conditions (temporary facilities, material handling and project management) \$53,200

10% Contingency \$58,520

GRAND TOTAL (1) WITHIN 1 YEAR REPAIRS **\$643,720**

COST ESTIMATE BY PRIORITY (2) = WITHIN 2-5 YEARS

Facades and Roofing

- | | |
|---|----------|
| 1. Repoint all open, deteriorated or improperly pointed masonry joints. (2) | \$50,000 |
| 2. Replace damaged, missing and eroded brickwork. (2) | 20,000 |
| 3. Replace severely spalled brownstone with dutchmen. (2) | 10,000 |
| 4. Carefully remove all staining, and efflorescence from the building. (2) | 25,000 |

5. Perform historic finish analysis to determine the appropriate paint color for exterior wood elements. (2)	5,000
6. Scrape, prime and paint all exterior metal elements with rust-inhibitive coatings to match existing. (2)	5,000
7. Repair damaged metal elements and replace missing elements to match original. (2)	5,000
8. Determine the appropriate finish of the exterior light fixtures and repair, refinish or replace as necessary with historically appropriate fixtures. (2)	10,000
9. Replace the flat roof over the elevator addition and associated gutters and downspouts with a new multi-ply modified-bitumen roof. (2)	5,000
10. Perform minor work as necessary at the flat-seam copper-sheet roofs over the West Entrance Porch, base of Tower, South Elevation Bay Window, and Southeast Entrance Porch. (2)	5,000
Exterior Facades and Roofing Subtotal	\$140,000

Site and Landscaping

1. Hire a Landscape Architect to perform a site review and landscaping design. (2)	\$25,000
2. Provide a pedestrian path to access the Southeast Entrance Porch. (2)	5,000
3. Regrade the parking lot to eliminate areas of ponded water. (2)	25,000
Site and Landscaping Subtotal	\$55,000

Interior

1. Replace all stained, deflected or damaged dropped acoustical ceilings. (2)	10,000
2. Remove the efflorescence and staining northeast corner of the Basement Entrance. (2)	5,000
3. Repair damage to the sills of the Tower windows and repoint Tower brickwork where necessary. (2)	10,000
4. Repair, replace and finish to match existing all damaged, missing or deteriorated wood elements. (2)	10,000
5. Clean out and restore the finishes at the suite of rooms on the Third Floor, west end of building, the former Town Administrator's suite. (2)	25,000
6. Clean out and restore the finishes at the room on the Third Floor, east end of building. (2)	50,000
7. Replace all worn carpet as necessary. (2)	10,000
8. Perform minimal repair work at interior doors and associated hardware as necessary. (2)	5,000
9. All removed or missing doors determined to be reinstalled or replaced should be restored and reinstalled or fabricated to match original. (2)	10,000
Interior Subtotal	\$135,000

Layout and Storage

1. Merge the Human Resources Office with the Finance Office. (2)	\$10,000
2. Modify existing elevator to provide access to Third Floor to facilitate relocation of the Staff Break Room/Conference Room to east end of Third Floor, and possible creation of Third-floor Offices in upper portion of Assembly Hall area. (2)	150,000
Layout and Storage Subtotal	\$160,000

Tower Clock and Bells

- | | |
|--|----------|
| 1. Electrify, restore and reactivate the Tower clock and clock faces. (2) | \$25,000 |
| 2. Allowance to assess the conditions at the Bell Level and inspect the bells, repair and reactivate them. (2) | 15,000 |

Tower Clock and Bells Subtotal **\$40,000**

Subtotal (2) Within 2-5 Year Repairs **\$530,000**

10% General Conditions (temporary facilities, material handling and project management)	\$53,000
10% Contingency	\$58,300

GRAND TOTAL (2) WITHIN 2-5 YEAR REPAIRS **\$641,300**

COST ESTIMATE BY PRIORITY (3) = WITHIN 5-10 YEARS

Facades and Roofing

- | | |
|---|---------|
| 1. Install new slate roofing system and all associated roofing elements with additional downspouts and deeper gutters to accommodate the large volumes of water directed from the main roof. Connect new downspouts to existing storm drains. (3) | 500,000 |
| 2. Replace the flat-seam copper-sheet roofs over the West Entrance Porch, base of Tower, South Elevation Bay Window, and Southeast Entrance Porch roofs. (3) | 50,000 |
| 3. Replace arched acrylic-sheet roof at the handicapped Basement entrance with a historically appropriate roof. (3) | 35,000 |

Exterior Facades and Roofing Subtotal **\$585,000**

Subtotal (3) Within 5-10 Year Repairs **\$585,000**

10% General Conditions (temporary facilities, material handling and project management)	\$58,500
10% Contingency	\$64,350

GRAND TOTAL (3) WITHIN 5-10 YEAR REPAIRS **\$707,850**

13.0 REPRESENTATIVE PHOTOGRAPHS AND IMAGES



Cumberland Town Hall – Historic Image

1851 - "Map of Providence County Rhode Island with Some Adjacent Towns from Original Surveys"

Town of Cumberland in Rectangle – Valley Falls in Circle

Source: Library of Congress – Prints and Photographs Division – loc.gov

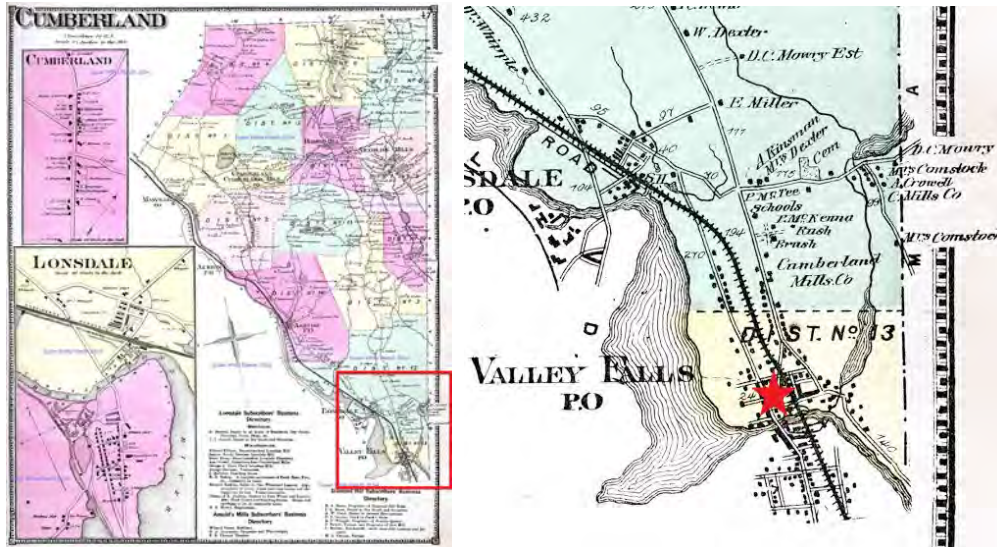


Cumberland Town Hall – Historic Image

1851 - "Map of Providence County Rhode Island with Some Adjacent Towns from Original Surveys"

Left: Detail at Cumberland - Valley Falls in Circle – Star at Town Hall; Right: Detail at Valley Falls – Star at Town Hall

Source: Library of Congress – Prints and Photographs Division – loc.gov

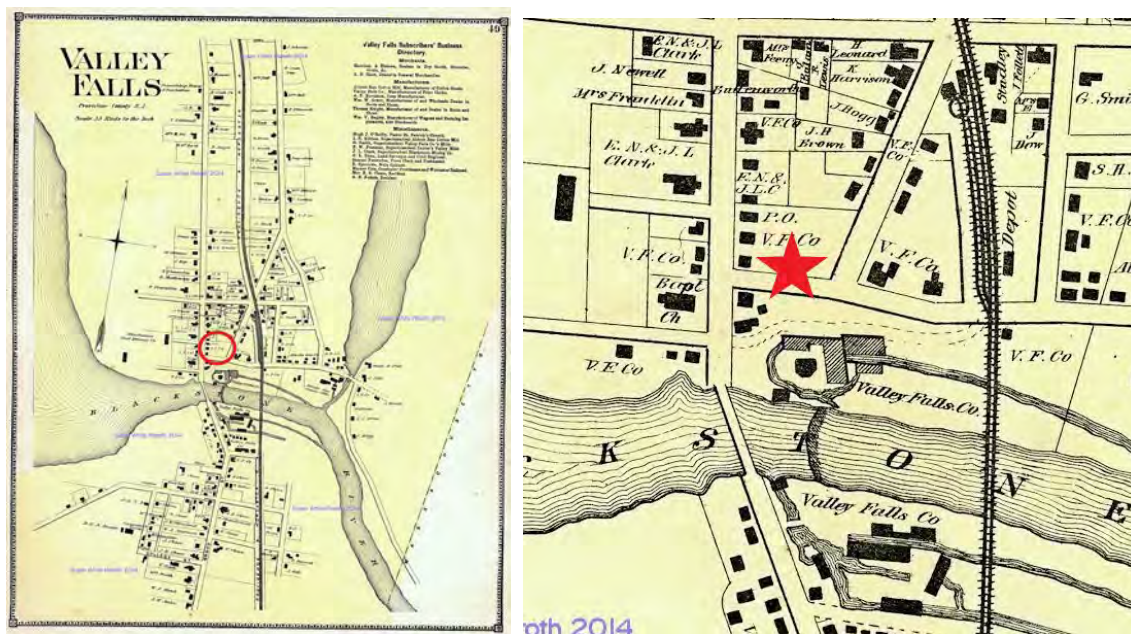


Cumberland Town Hall – Historic Image

1870 - Rhode Island and Providence Plantations” D. B. Beers and Co.

Left: Cumberland – Providence Co., R.I. - Valley Falls in Square; Right: Detail at Valley Falls – Star at Town Hall

Source: pieroth.org



Cumberland Town Hall – Historic Image

1870 - Rhode Island and Providence Plantations” D. B. Beers and Co.

Left: Cumberland – Providence Co., R.I. - Valley Falls in Square; Right: Detail at Valley Falls – Star at Town Hall

Source: pieroth.org

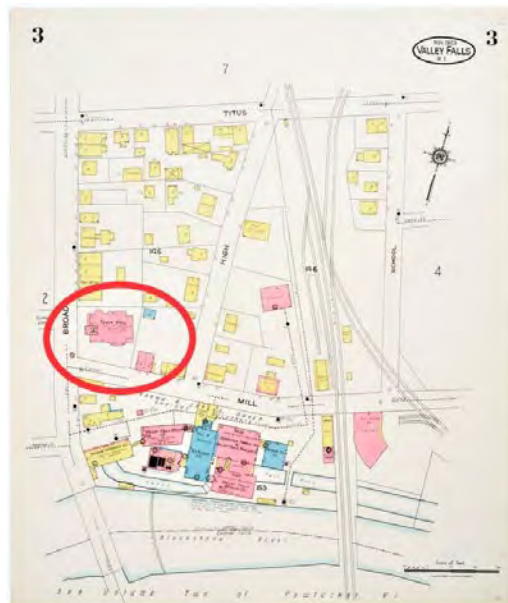


Cumberland Town Hall – Historic Image

1902 – “Valley Falls, Lonsdale, Prospect Hill, Saylesville, Rhode Island” - Sanborn Map Company of New York

Left: Map 73 - Valley Falls – Town Hall Historic District in Circle; Right: Detail at Town Hall Historic District

Source: <https://repository.library.brown.edu>



Cumberland Town Hall – Historic Image

1923 – “Valley Falls, Lonsdale, Prospect Hill, Saylesville, Rhode Island” - Sanborn Map Company of New York

Left: Map 3, Nov. 1923, Valley Falls, R.I. – Town Hall Historic District in Circle; Right: Detail at Town Hall Historic District

Source: <https://repository.library.brown.edu/studio/item/bdr:212741/>

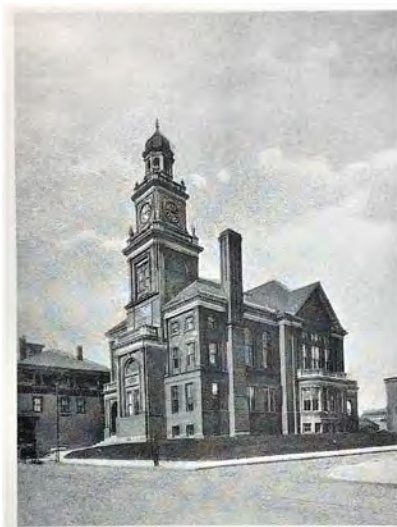


Cumberland Town Hall – Historic Image

“1895 Images of Cumberland Town Hall, at left [also in Public Works in Town Hall], and its Contemporary, Warwick Town Hall, at right.”

“William R. Walker Architectural Portfolio

Source: Cumberland Town Hall Historic District – National Register Nomination



Cumberland Town Hall – Historic Image

Postcards circa 1900

Source: Cumberland by The Blackstone – 1997 – Town of Cumberland



Cumberland Town Hall – Historic Images

Left: Black and White Photo of Town Hall Circa Early 1900s, Right: Colorized Postcard (date stamped 1909)

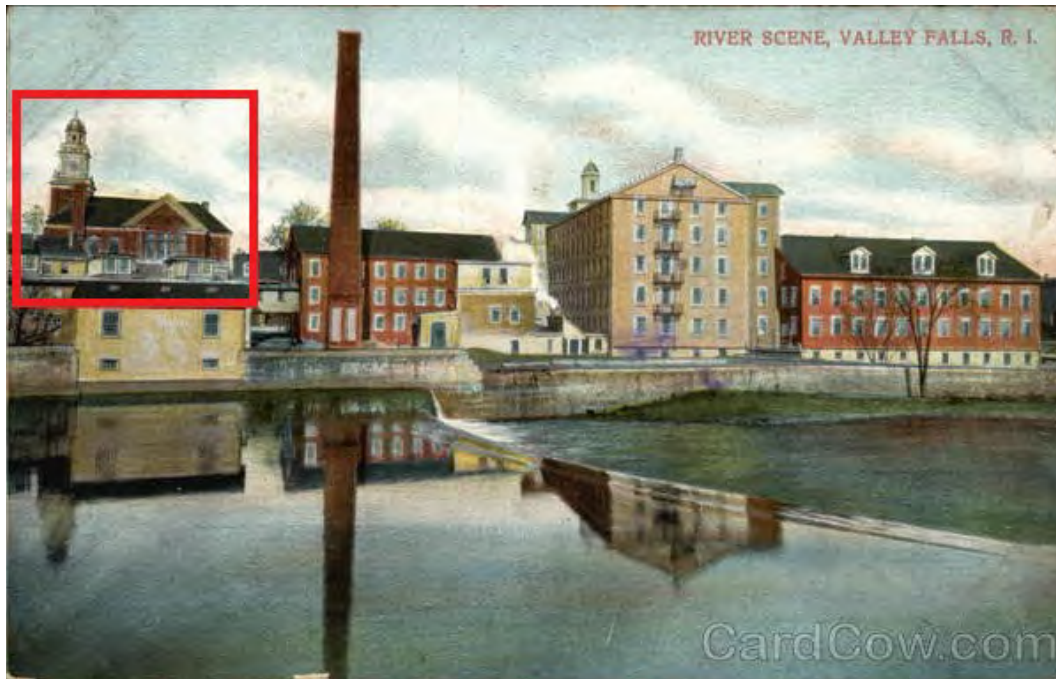
Source: Left: Town of Cumberland, Right: Cardcow.com



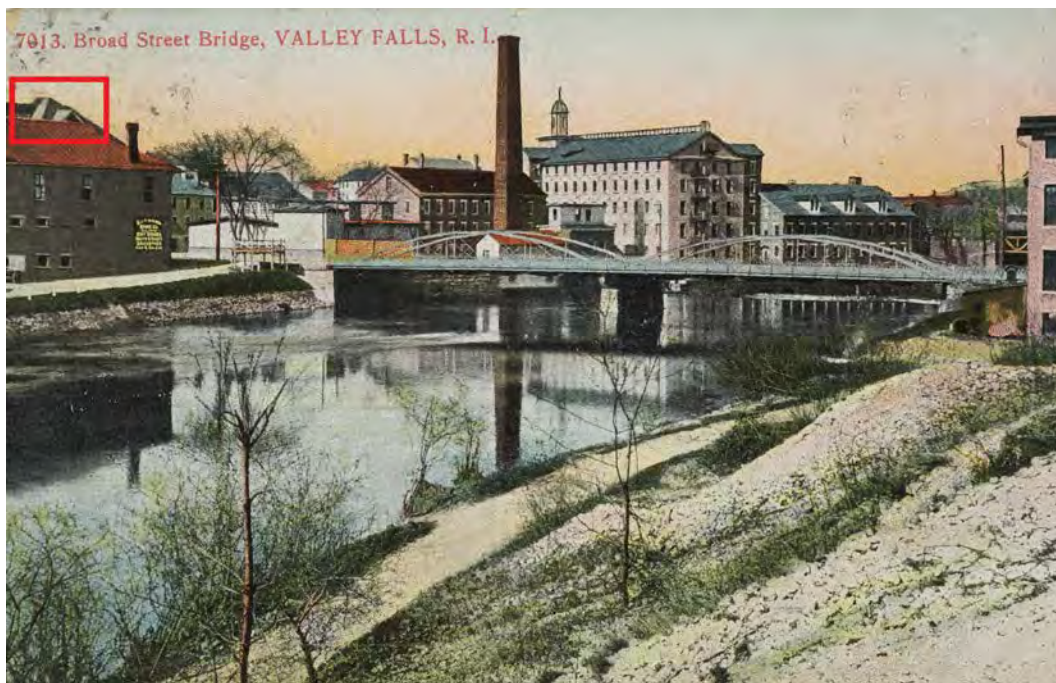
Cumberland Town Hall – Historic Images

Left: Colorized Postcard (early 1900s), Right: Artwork Based on Postcard

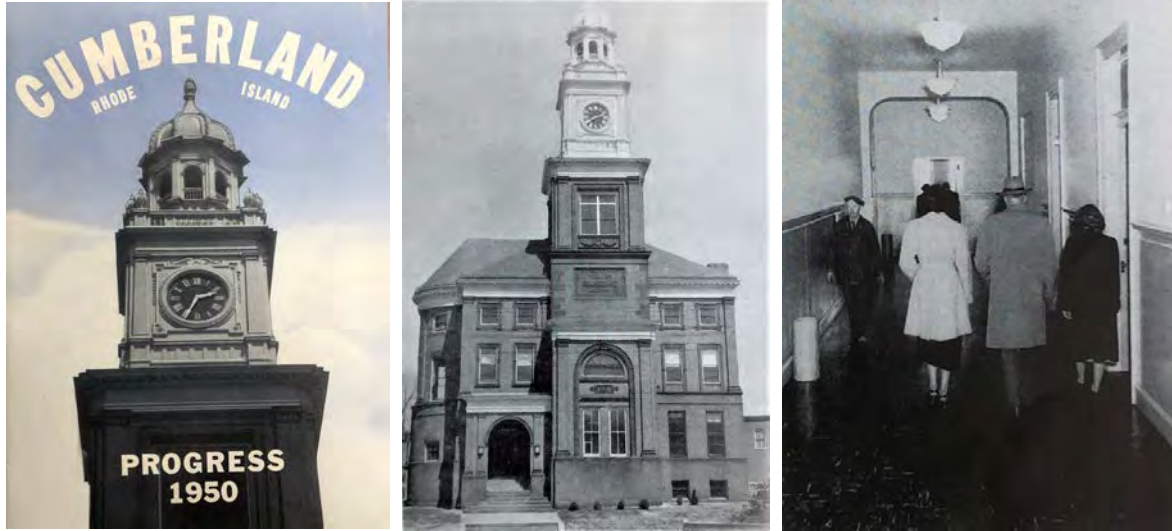
Source: Left: Cardcow.com, Right: In Mayor's Conference Room in Town Hall



Cumberland Town Hall – Historic Images
Town Hall Indicated in Rectangle - Colorized Postcard (date stamped 1909)
Source: Cardcow.com



Cumberland Town Hall – Historic Images
Town Hall Indicated in Rectangle - Colorized Postcard (circa 1906)
Source: digital.common.s.ri.c.edu



Cumberland Town Hall – Historic Images

Town Hall circa 1950- Left: Cover with Tower; Center: West Elevation; Right: “Main Corridor”

Source: *Cumberland Rhode Island Progress 1950* – Cumberland Democratic Town Committee



Cumberland Town Hall – Historic Images

Town Hall circa 1950- Two Views of Vault

Source: *Cumberland Rhode Island Progress 1950* – Cumberland Democratic Town Committee



Cumberland Town Hall – Historic Images

Town Hall circa 1950- Left: Town Council in Session; Right: School Committee in Session

Source: *Cumberland Rhode Island Progress 1950* – Cumberland Democratic Town Committee



Cumberland Town Hall – Historic Images

Town Hall circa 1950- Left: Police Department (Standing in Front of West Entrance); Right: Patrolman ... Making Daily Report (In Police Department in Basement)

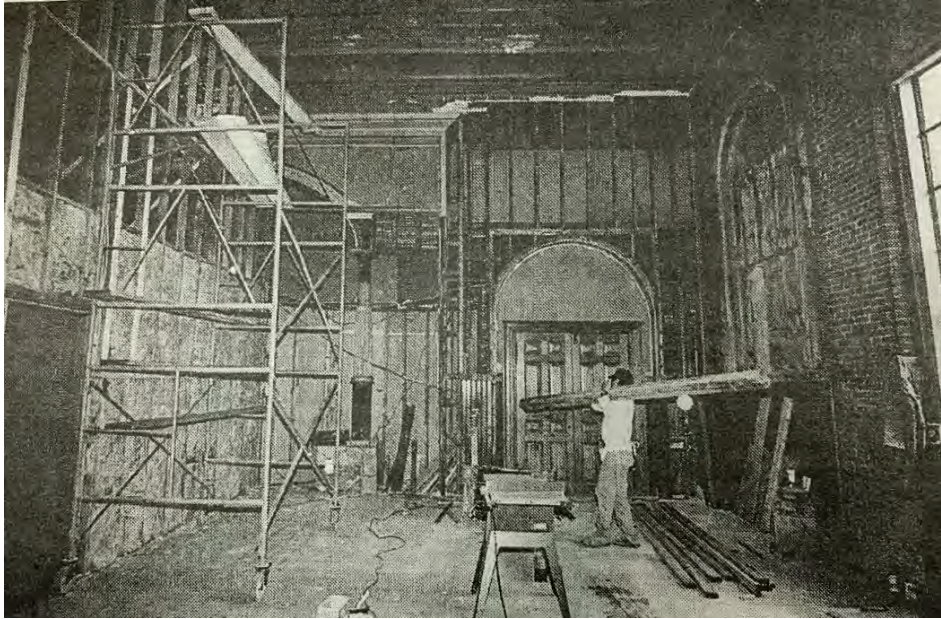
Source: *Cumberland Rhode Island Progress 1950* – Cumberland Democratic Town Committee



Cumberland Town Hall – Historic Images

Town Hall circa 1950 (Photos in Police Department in Basement) - Left: Deputy Chief; Right: Police Inspector

Source: *Cumberland Rhode Island Progress 1950* – Cumberland Democratic Town Committee



Cumberland Town Hall – Historic Images
“Restoration” of Council Chamber - 1997
Source: Valley Breeze – March 5, 1997



Cumberland Town Hall – Historic Images
“Restoration” of Council Chamber – 1997 - Detail
Source: Valley Breeze – March 5, 1997



Cumberland Town Hall – Exterior Overalls
West Elevation – Overall



Cumberland Town Hall – Exterior Overalls
East Elevation – Overall



Cumberland Town Hall – Exterior Overalls
North Elevation – Overall
Note: Ponded water in parking lot



Cumberland Town Hall – Exterior Overalls
South Elevation – Overall



Cumberland Town Hall – Exterior Overalls – Exterior Woodwork
Tower – Left: West Elevation; Right: East Elevation
Note: Peeling Paint



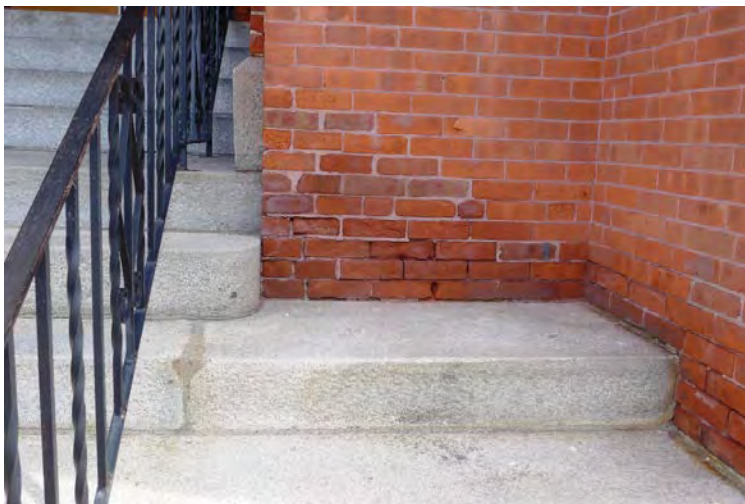
Cumberland Town Hall – Exterior Overalls – Exterior Woodwork
Tower – Left: North Elevation; Right: South Elevation
Note: Peeling Paint



Cumberland Town Hall – Structure
Attic – Looking East
In Good Condition



Cumberland Town Hall – Exterior - Masonry
West Elevation – North Pavilion - Entrance - Overall
Open Joints, Eroded Brickwork



Cumberland Town Hall – Exterior - Masonry
West Elevation – North Pavilion - Entrance - Details
Open Joints, Eroded Brickwork Due to Salts in Ice-melting Products



Cumberland Town Hall – Exterior - Masonry
West Elevation – North Pavilion – South Window - Second Floor – Window above Entrance
Open Joints, Eroded Brickwork



Cumberland Town Hall – Exterior – Masonry – Exterior Woodwork
West Elevation – Central Pavilion - Tower
Good Condition; Some Staining; Peeling Paint on Woodwork



Cumberland Town Hall – Exterior - Masonry
West Elevation – South Pavilion – North Window - Basement Level
Open Joints, Step Crack



Cumberland Town Hall – Exterior - Masonry
West Elevation – South Pavilion – South Corner - First Floor – South Corner
Cracked Brownstone, Staining



Cumberland Town Hall – Exterior – Historic Finishes and Building Elements
West Elevation – at Main, West Entrance
Historic Light Fixture
In Fair Condition



Cumberland Town Hall – Exterior - Masonry
Inside Northeast Corner – Above Elevator Roof
Open Joints, Eroded Brickwork, Staining, Worn and Peeling Paint – Due to Gutter Overflow



Cumberland Town Hall – Exterior - Masonry
North Elevation – at Elevator Addition
Efflorescence and Biological Staining



Cumberland Town Hall – Exterior - Masonry
North Elevation – Base of Building
Open Joints in Masonry



Cumberland Town Hall – Exterior - Masonry
North Elevation – Central Pavilion – East Window
Open Joints in Masonry



Cumberland Town Hall – Exterior - Masonry
Chimney at Northeast Corner – Left: North and East Elevations; Center: South and East Elevations; Right: East Elevation
In Good Condition



Cumberland Town Hall – Exterior - Masonry
East Elevation at Northeast Corner
Lifting Fascia at roof level



Cumberland Town Hall – Exterior - Masonry
East Elevation – at Elevator Addition
Open and Eroded Mortar Joints; Step Crack; Damaged Brickwork; Staining
No Splashblock



Cumberland Town Hall – Exterior - Masonry
South Elevation – West Pavilion – West Bay - Basement Level/First Floor
Open Joints, Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Chimney
Top of Chimney has been Removed



Cumberland Town Hall – Exterior - Masonry
South Elevation – West Pavilion – West Bay - Second Floor
Open Joints, Cracked and Missing Brownstone, Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Central Pavilion
Open Joints, Deteriorated/Missing Brickwork; Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Central Pavilion – Third Floor (Currently Attic Level)
Open Joints, Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Central Pavilion – Second Floor (Currently Attic Level) - Detail
Open Joints, Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Central Pavilion – Second Floor (Currently Attic Level) - Detail
Open Joints, Staining



Cumberland Town Hall – Exterior - Masonry
South Elevation – Central Pavilion - Third Floor (Currently Attic Level) - Detail
Damaged Brick



Cumberland Town Hall – Exterior - Masonry
South and East Elevations - Southeast Corner – Entrance
Open Joints, Deteriorated/Missing Brickwork; Staining



Cumberland Town Hall – Exterior - Masonry
Southeast Corner – Entrance
Open Joints at Granite Steps



Cumberland Town Hall – Exterior – Masonry
South and East Elevations - Southeast Corner – Entrance
Open Joints, Deteriorated/Missing Brickwork; Staining

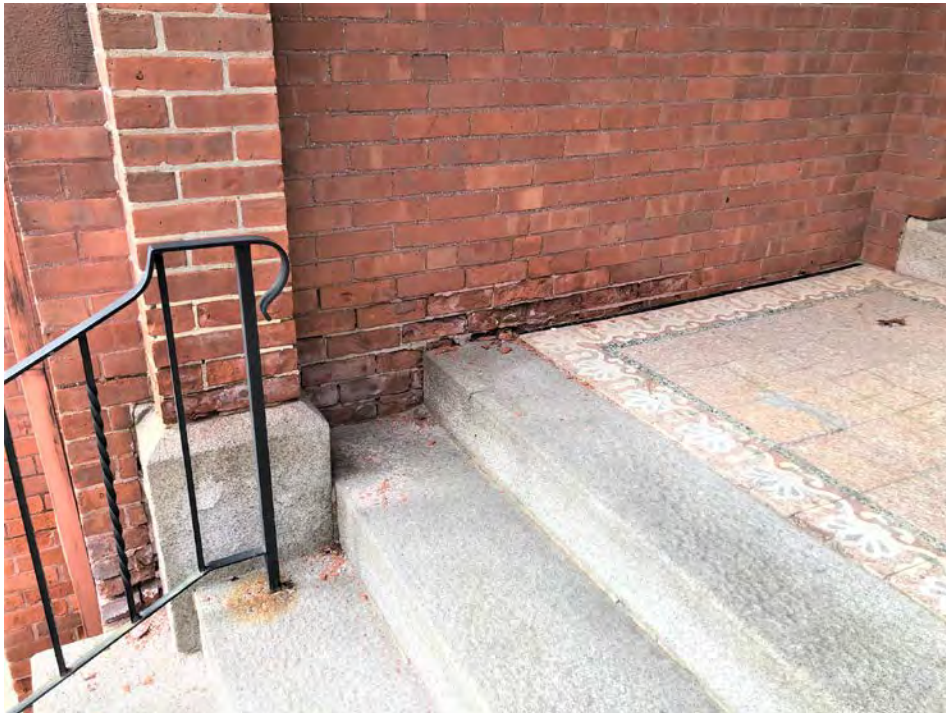
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Cumberland Town Hall – Exterior - Masonry
Southeast Corner – Entrance Porch
Open Joints, Cracked & Deteriorated Pavers; Staining



Cumberland Town Hall – Exterior - Masonry
Southeast Corner – Entrance Porch
Open Joints, Deteriorated/Missing Brickwork; Staining



Cumberland Town Hall – Exterior - Masonry
Southeast Corner – Entrance Porch
Open Joints, Improperly Pointed (Hard) Mortar Joints; Deteriorated/Missing Brickwork; Staining



Cumberland Town Hall – Exterior – Wood Elements
North Elevation – above Elevator Addition
Worn Paint; Wood in Good Condition



Cumberland Town Hall – Exterior – Wood Elements
North Elevation – Inside Northeast Corner - above Elevator Addition
Worn/Peeling Paint; Deteriorated Wood Elements



Cumberland Town Hall – Exterior – Wood Elements
East Elevation – above Elevator Addition
Worn/Peeling Paint; Deteriorated Wood Elements
Bent Snow Guard Piping



Cumberland Town Hall – Exterior – Wood Elements
North Elevation – Central Pavilion - Cornice
Worn/Peeling Paint; Deteriorated Wood Elements



Cumberland Town Hall – Exterior – Wood Elements
North Elevation – Central Pavilion – Cornice - Detail
Worn/Peeling Paint; Deteriorated Wood Elements



Cumberland Town Hall – Exterior – Wood Elements
South Elevation – Return Between West and Central Pavilion - Cornice
Worn/Peeling Paint; Deteriorated Wood Elements



Cumberland Town Hall – Exterior – Wood Elements
East Elevation – Above Entrance Porch
Worn/Peeling Paint



Cumberland Town Hall – Exterior – Wood Elements
Tower – Lower Balustrade at Clock Level (Sixth Floor)
Flaking and Deteriorated Paint , -Deteriorated Wood and Rusting Light Fixture Conduit
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Lower Balustrade at Clock Level (Sixth Floor)
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Clock Level (Sixth Floor)
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Clock Level (Sixth Floor)
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Clock Level (Sixth Floor)
Overall View - Flaking and Deteriorated Paint – Some Deteriorated Wood



Cumberland Town Hall – Exterior – Wood Elements
Tower – Clock Level (Sixth Floor)
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Base of Cupola and Upper Balustrade
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Cupola at Bell Level
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior – Wood Elements
Tower – Cupola at Bell Level
Flaking and Deteriorated Paint – Some Deteriorated Wood
Source: Town of Cumberland



Cumberland Town Hall – Exterior - Windows, Doors and Hardware
North Elevation – Central Pavilion - First Floor – Typical Replacement Window
Historically Inappropriate Aluminum Hopper Replacement Window



Cumberland Town Hall – Exterior - Windows, Doors and Hardware
South Elevation – West Pavilion - Second Floor – Typical Replacement Window
Historically Inappropriate Aluminum Hopper Replacement Window; Covering of Arched Transom



Cumberland Town Hall – Exterior - Windows, Doors and Hardware
South Elevation – Basement Level
Window Removed and Replaced with Plywood



Cumberland Town Hall – Exterior – Metal Elements
South Elevation – Entrance at Southeast Corner
Worn Paint; Rusting; Staining Granite Steps



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
View of North Slope, West End of Building
Overall in Good Condition – Isolated Areas of Displaced, Damaged or Missing Slates



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
East Slope over South, Central Pavilion
Damaged, Lifted, Replacement Slates



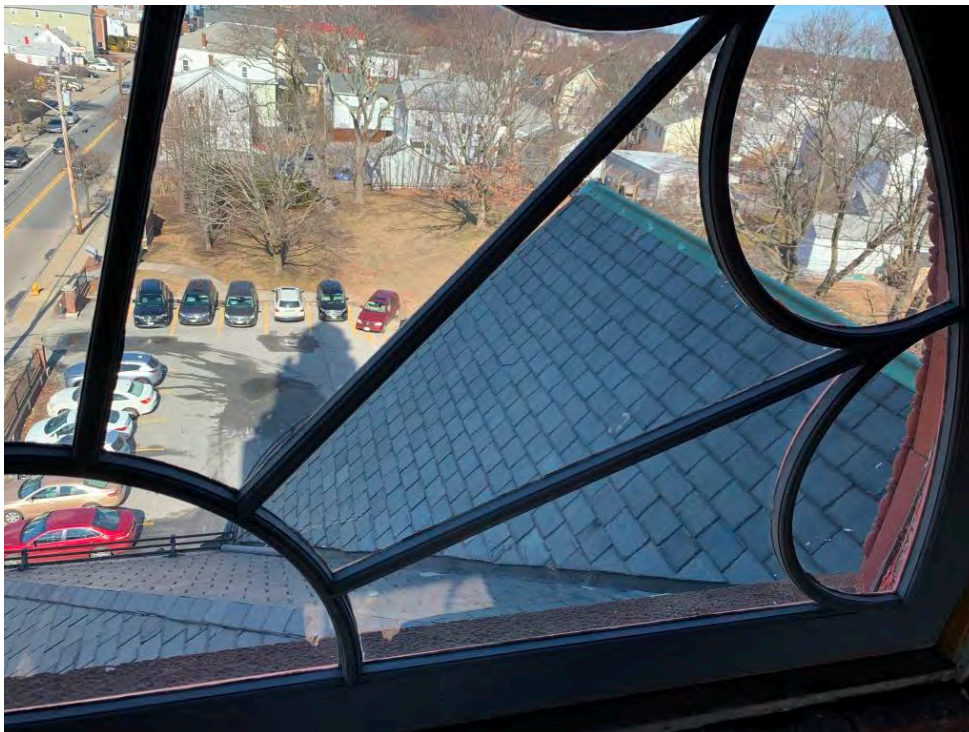
Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
East Slope over South, Central Pavilion - Detail
Damaged, Lifted, Replacement Slates



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
Base of Tower at East Elevation
Lifting and Damaged Step Flashing and Cracked Slates



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
South Elevation – West Corner of Central Pavilion
Damaged Snow Guard Piping; Cracked Slates



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
North Gable from Tower
Slate Roof and Flashing in Good Condition



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
North Elevation – Above Elevator Addition – Gutter built into Cornice
Gutter too Shallow to Facilitate Lengthy Distance to Downspout



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
Roof Above Elevator Addition
Rubber Membrane Roof Stained and in Poor Condition; Rusting Metal Vent



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
Roof Above Elevator Addition
Rubber Membrane Roof; Ponding and Debris in Corner; Open Joints in Brickwork



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
Roof Above Southeast Entrance Porch
Metal Roof in Good Condition Overall; Metal Lifting at Corner



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
Roof Above Southeast Entrance Porch - Detail
Metal Roof in Good Condition Overall; Metal Lifting at Corner



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements

North Elevation

Missing Splashblocks; Inadequate Slope; Water Not Directed Away from Base of Building



Cumberland Town Hall – Roofing, Flashing, Gutters, Leaders, Metal Trim and Roofing Elements
South Elevation

Missing Splashblocks; Inadequate Slope; Water Not Directed Away from Base of Building



Cumberland Town Hall – Exterior – Landscaping Elements

West Entrance

Overall in Good Condition; Some Settlement of Pavers Flanking Concrete Entrance Sidewalk



Cumberland Town Hall – Exterior – Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements

North Elevation

Raised Level Adjacent to Building is Inappropriately Paved with Asphalt



Cumberland Town Hall – Exterior – Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements
North Elevation

Raised Level Adjacent to Building is Inappropriately Paved with Asphalt



Cumberland Town Hall - Code Compliance Conditions
North Raised Area
No Railing along Raised Asphalt Area; Missing Railing at Stair



Cumberland Town Hall – Exterior – Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements
North Elevation – Parking Lot and Raised Platform Adjacent to Building

Overall View; Handicapped Parking Adjacent to Handicapped Access Ramp; Raised Area Adjacent to Building Paved with Asphalt, Ponded Water in Parking Lot



Cumberland Town Hall – Exterior – Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements
North Elevation

Handicapped Parking Adjacent to Handicapped Access Ramp; Adjacent Asphalt Cracked and Cracking



Cumberland Town Hall – Accessibility Conditions
West Entrance at Porte Cochere
Handicapped Parking and Code Compliant Ramp Provided



Cumberland Town Hall – Exterior – Retaining Walls, Steps, Landscaping, Asphalt Parking Area and Miscellaneous Landscaping Elements
Northeast Corner - Retaining Wall and Wall of Garage
Retaining Wall in Poor Condition, Step Cracks in Garage Wall



Cumberland Town Hall – Exterior – Landscaping Elements
South Elevation – Concrete Pavement adjacent to Building
Cracking and Settlement Overall in Good Condition; Some Cracking and Settlement of Concrete Pavement



Cumberland Town Hall – Exterior – Landscaping Elements
South Elevation – Concrete Pavement adjacent to Building
Some Cracking and Settlement of Concrete Pavement; Pavers used to Support AC Unit



Cumberland Town Hall – Exterior – Landscaping Elements
South Elevation – Concrete Pavement adjacent to Building
Accumulate Debris behind AC Compressor



Cumberland Town Hall – Exterior – Landscaping Elements
South Elevation – Concrete Pavement adjacent to Building
Open Joint in Granite at Base of Building and in Concrete Pavement



Cumberland Town Hall – Interior - Overall and Masonry
Basement – Entrance Looking Toward Handicap Access
Typical Conditions – Good



Cumberland Town Hall – Interior – Historic Finishes and Building Elements
Basement – At Jail Cells – Original Hardware for Cell Doors
Typical Conditions - Good



Cumberland Town Hall – Interior - Masonry
Basement – Entrance Looking Toward Handicap Access
Efflorescence Staining in Brick and Stone



Cumberland Town Hall – Interior – Historic Finishes and Building Elements
Basement – Basement Entrance
Weights and Measures Cabinet



Cumberland Town Hall – Interior - Overall
Basement – Employee Break Room
Typical Conditions - Good



Cumberland Town Hall – Interior - Overall
Basement – Employee Break Room
Buckling of Dropped Acoustical Ceiling



Cumberland Town Hall – Interior - Overall
Basement – Vault under West Entrance Stair
Typical Conditions – Fair Overall – Moisture Issues at Upper Portion of Walls and Ceiling



Cumberland Town Hall – Interior - Overall
Basement – Vault under West Entrance Stair
Moisture Issues at Upper Portion of Walls and Ceiling – Unsealed Penetration



Cumberland Town Hall – Interior - Overall
Basement – Storage Room in Northwest Corner
Typical Conditions - Good



Cumberland Town Hall – Interior – Overall – Historic Finishes and Building Elements - Ceilings

Basement – Central Hallway

Typical Conditions – Good – Isolated Sagging of Dropped Ceiling; Finishes Inappropriate to Original (Vinyl Floor Tile, Dropped Ceiling); Inappropriate Ceiling Fixtures



Cumberland Town Hall – Interior - Overall
Basement – Storage Area Off Boiler Room
Unsealed Penetrations; Papers Stored Inappropriately in Mechanical Areas



Cumberland Town Hall – Interior – Historic Finishes and Building Elements

First Floor – Main Stair

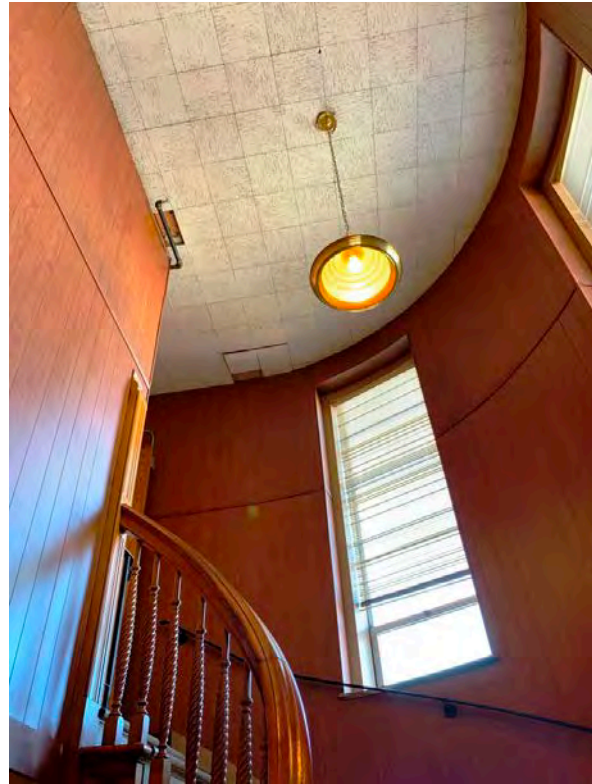
Overall Condition Good; Inappropriate Finishes (Vinyl Floor Tiles, Vinyl Stair Treads, Veneer Paneling) over Historic Material;
Partition Wall Installed at Stair, Presumably for Fire Separation is no Longer Serving that Purpose



Cumberland Town Hall – Interior –Historic Finishes and Building Elements – Windows, Doors and Hardware

First Floor – Main, West Entrance

Overall in Condition Good; Inappropriate Finishes (Vinyl Floor tile) over Historic Material; Historically Inappropriate Ceiling Fixture



Cumberland Town Hall – Interior – Historic Finishes and Building Elements

First Floor – Main Stair

Overall Condition Good; Inappropriate Finishes (Veneer Paneling, Acoustical Ceiling Tiles) over Historic Material; Historically Inappropriate Ceiling Fixture



Cumberland Town Hall – Interior – Historic Finishes and Building Elements - Floors

First Floor – Main Stair

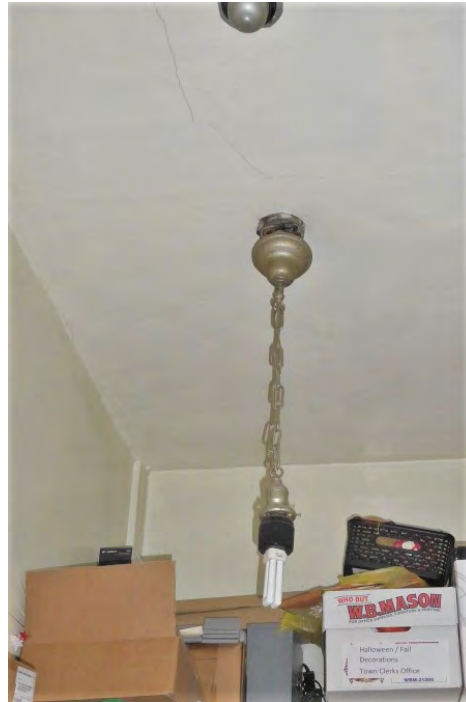
Overall Condition Good; Inappropriate Finishes (Vinyl Floor Tiles) over Historic Material; Damaged and Missing Vinyl Floor Tiles



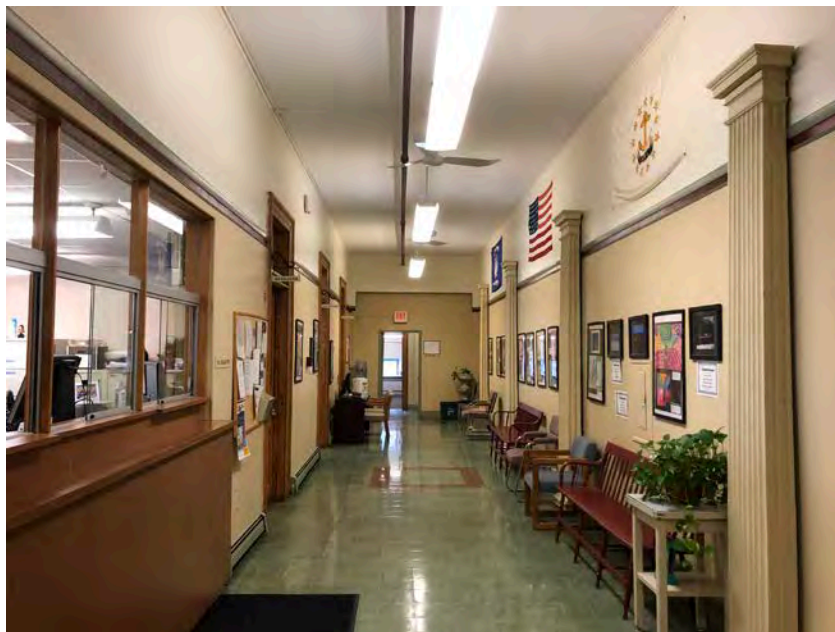
Cumberland Town Hall – Interior – Plaster Walls and Ceilings – Code Compliance
Main Stair
Cracked, Damaged and Missing Plaster on Walls and Ceiling; Unsealed Penetration



Cumberland Town Hall – Interior – Plaster Walls and Ceilings
Main Stair
Cracked, Damaged and Missing Plaster on Walls and Ceiling



Cumberland Town Hall – Interior – Storage – Historic Finishes and Building Elements
First Floor – Storage Closet
Left: Typical Conditions in Storage Area; Right: Original Ceiling Fixture, Missing Globe



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Building Elements
First Floor – Central Hallway
Overall Condition Good; Finishes Inappropriate to Original (Vinyl Floor Tiles, Veneer Paneling) over Historic Material; Some Alterations to Openings and Associated Trim; Historically Inappropriate Ceiling Fixtures; Salvaged Original Fluted Pilasters from Exterior of Clock Tower



Cumberland Town Hall – Interior - Historic Finishes and Building Elements
First Floor – Solicitor Office
Original Safe



Cumberland Town Hall – Interior - Historic Finishes and Building Elements – Code Compliance

First Floor – Town Clerk Vault

Overall Condition Good; Finishes Inappropriate to Original (Vinyl Floor Tiles, Acoustical Ceiling Tiles) over Historic Material; Glass Block and Hopper Windows Inappropriate to Original Design and not Fireproof; Historically Inappropriate Ceiling Fixtures.



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Building Elements

First Floor – Town Clerk Vault

Overall Condition Good; Finishes Inappropriate to Original (Vinyl Floor Tiles, Acoustical Ceiling Tiles) over Historic Material; Historically Inappropriate Ceiling Fixtures.



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Building Elements

First Floor – Town Clerk Vault

Overall Condition Good; Finishes Inappropriate to Original (Vinyl Floor Tiles, Acoustical Ceiling Tiles, Glazed Tile Wainscot) over Historic Material; Glass Block and Hopper Windows Inappropriate to Original Design and not Fireproof; Historically Inappropriate Ceiling Fixtures; Original Column in Place. Later finishes (circa 1930s?) Could be Considered Historically Appropriate. Determination Should be Made Concerning Era to which Entire Building or Rooms within Building are to be Restored.



Cumberland Town Hall – Interior - Accessibility Conditions
Unisex ADA Compliant Toilet Room



Cumberland Town Hall – Interior - Historic Finishes and Building Elements – Code Compliance

First Floor – East Stair/Entrance Hall

Fire Door and Partition Wall Code Compliant, but Not Historically Compatible; Door Propped Open Against Code.



Cumberland Town Hall – Interior – Historic Finishes and Building Elements - Masonry
Second Floor – Mayor's Office Suite
Exposed Brick Walls



Cumberland Town Hall – Interior – Windows, Doors and Hardware and Historic Finishes and Details
Second Floor – Mayor's Office Suite
Left: Original Door Hardware; Right: Original Wall Sconce (In Closet under Stair)



Cumberland Town Hall – Interior – Historic Finishes and Details
Second Floor
View of Main Stair
Vinyl Applied to Treads, Veneer Paneling on Walls



Cumberland Town Hall – Interior – Historic Finishes and Details
Second Floor
Left: Central Hallway at Council Chamber Entrance; Right: Unisex Room
Overall Condition Good; Original Columns from Assembly Hall Exposed



Cumberland Town Hall – Interior – Historic Finishes and Details

Second Floor – Central Hallway

Overall Condition Good; Original Doors at Rear of Assembly Hall Appropriately Finished; Finishes Inappropriate to Original (Vinyl Floor Tiles, Veneer Paneling, Dropped Ceiling) over Historic Material; Historically Inappropriate Ceiling Fixtures



Cumberland Town Hall – Interior – Masonry – Historic Finishes and Building Elements
Second Floor – Council Chamber Looking Northwest
Overall Condition Good; Exposed Brick not Historically Appropriate



Cumberland Town Hall – Interior – Masonry - Historic Finishes and Building Elements
Second Floor – Council Chamber Looking Northeast
Overall Condition Good



Cumberland Town Hall – Interior – Historic Finishes and Building Details

Second Floor – Council Chamber

Ceiling Light Fixture Salvaged from Another Building and Can Ceiling Lighting – Questionable Historic Appropriateness



Cumberland Town Hall – Interior – Historic Finishes and Details

Second Floor – Council Chamber – Southwest Corner

Windows Allow View of Original Assembly Hall; Damaged Plaster Walls; Ceiling and Trim



Cumberland Town Hall – Interior - Historic Finishes and Details

Second Floor – Rear Hallway and Stair

Overall Condition Good; Finishes Inappropriate to Original (Vinyl Floor Tiles, Dropped Ceiling) over Historic Material;
Historically Inappropriate Ceiling Fixtures, Elevator in Background



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Details

Second Floor – Rear Hallway and Stair

Overall Condition Good; Stair Rail Appropriately Finished on Exterior, but Inappropriate on Inner Face; Finishes Inappropriate to Original (Vinyl Floor Tiles, Veneer Paneling) over Historic Material



Cumberland Town Hall – Interior - Historic Finishes and Details

Second Floor – Public Works Office

Overall Condition Good; Finishes Inappropriate to Original (Carpet, Dropped Ceiling) over Historic Material; Columns Covered with Faux Finish and Detailed Capital; Historically Inappropriate Ceiling Fixtures



Cumberland Town Hall – Interior - Code Compliance

Second Floor – Office off Main Public Works Office

Overall Condition Good; Inappropriate Location for Electrical Boxes



Cumberland Town Hall – Interior – Windows, Doors and Hardware
Second Floor – Public Works Office
Dropped Ceiling Bisects Original Windows; Inappropriate Replacement Windows; Transom Not Visible



Cumberland Town Hall – Interior – Windows, Doors and Hardware

Second Floor – Office off Main Public Works Office

Dropped Ceiling Bisects Original Windows; Inappropriate Replacement Windows; Arched Transom Not Visible



Cumberland Town Hall – Interior – Plaster Walls and Ceilings
Third Floor – Base of Tower – Stair from Second to Third Floor
Damaged Plaster and Wood Walls



Cumberland Town Hall – Interior – Historic Finishes and Elements
Third Floor – Southwest Corner Room
1930s-era Paneled Walls and Ceiling Damaged from Previous Leak



Cumberland Town Hall – Interior – Historic Finishes and Elements - Storage
Third Floor – Southwest Corner Room
1930s-era Paneled Walls and Ceiling Damaged from Previous Leak
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Historic Finishes and Elements - Storage
Third Floor – Southwest Corner Room
1930s-era Inlaid Wood Floor Damaged from Storage-related Abuse
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Historic Finishes and Elements - Storage
Third Floor – Stair Hall, Northwest Room and Curved Room over Main Stair
1930s-era Paneled Walls and Ceiling in Good Condition; Tech Closet Inserted in Northwest Room
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Storage
Third Floor – Stair Hall, Northwest Room
Neglected Storage Area Behind Wall



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Details

Third Floor – Original Upper Assembly Hall

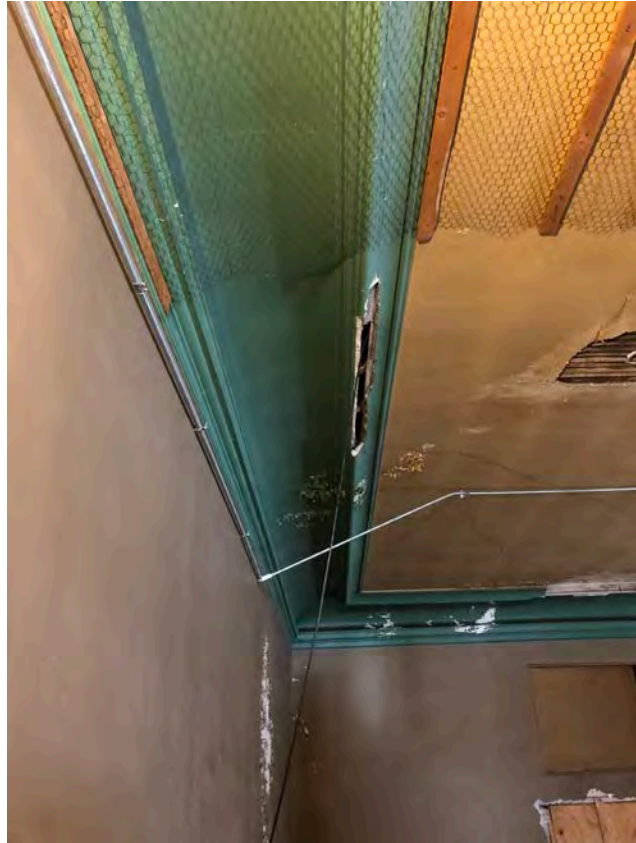
Assembly Hall Partitioned for Council Chamber and Offices; Upper Portion Predominantly Unused; Remainder Used for Storage in HVAC Equipment Area.



Cumberland Town Hall – Interior - Overalls – Historic Finishes and Details

Third Floor – Original Upper Assembly Hall

Assembly Hall Partitioned for Council Chamber and Offices; Upper Portion Predominantly Unused; Remainder Used for Storage in HVAC Equipment Area; Unrepaired Damage to Plaster Walls, Ceiling, and Trim from Previous Leaks



Cumberland Town Hall – Interior - Historic Finishes and Details – Plaster Walls and Ceilings
Third Floor – Original Upper Assembly Hall
Severe Unrepaired Damage to Plaster Walls, Ceiling, and Trim from Previous Leaks





Cumberland Town Hall – Interior – Historic Finishes and Details – Plaster Walls and Ceilings
Third Floor – Original Upper Assembly Hall
Damaged Plaster Trim from Building Alterations; Unrepaired Damage to Plaster Walls, Ceiling, and Trim from Previous Leaks



Cumberland Town Hall – Interior - Historic Finishes and Details – Plaster Walls and Ceilings
Third Floor – Original Upper Assembly Hall
Note: Original Stenciled Detail at Side Arch



Cumberland Town Hall – Interior – Storage
Third Floor – HVAC Area
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Storage
Third Floor – HVAC Area
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Plaster Walls and Ceilings - Storage
Third Floor – East Storage Area
Severe Unrepaired Damage from Previous Leak; Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Plaster Walls and Ceilings
Third Floor – East Storage Area
Damage from Previous Leak; Cracks in Plaster Walls and Ceiling



Cumberland Town Hall – Interior – Plaster Walls and Ceilings – Windows, Doors and Hardware
Third Floor – East Storage Area
Damage from Previous Leak



Cumberland Town Hall – Interior – Plaster Walls and Ceilings - Storage
Third Floor – East Storage Area
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Plaster Walls and Ceilings - Storage
Third Floor – East Storage Area
Excessive Storage Creating Substantial Load



Cumberland Town Hall – Interior – Code Compliance
Tower – Stairs Up to Tower
Left: Steep Stairs; Right: No Handrail and Limited Access



Cumberland Town Hall – Interior – Historic Finishes and Building Elements
Tower – Overall View Looking Down to Fifth Floor
Window Sill Missing Revealing Back-up Masonry



Cumberland Town Hall – Interior – Historic Finishes and Building Elements
Tower – Overall Views – Top: Fifth Floor; Bottom: Sixth Floor at Clock Faces
Overall in Good Condition



Cumberland Town Hall – Interior – Code Compliance
Tower – Fifth Floor
Open Stair Hatch with No Railing



Cumberland Town Hall – Interior – Historic Finishes and Elements
Tower – Windows Between Tower and Attic Over Assembly Hall



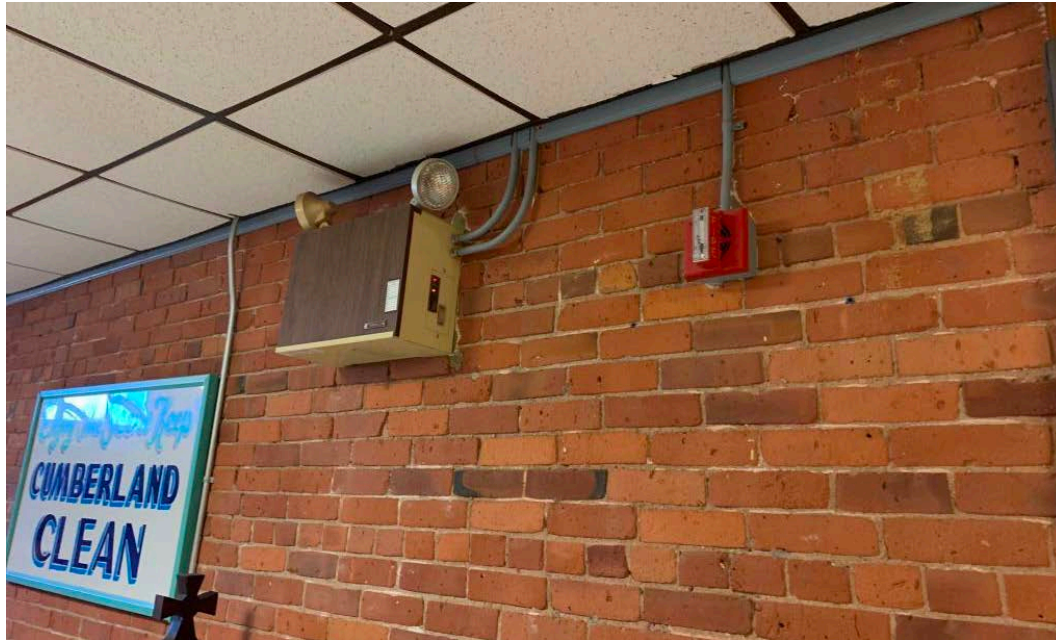
Cumberland Town Hall – Interior – Historic Finishes and Elements
Tower
Damaged Masonry



Cumberland Town Hall – Interior – Historic Finishes and Elements
Tower – Fifth Floor
Original Clock Mechanism



Cumberland Town Hall – Interior
Tower – Fifth Floor
Cell Service Equipment in Tower



Cumberland Town Hall - Code Compliance Conditions
Basement – Entrance at Handicapped Access
Emergency Lighting and Fire Alarm



Cumberland Town Hall - Code Compliance Conditions
Basement – Storage Room
Existing Fire Sensor



Cumberland Town Hall - Code Compliance Conditions - First Floor
Basement – Under Main Stair
Sprinkler System Pump



Cumberland Town Hall - Code Compliance Conditions

Left: First Floor at Main Stair; Right: Second Floor, East Stair Hall

Left: Code Compliant Fire Hose Cabinet - Compliant; Right: Hose Missing from Cabinet - Non-Compliant



Cumberland Town Hall - Code Compliance Conditions
First Floor – Landing at Top of Main Basement Stair
Fire Alarm System



Cumberland Town Hall - Code Compliance Conditions
First Floor - Main Hallway
Left: Fire Alarm and Smoke Sensor; Right: Defibrillator



Cumberland Town Hall - Code Compliance Conditions
First Floor – East Entrance/Stair Hall at Southeast Entrance
Emergency Exit Panic Hardware, Signage, Emergency Lighting and Fire Pull Box



Cumberland Town Hall - Code Compliance Conditions
Second Floor – Council Chamber
Emergency Exit Signage and Emergency Lighting

11.0 APPENDIX

Disclaimer

This report contains the professional opinions of the Architect based on conditions observed as of the dates of inspection and based on visual inspection only. This report is believed to be accurate within the limitations of the stated methods used for obtaining information and of the stated methods of inspection. Nothing in this report shall be interpreted as any kind of guarantee or warranty. This report is not intended to be a discourse on safety nor shall it be used as a specification for the repair of any part of the premises.

The inspection does not include the examination of building areas for toxicity or asbestos or lead content. Nor is the air, soil, water or mineral content of the subject property included. The Architect shall have no responsibility with regard to the adequacy, strength, condition or safety of any item constructed in any manner of class.

The Architect shall not be held responsible for the consequences of the failure of the Owner, its managing agent or representative to provide any and all pertinent information that may be available to them.

The cost estimates presented in this report represents the opinion of the Architect based on similar projects. The Architect does not guarantee the accuracy of these cost estimates. Bidding of the recommended work through qualified local contractors with a detailed set of repair drawings and specifications will provide more accurately the actual cost of the building repairs.



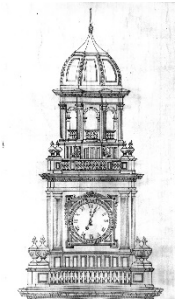
CUMBERLAND TOWN HALL – APS RESEARCH NOTES

DRAWINGS

“No Date” Set #1 – No Architect - [Original Drawing?](#)



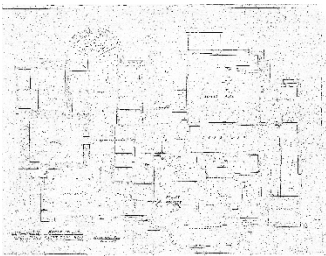
- West Elevation



- Two Close up Tower Drawings ([same view?](#)) -

“No Date” Set #3 – No Architect

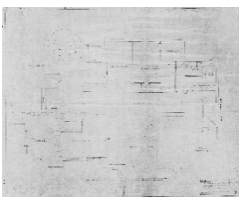
- [not sure what work was or was not done – electrical?](#)



- Basement Floor Plan

1941 Set – Jenks & Ballou Architects & Engineers, Providence Rhode Island

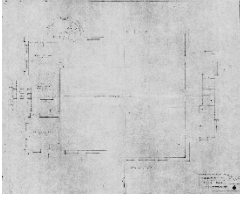
- [work appears **NOT** to have been performed?](#)



- First Floor Plan



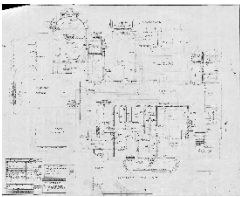
CUMBERLAND TOWN HALL – APS RESEARCH NOTES



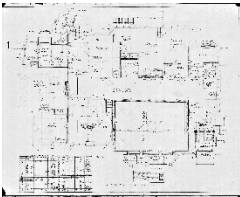
- Second Floor Plan
– partitioning off east end from Assembly Room & new stair to third floor added at main stair

1948 - "No Date" Set — Linwood A. Gardiner, Architect; Edward J. Hayden, Engineer Associates
(similar handprinting on last sheet in this category dates all in this set to 1948)

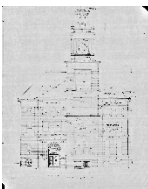
This work seems not to have been performed - or at least not all – is it a DRAFT set?



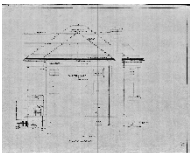
- Basement Floor Plan
– significant alterations to floor plan including removal of main stair to basement - not performed



- First Floor Plan
– significant alterations to floor plan including removal of south bay window - not performed



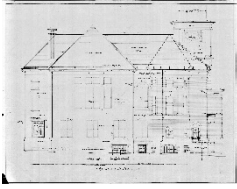
- Front (West) Elevation
-



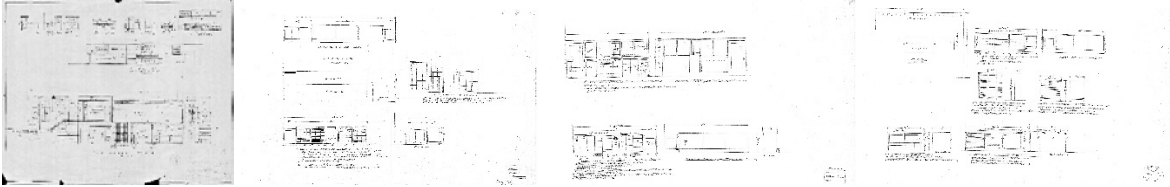
- East (Rear) Elevation
– calls for removal of south bay window and new asphalt roofing



CUMBERLAND TOWN HALL – APS RESEARCH NOTES



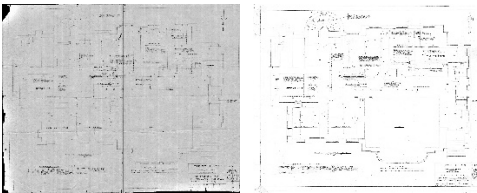
- South Elevation



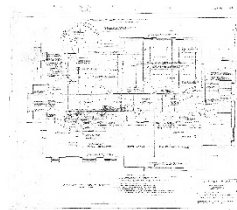
- Several Interior Elevations
 - one with date of 1948 – similar handprinting dates all in this set to 1948

1966 Set – Edward P. Denning & Associates, 174 Warren Avenue, East Providence, Rhode Island

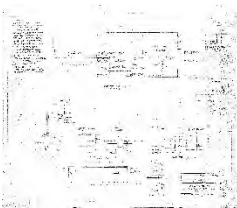
- Auditorium appears to have already been partitioned unless new walls are just printed very light?
- new “Royalcoat” Masonite on walls and some doors.
- Remove exist. Floor tile. Install new vinyl asbestos tile...oxychloride cement underlayment



- First Floor Plan



- Second Floor Plan



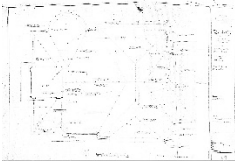
- Interior Elevations



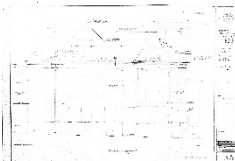
CUMBERLAND TOWN HALL – APS RESEARCH NOTES

1989 Set – Roof and Tower Renovations – Irving B. Hayes, 1 Park Row, Providence, RI

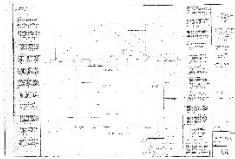
- Was this work performed? It would appear so. Framing around clock faces appears recent.
- Primarily work on wood elements at Tower. Flashing work, gutter relining, some new downspouts, and replace damaged/missing slates on roof.
- Tower work – replication of elements including “copper urns”
- Repairs to clock faces, hands, etc



- Roof Plan A-1



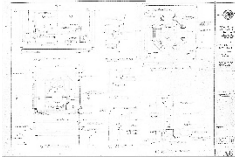
- North Elevation A-3



- East (rear) Elevation A-4



- South Elevation A-5



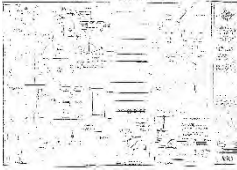
- Detail Sheet A-6 – Tower Woodwork Details, Tower Plans & Details [incl. section]



- Detail Sheet A-9 – [Tower] General Notes; Balustrade #1 Details

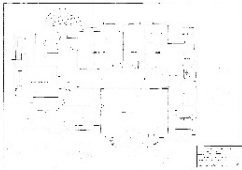


CUMBERLAND TOWN HALL – APS RESEARCH NOTES

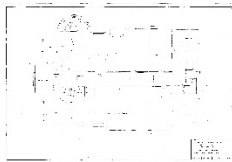


- Detail Sheet A-10 – [Tower] Entablature “A”; ALTERNATE #1 Balustrade #2 Details

1991 Set – Automatic Fire Sprinkler – James F. Lembo P.E., Town Engineer – Used for Emergency Exit Signage in Town Hall)



- First Floor Plan



- Second Floor Plan
- Basement Floor Plan

2008 Set – metroPCS – Cumberland Town Hall – Interior Build-Out

- Cover Sheet
- General Notes
- Roof and Equipment Room Layout Plans
- North Elevation
- Construction Details
- Structural Details
- Power riser Diagram Details and Notes
- Electrical Plan and Condenser Unit Detail
- Grounding Diagrams
- Grounding Details
- HVAC Details

CROSS REFERENCE BY FLOOR

First Floor

- 1941
- No Date – Identified as 1948
- 1966
- 1991



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

Second Floor

- 1941
- 1966
- 1991

Basement

- No Date – Identified as 1948
- No Date (Unique)

1964 - Specifications for the Alterations of the Cumberland Town Hall: (how much of this was done?)

June 1964

Edward J. Hayden, C.E. – 225 Morris Street – Cumberland

Five-page spec

- Vented type aluminum replacement windows by “WINCO”
– YES
- Wood doors replaced with aluminum doors on Broad Street and Mill Street entrances
– wood paneled doors currently
- Windows above these entrance doors to be replaced with paneling
– no panels currently
- All Ext millwork repaired and replaced to reasonably match existing, all woodwork to be painted

1966 – Specifications for Renovation to the Cumberland Town Hall, 45 Broad Street

[accompanying drawings – 1st and 2nd Floors]

December 1966

Edward J. Hayden, Town Administrator

Edward P. Denning & Associates, 174 Warren Avenue, East Providence, R.I.

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CUMBERLAND TOWN HALL – APS RESEARCH NOTES

- Oxychloride Cement Underlayment – under vinyl tiles.
 - Very detailed description
- Carpentry & Millwork
 - Royal Coat paneling by Masonite Corp. cemented to gypsum board on new walls. Glue directly on existing plaster walls, where possible.
- Resilient Flooring
 - 1 / 8 “ vinyl asbestos tile by – not specified? Stair treads covered with No. 200 R.C. Musson Heavy Duty safety rubber treads and filler pieces of stringer material at “winders”. Stringer material on all risers.
- Plastic Dome Skylights at Ceilings
 - Located on Plans – was this done?

NEWSPAPER ARTICLES

5-10-1985 – Aging dowager Town Hall was once a real beauty – The Evening Times

- 1894 December – *Pawtucket Times* - basement - six jail cells, guard room, commodious room for Wandering Willies
- 1895 - June – First Council meeting.
- Meeting room on south side of first floor – Clerk’s office in southwest corner.
- First Floor – center hallway – offices on north were: First room - treasurer, Second shared by sealer of weights and measures, overseer of the poor and janitor, third Board of Licensing Commission, Last (largest) School Committee.
- Hallways and offices have wainscoting finished with oil, walls were painted – “old gold” (original woodwork still in engineer’s office)
- “Upstairs was a huge hall, lighted by chandeliers, with a stage used for political caucuses, town meeting and later, school graduations, dances and parties.”
- “The 1895 council voted to reserve the second-floor hall for official town business and exclude social functions, reasoning the young men ‘would bespatter the floor with tobacco and would think it manly to bruise and batter the furniture with their shoes’.”
- Bell was added later – commission raised \$2,000 to add a bell.
- “Winding the clock and bell clapper weights ‘took a strong man 10 sweaty minutes’” – *Providence Journal*
- 1938 – “Merril D. Round clock physician of Lime Rock rekindled its movement after the hurricane”

2-12-1997 – Town Hall’s historic face uncovered – Valley Breeze – 2-pages

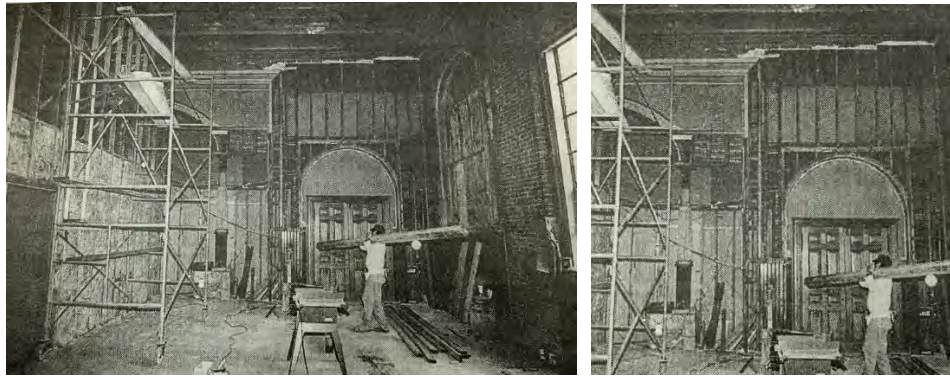
- Built by Dearborn Construction for \$40,800 in 1895
- 1988 – “\$1M grant to install an elevator and make major exterior renovations, including painting, refurbishing the tower and pointing the brick. A state historic restoration fund granted another \$100,000 for windows, but the money was lost when the referendum funding the grant was voided.”



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

- New mayor, Frank Gaschen – would like to see some improvements – open up Town Council chamber, reverse original wainscoting from other parts of the building to use in Council Chamber or simply strip the wall to brick, rip up carpet and refinish floor.
- Walter Ethier, town hall maintenance man - Town workers could accomplish work.
- Work was halted when state historic architect promised to make suggestions – project on hold.

3-5-1997 – Photo of “restoration” of Council Chamber – Valley Breeze



3-7-1997 – Uncovering History at Town Hall – In layers, the past presents itself – PJB – 2-pages

- Building originally referred to as the “Town House” – Auditorium referred to as “Town Hall”
- Architect also designed Warren and Warwick Town Halls
- “The room featured a giant crystal chandelier swinging from a cavernous plaster ceiling with green-blue trim.” – Edward Szpila
- Chandelier put into storage sometime in the 1950s when hall was subdivided into offices and council chambers.....stage with twin columns and gilded cornices supporting a proscenium arch ... mostly chopped away and then covered over.
- Population boom in 1950s – need for more room – paneling went up, ceilings dropped down – light and air became tacky and depressing – Gaschen
- History books – color of walls -gold, stenciling – brown.
- replace aluminum windows and horizontal panes with new sashes to match the original ones.”
- ...mayor also wants to open the third-floor offices at the front and rear of the building where for years tax records, zoning plans and everything else had been pitched and forgotten. That will require building a staircase leading into council chambers as a second point of entrance and egress in case of fire.”

3-19-1997 – Town Hall ‘spring cleaning’ yields ‘treasure’ for history buffs – Valley Breeze – 2-pages

- Major “Spring Cleaning” of Third Floor and Basement vault under Mayor Frank Gaschen
- Worked with State Archivist Gwenn Stearn
- Lester Hilton, former member of Board of Canvassers sorted through and organized the Basement Vault storage room under the west stair.
-



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

3-26-1997 – Who has town's beautiful old chandelier? – Valley Breeze

- Chandelier ... "taken down in [Town Administrator] Edward Heyden administration in the 1960s when auditorium was cut up for office space..."
- "Ed Szpila...served on Town Council in 1930s, remembers the chandelier as gold with decorative leaf and petal designs. It was about six or seven feet in diameter and "spiraled out like a carnation" "It was the kind you see in Newport"

9-24-1997 – A bit of the Leroy Theater lives on at Town Hall – Valley Breeze

- From Leroy Theater in Pawtucket
- Lights in Town Council Chamber
- Made for Majestic Theaters
- About five feet in diameter, stained glass in shades of yellow and cream with decorative lead and wrought iron.
- Also brass rail in front of Town Council meeting table
- Ornate mirror to be installed behind the council table
- Also salvaged theater seats
- Council Chamber ceiling was edged in turquoise color
- Cherry floor just refinished

12-8-2005 – Grants will provide facelift, restoration to Town Hall – Valley Breeze – 3-pages

- Homeland Security Administration and Rhode Island Historical Preservation and Heritage Commission are granting funds to Cumberland....New doors and some windows on Town Hall."
- Historical Commission \$29,280; Homeland Security - \$11,000; Town - \$4,000; Estimate for work - \$43,863.
- New doors both wooden and secure and block drafts
- "Currently the doors on CTH ... are aluminum substitutes that were an economical alternative in the mid-1900s but a far cry from the decorative wood on architect William Walker's 1894 design.
- "...replacements for half-moon windows that were decorative before practical-thinking, cash-strapped public servants replaced them with plywood and aluminum framing.
- Three-story, cross-gable, Colonial revival"
- By same architect – Warwick and Warren Town Halls, orig Valley Falls Fire Station, Berkeley Methodist Church
- "Rather than replace the existing doors with doors that are secure but not in character with our historic building, the Planning Department believes that it is in the town's best interest to restore these door to their original 1894 stature" – William DiLibero, director of Planning and Development

4-23-2009 – Town Hall tower houses technology from two eras – Valley Breeze – 2-pages

- Timepiece mechanism has not been wound in years and the bell at the top sits silent
- E. Howard & Company clock gears
- MetroPCS



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

- 10-foot tall decorative columns were replaced by the cell company with crafted Fiberglass pieces with imbedded antenna.
- Original columns...are on display now in the Town Council Chamber and along the first-floor hallway.
- ...Cumberland residents, who in 1894 spent \$40,800 to build Town Hall complete with clock and another \$384 on the 1,615-pound bell several years later..."
- MetroPCS paid Cumberland \$50,000 for right to install their equipment and continues to pay a \$1,500 a month rent
- Money went into a community and economic development fund.
- Ed Walker of the House of Clocks on Mendon Road says he was called in to repair the clock in the 1980s. He rebuilt the mechanism, keeping all the original parts, and says it works now except that there's no one winding it. The two weights it needs to operate, one at 800 pounds and one at 400 pounds, are made from old railroad ties, he says."
- Dan Lemois, town's technology director Checking on whether the bell can still be rung

9-15-2010 – Times moves on once again in Town Hall tower – Valley Breeze

- "...Four-sided clock atop Town Hall, sadly paralyzed for years, is working again thanks to the delft adjustment of local clock man Edward Walker and town employees"
- MetroPCS....picked up the repair tab on the clock as a way of compensating for the inconvenience created when it installed equipment there last year."
- Dan Lemois, town's computer technician
- Walker of the House of Clocks on Mendon Road rebuilt clock mechanism in 1980s returned last month to fix a cable and clear out debris.
- Hoisting two weights (800 and 400 lbs) takes 100 turns of a crank or about 15 minutes. Lemois and custodian Martinho Batista sharing the task every four days
- Lemois hoping to install an electronic winder and repair exterior lights

Cumberland Town Hall Historic District – National Register nomination - 2019

45 Broad Street and 16 Mill Street

Town Hall
3-story Colonial Revival style
Architect – William R. Walker & Son, architects
Built – 1894

16 Mill Street – former Valley Falls Post Office and Valley Falls Free Library, 2-story brick commercial building, built 1890 by Valley Falls Company.

Section 8, page 16:

The Blackstone River separated the two colonies until 1746, when a long-running boundary dispute was resolved by bringing 36 square miles of Attleborough into Rhode Island. This area was incorporated as the Town of Cumberland.

*Cumberland's first Town Meeting was held in February 1747
at the home of Joseph Brown, located on Cumberland Hill in the northwest part of town.*



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

Section 8, Page 17:

The Town Clerk stored municipal records in his own house, and Town Council meetings rotated amongst members' homes (these were common practices in Rhode Island at the time). Town meetings were likewise held in private residences, but as it was considered a great honor to host these gatherings, vying for the privilege eventually created some conflict amongst the townspeople. "In order to allay any further bitterness of feeling, it was finally agreed to put up the meeting at public auction: the honor went to the highest bidder, and thereby put an end to the continual disputes."

....Cumberland Hill reasonably became the seat of local government as well.¹⁷ But still, no building was constructed for this purpose: instead the Town Clerk rented office space in the village, and a local church with the seating capacity for large groups would host Town Meetings.

....Valley Falls was where Cumberland's earliest textile mills were built, and where the town's political, business, and cultural life were concentrated by the end of the 19th century.

Section 8, page 21:

In 1868, the seat of Cumberland's town government relocated to Valley Falls which, like Cumberland Hill, was far from the geographic middle of town, but had become its largest population and business center. The Town Clerk's office rented space in a privately-owned building, as it had previously done in Cumberland Hill, and a place to hold the annual Town Meeting was found as needed.

Section 6, page 22:

At the "Tax Payers" (Financial) Town Meeting of 1892, a committee was appointed "to select and purchase a site for a Town House;" and by early August of 1893 the Town Treasurer requested Council approval to spend \$5,000 to buy the designated site. As the Pawtucket Tribune reported:

The site for Cumberland's new Town House has been selected and all arrangements made for its purchase by the committee having the matter in charge. The land upon which the new building will sit belongs at present to the Valley Falls Company ...

The site selected is a very suitable one and will commend itself to the judgment of the taxpayers. The price agreed upon is understood to be a moderate one and the committee are of the opinion that they have made an exceptionally good bargain, although the details of it have not been made public as yet.

The land is situated at the corner of Mill and Broad Streets and upon a portion of it the old Town House now stands. There are besides the Town House two other buildings on the land, one occupied as a fish market ... and the other as a confectionery bazaar ... All of these buildings will be removed to other land belonging to the Valley Falls Company close by.

Section 8, page 23:

The Town of Cumberland acquired the lot at the northeast corner of Broad and Mill Streets from the Valley Falls Company, for \$5,000, on August 3, 1893.⁴³ Town Council records did not mention seeking proposals or executing a contract for architectural services, but at some point over the next eight months, the Town hired the architectural firm of William R. Walker & Son to design a new "Town House"



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

Some of these [urn finials on tower] have been replace with fiberglass replicas as stealth telecommunications antenna enclosures

Both the front and side pavilions have had ornate wood balustrades removed

FROM CUMBERLAND LIBRARY

1993 – KNOW YOUR TOWN - CUMBERLAND RHODE ISLAND – LEAGUE OF WOMEN VOTERS

1950 – CUMBERLAND – RHODE ISLAND – PROGRESS 1950



- “The building was erected in 1894 and was remodeled in 1948
- Town Clerk was located at 116 Dexter Street – not in Town Hall – or was this a temporary location during 1948 construction?
- Treasurer at 169 Dexter Street?



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

1998 – HISTORICAL AND ARCHITECTURAL RESOURCES OF CUMBERLAND, RHODE ISLAND

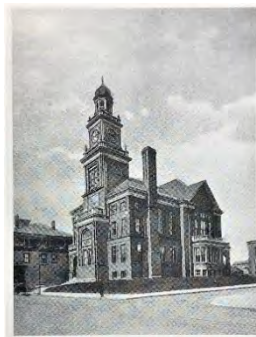
Rhode Island Historical Preservation Commission – Revised 1998

- “CUMBERLAND TOWN HALL (1894; William R. Walker & Son, architects): the three-story, cross-gable, Colonial Revival style, brick Town Hall has carved terra cotta decorative motifs in the gable ends; a central, wooden, three-tiered clock tower with cupola above the street façade; a roof cornice with modillions and a plain frieze; and a mix of rectangular and round-arch window openings. The front entrance is within a recessed porch. Ongoing rehabilitation plans include removal of twentieth-century replacement aluminum windows with horizontal panes and installation of new sash to match the original. This was Cumberland’s first building constructed specifically as a town hall and was built on land previously owned by the Valley Falls Company. The architectural firm William Walker & Son designed numerous public buildings in Rhode Island during this period.



1997/8 – CUMBERLAND BY THE BLACKSTONE

Donning Company Publishers, Virginia Beach, VA 23462



“The Cumberland Town Hall was built in 1894 in the village of Valley Falls on property overlooking the Blackstone River and near the city of Central Falls. Postcard circa 1900.

Pg 56 – “The Cumberland Town Hall was built in Valley Falls at the northeast corner of Broad and Mill Streets in 1894. Its construction ended the constant disputes of whose home would be the site of the town council meetings. The architectural firm of William R. Walker and Son designed the three-story, Colonial Revival style building located on land previously owned by the Valley Falls Company.....”



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

“The name Town Hall actually refers to the meeting room within the building called the Town House. However, it has been common practice to use it to represent the entire structure. Some portions of the Town Hall have been restored to its original condition. Works continues to expose the original brick wall, ornate banisters, and wooden wainscoting throughout the building. Much of the actual meeting room has been lost to prior subdivision for office space. However, restoration is continuing with the hopes of recreating some of the building’s original grandeur.”



pg 185

Pg 60 – “John Francis Clark, secretary of the firm [Blackstone Coal Mining Company] later became Cumberland town clerk for a period of sixteen years. Clark’s home [1882] is still standing on Broad Street in the shadow of the Cumberland Town Hall. It is an elaborate, two-and-one-half story Queen Anne style house at the corner of Broad and Titus Street.... The house is believed to have been designed by the same firm that designed the Cumberland Town Hall, William R. Walker and Son. Clark also held several other offices in town, including town treasurer, tax assessor, and superintendent of schools. He also served in the Rhode Island General Assembly from 1878 to 1884.”

Pg 186 – Cumberland Chronology – “1894: The Cumberland Town Hall is erected on Broad Street. This is the first Cumberland building constructed specifically as a town house, and it is built on land previously owned by the Valley Falls Company. (The name “Town Hall” refers to a meeting room inside the Town House, but it has since come to refer to the entire structure)”



PG 35

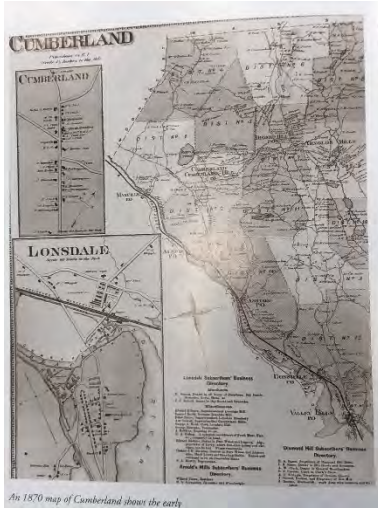
CUMBERLAND RHODE ISLAND – HISTORICAL STORY – THIRD EDITION - 1976

PG 13 – “At the present time, the principal localities or villages in Cumberland, beginning at the Central Falls City line are Valley Falls, Lonsdale, (New village), Upper Lonsdale, Monastery Heights, Berkeley, Ashton, Manville, Ballou District, Cumberland Hill, Diamond Hill, Arnold Mills, Abbott Run, and Grants Mills.

The present village of Valley Falls is the Cumberland portion of the original village of Valley Falls, which formerly included the adjacent portion of what is now the City of Central Falls and extended southerly from the Broad Street Bridge to about where Blackstone Street in Central Falls is now located. Originally not the most important part of the town, nor even in the early days rivaling some of the other localities;

CUMBERLAND TOWN HALL – APS RESEARCH NOTES

however, it gradually became the most prosperous and populous, and the seat of the town government, the Cumberland Town Hall, built in 1894, at the northeasterly corner of Broad and Mill Streets, containing the town offices.



1870 Map of Cumberland

2004 - BUILDINGS OF RHODE ISLAND – WILLIAM H. JORDY – OXFORD UNIVERSITY PRESS

PG – CU2 Cumberland Town Hall – 19=894, William Walker and Sons. 45 Broad St.

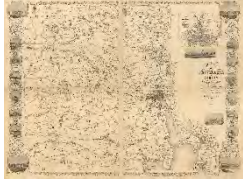
“The economic importance of Valley Falls and the weighting of the town’s population toward its southernmost point doubtless determined the location of the town hall a block north of the miss, even though a site farther removed from the geographical center of Cumberland could hardly be found. It is one of several town halls by William Walker and Sons, which managed to control a substantial portion of late-nineteenth-century civic commissions. This and Warwick City Hall most grandly epitomize the mix of Victorian flamboyance and neo-Colonial detail in the firm’s work of the 1890s – the result being a Victorian Dream of what “Colonial Revival” might be at a time when the revival was coming into vogue. The clock tower with cupola vaguely derives from that of Independence Hall in Philadelphia, a feature much adapted for civic buildings of the time because its ebullience and bulk appealed to Victorians groping their way toward the Colonial Revival. The assertive, even aggressive, Victorian quality of its Cumberland translation and the overblown scale of its windows within a very vertical mass are positive aspects of a building which fairly shouts its civic pride. Typical of the Walker’s civic work, too, is exuberant naturalistic terra-cotta relief, here seen in a stretched-out, wreath-centered lunette in a side gable. Although substantial refurbishing of the exterior at the end of the 1980s indicates a renewed sense of commitment to the building after a period of neglect, callous window alterations remain, and so does the thoroughly insensitive interior renovation.”



CUMBERLAND TOWN HALL – APS RESEARCH NOTES

MAPS

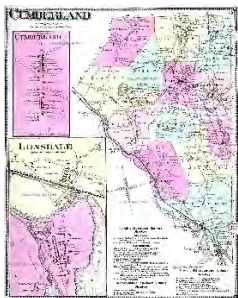
1851 MAP OF PROVIDENCE COUNTY RHODE ISLAND With Some of the Adjacent Towns from original surveys by H. F. (Henry Francis) Walling - Providence R.I. – LOC



SAME AS ABOVE - OLDMAPS.COM



1870 – MAP OF CUMBERLAND – PIEROTH.ORG



1870 – MAP OF VALLEY FALLS – PIEROTH.ORG





CUMBERLAND TOWN HALL – APS RESEARCH NOTES

1902 – SANBORN MAP - VALLEY FALLS – REPOSITORY.LIBRARY.BROWN.EDU

