
BEAUMONT MILL VILLAGE CHURCH GUIDELINES

This section is purely optional, but is included in the guidelines as a tool to assist when doing exterior renovations. Additional property(s) owned by the churches, used for other purposes than a sanctuary, must comply with the design guidelines.

This section pertains to the three existing churches located in the Beaumont Mill Village. The churches are located on Gentry Street and North Liberty Street. The church architecture is important to retain for the village because "in addition to renting houses, every mill provided all the necessities of work, subsistence, and leisure through a characteristic set of institutions - a company store, at least two churches, and an elementary school. The mill employed preachers and teachers...Even after leaving the mill, workers lived, shopped, studied, played, and worshiped in an environment created by the employer...Village churches continued the strong religious traditions workers brought with them, while preaching what sociologist Harriet Herring called "doctrines...acceptable...to a capitalistic employer - a gospel of work, of gratitude for present blessings, and of patience with economic and social maladjustment as temporal and outside the sphere of religious concern. Most workers supported conservative Protestant churches, Baptist and Methodist, in their villages even if they were members of other denominations. Church attendance was often used as the measure of a good worker and frequent pulpit exhortations against alcohol addressed a basic problem of industrial discipline."¹

The Beaumont Methodist Church, located at 687 N. Liberty Street was built in 1910. The 1914-1915 City Directory shows that the pastor was Rev WH Polk. The church has vinyl windows in it today and a brick façade. Siding has been added to the steeple tower. The general plan preferred by Methodist at the turn of the century like the cruciform plan and this is significant to this particular church. An addition to the rear of the building shows up on the 1953 Sanborn map.

Today what is known as the New Hope Full Gospel Church, located at 717 N. Liberty Street, was originally Beaumont Baptist Church. It was built around 1910. The windows, porch columns, and gable roof are important elements of this building. There is also an addition to this facility showing up on the 1953 Sanborn map.

The church located at 469 Gentry Street was originally known as the Roselane Presbyterian Church. It was built in 1949. This church has a brick façade. The windows, doors, porch covers and gable roof are all important architectural elements of this building.

Brick veneering and educational wing additions were made to the Baptist and Methodist Churches in 1949.

¹ Crawford, Margaret. Building the Workingman's Paradise, The Design of American Company Towns. New York: Verso, 1995.

469 Gentry Street c. 1949



467 Gentry Street c. 1965



Major Works

- New construction (outbuildings and garages included)
- Additions that are visible from the public right of way
- Front yard and corner lot Fencing
- Demolition or relocation (outbuildings and garages included)
- Door replacement
- Window removal & replacement
- Changes in Roof pitch and shape
- Chimney Demolition
- Painting unpainted masonry
- Roofing replacement with metal roof
- Porch infill

Minor Works

- General maintenance and repairs using identical materials, profiles, etc.
- Side and backyard fencing
- Retaining walls, driveways and parking
- Awning removal
- Roofing replacement with like materials
- Porch columns, handrails and guardrails
- Restoration of lost architectural details
- Gutter addition
- Replacement of previously removed door
- Storm Windows and Storm Doors
- Door replacement of previously replaced door



717 N. Liberty Street c. 1910's

Major Works

- New construction (outbuildings and garages included)
- Additions that are visible from the public right of way
- Front yard and corner lot Fencing
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- Window removal & replacement
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- Door replacement of previously replaced door



687 N. Liberty Street c. 1910

Major Works

- New construction (outbuildings and garages included)
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- Demolition or relocation (outbuildings and garages included)
- Door replacement
- Window removal & replacement
- Changes in Roof pitch and shape
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GUIDELINES FOR NEW CONSTRUCTION

See section 3.3

GUIDELINES FOR ADDITIONS

See section 3.4

GUIDELINES FOR SITE DEVELOPMENT FENCES, WALLS, DRIVEWAYS/PARKING & LANDSCAPING

See section 3.5

GUIDELINES FOR DEMOLITION OR RELOCATION

See section 3.6

GUIDELINES FOR ALTERATIONS AND/OR MAINTENANCE

3.7 This section will cover exterior elements visible from the public right of way. General care should be taken for each of these elements. Recommended upkeep and alteration guidelines are in the following section.

3.7.1 Doors (this is a major work)

A door is the gap that forms the entrance to the church. It protects us from the outside and welcomes friends to the church. A door can be extremely important to the overall character of the church.

Maintenance

Doors should be painted to keep the door looking fresh as well as to protect the materials of the door.

Configuration of new doors should be avoided.

Screen and storm doors shall not detract from the character of the church. They should be designed to be compatible with the original doors. (minor work)

Alteration

After looking at the options of replacing or repairing a door and it's deemed that the door is so deteriorated that it cannot be replaced, then a replacement is in order. The following should be considered:

- Applicants must provide photo documentation of the deteriorated condition.
- Replacement should be in the same configurations, material, size and lite pattern.



Typical religious door configurations.

3.7.2 Windows (this is a major work)

Windows are another significant character defining feature of the church.

Maintenance

Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window.

Always try to repair windows first.

- If the window is deteriorated beyond repair replace the window with like for like materials

Common maintenance items:

- Keep fresh paint on windows
- Repair broken glass

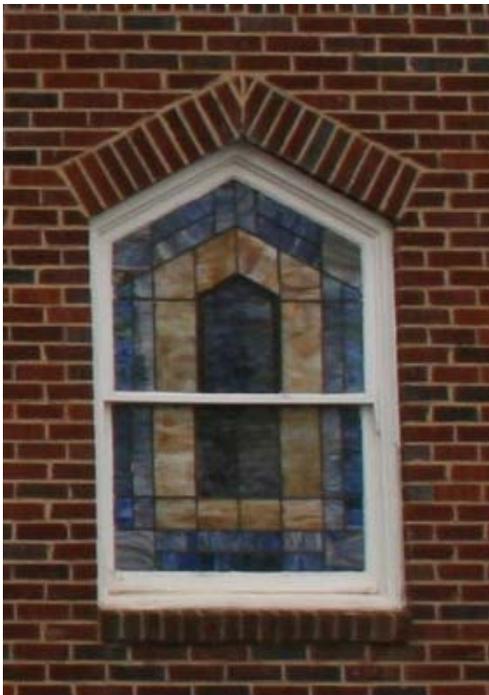
The additions of storm windows should be accomplished without compromising the original window appearance. (storm windows are a minor work)

Alteration

If it's determined that the windows are in such deteriorated condition that they must be replaced, you should select a new window with extreme care. Make sure the following details should be compatible when selecting a new window.

- Size of window
- Shape and size of sash
- Window pane size and configuration
- Muntin and Mullion profile shape
- Location of meeting rail

Wood and aluminum clad wood windows are the most appropriate replacement materials. Other window materials will be evaluated by the HARB.



3.7.4 Awnings (this is a minor work)

Awnings were added to many of the homes in Beaumont in the 1940's and 1950's. Therefore, those materials are considered to be historic to that time period and are a significant feature of those homes today. New awnings should not be added to a home where there isn't significant evidence that they existed.

Maintenance

Awnings should be kept clean and free of mold and mildew.

Alteration

If awnings are replaced they should:

- Follow the lines of the window opening
- Be angled or rectangular canvas awnings
- Should not obscure any significant detailing of the church

Awnings may be retained or removed if an owner wants to restore the church's original appearance.



This awning is acceptable as it has been installed on this property long enough to be a character defining element of the 1950s.

3.7.5 Roof Pitches and Roofing Materials

(including chimneys & dormers) (major work - chimney removal, dormer additions, changes in roof pitch) (minor work - like for like roofing replacement)

Roof pitches are a highly visible element of the Beaumont Mill Village. They will define a church's architectural style. In Beaumont, the common church roof types are gable roofs.

Maintenance

Existing rooftops with non-original materials may remain in its present condition.

Shingles should be maintained and repaired if missing or loose, rather than replaced.

Chimneys are important features as well. The brick on these should be maintained. They should not be covered with stucco or any other material. Chimneys that are no longer in use shall remain intact and uncovered.

Alteration

If the roofing will be replaced, the owner should replace the roofing with a material based on documentation or physical evidence.

Roof additions should be designed to be distinguished from the historic portion of the home. They should also not be easily seen from the public right-of-way.



3.7.7 Porches (porch enclosures are a major work; columns, handrails, guardrails are a minor work)

Porches are another important design feature on the church. This is the room between the exterior and interior of a space. They often have a lot of ornamental detailing such as post and columns, brackets and balustrades.

Maintenance

Since they are open to the elements, porches often require more maintenance to them than other areas of the home.

Porch steps should be checked regularly for any loose steps. These should be tightened.

Alteration

If the porch is determined to be rebuilt, it should have the same features and materials.

This practice of enclosing church porches is strongly discouraged.



These existing porches should be retained

3.7.8 Architectural Details (restoration of lost architectural details is a minor work)*

Architectural detailing is another significant character defining feature of the churches in Beaumont. They are items such as the brackets, shingles, moldings, decorative windows, and door trim.

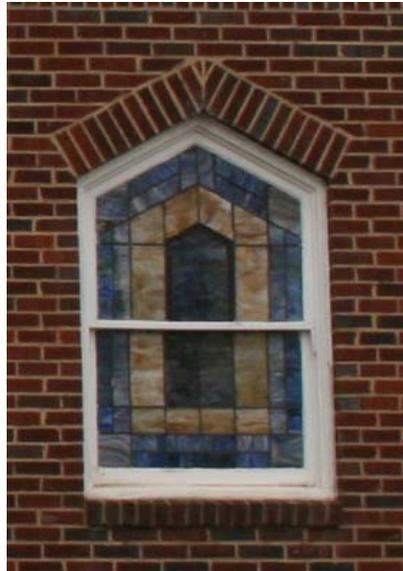
Maintenance

The details of the church shall be maintained. These elements should not be removed from the church. Repairing these items rather than replacing them is the best choice.

Alteration

Historic details of the church that have been lost or are beyond repair should be replaced with new materials that match the size, shape, color and texture of the original.

Photos or original plans will determine what type of architectural detailing was on the home.



Some examples of important character defining architectural details shown in these photos are brackets, porch columns, and window trim. Other types of architectural detailing could be but is not limited to porch railing, cornices, and door surrounds.

***Note:** Restoration of lost architectural details with non original materials is a major work.

3.7.9 Gutters (this is a minor work)

Gutters and downspouts are installed on churches to protect the house from potential water damage.

Maintenance

Gutters should be clean and free of debris so that they will continue to function properly.



Alteration

Gutter locations should maintain their original locations and appearance. The best locations are on the corners of the building or near porch supports to limit visual disruption.

Gutters should not be moved from their original locations.



The locations of these gutters are acceptable, both near a corner or a column.

3.7.10 Foundations (this is a major work)

The foundation provides support to the church. Foundations should be maintained as needed for these buildings

Maintenance

- ❖ Deteriorated mortar joints should be repointed using mortar that matches in color and material

Alteration

- ❖ Infill of pier foundations with stucco or other materials is not recommended. A wood lattice is most appropriate and should be placed behind the original piers. It should also allow for significant ventilation.
- ❖ Painting previously unpainted masonry
- ❖ Covering original foundation material with stucco is not appropriate
- ❖ Sand blasting or harsh high pressure water spray is not appropriate.