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# ARCHITECTURAL RESOURCES OF BEAUMONT MILL VILLAGE

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2.1 The Architectural Resources of the Beaumont Mill Village are residential and include single family homes, duplexes and three churches. The Village features a variety of house types. The houses were built between 1890 and 1942 and are of the National, Cape Cod Colonial Revival and Arts and Crafts Style.

The national style homes were inspired from American folk housing during the railroad expansion. There are six distinctive families of house shapes that dominated American folk building through the first half of the 20<sup>th</sup> century. After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England folk tradition, as did similar massed plans with an added extension known as gable-front-and-wing houses. Light framing techniques led to new folk forms which grew in popularity through the early decades of this century. These were generally massed-plan houses that were now relatively simple to construct because light wooden roof framing could easily be adapted to span two-room depths. Such houses, were of rectangular shape, normally had side-gabled roofs and are called massed-plan, side-gabled, folk houses. More nearly square plans typically had pyramidal roofs. (Reference page 88-101 in *A Field Guide to American Houses* by Virginia & Lee McAlester)

Colonial Revival homes were built between 1880 and 1955. There are nine principal subtypes of the Colonial Revival house. The homes in Beaumont are one story Cape Cod cottages, loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian or Adam inspired doorways. They were built most commonly in the 1920's and 1940's. . (Reference page 320-341 in *A Field Guide to American Houses* by Virginia & Lee McAlester)

The Arts and Crafts were built between 1905-1930. These homes were inspired primarily by the work of two California brothers, Charles Sumner and Henry Mather Greene. They worked together in Pasadena from 1893 to 1914. About 1903, they began to design simple Craftsman-type bungalows. The identifying Features of these types of houses are low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; exposed roof rafters; decorative (false) beams or braces commonly added under gables; porches, either full or partial width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor.) . (Reference page 452-463 in *A Field Guide to American Houses* by Virginia & Lee McAlester)

Period of Significance for the Beaumont Mill Village - 1890-1960

## 2.1.1 HOUSE TYPES

Houses are categorized by House Type, which is the basic form of the house. The type is determined by the following factors: floor plan, roof shape, location of doors, windows and chimneys, or the kind of porch on the house. In the village there are 15 major categories of houses. These major house types and their features are described in this section along with the address locations of each type house.

### House Type One - Saddlebag c. 1890-1910



#### CHARACTERISTICS OF THIS HOUSE

- Interior chimney
- Side gabled with long rear slope roof
- Shed or hipped porch (sometimes with gable)
- One or two front doors

519 Beaumont Avenue  
 527 Beaumont Avenue  
 533 Beaumont Avenue  
 435 Beaumont Avenue  
 792 Camp Street  
 642 Carla Street  
 643 Carla Street  
 650 Carla Street  
 651 Carla Street  
 658 Carla Street  
 659 Carla Street  
 424 Kingston Street  
 434 Kingston Street  
 440 Kingston Street  
 520 Kingston Street  
 521 Kingston Street  
 522 Kingston Street  
 529 Kingston Street

531 Kingston Street  
 538 Kingston Street  
 529 Kingston Street  
 542 Kingston Street  
 642 Maywood Street  
 650 Maywood Street  
 651 Maywood Street  
 654 Maywood Street  
 659 Maywood Street  
 681 Maywood Street  
 687 Maywood Street  
 693 Maywood Street  
 699 Maywood Street  
 709 Maywood Street  
 711 Maywood Street  
 717 Maywood Street  
 745 Maywood Street  
 436 N. Fairview Avenue

444 N. Fairview Avenue  
 445 N. Fairview Avenue  
 456 N. Fairview Avenue  
 466 N. Fairview Avenue  
 478 N. Fairview Avenue  
 486 N. Fairview Avenue  
 494 N. Fairview Avenue  
 524 N. Fairview Avenue  
 525 N. Fairview Avenue  
 534 N. Fairview Avenue  
 535 N. Fairview Avenue  
 542 N. Fairview Avenue  
 545 N. Fairview Avenue  
 551 N. Fairview Avenue  
 655 N. Liberty Street  
 656 N. Liberty Street  
 665 N. Liberty Street  
 670 N. Liberty Street

House Type One  
Continued  
728 N. Liberty Street  
758 N. Liberty Street  
675 Reynolds Street  
676 Reynolds Street  
705 Reynolds Street  
706 Reynolds Street

712 Reynolds Street  
716 Reynolds Street  
722 Reynolds Street  
728 Reynolds Street  
735 Reynolds Street  
528 Shirley Street  
646 Southern Street  
653 Southern Street

685 Southern Street  
686 Southern Street  
687 Southern Street  
689 Southern Street  
691 Southern Street  
692 Southern Street  
698 Southern Street  
704 Southern Street

### House Type Two - Hipped Cottage c. 1920



#### CHARACTERISTICS OF THIS HOUSE

Hipped roof  
Interior chimney  
Rectangle main block with four rooms  
Potentially character defining - awning

553 Beaumont Avenue  
735 Maywood Street  
749 Maywood Street  
710 Southern Street

711 Southern Street  
716 Southern Street  
717 Southern Street

### House Type Three - Pyramidal Cottage c. 1910



#### CHARACTERISTICS OF THIS HOUSE

Two interior chimneys  
Pyramidal roof  
Square main block with four rooms

102 Camp Street  
396 Kingston Street  
400 Kingston Street  
406 Kingston Street  
412 Kingston Street

418 Kingston Street  
662 N. Liberty Street  
711 N. Liberty Street  
801 N. Liberty Street  
520 Shirley Street

House Type Four - New South Cottage c. 1900



CHARACTERISTICS OF THIS HOUSE

- Main Block with hipped roof
- Front gabled projection
- Side gabled projection
- Entrance into central hallway

678 N. Liberty Street  
686 N. Liberty Street  
700 N. Liberty Street

706 N. Liberty Street  
716 N. Liberty Street  
477 Sloan Street

House Type Five - Front Gabled Bungalow c. 1910 -1917



CHARACTERISTICS OF THIS HOUSE

- Front Gabled Roof
- Low pitched roof with wide overhangs
- Rectangular shape with irregular floor plan
- Rails and pickets
- Rectilinear columns
- Shingle Siding

811 Isom Street  
727 N. Liberty Street  
737 N. Liberty Street  
741 N. Liberty Street  
747 N. Liberty Street  
753 N. Liberty Street  
759 N. Liberty Street  
775 N. Liberty Street

House Type Six - Gabled Ell-House c. 1890



CHARACTERISTICS OF THIS HOUSE

- Two story L-shaped main block
- Gabled front-facing wing
- Side gabled recessed wing
- Interior Chimney
- Bay window

740 N. Liberty Street

House Type Seven - American Four Square c. 1910



CHARACTERISTICS OF THIS HOUSE

- Two Story Main Block
- Symmetrical front facade
- Interior Chimney
- Hipped Roof
- Entrance into central hallway

767 N. Liberty Street

House Type Eight - I house c. 1890-1900



CHARACTERISTICS OF THIS HOUSE

- Main block two storied high and one room deep
- Hipped porch
- Interior chimney
- Rear shed rooms

559 Beaumont Avenue  
 641 Isom Street  
 645 Isom Street

681 Southern Street  
 683 Southern Street

House Type Nine - Front Gabled with Partial Recessed Porch c. 1930



CHARACTERISTICS OF THIS HOUSE

- Front-gabled roof
- Interior Chimney
- Partial porch - recessed under main roof

778 Camp Street  
 784 Camp Street  
 790 Camp Street  
 410 Gentry Street  
 411 Gentry Street  
 414 Gentry Street  
 420 Gentry Street  
 421 Gentry Street  
 425 Gentry Street  
 426 Gentry Street  
 427 Gentry Street  
 436 Gentry Street

437 Gentry Street  
 442 Gentry Street  
 443 Gentry Street  
 446 Gentry Street  
 447 Gentry Street  
 452 Gentry Street  
 453 Gentry Street  
 470 Gentry Street  
 476 Gentry Street  
 482 Gentry Street  
 472 Kingston Street  
 473 Kingston Street

476 Kingston Street  
 477 Kingston Street  
 481 Kingston Street  
 482 Kingston Street  
 686 Maywood Street  
 690 Maywood Street  
 696 Maywood Street  
 702 Maywood Street  
 706 Maywood Street  
 710 Maywood Street  
 716 Maywood Street  
 726 Maywood Street

HOUSE TYPE NINE  
CONTINUED

732 Maywood Street  
736 Maywood Street  
742 Maywood Street  
746 Maywood Street  
750 Maywood Street  
756 Maywood Street  
777 Maywood Street  
783 Maywood Street  
789 Maywood Street  
791 Maywood Street

475 N. Fairview Avenue  
481 N. Fairview Avenue  
485 N. Fairview Avenue  
489 N. Fairview Avenue  
783 N. Liberty Street  
789 N. Liberty Street  
795 N. Liberty Street  
411 Sloan Street  
415 Sloan Street  
421 Sloan Street  
427 Sloan Street  
437 Sloan Street

443 Sloan Street  
447 Sloan Street  
453 Sloan Street  
472 Sloan Street  
476 Sloan Street  
480 Sloan Street  
778 Southern Street  
779 Southern Street  
784 Southern Street  
785 Southern Street  
790 Southern Street  
791 Southern Street

House Type Ten - Extended Hall Parlor c. 1941



CHARACTERISTICS OF THIS HOUSE

Front-gabled roof  
Rectangular shape - two rooms wide and three rooms deep  
Interior or exterior side chimney  
Shed or front gable porch

99 Camp Street  
103 Camp Street  
107 Camp Street  
110 Camp Street  
111 Camp Street  
785 Camp Street  
793 Camp Street  
391 Gentry Street  
394 Gentry Street  
398 Gentry Street  
401 Gentry Street  
402 Gentry Street  
405 Gentry Street  
406 Gentry Street

409 Gentry Street  
462 Gentry Street  
725 Maywood Street  
741 Maywood Street  
753 Maywood Street  
102 Phifer Drive  
107 Phifer Drive  
115 Phifer Drive  
116 Phifer Drive  
122 Phifer Drive  
123 Phifer Drive  
128 Phifer Drive  
129 Phifer Drive  
131 Phifer Drive

136 Phifer Drive  
139 Phifer Drive  
147 Phifer Drive  
531 Shirley Street  
533 Shirley Street  
400 Sloan Street  
401 Sloan Street  
405 Sloan Street  
409 Sloan Street  
707 Southern Street  
712 Southern Street  
715 Southern Street  
718 Southern Street

House Type Eleven - Side Gabled Cottage c. 1942



CHARACTERISTICS OF THIS HOUSE

- Side gabled roof
- Exterior side or front chimney
- Gabled, hipped or shed porch

101 Camp Street  
108 Camp Street  
781 Camp Street  
393 Gentry Street  
399 Gentry Street  
486 Gentry Street  
813 Isom Street

750 N. Liberty Street  
762 N. Liberty Street  
766 N. Liberty Street  
782 N. Liberty Street  
106 Phifer Drive  
110 Phifer Drive  
120 Phifer Drive

140 Phifer Drive  
402 Sloan Street  
472 Sloan Street  
475 Sloan Street  
479 Sloan Street

House Type Twelve - Cross Gabled Cottage c. 1942



CHARACTERISTICS OF THIS HOUSE

- Cross Gabled roof
- Front Gabled Porch
- Exterior Side Chimney
- Partially recessed porch

793 Isom Street  
795 Isom Street  
643 Maywood Street  
778 Maywood Street  
695 N. Liberty Street

House Type Thirteen - Gable on Hip Cottage c. 1941



CHARACTERISTICS OF THIS HOUSE

- Hipped or gabled porch
- Gable on hip roof
- Exterior side chimney

397 Gentry Street  
 817 Isom Street  
 673 N. Liberty Street  
 103 Phifer Drive  
 104 Phifer Drive

108 Phifer Drive  
 117 Phifer Drive  
 118 Phifer Drive  
 124 Phifer Drive  
 125 Phifer Drive

127 Phifer Drive  
 134 Phifer Drive  
 135 Phifer Drive  
 143 Phifer Drive

House Type Fourteen - End Gable with Shed front Porch c. 1941



CHARACTERISTICS OF THIS HOUSE

- Side Gabled Roof
- Shed or hipped porch
- Central interior chimney
- One front door

100 Camp Street  
 104 Camp Street  
 105 Camp Street  
 106 Camp Street  
 774 N. Liberty Street  
 729 Maywood Street

399 Sloan Street  
 403 Sloan Street  
 407 Sloan Street  
 529 Shirley Street  
 708 Southern Street  
 709 Southern Street

713 Southern Street  
 714 Southern Street  
 719 Southern Street  
 720 Southern Street

House Type Fifteen - End Gable with Gable Front Porch c. 1941



CHARACTERISTICS OF THIS HOUSE

- Side Gabled Roof
- Gable Front porch
- Exterior and interior chimney
- Asbestos siding original exterior finish
- Shutters not original

109 Camp Street  
395 Gentry Street  
396 Gentry Street  
400 Gentry Street  
403 Gentry Street  
404 Gentry Street  
407 Gentry Street  
408 Gentry Street  
815 Isom Street  
819 Isom Street

760 N. Liberty Street  
100 Phifer Drive  
101 Phifer Drive  
105 Phifer Drive  
109 Phifer Drive  
112 Phifer Drive  
113 Phifer Drive  
114 Phifer Drive  
119 Phifer Drive  
121 Phifer Drive

126 Phifer Drive  
130 Phifer Drive  
132 Phifer Drive  
133 Phifer Drive  
137 Phifer Drive  
138 Phifer Drive  
145 Phifer Drive  
149 Phifer Drive

Churches

See Appendix C for Church Guidelines

467 Gentry Street  
469 Gentry Street  
687 N. Liberty Street  
717 N. Liberty Street

Outbuildings - Historic outbuildings should be retained. Beaumont Village has an unusually large number of historic coal sheds located in the mid-rear yard. These outbuildings should be preserved and retained.



Examples of existing coal sheds

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# PRESERVATION PRINCIPLES AND APPROACHES

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**2.2** This section will provide some of the most widely accepted and essential principles of historic preservation. An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Parks Service [www.nps.gov/history/hps/tps/briefs/presbhom.htm](http://www.nps.gov/history/hps/tps/briefs/presbhom.htm) and clicking on the online TPS Publication Catalog.

## 2.2.1 Basic Preservation Theory

Preservation is defined as protecting from danger or harm, keeping intact or unimpaired; maintained. Preserving buildings is taking the steps to retain a structure as it exists at the present time. Therefore, a property that has additions or alterations more than 50 years, could be considered significant and may merit preserving today. Building techniques and trends are evolving daily and they will affect what is considered to be historic today.

There are certain Criteria's that are looked at when determining basic preservation theories for a property. These are significant events happening at the property, and significant persons associated with the property and property integrity. Significant persons could represent a noteworthy architect or landscape architect or builder. Events could be a battle or a sit in that happened in the building. The property type, period and method of construction is also an important part of determining what is preservation worthy. If the building's integrity is gone, there may not be a reason to consider recognizing this building as historic. Features to look for are massing of the building and original windows, doors and other building materials that remain intact. All of these elements allow a building to be recognized as significant to its time period.

## 2.2.2 Planning a Preservation Project

From a preservation perspective, the most desirable use for a historic property is its original use. However, there are times that due to changes in economic conditions, zoning, and changes in modern life, this isn't feasible and it becomes necessary to altar a historic building. The following information will help property owners in making the right decision when planning changes to their historic properties.

Before a project starts, there are a number of decisions that need to be made. What is the property going to be used for? Will the property be restored to its original condition or rehabilitated for contemporary use? How can significant features of the building be preserved? What steps need to be taken?

Once these things are decided, look at the features of the building. If significant features of the building are in good condition, maintain them. If they are deteriorated, then repair to the original condition. If it is not feasible to repair, replace only the portion that is

beyond repair with one that is compatible in character to the original. If the feature is missing completely, reconstruct it from historic photos, or other evidence. If you have to make an addition to the building, be sure it is designed so that it minimizes the impact on the original features.

### 2.2.3 Basic Preservation Methods

When planning a preservation project, consider the following definitions:

**Maintaining** - Keeping a building in good working condition. Repairing features before noticeable deterioration. Property owners are encouraged to maintain their homes and this will not require a major Certificate of Appropriateness (COA) application. An application for minor Certificate of Appropriateness will be required.

**Stabilizing** - Making a building weather resistant and structurally safe. Covering the roof and windows, removing any overgrowth, or basic structural repairs would be examples of stabilizing a building. Many times this is called "mothballing" the building until a suitable use is found or money is available to complete the project.

**Rehabilitation** - This involves repairs, alterations and changes to make a building usable as a compatible use, possibly from commercial to residential or office space. When rehabilitating a building you want to be sensitive to the basic character and details of a building, but modernize it at the same time. Any alterations made to the property should be reversible so that the building can be restored to its original design should someone decide to do so.

**Restoration** - Returning a building to its original appearance during a specific time period. This process could involve removing later additions, replacing original elements that have previously been removed, and repair of damaged historic features of a building. One should have accurate documentation before beginning the restoration process.

**Reconstruction** - Reproducing, by new construction, the exact form and details of a building that has been destroyed.

## 2.2.4 The Secretary of the Interior's Standards for Rehabilitation

The following standards are considered to be the basis for preservation practices. Their intent is to assist preserving a property's significance thru preservation. These standards are listed as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, material. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.