

Valdosta Historic District Design Guidelines

Section B: Subarea I and Subarea II

*Residential Character, Rehabilitation, Site & Setting,
Additions and New Construction.*



Family Photograph, ca. 1870-1899

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low132

Valdosta Historic District Design Guidelines

Residential Character of Subarea I and Subarea II

Subarea I & Subarea II correspond to the residential neighborhoods of the Valdosta Historic District. The diversity of the district is reflected in the variety of houses, which have a wide range of sizes, styles and age. Understanding the existing historic building before undertaking a rehabilitation project or a new addition can help to ensure that any alterations are in keeping with the historic character of the property.



Monroe House at 303 Wells Street, ca. 1900

Photographed by D.S. Wilson

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low006

Architectural Styles and Types: Residential

Architectural Style and Types are used to understand the characteristics of a building and to classify that building with others that are similar. Type and Style refer to the two primary characteristics of a building: its interior floorplan and its exterior ornamentation.

Architectural Types

Architectural Type refers to the interior floor plan of a building. The arrangement and number of rooms determines the type of a building. Cottage and house are the most common type classification: typically a one-story residential building is a cottage and a two-story residential building is a house. A double-pile building is two rooms deep, while a single-pile building is only one room deep.

Architectural Styles

Architectural Style refers to the exterior ornamentation of a building. A “High Style” example will have the appropriate form and decoration of a style applied in a systematic pattern across the building. Other buildings can have elements of a style, meaning that some decorative details correlate to a specific style.

Residential Character

Architectural Types

Double Pen Cottage

A Double Pen Cottage is a simple housing type consisting of two side by side rooms that was common in Georgia in the late 19th century through the early 1930s. Double Pen Cottages were an economical and functional housing form that was constructed in both rural and urban settings throughout the state. Important characteristics of a Double Pen Cottage include:

- Two rooms of equal size, arranged side to side.
- Side-gabled roof.
- Chimney most commonly located at either one or both ends of the cottage.
- Two front doors on the main façade.
- Shed-roofed front porch, running the length of the front façade.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Double Pen Cottage on Clark Street in the Westside Neighborhood

Shotgun Cottage

A Shotgun Cottage is a distinctive housing type that was common in Georgia from the late 19th century through the early 20th century. Shotgun Cottages have a series of rooms, arranged front to back without an access hallway. Shotgun Cottages were most often built in urban environments, as a compact housing form that could easily fit on narrow urban lots. Important characteristics of a Shotgun Cottage include:

- Two to three rooms, arranged front to back without a hallway.
- Front-gabled roof most common, but hipped roofs also found on Shotgun Cottages.
- Chimneys most commonly located on the center ridgeline of the roof.
- Shed or front-gabled front porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Shotgun Cottages at the intersection of Canal Street and Third Avenue in the Westside Neighborhood

Architectural Types

Hall-Parlor Cottage

A Hall-Parlor Cottage is an important historic housing type that can be found across Georgia in both rural and urban environments. A Hall-Parlor Cottage has two unequally sized rooms, arranged side to side. Most existing Hall-Parlor Cottages date from the mid-19th through the early 20th centuries. Important characteristics of a Hall-Parlor Cottage include:

- Two unequally sized rooms, arranged side to side.
- Side-gabled roof.
- Asymmetrical front entrance.
- Exterior end chimney.
- Full-length, shed-roofed front porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Hall-Parlor Cottage at 708 Magnolia Street in the Westside Neighborhood.

Saddlebag Cottage

The Saddlebag Cottage is an important historic housing type that can be found across Georgia in both rural and urban environments. A Saddlebag Cottage has two rooms, usually equally sized, with a central chimney. Most existing Saddlebag Cottages date from the mid-19th through the early 20th centuries. Important characteristics of a Saddlebag Cottage include:

- Two rooms, arranged side-to side.
- Central Chimney.
- One or two front entrances.
- Side-gabled roof.
- Front porch is most often a shed-roofed full length porch.
- Sometimes includes elements of the Folk Victorian style.
- Found in Subarea II.



Saddlebag Cottage at 808 Johnson Street in the Westside neighborhood.

Residential Character

Architectural Types

Central Hallway Cottage

The Central Hallway Cottage is a common housing type in the Valdosta Historic District. Central Hallway Cottages have a single entrance into a hallway that provides access to a room on either side. Central Hallway Cottages were a popular housing type throughout Georgia from the early 19th century up through the early 20th century. Important characteristics of a Central Hallway Cottage include:

- Central hallway flanked by a single room on either side.
- Central Entrance.
- Chimneys most commonly located on one or both ends of the house.
- Shed or hipped roof, full-façade, front porch.
- Often includes elements of the Folk Victorian style.
- Most often found in Subarea II.



Central Hallway Cottage at 113 North Avenue.

Gabled Ell Cottage

The Gabled Ell Cottage is a T or L-shaped house that consists of two wings, attached at a right angle. Gabled Ell Cottages are also sometimes known as Gable Front-and-Wing Cottages. Common in both rural and urban environments, the Gabled Ell Cottage was common throughout the state from the late 19th century through the early 20th century. Important characteristics of a Gabled Ell cottage include:

- Two linear wings, attached at a right angle to form a T or L-shaped cottage.
- Gabled roofs.
- Shed or hipped-roof front porch.
- Exterior and interior chimneys common.
- Often includes elements of the Folk Victorian style.
- Most often found in Subarea II.



Gabled Ell Cottage on Sustella Avenue in the Brookhaven Neighborhood.

Architectural Types

Georgian Cottage

The Georgian Cottage is a double-pile cottage, consisting of a central hallway flanked by two rooms on either side. The building type was popular throughout Georgia from the 19th century through the 20th century. Important characteristics of the Georgian Cottage include:

- Central hallway flanked by two rooms on either side.
- Hipped or pyramid-shaped roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Georgian Cottage at 201 Adair Street in the North Patterson neighborhood.

Queen Anne Cottage

The Queen Anne Cottage is a double-pile cottage with a central block with projecting gables and an irregular floor plan without a central hallway. The building type was popular in both urban and rural areas from the 1880s through the beginning of the 20th century. Important characteristics of the Queen Anne Cottage include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Queen Anne Cottage at 519 Rogers Street in the Leila Ellis neighborhood.

Residential Character

Architectural Types

New South Cottage

Similar to the Queen Anne Cottage, the New South Cottage is also a double-pile cottage with a central block with projecting gables. The New South Cottage does have central hallway and a symmetrical arrangement of rooms. The building type was most popular in urban areas from the 1890s through the 1920s. Important characteristics of the New South Cottage include:

- Square central mass with projecting gables on the front and side.
- Symmetrically arranged interior floor plan with central hallway.
- Central entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



New South Cottage at 107 Ann Street in the North Patterson neighborhood.

Bungalow

The Bungalow is a long, low, rectangular residential building with an irregular floor plan. Bungalows were extremely popular throughout Georgia in the early to mid-20th century, in both rural and urban areas. Important characteristics of the bungalow include:

- Front or side-gabled roof types are most common.
- Wide, low-pitched gables.
- Long, low, rectangular form.
- Integral porches are common.
- Irregular interior floor plan.
- Most often constructed in the Craftsman style.
- Most often found in Subarea I.



Bungalow at 106 North Street in the North Patterson neighborhood.

Architectural Types

English Cottage

The English Cottage has a cross-gabled roof that barely projects from the front façade. The cottage has an irregular floor plan, and the rooms cluster around the small entrance vestibule. The English Cottage type was popular in suburban areas during the 1930s and 1940s. Important characteristics of the English Cottage include:

- Cross-gabled, steeply-pitched roof with minimal projection from front façade.
- Prominent chimney.
- Lack of a front porch but often includes a side porch.
- Irregular floor plan, clustered around the entrance vestibule.
- Almost always constructed in the English Vernacular Revival style.
- Found in Subarea I.



English Cottage in the North Patterson neighborhood.

American Small House

Despite its misnomer, the American Small House is compact, double-pile rectangular cottage with an irregular floor plan of four to six rooms. The American Small House was developed immediately after World War II as an economical and modern building type to fulfill the need for large quantities of new housing, and the building type remained popular through the mid 1950s. Important characteristics of the American Small House include:

- Compact, rectangular form containing four to six rooms in an irregular floor plan; wings sometimes added to side elevations.
- Medium-pitched roof and minimal eaves.
- No front porch.
- Application of decorative shutters, especially on front elevations.
- Use of modern materials, such as metal-framed windows, metal balustrades, and asbestos siding.
- Often includes elements of the Colonial Revival or English Vernacular Revival styles.
- Found in Subarea I.



American Small House at 213 Park Avenue in the Brookwood North neighborhood.

Residential Character

Architectural Types

Queen Anne House

The Queen Anne House is a two-story version of the Queen Anne cottage. The central, square block has projecting gables, no central hallway, and an irregular floor plan. Popular from the 1880s to the beginning of the 20th century, Queen Anne Houses were most often built in the residential neighborhoods of urban areas. Important characteristics of the Queen Anne House include:

- Square central mass with projecting gables on the front and side.
- Asymmetrically arranged interior floor plan with no central hallway.
- Asymmetrically placed front entrance.
- Hipped or pyramid-shaped roof.
- Interior chimneys are most common.
- Front porch or wraparound porch.
- Often built in the Folk Victorian or Queen Anne styles.
- Found in Subarea I and Subarea II.



Queen Anne House at 306 Webster Street in the Leila Ellis neighborhood.

Georgian House

The Georgian House, like the Georgian Cottage, is characterized by its symmetrical floor plan, with a central hallway flanked by two rooms on either side. The Georgian House has been popular throughout Georgia's history, from the early 19th century through the early 20th century. Important characteristics of the Georgian House include:

- Central hallway flanked by two rooms on either side on two floors.
- Hipped or gabled roof is the most common form.
- Usually has two interior chimneys.
- Front porch or wraparound porch.
- Often built in the Neoclassical Revival styles.
- Found in Subarea I.



Georgian House at 415 N. Ashley Street in the North Patterson neighborhood.

Architectural Styles

Queen Anne Style

The Queen Anne Style was the most popular style in Georgia during the late 19th century. The picturesque style drew upon historic English architecture for inspiration. Important characteristics of the Queen Anne Style include:

- Asymmetrical shape.
- Complex, steeply-pitched roof. A hipped roof with multiple gables, including a front-facing gable, is the most common form.
- Projecting bays and gables used to add interest to the wall surfaces.
- Patterned shingles and other changes add texture to wall surfaces.
- Multi-light upper sash windows and the use of stained glass in windows.
- Asymmetrical porches, often wrapping around two or more sides of the house.
- Use of decorative woodwork, including delicate porch spindles and brackets. Jigsawn or spindled woodwork is also often used in gable ends. Half-timbered woodwork may also be used in gable ends.
- Decorative brick work, including elaborate chimneys.
- Found in Subarea I.



Queen Anne Style House at 415 Adair Street in the North Patterson neighborhood.



Complex spindlework, multi-light upper sash, and textured wall surfaces.



Turned and jigsawn woodwork on the porch.

Residential Character

Architectural Styles

Folk Victorian Style

The Folk Victorian Style was extremely popular across Georgia during the late 19th century. The Folk Victorian style is essentially the application of Queen Anne stylistic details to simpler house forms. The Folk Victorian Style can include:

- Decorative spindlework or jigsawn woodwork applied to the porch.
- Decorative brackets may be used under the eaves.
- Patterned shingles or other details may be applied to gable ends.
- Intricate brick work may be used on the chimney or foundation.
- Decorative front-facing gables applied to a simpler house form.
- Found in Subarea I and Subarea II.



Folk Victorian Cottage on Adair Street in North Patterson neighborhood.

Neoclassical Revival Style

The Neoclassical Revival Style became popular in the early 20th century as a reaction against the picturesque Victorian styles that had dominated in the late 19th century. Although the style was largely derived from the earlier Greek Revival and Early Classic Revival styles, the Neoclassical Revival Style brought classical elements to residential architecture in new and interesting combinations. Features of the Neoclassical Revival Style include:

- Rectangular shape.
- Full-height front portico with classical columns.
- Symmetrical façade.
- Side porches and porte cocheres are common features.
- Elaborate entrance, including elements such as transoms, sidelights, fanlights, pilasters and columns.
- Low-pitched hipped roof, which may have a balustrade.
- Cornice detailed with dentils or modillions.
- Found in Subarea I.



Converse-Dalton-Ferrell House at 305 N. Patterson Street in the downtown area.

Architectural Styles

Craftsman Style

The Craftsman Style was the most popular style in Georgia during the early 20th century. Developed in California, the style drew from the English Arts and Crafts movement, as well as Japanese influences. The Craftsman Style was intended to be a modern form, breaking with the traditional use of historical styles in residential construction. Features of the Craftsman style include:

- Low-pitched roofs with widely overhanging eaves and exposed rafter tails.
- An overall horizontal feel.
- Prominent front porch.
- Porch columns are supported by squared or battered wood columns set on brick pedestals, usually extending to the ground.
- Decorative brackets in the gable ends.
- Windows often have a multi-light sash set over a single light sash.
- Most often found in Subarea I.



Craftsman bungalow at 202 Cranford Street in the Brookwood North neighborhood.

English Vernacular Revival Style

The English Vernacular Revival Style drew upon the tradition of medieval and vernacular house forms in England. Most commonly applied to English Cottage type buildings, the style was popular in residential neighborhoods during the 1920s and 1930s. Features of the English Vernacular Revival include:

- Steeply pitched gable roof.
- Half-timbering in the gable.
- Masonry veneer walls.
- Variety of materials, including stone.
- Massive chimney, prominently displayed.
- Tall, narrow casement windows, often grouped together.
- Use of round arches within porches and doorways.
- Found in Subarea I.



English Vernacular Revival style cottage in the North Patterson neighborhood.

Residential Character

Architectural Styles

Other Styles

The Valdosta Historic District also contains many houses that are examples of less common styles. During the early 20th century, house styles became more eclectic as builders and architects explored new forms and materials for modern buildings. These buildings have their own unique features that contribute to the variety and character of the historic district.



Bungalow with Spanish Mission style elements.



International style house designed by Lloyd Greer.

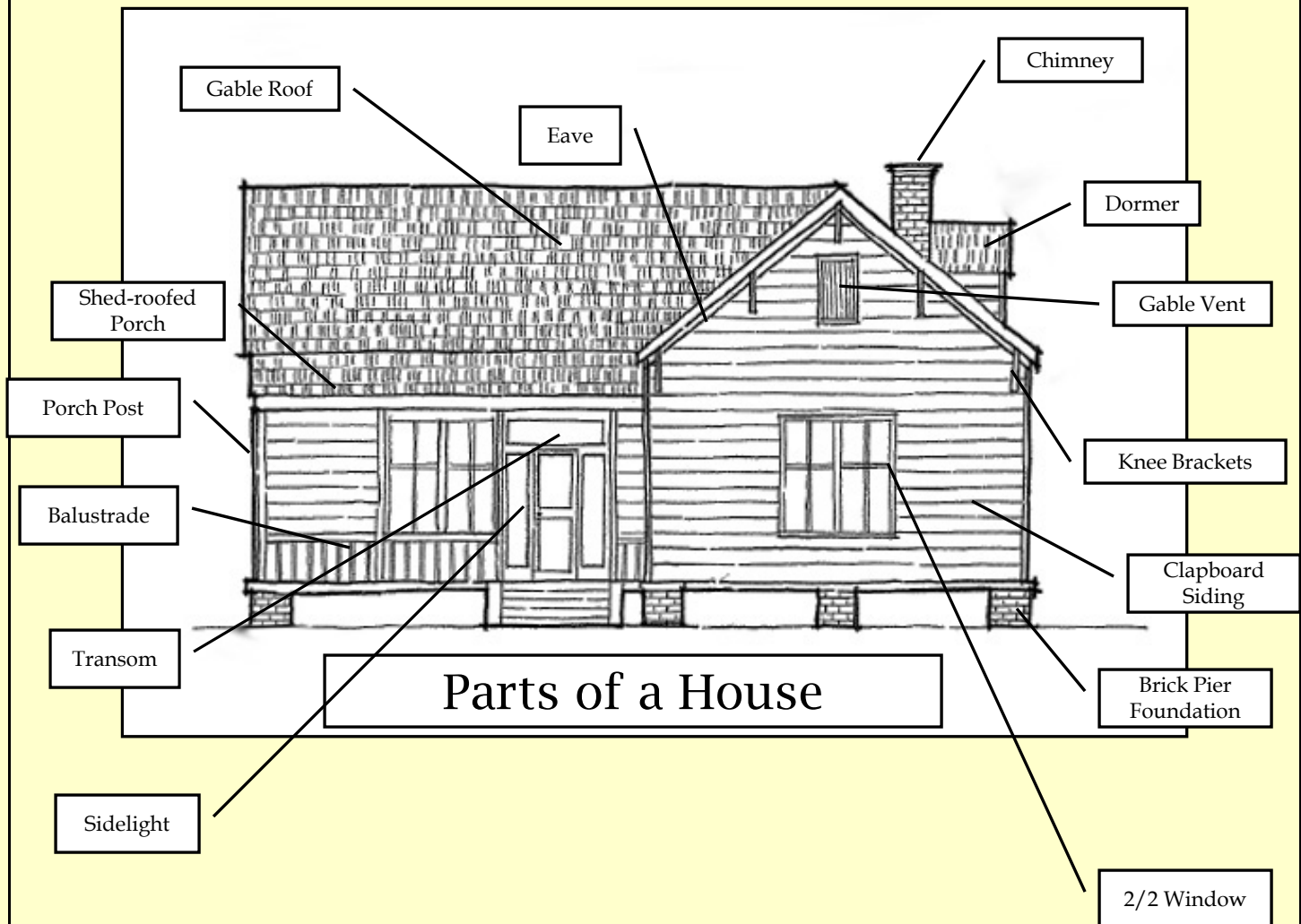


Spanish Eclectic/Expressionist Style Building constructed for the Georgia Realty Company in 1925.

Valdosta Historic District Design Guidelines

Residential Rehabilitation

According to the National Park Service, rehabilitation can be defined as the act or process of making possible a compatible use of a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural or architectural values.



Foundations

In Valdosta, most historic buildings have brick pier foundations that protected wooden buildings from ground moisture and allowed air to flow under the house. Continuous brick or concrete block foundations are found on more recently constructed buildings, and the infill of a historic pier foundation is a common alteration.

- Foundations that retain their historic configuration should be maintained in their existing form. Historic foundations should not be replaced.
- Crumbling mortar should be repointed with mortar joints that match the existing in color, texture, width, and profile.
- Unpainted masonry should remain unpainted. Painted masonry surfaces should remain painted.
- Historic foundation infill (more than 50 years old) should be maintained as part of the historic character of the foundation.
- If the replacement of foundation members is necessary, the new masonry units should match the original in color, size, shape, texture, and chemical composition.
- If supplementary foundation support is necessary, infill sections should be recessed behind the original pier foundation to reduce the visual impact. Brick is the preferred infill material within Subarea I. Painting or stuccoing concrete block infill will help to reduce the impact.
- Lattice panels, set between or behind the existing piers, may be used to screen the foundation. Lattice panels should be painted a dark color to reduce their visibility. Sheet metal or corrugated fiberglass are not appropriate screening materials.
- Masonry infill sections should include ventilation at regular intervals to avoid moisture and rot problems.
- See Preservation Briefs # 1,2, and 39 for maintenance and repair assistance (see Appendix B)



Appropriate use of lattice panel to screen foundation without covering brick piers.



Appropriate maintenance of historic brick latticework infill.



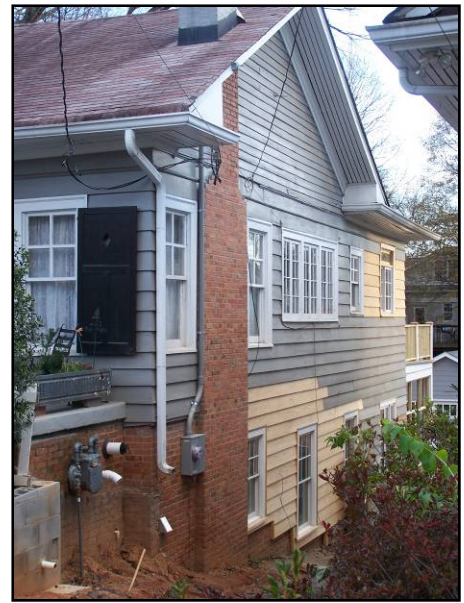
Appropriate maintenance of continuous brick foundation with decorative venting.

Residential Rehabilitation

Siding

Wood siding is the most common material for exterior walls in Valdosta. Maintaining wood siding and detailing is important to preserving the character of the Valdosta Historic District.

- Wood siding should be retained whenever possible.
- Damaged or deteriorated siding should be repaired or replaced in-kind.
- Replacement boards or sections of siding should match the original in size, style, shape, proportion and reveal.
- Repaired or replacement materials should be installed using similar construction methods as the historic siding.
- The cause of the damage or deterioration of siding, such as faulty gutters, should be identified and rectified.
- Small sections of siding, rather than an entire façade, can often be replaced.
- Decorative wooden features, such as shingles, cornices or brackets, should be maintained, and deteriorated features should be repaired or replaced in-kind. The minor replacement of deteriorated wood is preferred.
- Wood siding should not be covered with an alternative material, such as aluminum, vinyl, masonry veneer, or any other material.
- See Preservation Brief #10 for maintenance and repair assistance (see Appendix B).



Small sections and individual boards of deteriorated wood siding should be replaced, rather than an entire façade.



Covering a building in aluminum or vinyl siding results in a major loss of historic character.



Fiber Cement Siding (Hardieboard) may be used for substantial rehabilitation projects of a significantly deteriorated building in Subarea II.

Subarea II Consideration

- Fiber cement siding, commonly known as Hardieboard, is acceptable for use as a part of a major rehabilitation project of a deteriorated building in Subarea II. 6-inch fiber cement siding is more appropriate than 8-inch siding.

Masonry Walls

Masonry, most often in the form of brick, is another common exterior material within the Valdosta Historic District. Historic masonry, especially before 1920, differs in chemical composition from modern masonry and requires special attention.

- Masonry should be maintained and repaired.
- Crumbling mortar should be repointed using a historic mortar mix with a low content of Portland Cement in order to prevent damage to softer masonry materials.
- Repointed mortar joints should match the original in composition and appearance.
- Deteriorated masonry units should be repaired rather than replaced. If replacement is necessary, the replacement should match the original in color, size, shape, texture, and chemical composition.
- Replacement masonry should be worked into the existing masonry pattern to reduce the visual impact.
- Painted masonry surfaces should remain painted and unpainted surfaces should not be covered with any material.
- Masonry should be cleaned using the gentlest means possible. Sandblasting, pressure washing, or any other abrasive methods should not be used, as the masonry will be damaged.
- See Preservation Briefs #1, 2 and 39 for maintenance and repair assistance (see Appendix B).



Crumbling mortar should be repointed.



Inappropriately repointed masonry with incompatible mortar joints and mortar composition.



Damaged or deteriorated masonry should be replaced in-kind, rather than using another material.

Masonry should not be sandblasted, as such abrasive methods will cause deterioration.



Residential Rehabilitation

Porches

Porches are a key component of the historic residential buildings in Valdosta. Serving as outdoor rooms, porches have historically been the character-defining feature of a building as well as the center of social interaction.

- Existing porches should be maintained. Porches should be repaired rather than replaced.
- Front porches or readily visible side porches should not be enclosed with windows, glass, siding or masonry.
- Porches may be enclosed with recessed screens. Screens should be wood-framed and minimal framing should be used in order to preserve the open appearance of the porch.
- Historic porch elements and details should not be removed. Deteriorated features, such as columns, brackets, spindlework or balustrades, should be replaced in-kind.
- Metal, resin, fiberglass, or plastic replacements for porch elements are not appropriate. In limited situations, metal porch elements may be part of the historic design of a building.
- Historic porch floors should be maintained, repaired, and replaced in-kind if necessary. Wooden porch floors should not be replaced with masonry.
- Porch steps should be maintained, repaired, and replaced in-kind if necessary. Precast concrete, concrete block, and metal stairs are not appropriate replacements.
- The construction of porch balustrades and handrails are discouraged if they did not historically exist on the building, unless required for safety or access reasons.



Appropriately maintained porch support with decorative bracket.



Inappropriate enclosure of front porch with glass and vinyl siding.



Inappropriate addition of a balustrade where none historically existed in an incompatible style.

Porches

- No porches should be constructed on the front façade that did not historically exist. Side and rear decks or porches are permitted if they are not readily visible from the street. Roof decks are not appropriate.
- See Preservation Brief #10 for maintenance and repair assistance (see Appendix B).



Inappropriate use of a wooden balustrade on a Craftsman-style porch.



Appropriate enclosure of a porch with screening material in minimal wood framing.



Inappropriate enclosure of front porch with vinyl siding.



Inappropriate construction of a roof deck.

Residential Rehabilitation

Roofs

As roofs protect the entire building from the elements, roofs are often the most frequently changed material in a historic building. Maintaining existing roof shapes and materials is important to maintaining the character of the Valdosta Historic District.

- Historic roof shapes should be preserved. Roof replacement, repair or additions should not result in any change to the visible historic roof shape.
- Historic roofing material should be maintained, repaired, and replaced in-kind.
- Asphalt shingle roofs may be replaced as necessary. Rolled asphalt roofing is not appropriate and should be replaced with asphalt shingles.
- Metal roofs may be used to replace asphalt shingle roofs, if appropriate to the house type and/or style. Craftsman bungalows, English Vernacular Revival cottages, and American Small Houses should not be covered with metal roofs.
- Skylights, solar panels, roof decks, balconies, vents, and new dormers should not be placed on any readily visible roof elevation.
- Decorative features, such as finials or balustrades, should be maintained and repaired.
- See Preservation Brief #4 for maintenance and repair assistance (see Appendix B).



Standing-seam metal is an appropriate replacement material for asphalt shingle roofs for most houses within the historic district.



Historic roofing materials, such as these diamond-shaped asphalt shingles, should be retained, maintained, and replaced in-kind as needed.



Historic roofing materials, such as these metal shingles and standing-seam metal, should be retained, maintained, and replaced in-kind if required.



Inappropriate placement of a skylight on the front slope of the roof.

Chimneys

Chimneys served as the primary venting system for historic fireplaces and stoves that fulfilled the heating and cooking needs within residential buildings. Chimneys are an important and prominent architectural element of historic buildings.

- Historic chimneys should be retained and maintained.
- Historic chimneys should not be removed below the roof line.
- Decorative features, such as corbelled brickwork, should be retained and maintained.
- Repair and repointing of historic masonry should use a compatible mortar with a low content of Portland Cement in order to not damage softer historic masonry.
- Chimney caps should not damage or cover historic features and should have a compatible design.
- See Preservation Briefs #1 and 2 for maintenance and repair assistance (see Appendix B).



Inappropriate deterioration of a historic chimney.



Maintain and repair historic chimneys and their decorative features, such as corbelled brickwork.



Appropriate new chimney cap using compatible materials and design.



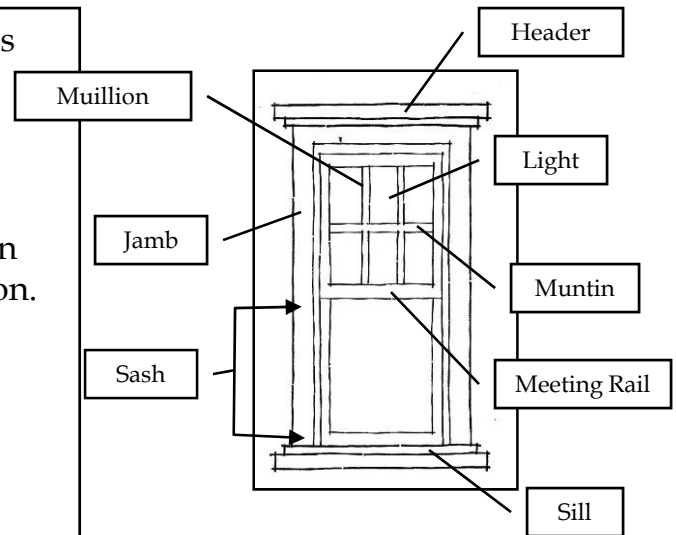
Historic chimney caps should be retained and maintained.

Residential Rehabilitation

Windows

The fenestration of a building is an important component of its character. The Valdosta Historic District contains a multitude of window types, styles, and sizes, and this variety reflects the historic development of Valdosta over time.

- Historic windows and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated windows should be repaired rather than replaced.
- Repair work should match the historic features in design, size, dimension, scale, material and location.
- The location, number, size, and style of historic windows should be retained.
- New windows should not be added to the front elevation or readily visible secondary facades.
- Flush or snap-in muntins are not appropriate for historic window openings. New or replacement windows should have wooden muntins that create a textured plane similar to the historic divided lights.
- Tinted, mirrored, or plastic glass is not appropriate for historic buildings.
- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows (see Window and Doors Accessories Section).
- See Preservation Briefs #3, 9, 10 and 13 for maintenance and repair assistance (see Appendix B).



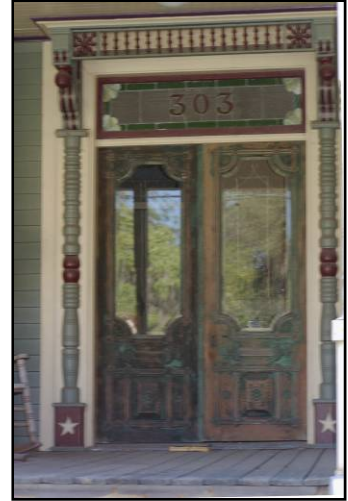
Historic windows should be retained and repaired (above) instead of replaced (below), as windows significantly contribute to the historic character of a building.



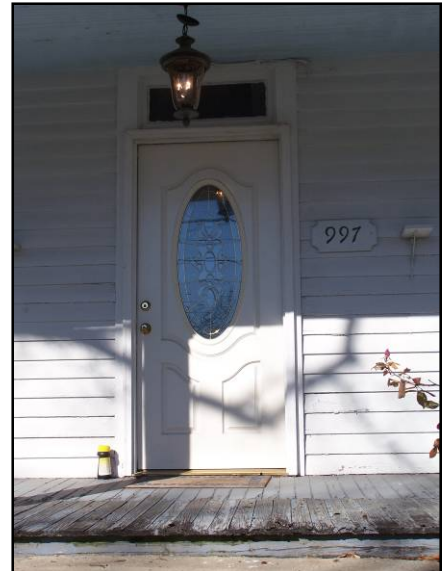
Entrances and Doors

In the Valdosta Historic District, residential entrances and doors range from the simple to the elaborate and reflect the changes in aesthetics and design over time. As the barrier between interior and exterior spaces, entrances and doors are significant features of a building's character.

- Historic doors and their surrounding features should be retained and repaired as needed.
- Damaged or deteriorated features should be replaced in-kind.
- If a replacement door or surrounding feature is required, the new door or surround should relate to the historic character and style of the house and should use a complementary design.
- Decorative features should be maintained and replaced in-kind.
- Glazing for the historic door, transoms, sidelights, or other features should be replaced in-kind.
- Tinted, mirrored, or plastic glazing is not appropriate for historic buildings.
- Historic door hardware is a significant feature that should be preserved.



Well-maintained decorative entrance at 303 Wells Street in the Fairview Historic District neighborhood.



Doors should not be replaced with incompatible styles.



Slab doors are usually not appropriate for the historic district.

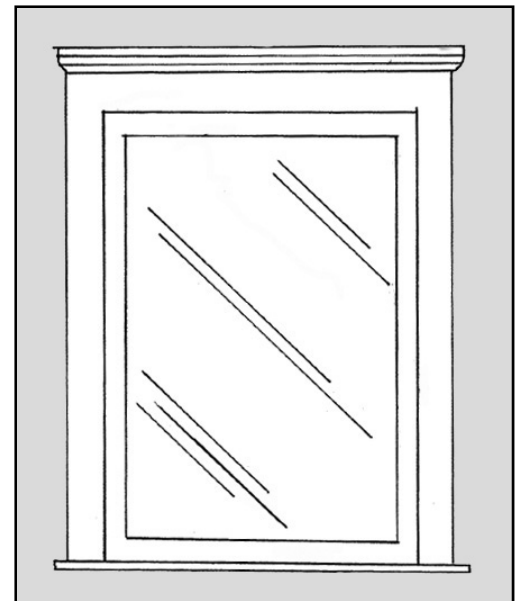
Residential Rehabilitation

Window and Door Accessories

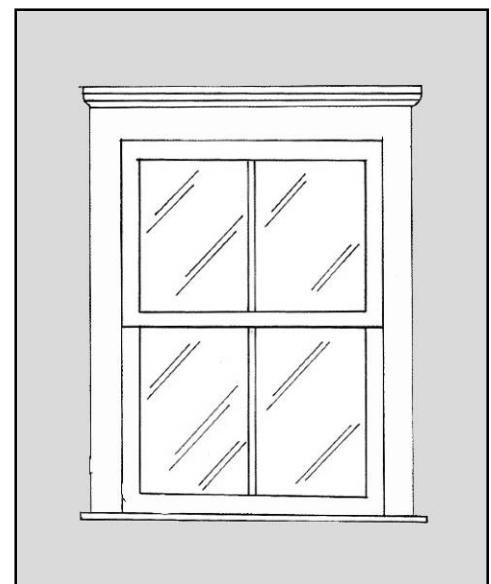
As highly functional elements of a building's use, windows and doors often include accessories, such as screens, to help them fulfill their purpose of both separating and providing access between the interior and exterior.

Window Accessories

- Installing or replacing weatherstripping is the recommended treatment to prevent air infiltration through windows.
- Storm or screen windows should be framed in wood, baked enamel, or anodized aluminum. Raw aluminum is not appropriate for historic windows.
- Storm or screen windows should either be full view or correlate with the meeting rail of the historic window.
- The addition of storm windows can be used to seal wood windows and improve thermal efficiency. Storm windows provide superior energy efficiency, often surpassing new windows.
- Avoid the use of metal bars over windows if possible.
- Shutters should not be applied to any building that would not have had shutters in the past.
- New shutters should be sized appropriately so that they would be able to cover the windows.
- See Preservation Brief #3 for more information (see Appendix B).



Storm windows should either be full-view (above) or have a meeting rail that correlates with the historic window (below).



Shutters should not be applied to any building that would not have historically included them.

Window and Door Accessories

Door Accessories

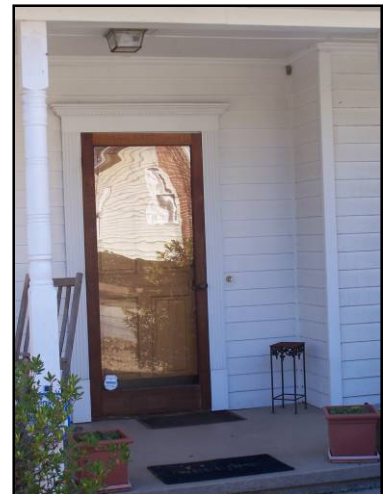
- Screen or storm doors should be framed in wood, baked enamel, or anodized aluminum. Framing should be painted to match the door on which it is placed.
- Full-view storm doors are the most appropriate for historic buildings. Screen doors are historic features, and a wider variety of styles are compatible.
- The use of metal security doors is not recommended.



Inappropriate raw aluminum storm door.

Awnings

- Awnings are sometimes used within the historic district to protect entrances from rain or to shade windows.
- Awnings should be canvas, vinyl-coated canvas or acrylic. Metal awnings may be appropriate on some residential buildings, dating from the mid-20th century.
- An awning should fit the opening that it is covering. Shed or arched awnings are appropriate for the historic district.
- See Preservation Brief # 44 for more assistance with awning maintenance and design (see Appendix B).



Appropriate full-view, wood-framed storm door.



Historic metal awnings should be maintained and preserved.

Inappropriate use of a canvas awning as a porch.



Residential Rehabilitation

Window and Door Accessories

Handicap Ramps

- Ramps and any other equipment required for handicap accessibility should be placed at a side or rear entrance. If impossible, care must be taken to ensure that the character of the historic building is maintained.
- Ramps or other equipment should be constructed of compatible materials, generally wood, that blend with the existing character of the building.
- Landscaping can be used to conceal or minimize handicap ramps or other necessary accessories.
- See Preservation Brief #32 for more assistance with handicap accessibility issues (see Appendix B).



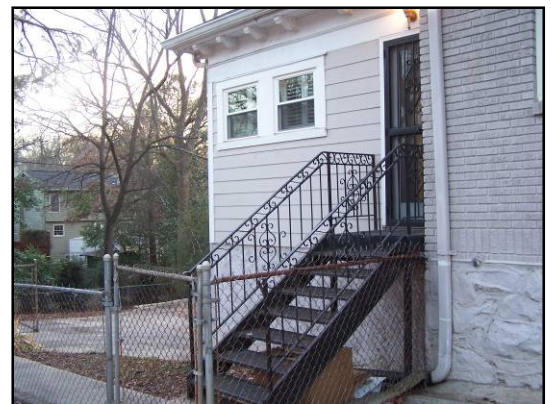
Inappropriate placement of handicap ramp on front elevation.



Appropriate placement of wood exterior stairs on the rear of a building.

Exterior Stairs

- Exterior stairs, sometimes required for access or safety in adaptively reused buildings, should be located to a rear or a side entrance that is not readily visible.
- Exterior stairs should be constructed of a compatible material, generally wood, that blends with the existing character of the building.
- Prefabricated metal stairs are not appropriate for the Valdosta Historic District.



Prefabricated metal stairs are not appropriate for the Valdosta Historic District.

Valdosta Historic District Design Guidelines

Residential Site & Setting



"The Crescent," 1902-1903

Photographer Unknown

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low051

Sidewalks and Streetscapes

Sidewalks and front walks are important elements of the streetscape that connect a building to the pedestrian and the overall streetscape. Maintaining elements of a historic streetscape preserves an important aspect of a neighborhood's character.

- Historic walkways and other historic materials within the streetscape should be preserved and maintained.
- New walkways are encouraged to use appropriate materials, such as brick, or hexagonal pavers to create a more historic and more permeable surface.
- New walkways should run to the street and the sidewalk, rather than be oriented towards a driveway. An additional walkway to the driveway is acceptable.
- New construction should include a walkway.
- Sidewalks should be maintained, and new construction should include a sidewalk of similar width and materials as nearby sidewalks or as delineated in the regulations of the zoning district.
- Existing historic curbing, such as the granite curbing on River Street, should be maintained and preserved. Any new construction or project that requires removal of historic curbing should reinstall the curbing after project completion.



Historic materials, such as the brick paving on Varnedoe Street, should be preserved and maintained.



New construction should include sidewalks of similar width and materials as nearby sidewalks.



Historic front walkways should be maintained and preserved.

Historic street markers should be maintained and preserved.



Residential Site & Setting

Driveways and Parking

Many historic buildings within the Valdosta Historic District were designed before the automobile became a common feature of the landscape. The addition of a driveway is a frequent alteration, and many driveways were constructed during the mid-20th century.

- If a historic driveway and parking area exists, it should be maintained and repaired.
- Parking should be located at the side or rear of a residential building. Parking in the front yard is not appropriate for the Valdosta Historic District.
- New driveways and parking areas associated with new construction should be placed to the side and rear of a building, respectively.
- Gravel or peastone are the preferred materials for driveways, as these materials are inexpensive, historically appropriate, and environmentally friendly. Concrete tracks are another driveway alternative that creates minimum intrusion and allows stormwater absorption. Poured concrete or asphalt may also be used for driveway construction.
- Parking areas should be screened through the use of hedges, shrubs or trees, or through the construction of a fence.



Appropriate driveway, located within the side yard, using permeable stone and sand surfacing.



Concrete tracks are another appropriate material for a new driveway.

Peastone is an appropriate material for a new driveway.



Parking areas should be located behind a residential building, not within the front yard.

Fences and Walls

Fences and walls have been historically used to separate public and private spaces in residential neighborhoods. The use and types of fence are often closely tied to the period of the building's construction.

- Historic fences should be preserved and maintained.
- Front yard fences should be constructed of wooden pickets or cast iron, as appropriate for the residence and location. Front yard fences may not exceed 4 feet in height.
- Front yard fences are discouraged for buildings that were constructed from c. 1920 to c. 1960, as these resources were designed to have open front yards.
- Rear fences and fences along non-visible secondary elevations can be constructed of alternate materials, such as wooden planks, brick, stucco or chain link, up to a height of 8 feet. Rear and secondary elevation fences should start behind the house.
- Vinyl-coating or natural vegetation can be used to improve the appearance of chain link fencing.
- Historic retaining walls should be retained and repaired.
- New retaining walls should be constructed of brick, constructed of concrete and faced with brick, or constructed of concrete and covered with stucco.



Retain historic fencing material



Front yard fences are inappropriate for early to mid-20th century resources and detract from the open streetscape.



Inappropriate fence styles should not be used in the Valdosta Historic District. Wooden pickets would be a more appropriate front yard fence.



Wood is an inappropriate material for a retaining wall.

Residential Site & Setting

Accessory Buildings and Recreational Structures

Accessory buildings, such as sheds, garages or carports, are often necessary to accommodate contemporary needs for historic properties.

- Historic outbuildings should be preserved and maintained.
- New accessory buildings are subject to design review by the Valdosta Historic Preservation Commission.
- New accessory buildings, such as sheds, should be placed to the rear of the residential building.
- Garages and carports should be located to the rear of the residential building.
- Attached garages or carports are not permitted on historic properties dating earlier than 1920.
- Just as residential new construction, new garages, carports, and sheds should be compatible in design and proportion to the existing historic structure. The accessory building or structure should be smaller than the historic building.
- Recreational structures, such as a swimming pool or tennis court, must be located at the rear of the property and screened from view. Swimming pools must be surrounded by a wall or fence at least 5 feet high.



Historic outbuildings within the Valdosta Historic District should be preserved and maintained.



Accessory buildings, such as sheds, should be located to the rear of the historic building.



Garages should not be attached to historic buildings & new accessory buildings should be smaller than the historic building.



Appropriate design for a new garage.

Mechanical Systems

Contemporary mechanical systems are key to a building's continued use, but these systems should be concealed from view as much as possible in order to preserve the historic character of the property.

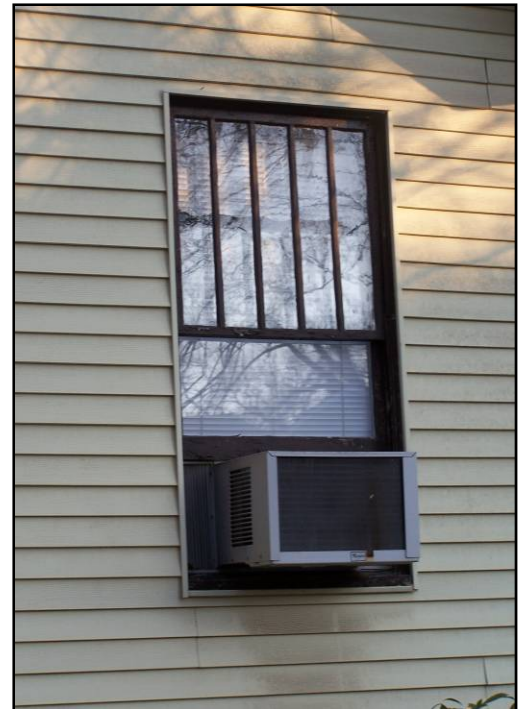
- Transformers, condensing units, and other modern mechanical equipment should be located at rear or secondary elevations.
- Mechanical equipment on a secondary elevation that is visible from the street should be screened with fencing or landscaping.
- Window-mounted air conditioning units should be installed on side or rear facades. Installation should not cause the removal, replacement, or damage to the window sash or surround.
- Roof-mounted mechanical systems should be located on the rear of the building.
- Satellite dishes should not be installed on front elevations, within front yards, or on visible side elevations.



Condensing units and other mechanical equipment should be located on secondary elevations and screened with landscaping.



Satellite dishes should not be installed on front or visible side elevations.



Window-mounted air-conditioning units should be installed on rear or side facades and should not cause the removal or damage of the window sash or surround.

Residential Site & Setting

Landscape Features and Plantings

The maintenance and use of historic plantings and other landscape features can greatly enhance the historic character of the district.

- Historic landscape features and plantings should be maintained.
- Plant materials should be kept away from building facades to prevent damage via moisture infiltration. Foundation plantings are not a historic feature of most buildings in the Valdosta Historic District because of the moisture problems they create.
- The planting of traditional and native plants is encouraged.
- For more information on landscape regulations, please see the Valdosta Tree and Landscape Ordinance.



Historic plantings should be maintained and preserved.



Traditional landscapes should be retained.



Foundation plantings are appropriate for mid-20th century buildings.

Most historic buildings should not include foundation plantings, which are inappropriate and speed rotting.



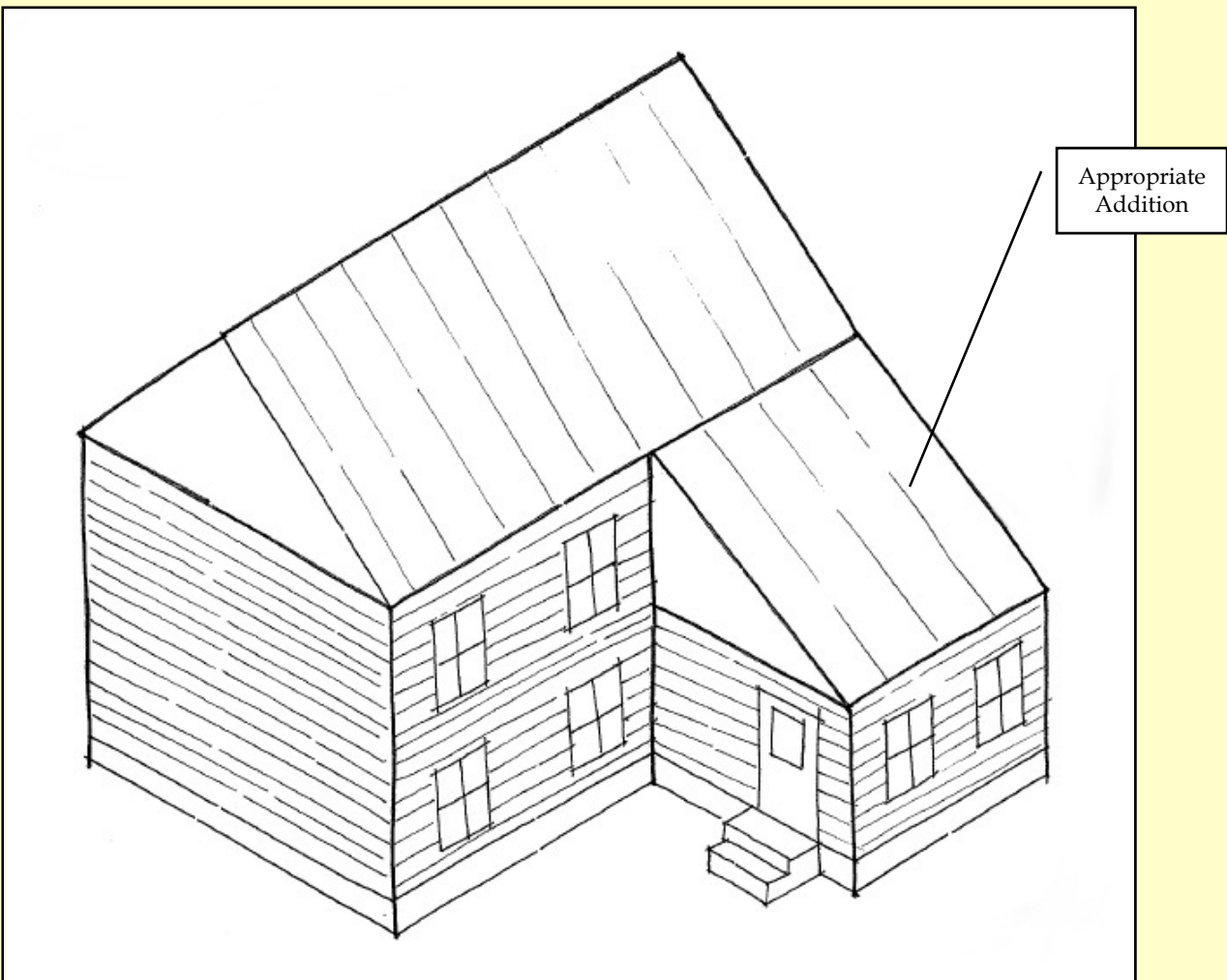
Valdosta Historic District Design Guidelines

Residential Additions

The Secretary of the Interior's Standards for Rehabilitation provide two main guidelines for new additions:

Standard #9- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10- New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Additions to Contributing Historic Buildings

Additions to historic residential buildings often become necessary to accommodate modern uses, contemporary interior aesthetics, and growing families. However, additions can be constructed to complement the existing historic building, rather than damage its historic character.

- The design of an addition should minimize the loss of historic materials and architectural elements from the existing building.
- Additions should not alter the historic character of the existing building.
- Additions should be placed to the rear of a building.
- The size and scale of an addition should be smaller than the existing building and should not obscure or overshadow the existing building or any of its significant features.
- Additions on front elevations, visible secondary elevations or roof tops are not appropriate for historic buildings.
- Additions should not alter the orientation of the existing building.
- Additions should be compatible to the existing building in design and materials, yet contemporary. Additions should be representative of their period of construction and not a copy of the existing building.
- Additions should be constructed of compatible materials. Fiber cement siding (i.e. Hardieboard) of a similar size, shape, and reveal as the existing wood siding is permitted for additions to a wood-sided building within Subarea II. Vinyl or aluminum siding is not appropriate. 6-inch fiber cement siding is usually more appropriate than 8-inch siding.
- Garages should not be attached to historic buildings.



Appropriate rear addition, using compatible materials and contemporary design, at 1804 Williams Street in the Brookwood North neighborhood.



Inappropriate side garage addition, with an incompatible height, size, design, setback, and location.



Inappropriate addition with incompatible height, design, and materials.

Valdosta Historic District Design Guidelines

Residential New Construction



Converse House (now demolished), ca. 1930

Blackburn's Studio, Valdosta

Courtesy Georgia Archives, Vanishing Georgia Collection, Image low111

New Construction

New construction within the Valdosta Historic District can contribute to the vitality of the area, but the design of new residential buildings must be sensitive to the historic fabric of the existing neighborhood to preserve the character and heritage of the Valdosta Historic District.

Placement: Setback, Rhythm and Orientation

- New construction should have a setback that is consistent with the setback of other contributing residential buildings on the same block.
- New construction should follow the pattern of buildings along the same block by maintaining the rhythm of buildings and sideyards.
- New construction should have a floor-to-ceiling height that is compatible with other residential buildings on the same block.
- New construction should have a raised foundation that is compatible with other foundation heights along the same block. Foundation heights should be at least one foot above grade. No building should be constructed at grade. No foundation should extend outside of the exterior wall.
- The main entrance of the new building should be oriented to the street façade.



New construction should maintain the existing rhythm of buildings, including their setbacks and sideyards.



Inappropriate (above) and appropriate (below) setbacks.



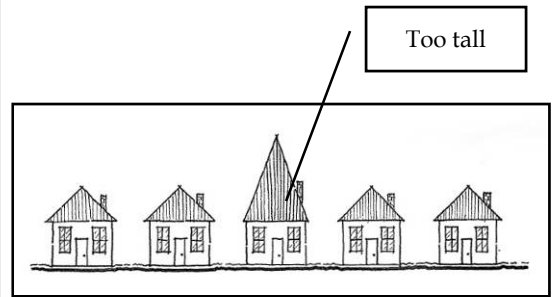
New construction with incompatible setback and foundation height.



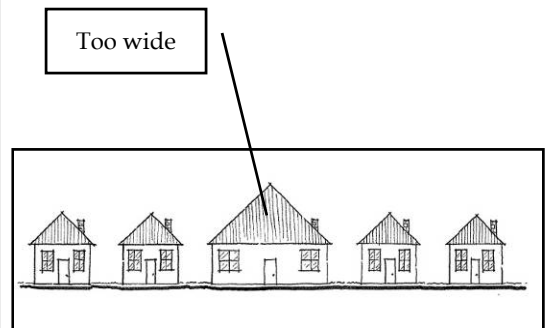
Residential New Construction

Scale and Proportion

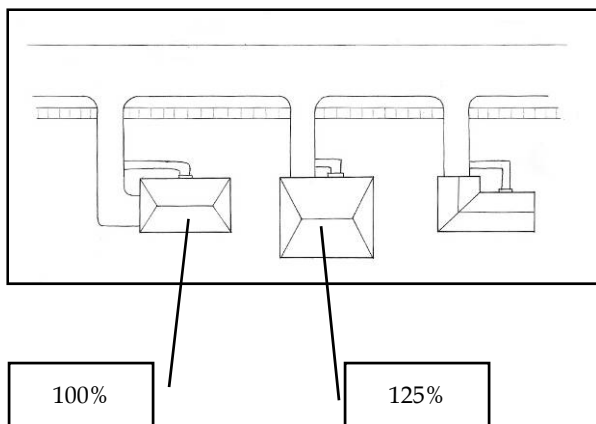
- New construction should have proportions that are compatible with other contributing buildings on the same block.
- New construction should be no less tall than the shortest contributing building on the same block, and building height should not exceed the tallest contributing building on the same block by more than 5 feet.
- The width of a new building should be compatible with the width and proportions of other contributing buildings on the same block.
- The proportions of a building should be appropriate to its design.
- The ground floor area should be compatible with the ground floor area of contributing historic buildings on the same block. New construction may not have a ground floor area that is larger than 125% of the contributing building on the same block having the largest ground floor area.



New construction should not exceed the height of the tallest contributing building by more than 5 feet.



The width of new construction should be compatible with the width of other contributing buildings on the same block.



New construction may not have a ground floor area larger than 125% of the largest building on the same block.



Inappropriate, out-of-scale new construction.

Residential New Construction

Design

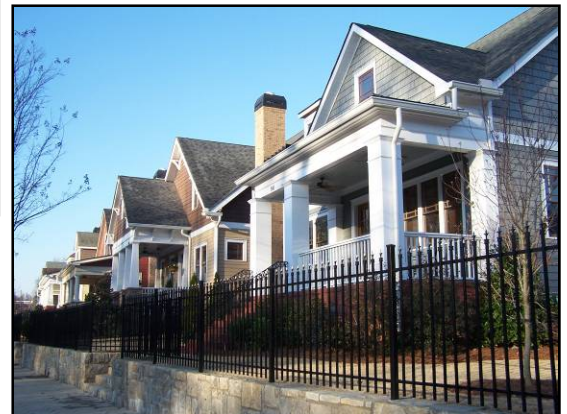
- Contributing buildings in the same neighborhood and block should be used as inspiration for the design of new construction. Creative compatibility, without historic reproduction, is encouraged.
- The main entrance of the new building should be oriented to the street façade.
- A porch should be included as part of the front elevation on most new construction. The porch should be appropriate to the design of the building.
- Porches should have a depth of at least six feet.
- A front porch is not required if the new construction derives its design inspiration from the English Vernacular Revival style or the American Small House.
- An attached garage may not be included as a part of the design. Garages should be located within accessory buildings.
- New construction should have a compatible roof form and slope to other contributing buildings on the same block.
- The placement and rhythm of door and window openings should be compatible with contributing historic buildings on the same block. Window and door openings should not exceed the height to width ratio of nearby buildings by more than 10%.
- Window and door designs should be compatible with contributing buildings on the same block.



A front porch is inappropriate for a building design inspired by the English Vernacular Revival style.



Incompatible new construction with an inappropriate design that fails to reference the character of the district.



New construction should look to contributing buildings for design inspiration.

Residential New Construction

Materials

- New construction should use materials compatible with the historic materials used on contributing buildings in the same area as the new construction.
- Clapboard is often the most appropriate exterior material for new construction, but fiber cement siding (Hardieboard) is an acceptable alternative. Vinyl or aluminum siding is not appropriate.
- Brick or stucco may be an appropriate exterior material if the new design is derived from a 20th century style, such as Spanish Colonial Revival. The exterior material should correlate to the design of the new building.
- New brick construction should be compatible with contributing historic buildings including factors such as mortar joint width and shape, brick size, color and texture.
- New stucco construction should use a cement and lime based mix. Synthetic stucco is not appropriate for the historic district.
- New foundations of concrete or concrete block should be faced with brick or covered with paint or stucco.
- Porches should be constructed of wood and brick. Stucco, metal, or other materials are only acceptable if the design of the new building is inspired by mid-20th century resources and if the location of the new building is compatible with these materials.
- Roofs should be constructed of asphalt shingles, clay tile, or metal.
- Windows should not have flush or pop-in muntins. New windows should have muntins that create a textured plane similar to historic divided lights. Wood sash windows are most appropriate within the Valdosta Historic District.



New construction using appropriate materials, including wood sash windows, fiber cement siding, and stone veneer.



Windows with flush or snap-in muntins are not appropriate for the Valdosta Historic District.



A new building should use materials that are compatible with the historic district.