

Bainbridge's in-town neighborhoods have a diverse stock of residential forms and significant architectural styles. This section is intended to set consistent design standards that maintain the traditional building forms within the historic residential district. These guidelines are not simply intended to limit homeowners' design options, but rather to help them better understand what makes their homes contributing assets to the district. The guidelines address how to treat unique building features that largely define the architectural character of dwellings in Bainbridge's traditional in-town neighborhoods. By following these guidelines, each and every home can be an individual statement while also contributing to the historic district as a whole (For historic district boundaries, see Figure 1.1, page A-5.)

Bainbridge's Traditional Residential Overview

In addition to being the traditional center of government and commerce for Decatur County, downtown Bainbridge is home to many historic residences. The street plan, radiating from the business center (Willis Park) out into the residential districts is a modified grid, generated by the subdivision of large privately held tracts of land in the 19th century. Some of the oldest homes are west of the commercial center, between the downtown and the river, and in the neighborhoods northwest of downtown between Calhoun and Water Streets, as well as closer to the railroad corridor. Here, one-story pyramid and gable-end cottages are the prevalent house form. 19th century "shotgun houses" (not in the local historic district at the time of this publication) surround the cemetery north of the railroad. Shotwell Street, the major east-west artery through the district, is the address for the larger residences of Bainbridge's historic district, including two- to three-story Victorian-styled Queen Anne and Georgian houses from the late 19th century, and Neoclassical-styled homes from the 1910s.

Residential growth continued to the north and south along West Street and east of Clay Street along Planter and Water Streets with frame pyramid cottages and bungalows as the prevalent house types. An example of historic infill housing includes Craftsman-era bungalows and Classical Revival styles of the 1910s through 1920s that were constructed on lots within the existing neighborhoods. Some minimal traditional-styled American Small Houses and Ranch forms are found on lots developed during the mid-20th century. Typically, homes in the district have front yards, low decorative fencing, sidewalks and live oaks planted along major and minor streets, creating a street rhythm commonly found in south Georgia cities.



(Above - left) The larger homes along Shotwell Street, just east of downtown, reflect the continued prosperity of the city. (Right) Grand homes are also found on the larger, remaining residential lots throughout the historic residential areas. While in varying states of repair, most retain highstyles of residential form and character.



(left) The northern portion of the Bainbridge local historic district (between the railroad corridor and the cemetery along unpaved sections of Back Street) contains small, hall-parlor and central-hall homes, possibly from the mid- to late-1800s. No "mill villages" are part of Bainbridge's Historic District. Working class homes, shotguns and gable-wing cottages are found north and east of the cemetery.



(Above) Cottage (left) and bungalow (right) forms make up the majority of the residential areas of the Bainbridge Historic District with varying proximity, size, and setting depending on the section of town. Most of the residential areas have sidewalks and mature trees, and land use is controlled with zoning.

Commercial areas of Bainbridge are zoned for multi-family (historic and in-fill) and there are few historic, apartment forms within the residential sections of the local historic district. An excellent, unique example to the district is an International Style apartment building at Evans and Hall St. shown here. Just gaining historic significance, this architectural style is worthy of protection.



D RESIDENTIAL DESIGN GUIDELINES

Chapter 7 BASICS OF TRADITIONAL RESIDENTIAL BUILDINGS

7.1. Residential Form vs. Style

While these guidelines are intended to guide the physical elements of each residential structure, two major definitions of how to “read” a building and determine its original intent must be made. The *form of buildings* and the *style* of their architectural details are two separate subjects, and each determines how buildings should be rehabilitated, restored or reconstructed today.

FORM: _____

A residential house *form* is largely defined in plan, according to the arrangement of its functional spaces and, sometimes, its social connotation (i.e. mill village, custom built or planned neighborhood). The form of a traditional residential single family home differs from that of a multi-family duplex, apartment or town home. When defining form, important factors include the overall shape, the number and sizes of openings, if it is (or intended to be) single or multi-family, and room layout (i.e. shotgun, central or side hall plans, as opposed to an “open” floor plan). Residential forms, as opposed to commercial, are also influenced by roof forms, the yard, porches, and possibly even attached or out-buildings. An example form description of a residential building might read:

“A single-story, gabled wing ‘L,’ cottage raised on a 4 foot high crawl-space foundation with a central hall, front parlor, 2 bedroom, 1 bath layout. Home is set on a 1/2 acre corner parcel lot with 5 foot side set back from sidewalk, 4 foot side set back with 14 foot separation from neighboring structure, and 16 foot front yard set back from the sidewalk; remaining land comprising of a back yard. The front facade of the gabled ‘L’ contains a shallow 3 part bay window with mansard roof and a covered front porch runs the remaining length of the front even with the ‘L’ facade projection.”

Predominant Residential Building Forms: In-Town Bainbridge

- Shotgun House (1-Story)
- Double Shotgun (Duplex 1-Story)
- Side Gabled Cottage (1 Story)
- Gabled Wing Cottage (“L” or “T”)
- Pyramid Cottage (1-Story)
- New South Cottage (1-Story)
- I-House (2-Story)
- Side Hallway Townhouse (2-Story)
- American Four Square (2-Story)
- “Saltbox” (1 & 2 Story)
- Bungalow (1 & 1-1/2 Story)
- English Cottage
- American Small House
- Post WWII Ranch
- Multi-family Apartment



Bainbridge, 2008

Home forms are often mis-interpreted by only considering style. A “craftsman” is not a house form. Rather a “Craftsman-styled Bungalow” (at left) is a more proper definition. A unique home (at right) along Monroe Street is also a bungalow form (porch and mass approximately same), with detailing that classifies as a “Mission-Revival-style.”

STYLE: _____

Building or architectural *style* is a matter of the intended choice of decorative embellishments and adornments that were associated with the high styles, pattern books, physical properties, materials and technologies of the period of construction. Different styles can overlap within the same time period and different styles may be applied to the same basic house forms. Architects and home owners selected the style that was most compatible with their preferences or the character of the neighborhood at that particular time.

Often, the original intended style is built into the fabric of the building with the choice of exterior cladding, the foundation material, proportions and arrangement of building elements, and the shape and arrangement of building openings. Style could be dictated by an overall, intrinsic neighborhood character, as in “early suburban” housing, generally post-World War II. However, style is also portrayed in the choice or necessity of certain window sash and glass divisions, door styles, applied artistic details and original features such as awnings, railings, light fixtures and hardware.

Significant Historic Building Styles: In-Town Bainbridge

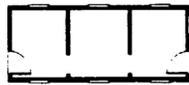
- Italianate Victorian
- Queen Anne Victorian
- Eastlake Victorian
- Greek Revival
- Gothic Revival
- Georgian Revival
- Folk Victorian
- Neoclassical Revival
- Arts and Crafts (Craftsman)
- Spanish “Mission” Revival
- Mediterranean Revival
- Prairie
- Minimal Traditional
- International
- Contemporary

7.2. Common Historic Residential Building Forms

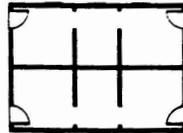
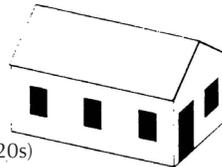
Bainbridge's residential historic district is rich in social and architectural history. Different sections of an in-town "ring" of residential blocks around the central business district are included within the Local Historic District (see Figure 1.1, page A-5) and have distinctions due to the time period of their development. Thus, there is a broad array of residential building forms that can be found (see Section A, Chapter 1.6. - Retaining a Sense of Place and Context). Major residential forms in the Bainbridge district are described here. The following residential building forms are grouped by

Shotgun Forms

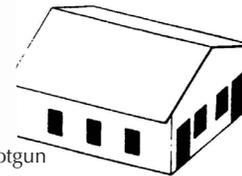
The Shotgun form is a one-story residential structure, one room wide with a side hall. Rooms are organized one in front of each other. This form can be an individual residence with a gable-end or hipped roof and also a duplex with a mirrored plan, called a double shotgun, under a pyramid or gabled end roof.



*Gable-end Single Shotgun (1870 - 1920s)

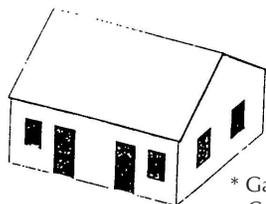


* Gable-ended Double Shotgun (Urban - 1870 - 1920s)

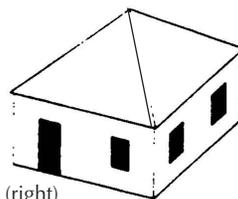
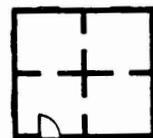


Basic Gable-End & Pyramid Cottage Forms

One of the simplest housing types constructed in early 20th century Georgia was a square main mass, typically with four principal rooms and no hallway. Roof form is either a side gable or, more commonly, a "Pyramid Cottage." The pyramid roof form is prevalent on homes built between 1910 and 1930. For wood framing, the pyramid is a strong roof structure. All four sides of the roof tied to the home, and rafters are joined at multiple angles, establishing more rigidity than a gable-end, single-ridge roof. Full length porches extended from the house mass are common.



* Gable-end (left) worker's cottage and Pyramid (right) Cottages - one story with four rooms (1890 - 1930)



their scale and identified primarily by their roof forms, number of stories, and the type of extensions. This summary of forms does not include every building type found in the district.

The images and basis for descriptions of residential forms are taken from the Georgia State Historic Preservation Office publication, *House Types in Georgia*, and a full PDF version can be found at:

www.gashpo.org/content/displaynavigation.asp?TopCategory=121

(Right) Not currently in the historic district, neighborhoods adjacent to the cemetery primarily include shotgun floor plan housing.



Bainbridge, 2008



(Above left) Very few gable-ended, shotgun floor-plan homes are in the historic district, but several are found around the cemetery, near the railroad and along the Calhoun Street corridor. Some of these may be the oldest homes in Bainbridge.



Bainbridge, 2008

Pyramid roof forms are common in the historic district. These are modest and mid-sized homes. A rare, unmodified pyramid cottage (Above) with full length front porch can be found on West Street.

* Images, regional dating, and basis for descriptions from Georgia State Historic Preservation Office publication, *House Types in Georgia*, with permission.

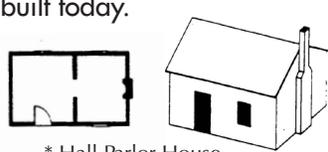
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Chapter 7 BASICS OF TRADITIONAL RESIDENTIAL BUILDINGS

7.2. Common Historic Residential Building Forms (continued)

Progression of Gable-End House Forms

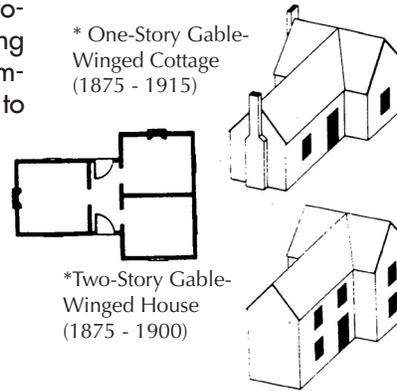
Gable-end forms have been constructed in Bainbridge since its settlement. Two room-wide and one room deep "Hall Parlor" or "Central Hallway" homes may still be found in Bainbridge's northwest neighborhoods and as accessory structures in the back of properties. The most basic residential house form has two gable ends to the roof. When a perpendicular wing is added on one side, the form can become a "Gable-Winged Cottage" in an "L" or a "T-plan." Interior rooms may be arranged in many ways. With the advent of balloon framing, more open floorplans could be achieved and two-story plans grew from "I-houses," "Georgians," and two-story Gable Wing homes (much like the vernacular farmhouse). Gable-end homes have accommodated multiple styles through the 19th and 20th centuries and continue to be built today.



* Hall Parlor House (1800 - 1930)



* Central Hallway House (1830 - 1930)



* One-Story Gable-Winged Cottage (1875 - 1915)

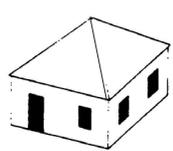
* Two-Story Gable-Winged House (1875 - 1900)



All images, Bainbridge, 2008

Progression of Pyramid House Forms

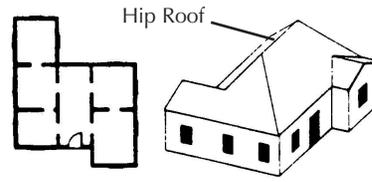
Greater roof area garnered from the basic pyramid form (see pg. D-3) progressed into variations of floor plans well into the 20th century. As the middle class grew, building technology refined and home goods were made more available, formal rooms for parlors, dining and attached kitchens on common one-story homes became prevalent. The basic mass of the home under the pyramid roof expanded with a variety of hall and room configurations. Gabled wings added or extended rooms to form the "Queen Anne Cottage," while rooms arranged around a central hall with a variety of gabled wings (even flanking pairs) form the "New South Cottage." Shallow pyramid roof forms with a ridge cap are known as a "hipped" roof allowing the basic pyramid form to become extended. The "American Foursquare" is a two story pyramid house form.



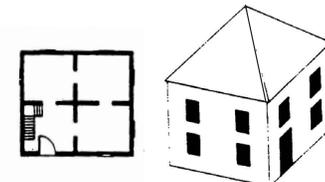
* Basic Pyramid Cottage (1890 - 1930s)



* "Queen Anne" Cottage and Two-Story Queen Anne House (1880 - 1900)



* "New South" Cottage (1890 - 1920s)



* American Foursquare (1915 - 1930)



Pyramid house forms make up a about half of the residential house forms in the district. Gabled wings (left) added to the front and side of a central house mass and pyramid roof form the "Queen Anne Cottage." This plan in a two-story form (right) is a "Queen Anne House."

All images, Bainbridge, 2008

7.2. Common Historic Residential Building Forms (continued)

Georgian Cottage & "Sand Hills Cottage"

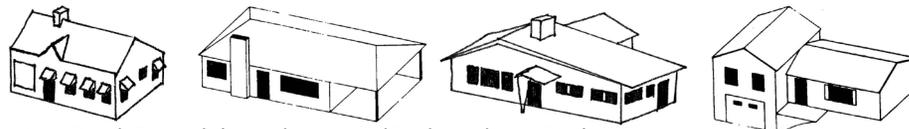
One of the most popular residential house forms in Georgia is the Georgian Cottage. There are some examples in the Bainbridge local historic district. Not named for the state, the Georgian Cottage is associated with 18th century English Georgian architecture and has a single-level floor plan consisting of a central hallway with two symmetrical rooms on either side. The house plan and exterior elements typically symmetrical. The roof can be hipped or gabled. Chimneys are usually in the interior of the house, between each pair of rooms. The Georgian House is a two-story version of the cottage, typically two rooms wide and two deep with central hallways. There are many examples of the Georgian House (hipped roof form) throughout the Bainbridge local historic district, with many displaying a variety of styles as a result of porch additions, porch wings and house extensions.

Bungalow

Often mistaken as a style, "Bungalow" is a house form with wide, low gable ends running the entire width of the front or depth of the side of the house. Differentiated by roof forms, there are four sub-types: front gable, side gable, hip, and cross gable. A true bungalow includes a full front porch, integrated under the roof eave or extended, with evenly spaced, wide (often battered) or grouped square pillars. Bungalows are usually one or one-and-a-half stories.

Ranch

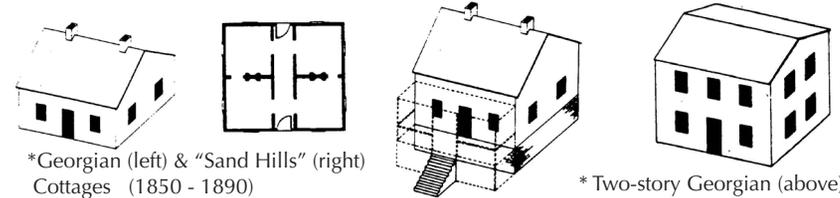
Early suburban planned neighborhoods made use of mass produced materials and repeated efficient floorplans which typically clustered bedrooms to one end of a single-level or split-level home. The ranch form is elongated by horizontal composition and low hipped or shallow gable-ended roofs. Early styles are refined traditional forms, and later styles have contemporary geometric or flat roofs. Controlled landscaping, built-in planters, and refined "less-is-more" details are common.



* Basic Ranch Forms (left to right) Minimal Traditional, Hip Roof w/ Carport, Contemporary w/ Geometric Roof, and Split-Level (1930s - 1980s)

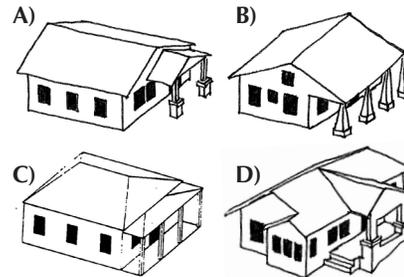


1-story Georgian Cottages (left) are not very common in Bainbridge historic neighborhoods. 2-story Georgian Houses are common and have many styles associated with them (right - the "Wainman-Gragg-Harris House" is a Georgian House with Neo-Classical styling and porches).



*Georgian (left) & "Sand Hills" (right) Cottages (1850 - 1890)

* Two-story Georgian (above) (1850-1860s, 1900-1930s)



* Bungalow Sub-Types: A) Front Gable, B) Side Gable, C) Hip, D) Cross-Gable (1900 - 1930s)



A front-"clipped gable," brick bungalow with wrap-around porch has cross-gable elements with upper story dormers and a side porte-cochere.



Post-WW II ranch forms are found on a few sub-divided lots within Bainbridge's in-town neighborhoods, such as this example at Independent and Water Streets (left). A planned community of American Small Houses is adjacent to the district to the southeast (right).

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Chapter 8 RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

8.1. Amenities

Entrances

Appropriate/Acceptable

- 8.1.1 Preserve (retain and restore rather than replace) any original entry, or replicate, if necessary, any residential entry (door configuration, i.e. recessed, flush or other).
- 8.1.2 Determine and retain or replicate, if necessary, the original entry ceiling height, door transoms, materials or placement of doors (right, left or center facing; single or double, etc.) original to the dwelling, and/or those changes to entrances that have gained historic significance over time.
- 8.1.3 Determine and retain or replicate, if necessary, the entry exterior floor (original hex tile, wood, cast iron sill plate, etc.) original to the home, and/or those changes to entry floors (terrazzo, artistic tile, mosaic, etc.) that have gained historic significance over time.

Doors

Appropriate/Acceptable

- 8.1.4 Preserve (retain, restore and maintain) any original entry doors.
- 8.1.5 Retain and repair (rather than replace) deteriorated door parts.
- 8.1.6 If replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials.
- 8.1.7 If the design of original doors cannot be determined using photographs or historic resources, order custom replacement residential doors. The appropriate style of door depends greatly on the style of the house, requiring research to determine what best fits the home or the neighborhood. If replacement doors have glazing, it should be proportionate to window glass. Wood is preferred, however there are good sources for metal doors with factory colors or wood grain finish, if the original doors do not exist. Rails and stiles should have deeper profiles.
- 8.1.8 Door hardware, if missing on original or on replacement doors, should be of the same architectural style as the home.
- 8.1.9 Retain later-period doors that may match significant new styling or architecturally significant upgrades to the aesthetics of the home.

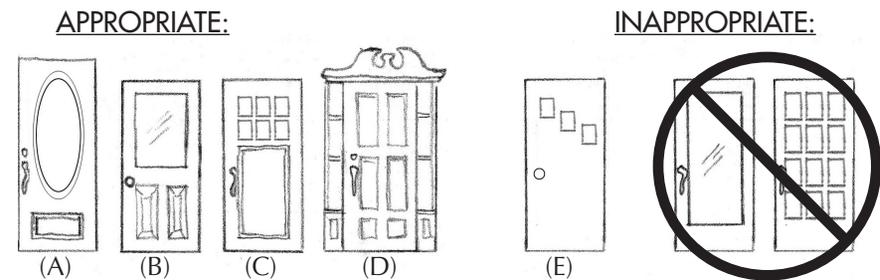
Entry configurations have as much to do with exterior architectural style and with the original intended form as with the interior layout. A grand entrance (Left) has built up trim, sidelights and cut glass into the Neo- Classical style, central entry hall of the "Steamboat House." A common entry door of a pyramid cottage (right) is of the same age. Both use transom windows.



Inappropriate/Not Acceptable

- 8.1.10 "French doors" (those containing full face of multiple divided glass panes) or full glass doors are too casual for a front entry door. (See Figure 8.1)
- 8.1.11 Solid wood doors with geometric or small glass insets are typically only appropriate for mid-20th century ranch or contemporary forms.
- 8.1.12 For multi-family or apartment structures, do not immediately remove doors simply because original historic doors do not comply with modern building codes. Georgia building code alternatives may allow for saving historic material (O.C.G.A. § 8-2-200 through 222, "The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings").

Fig. 8.1: Illustrated Examples of Traditional Residential Doors



Typical residential door examples for: (A) high-style Victorian, (B) folk Victorian, cottage, mill house, or late-19th century vernacular, (C) Craftsman-style, (D) Neo-Classical or classical revival with side lights and trim, and (E) mid-20th century (only appropriate on mid-20th century homes if evidence of similar door styles are in neighborhood). Other types of residential doors may also be appropriate.

8.1. Residential Amenities (continued)

Windows

Appropriate/Acceptable

- 8.1.13 Preserve (retain, restore and maintain) any original window material. Specifically this includes window glazing, profiled framing, or wood stops that secure the lights, as these items are designed for exposure to normal weathering and are intended to be periodically maintained.
- 8.1.14 Retain and repair (rather than replace) deteriorated window parts.
- 8.1.15 If replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials. Wood is preferred.
- 8.1.16 If sash weights and weight pockets still exist, these historic features should be retained, rebalanced or repaired. If these pockets are no longer used, insulate with fiberglass batting, which is reversible, as opposed to expanding-foam. Some historic windows have been retrofitted with aluminum compression channels rather than sash weights; assess the potential to restore the weights. Use chain, wire or natural rope that will not degrade to replace cords.
- 8.1.17 If the design of original window parts cannot be determined using photographs or historic resources, order custom replacement display windows. Sash, rails, stiles and mullions should be true-divided with deeper profiles. If other contemporary materials are used in the case of entirely missing original windows, surfaces must be paintable.
- 8.1.18 Assess the mechanics of each window and repair as needed. Window hardware, if missing on original windows, should be of the same architectural form and style as the window units.
- 8.1.19 Use of exterior storm windows, or interior magnetic snap-in storms with screens, is acceptable.
- 8.1.20 There are certain styles of homes in the Art Deco, Art Moderne or Contemporary periods (1920s, 30s, 50s, respectively) for which metal casement or jalousie windows with painted steel or anodized finishes were used. These have thin mullions with sleek profiles. Retain metal windows if they are original.
- 8.1.21 Shutters must be operable and sized so that if closed they will appropriately cover the window opening and meet in the middle. Some mid-20th century home styles used fixed shutters as decoration.



All images, Bainbridge, 2008

Windows are significant character-defining features to the form and style of a historic home. (Left) Tall 2-over-2 windows set to the front bay of a gable wing (note operable shutters) take in a great deal of sunlight and are appropriate for most Victorian styles, while (right) a more modest 3-over-1 double-hung sash (matched to smaller sash side units and upper attic casements) is found on a ca.1920 bungalow.

Inappropriate/Not Acceptable

- 8.1.22 Do not remove, replace, reduce, cover or alter original windows.
- 8.1.23 Do not sandblast or use any abrasive method to clean or strip wood on historic windows, including high-pressure water. Methods other than gentle, restoration-sensitive chemical cleaners and strippers or mild detergents and natural bristle brushes can cause permanent damage.
- 8.1.24 Do not install smoked, mirrored or tinted window glass, as this is highly out of character in a traditional residential environment. For sun protection, traditional in-town neighborhoods typically benefit from a mature tree canopy and many home styles support decorative awnings.
- 8.1.25 Do not install thick insulated glass in original frames, as it is incompatible with most original trim work configuration. Generally, insulated glass will do no more good than interior sun-screening devices, and gas filled double insulated glass is prone to leaking.
- 8.1.26 Avoid replacing historic windows with off-the-shelf replacements or new windows. Moisture and condensation is a normal occurrence on single-pane glass, and the source of moisture could be from the wall system or interior atmosphere. Storm windows can improve the efficiency of older windows.
- 8.1.27 Avoid vinyl, plastic or fiberglass parts as these are not of a historic nature and are aesthetically incompatible.
- 8.1.28 Grid-between-glass or "snap-in" flat vinyl mullions are not acceptable.
- 8.1.29 Do not use new glass if it requires new frames that cannot match the old in placement, width, or profile (thickness for shadow lines).

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8.1. Residential Amenities (continued)

Lighting

Appropriate/Acceptable

- 8.1.30 Preserve original exterior light fixtures where they exist.
- 8.1.31 If replacement of exterior light fixtures is necessary, use fixtures appropriate to the period of the residence.
- 8.1.32 Conceal or recess contemporary wall or ceiling-mounted fixtures such as ceiling fans, yard lights, or motion sensors, or color coordinate these fixtures to “blend” into the home.
- 8.1.33 Choose fixtures that are in context of the period and intended styling of the home.
- 8.1.34 If desired, use security lights or architectural lighting “washes”, however aim such lights toward the structure and use dimmers or timers.

Research original lighting or choose reproduction lighting to compliment the architectural style of the home. Shown here (for example only) are a Craftsman-styled hanging porch light (left) and a reproduction Colonial-revival gas lamp (right).



Rejuvenation (left) and Charleston (right) Lighting

8.2. Foundations, Piers and Crawlspace

Architectural Materials

Appropriate/Acceptable

- 8.2.1 Preserve (maintain or restore, not enclose or alter) original porch and house foundation materials and design, whether solid or pier, brick or stone, etc.
- 8.2.2 Use lattice panels (preferably of 45 or 90 degree angles with minimum 1/2-inch-thick wood strips and square openings no more than 2 inches) or vertical wood slats, where needed, between foundation piers.
- 8.2.3 Ensure grading and landscaping are designed to shed water away from the foundation. If water infiltration is an issue from gutters or runoff toward the home install a French drain system along the foundation and carry water away from home and out into the property or to a curb.

(See also Section D, Chapter 8.4 - Masonry Walls for more information about material treatment and maintenance. Also see Section D, Chapter 8.3 - Porches.)

Foundations of exposed material visually and physically raise the home. This shows a stuccoed brick foundation wall with landscaping trimmed back from the base. (Note decorative vent to the crawlspace.)



Bainbridge, 2008

These brick pier and wood post foundations have openings protected with lattice to keep animals from crawling under the porch and air flow moving into the crawlspace under the home.



MACTEC Photo Archives, 2008

8.3. Porches

General Porch Standards

Appropriate/Acceptable

- 8.3.1 Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained (Fig 8.2).
- 8.3.2 Add balustrades where none existed originally only when necessary for safety, and use wood in a design compatible with the house.
- 8.3.3 Recognize if the porch supports decorative awnings and/or canopies to enhance shade during the day.
- 8.3.4 Preserve (maintain or restore, not alter or remove) original porches and features, including location, outline, height, roof pitch and detailing.
- 8.3.5 Preserve (retain, restore and maintain) any original railing or enclosed window material. Specifically for enclosed or screened porches, address the integrity of window glazing, profiled framing, or wood stops that secure the lights, as these items are exposed to normal weathering and UV light and are intended to be periodically maintained.
- 8.3.6 Retain and repair (rather than replace) deteriorated porch parts.
- 8.3.7 If replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials.
- 8.3.8 If design of original elements cannot be determined using photographs or historic resources, order custom replacements. Generally, replacement trims, decking, and railings should be proportionate to the original and the home. Wood framing is preferred for most residential structures unless the original porch was brick or stone. There are certain styles in the Art Deco, Art Moderne or Contemporary periods (1920s, 30s, 50s, respectively) when refined slab concrete and metal railings were used.
- 8.3.9 Retain later-period porches that match modern changes, additions or upgrades with significant architectural history.
- 8.3.10 Screening is permitted as long as it is on the inner plane of the architectural columns and inner side of balustrades to retain visible elements.

Fig. 8.2: Properly Enclosed Porch



Porches are the most forward element and quite often the largest defining amenity to the front or side of a home. This side porch was enclosed using interchangeable clear glass or screens with wood framing. The framing is positioned with vertical divisions set behind columns, and the entire enclosure system is set behind the balustrade and posts.

Inappropriate/Not Acceptable

- 8.3.11 Do not replace porch steps with materials other than the original.
- 8.3.12 Do not enclose front porches with permanent walls.
- 8.3.13 Do not remove, replace, reduce, cover, or alter original porch material.
- 8.3.14 Do not sandblast or use any abrasive method to clean or strip, including high-pressure water. Methods other than gentle, restoration-sensitive chemical cleaners and strippers or mild detergents and natural bristle brushes can cause permanent damage.
- 8.3.15 Do not install permanent window glass in replacement of or in front of existing porch elements. This is highly out of character for the traditional residential environment, which typically includes open porches that encourage social interaction.
- 8.3.16 With an original enclosed porch, do not install thick insulated glass window frames which are incompatible with trim work and display reveals.
- 8.3.17 With an original enclosed porch, do not use new glass if it requires new frames that cannot match the old in placement, width or profile (thickness for shadow lines).

Columns and FenestrationAppropriate/Acceptable

- 8.3.18 Preserve (maintain or restore, not remove, cover, or alter) architectural decoration such as brackets, dentils, gingerbread, "fish-scale" shingles, window hoods and lintels and trim work or molding.
- 8.3.19 If original columns do not exist, replacements can be ordered in contemporary materials such as fiberglass-reinforced-plastic (FRP), however ensure that the finish is paintable, manufactured seams are not dominant, and the scale in diameter or width is adequate for the porch and the scale of the home.
- 8.3.20 Replace missing columns or millwork based on accurate duplication or close visual approximations of the original. Historic photographs are a primary reference source.

Inappropriate/Not Acceptable

- 8.3.21 Do not introduce or substitute any columns of any style not original to the building.

Coverings and Porch RoofsAppropriate/Acceptable

- 8.3.23 Preserve (maintain or restore, not alter) original porch roof shape as well as pitch, eaves, rafters, overhang and connection to the home.
- 8.3.24 Maintain original size and shape of dormers if present.
- 8.3.25 Generally porch roofing materials match that of the main roof system. Retain matching roof materials where possible.
- 8.3.26 Standing seam metal is only appropriate on certain styles homes, usually a vernacular farm-house or 19th-century cottage.
- 8.3.27 If replacement is necessary and roof covering is not available, substitute an approved "architectural" compatible roofing material. New, composite shingles are built-up to gain a look and dimension of materials such as slate or shake. Recycled rubber products, formed into slate shapes, and fiberglass replacement terra-cotta are options. Stamped metal is still available today.



In a historic neighborhood, the porch is one of the most dominant features of the home, comprising 40% to 90% of the facade. The simplicity or ornate style of the home is often reflected in the columns and the porch details. Simple square wood columns are significant to the character of the Folk Victorian style home (above left), as are the massive battered columns of Prairie style bungalows along E. Pine St. (above right), and the mixed classical details of the larger Neo-Classical homes (right).



All images, Bainbridge, 2008

APPROPRIATE:

Bainbridge, 2008



Deep porches and coverings protect the home from harsh south Georgia sun and rain and extend living space outside. Porches, built into the form of the Greek-Revival Georgian cottage (top) and extended from the Federal Georgian House (bottom) are open and organization of elements is evident.

INAPPROPRIATE:

Bainbridge, 2008

(Above) This bungalow has essentially the same form as the home shown to the upper-left, however the front porch is extended and enclosed and there is an aluminum car-port cover extension to the side. These modifications may be uncovered and the home restored to its original intended form.

8.4. Exterior Walls and Insulation

General Standards for Exterior Walls and Insulation

Appropriate/Acceptable

- 8.4.1 Preserve (maintain or restore, not alter or remove) original siding material and features of the siding up into the gable ends, including location, outline, height, roof pitch and detailing. Generally wood, brick, masonry or stone are considered the most appropriate materials on historic homes in the district. Beyond aesthetics, modern manufactured products applied to historic framing and surfaces may permanently off-balance vapor transmission and moisture levels and increase the deterioration rate of historic natural materials.
- 8.4.2 Ensure any changes to exterior walls are reversible to the historic surface.

Siding and Gables

Appropriate

- 8.4.4 Maintain the longevity of original materials. Use mild detergent, a soft bristle brush, and hose pressure rinse to clean. Regularly scrape, sand, prime and paint small patches of flaking paint. Raw wood siding can be treated with natural oils before re-prime and painting.
- 8.4.5 Retain and repair (rather than replace) deteriorated siding elements.
- 8.4.6 If full replacement of siding or features is necessary due to severe deterioration, natural disaster, or on new construction infill residential, then contemporary compatible materials (applied stucco coatings, FRP details, cement fiberboard only.) that match the old in profile, design, texture, installation, and other visual qualities may be used.
- 8.4.7 When painting, a traditional color scheme generally includes no more than three colors. Neutral or earth tone hues are recommended for siding, with trim, eaves, and framing color to complement and contrast.
- 8.4.8 If the design of original elements cannot be determined using photographs or historic resources, order custom replacements. Generally, replacement trims, clapboards, shakes, stucco patterns, or bricks should be proportionate to the original and/or to the surrounding homes.
- 8.4.9 Stylized scallops and decorative siding may be appropriate if applique is a historic feature of the same style of neighboring properties.
- 8.4.10 Ensure earth and foliage has no contact with wood siding and sills.

- 8.4.3 Insulate with batting on floors and ceilings, install storm windows, and only use blown-in, loose cellulose wall insulation if no other options exist. (See Appendix IV. Energy Efficiency and Historic Buildings)



Siding generally continues from the bottom sill (at the top of the foundation) up into the gable end (left) of a Folk Victorian. High style "Queen Anne" Victorian (right) has a change of pattern and/or material with each level. Folk Victorian cottages may also have patterned gable ends.

Inappropriate

- 8.4.11 Do not install synthetic siding products such as vinyl, aluminum, Exterior Insulation Finishing Systems (EIFS) over, or in-place-of, wood siding, natural stucco or brick on historic frame structures.
- 8.4.12 Do not sandblast or use any abrasive method to clean or strip, including high-pressure water, on any type of historic exterior surface.
- 8.4.13 Avoid use of water sealants or penetrants on historic wood or brick. That is not recommended for treating older materials (Also see Appendix IV. National Park Service Preservation Briefs).
- 8.4.14 Chemical treatments, such as expandable foam, penetrants, "vinyl paint," spray-on adhering insulation, and other not reversible treatments are not recommended to repair or replace siding, treat walls or wall cavities of historic homes. (See 8.4.4)
- 8.4.15 Do not paint un-painted historic brick or stone.
- 8.4.16 Do not use mechanical fasteners, such as nails or screws, that will corrode or cause corrosive reaction when in contact with materials.

Masonry Walls

Building walls are the most important system of a historic building. For structures before air conditioning, air space within historic walls served as insulation as well as “breathing” space for the building. Soft, historic materials are necessary for expansion and contraction and can be damaged quickly by moisture “wicking” upwards in the wall system. Known as “rising damp,” this phenomenon can be worsened by later applications of stucco, multiple coats of latex paint on exterior walls, and modern brick sealers on interior walls that have had their plaster inappropriately removed.

NOTE: If the interior plaster walls are showing weakening and paint damage, look for exterior causes first. Water infiltration in the form of “rising damp” from high water tables or dampness in foundation may require exterior foundation French drains to divert water. Leaks in the roof or structural stresses due to wall removal, remodeling or doors covered over time are often easily remedied with basic carpentry. Problems in load-bearing masonry walls should be addressed first.

Appropriate/Acceptable

- 8.4.17 Ensure no water infiltrates the walls and that ground water is diverted away (above and below ground) from masonry foundation and piers. If the exterior masonry is painted, and the paint layer on the substrate is stable, repainting the exterior is appropriate. Chemically removing paint rather than adding new paint is preferred, as it benefits the health and original appearance of the brick.
- 8.4.18 If replacing or repairing brick, make sure that the characteristics of any new brick match those of the old (size, shape, porosity, surface finish), not only for the building style but also for compatibility with the shrinking and swelling of the entire historic masonry system (See Appendix IV. Preservation Briefs for information).
- 8.4.19 Use Siloxane-based masonry sealants, if needed, as they have a chemical structure with a larger molecule that will still protect but not embed deep into the pores of masonry and stop vapor transmission.
- 8.4.20 Respect certain styles of homes in the area such as Craftsman, Art Moderne or Contemporary periods (1920s, 30s, 50s, respectively) that use smooth stucco, engineered brick and cast-in-place concrete.
- 8.4.21

Historic brick is softer due to materials and firing technology of the past. Some older brick expands and contracts greatly, especially if it is pre-1900, and relies on mortar to have similar properties. Portland cement mixes may dry fast but they are much too rigid for the expansion tendencies of some older bricks. This corner was pointed with improper, hard mortar and will eventually entirely fail.



MACTEC Image Archives

Portland Cement-based stucco was a historic material applied to many wall surfaces in the early 20th-century in both original design and as a cover-up for failing masonry. This material should be assessed to determine if it is an added layer or if the stucco was original to the building style.



MACTEC Image Archives

Inappropriate/Not acceptable

- 8.4.22 Do not paint, add water sealers or apply clear coating of any kind to unpainted masonry surfaces. These will change the appearance and “breathable” nature of the wall system, perhaps permanently.
- 8.4.23 Do not sandblast or use any form of abrasive, highly detrimental cleaning method (including high-pressure water) on walls. Use of chemical strippers and cleaners not formulated for soft historic material will break the outer “crust” of old brick or patina on stone.
- 8.4.24 Do not repair or re-point masonry with harder (Portland cement) based mortar or contemporary engineered bricks, unless the home originally used this (generally circa 1940 forward). These materials will be too hard and rigid for softer (lime and sand based) composition of historic mortar and masonry, and will cause permanent damage to the brick wall.
- 8.4.25 Do not uncover a past problem. Some exterior surfaces may have had covering or application of veneers or stucco for maintenance reasons long ago such as poor masonry, a fire which compromised the brick, or natural disaster. Research the history if covering or veneer exists.

8.5. Roofs and Roof Lines

Roofing takes the most abuse from the elements. It is expected to be replaced, yet maintained. The more a roof costs is generally the longer it will last. Slate can last at least a century, metal 50 to 80 years, and other materials less in age. The longevity of materials should match that of the historic home resulting in much added value to the property.

A general rule for roofs and roof lines is to assess what is seen from the public right of way and preserve the basic form of the roof system (flat, pitched, gabled, arch, etc.) and materials.

Shingles and Covering

Appropriate/Acceptable

- 8.5.1 Maintain the longevity of the original material if it is of a quality such as slate or metal where individual sections can be repaired.
- 8.5.2 If replacement is necessary and roof covering is proven to not be made any longer, substitute an approved "architectural" compatible roofing material upon the age and style of the home. New, composite shingles are built-up to gain a look and dimension of materials like slate or shake, in many colors or earth tones. Recycled rubber products, formed into slate shapes are installed in the same manner and fiberglass replacement terra-cotta are options. Stamped metal is still available today.

Inappropriate/ Not Acceptable

- 8.5.3 Do not use roofing material of different color or composition than what has a visual appearance of what would have been originally used.

Roof Pitch, Shape and Dormers

Appropriate/Acceptable

- 8.5.4 Retain intended roof pitch. This is an important feature that greatly identifies the intended style of the historic home. Older homes often depend on the high attic space for proper ventilation. In planned subdivisions or districts with a common builder, a changed pitch on one home can affect the area.
- 8.5.5 Preserve (maintain or restore, not alter) original main roof shape and pitch.
- 8.5.6 Maintain original size and shape of dormers if present.

Brackets, eave overhangs and verge boards (shown on the front gable end of a typical Craftsman-Style bungalow) all help define the style and denote construction technology of the time a home was built.



MACTEC Image Archives, 2006

The gable end roof lines often keep residential block-faces or groups of homes built at the same time (or by the same builder) in context to each other and to each individual area of the district. Eaves, verge-boards, pitch, and overall height generally conform among neighboring homes.



Bainbridge, 2008

Stamped metal shingles are an appropriate, long-lasting, and quality material for some late 19th and early 20th century houses.



Bainbridge, 2008

Chimneys, Eaves and Parapets

Appropriate/Acceptable

- 8.5.7 Preserve (maintain or restore, not remove) original chimneys following masonry repointing and cleaning guidelines for repairs.
- 8.5.8 If necessary, use clay, slate, or stone chimney caps.
- 8.5.9 Preserve (maintain or restore, not remove, cover, or alter) the eaves and architectural decoration such as brackets, dentils, gingerbread, caps, flashing and trim work found along the roof edge.
- 8.5.10 Replace missing eave trim and millwork based on accurate duplication or close visual approximations of the original. Historic photographs are a primary reference source. Match to the original material.
- 8.5.11 Gutters can be an identifying architectural feature. Repair or replace in kind. Half round copper gutter was a common material prior to aluminum. Many wide-eaved roofs do not require gutters.

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8.6 Yards

The yard is a common feature to the residential setting. Not intended for the public, the residential yard is a place for the enjoyment and relaxation of the resident as well as a character-defining element for the neighborhood as a whole. Single family homes will generally have yards to the front, back and side of the home up to the property line, while duplexes or multi-family properties may have joined yards or segmented areas of the general property. Yards are also intended for the growth of trees to keep the residential property shaded and to contribute to the overall benefit of the neighborhood. The physical treatment of the yard contributes to the character of the neighborhood and should be considered an extension of the style of the home.

Landscape Features and Surfaces

Appropriate/Acceptable

- 8.6.1 Make landscape features (personal amenities, lighting, sidewalks, plantings, etc.) visually compatible with the building and neighborhood (*i.e.* engineered or natural composition, see pictures to right).
- 8.6.2 Construct free-standing gazebos, pergolas, fountains or decks only in rear yards.
- 8.6.3 If a ramp must be constructed to access a home, do not remove or alter any historic built-in features of the home or anchor the ramp into the home unless the connection is reversible. Construct the ramp with as much freestanding structure as possible, using materials (such as wood or fiberglass lumber) that are in keeping with common materials of the home.
- 8.6.4 Install shade and decorative trees in yards. Check with applicable City codes for species to use or avoid.
- 8.6.5 Use permeable surfaces such as grass and gravel as much as possible to help drainage and minimize concrete or asphalt.

Inappropriate/Not Acceptable

- 8.6.6 Do not park vehicles or construct parking pads in front yards.
- 8.6.7 Avoid the use of ponds or water features in front yards unless there is historic evidence of one previously existing.

Traditional landscaping, front and side yards, driveways and a system of city sidewalks are found throughout most of the in-town residential areas surrounding downtown. Small fences, lush foliage, and gardens are appropriate for all of Bainbridge's traditional neighborhoods.

Natural yards are intentionally rustic, fitting into the topography of the property rather than trying to control it. Some of the larger, wooded, and set back home lots may be able to employ this yard technique to rear and sides, however it is not appropriate for most of in-town Bainbridge along the public fronting and the lots do not have the topography.



Bainbridge, 2008



MACTEC photo archives, 2007

Fences, Steps and Walls

Appropriate/Acceptable

- 8.6.8 Preserve original retaining walls and fences where they exist.
- 8.6.9 Iron fences are appropriate only in yards where compatible with the neighborhood surroundings.
- 8.6.10 Wood picket fences are appropriate in front or side yards facing public streets. They should be stained or painted, no taller than 42 inches, and with pickets spaced generally 1-1/2 to 4 inches apart (unless city code requires more stringent spacing).
- 8.6.11 Flat wood board fences, no taller than 6 (six) feet are acceptable only around rear yards, with the front sections located no closer to the front façade than approximately half distance between the front and rear façades.
- 8.6.12 If chain link fence is found to be appropriate and necessary, use only in the back yard, paint it dark green or black to camouflage it, and do not extend the fence past the rear facade of the house.
- 8.6.13 For steps or walks outside the home use concrete, brick, slate, hex, timber, pavers, or rustic/natural gravel, clay, or chip as best fits the style of the home and surrounding neighborhood.

Inappropriate/Not Acceptable

- 8.6.14 Do not use freestanding or "dry laid" walls.

8.7. New Construction

New infill development, or new construction to replace a structure that has been lost, should continue the established pattern of the neighborhood environment, generally taking in consideration the remainder of the block to each side and what is directly across the street. See Section D, Chapter 7.2 - Common Residential Building Forms for guidance on choosing the correct roof and building combination.

Placement and Construction

Appropriate/Acceptable

- 8.7.1 Align new construction with the front and side yard setbacks of adjacent existing structures:
- A) Setback evenly with all other homes if there is an established pattern to the neighborhood or complex of dwellings, or
 - B) if the established pattern is a random setback, use the average setback of all original homes (excluding new additions) that face a common line (street or walk).

Scale and Form

Appropriate/Acceptable

- 8.7.4 Design new construction to have residential form consistent with the established patterns of the neighborhood.
- 8.7.5 Design the roof shape and pitch to be consistent with adjacent structures.

Style

Appropriate/Acceptable

- 8.7.8 Design exterior decoration on new construction to be compatible with that of existing structures in the neighborhood, if there is an established style to the neighborhood.

This home built in 2006, respects the bungalow form of adjacent homes in the its neighborhood and used craftsman-era styling. The owners did not build a taller, incompatible home, recognizing that more value in an established neighborhood comes from conforming to the environment. Construction materials are easily identified as contemporary.



Grant Park, Atlanta, GA, 2007

- 8.7.2 Build in such a manner that new construction can be easily identified as new but the form is in context with the historic neighborhood. Exact replication of historic house forms is acceptable only if the reconstruction is on a highly significant landmark based on documentation and plans of the original. Otherwise this would be "creating false history."
- 8.7.3 Materials used on new construction should be consistent with the appearance and application of materials on existing structures in the neighborhood (brick, wood, stone, etc.). Materials such as cement fiberboard siding are acceptable where wood is predominant.
- 8.7.6 Design the new construction to be of similar height, width, and proportions of existing adjacent structures in the neighborhood, taking in consideration:
- A) Foundation height;
 - B) Floor to ceiling height;
 - C) Use of porches (in depth, height, massing, columns)
- 8.7.7 Design and arrange parts (shapes, sizes, placement of windows and doors) to be consistent with existing homes.
- 8.7.9 Use of new and contemporary materials for styling is acceptable and preferable to faux reproduction styling, such as using all old materials to build a new home, resulting in a false sense of history.
- 8.7.10 In a neighborhood with mixed styles of homes, after conforming to placement and scale, it is acceptable to use a contemporary style that is compatible with the surrounding area.

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8.8. Additions

When constructing an addition to a historic home, it is important to understand structural limitations. Often, to get the desired addition, major reconstruction of very significant features is required. Adding major building features, much like removal of small features, has the potential to degrade the historic character of a residential environment. A building's structural integrity and the height, scale and massing of surrounding buildings are paramount factors when determining whether a dwelling can support an addition.

Views from the Public Right-of-Way

Appropriate/Acceptable

- 8.8.1 The addition of small roof rooms, decks, cupolas, skylights, mechanical screening, or egress structures is acceptable if they are not readily visible from public streets, prominent pedestrian viewpoints, or scenic vistas. The HPC may require illustrations showing the additions as they would be seen from several vantage points, and the HPC may suggest the appropriate scale of additions to roofs.

Home Additions in Context

Appropriate/Acceptable

- 8.8.2 If additional square footage is necessary, then it is acceptable to construct an addition to the rear of the structure, if space is available. This will not change the original form of the home as seen from the public right-of-way.
- 8.8.3 Inset new walls from the corner and lower roofs when framing additions from the sides of the home, allowing the original form of the historic structure to be "read" from the front.
- 8.8.4 Use of new construction material is acceptable. Offset board or brick pattern slightly. Being able to differentiate the new from the old is important.
- 8.8.5 Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings, and general type of materials), with the goal of complementing the existing building style as well as the existing homes in the neighborhood.

This side addition to the historic gable-end has been accomplished in a consistent manner to the form of this home in Suwanee, GA. It uses a gable end, not dominating the architecture, matching the foundation with a slight visible variation in height, and using new windows with identical divisions (yet with no shutters).



Suwanee, GA, 2006

(Right) Close-up of the same home (shown above) and the materials, differentiated new to old. Siding (new to the right) is separated by a vertical strip of trim and is contemporary fiber-cement compared to the original wood.



Suwanee, GA, 2006

Rooftop Additions

Adding to (or preferably into) roof areas and attic spaces can be a functional way to add living space.

Appropriate/Acceptable

- 8.8.6 Ensure roof additions or connections into existing roofs do not adversely alter roof drainage.
- 8.8.7 Use a like form of roofing material when adding roof area.
- 8.8.8 Ensure loads are positioned over load-bearing interior supports.

Inappropriate/Not Acceptable

- 8.8.9 Do not add full floors as rooftop additions. This permanently alters the original building form.
- 8.8.10 Do not add through-roofs just for the interior aesthetics of expanding interior ceiling height.
- 8.8.11 Do not remove important structural members of the building to build in new roof access - choose an interior room to construct stairs.
- 8.8.12 Do not add dormers to the front or sides of a roof, visible from street where none originally existed.