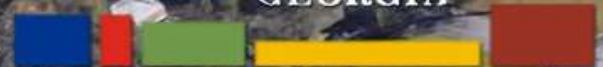




The Liberty District

Renewing a neighborhood

COLUMBUS
GEORGIA



We do amazing.



Hecht
Burdeshaw
Architects, Inc.

Liberty District Master Plan

- June 3, 2025 Liberty District Master Plan Approved per Resolution No. 179-25 after feedback from public meetings, interviews, private organizational and religious entity meetings and stakeholder input
- The implementation of the Master Plan is ready to move forward with the surplus of 14 city-owned lots to be developed into single family residential homes
- Master Plan calls for the preservation of community character as much as possible.



Liberty District Master Plan – Design Standards

- October 19, 2004, Liberty District Design Standards adopted
- The Design Standards calls for rezoning, replating, mixed-use development, etc., on the front end
 - 10 lots replated into 14 single family lots in Summer 2025
 - Said 14 lots rezoned to UPT (mixed-use) in October 2025
 - Buyer(s) of those 14 lots will be guided by the Design Standards for Single Family Residential in the Liberty District: home design, orientation, setbacks, scale, proportion, and shape.



Residential Structure Design Standard

- For single family residential housing, the Design Standards focus on four housing types: shotgun, Queen Anne, New South cottage, side hallway (2-story), and American Foursquare
- The housing styles were prominent in the Liberty District when it was a thriving community
- The Design Standards are a GUIDE, not LAW. Any housing design proposed for the 14 lots needs to be similar or appropriate for the District



Residential Structure Design Standard

- **Shotgun:** The shotgun house is a linear, one-story dwelling, one room in width and two or more rooms in depth. There is no hallway in a shotgun house but rather a consecutive series of passageways, beginning with the front door and continuing through the house to the back door. Most shotguns were built for low-income workers between the 1870s and 1920s, and feature front-gable roofs although hipped roofs are also seen. A porch may be recessed beneath the main roof (as in the sketch below) or attached to the front of the building



Residential Structure Design Standard

- **Queen Anne Cottage and House:**

The Queen Anne cottage provided popular middle-class housing in the 1880s and 1890s. The style consists of a square main building mass with slightly projecting gables on the front and one side. There is no hallway (which differentiates this from the New South cottage) and rooms are arranged in an asymmetrical plan. The roof is usually pyramidal or hipped, and chimneys are usually located in the interior.



Residential Structure Design Standard

- **New South Cottage:** This was a very popular house type for middle- and upper-middle-income Georgians between the 1890s and 1920s. The New South cottage resembles the Queen Anne cottage, with its central square mass, usually with a hipped roof and gabled projections. Its main distinguishing trait is the emphasis on symmetry, the key element of which is the central hallway, which is flanked by pairs of room, one or both of which may project forward. A pair of gables in the façade, either over projecting rooms or flush with the wall of the main mass,



Residential Structure Design Standard

- **Side Hallway (Two Story):**
There are several varieties of side hallway houses, built mostly from about 1820 to 1850 in Georgia. Of the three subtypes of this house, the most common type in Columbus is known as the Augusta house, a detached dwelling two rooms in depth that lacks a basement and has a side hall on each floor.



Residential Structure Design Standard

- **American Foursquare:** A very popular house type nationwide between 1915 and 1930, the type in Georgia appears mostly in urban settings. The style, consisting of a cubical mass capped by a pyramidal roof, was reputed to provide maximum interior space for the cost. There are four principal rooms on each floor. One of the front two rooms typically serves as the entry and stair hall.



Surplus Properties

800 7th Ave

802 7th Ave

804 7th Ave

801 8th Ave

805 8th Ave

809 8th Ave



Surplus Properties

800 8th Ave

804 8th Ave

808 8th Ave

812 8th Ave

801 9th Ave

805 9th Ave

809 9th Ave

811 9th Ave



Conclusion

- In February, City Council will be requested to approve the surplus of the 14 lots conforming to residential structure standards identified in the plan for the development of single-family residential homes.

