



GEORGIA

“I was able to get a better understanding of how historic preservation can benefit a community. I developed skills in design, community engagement and overall improved my communication skills.”
–Master of Historic Preservation student

DOWNTOWN REVITALIZATION THOMASTON, GA

DATES: SPRING 2023

In partnership with the City of Thomaston, Historic Preservation students from the College of Environment and Design provided local business and property owners with design ideas to improve the facades of several downtown buildings. This design assistance helped fill a gap in the town's revitalization efforts by providing the drawings that owners must submit for preservation commission approval to be eligible for matching grants.

In recent years, Thomaston has seen an influx in population as people are moving out of Atlanta into smaller, more rural communities in search of a slower pace while expecting the amenities of a larger city. As a result of this population growth, the City of Thomaston and their Downtown Development Authority have introduced several programs to increase and stimulate the downtown area, including a façade grant program to



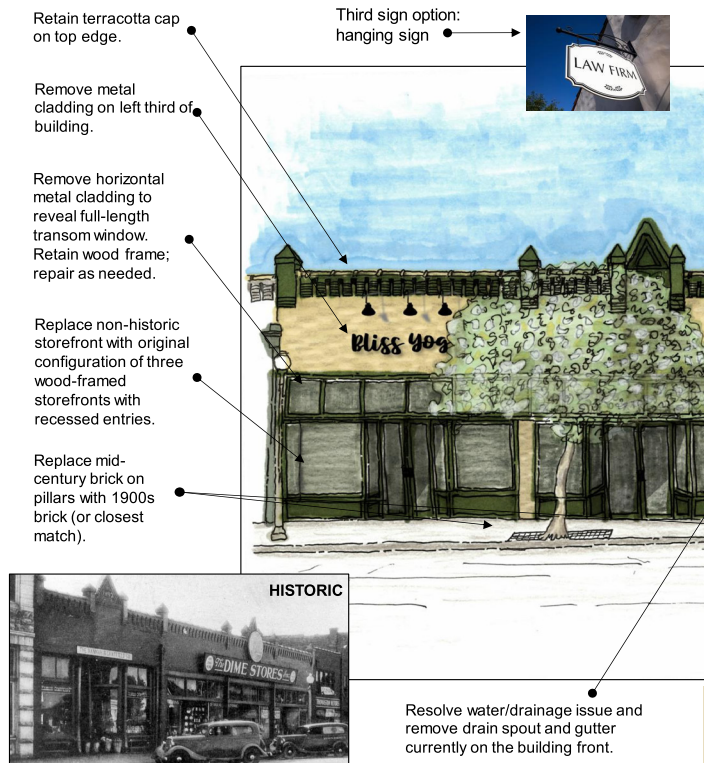
This outreach project was conducted by students and faculty of the
UGA COLLEGE OF ENVIRONMENT + DESIGN
 Ph: (706) 542-1816 www.ced.uga.edu

**PARTNERS: UNIVERSITY OF GEORGIA COLLEGE OF ENVIRONMENT + DESIGN,
 CITY OF THOMASTON, THOMASTON DOWNTOWN DEVELOPMENT AUTHORITY, THOMASTON HISTORIC PRESERVATION COMMISSION**

DOWNTOWN REVITALIZATION THOMASTON, GA



College of
Environment + Design
UNIVERSITY OF GEORGIA



Example of a facade rendering by MHP student Amy Andrews presented to a property owner.

beautify historic downtown buildings. This incentive provides funding for any exterior renovation and improvements to buildings located within the Downtown Development Authority (DDA) district. For business and property owners to take advantage, they must provide renderings of proposed changes to the local Historic Preservation Commission for review and approval. However, there is no preservation contractor in the area to provide such drawings, which is proving to be a hurdle for the program.

The City of Thomaston reached out to the CED Center for Community Design and Preservation seeking assistance. Having experience with downtown revitalization programs and historic preservation commission review, CCDP

Director Jennifer Lewis hosted a two-day mini-charrette for students in the Masters of Historic Preservation program. The goal was for students to learn about a small town's revitalization successes and challenges, share their preservation knowledge with interested property owners, and learn illustration techniques that improve their professional communication skills.

Upon arriving in Thomaston, students were able to tour downtown with Economic Development Director, Taylor Smith, and see several completed and ongoing renovations around the courthouse square. These projects showcased ways in which local government, volunteer boards, and private property owners can work together to achieve a community's goals of a "live-work-play" city. After meeting with several property owners to hear about rehabilitation ideas, Lewis taught the students illustration techniques using historic photographs and existing pictures as clues to draw from. Twenty-four hours later, the students were able to provide eight property owners with a series of hand-rendered illustrations showcasing their respective façade improvements. Back in Athens, the students used the owners' feedback, local design guidelines, and accepted preservation treatments to layout facade plan documents that could be submitted for design review, including existing and proposed visual changes, appropriate repair treatments, and recommended paint colors and signage.

When reflecting on the experience, one student commented on the new skills and information they took away from the charrette, saying, "The most satisfying aspect of the charrette was helping the property owners and preservation commission come up with a solution that made both parties happy." When asked how they thought the charrette might make an impact, one said, "I believe that the facades will bring back life into these buildings, and in doing so will bring people together. I hope that in doing so it will make Thomaston an even more vibrant community."

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Remove stucco and wood elements from façade to expose original brick beneath if possible. If brick is painted, remove or repair paint. If not, leave bare.

A larger sign is recommended to fill the space created by removing stucco and pilasters. If available, typeface and sign style can be pulled from historic signage.

Utilize door pattern and color from doors on right elevation. Top panel can be a clear or frosted glass pane. This space can be utilized for the address number (see additional image).



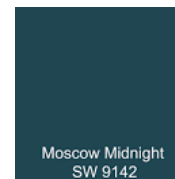
2008 Streetview photos show flat awnings above windows (material unknown). If awnings are paintable or replaceable, a color that complements the teal trim and cream or bare brick, like the terracotta color shown, may be used.

Window openings have been enlarged from historic openings. Current window openings can be utilized, with a historically appropriate 1/1 fixed window pattern. Trim color to match door.

Flowers and foliage that complement the teal trim, with colors such as green, pink, orange, and coral, can be utilized to beautify the facade



Possible paint matches from the Thomaston color palette include Roycroft Adobe and Moscow Midnight



The work generated by College of Environment and Design faculty, staff, and students is conceptual in nature and additional professional services may be needed to implement the project. The College is not responsible for consequences that may arise as a result of using conceptual designs as construction documents.



CLIENT:	Catherine Baity
PROJECT:	Adams, Barfield, & Baity
DESIGNER:	Clarissa Gearner
DATE:	Mar 26, 2023

Additional images

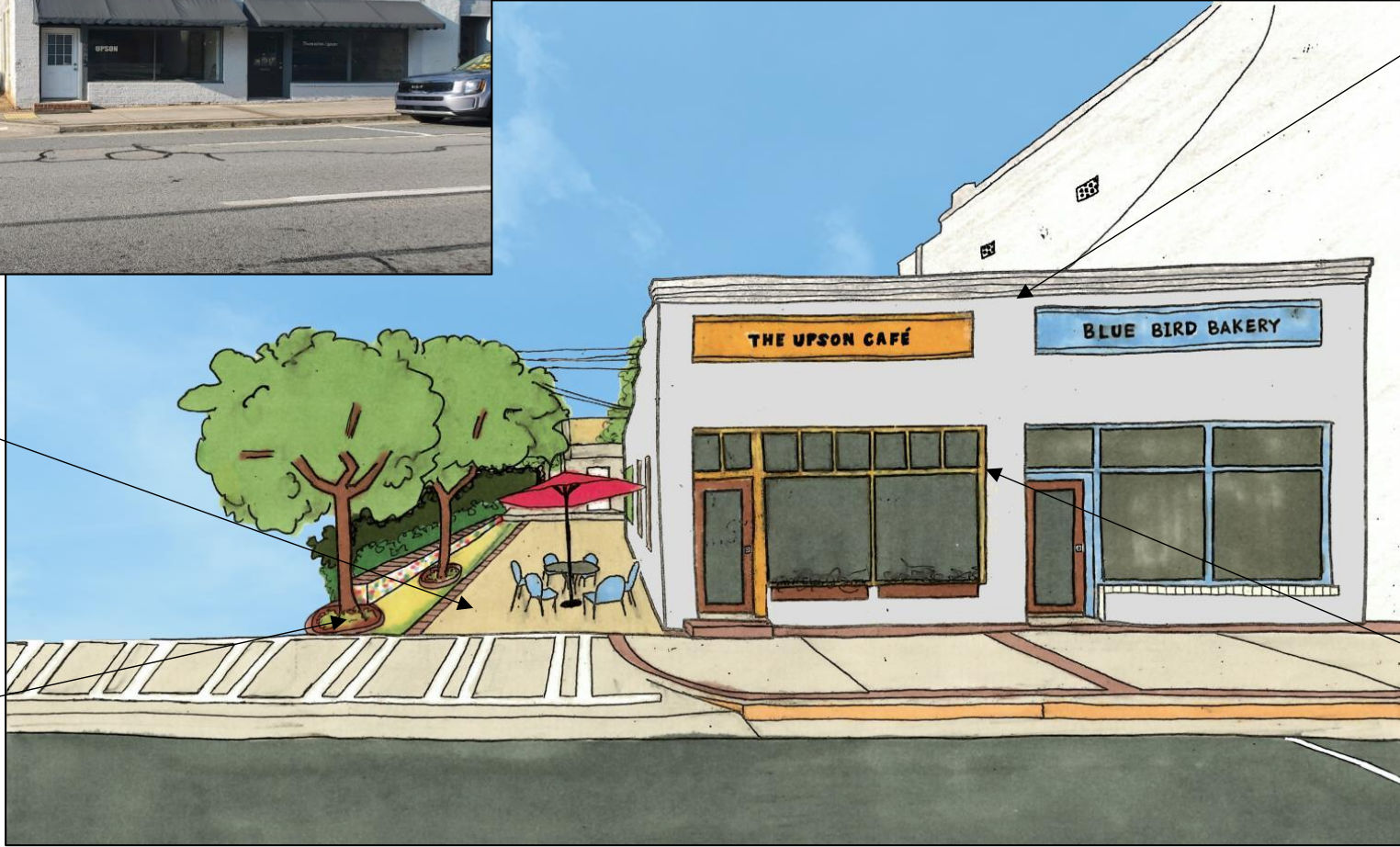


Right elevation doors with frosted glass sign render as if it were the front (primary) door.



2008 Streetview showing façade. The building appears to have been renovated c. 1979, historic photos prior to that (ideally 1950s) would be beneficial to determine appropriate façade treatment options.

EXISTING

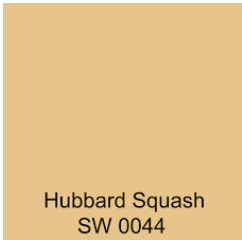


Create patio to use for outdoor seating

Add landscaping, including trees and turning the extant brick wall into a seating area with a mosaic artwork on the side

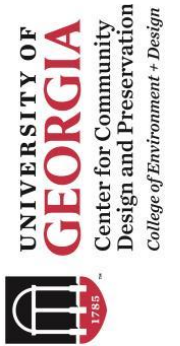
Repaint building, covering scarring from the awning removal

Paint trim and add signage for businesses that move into the building, add flower boxes on window ledge



The color recommendations are Studio Blue Green and Hubbard Squash from the Arts and Crafts Color Palette.

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CLIENT:	Joe Cutajar
PROJECT:	106 E Gordon Street
DESIGNER:	Kayla McElreath
DATE:	Mar 31, 2023

Retain terracotta cap on top edge.

Remove metal cladding on left third of building.

Remove horizontal metal cladding to reveal full-length transom window. Retain wood frame; repair as needed.

Replace non-historic storefront with original configuration of three wood-framed storefronts with recessed entries.

Replace mid-century brick on pillars with 1900s brick (or closest match).

Third sign option: hanging sign



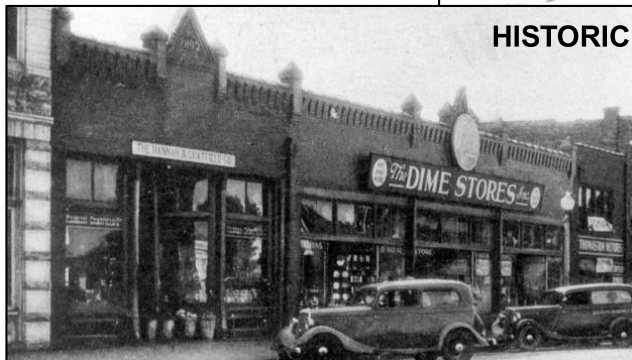
EXISTING



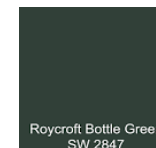
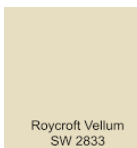
Remove stucco from façade to expose original brick beneath. Test in a conspicuous place to determine if removal is possible/feasible. If not, clean and repair stucco as needed.

If stucco can be removed, attempt to also remove underlying paint with specially formulated chemical paint remover. If not feasible, repaint with SW 2833 Roycroft Vellum for building and SW 2847 Roycroft Bottle Green or SW 0047 Studio Blue Green to highlight the brick corbelling and parapets and the wooden transom and replacement storefronts.

HISTORIC



Resolve water/drainage issue and remove drain spout and gutter currently on the building front.



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CLIENT: Woody Heath
PROJECT: Jin's/109 W. Gordon St.
DESIGNER: Amy Andrews
DATE: Mar 26, 2023

EXISTING



Historical windows and window framing

New signage for storefronts with upper windows exposed



Expose windows in roof skylight. Repair as needed.



Loft living spaces on top.

Brick under stucco façade exposed

Remove EIFS stucco from façade to expose original brick beneath. First, test in a conspicuous place to determine if removal is possible/feasible. If not, clean and repair stucco as needed.

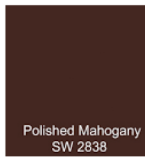
Reconstruct storefronts as shown, based on historic photographs. The inset image (left) from 1940 shows a central recessed doorway, transom windows above, and square-tile covered bulkheads below the display windows.

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CLIENT: Jacob Wilson
PROJECT: Main St Billiards, 108/110 Main St
DESIGNER: Niamh West
DATE: Mar 26, 2023

HISTORIC



Possible color options from the Thomaston color palette include SW2838 and SW2848

One hanging sign for both storefronts (Both business still keep sign windows)

Grey or black brick; no red brick

Trims and doors changed to black. The main color of the facades is mahogany (there are other color options including a grey tone)

One large package box in between the two facades (for both addresses)

Double windows on the right of the Chopshop remain one window

Barber pole moved to the left

Benches



No signs or logos on the top



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CLIENT: Jenny Nicholson

PROJECT: The Chop Shop 110/112 N Center St

DESIGNER: Mel Staton

DATE: Mar 26, 2023

To achieve the desired faded or "whitewashed" brick effect, a gentle chemical removal may be used to reveal layers of paint and expose areas of the natural brick.



Consider redoing logo with a more easily readable font and icons to showcase the business as an event center.

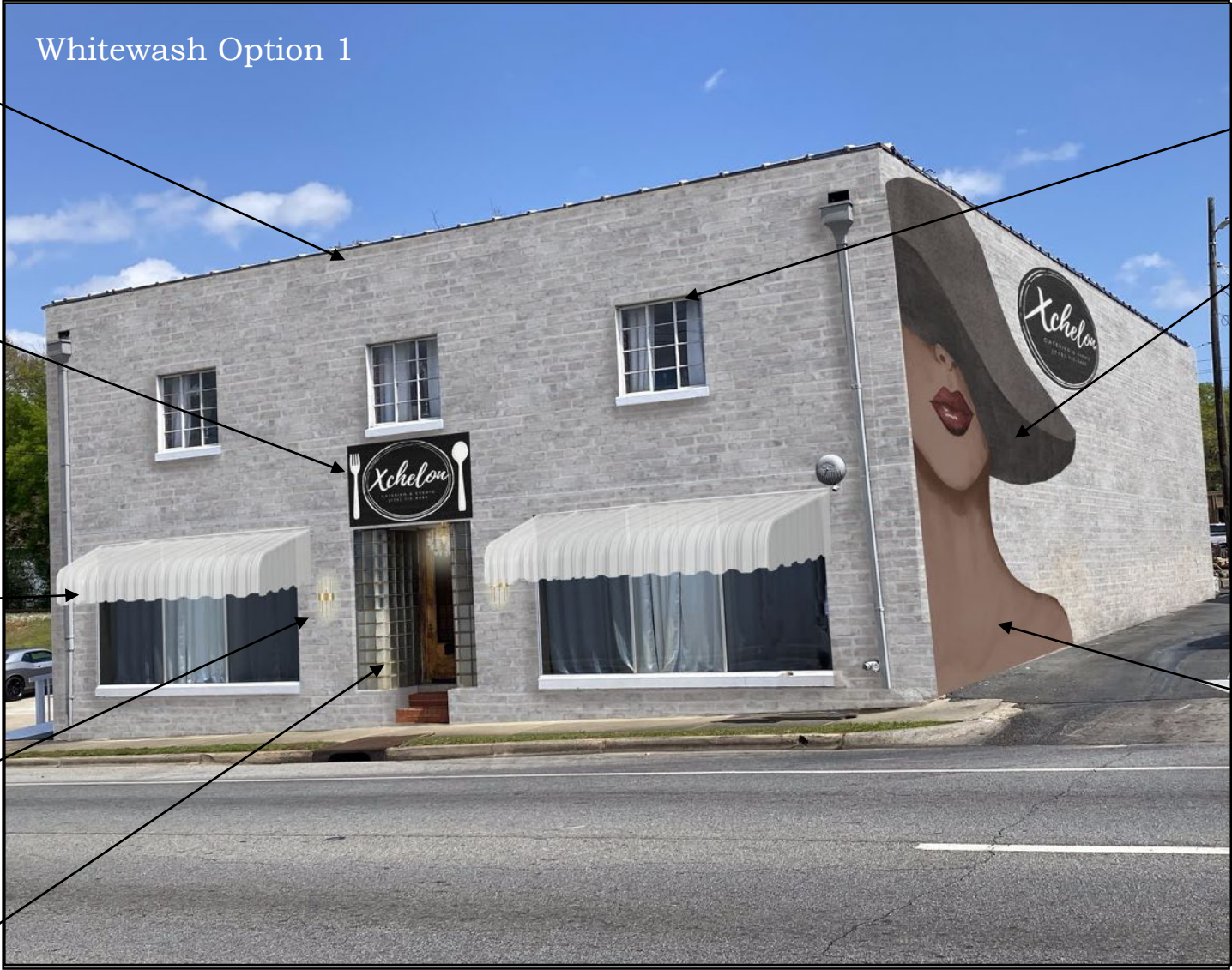
Awnings to mitigate the heat and add shade. Also adds dimension to the streetscape.



New lighting that is similar to the lighting inside.

Retain original curved glass block framing front entrance.

Whitewash Option 1



Retain original windows as shown. Consider repairs to make casement openings operable. Repaint as needed.

Eye-catching mural that captures the vibe of the business and advertises to cars on the road.

On the side wall seen by approaching traffic, use large, bold graphics to announce the new use of this former industrial building. Work with a local mural artist to make an original piece of art.



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CLIENT: Dinise Searcy

PROJECT: Xchelon; 308 N Center St

DESIGNER: Shelby Stamback

DATE: 4/17/2023 Page 1 of 4

To achieve the desired faded or "whitewashed" brick effect, a gentle chemical removal may be used to reveal layers of paint and expose areas of the natural brick.



Consider redoing logo with a more easily readable font and icons to showcase the business as an event center.

Awnings to mitigate the heat and add shade. Also adds dimension to the streetscape.



New lighting that is similar to the lighting inside.

Retain original curved glass block framing front entrance.

Whitewash Option 2



Retain original windows as shown. Consider repairs to make casement openings operable. Repaint as needed.

Eye-catching mural that captures the vibe of the business and advertises to cars on the road.

On the side wall seen by approaching traffic, use large, bold graphics to announce the new use of this former industrial building. Work with a local mural artist to make an original piece of art.



CLIENT: Dinise Searcy

PROJECT: Xchelon; 308 N Center St

DESIGNER: Shelby Stamback

DATE: 4/17/2023 Page 2 of 4

To achieve the desired faded or "whitewashed" brick effect, a gentle chemical removal may be used to reveal layers of paint and expose areas of the natural brick.



Consider redoing logo with a more easily readable font and icons to showcase the business as an event center.

Awnings to mitigate the heat and add shade. Also adds dimension to the streetscape.



New lighting that is similar to the lighting inside.

Retain original curved glass block framing front entrance.

Whitewash Option 3



Retain original windows as shown. Consider repairs to make casement openings operable. Repaint as needed.

Eye-catching mural that captures the vibe of the business and advertises to cars on the road.

On the side wall seen by approaching traffic, use large, bold graphics to announce the new use of this former industrial building. Work with a local mural artist to make an original piece of art.



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CLIENT: Dinise Searcy

PROJECT: Xchelon; 308 N Center St

DESIGNER: Shelby Stamback

DATE: 4/17/2023 Page 3 of 4

Alternatively, keeping the existing paint color in addition to other improvements may serve to bring attention to the façade without additional expense.



Consider redoing logo with a more easily readable font and icons to showcase the business as an event center.

Awnings to mitigate the heat and add shade. Also adds dimension to the streetscape.



New lighting that is similar to the lighting inside.

Retain original curved glass block framing front entrance.

No Whitewash Option 4



Retain original windows as shown. Consider repairs to make casement openings operable. Repaint as needed.

Eye-catching mural that captures the vibe of the business and advertises to cars on the road.

On the side wall seen by approaching traffic, use large, bold graphics to announce the new use of this former industrial building. Work with a local mural artist to make an original piece of art.



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Remove vinyl siding from exterior building and dormers. Repair wood as needed and repaint. Assess condition of original siding by removing vinyl in a conspicuous location first.

Flat, repainted fascia

Remove screening (and internal supports) to return side porch to open-air design.

Lay a concrete paver or brick patio to the side of the porch. Enhance with shrubs, path, and white picket fence as shown.

Retain all original wood doors and sidelights. Doors with layers of flaking paint should be stripped and repainted or stained/sealed as desired.

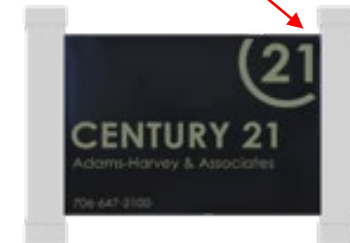


Remove decorative wrought iron columns and replace with period-appropriate square columns as shown. If historic photos are available, base new columns on originals. Replacement columns should be constructed of wood and painted white. Column width should match the height of the fascia.

Addition of lighting, plantings, porch accessories

Replant area between porch and parking lot with evergreen shrubs, such as azaleas or boxwoods, that will not outgrow the space.

Replace existing post signage with a wooden monument sign, externally lit. To align stylistically, use support posts that are similar to the new square porch columns.



Current condition

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CLIENT:	Shane Phillips
PROJECT:	Century 21 Realty; 505 N Church St
DESIGNER:	Shelby Stamback
DATE:	4/17/2023

Addition of awnings to add to the streetscape and help keep the indoors cool.



Elimination of siding, addition of white paint and black trim



Outdoor lighting options, similar to the lighting indoors

Current condition



Nova Rai “blade” sign to increase visibility from the direction of approaching traffic.

Addition of movable planters and splashes of pink outside to soften the hardscape in front.



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CLIENT: Mike and Tyane Presley
 PROJECT: Nova Rai, 511 N Center St
 DESIGNER: Shelby Stamback
 DATE: 4/17/2023