

#### GENERAL BOSTON, GA DESIGN:

Downtown Boston is existing proof of a city that understands the model for its future is in its architectural past. Quality constructed and designed buildings downtown are in good condition, with a few structures and facades still needing some cosmetic rebuilding. It seems the downtown community has anticipated new uses for the remaining vacant stores, once the reconstruction with quality material is complete. (The majority of the buildings currently have been rehabilitated.) A challenge, at this time, would be to set up a program for proper maintenance of the completed facades to preserve downtown further and its true "sense of place" that it has. The street-scope, recently completed, highly compliments the downtown and even though this is not a high traffic area with multiple lanes of state highway there are sensibly placed "bump-outs" to psychologically slow traffic and create a logical place for pedestrians to cross directly from City Hall to the new Community Center.

For the buildings and storefronts which still require work, keep all new construction in a traditional form (i.e. lower bulkheads, display windows, non-covered transom windows to let in additional light above the displays, and restored brick piers and upper facade with appropriate historic material (see General notes below.)) Check with the State Historic Preservation Office - The Historic Preservation Division (HPD) of the Department of Natural Resources at 404-651-6782 to make sure all of the buildings in the downtown are listed as "contributing" to a National Historic District. This will allow future rehabilitation work (that may follow the notes below) applicable to use historic preservation federal and state tax incentives. This is one of the first steps toward good design, as with the national designation and application for this well-utilized program, you will also receive guidance from state architectural reviewers at HPD. With the designated boundaries set up some basic design guidelines and a review process through a Historic Preservation Commission. Sample guidelines and additional web-links to resources which will help you set these documents up can be found at: University of Georgia Community Outreach <http://www.sed.uga.edu/pso/home.htm> , or by purchasing or downloading publications from the National Main Street Center of the National Trust for Historic Preservation <http://www.mainst.org/>

#### SAMPLE DOWNTOWN PROJECT:

To give an example toward sensitive design interpretation of the yet-untouched buildings downtown, the resource team has focused design notes and a computerized rendering on a major portion of a central block downtown. We encourage you to take the ideas presented here and use them on other structures such as the corner gas station and the small corner Victorian storefront facing the depot, as well as future maintenance that will be required on buildings. Always keep the period each building was constructed and the corresponding craftsmanship of details for that building's style in highest regard - materials and the way which they were crafted will differ from a Victorian era (c. 1890) to a Craftsman era (c. 1920) building. Even the most modern construction has MUCH the same organization of facade elements with differing use of contemporary materials, profiles, and detail in the design.

Existing Conditions: (Refer to the existing photo(s) of this block.)

This shows the existing condition of a vacant small storefront (possibly a latter alley in-fill) which is boarded and has no rear wall, followed by a turn-of-the-century "business row" of four storefronts that, given their construction details, were built at one time by the same architect. This row currently houses (from left to right facing the structure) a double storefront with the Boston Community Center - partially rehabilitated, a loan company that has an inappropriately in-fill storefront, and the right-most opening which is boarded and has had its section of roof collapse. The small storefront was identified by the team and members of the community as viable space for a small auditorium (some of the community made suggestions to completely remove the entire party wall into the community center - a project that should NOT be conducted for the stability of the structures - see scope of work below.) The rightmost storefront with the collapsed roof was suggested by the city to be cleaned, stabilized, graded, and retained as an open courtyard with small store openings punched into the, now accessible, party wall of the neighboring building (possible infringement on the historic designation of the neighboring building when openings are added that never existed - call HPD when designing project - see scope of work below.)

Possible Scope of Work: (Refer to the computer rendering of the possible rehabilitation of this block.)

This row of facades gives us a good opportunity to demonstrate the subtleties of identifying and restoring architectural details to interpret the original structures, while marketing a division of uses within the storefronts with signs and amenities. Interpreting the four storefronts in the business "row," coordination of architectural detail becomes important to retain all original intended decorative brickwork and rhythm of openings. All storefronts should match in their display window sill height (even if the sidewalk slightly grades up hill toward the right), all doors should match, all storefronts should be reconstructed with transom window arrangements over the display windows (as patterned in the rightmost "open frame" of the courtyard), and the courtyard storefront construction should match that of the attached storefronts yet without glass set into the framework. Signboard space should match in horizontal placement, however signboard color, letter style and possible lighting can vary to the individual business. Color of the storefront frames and each section of brick facade may vary to identify the variety of use (note the difference of the contrast - light to dark - is kept at approximately the same level to keep the color from interrupting the pattern of original matched brickwork.) Awnings are placed to coordinate the original building row (top edge with the upper storefront opening, set to the inside edges of the brick building piers, all "shed" construction, all projected to a valance minimum of 5 feet from the building with equal valance width and height) color of awnings, again, may vary (in solid or stripe) to identify the individual use of the store spaces and coordinate with the color of the base and trim.

The Community Center has matching awnings and a matching awning valance skirted around a rigid canopy to set apart the use of the small storefront as a small auditorium. The canopy is styled after early 20th century Art Deco theaters - and assumes that the small store space was added at a later date within the early 20th-century (giving precedence to use this style of canopy - if local research shows the store space to be from the turn-of-the-century follow the coordinated awning suggestion also shown.) The transom windows are opened and exist to bring natural light in over the rigid canopy. It is NOT advised to remove the full party wall between the Community Center and the auditorium space for three reasons: 1) acoustics in the small space are quite good without any breaks in the wall, 2) the rear wall, currently missing, gives a good opportunity to construct a new stage area and possible connection to the rear hallway of the Community Center for rest rooms and flow into the existing meeting space, while leaving the existing wall gives that much more flexibility to have more than one function at one time, 3) the small storefront is possibly a latter cover over a prior alley and the party wall to the Community Center is the original, existing historic exterior wall - upsetting any length of this wall will cause structural re-settlement of the foundation and roof and most likely cause irreversible damage to the Community Center structure. As well, removal of so much historic material will constitute de-listing of the historic building from the National Register of Historic Places.

The "Boston Commons," as wittingly named in the rendering. Shows the current dilapidated storefront re-used as a temporary green space, picnic tables, possible outdoor performing space, for the city. These "missing teeth" are common in downtown revitalization districts, however should NEVER be regarded as irreplaceable with viable business space in the future! As the district is restored in character and to popularity, it will be important to get this property back on active tax status and used as a business rather than a missing opportunity. For now, the open-air commons is a good solution to a site that is an eyesore. Rebuild the framework of the storefront (paying extra attention to prime ALL surfaces of the material that will be exposed on ALL sides, PRIOR to construction, taking care to seal all joints and use multiple coats of paint) that the storefront may be used at a future date by simply setting in new display windows and reconstructing the roof. Do not permanently sever utilities to the site. Possibly identify where prior window or door openings may have once existed on the long exposed wall, either from this structure or if the adjoining party wall of the neighboring property is visible. To keep National Register status, it is favorable to re-use openings that once existed and not create openings that would have been identified by the public - in this case, since the party wall would not have been viewed by the public or intentionally designed to have exterior openings you may find some

leeway in dealing with the Historic Preservation Division. Do not remove large sections for display windows and faux "village" themed storefronts along this inner wall that did not exist - keep signs for these stores out over the main courtyard facade and next to the doors, and keep the doors contemporary in design. Removable amenities, such as small awnings (shown) could be used over the side doorways. Do not compromise National Register designation and the future ability for the owner to receive tax incentives if this project is not allowable by HPD. Use this missing store space for a courtyard, community space and simply retain the front and rear facades for proper entry to two "back to back" stores built into the neighboring structure.

#### GENERAL REHABILITATION PROCEDURE:

Retain and repair original materials unless severely deteriorated. Replacement material is to match original in composition, appearance, and placement. Any substrate material is to match original in function and appearance.

Clean & properly prepare all surfaces to be painted. Do not sandblast masonry, stucco, wood, glass, or sheet metal to clean surfaces. ALWAYS UTILIZE TEST PATCHES for ANY restoration methods and obtain approval of techniques, material removal or replacement from all historic preservation authorities involved with the project before execution. Inspect for, and re-point poor mortar joints and ensure stability of chimneys. Do not add windows or openings if none originally existed, consider restoring them if they did - CONSULT WITH HISTORIC PRESERVATION DIVISION, DNR.

BEFORE any further restoration work is completed secure building from water penetration at roof, foundation, eaves, gutter joints, and miscellaneous openings.

When attaching metal applications such as new cornices, flashing or drain pipes, always use proper fasteners and hardware for appropriate metal-to-metal contact to avoid future corrosion of these elements.

#### PAINT PREPARATION:

Remove all dirt, oil, grease, chalk, vegetation, efflorescence and other contaminants.

If there is any, scrape loose and peeling paint down to the nearest adhering paint layer. Wash surface clean with detergent and thoroughly flush with hose, especially eaves and protected areas where dirt and mildew develop and interfere with adhesion. Use low-pressure water only. Surfaces should be thoroughly dry. Dull surfaces by sanding. After washing, this good paint layer could be used as prime coat.

Inspect putty and caulking and replace/fill as needed.

Front and back-prime any painted wood or metal applications which will be attached to façade.

Re-cover any paint with the same type (oil on oil, latex on latex). Metal features must always be painted with oil-based paint or appropriate primer - water in latex will rust metal.