

Community Design Charrette

Locust Grove

GEORGIA



Locust Grove

what is a charrette



What is a Charrette?

Charrette is a French word that translates “little cart.” At the leading architecture school of the 19th century, the Ecole des Beaux-Arts in Paris, students would be assigned a tough design problem to work out under pressure of time. They would continue sketching as fast as they could, even as little carts (charrettes) carried their drawing boards away to be judged and graded.

Today, “charrette” has come to describe the rapid, intensive, and creative work session, usually lasting a week or more, in which a design team focuses on a particular design problem and arrives at a collaborative solution. Charrettes are product-oriented. The public charrette is fast becoming a preferred way to face the planning challenges confronting American cities.

Charrettes for New Urbanism, Victor Dover



What really comes out of a charrette are the ideas and dreams of residents, filtered through urban planning professionals who understand how to turn a design idea into a real community improvement.



The University of Georgia’s Center for Community Design & Preservation at the College of Environment & Design has been using the charrette process to help communities for many decades. The process has many proponents and has gained special favor in a new era of contemporary town planning, new urbanism, neo-traditionalism and just plain, hometown, good old fashioned concern for where you live.

“Our charrettes are high energy, new vision, community improvement events!”

They result in concepts that leverage implementation funds. Nearly all of the communities where charrettes were done have gone on to receive grants or local funds to implement our recommendations.

In short, Charrettes WORK! ”

Pratt Cassity, CCDP Director



*Newspaper coverage - Daily Herald
1/27/2004*

Locust Grove

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City Hall



Locust Grove Historic Clock



Pecan Grove along Highway 42



Community Meeting

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Locust Grove introduction



Locust Grove City Hall and Police Dept.



Community meeting - Saturday morning



Meeting citizens and discussing ideas



Community gather around final renderings

The Downtown Development Authority (DDA) of Locust Grove contacted the Center for Community Design & Preservation (CCDP) at the University of Georgia seeking assistance for creating a vision for growth AND preservation for their downtown commercial district. A charrette was scheduled for January 2004. The public input session was held on a Saturday morning with well over 70 citizens providing ideas, input, desires and critique for the design team. The very active input session started the charrette weekend with a bang.

Over the next two and a half days, city officials, UGA design students and CCDP staff photographed, interviewed and swapped ideas about how downtown should develop in the future. We became very enamored with Henry County's southernmost municipality. We had our eyes opened, our curiosity piqued and our bellies filled!

Thanks go to the elected officials, city staff and the DDA - especially Tim Gardner, Aggie Combs and Sherry Moon - for making our visit fun and rewarding.

The material you are now reading is a summary of major points that we focused on during the charrette. Our drawings, photographs, and plans illustrate concepts and solutions. **To see change before it happens is a visual experience and our graphics are intended to do just that.**

Our strongest desire is for local decision makers and stakeholders to use our work as a template to advance quality growth in Locust Grove. There are many ways to make the changes occur. Our work should help initiate a process to obtain federal, state and private funds. This will help leverage local funds to move forward in making downtown improvements.

This is not an overnight process. It involves gradual and phased change, which, piece by piece will reinvent downtown Locust Grove. It is partially a face-lift, but also involves an attitude adjustment. Change and improvement starts NOW!

Locust Grove community goals

We began the charrette by meeting with a room full of Locust Grove residents, business owners and city staff and elected officials. Right off the bat, they shared with us the roadblocks their community needs to overcome in order to reach its full potential.



Saturday's opening session

- Do away with the railroad.
- Need less traffic through town.
- Make the community more like it used to be.
- Storefronts need to be changed.
- Create a look and feel that will attract good business.
- Bring in a nice, upscale restaurant.
- Introduce pedestrian walkways/alternative transportation.
- Create a four lane highway and traffic lights.
- Direct traffic away from Tanger, (distance 1 mile).
- Need more convenient parking.
- Keep the Train Depot.
- Great economic plan for downtown.
- Sidewalk cafes.
- Access to transverse traffic auto & railroad.
- More small businesses and fewer chains.
- More efficient use of space.
- Connection of buildings.
- Recreation spots, (active and passive).
- Museum/Local historical center.
- Safety for crossing railroad/street, (over/under).
- No lights.
- No sidewalks.
- DOT involvement, (interference with railroad).
- Noise pollution, (28 trains per day - whistle ban?).
- Trash pickup

what citizens told us



Saturday's opening session



Saturday's opening session



Saturday's opening session

Community Input strengths & challenges

What makes Locust Grove special?

- Nice people.
- Good churches.
- History.
- Trees: good, (would like the inclusion of Locust trees).
- Good ordinances - tight management of development.
- New development: Tree ordinance (new), Landscape ordinance.
- Good wooded area by ball fields.
- Chamber - advertisements (bill-board)
- Relocation of new businesses.
- Homeowners association.
- Locust Grove Day, (Memorial Day weekend).
- Larger Library, (March ground-breaking).
- Museum.
- Train watching.
- Carter's Auction.
- Relatively crime free.
- Pick your own peaches.
- Noah's Ark.
- Outdoor educational center.
- Peaches, pecans, fruits, (need a farmers' market).
- Wildlife.
- Old historic homes.
- History guides development.
- Unite to advance.



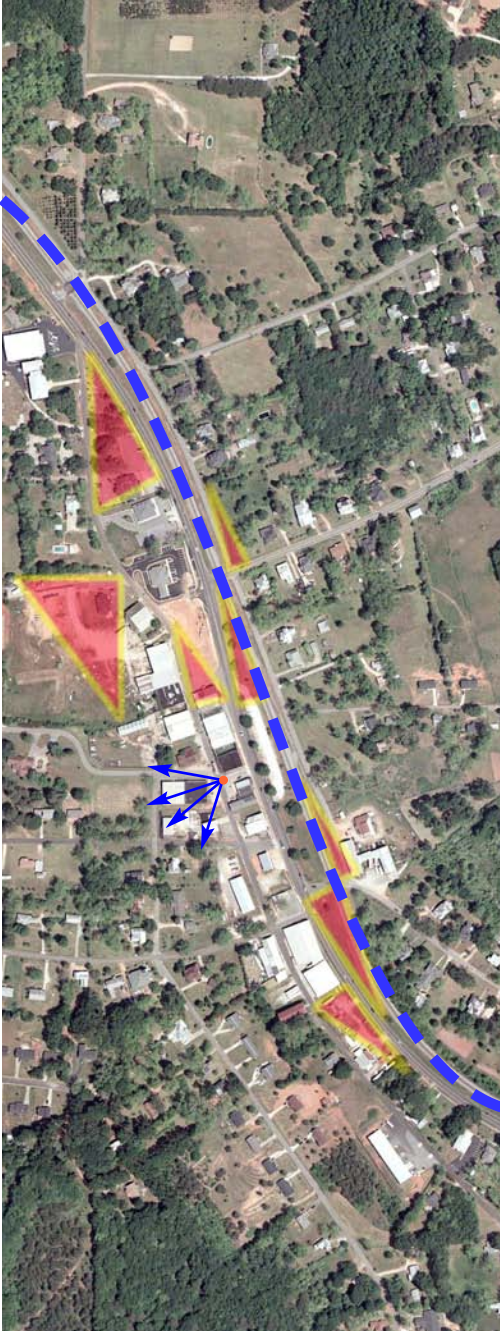
What are the challenges?



- Buildings without fronts.
- Limited parking.
- Drunk drivers littering on roadsides.
- Litter in general.
- Dogs barking.
- Lack of sidewalks, or available sidewalks in poor condition.
- Bright fluorescent buildings.
- Pavement condition.
- Clash of old and new.
- Need for more consistency. (Consistency creates credibility, which leads to longevity.)
- Emotions cloud good judgment for community growth and development.
- Need for more retail.
- Need to make the numbers work economically for downtown businesses.
- Gas stations.
- Marketing of the "thing" that makes this community what it is.
- Uncertainty about what the community really wants
- Vision lacking
- "I can't see my cows anymore."
- No senior subdivision.
- "Them that's got the gold makes the rules." (The new Golden Rule).
- Lack of traffic lights.
- Nostalgia.
- Inability to get a key made.
- Vending machines in downtown on sidewalks.
- Lack of after dark business.
- Not safe to walk to schools.
- Clean-up junkyard.

Locust Grove

the concept



The unique occurrence of triangular parcels of land provide many opportunities for community development. This triangles can be used for parking, streetscape plantings, parks, gateways, unique buildings, events, etc.

An urban design phenomenon of “triangulation” has happened in Locust Grove. The historic rail bed and Highway 42, as well as the Interstate, slice through a modified grid of public streets resulting in small triangular pieces of land that then becomes isolated.

Additionally, traffic patterns and daily commuters cause certain areas to become difficult to navigate. Several corners become “clipped” and gentle curves create large shoulders, or non-existent ones, along Locust Grove’s roadways. This has created an interesting restriction for parcel size and building footprints. The presence and elevation of sidewalks are also affected by this development pattern. Some sidewalks are wide, some narrow; others are elevated, while some areas cannot accommodate sidewalks at all. The result is an informal distribution of built resources with hodgepodge building sites and “leftover” open space. The design team felt that this pattern creates a challenging opportunity to tie disjointed spaces together. We encourage Locust Grove to create connection around, through and beside familiar landmarks in town. This will also give the town an opportunity to create new sculptural additions to the city fabric.

Our solution for downtown Locust Grove builds on the triangulation of space while connecting beloved and historic resources. Our concept extends downtown toward the west with exciting new infill construction. It adds commercial and residential properties to the district and provides for clever and diverse parking solutions. We fashioned a location for a new community park, as well as greater opportunities for casual, daily exercise by providing more walking and outdoor activities.

Our observations and suggestions begin on the following pages.



Locust Grove observations & suggestions



Very good example of a historic structure, only needs a more compatible awning.



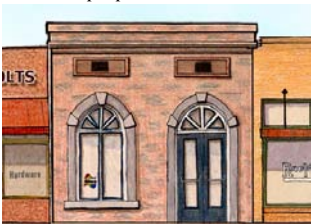
Abandoned structure



Rehabilitation solution clear.



Historic elements obscure through improper renovation.



Reconstruction of the historic facade is the preservation solution. Remnants of the historic facade are evident.

1. National Register Listing

The City, perhaps through the DDA, should pursue listing of **all eligible properties** in the National Register of Historic Places. This would afford their owners the possibility of tax benefits and the potential to obtain limited funding for local preservation projects.



Locust Grove has many structures that may be considered for nomination.



CONTACTS:

Maurice Ungaro
Atlanta Regional Commission
(404) 463-3309
<http://www.atlantaregional.com/>

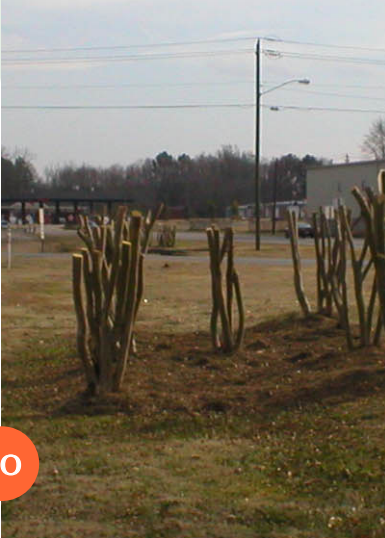
Gretchen Brock, Historic Preservation Division
Georgia Department of Natural Resources
(404) 651-6782

Locust Grove observations & suggestions

2. Plants

2a. Crape MURDER in Locust Grove

There is an epidemic of virulent and aggressive pruning of Locust Grove's Crape Myrtles (*Lagerstroemia indica*). **This must stop.** The pruning pattern of this type is a practice that we see frequently in towns throughout Georgia. However, horticultural advisors recommend minimal pruning and never "stump-ing" of major limbs of Crape Myrtles. The blooming, natural growth patterns and eventual crowning out of the trees are best accomplished by selectively removing dead and misshapen limbs but NEVER by dismembering entire limbs. Allowing the Crape Myrtles to grow naturally will create a more welcoming atmosphere for visitors.



no

Crape Myrtle - *Lagerstroemia indica*

2b. Mature Hardwoods

There are many mature hardwoods in Locust Grove, especially good examples of hickories and some oaks. These trees should be monitored for health problems regularly. Plans for the replacement of sick, dead or dying trees must be a part of community maintenance practices. The most dramatic and impressive specimens could even be illuminated with directed spotlights as community icons. The lighting would complement the "Light up Locust Grove" campaign. (See recommendation #6).



yes

Hardwoods outside City Hall

Locust Grove observations & suggestions

2c. Reintroduce Locust Trees to Locust Grove

Black Locust (*Robinia pseudoacacia*) must again become a signature plant for the city. The Locust has regained popularity for its drought tolerance, fragrant and attractive blooms, and showy foliage. The plant, native to the Southeast, is easily adapted for street trees in planting wells because of its resistance to pollutants and its ability to withstand periods of little water. The concept for reintroducing Locusts to Locust Grove is most important as thicket-forming natural groves. These groves will be the natural billboard for the community and will serve as clusters of plants to frame directional and informational signs.



Reference: Dirr, Michael. *Manual of Woody Plants*. 1998

yes

Black locust - *Robinia pseudoacacia*

Robinia pseudoacacia

- Black or Common Locust
- Fabaceae family
- Leaves - alternate and pinnately compound
- Mature height 30 - 50 feet

horticultural traits

- Fine textured leaves and open canopy
- Fast growing and transplants easily
- Very fragrant white hanging flowers
- Will grow almost anywhere except permanently wet areas
- Very tolerant to urban conditions
- Grove forming—good for screening purposes

historic uses

Very hard wood used for:

- ship building
- fence posts
- house framing
- xylophone keys
- furniture keys

Locust flower honey—very delicious



Gleditsia triacanthas var. *inermis*
Tornless Honey Locust

Unfortunately this tree does not do well in heat, humidity and heavy clay soils of the Southeastern United States.

Do not use.

no



Locust flower



Locust fall color

Locust Grove observations & suggestions



Chinese Hollies



Leyland Cypress



Eastern Red Cedar



Wax Myrtle

2d. Stands of Cedars (*Juniperus virginiana*)

Eastern Red Cedars are native and very southern trees. They should be retained as screens in places throughout the city. When a property owner plans to use modern cultivars like Chinese Hollies and Leyland Cypress, **they should be encouraged to use native species like the Eastern Red Cedar or Wax Myrtle (*Myrica cerifera*)** instead. For the reasons stated above, these native varieties are more easily adapted to southern cities and landscapes.



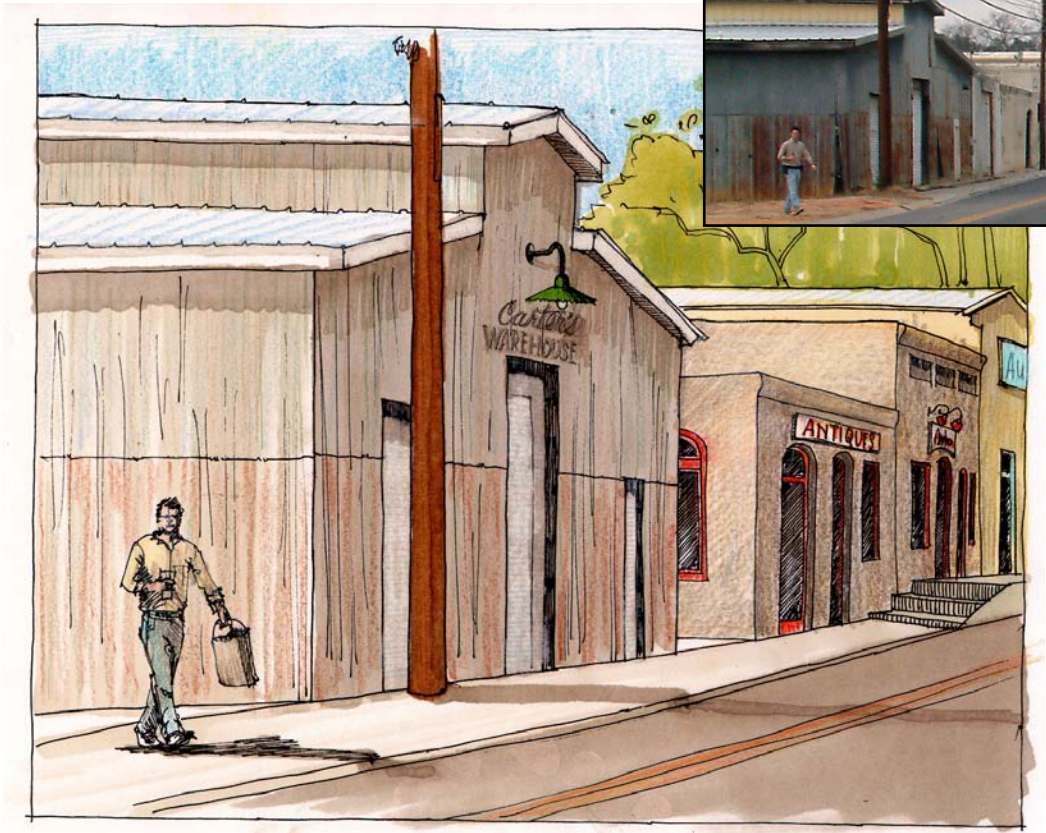
Retain all mature trees, especially hardwoods

Contact for Assistance (technical and financial):

Georgia Forestry Commission Urban and
Community Forestry Program

Susan Reisch - 1-800-GA-TREES
www.gfc.state.ga.us

Locust Grove observations & suggestions



3. Cleveland Street



The buildings along Main Street (Highway 42) all have rear entrances along Cleveland Street. This provides an opportunity to have two beautiful faces for the historic buildings. The character along this back street is quaint, slower and less fancy. The rear façades of the buildings can be made quite charming. The expanded downtown core of Locust Grove, behind and to the West of the row of buildings along Main Street, will slowly make the rear entrances much more important and might even become primary access to some of the stores and businesses.



Copious concrete paving was necessary to control runoff, now the appearance of the buildings should be addressed, along with the management of trash and the screening, where possible, of HVAC equipment.

Locust Grove observations & suggestions



4. Clean up NOW!

Locust Grove has become complacent over the past few years in terms of visual clutter (especially unfriendly signs), municipal materials, vending machines, equipment, discarded auction items, and litter. The design team is saying nothing new when we say the city needs a good spring cleaning. This sentiment was universally expressed by everyone we spoke with and verified by all that we observed.



One disconcerting trend in Locust Grove is the proliferation of negative and restrictive signs. Visitors do not react positively when they see "No Trespassing," "Do Not Loiter," "No Parking Anytime" and "No Bicycles" signs every few feet. It creates an unwelcoming tone that is subtle but will drive the customer to Jackson, Hampton or McDonough rather than stopping here and spending money in Locust Grove.





Locust Grove observations & suggestions

5. Parking



Parking can be successfully located in now vacant lots as a **short-term** solution. These lots should be surfaced with a permeable material, such as gravel, and better managed, ie attractive environs and a more efficient way to make sure cars park in appropriate areas.

Eventually, downtown expansion should involve "infilling" vacant blocks with new buildings that have a similar visual character to downtown. The interiors of the blocks are perfect places to capture more parking spaces. Street parking should be placed where appropriate, however the narrowness of most streets prevents this from happening.

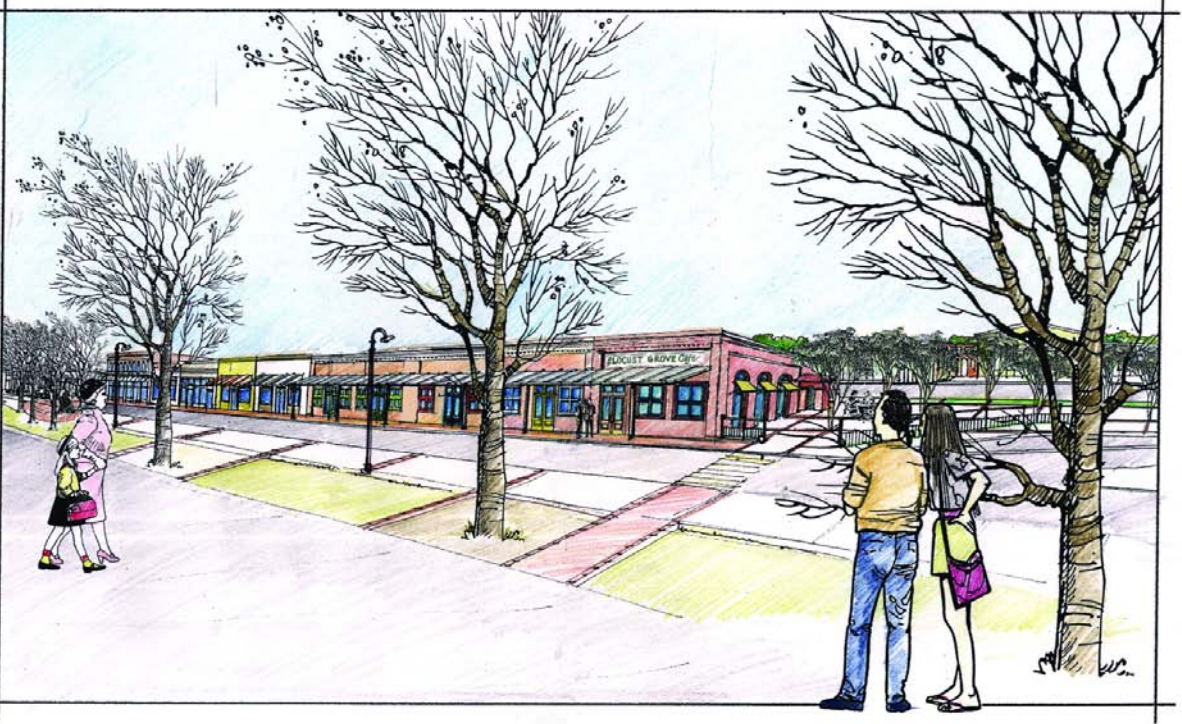
The area across from the commercial core, next to the rail line, would normally be a good location for cars; however, the danger posed from crossing a busy highway discourages people from choosing to make downtown their destination. This area should be used as overflow parking rather than the primary parking lot for downtown; it should not be expanded. An additional reason for de-emphasizing this lot is to enhance the already beautiful view from the raised sidewalk and from the storefronts across the street. Enhancing the landscape elements, plant materials and even sinking the parking area will help achieve this.



Unightly and mismanaged public space leaves shoppers, visitors and merchants with unattractive views and permanent bad impressions

Locust Grove observations & suggestions

• M A I N S T R E E T •



The city of Locust Grove has received a Transportation Enhancement (TE) grant for streetscape improvement. Downtown desperately needs improvement. The rendering above shows how downtown can be revitalized and connections between both sides of the street can be created. The parking lot along the rail line should be connected to the commercial block through clear pavement demarcations.



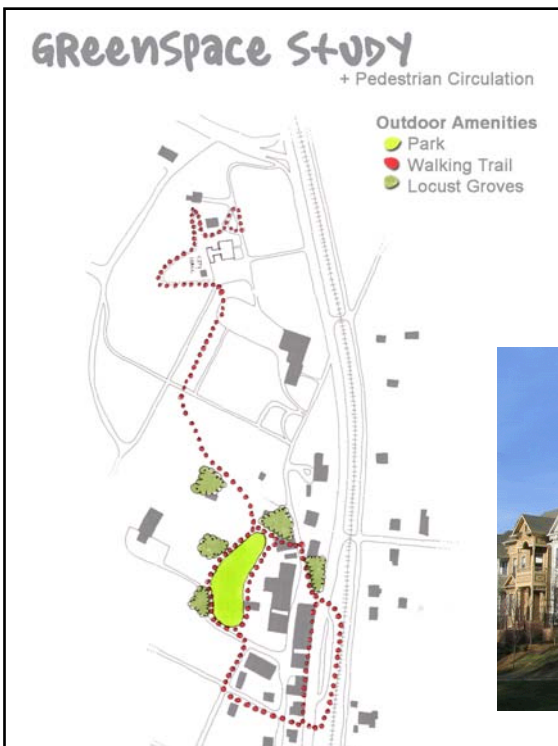
see perspective above

6. Night Lighting

The city is dark because there is very little external illumination. Locust Grove now has an opportunity to do it dramatically and in an innovative way. A few years ago the City of Macon, Georgia retained a lighting consultant who had worked with the Walt Disney Corporation to market their historic properties to tourists during the evenings. The lighting was striking. A special walking and driving tour brochure was developed and the whole effort received many awards for innovation. Locust Grove can do the same thing. The storefronts can be washed in light, for example, rather than the tradition of "lollipops," —evenly spaced, phony looking "Victoriana" lamps and standards. Interior lights in storefronts can spill out on the sidewalks and give a warm welcome to walkers and people driving by. This also serves to advertise goods and services. The new Locust thickets should also be dramatically up lit wherever they are planted throughout town. Large specimen hardwoods can benefit from a similar treatment.

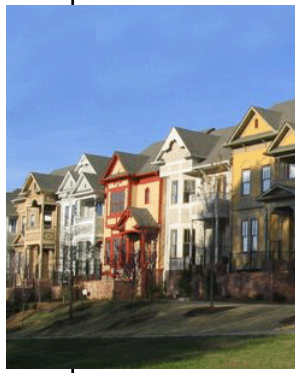


The lighting project will make Locust Grove seem unique, classy, and special. A professional lighting consultant is needed to get the best results. The money will be well spent.



7. A New City Park

One of the unifying elements of our solution involves the acquisition of land and design for a new city park roughly located between the cemetery and Carter's auction facility. The park will create a new gathering spot for outdoor passive activities like walking, festival events and people watching.



We suggest locating a row of traditional townhouses or bungalows on either side of the park. The park will become the front lawn of in-town residential infill. Recent studies indicate that housing is more valuable when it borders green space. The park will insure successful residential infill for the town center.

Locust Grove observations & suggestions



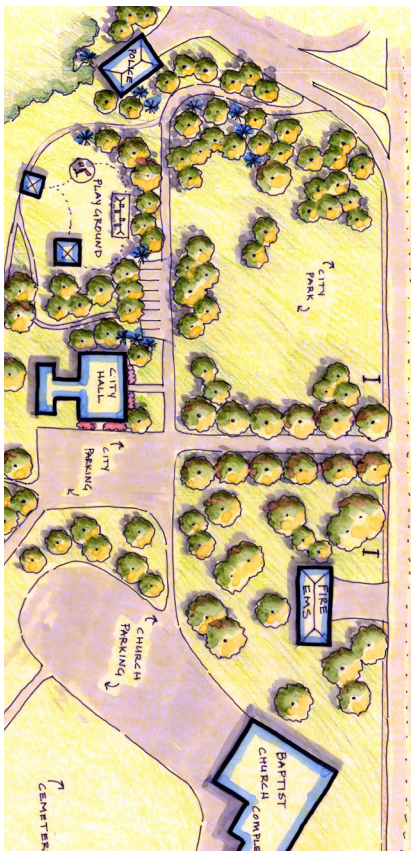
8. "Re-Campus" the Institute

The Locust Grove Institute (now The Community Center) is a valuable and significant resource. Reusing the building for municipal functions is a perfect model for other building reuse. The City should seek additional funding to completely rehabilitate the building to become a preservation showpiece for Henry County. The sensitive rehabilitation of the entire building is eligible for funding from various sources due to its listing in the National Register of Historic Places and its public function.

The missing pieces of the Institute's story are its campus feel and the former auxiliary buildings.



The current buildings that accompany the historic classroom building on the site do little to enhance the landmark's significance.



Decisions should progress toward relocating the incompatible fire department structure and picnic pavilion. If those functions need to remain on site, a more sensitive design (masonry with traditional detailing) and location (to the rear and south of the main building) should be sought.

Two things will help with creating a more pleasing campus atmosphere:

- 1) the addition of a similar structure that follows the form, mass and details of the missing girls and boys buildings;
- 2) making pedestrian connections between the Institute and the commercial core. Our recommendations involve creating a walking path through the historic cemetery to a new City Park and on to the downtown core (see greenspace study illustration on previous page). This rethinking of the site should involve a reorganization of the parking areas and the introduction of groups of Locust trees in the front lawn.

Locust Grove observations & suggestions

9. Perpetuate Architectural Patterns and Concentration of Downtown Buildings



Two predominant architectural types occur in downtown Locust Grove:

- 1) the late 19th and early 20th Century commercial building form.
- 2) the industrial building and railroad warehouse.

These two building forms should serve as prototypes for new structures in the downtown core.

Remember, it is not necessary to replicate or make an identical copy of a historic building to create compatible infill. In fact, the best infill buildings reference historic buildings in size, form, shape and materials but do not attempt to reproduce the historic structures identically.

The key to compatibility often lies in perpetuating existing roof shapes, exterior materials, and window openings in new buildings.

The large open floor plans of many of the industrial buildings lend themselves to easy conversion to residential lofts or large consignment dealers, for example.



before



after

Locust Grove observations & suggestions



Existing warehouse along Highway 42



Examples of industrial buildings and railroad warehouse.



Historic industrial buildings ring the commercial retail core. Vacant land is available in this outer ring and provides an opportunity for redevelopment. New construction should reflect the size, shape and materials of the historic buildings. This example shows an infill “warehouse” incorporating lofts upstairs and retail downstairs. The building design is borrowed from a loft conversion on Cleveland Street.

Locust Grove observations & suggestions

10. Railroad Experience



While many people find the rail traffic frustrating, no other local resource tells more about this place than the railroad. Its contribution to town form and function is paramount. Much of the agricultural character of Locust Grove, the other dominant contributor to community history, has or will disappear.

izens live more peacefully with the trains. Our design solution links the town with the railroad again.

Locust Grove should encourage train enthusiasts to visit and provide them with an opportunity to get close and observe your hourly reminder of local history.

The railroad influence is one of the long-lasting and tangible links to community history.

Linking the downtown commercial strip to the rail through safer crosswalks, landscaped observation areas and even the redevelopment of the small metal covered building on the east side of the tracks as a railroad café, museum, or other type of gathering spot for train watching.

The charrette team understands the aggravation with traffic delays and noise, but a "kinder - gentler" approach to recognizing and embracing the rail presence will help cit-



Metal covered building on the east side of the tracks could become an attraction to visitors and train watchers.

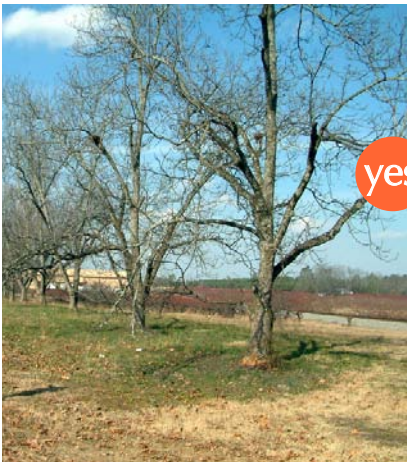
Locust Grove observations & suggestions



11. Retain Agricultural Heritage

There is a serious threat to the vanishing agricultural character of Henry County, which is no secret. We heard citizens say they "miss seeing the cows" on their way to or from work.

So many people affectionately referred to Gardner's fruit stand and "pick-your-own peach" business as a treasured link to the past. If that feature of your community is of value, strident efforts should be made to protect the remaining farmland and the agricultural business associated with it.



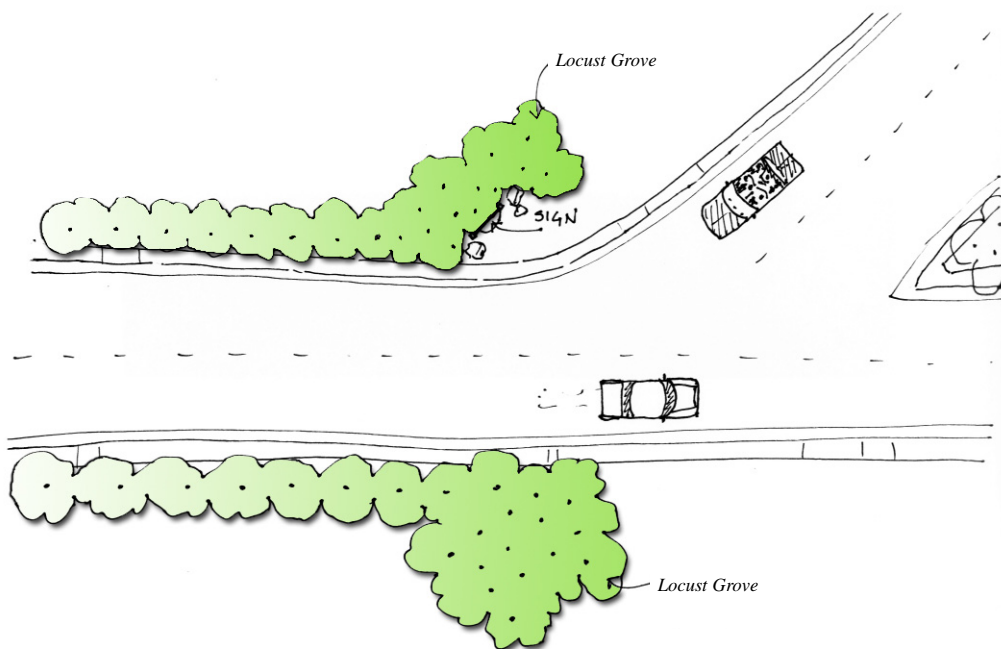
Creating a strategy for agricultural land retention is usually based on passing along financial incentives to the owners of the agricultural land. These incentives can come in the form of tax benefits or the purchase and transfer of development rights on the land, which is called transferable development rights (TDRs).

Several tools are available from organizations like American Farmland Trust [www.farmland.org], Trust for Public Land [www.tpl.org], and Georgia Conservancy [www.georgiaconservancy.org]. Georgia's Department of Community Affairs [www.dca.state.ga.us] has quality growth toolkits on their website that can help a community work through the sometimes complicated process of protecting land from development pressure.



Technical Assistance available from **Laurie Fowler** at the University of Georgia - Institute of Ecology's River Basin Science and Policy Center [www.rivercenter.uga.edu] (706) 542-3948 and **Jamie Baker-Roski** [www.law.uga.edu/landuseclinic].

Locust Grove observations & suggestions



12. Entrances and Gateways

Locust Grove must be easy to find in order to draw needed customers to the new businesses that citizens want to see downtown.

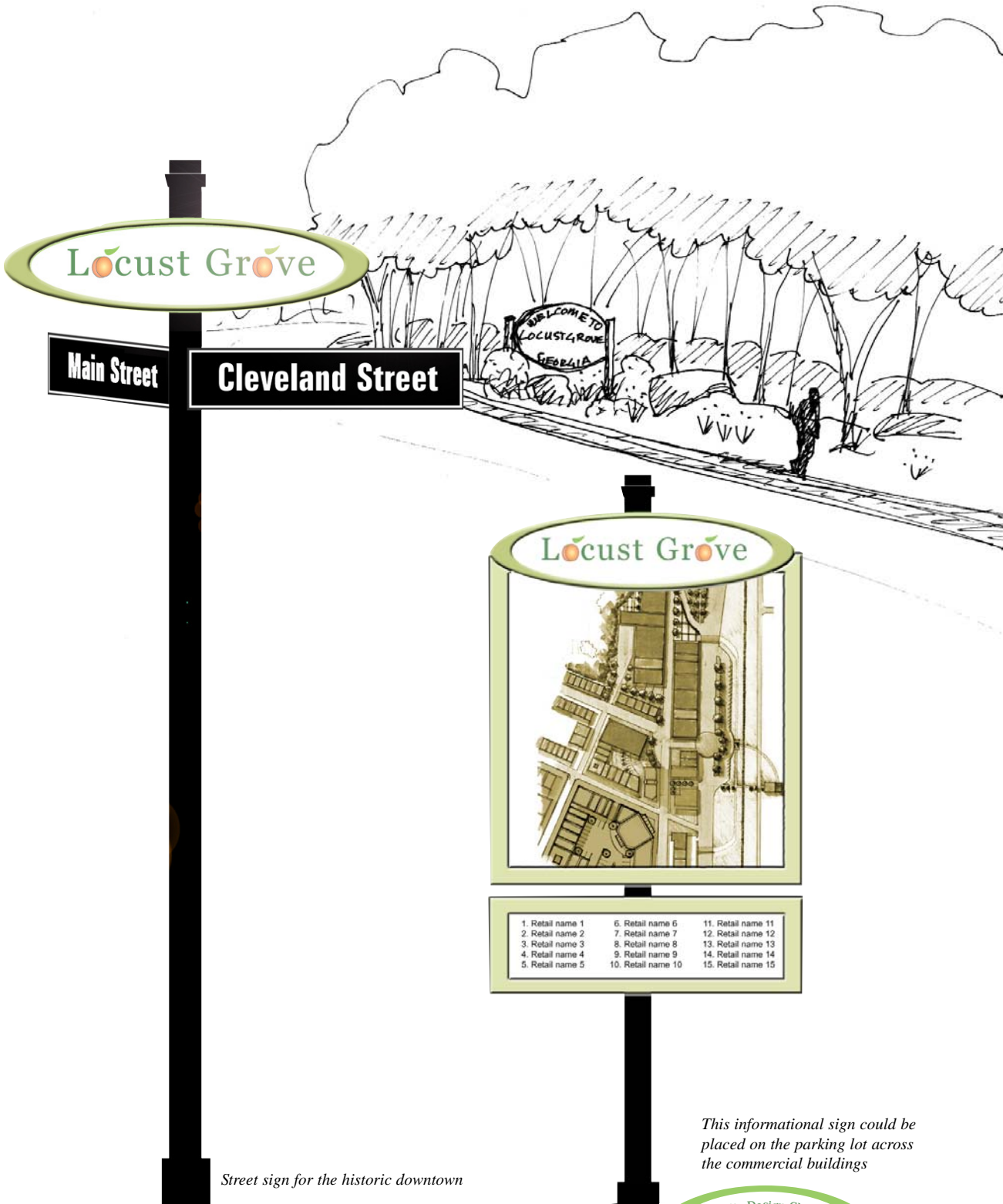
They need to know they have arrived!

Directional signage and important attention grabbers work. The city should consider placing well-designed and consistent graphics at key points along roadways entering Locust Grove and especially at the entrances to downtown. Two suitable locations are indicated in the above illustration. Careful consideration should be given to design and permanence of the signs. Using the groves of locust trees as places to nestle signs brings more meaning to the city's welcome to the public.



Entrance sign to historic Locust Grove. The example on the right shows the sign applied to a brick structure. The sketch (next page) shows the sign on wood posts.

Locust Grove observations & suggestions



Street sign for the historic downtown

This informational sign could be placed on the parking lot across the commercial buildings

- | | | |
|------------------|--------------------|--------------------|
| 1. Retail name 1 | 6. Retail name 6 | 11. Retail name 11 |
| 2. Retail name 2 | 7. Retail name 7 | 12. Retail name 12 |
| 3. Retail name 3 | 8. Retail name 8 | 13. Retail name 13 |
| 4. Retail name 4 | 9. Retail name 9 | 14. Retail name 14 |
| 5. Retail name 5 | 10. Retail name 10 | 15. Retail name 15 |

Locust Grove observations & suggestions

13. Main Street - Highway 42



This corridor will be the focus of many suggested improvements, including:

- a. The addition of street tree Black Locust (*Robinia pseudoacacia*)
- b. Realignment of newer sidewalks with historic walkways
- c. Creating safer and better demarcated crosswalks
- d. Removal of all pebble board trash receptacles and replacement with more attractive and traditional trash cans
- e. Reengineer detention pond at the corner of Highway 42 at Moye's Drugstore: eliminate if possible or create a protected elevated walk made of Trex © (or similar material) to align with historic sidewalks downtown
- f. The north end of the downtown commercial block will be extended to include a **patio for outdoor dining**. A **new restaurant or bar should be encouraged to locate in the end property**
- g. Maintain sight line between metal covered building on east side of rail line to the lot currently occupied by the unsightly Public Works Building (to be replaced by new compatible infill) - the **open space in the row of buildings should remain but be visually improved to accommodate walkthroughs and/or a patio for outdoor dining**
- h. Nonconforming and redundant signs, like "Kelley Tires," should be removed. Signs for buildings should not be internally illuminated or overwhelming. Simple signs of natural materials should be used when historic precedents are not available. **The "ghost" sign for Snowdrift on the side of R and M Financial building is a great reminder of the past.** This should be retained and not removed or repainted.



The north end of the downtown commercial block will be extended to include a patio for outdoor dining. A new restaurant or bar should be encouraged to locate in the end property



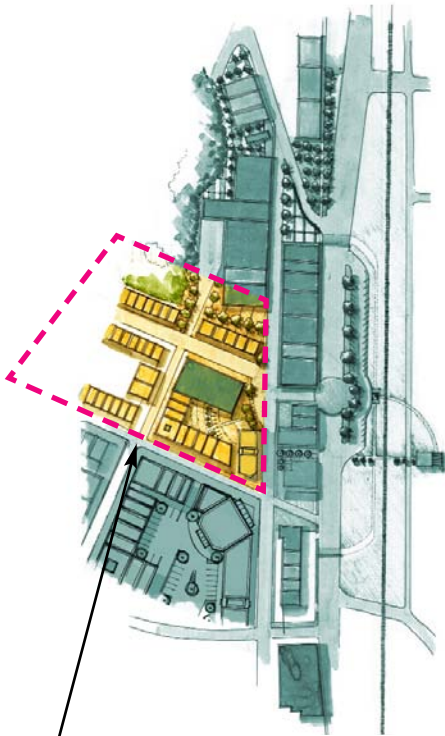
The "ghost" sign for Snowdrift on the side of R and M Financial building is a great reminder of the past and should be retained.

Locust Grove observations & suggestions

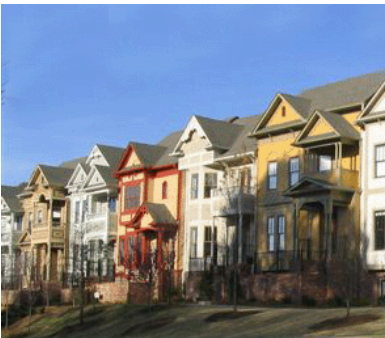


The open space in the row of buildings should remain but be visually improved to accommodate walkthroughs and/or a patio for outdoor dining

Locust Grove observations & suggestions



Locating townhouses in the new expanded downtown core will create a demand for services. The new city park will also add a flair to the new townhouses and rehabilitated warehouses.



We suggest locating a row of traditional townhouses or bungalows on either side of the park. The park will become the front lawn of in-town residential infill. Recent studies indicate that housing is more valuable when it borders green space. The park will insure successful residential infill for the town center.

14. A Housing Strategy to Complement New Retail Downtown

Locust Grove should consider creating a built-in consumer base for future retail downtown. Locating townhouses in the new expanded downtown core will create a demand for services. A marketing study should be undertaken to see what the appropriate retail mix should be, what the consumer base is likely to be and who the housing units should be marketed to.



Historic warehouses behind main street provide excellent opportunities for loft housing.



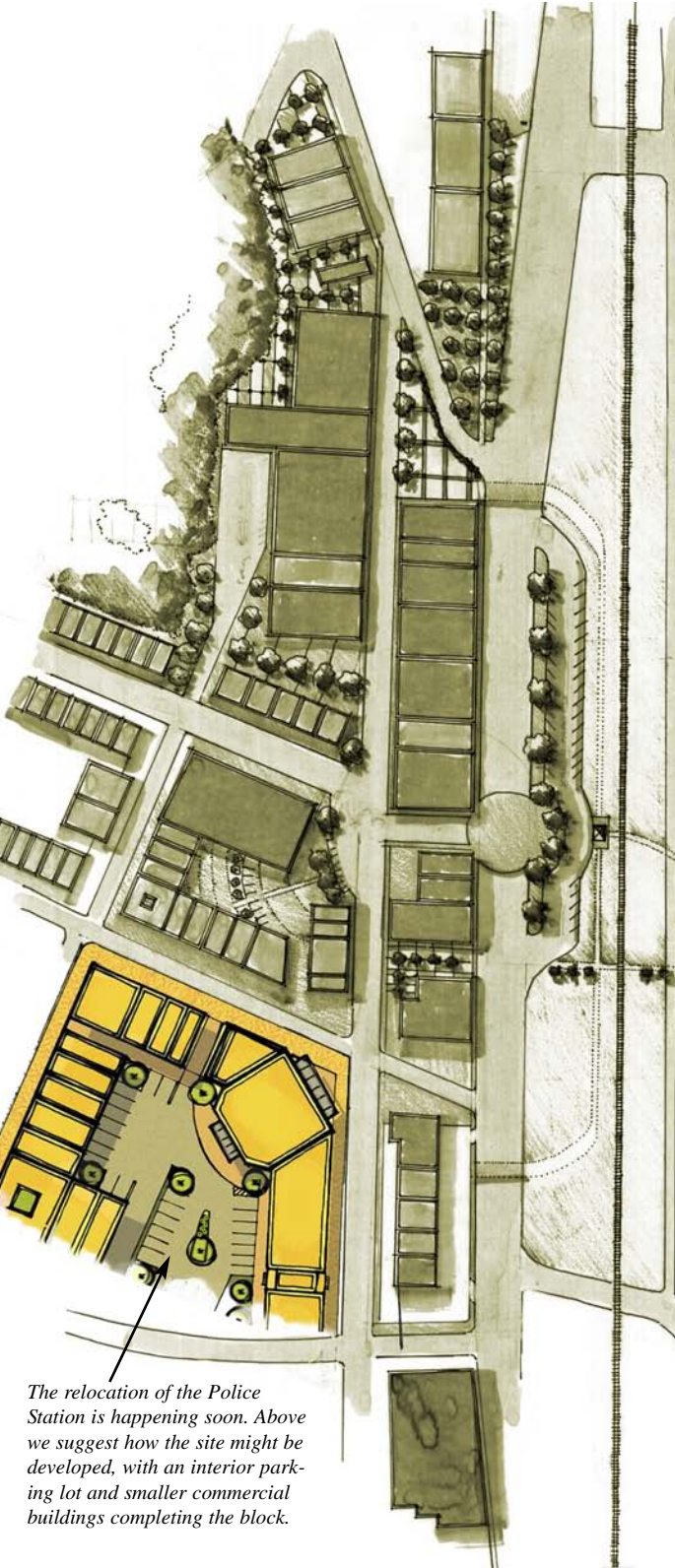
Locust Grove observations & suggestions

15. Conclusion

Locust Grove is in the 'path of progress'—a ring of growth radiating from Atlanta—and downtown has been spared (thus far) from the ravages of sprawl-related demolition and insensitive new development. Fortunately, the city has been preparing for this inevitable growth by augmenting zoning laws and development standards with smart policies and protective overlays. The charrette's timing is fortuitous, as it serves to enhance and illustrate the ideas that have already taken hold.

The decision to locate the new police station on a vacant parcel downtown in a handsome new structure that visually compliments the surrounding historic buildings is evidence of this new philosophy of smart growth. We applaud this decision and encourage more of the same. We hope the ideas in this charrette report serve as a stimulus and a map for future development.

These efforts unify the community's image, revitalize downtown and make Locust Grove a destination rather than just a bedroom community of Atlanta. The work of folks at the Downtown Development Authority, the Historic Preservation Commission, the *Better Hometown Committee* and local citizens has prepared the community for great things to happen. UGA's College of Environment and Design is honored to have been a part of this process.



The relocation of the Police Station is happening soon. Above we suggest how the site might be developed, with an interior parking lot and smaller commercial buildings completing the block.



Credits:

Locust Grove

City of Locust Grove Downtown Development Authority
Locust Grove City Hall

Especially to: Tim Gardner, Aggie Combs, Sherry Moon and
Rick M. Jeffares.



Our charrette team: starting from the top (l-r): Eleonora Machado, Jennifer Martin Lewis, Janet Coleman, Pratt Cassity, Josh Gillespie, Sarah McDonald, Melissa Knauer, and Julia Reed.



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Community Design Charrette

Locust Grove

GEORGIA

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A P P E N D I X 1

BUILDING FACADES

APPENDIX 1 - BUILDING FACADES

APPENDIX 2 - DOT GUIDE, ACCESSIBILITY

APPENDIX 3 - DOT GUIDE, SIDEWALKS AND WALKWAYS

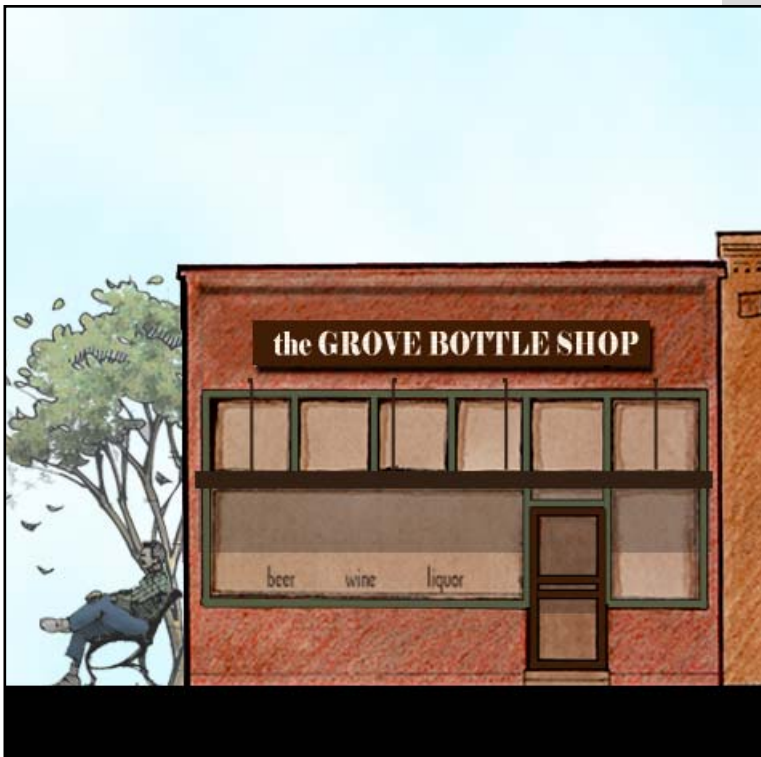
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REHABILITATION POINTERS

- Uncover display windows
- Incorporate signage on upper facade
- Replace awning with more compatible design



Grove Bottle Shop

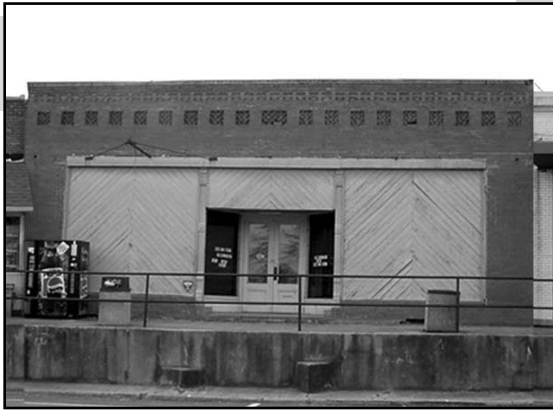
The brickwork of this building is in good condition, and does not require significant modifications. We recommend uncovering all display windows, which will encourage business by allowing customers a better view of the inside of the store. It makes the business and, therefore, the entire street more approachable. The AC unit should be removed. Historically, transom windows were located under the space that is covered by the awning. If budget allows, remove the awning and replace/repair transom windows located underneath. A simple flat metal canopy could be installed for shade, as shown in the illustration, or a shed-style canvas awning of similar dimension to the existing awning would be appropriate.

Repaint the trim as needed, but do not paint the brick façade. The original door was likely wood framed, although the current door is functioning well for this building.

We recommend a simple sign located above the transom windows. Do not use interior-lit cabinet signs, as they are difficult to maintain and contribute to light pollution. External lighting attached to the façade, shining down onto the sign will increase visibility of the business.

REHABILITATION POINTERS

- Uncover & repair store-front windows
- Incorporate signage on upper facade & windows
- Gooseneck lamps add visual interest



Dunkin' Donuts

The brickwork on this building needs to be checked for damage and repaired if necessary. There is at least one hole in the brickwork, located to the left of the doors, along the sidewalk. This area may be exposing the interior of the building to water damage and should be repaired. There is interesting brickwork near roof line of this building and these details should be maintained. If mortar repointing is necessary, it should be undertaken using the gentlest means possible - using hand tools, not power tools - and a soft mortar with a high lime content.

Large display windows with smaller transom windows above them are likely located under the area currently covered by wooden boards. We recommend uncovering and repairing all display windows, which will encourage business by allowing customers a better view of the inside of the store. It makes the business and, therefore, the entire street more approachable. This building has retained its original or near-original doors. Only minor refinishing and repainting of these is needed. We recommend a simple sign located above the transom windows. Do not use interior-lit cabinet signs, as they are difficult to maintain and contribute to light pollution. External lighting, as shown, will suffice and add visual interest.

REHABILITATION POINTERS

- Replace doors with more compatible style
- Paint trim contrasting color
- Repair awning struts
- Maintain ghost signage



Countryside Land & Homes

This building is in frequent use, so it is assumed that the roof is in good repair. If not, this must be addressed prior to any façade renovations.

Prepare the surface properly before repainting. Do not sandblast the brick or wood prior to painting, because it will cause irreparable damage. Clean the façade with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming the façade. The building trim should be repainted to provide contrast between the façade and the trim. Do not paint marble details.

The side windows appear to be in good shape and should be maintained, as should the “ghost” advertising signage!

Replace the existing doors with double wooden doors containing long glass panels as shown to restore the entryway to its original appearance. Complete the awning support by replacing the third strut.

Signage in the windows is clear and easy to read. It should not be made larger. Remove miscellany from the sidewalk for an unobstructed view of the building.

REHABILITATION POINTERS

- Pocket parks add to the character of downtown
- Historic buildings should not be demolished to create pocket parks.
- Multiple pocket parks downtown are not necessary, more businesses are paramount!



Pocket Park

The small pocket of green space in between these buildings downtown appears to have historically been vacant. With community discussions of wanting a restaurant downtown with outdoor seating, this space could serve as a small park and dining area with minimal enhancements.

Smaller, flowering trees are shown planted in a line down the middle of the space, adding a shade canopy, fall color and visual interest.

Cafe tables are shown along the proposed restaurant building conversion to accommodate outdoor dining. If the space is not incorporated into a particular business, the DDA could provide seating as an amenity for downtown workers, residents and visitors.

The other half of the pocket park is left open for traveling through the block. Small pavers may need to be added to define the walkway and prevent erosion.



REHABILITATION POINTERS

- Building would better serve downtown with a retail business. DDA should help relocate current, viable business to nearby location off Main Street
- New business could take advantage of adjacent open lot
- Reconstruct storefront windows



Bistro 42

This building should be repaired and returned to use as a retail space. The roof should be checked for structural integrity and water damage prior to any facade renovations. Roof repairs should respect the original design.

The brickwork should be cleaned using a low-pressure wash with a mild detergent and a natural bristle brush. Bricks should be repaired as necessary with soft mortar with a high lime content. Avoid repointing with modern Portland cement, as it will damage the historic bricks.

Restoration should include removal of the cement blocks covering the window spaces, and the storefront should be reframed as shown, with large display windows and transoms above them. We recommend installation of wooden double doors, as illustrated, each containing one long panel of glass.

We recommend simple signage located above windows. Do not use interior-lit cabinet signs, as they are difficult to maintain and contribute to light pollution. External lighting, as shown, will suffice. Individual awnings add visual interest and don't obstruct historic details.



REHABILITATION POINTERS

- Add sign above awning to be visible from the street
- Consider reframing storefront in a traditional manner
- Curtains obstruct view of goods for sale



Imperfections

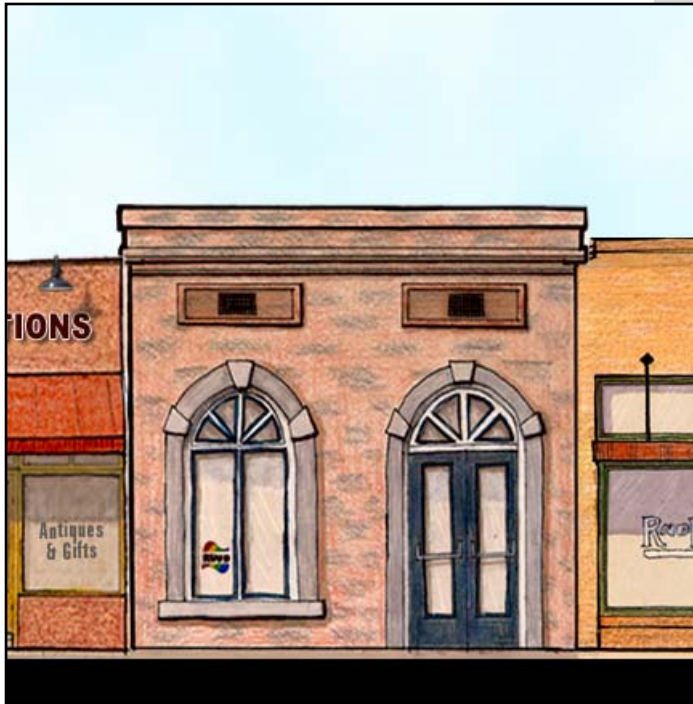
The brickwork on the building needs to be checked for damage and repaired if necessary. The natural brick of this building should not be painted. Instead, clean the surface with a low-pressure wash, a mild detergent, and a natural bristle brush. Bricks that may be loose on the upper portion of the storefront should be repointed as necessary with a soft mortar with a high lime content. Avoid Portland cement, which will damage the bricks.

We recommend a simple sign located above awning, with external lighting. This will increase visibility of the business which currently has a smaller sign located on the front of the awning. Lowering or removing the interior curtains will also allow pedestrians and customers in automobiles increased visual access to the store, creating a more inviting atmosphere and serving to better advertise goods and services.

Historically, the windows and doors of this building were likely positioned as illustrated, with a set of wooden framed double doors, and large wooden framed display windows. If budget allows, consider restoring the storefront as shown and painting trim a contrasting, but complementary color.

REHABILITATION POINTERS

- Remove inappropriate awning to reveal architectural details
- Reframe window and doors in a traditional manner
- Do not paint facade; clean gently when needed



RUUD

This façade has experienced modernization of its door and window elements. Significant architectural elements have also been obscured by an inappropriate shingled awning structure.

First, ensure that the roof is in good condition and water is not entering the building before beginning façade improvements. If a new roofing system is installed, it should not be visible from the street. Historically, commercial buildings such as those on Main Street had the appearance of a flat roofline.

Next, remove the canopy attachment and restore the entry door and arched transom windows to match the original design. This will involve replacing the windows with new ones of substantial wood framing with a curved upper sash and fanlights as shown. Use new double wooden doors and paint or stain.

The projecting plastic sign should be removed to complete the project. Signage on window is appropriate and should be retained. Adding new signage elsewhere is not recommended, as it may obstruct building details.

REHABILITATION POINTERS

- Remove inappropriate awning to reveal original facade
- Reframe window and doors in a traditional manner
- Repaint facade as recommended



R&M Financial

The façade should be returned to its original appearance. Ensure that the roof is in good condition and water is not entering the building before beginning façade improvements.

Remove the false asphalt awning to reveal the original facade and brick detailing. Replace the existing doors with wooden doors containing long glass panels to restore the entryway. Keep the large display windows as single panes of glass with appropriate wood trim to match other buildings on the street, with restored transoms above. Use a flat metal canopy to shade display windows, as shown, if desired.

Any new signage should be externally lit — not interior-lit plastic signs, as they are difficult to maintain and contribute to light pollution. Existing painted signs on windows are appropriate.

A new paint scheme, as shown, would enliven this building. Prepare the surface properly before repainting. Do not sandblast the facade because it will cause irreparable damage. Clean the façade with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming the façade. Provide color contrast between the trim and masonry details.

REHABILITATION POINTERS

- Install new awning based on historic photos, or replace with a canvas awning for each storefront
- Repaint adjacent storefront and upper windows to match “Heritage Antiques” scheme
- Upper floor should be utilized



Heritage Antiques

This building is the most recognizable on Main Street, given its size and retention of historic appearance. Minimal changes are needed to enhance it.

The historic metal awning was removed after an automobile crashed into a support pier. The replacement awning follows the historic style somewhat but differs in material from the original. The closed underside of the awning obstructs storefront details and does not enhance the facade. Consider reconstructing the historic awning based on photographs, or use two matching shed-style metal framed awnings covered in canvas within the transom area of each storefront. (The “Imperfections” building uses this style.)

The window signage and storefront color scheme of “Heritage Antiques” is very attractive and should serve as an example of appropriate rehabilitation for Locust Grove. Carry this color scheme to the rest of the building, i.e. the adjacent storefront and upper story windows.

Continue to maintain this building as well as it has been over the years!



REHABILITATION POINTERS

- Site needs to be filled in with a new building
- Design should match the height, massing, footprint, setback, openings and materials of historic buildings on street
- Design should be similar to historic facades, but modern and simpler.



Bakery (new infill)

Currently there is an empty lot where a historic building once existed at this address. This space represents a great opportunity for an infill building project. It is important that new construction in a historic area be compatible with the existing buildings. But this does not mean that infill should mimic historic designs. New construction should be similar, yet simpler! This means having the same height, massing, footprint, and setback as the adjacent buildings, as well as similar materials, openings and details.

The Bakery illustrated is designed in an style compatible with the existing buildings on the street. The building should have brick front and rear facades to match the predominant material used in the historic buildings. We recommend a flat parapet and a gently sloping roof, keeping in the architectural style of other buildings along the street. The architectural details near the roofline are characteristic of buildings of the turn of the century, yet with a modern interpretation.

Large display windows allow for clear views into the business by auto and pedestrian traffic. Divided transom windows are located above the doors and display windows. The Bakery sign above is simple and externally lit.

REHABILITATION POINTERS

- Remove non traditional awning; replace with canvas one if desired
- Replace pole signage with facade and window signage
- New signage should be hand-painted signboard or individual letters attached to facade, as shown



Locust Grove Eye Center

The rehabilitation of this building requires the removal of the false asphalt-shingled awning, as it is historically incompatible. Transom windows underneath the awning should be repaired or reconstructed if framing for transom windows is not repairable.

The brick needs to be checked for damage and repaired if necessary. Do not paint the natural brick or sandblast it. Instead, clean the surface with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any loose paint. Repoint the bricks as necessary with a soft mortar containing a high lime content (do NOT use Portland cement, it will cause damage to the bricks).

The wood trim and the doors should be scraped and repainted. A dark color (green or black) would contrast well with the red brick building. Prepare the surface properly before repainting.

Existing modern doors should be replaced with traditional heavy wood or metal doors with single panes of glass.

The existing pole sign should be removed and appropriate signage should be installed in the signband of façade as illustrated. Lighting should be external only.

REHABILITATION POINTERS

- Remove non traditional awning; replace with canvas one if desired
- Reconstruct entryway as shown, or paint dark to match window trim
- Lighting should be external and in keeping with the styles on the rest of Main Street



The Lion's Den

This small building is in frequent use, so it is assumed that the roof is in good repair. Ensure that the roof is in good condition and water is not entering the building before beginning façade improvements.

The façade should be altered to remove the non-historic false awning and to install a traditional fixed-frame canvas awning in its place (as shown). Since this building is quite simple, a patterned awning like this would be a nice contrast to the rest of the façade. It should be similar to, yet distinctive of, the store next door.

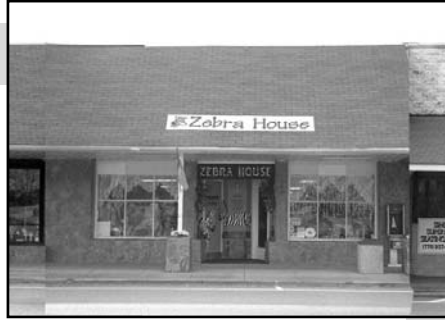
Restore the entryway to a more traditional appearance by recessing and reframing the opening with substantial wood or metal double doors containing long glass panels, sidelights and transom windows. Keep the large display windows as single panes of glass with appropriate wood trim to match other buildings on the street. The false stone façade cannot be removed, so the upper façade should be painted to match. Facade should be the same on whole building; with each storefront distinctive.

Current signage is a good size, but consider updating it with a larger graphic image, as shown. Ensure that the sign does not obstruct any brickwork that is revealed when the facade is uncovered.



REHABILITATION POINTERS

- Remove non traditional awning; replace with canvas one if desired
- Keep doors, paint fun color! Use eye-level signage to label them "IN" and "OUT"
- Coordinate upper facade color with shop next door; match stone color



The Zebra House

This small building is in frequent use, so it is assumed that the roof is in good repair. Ensure that the roof is in good condition and water is not entering the building before beginning façade improvements. If a new roofing system is installed, it should not be visible from the street. Historically, commercial buildings such as those on Main Street Locust Grove had the appearance of a flat roofline. Install new gutters in a way that incorporates existing hardware or does not detract from the façade.

The façade should be altered to remove the non-historic false awning and to install a traditional fixed-frame canvas awning in its place (as shown). Since this building is quite simple, a patterned awning like this would be a nice contrast to the rest of the façade. It should be similar to, yet distinctive of, the shop next door.

The false stone façade cannot be removed, so the upper façade should be painted to match the stone. Facade should be same on whole building; with each storefront distinctive.

Use the shop's existing logo and lettering to create a more visible sign, as shown. Sign should be on a signboard or possibly painted directly on the facade. Lighting should be external.



REHABILITATION POINTERS

- Recover awning with standing-seam metal, to match historic awning next door
- Retain historic doors, but replace windows to match adjacent storefront
- Relocate and expand signage as shown



Sims Superior Seating

Recover the awning with a standing-seam metal roof that matches the historic awning on the adjacent building.

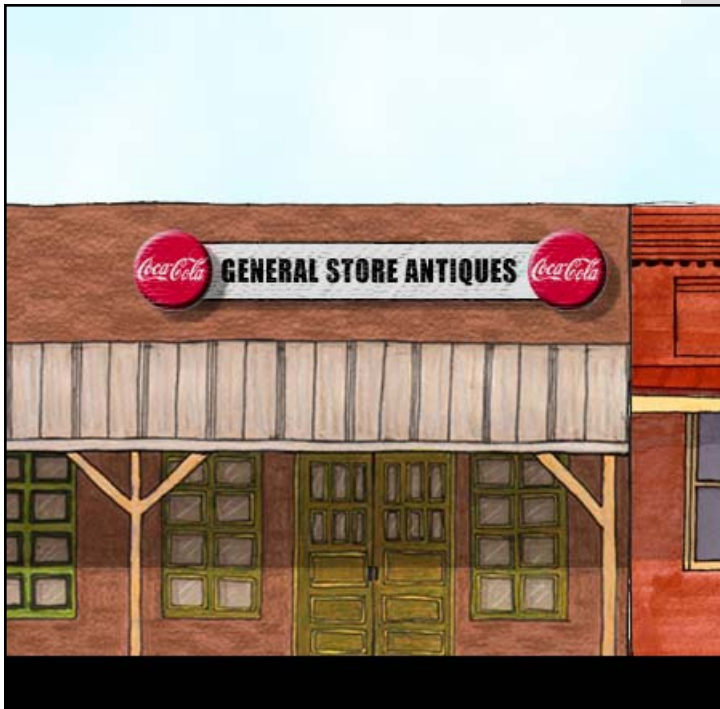
Doors are original and should be retained and repaired as necessary. Original windows have been altered or removed and should be replaced to match the windows next door (in the same building).

Prepare the surface properly before repainting. Do not sandblast the facade prior to painting, because it will cause irreparable damage. (Building facade is Graniteoid, a unique historic material and the only example in Locust Grove!) Clean the façade with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming the façade.

This building has a large area for signs above the awning. Use handpainted wooden or metal signboards as shown. Lighting should be subtle and external in keeping with the new rustic elements. Do not use interior-lit plastic signs, as they are hard to maintain and contribute to light pollution.

REHABILITATION POINTERS

- Recover awning with standing-seam metal, to match historic awning next door
- Retain original windows; replace door to match historic example in adjacent storefront
- Create signage in traditional manner as shown



General Store Antiques

Recover the covered walk with a standing seam metal roof that matches the historic awning on the adjacent building.

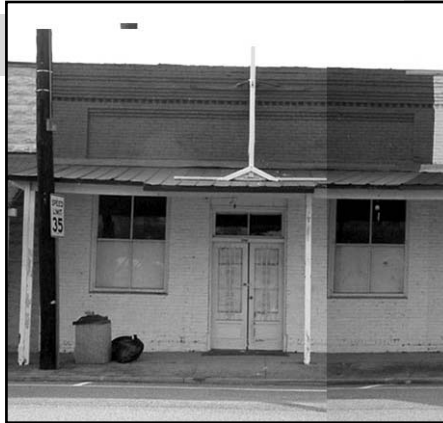
Doors are original and should be retained and repaired as necessary. Original windows have been altered or removed and should be replaced to match the windows next door (in the same building).

Prepare the surface properly before repainting. Do not sandblast the facade prior to painting, because it will cause irreparable damage. (Building facade is Graniteoid, a unique historic material and the only example in Locust Grove!) Clean the façade with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming the façade.

This building has a large area for signs above the awning. Use handpainted wooden or metal signboards as shown. Lighting should be subtle and external in keeping with the new rustic elements. Do not use interior-lit plastic signs, as they are hard to maintain and contribute to light pollution.

REHABILITATION POINTERS

- Retain historic awning, doors and windows
- Paint entire facade (all 3 storefronts) one unifying color scheme; trim can be distinctive
- Remove old signage support from awning



Harper's Salon

The brickwork on this building appears to be in good condition, but has been painted two different colors. Unify the entire facade with one color and add a second color to accent the trim of each of the three storefronts. The awning should be retained and repaired as needed.

Prepare the surface properly before repainting. Do not sandblast the brick or wood prior to painting, because it will cause irreparable damage. Clean the facade with a low-pressure wash, mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming. Fortunately, this building appears to have its original doors and window frames; these elements should be retained and maintained. We recommend painting the trim a color that complements the facade, as shown. The trim can be a distinctive color from the adjacent shops within the building.

The business sign should be located in the slightly recessed portion of the façade located above the awning. Use handpainted wooden or metal signboards or individual letters directly attached as shown. Lighting should be subtle and external in keeping with the new rustic elements. Do not use interior-lit plastic signs, as they are inappropriate and hard to maintain.

REHABILITATION POINTERS

- Retain historic awning, doors and windows
- Paint entire facade (all 3 storefronts) one unifying color scheme; trim can be distinctive
- New signage should go within recessed signband area



Kids' Closet

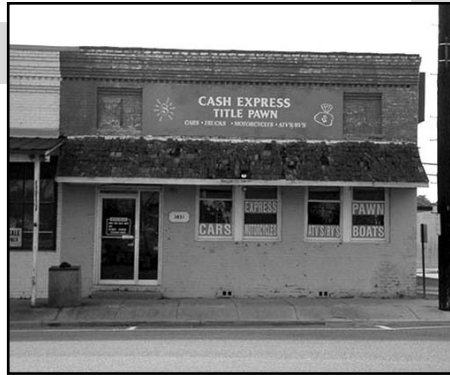
This storefront is one of three in a larger building that has been broken up with different paint schemes. Unify the entire facade with one color scheme and add a distinctive color to accent the trim of each of the three storefronts. The awning should be retained and repaired as needed.

Prepare the surface properly before repainting. Do not sandblast the brick or wood prior to painting, because it will cause irreparable damage. Clean the facade with a low-pressure wash, mild detergent and a natural bristle brush. Hand-scrape any loose paint before priming. Fortunately, this building appears to have its original doors and window frames; these elements should be retained and maintained. We recommend painting the trim a color that complements the facade, as shown. The trim can be a distinctive color from the adjacent shops within the building.

The business sign should be located in the slightly recessed portion of the façade located above the awning. Use handpainted wooden or metal signboards or individual letters directly attached as shown. Lighting should be subtle and external in keeping with the new rustic elements. Do not use interior-lit plastic signs, as they are inappropriate and hard to maintain.

REHABILITATION POINTERS

- Remove non-historic awning, extend design of awning next door
- Paint entire facade (all 3 storefronts) one unifying color scheme; trim can be distinctive
- Take advantage of location & incorporate outdoor seating



Locust Grove Cafe

This storefront is part of a larger building, and the façade should be treated similarly. Remove awning and extend design of adjacent historic awning to this facade.

The original windows and doors have been removed. Restoration of the entryway would include wood framing, substantial wood or metal double doors containing long glass panels and transom windows. Windows should be heavy wood or painted metal with proportions as shown. The new windows and doors should match those next door, which are original.

Use paint to visually unify the building. Use a unifying facade color scheme and distinctive trim color. Do not sandblast the building prior to painting. It will cause irreparable damage. Simply clean the façade with a low-pressure wash, a mild detergent and a natural bristle brush. Hand-scrape any paint that is loose and prime the façade.

This building is well-located on an important corner. Take advantage of the present paved area by landscaping and using for outdoor dining. Use a handpainted wooden or metal signboard, individual letters or a painted sign as shown. Do not use interior-lit plastic signs, as they are hard to maintain and contribute to light pollution.

