



Meeting Minutes September 6, 2022 at 2:00PM

An in-person meeting of The Historic Preservation Commission was held on Monday September 6, 2022 at 2:00pm in the City Manager's Meeting Room of the Thomaston-Upson Government Complex.

HPC chairwoman, Mrs. Jane Burdette called the meeting to order at 2:05 pm. In attendance were commission members: Jane Burdette, Luke Haney, Walter Brown, Jamesan Gramme, Alison Uphold, Brenda Tabb, Dr. Matt Crawford, and Matt Knight. City of Thomaston Economic Development Coordinator, Mr. Taylor Smith was also in attendance.

Mr. Haney motioned to approve the Minutes of the July 21, 2022 DDA/HPC Joint Work Session, which was seconded by Mr. Brown and carried unanimously. Mr. Haney motioned to approve the Minutes of the August 1, 2022 HPC Meeting, which was seconded by Mrs. Gramme and carried unanimously. Mrs. Tabb motioned to adopt the agenda as presented, which was seconded by Mr. Brown, and carried unanimously. Prior to addressing the agenda items, Chairwoman Burdette asked commission members to disclose any conflicts of interest. There were none.

The first item on the agenda was a Certificate of Appropriateness for Mr. Jared Huckaby and a new business, Hometown Nutrition opening at 106 E. Main St. in the coming weeks. The request included the removal current ISTUDIOS window signage and replacement with Hometown Nutrition window signage. Additionally, a Hometown Nutrition "Blade Sign" will be added above the exterior door frame. Commission Member Luke Haney commented on the signage aesthetics and excitement for a new business in Downtown Thomaston. Commission Member Alison Uphold motioned to approve the application for Certificate of Appropriateness, which was seconded by Mr. Haney. The motion carried unanimously.

The next item on the agenda was a Certificate of Appropriateness for Mr. Jared Huckaby and the "Rena's" building at 107 S. Center St. The proposal included the soft-washing of exterior brick & plaster, installing a new cloth awning, sconce lighting, and attempting to remove the aluminum siding on the building's exterior. Discussion was had regarding the aluminum sidings removal, and ultimately, Mr. Huckaby confirmed that if the brick under the siding was salvageable, that was his goal. Mr. Huckaby stated that he does not currently have a business planned for the space, but hoped to bring an "immediate" improvement to the Downtown Square through these facade renovations. Commission members voiced their support for the conceptals, and a motion for approval was made by Dr. Crawford, seconded by Mrs. Uphold, and carried unanimously.

The next item on the agenda was a Certificate of Appropriateness for 200 N. Hightower LLC and facade improvements to the property located at 220 N. Hightower St. Mr. Jared Huckaby, along with his wife Elizabeth and friends Rick & Ivy Jacques will be opening Maplewood Mill of Thomaston in the fall of 2022. Proposed exterior improvements include the soft-washing of all exterior brick/plaster, installing new front door, railings, and steps, reopening of previously

covered exterior windows on the front door, removing and replacing current awning, installing and painting exterior shutters, and new event center signage on the front of the building. Mr. Huckaby explained that the property in total was over 18,000 Sqft, but the event space would be limited to just under 5,000 Sqft with a total occupancy around 300. Much discussion was had on the addition of the functioning shutters, with ultimately the commission deciding to leave the discretion of adding them to Mr. Huckaby. Mrs. Uphold motioned to approve the Certificate of Appropriateness, which was seconded by Mr. Brown, and carried unanimously.

The Final item up for discussion was a Certificate of Appropriateness for Mr. Karim and Soniyaben Dodhia and the new business "Train Depot Bottle Shop", to be located in the train depot at 218 N. Center St. The proposal included the removal of a brick "porch" that was added by previous owners, installation of railings along the building's "porch", installation of an exterior ramp for deliveries and ADA accessibility, cleaning and repair of masonry, and the addition of business signage. Mr. Dodhia explained that he hoped to add several additional signs that highlighted the "rail" history of the depot. City of Thomaston Building Official, Mr. John Baxter explained that any additional signage outside of what is allowed via the city's sign ordinance would require a variance from the Board of Zoning Appeals. Commission member Dr. Crawford praised the conceptals and voiced support for Mr. Dodhia to seek a variance for additional signage. Commission Chair Burdette questioned an unsightly concrete block addition at the rear of the building, that Mr. Dodhia confirmed would be removed. Mr. Haney motioned to approve the Certificate of Appropriateness, which was seconded by Dr. Crawford, and carried unanimously.

In other business, Mr. Smith provided the board an updated on the pending Historic Resource Survey update. Miss Paige Jennings with the Georgia Historic Preservation Division informed him that the GNAHRGIS system is currently undergoing a complete overhaul and would be ready for new surveys in Spring 2023. Mr. Smith also informed the board that he had discussed work that could be completed in the meantime with Mr. John Kissane. Mr. Smith challenged the board to observe their surroundings when visiting other downtowns and start jotting down Design Guideline items for discussion (Roll Up Doors, Painted Brick, Activated Alleyways, Etc.). Finally Mr. Smith provided the board with COA statistics in 2021 and 2022. Between June and December of 2021, the commission held 3 meetings and heard 8 COA requests. Since January, the commission has held 8 meetings, 2 work sessions, and heard 26 COA requests. Mr. Smith informed the board that the City Council would be hearing the addition of a \$25 COA fee to help offset some mandated training costs.

Mr. Haney motioned to adjourn the meeting, which was seconded by Dr. Crawford. All commission members stood to show approval, and the meeting was adjourned at 3:12 PM.

Respectfully Submitted,

Mr. Taylor J. Smith

Economic Development Coordinator