



# CITY OF LOCUST GROVE

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
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September 19, 2019

**Sarah Rogers**  
**Certified Local Government Coordinator**  
**GA Historic Preservation Division**  
**2610 Ga. Hwy 155, SW**  
**Stockbridge, GA 30281**

**RE: Historic Resource Report for the proposed expansion of  
the Locust Grove Historic Preservation District Overlay**

Dear Ms. Rogers,

Please find enclosed the historic resource report for an expansion of the existing Locust Grove Historic Preservation District Overlay. This proposed addition consists of five properties adjacent to Locust Grove's Historic Preservation District Overlay along the existing southwest boundary. These properties likely should have been included within the HPDO's initial designation in 2013 for their shared historic character, period of significance, and location within the downtown.

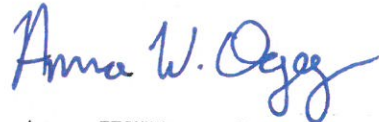
The properties we are proposing for local designation are located behind Locust Grove's iconic "railroad strip" of historic storefronts. This portion of Cleveland Street includes three contributing industrial-type structures, all of which were historically used for storing or processing cotton. These industrial buildings are less acknowledged for their historic significance than the more elegant storefronts in the district but nevertheless played a fundamental role in the functioning of the local agrarian economy.

The Locust Grove Historic Preservation Commission believes that the historic and architectural importance of these three industrial structures should not be overlooked when planning

for long-term preservation. By incorporating these proposed properties into the HPDO we hope to preserve a more complete picture of our town's early urban planning strategy and developmental history.

Thank you in advance for your time and consideration.

Sincerely,



**Anna Williams Ogg**  
**Main Street Manager**  
**City of Locust Grove**  
**770-692-2320**  
**[aogg@locustgrove-ga.gov](mailto:aogg@locustgrove-ga.gov)**

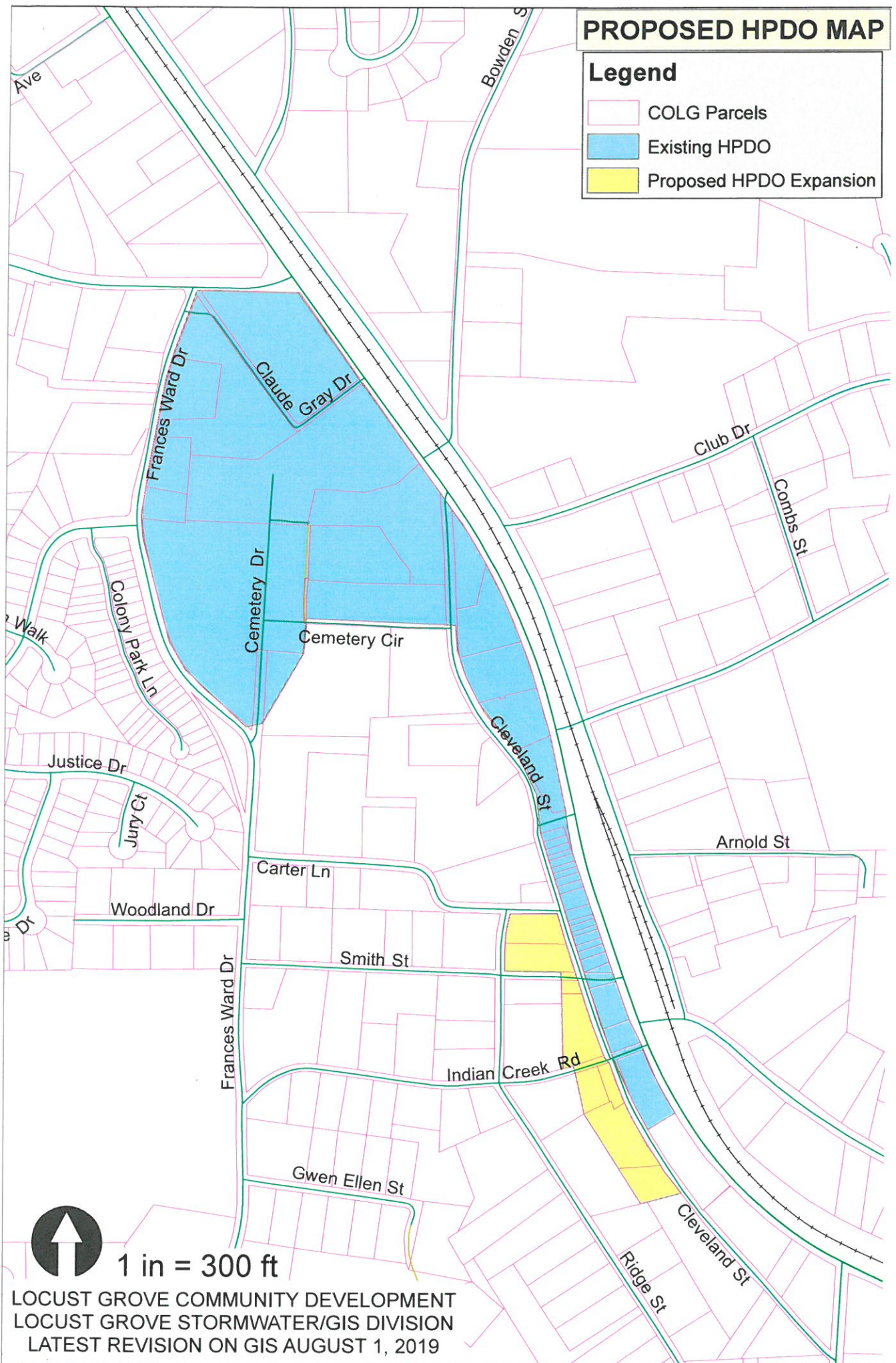
PARCEL ID NUMBER	LOCATION ADDRESS	OWNERS NAME	ADDRESS	CURRENT PROPERTY USAGE	ACRES	LANDLOT/ DISTRICT	ZONING	CONSTRUCTION TYPE	YEAR BUILT
L02-02012000	170 Cleveland St.	SOUTHPOINT FELLOWSHIP	170 Cleveland Street Locust Grove GA 30248	CHURCH	0.54	186/2	COMMERCIAL (001000)	WAREHOUSE	1906
L02-02013000	186 CLEVELAND ST.	CITY OF LOCUST GROVE (LOT)	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARKING	0.39	186/2	COMMERCIAL (001000)	Utility Building	2016
L02-03001000		LOCUST GROVE (CITY OF)	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARK	0	186/2	COMMERCIAL (001000)	N/A	N/A
L02-03003000	186 CLEVELAND ST.	LOCUST GROVE (CITY OF)	P.O. BOX 900 LOCUST GROVE GA 30248	PUBLIC PARK	0.76	186/2	COMMERCIAL (001000)	N/A	N/A
L02-04011000	230 CLEVELAND ST.	HENDRIX RL	6228 WEST FAYETTVILLE RD RIVERDALE GA 30296	COMMERCIAL (1000)- AUTOMOTIVE	0.15	186/2	COMMERCIAL (001000)	RETAIL BUILDING	1912
L02-04010000		HENDRIX RL	6228 WEST FAYETTVILLE RD RIVERDALE GA 30296	COMMERCIAL (1000)- AUTOMOTIVE	0	186/2	COMMERCIAL (001000)		
L02-04012000	250 CLEVELAND ST.	LOWERY DANNY	140 PINE LOG RD BEACH ISLAND, SC 29842	COMMERCIAL (1000)- AUTOMOTIVE	0.93	186/2	COMMERCIAL (001000)	WAREHOUSE	1951



# PROPOSED HPDO MAP

## Legend

- COLG Parcels
- Existing HPDO
- Proposed HPDO Expansion



1 in = 300 ft

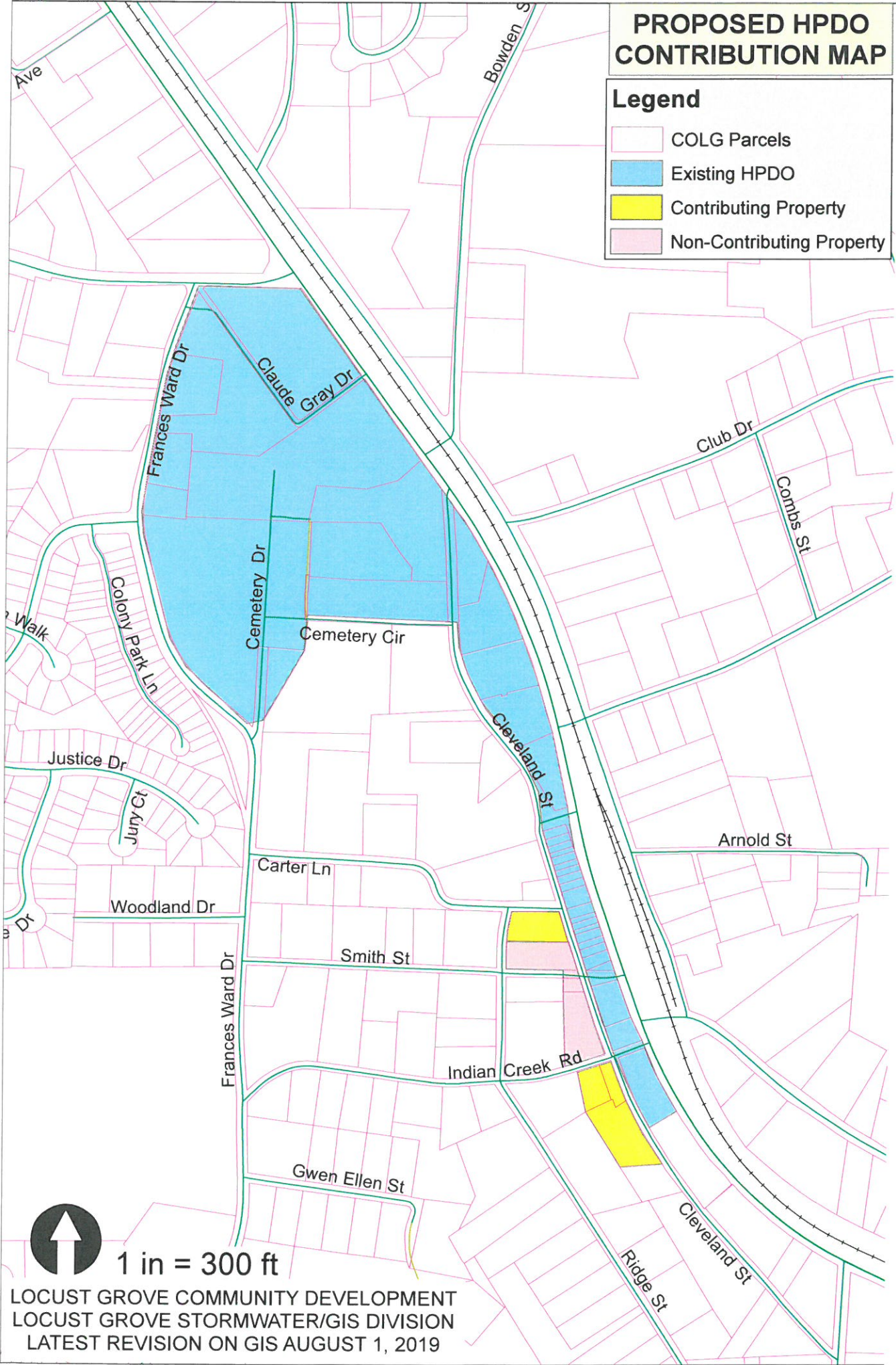
LOCUST GROVE COMMUNITY DEVELOPMENT  
LOCUST GROVE STORMWATER/GIS DIVISION  
LATEST REVISION ON GIS AUGUST 1, 2019



# PROPOSED HPDO CONTRIBUTION MAP

## Legend

- COLG Parcels
- Existing HPDO
- Contributing Property
- Non-Contributing Property



1 in = 300 ft

LOCUST GROVE COMMUNITY DEVELOPMENT  
LOCUST GROVE STORMWATER/GIS DIVISION  
LATEST REVISION ON GIS AUGUST 1, 2019

### Statement of Historic Significance

Contrary to public perception, warehouse development is nothing new in Locust Grove. Rather, what we are seeing in logistics-based development trends is the 21<sup>st</sup> century evolution of the driving force behind the first urban development in the City. The Locust Grove Historic Preservation Commission proposes that three of these surviving former industrial buildings be included within the City's Historic Preservation District Overlay for their unique role in Locust Grove's settlement and early economic development.

Historic Downtown Locust Grove's "Strip Style" form is the direct result of post-Civil-War era railroad expansion and a transportation-based economy. As such, the City's earliest permanent commercial buildings exhibit a historic focus on agriculture and trade by rail. The surviving historic storefronts (already included in the Locust Grove Historic Preservation District Overlay) are oriented in a parallel row facing the railroad tracks. West and south of the row of brick storefronts are the historic industrial buildings that once processed and stored the agricultural products within a convenient distance from the city's former combination-style train depot.

Prior to the completion of the East Tennessee, Virginia, & Georgia Railroad's Atlanta Division on July 2, 1882, Locust Grove was simply a rural frontier village southeast of the current downtown. This earlier settlement was comprised of wood structures that are non-extant. The construction of the railroad brought new investment to the region from Hampton, Griffin, Atlanta and beyond, resulting in the development of the City in earnest, including the historic commercial and industrial buildings seen today. By the time the City of Locust Grove was chartered on December 20, 1893, the city limits extended one-quarter mile from the train depot in each direction, making the railroad the literal and figurative focal point of the town.

The earliest known records concerning Locust Grove's historic industrial buildings state that George Schafer, an investor from Baltimore, purchased property alongside the future path of the East Tennessee, Virginia, & Georgia Railroad from Alexander Cleveland in 1881. Schafer is reported to have constructed Locust Grove's first brick cotton warehouse on the site in 1882. Other industrial buildings were then constructed following Schafer's example, including an up-to-date public gin with a 10 horse-power steam engine. It is unknown for certain which historic structure corresponded to which specific use.

Although Locust Grove's present economy no longer depends on the distribution of locally grown agricultural products, transportation and trade continue to play a vital role in the city's development. With the 1969 construction of Interstate 75, the recent deepening of the port in Savannah, and future plans for commercial vehicle lanes, Henry County has once again become a major freight cluster for the region. As a result of the City's geographic location, the demand for commercial space with convenient access to transportation routes continues to drive economic development in Locust Grove just as it did in 1882.

# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

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**Property Address:** 170 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** Southpoint Fellowship Inc.

**Current Property Occupant:** Southpoint Fellowship Inc.

**Parcel ID #:** L02-02012000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Religious Institution

**Historic Use:** Bonded Cotton Warehouse. In the mid-20<sup>th</sup> century, this building was the location of Sims Superior Seating.

**Approximate Construction Date:** c. 1906

**Date of Alteration/Addition:**

**Status:** Contributing

**Style:** Vernacular. No Academic Style

**Type:** 1.5 story flat roof commercial/industrial building

**Character Defining Features:** Brick corbelling at cornice and sign board, arched brick lintels, 2-over-2 casement windows, arched double door openings, loading dock.

**Architectural description:** The building is load-bearing masonry construction with a sandy lime-based mortar and six-course American Bond typical to the area. Decorative brickwork is limited to simple corbelling at the cornice, sign boards, and arched brick lintels.

The building is single story with a split-level floor plan. The east portion of the building sits higher above grade than the west portion to accommodate a loading dock on the north façade. Non-historic stairs and railing were added to the loading dock at a later date as the building was adapted to a new use.

The building's fenestration consists of arched two-over-two wood casement windows and five large arched doorways, likely used for loading and unloading product. The historic doors on the north façade are non-extant, two having been replaced with metal storefront doors, and the remaining two boarded over. The wood double doors on the west façade appear to be historic.



**170 Cleveland Street Locust Grove, GA 30248 Continued**

**Additional Information:** None

**Photos:**



East facade



North facade

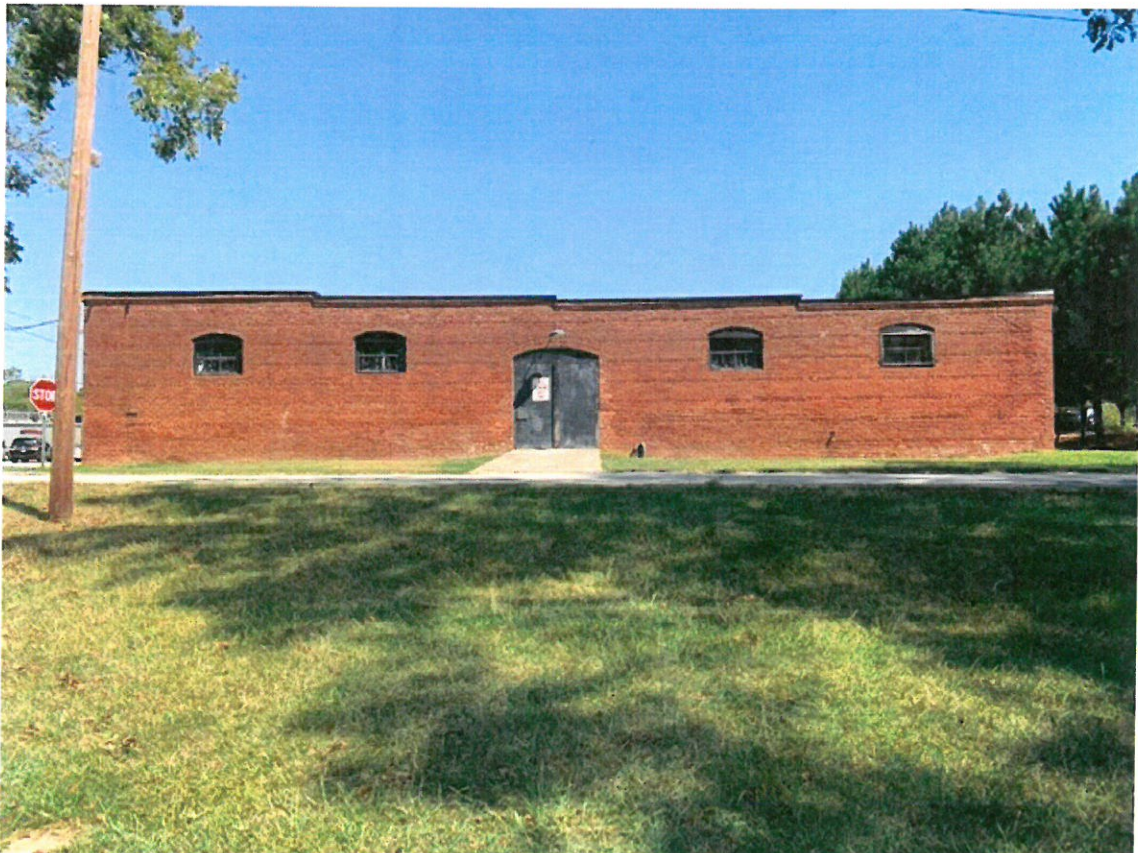


**170 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



North facade



West facade



**170 Cleveland Street Locust Grove, GA 30248 Continued**



Historic photo depicting what is believed to be the structure at 170 Cleveland Street. The cornice seen here may have been damaged and/or covered .



South facade



# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

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**Property Address:** 186 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** City of Locust Grove

**Current Property Occupant:**

**Parcel ID #:** L02-02013000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Public Parking and Restroom/Storage Building

**Historic Use:** Likely Single Family Residential (see photo)

**Approximate Construction Date:** N/A

**Date of Alteration/Addition:** City Public Works facility relocated and parking lot constructed 2011. 2017 Addition of Restroom/ Storage Building

**Status:** Non-Contributing

**Style:** N/A

**Type:** N/A

**Character Defining Features:** N/A

**Architectural description:** N/A

**Additional Information:** According to a 1958 photo, this parcel was once the site of a single family home. The cross-gabled cottage can be seen on Cleveland Street, directly west of the row of commercial buildings. It is not known when this house was constructed or demolished. The site was later occupied by the City of Locust Grove Public Works Department and a water tower, which were relocated in 2011. The City of Locust Grove then developed the site for public parking, adding public restrooms in 2017.

**186 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



Public Parking looking north



186 Cleveland Street Locust Grove, GA 30248 Continued



1958 Photograph showing the single family home that was once located at 186 Cleveland St.

**City of Locust Grove Historic Preservation District Overlay Expansion**  
**Property Information**

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**Property Address:** 186 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** City of Locust Grove

**Current Property Occupant:**

**Parcel ID #:** L02-03001000 AND L02-03003000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Public Park (Locust Grove City Park)

**Historic Use:** Former site of historic hotel

**Approximate Construction Date:** N/A

**Date of Alteration/Addition:**

**Status:** Non-Contributing

**Style:** N/A

**Type:** N/A

**Character Defining Features:** N/A

**Architectural description:** N/A

**Additional Information:** This parcel was once the site of a historic hotel/boarding house. The site was later occupied by the City of Locust Grove Public Works Offices. In 2011 the Public Works Building was relocated and the site was developed as a Public Park by the City of Locust Grove.



**186 Cleveland Street Locust Grove, GA 30248 Continued-  
Photos:**



Public Park facing south



Public Park facing north



# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

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**Property Address:** 230 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** RL Hendrix

**Current Property Occupant:** Superior Brake and Muffler

**Parcel ID #:** L02-04011000 AND L02-04010000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Automotive Repair/storage

**Historic Use:** Cotton Seed Cleaning Facility

**Approximate Construction Date:** 1912

**Date of Alteration/Addition:** 1950

**Status:** Contributing

**Style:** Vernacular

**Type:** Retail Building

**Character Defining Features:** Decorative wood shingles on gables, arched brick lintels, six-course bond historic masonry.

**Architectural description:** This single story building is load-bearing masonry construction with a six-course American Bond typical to the area, with a 20th century brick-façade addition to the west side, and more recent metal addition on the south end of the structure. Decorative features are limited to arched brick lintels above the windows and simple wood shingles covering the north-facing gable. The south gable is covered by sheet metal. A corbelled brick belt course runs partially across the east façade, but abruptly ends before connecting with any other architectural features. The building has a low-pitched metal roof and metal awning on the northeast corner.

The building's fenestration consists of vertical aluminum casement windows (as seen on the north façade) and small aluminum two-light windows (as seen on the east façade). The masonry section of the building has metal storefront doors with wood door surround on the northeast corner. The metal building addition features two metal roll-up doors for automotive bays.

**Additional Information:**



230 Cleveland Street Locust Grove, GA 30248 Continued



North Façade with wood shingles on gable.



**230 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



Two views of east facade



# City of Locust Grove Historic Preservation District Overlay Expansion

## Property Information

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**Property Address:** 250 Cleveland Street Locust Grove, GA 30248

**Current Property Owner:** Danny Lowery

**Current Property Occupant:** Joey Charrier

**Parcel ID #:** L02-04012000

**Zoning Code/Classification:** C-2 (General Commercial)

**Current Use:** Automotive Repair

**Historic Use:** Intended for use as a cotton gin

**Approximate Construction Date:** 1951

### **Date of Alteration/Addition:**

**Status:** Contributing

**Style:** Vernacular

**Type:** Two-Story Industrial/Commercial Building

**Character Defining Features:** Non-decorative brick façade with unique header pattern, roll-up doors, lack of windows on first floor.

**Architectural description:** This simple two story brick-façade building features a pitched roof with a front facing gable. This structure has an unusual brick pattern consisting mainly of header courses with vertical lines of stretchers at the edges of exterior walls and fenestration. This is unseen on other historic structures within the district. Decoration is virtually non-existent, with fenestration limited to utilitarian roll-up doors and eight-light casement windows on the second story. All windows have a brick header-course sill. The building shows evidence of structural support for a large awning or shed roof on the east façade. The recessed entryway facing Cleveland Street is non-historic, and was used to replace a roll-up door.

**Additional Information:**



**250 Cleveland Street Locust Grove, GA 30248 Continued**

**Photos:**



East and north facades



East facade



**Historic Preservation District Overlay (HPDO) Expansion  
Locust Grove City Council and Historic Preservation Commission  
Public Hearing  
Monday, October 21, 2019  
6:00 PM  
Locust Grove Public Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248**

Notice is hereby given as required by Chapter 14.03 of the Code of Ordinances of the City of Locust Grove, Georgia, and by Chapter 66 of Title 36 of the Official Code of Georgia Annotated (“Zoning Procedures Law”) and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council and Historic Preservation Commission on Monday, October 21, 2019 at 6:00 PM will conduct a Public Hearing for the purpose of the following:

**An Ordinance to Amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances**

Ordinance to amend Title 17, Chapter 17.04 of the City of Locust Grove Code of Ordinances, which provides for zoning regulations, to repeal Section 17.04.137 Entitled “Reserved”, to amend Section 17.04.137 entitled “Historic Preservation District Overlay (HPDO);: to notify the Mayor and City Council of this proposed designation, to repeal conflicting resolutions; to provide an effective date; and for other purposes.

The meeting will be held in the Locust Grove Public Safety Building, located at 3640 Highway 42 South.

Copies of the proposed boundary and the proposed overlay text may be found on the city’s website: [www.locustgrove-ga.gov](http://www.locustgrove-ga.gov) beginning October 2, 2019 throughout the hearing process. Additional public hearings will follow before the Locust Grove City Council.

Anna Ogg  
Main Street Program Manager  
City of Locust Grove

Please run as a Legal Ad for the following dates: October 2, 2019, October 9, 2019, and October 16, 2019. I will need a certification of publication for each.

Delivered by electronic e-mail to [legals@henryherald.com](mailto:legals@henryherald.com) (Dawn Ward)

Received by: \_\_\_\_\_

Date: 9/17/2019 12:59:46 PM