

A faded, historical black and white photograph of a two-story building. A tall, narrow sign on the building reads 'BEAN' vertically. Below the sign, a vintage car is parked on the street. The car has a sign on its side that reads 'WHOLESALE' and 'DAME CLARK & ALICE SMITH'. The building has several windows, some with shutters. The overall image has a sepia or aged appearance.

Historic Preservation Commission (HPC)

Boston, Georgia

Report To:

Mayor And City Council

And

*The Georgia Department Of Natural Resources
Historic Preservation Division*

April 2011



CITY OF BOSTON • P.O. Box 370 • Boston, Georgia 31626 • Phone: 229.498.6743

Danny Groover, *Mayor*
Cindy Richards, *City Clerk*

Council Members

Ann McCrickard
Richard Reynolds
Richard Hutchison
Michael Edwards
Edward Jones

12 April 2011

Georgia Department of Natural Resources
Historic Preservation Division
254 Washington Street, SW
Ground Level
Atlanta, GA 30334
ATTN: David Crass, Ph.D., Director, HPD

Subject: Letter of Transmittal: Historic Preservation Report for Boston, Georgia

Dr. Crass:

Pursuant to O.C.G.A. § 44-10-21 and § 44-10-24(a), on February 14, 2011 the City Council and I, by majority vote, established intent to enact a historic preservation ordinance and to designate a historic preservation commission (HPC).

In accordance with O.C.G.A. § 44-10-26(b)(1), the following historic preservation report is being forwarded to you for consideration, review and comment. This report establishes the historical, cultural, architectural and esthetic significance of each historic property we wish to designate within the historic district cited.

Our present project timeline lists an early August 2011 ordinance enactment. Because of the O.C.G.A. requirements for written and published notification of the public meeting at which said ordinance will be presented to the City Council for enactment, we respectfully request that you provide your comments on this report within 30 days of receipt of this transmittal letter and report.

Thank you in advance for your consideration of this historic preservation initiative. Our Boston HPC and City Council look forward to working with you to preserve Boston's historic heritage, which is essential to the promotion of the health, prosperity and general welfare of our residents.

Respectfully,

Danny Groover
Mayor

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II. Purpose of Report

The Mayor and City Council have found that the historical, cultural and esthetic heritage of Boston, GA is among its most valued and important assets. Furthermore, the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people. In order to stimulate the revitalization of the central business district and to protect and enhance the historical and esthetic attractions to tourists and visitors and thereby promote and generally stimulate business, the City Council has elected to enact an ordinance amendment to provide for the protection, enhancement, perpetuation or use of historic properties and historic districts in accordance with O.C.G.A. § 44-10-21 through 22 and § 44-10-24 through 31.

Pursuant to O.C.G.A. § 44-10-26(b)(1), this historic preservation report has been prepared for review and comment by the Department of Natural Resources, Historic Preservation Division prior to the actual ordinance enactment.

II. History of Boston, Georgia

In October 1870, the city of Boston was incorporated at its present geographical location. Prior to this incorporation and as early as 1837, Boston established its first activity at a site about three miles west of the present location. At that time, Boston was a stagecoach stop. In about 1861, this establishment of Boston decided to move its location to the present location in order to take advantage of the new railroad being established.

Throughout the last half of the 19th century, Boston trade and commerce consisted of local produce, wood and farm products as well as finance and tourist attractions including melons, vegetables, fruits, pears, oranges, lumber, hunting and fishing, banking and fertilizer production, most of which continued to be produced through the first half of the 20th century. During the last half of the 20th century and into the present, peanuts, pecans, soybeans, confections production, cotton and cotton ginning represented major trade and commerce products.

The city of Boston represents one of the oldest farming and commercial centers in Thomas County, Georgia and had been instrumental in establishing a thriving economy in the County and nearby areas.

In the present business district, a number of historic properties, dating from the late 1800's and early 1900's, are still conducting business. The exterior architectural features of these buildings possess many of the original facades, cornices and parapets. Several buildings have already been restored and are maintained with most, if not all, of the original exterior features left intact.

Boston's present historic preservation initiative is an attempt to revitalize the trade and commerce aspects of the business district by providing the proper incentives necessary to attract investors to our City. The establishment of a Historic Preservation Commission and enactment of the related historic preservation ordinance will ensure that business investors have the opportunity to obtain tax credits as provided by law and rule, and will allow them to continue to prosper in their business adventures.

III. US National Register Historic District Designation

In May 2007, the Boston Historic District was registered in the National Register of Historic Places; NRIS: 07000375; Record #: 356358. Shown below is an approximate rendering of the area registered, as designated by the “red” line marking. The area is “roughly bounded by US 84, Roundtree street and South Oak street, Washington street and West Jefferson street and West Railroad street”:



IV. Historic District and Property Designations

- i. Boston Historic District Designation. The existing, major central business area of Boston was chosen from the larger area designated in the National Register (see Section III. Above) to be designated as the historic district for historic preservation purposes. The historic district area, roughly rectangular in geometric shape, subject to HPC oversight is designated by the following earth geographical latitude and longitude coordinates as determined from standard Global Positioning System readings: the four points constituting said rectangular geometric shape are: the approximate northeast point begins at the intersection of Rat Row and North Stephens Street, exactly at: 30° 47' 35.460" North Latitude and 83° 47' 17.880" West Longitude; the approximate southeast point begins at the address of 122 Stephens Street, exactly at: 30° 47' 28.560" North Latitude and 83° 47' 18.840" West Longitude; the approximate southwest point begins at the intersection of Sioux Street and South Norton Street, exactly at: 30° 47' 29.940" North Latitude and 83° 47' 29.280" West Longitude; the approximate northwest point begins at the intersection of the railroad tracks and the natural straight extension of Norton Street, exactly at: 30° 47' 36.840" North Latitude and 83° 47' 27.900" West Longitude. The City police department building, located on the corner of Sioux Street and Main Street, is also included in this historic district designation. Pursuant to O.C.G.A. § 44-10-26(a)(1), a drawing, rendered upon the official zoning map of the City of Boston, depicts the historic district as noted above and will be maintained as a public record by the Boston City Clerk. This historic district area was chosen because it constitutes the major commercial business activity in Boston, GA; furthermore, this area contains structures, buildings, sites or works of art which are immediately, visibly perceptible to the public upon entering the City. Each historic property cited represents one or more periods and architectural styles typical of eras in history greater than 50 years and the structures, buildings, sites or works of art situated thereon have or had facades or exterior architectural features of high esthetic interest and value.
- ii. Boston Historic Property Designations. The twenty-five (25) historic properties chosen are identified as follows:



(1) Parcel#: BN 004055, the building located near the corner of North Stephens Street and East Jefferson Street. This building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style was Enframed Window Wall with enough of original building remaining to allow for style restoring; Owner: Wayne H. Adams (front and side views);



(2) Parcel#: BN 004060; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1909, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Robert D. Heide;



(3) Parcel#: BN 004061, 102 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Craig Bloch;



(4) Parcel#: BN 004062, 104 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Main Street Georgia, LLC, Robert N. Johnson, Jr.;



(5) Parcel#: BN 004063, 106 North Main Street; this building is an outstanding example of a structure representative of its era and is an example of a past architectural style and is of esthetic interest which contributes to the historical development of the city; built *circa* 1906, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Main Street Georgia, LLC, Robert N. Johnson, Jr.;



(6) Parcel#: BN 004065, 110 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Drewfore Development LLC;



(7) Parcel#: BN 004066, 112 North Main Street, Boston Community Club; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Boston Community Club;



(8) Parcel#: BN 004067, 114 North Main Street, this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Drewfore Development LLC (center of picture, Salon);



(9) Parcel#: BN 004068, 118 North Main Street, the Boston Pharmacy, Boston Clinic and upstairs residential rental; this building is an example of a structure representative of its era and is an example of a past architectural style; the building was built *circa* 1900 and represents combined Enframed Window Wall and Two-Part Commercial Block architectural designs, including detailed cornice adornment and parapet features covering the roof area. Retail space is in the lower floor and apartments in the 2nd

floor; Owner: Samuel D. Groover;



(10) Parcel#: BN 004051F, 129 North Main Street, the building which is known as the old train depot; this building is an example of a structure representative of its era and is an example of a past architectural style and represents a part of the economic emphasis to increasing commerce in old Boston; built *circa* 1880; Owner: Samuel D. Groover;



(11) Parcel#: BN 004051C, 117 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style. The building was associated with past railroad commerce which assisted in the growth of the City; built *circa* 1917, the architectural style is One-Part Commercial Block with detailed window cornices and parapet features covering the roof area; Owner: Laverne & Kathryn Smith;



(12) Parcel#: BN 004071, 115 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style. The building was associated with past railroad commerce which assisted in the growth of the City; built *circa* 1906, the architectural style is One-Part Commercial Block with simple cornices and parapet features covering the roof area; Owner: Laverne T. & Kathryn J. Smith;



(13) Parcel#: BN 004144A & B, 116 Pear Street; this building is an example of a structure representative of its era and is an example of a past architectural style. The building, built *circa* 1937, was associated with past railroad commerce which assisted in the growth of the City; it is of simple corrugated metal warehouse design; Owner: Laverne T. & Kathryn J. Smith;



(14) Parcel#: BN 004144, 123 Pear Street; this building is an example of a structure representative of its era and is an example of a past architectural style. The building, built *circa* 1926, was associated with past railroad commerce which assisted in the growth of the City; it is of simple corrugated metal warehouse design; Owner: Christopher J. Rehberg;



(15) Parcel#: BN 004073, 111 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is a combined Enframed Block and Two-Part Commercial Block with parapet features covering the roof area; Owner: Ann S. McCrickard;



(16) Parcel#: BN 004074, 109 North Main Street; Boston City Hall; this building is an outstanding example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is Central Block with Wings or Beaux Arts style with parapet features covering the roof area; Owner: City of Boston, GA;



(17) Parcel#: BN 004075, 107 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is One-Part Commercial Block with simple parapet features covering the roof area; Owner: Robert & Lynn Hutchison;



(18) Parcel#: BN 004145, 103 North Main Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is One-Part Commercial Block with simple parapet features covering the roof area; Owner: William E. Carson Jr. and Cindy Carson;



(19) Parcel#: BN 004076, 101 North Main Street; this building is an outstanding example of a structure representative of its era and is an example of a past architectural style; built *circa* 1906, the architectural style is One-Part Commercial Block with complex window cornices and parapet features covering the roof area; Owner: Lord Waldo LLC (side and front shown);



(20) Parcel#: BN 004152, 126 West Jefferson Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block and Enframed Window Wall with parapet features covering the roof area; Owner: Ann S. McCrickard;



(21) Parcel#: BN 004082, 115 West Jefferson Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block and Enframed Window Wall with parapet features covering the roof area; Owner: Richard & Alexandra Hutchison;



(22) Parcel#: BN 004084, 109 West Jefferson Street; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block and Enframed Window Wall with parapet features covering the roof area; Owner: CA & Linda K. Engel;



(23) Parcel#: BN 004088, the building on the corner of Sioux Street and South Main Street, which constitutes the existing police station; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1946, the architectural style is Two-Part Commercial Block with complex window cornices and parapet features covering the roof area; Owner: City of Boston, GA;



(24) Parcel#: BN 004097, 107 South Main Street, this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1916, the architectural style is One-Part Commercial Block and Enframed Window Wall with parapet features covering the roof area; Owner: Heide Communications, Inc.;



(25) Parcel #: BN 004099, the building on the corner of South Main Street and East Jefferson Street, which is presently a closed service station but was previously a bank; this building is an example of a structure representative of its era and is an example of a past architectural style; built *circa* 1900, the architectural style is One-Part Commercial Block with simple window cornices and parapet features covering the roof area; Owner: Robert Dale Barker;