



CITY OF LOCUST GROVE

P. O. Box 900 • Locust Grove, Georgia 30248-0900
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March 15, 2010

MAYOR
Lorene M. Lindsey

COUNCIL
W. L. (Billy) Carter
Viann Doerr
Otis Hammock
Wilson Henley
Robert Price
Frances Ward

CLERK
Theresa Breedlove

Ms. Leigh Burns, Cert. Local Govt. Coordinator.
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, SW
Atlanta, Georgia 30334

RE: Nomination Report for a proposed Historic District within the City of Locust Grove.

Dear Ms. Burns:

On March 6, 2006, the Mayor and Council of the City of Locust Grove appointed five people to become the first Historic Preservation Commission (HPC). As founding members of this first-ever historic committee, we were charged with several tasks, with the first being the establishment of a survey of our historic resources, followed by the recommendation of a historic district.

Since that time, the HPC has been actively organizing itself and obtaining information on critical historic resources of the city. These tasks have involved the collective efforts of the HPC members, City Staff, the Locust Grove Heritage Foundation, and numerous invaluable contributions of our longtime residents.

The culmination of these efforts is attached for your review and comment. The HPC is seeking to designate its first historic district consisting of approximately 39 acres of land in the downtown commercial core and extends to the anchoring National Historic Register property of the Locust Grove Institute Building, which is now the City Hall. *See attached Map of Area.*

We as the Commission seek to further the preservation of our vital historic, cultural, and archeological resources of the City of Locust Grove as a way of educating our future residents and encouraging economic development throughout the city.

If you have any questions or comments, please feel free to contact me or Tim Young, Director of Community Development, at (770) 957-5043

Respectfully,

Charles J. Mills, Chairman, Locust Grove Historic Preservation Commission

Cc: Mayor and City Council, City of Locust Grove
Historic Preservation Commission Members
Tim Young, Director, Community Development
File

City of Locust Grove
Downtown Historic District
Recommendation Report to the Mayor and City Council
March 15, 2010
Locust Grove Historic Preservation Commission

The Locust Grove Historic Preservation Commission recommends to the Mayor and City Council as noted in the Chapter 14.03, Section 14.03.040 of the Code of Ordinances of the City of Locust Grove, that a historic district be designated within the city limits. The historic district referred to as the Downtown Historic District meets the historical, cultural, architectural, and aesthetic criteria as required under Section 14.03.040.

Physical Description

The Downtown Historic District encompasses an area consisting of 39 acres, commencing at the corner of Highway 42 and LG-Griffin Road, continuing northward along Highway 42 through the main business strip to the intersection of Highway 42 and Bill Gardner Parkway. At this main corner, continue west for one block to the intersection of Bill Gardner Parkway and Frances Ward Drive. From this intersection, the proposed district boundary heads south along Frances Ward Drive to the Locust Grove Cemetery, where it proceeds along this property boundary to Cemetery Circle. The boundary then proceeds in an easterly direction along Cemetery Circle to its intersection with Cleveland Street. At the intersection of Cemetery Circle and Cleveland Street, the district boundary heads south along the eastern right-of-way of Cleveland Street to LG-Griffin Road, where it proceeds north back to the point of beginning at LG-Griffin Road at Highway 42.

Cultural and Architectural Significance

The Downtown Historic District is primarily comprised of historic commercial buildings dating from the 1890s – 1940s. The main downtown commercial district is a good example of a late 19th-century to early 20th-century commercial district, typical of small towns in Georgia that flourished along early railroad lines to serve primary agricultural lands nearby. In this case the commercial center emerged as a secondary trade area, as the Locust Grove stop was between the Henry County seat of McDonough and the Butts

County seat of Jackson. The town received its name from a grove of locust trees which presumably railroad workers sought shade under for lunch and breaks.

A mixture of residential, commercial, and industrial/warehouse uses sprang up after the founding of the town in 1893. Primarily residential structures were located on the eastern side of the railroad, although some prime residential structures are found at the fringes of the commercial strip. With only a few exceptions where structures were demolished for more modern structures in the late 20th Century, the Locust Grove Downtown Historic District still retains much of these characteristics and is therefore worthy of preservation.

Background and History

The city of Locust Grove derived its name from a beautiful grove of locust trees that could be seen throughout the town. Locust Grove was a major rail distribution center for cotton, peaches, and other farm products grown nearby. The city had three cotton gins and several warehouses with the first store construction on Main Street (now Highway 42) in 1870.

The town was incorporated on December 20, 1893 with the original city limits extending one quarter mile in every direction from the train depot at the heart of town. The city government consisted of one mayor and five council members. The first to fill these positions were appointed until elections could take place. The first mayor was M.P. Sowell. Those appointed to the first city council were: G.P. Combs, C.M. Mahone, J.L. Gardner, R.C. Brown, and W.H. Peek. The first city clerk was C. W. Williams.

The District's most important landmark building is the Locust Grove Institute (LGI), founded by Providence Indian Creek Baptist Church (a.k.a., Locust Grove First Baptist Church) and Mercer University. In 1892, the first building of the Institute was erected and the school opened its doors with thirteen students and two instructors. By the end of the school year, eighty-five students had been enrolled. LGI grew rapidly and several houses in the community were used as boarding housing to help accommodate the growing student population.

Locust Grove Institute served a very important purpose by providing top-notch college preparatory classes and was one of the first schools in Georgia to be accredited by the Association of Schools and Colleges of the Southern States. The curriculum stressed learning in all facets of life, but its primary goal was building character. The academic building was constructed in 1904 for a total cost of \$14,000.00. The original building was destroyed by fire in 1906. In 1918, LGI began a military training program for its students. In 1919, the Institute transferred all property titles to the Georgia Baptist Convention.

Both the Great Depression and the introduction of public schools in Henry County led to the demise of LGI in May of 1930. The school remained empty until 1936 when the academic building served as a public elementary school for the city. In 1983, the City of Locust Grove purchased the building. Numerous renovations were made and the structure was restored, modifying the interior to house the various City Government offices, presently known as the Locust Grove Municipal Complex. This building was entered on the National Register of Historic Places on September 4, 1986.

Adjoining the LGI Building is the former home of First Baptist Church. Constructed in 1912, the worship building housed the church congregation until 2007, when the body moved from its historic home to a modern worship center on 36 acres approximately 2 miles away. Now a multipurpose recreation center for the Henry County Parks and Recreation Department, the former main building still serves as a center of worship for a local church and houses the Heritage Foundation archives.

Recent Challenges and Achievements

Like most towns on the periphery of the Atlanta Metropolitan Area, Locust Grove began to experience suburban-scale development in the late 1990s and continuing full-force in the first decade of the 21st Century. The town boundaries have grown more than 500% since 2000, from 2.2 square miles to nearly 11 square miles to date. Population, too, has mushroomed from only 2,322 persons in 2000 to nearly 5,200 today.

As part of the transition from a rural bedroom community to an urbanizing suburban city, certain pieces of the historic fabric have been lost, including the demolition of the Brown House in 1999 for a bank building which placed more interest in the need for historic

preservation. Further development of inappropriate retail buildings within the district have cause more concern for the need of preservation and enhancement over destruction and replacement.

To that end the Mayor and City Council embarked on an ambitious campaign of downtown redevelopment, including the creation of a Downtown Development Authority and the completion of Phase I of the Downtown Streetscape project of over \$840,000. Phase II (creation of a Trailhead Park) is located just outside the District Boundary and is scheduled to cost over \$250,000 funded by the *American Recovery and Reinvestment Act*.

Finally, the City of Locust Grove created the Historic Preservation Commission for the purposes of studying the historic and cultural resources, recommending boundaries for any District such as in this report, and overseeing the installation and implementation of historic district regulations within any established district.

Historic Survey Highlights

The attached Survey details by property the structures within the proposed Downtown Historic District for the City of Locust Grove. Most of the buildings are commercial structures, with only three (3) residential structures (only 1 contributing to the overall character) that are used for commercial purposes.

Residential

- **Pitts House**, Circa 1900. New South Cottage Type of construction. Vacant. Formerly used as corporate offices of Southern Pine Flooring. Located at 4042 Highway 42

Commercial

Much of the contiguous commercial structures in the downtown business strip are likely NR-eligible properties, with some enhancement of their façades as the area develops and converts to higher and better uses. Some of the key properties include:

- **3842 Highway 42** (Roberts Heating and Air), Built 1900 with Italianate elements, the building once housed a bank and was the City Hall from the 1930s until it moved to the LGI Building in 1984. The former bank vault was converted to a jail.
- **3840 Highway 42** (Gardner Hardware Building). Constructed in 1906, the building served the community as a hardware/general store throughout much of the 20th Century, until it was sold and divided into 2 separate spaces in 2002.

Industrial

- **3940 Highway 42** (former Sims Seating Building). Built in 1912, this large warehouse served as a cotton warehouse and was a munitions production facility during the War and other manufacturing until becoming a restaurant seating business in the 1980s. That facility relocated to a modern production warehouse in the southern portion of the city in 2007.

Institutional

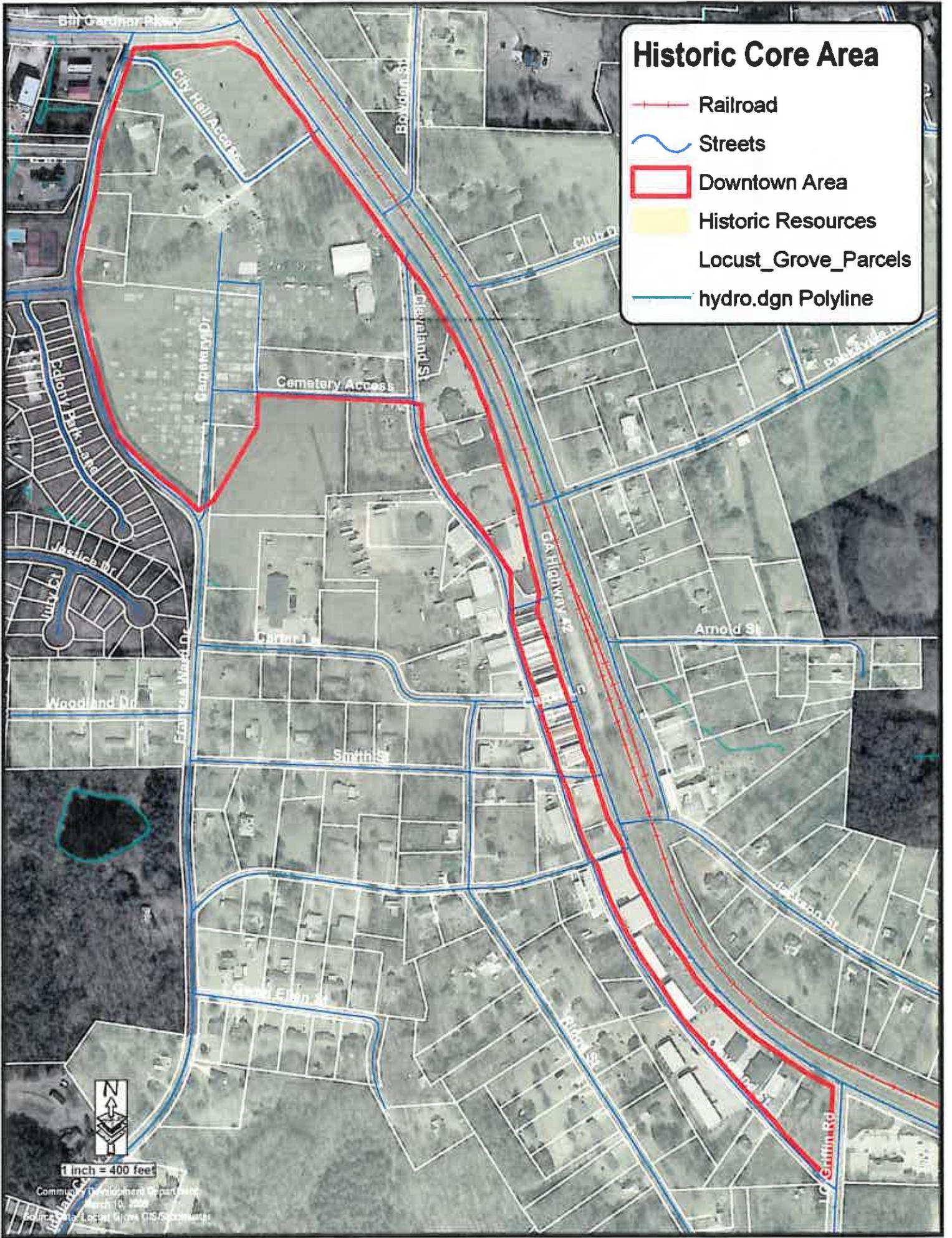
- **First Baptist Church of Locust Grove**, 10 Cleveland Street. Built in 1912, the current building replaced the original wooden structure that faced west. The congregation moved into a larger and more modern facility in 2007.
- **Locust Grove Institute/City Hall**, 3644 Highway 42. Built in 1892, the building served as the academic heart of the Institute. Now functions as City Hall and anchors the important corner of Bill Gardner Parkway and Highway 42.

Archaeological

- **Locust Grove Cemetery**, located behind the First Baptist Church and City Hall, the cemetery contains the remains of many of the original founders and important families in the community. Now controlled by the City of Locust Grove, the grounds have been improved, and the cemetery is being organized for perpetual care.

Historic Core Area

-  Railroad
-  Streets
-  Downtown Area
-  Historic Resources
-  Locust_Grove_Parcels
-  hydro.dgn Polyline



1 inch = 400 feet

Community Development Department
March 10, 2020
Source Data: Local GIS, GIS/SP/Planning

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 4042 Highway 42
Locust Grove, GA 30248

Property Owner: John M. & Shelly McMurray
PO Box 206
Locust Grove, GA 30248

Property Occupant: Authentic Pine Flooring (Old Home for Sale – Vacant)



Parcel ID#: L06-03002000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1900

Date of Alteration/Additions: c. 1996 (Showroom/offices)

Style: No Academic Style

Architectural Type: New South Cottage

Additional Information: Mr. Pitts worked for the Railroad; Mrs. Pitts was a school teacher. They were the first ones to live there. A screened in front porch went all the way

across the house (Betty Shearouse has a picture of this). Betty could remember in the back of the house the ladies ironing and using a coke bottle to sprinkle the clothes. Carey and Paulette Bunn also lived here. There was a landscaping business at one time.



Where the Pine Flooring showroom is located was a house where Roy Castellaw lived, the house burned down. Mr. Castellaw was a night watchman for Locust Grove. He would watch the train all the way through town, back and forth. Charlene Sinclair a school teacher lived there after Mr. Castellaw.

Authentic Pine Flooring has since reduced its presence on the property and has the historic structure for sale, with offices currently used in the showroom structure across the parking lot.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3998 Highway 42
Locust Grove, GA 30248

Property Owner: Georgia-Alabama Comm. Investments, LLC
2875 University Pkwy.
Lawrenceville, GA 30043

Property Occupant: Texaco and various retail



Parcel ID#: L06-03001000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: 2001

Date of Alteration/Additions: None (new construction)

Style: No Academic Style

Building Type: Post Modern

Additional Information: Where the Texaco Station (#3996) is located, Mrs. Shirah lived there. Around 1960 the house was torn down. This was the last house standing.

Virgil Williams lived next to Mrs. Shirah in the 60's. He worked at Conley.

Edna Hammock's farther built most of these houses.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3976 through 3994 Highway 42
Locust Grove, GA 30248

Property Owner: Claudia P. & B. J. Holley, Jr.
520 McCaskill Drive
Jackson, GA 30233

Property Occupant: Various Retail Stores (shopping center)



Parcel ID #: L02-05001000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: 2005

Date of Alteration/Additions: None (new construction)

Style: No Academic Style

Building Type: Post Modern

Additional Information: Where the Texaco Station (#3996) is located, Mrs. Shirah lived there. Around 1960 the house was torn down. This was the last house standing.

Virgil Williams lived next to Mrs. Shirah in the 60's. He worked at Conley.

Edna Hammock's farther built most of these houses.

There is a shopping strip now, Benton/Mason Plaza (#3978)

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3940 Highway 42
Locust Grove, GA 30248

Property Owner: Charles E. Sims, Sr. & Katheryn R. Sims
PO Box 284
Locust Grove, GA 30248

Property Occupant: Vacant (former Sims Superior Seating Warehouse)



Parcel ID#: L02-05003000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1912

Date of Alteration/Additions: c. 1950 renovations, 1993 additional metal bldgs.

Style: No Academic Style

Building Type: No Academic Style

Additional Information:

This warehouse building was the former home to Sims Superior Seating, with two metal warehouse buildings added south of the building in the 1990s. On the site of the metal buildings, Ms. Clifford Williams had a house there and also Ms. Josa Lee. Ms. Virgil and Tommy Williams lived in the second house. Mr. Bill Lively also lived there.

The brick Sims building was originally a cotton warehouse. In 1983 it became a furniture factory owned by the Robinsons. It was first donated to the City for a tax deduction; the Robinsons purchased the property from the City. The City used the money from the sale of the property to buy the ball field, now Warren Holder Park.

One longtime resident recalled that for a time the building was used for a missile factory that made decoys for the Army to use for practice.

At one time this was a manufacturing company, Locust Grove Manufacturing.

These lots were bought from W. D. Grant. The building was still a cotton warehouse in the 50's. Hugh Price ran the warehouse. At one time there were three cotton gins operating in Locust Grove.

The Sims started the first open house in Locust Grove as part of the Christmas celebration in downtown; they would go all out decorating for Christmas. They moved out in 2006.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3918 Highway 42
Locust Grove, GA 30248

Property Owner: Martha B. Jester & Warren Holder
1618 Pinebrook Drive
Griffin, GA 30223

Property Occupant: Locust Grove Deli



Parcel ID#: L02-05004000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1963

Date of Alteration/Additions: 1980

Style: No Academic Style

Building Type: International Style

Additional Information:

Former Post Office until 2000 and then Library until 2005. This was built in the 60's. Before the Post Office there was a fruit stand. A Post Office was here until the 90s. After the Post Office it became the Library. Behind this building in front of the hotel was a garden spot with a gold fish pond and roses on a trellis.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3904 Highway 42
Locust Grove, GA 30248

Property Owner: Anthony McCord
PO Box 511
Locust Grove, GA 30248

Property Occupant: Hair Salon



Parcel ID#: L02-05005000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1938

Date of Alteration/Additions: 1968

Style: No Academic Style

Building Type: No Academic Style

Additional Information:

The open areas between the buildings have always been open (no buildings #3904).

Otis Barnes had a garage here. Also Gilbert Henley had an appliance store.

Where the beauty shop is located, Mr. Bryan Hubbard ran a gas station and grocery store. L. H. Mason ran the station until he died in 1972. This was also the Greyhound Bus Station. At one time D. L. Nunnely, known as Poncho, had a gas station and restaurant.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3848 Highway 42
Locust Grove, GA 30248

Property Owner: Zacks Properties, Inc.
3848 Main St.
Locust Grove, GA 30248

Property Occupant: Vacant



Parcel ID#: L02-06001000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1945

Date of Alteration/Additions: 1985 (drive thru), 2007-2008 Renovation

Style: No Academic Style

Building Type: Vernacular

Additional Information: This was the Post Office before 1955. In the 60s Mr. Hubbard had an office there for buying cotton. Sara Buchanan ran the first Post Office in Locust Grove, 1932. The Post Office moved from this location to where the Deli is now. After this there was a restaurant, followed by a package store throughout much of the 1980s to 2008, when the space was converted to the corporate offices of Zack's Properties. They have subsequently relocated to McDonough.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3847 Highway 42
Locust Grove, GA 30248

Property Owner: David L. Potts
1465 Pine Shadows Dr.
Memphis, TN 38120

Property Occupant: Vacant (former Ferguson Upholstery shop)



Parcel ID#: L02-06002000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1938

Date of Alteration/Additions: 2009 removal of wood to restore windows

Style: No Academic Style

Building Type: No Academic Style (Had Italianate Elements, which could be returned)

Additional Information:

In the late 30s James Brown and Frank Tingle had a grocery store in this building. After that was a business called Bobs Cola. They were in competition with Coca Cola.

In the 50s Howell Gardner had a pecan grading business there.

After Mr. Gardner, George Robinson bought the building and used it to store furniture while holding to ship.

In the 90s was an upholstery shop through much of 2009 and is now vacant. Minor improvements have been made to restore the windows at the front of the structure.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3846 Highway 42
Locust Grove, GA 30248

Property Owner: Agnes C. Combs
163 Burg Road
Locust Grove, GA 30248

Property Occupant: Century 21 Realty



Parcel ID#: L02-06003000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1902

Date of Alteration/Additions: c. 1975

Style: No Academic Style

Building Type: Italianate Elements

Additional Information: The Bank was moved from Jenkinsburg in the depression. The original Farmers Bank was the only bank to survive the depression. Mr. T. O. Asbury kept it a float by putting his own money in the bank. Mr. Asbury was from Jenkinsburg. Mr. Asbury was one of the founders of Wesson Oil which was part of Sun Shine Oil Company. The bank was robbed in the 70s. Since the bank there have been two restaurants and now a real estate office. The restroom is located in the bank vault. (Always been a space between buildings).

The bank that went under in the depression was located at the old City Hall Building.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3845 Highway 42
Locust Grove, GA 30248

Property Owner: Shelley & John M. McMurray
4042 Highway 42
Locust Grove, GA 30248

Property Occupant: Vacant Lot (next to 3844 Highway 42)



Parcel ID#: L02-06004000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c.

Date of Alteration/Additions: c.

Style: NA

Building Type: NA

Additional Information: This lot has always been vacant.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3844 Highway 42
Locust Grove, GA 30248

Property Owner: Shelley & John M. McMurray
4042 Highway 42
Locust Grove, GA 30248

Property Occupant: Vacant (proposed restaurant space)



Parcel ID#: L02-06005000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1930

Date of Alteration/Additions: c. 1980

Style: No Academic Style

Building Type: Italianate Elements

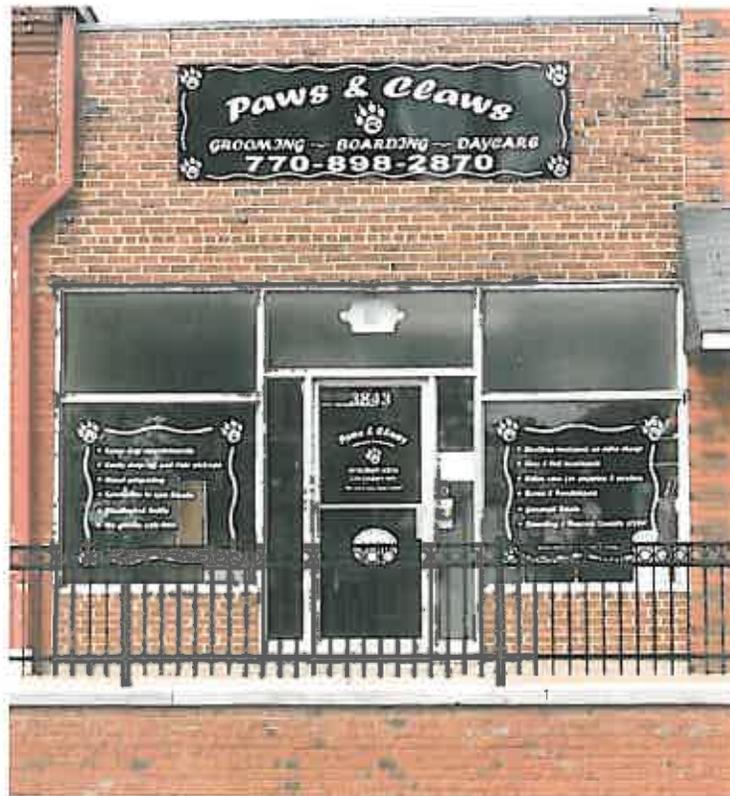
Additional Information: E. I. Drury had a seed and fertilizer store there at one time.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3843 Highway 42
Locust Grove, GA 30248

Property Owner: Joseph A. Copeland
2038 Leguin Mill Rd.
Locust Grove, GA 30248

Property Occupant: Paws & Claws Pet Boutique



Parcel ID#: L02-06006000
Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: c. 1947
Date of Alteration/Additions: c. 1957

Style: No Academic Style
Building Type: Vernacular

Additional Information: There was just a roof put between the two buildings to create this building. The other buildings are the walls.

Judge Reagan had an office and owned the building.

Frances Copeland rented from Mrs. Reagan for a beauty shop.

Waites from Jackson were there at one time, operated a beauty shop.

After Waites, Frances Copeland's daughter opened a beauty shop. There was also an antique shop.

Has found new life as a beauty shop...for dogs and cats instead of humans.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3842 Highway 42
Locust Grove, GA 30248

Property Owner: Willie James Roberts & Charles Roberts
PO Box 478
Locust Grove, GA 30248

Property Occupant: Roberts Brothers Electric



Parcel ID#: L02-06007000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1900

Date of Alteration/Additions: c. 1950

Style: No Academic Style

Building Type: Italianate Elements

Additional Information:

The bank that did not survive in 1929 was located in this building.

In the 30s the building became the City Hall and jail. Howell Gardner was on the City Council here in 1952. The jail was in the bank fault. Frances Ward and William Brantley were the only employees. Most of the prisoners had to be taken to the Henry County jail. Also this was where you voted. Betty Henley said she, Billy Carter and Howell Gardner would stay up all night counting votes.

The old fire truck was kept in the back of the building. The old fire truck was pulled by hand.

When the police department was formed it was located in the back of the building.

The City Hall was there until 1984, moved to their location now at the LGI building.

The Roberts moved in after City Hall and has remained their electrical business.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3841 Highway 42
Locust Grove, GA 30248

Property Owner: Matthew McDonald & Ken Rivers
3841 Highway 42
Locust Grove, GA 30248

Property Occupant: R & M Insurance



Parcel ID#: L02-06008000
Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1930

Date of Alteration/Additions: c. 1980 (2008 façade renovation for streetscape)

Style: No Academic Style

Building Type: No Academic Style

Additional Information: In this building were:
J. C. Madden drug store
A ladies wear store owned by Gladys Wilson (also
sold ice cream) Mable Bowden worked there
Goddard Laundry
Mr. Dill had a meat market in the 70s
Moye's Drug store

At one time the property belonged to the City.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3840 Highway 42
Locust Grove, GA 30248

Property Owner: Chris B. and Joanne M. Jeffares
120 Goshen Road
Thomaston, GA 30286

Property Occupant: Heather's Flowers (half)/Vacant (other half)



Parcel ID#: L02-07001000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1906

Date of Alteration/Additions: c. 1965

Style: No Academic Style

Building Type: Italianate

Additional Information:

J. L. Gardner first started the business in 1890 up the street. An addition to the warehouse was done in 1906. Always has been a two story building. The second floor was a manufacturing company that made ladies hats and ladies uniforms for the Locust Grove Institute. Buggies were kept in the cotton warehouse. Mr. J. L. Gardner also sold Maxwell cars. He would live with the people who purchased the cars for two or three days to help them learn how to operate the car. He also sold Hart-Parr tractor parts which were a part of Oliver tractors. Cigarettes were \$.15 a pack. Gas was sold and the pump was located on the side walk.

Howell Gardner owned the store from 1955 until in the 90s. Buck Bowden would do blacksmith work behind the store and when that closed he worked in back of the hardware store doing odd job repairs.

After Howell, his son Tim operated the business. After Tim, Terry McMickle operated the hardware store. The business was sold and divided. Businesses after this consists of: flower shop, antique shop, dance studio and now a new flower shop and monogram business. The monogram business left in late Spring of 2009 and is now vacant. Heather's Flowers occupies the southern half.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3839 Highway 42
Locust Grove, GA 30248

Property Owner: Zacks Investments LLC & Robert E. Ausband, Jr.
3848 Main Street
Locust Grove, GA 30248

Property Occupant: Vacant Lot (bldg collapsed in 2003-2004)



Parcel ID#: L02-07002000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. ?

Date of Alteration/Additions: 2003 – 2004 building collapsed

Style: NA

Building Type: NA

Additional Information:

In the early 40s G. L. Bowden had a meat market. Also before the grocery store was a furniture store owned by the Gardner's.

Mr. H. C. Hammock and C. J. Lindsey started the grocery store when C. J. returned home from the Army.

C. J. Lindsey had the grocery store for 39 years, the store closed in 1982. Mr. Lindsey rented to a sign company. After the sign company Mr. Lindsey sold the building for an antique store, they sold to the City. The City sold the property in late 2005 to Zip Hinton who intends to make the building into two stories with businesses on the ground floor and three loft apartments on the second floor. Other than some minor site improvements, no further progress has been made on a new structure.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3838 Highway 42
Locust Grove, GA 30248

Property Owner: Matthew McDonald
PO Box 45
Locust Grove, GA 30248

Property Occupant: Vacant (under purchase for pottery shop expansion)



Parcel ID#: L02-07003000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1900

Date of Alteration/Additions: c. 1975 (façade renovation as part of streetscape)

Style: No Academic Style

Building Type: Vernacular

Additional Information:

On the south side of the building Charlie Martin had a grocery store. Emma Jean Stewart's Daddy worked in the store. After the grocery store the Chafins had a Laundry business.

On the north side, Luther and Clarence Hubbard operated a barber shop.

Currently the pottery shop next door is seeking expansion into this structure.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3837 Highway 42
Locust Grove, GA 30248

Property Owner: KDBD Properties, LLC
1844 Peeksville Rd.
Locust Grove, GA 30248

Property Occupant: Pottery Shop



Parcel ID#: L02-07004000

Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: c. 1925
Date of Alteration/Additions: c. 1990

Style: No Academic Style
Building Type: Italianate elements

Additional Information: Mr. A. C. Castellaw had a grocery store and sold all school supplies. Howell Gardner said he delivered groceries on his bicycle. Jackson Street was dirt and it was hard paddling with a 50lb bag of flour. Betty Henley said her brother; Tom Phillip Henley also delivered groceries on his bicycle. The store opened from 7:30am and closed at 11:00 on Saturday night. There were no cash registers, operated out of a cigar box and your pockets using pen and pencils.

After Mr. Castellaw, Dan Elkins had the grocery store. After Dan, Richard Elkins had the grocery store; Richard Elkins put the stone work on the front of the store in the 70s.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3836 Highway 42
Locust Grove, GA 30248

Property Owner: Sherry A. Shearouse
3836 Highway 42
Locust Grove, GA 30248

Property Occupant: Zebra House



Parcel ID#: L02-07005000
Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1925

Date of Alteration/Additions: c. 1950 (2008 Façade renovation)

Style: No Academic Style

Building Type: No Academic Style

Additional Information: At one time this building was part of Elkins grocery store. Ann Gardner and Elsie McCarter had a gift shop there. Mr. Barron had a pool room at one time.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3835 Highway 42
Locust Grove, GA 30248

Property Owner: Charles E. Sr. & Katheryn R. Sims
PO Box 284
Locust Grove, GA 30248

Property Occupant: Vacant



Parcel ID#: L02-07006000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1910

Date of Alteration/Additions: c. 1950

Style: No Academic Style

Building Type: No Academic Style

Additional Information: In this building there has been a grocery store owned by Charlie Daniel, a grocery store owned by Richard Elkins, a laundry mat and at present the building is empty.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3834 Highway 42
Locust Grove, GA 30248

Property Owner: Hugh Rodney Shearouse
918 Price Drive
Locust Grove, GA 30248

Property Occupant: Butterfly Barn



Parcel ID#: L02-07007000
Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1925

Date of Alteration/Additions: c. 1980, 2008 Renovation of Façade for boutique

Style: No Academic Style

Building Type: No Academic Style

Additional Information: In this building was: a barber shop owned by Mr. Gibson, a beauty shop, Rod Shearouse had an office and many could remember people playing checkers on the side walk in front of this building. The Raspberry Rain boutique recently relocated to space in a modern shopping center and is now home to a children's consignment shop called Butterfly Barn.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3833 Highway 42
Locust Grove, GA 30248

Property Owner: Tonnie Marie Parrott
PO Box 462246
Escondido, CA 92046

Property Occupant: Vacant (partially collapsed)



Parcel ID#: L02-07008000
Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: c. 1930
Date of Alteration/Additions: c. 1950 (roof collapsed in late 2006)

Style: No Academic Style
Building Type: Vernacular

Additional Information: Antique store was the most recent tenant in this structure, but became vacant in late 2004 to early 2005. Roof collapsed in the late Summer of 2006 and is currently under unsafe building abatement proceedings as a precursor to condemnation.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3832 Highway 42
Locust Grove, GA 30248

Property Owner: Jay & Glen Gladys
109 David Fields Court
McDonough, GA 30253

Property Occupant: Vacant



Parcel ID#: L02-07009000

Zoning Classification: General Commercial

Zoning Code: C-2

Date of Construction/Estimate: c. 1930

Date of Alteration/Additions: c. 1950

Style: No Academic Style

Building Type: Vernacular / some Italianate details

Additional Information:

A Gym and a Beauty Shop were located in this structure previously. Most recent was a Hobby Shop and is now occupied by a photography studio.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 3831 Highway 42
Locust Grove, GA 30248

Property Owner: Gladys Carter
81 Carter Lane
Locust Grove, GA 30248

Property Occupant: Flower Shop



Parcel ID #: L02-07010000
Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: c. 1930
Date of Alteration/Additions: c. 1960

Style: No academic Style
Building Type: Vernacular

Additional Information: In this building there has been: Dr. Colvin's office, Nora Butler's restaurant, the Mayhues had a restaurant, a beauty shop,

doctors office, Mr. Barron had a variety store, towing company, Christian Book store, a vacuum cleaner store and now a flower shop.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3830 Highway 42
Locust Grove, GA 30248

Property Owner: J. B. White
PO Box 616
Jackson, GA 30233

Property Occupant: Moye's Pharmacy



Parcel ID#: L02-08001000
Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: 2000
Date of Alteration/Additions: 2000

Style: No academic style
Building Type: Post Modern

Additional Information: Formerly there have been two gas stations: Pure Oil and Gulf. Mr. Upchurch built both stations. Owners have been Charles Tingle, Homer Tingle and the Mayhues

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3796 Highway 42
Locust Grove, GA 30248

Property Owner: McIntosh State Bank
210 South Oak Street
PO Box 3818
Jackson, GA 30233

Property Occupant: McIntosh State Bank



Parcel ID#: L01-02004000
Zoning Classification: General Commercial
Zoning Code: C-2

Date of Construction/Estimate: 1999
Date of Alteration/Additions: 2000

Style: Colonial Revival
Building Type: Post Modern

Additional Information: Formerly the site of the Brown House (constructed in 1890) then sold to Marie and Tom Williams. Mayor Lindsey commended when the Brown house was torn

down this created the reason to start the City of Locust Grove Historic Preservation Commission. She went out of town for a couple of days and when she returned home the Brown house was gone.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3778 Highway 42
Locust Grove, GA 30248

Property Owner: Sanidhya, LLC
PO Box 1100
Locust Grove, GA 30248

Property Occupant: Locust Grove Family Medicine



Parcel ID#: L01-02003000

Zoning Classification: Neighborhood Commercial

Zoning Code: C-1

Date of Construction/Estimate: 1996

Date of Alteration/Additions: 1996

Style: Colonial Revival

Building Type: Post Modern

Additional Information: Formerly the site of a residence where Billy Carter and the McCarters once lived. Now site of a doctors group office.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address:

3758 Highway 42
Locust Grove, GA 30248

Property Owner:

SK Property Holdings II, LLC
145 Eagles Walk, Suite A
Stockbridge, GA 30281

Property Occupant:

Eagles Landing Family Practice, plus other medical offices.



Parcel ID#:

L01-02002000

Zoning Classification:

Neighborhood Commercial

Zoning Code:

C-1

Date of Construction/Estimate:

1996

Date of Alteration/Additions:

1996

Style:

No academic style

Building Type:

Post Modern

Additional Information:

Formerly the site of a residence where Billy Carter and the McCarters once lived. Now site of a medical office building, pharmacy, and other offices.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address:

10 Cleveland St.
Locust Grove, GA 30248

Property Owner:

Henry County Board of Commissioners
140 Henry Parkway
McDonough, GA 30253

Property Occupant:

Henry Parks and Recreation



Parcel ID#: L01-01005000 (1.25 acres) and L01-01004000 (6.54 acres)
Zoning Classification: Single-Family Residential, Neighborhood Commercial
Zoning Code: R-2 and C-1

Date of Construction/Estimate: 1912
Date of Alteration/Additions: 1980s (Recreation Building)

Style: Colonial Revival
Building Type: Vernacular

Additional Information: Formerly the Locust Grove First Baptist Church, the structure served the community for worship services as part of the founding of the community under its original name of Providence Indian Creek Church.

First Baptist contacted with the City of Locust Grove to purchase the structure when they relocated to a larger and more modern campus on the southern edge of the city.

Henry County Board of Commissioners purchased the Church Building, the recreational building, and a small portion of the parking lot in early 2009. The city purchased additional property and the church pastorium.

The original front of the building faced the West and was constructed out of wood. Bonnell Combs remembers that at the edge of the cemetery was a wooden water tank, whose foundations still exist. This was at the road behind the Church north of the cemetery. The water came from Davis Lake. Everyone in Locust Grove received their water from this wooden tank.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 3644 Highway 42
Locust Grove, GA 30248

Property Owner: City of Locust Grove
P. O. Box 900
Locust Grove, GA 30248

Property Occupant: Locust Grove City Hall



Parcel ID#: L01-01005000 (1.25 acres) and L01-01004000 (6.54 acres)

Zoning Classification: Single-Family Residential

Zoning Code: R-2

Date of Construction/Estimate: 1892

Date of Alteration/Additions: 2008 (electrical room and re-wiring)
2009 (roof repair and repainting)

Style: Italianate Elements

Building Type: Vernacular

Additional Information:

Formerly the Locust Grove Institute (LGI), founded by the Providence Indian Creek Baptist Church prior to the founding of the City of Locust Grove in 1892. This site once had dormitories to the north and the south of the remaining structure, which currently serves as the administrative offices of the City. This structure also served as the elementary and grammar school for by the Henry County School District until 1982.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 35 Frances Ward Dr.
Locust Grove, GA 30248

Property Owner: Henry County Board of Commissioners
140 Henry Parkway
McDonough, GA 30253

Property Occupant: Henry County Fire Department (Station #2)



Parcel ID #: L01-01006000

Zoning Classification: Single-Family Residential

Zoning Code: R-2

Date of Construction/Estimate: 1979

Date of Alteration/Additions: N/A

Style: No Academic Style

Building Type: No Academic Style

Additional Information: Fire Station to be relocated after 2012 to another location within the city limits.

City of Locust Grove
Local Historic District Overlay
Property Information

Property Address: 69 Frances Ward Dr.
Locust Grove, GA 30248

Property Owner: City of Locust Grove
P. O. Box 900
Locust Grove, GA 30248

Property Occupant: Locust Grove Police Department



Parcel ID#: L01-01007001

Zoning Classification: Multiple Family Residential

Zoning Code: RM

Date of Construction/Estimate: 1960

Date of Alteration/Additions: 1990 (renovation as duplex residential)
2006 – 2007 (transformation into police squad room)

Style: No academic style

Building Type: No academic style

Additional Information: Formerly duplex residential units. Purchased by the city in 2005 for Police Department use.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 69 Frances Ward Dr.
Locust Grove, GA 30248

Property Owner: City of Locust Grove
P. O. Box 900
Locust Grove, GA 30248

Property Occupant: Locust Grove Police Department



Parcel ID#: L01-01007000

Zoning Classification: Multiple Family Residential

Zoning Code: RM

Date of Construction/Estimate: 1960

Date of Alteration/Additions: 1975 (conversion from duplex to SF residential)
2006 – 2007 (transformation into main police office)

Style: No academic style

Building Type: No academic style

Additional Information: Formerly duplex residential units. Purchased by the city in 2005 for Police Department use.

City of Locust Grove

Local Historic District Overlay

Property Information

Property Address: 38 Cleveland Street
Locust Grove, GA 30248

Property Owner: William Plemmons, Jr.
PO Box 399
Locust Grove, GA 30248

Property Occupant: Plemmons Insurance



Parcel ID#: L01-01012000

Zoning Classification: Neighborhood Commercial

Zoning Code: C-1

Date of Construction/Estimate: c. 1920

Date of Alteration/Additions: c. 1978

Style: Colonial Revival

Building Type: Vernacular

Additional Information:

Formerly the Locust Grove Elementary School.

In 1936 or 1937 or 1938 the elementary school closed. Kate Brown superintendent of schools purchased the property. Ms. Brown sold it to Frank Doss. There was a fire in this building and that was the reason a fire department was started in Locust Grove. The first fire station was in the Pure Oil Station, this was in the 70s.

After Frank Doss, the building was purchased by Plemons Insurance Company.