

United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Means Street Historic District
other names/site number N/A

2. Location

street & number Centered on Means Street and bounded by Marietta Street, Bankhead and Ponders avenues, and the Southern rail line.
city, town Atlanta () vicinity of
county Fulton code 121
state Georgia code GA zip code 30318

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing

Noncontributing

buildings	12	2
sites	0	0
structures	2	0
objects	0	0
total	14	2

Contributing resources previously listed in the National Register: 3

Name of previous listing: Atlanta Spring Bed Company-Block Candy, listed 9/18/92; H. B. Davis Building/Hotel Roxy, listed 9/21/92; and Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Company (Carriage Works) listed 8/21/92.

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Richard C. Cloves
Signature of certifying official

5-7-01
Date

RD W. Ray Luce
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

Date

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain:
- see continuation sheet

Edson H. Beall

Keeper of the National Register

6-14-01
Date

6. Function or Use

Historic Functions:

Domestic: hotel
Industrial: manufacturing facility, industrial storage
Commerce: specialty store

Current Functions:

Domestic: multiple dwelling
Commerce: professional, business, specialty store
Recreation and Culture: museum

7. Description

Architectural Classification:

Other: commercial eclectic

Materials:

foundation	Concrete
walls	Brick
roof	Asphalt
other	Metal: steel

Description of present and historic physical appearance:

The Means Street Historic District is a surviving pocket of late-19th and early 20th-century commercial and industrial buildings along Marietta Street, a commercial and industrial corridor that stretches from the Atlanta reservoir to downtown Atlanta. Means Street is small lane between Marietta Street and the rail corridor to the south that is lined with large industrial buildings. The south side of Means Street features three large brick buildings adjacent to the CSX rail line. The **Allied Building**, built c.1888, is the oldest building in the historic district. It is a one-story, brick warehouse with loading docks facing both Means Street and the railroad. Next door, the **Block Candy Company** building and the adjoining **Carriage Works** are massive brick manufacturing buildings that have since been converted to office space. On the north side of Means Street is the **Nexus Contemporary Arts Center**, which is housed in a series of buildings constructed between 1911 and 1931 by the Standard Oil Company. These one- and two-story utilitarian buildings are interconnected and form two courtyards. The historic district includes two buildings on Marietta Street: the **H.B Davis Building /Hotel Roxy**, a three-story brick building constructed in 1921 and the **Forrest-Five-and – Ten-Cent Store/Engineer's Bookstore**, a small, brick commercial building with a double storefront constructed in c.1930.

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National Register of Historic Places Continuation Sheet

Section 7--Description

The Means Street Historic District is centered on Means Street from Ponders Avenue to Bankhead Avenue. It also includes a small section of Marietta Street. The approximately 8.5-acre district exists because of the railroad, although no buildings in the district front the railroad. Buildings located on the south side of Means Street had loading docks for freight use and some of these docks still exist. Direct access to the railroad was an important element in the development of this area and, though uses of the buildings have changed, the railroad is still a prominent feature of the area, forming the southern boundary of the district.

Means Street is a tight, narrow lane on which large, brick warehouses are set close to the street (photo 10). There are narrow sidewalks but few plantings. Historically an industrial district, there were few trees or plantings in the area. Some historic stone walls survive and a section cobblestone street remains alongside the Allied Building. The railroad is an important component of the historic district, although it can only be seen from the rear of the Means Street buildings.

The H.B. Davis Building/Hotel Roxy at 768 Marietta Street is one of two buildings within the district that front Marietta Street (photo 12). Built in 1921 by local businessman H.B. Davis, this three-story building with a two-story rear section and partial basement has retained most of its historic features. Original multi-pane, steel-casement windows remain on the west façade. According to the National Register nomination for this property, listed September 21, 1992, the north façade originally had wood-frame windows that were replaced in the 1950s.

The H.B. Davis Building/Hotel Roxy's principle building material is a red brick, six-course common bond with a buff-brick main façade. Rectangular, raised-brick paneling with a diamond motif and a central stone plaque with the inscription "HB Davis 1921" can be seen on the upper story of the front façade. The roofline features concrete coping along the front and terra-cotta coping tiles along the stepped parapets on the sides and rear. Seven storefronts occupy the street level with nonhistoric aluminum-frame picture windows and recessed entrances. Since the 1920s, there have been a variety of businesses in this building including grocers, butchers, hardware, and furniture stores. Currently, the building houses a restaurant and office. In 1939, the upper two stories were converted to a hotel and the center store was remodeled to serve as a lobby and to house the main staircase. The only significant alteration was a one-story addition on the west side in c.1970.

Forrest Five-and-Ten-Cent Store, now known as the Engineer's Bookstore, (photo 12) located on the corner of Marietta and Means streets is next to the H.B. Davis Building/Hotel Roxy. There has been a structure on this site since Marietta Street was platted in the 1830s. The current one-story building was built c.1930. The walls are laid in six-course common bond. Some of the original windows have been altered and removed, although some historic steel-frame windows remain. The large contemporary plate-glass store windows and twin, recessed entrances, dominate the front façade.

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Section 7--Description

The Allied Building at 500 Means Street (photos 1 and 2) was constructed in the late 1800s by Standard Oil Company as a cooper shop. It is built with heavy timber construction and load-bearing brick walls and is among the first warehouses built in the historic district. More recently, the building housed an auto-parts wholesale business. The building underwent several modifications between 1900 and the 1930s, mostly in the form of additions that doubled the size of the structure. In 1993, the building was converted to artist studios and loft apartments.

Next to the Allied Building is the Block Candy building (photos 1 and 3). Built in 1900 as the Atlanta Spring Bed Company, the building currently serves as office space. The three-story brick building is framed with steel. It has a partially exposed basement with a rough-cut granite façade and six-course common bond brick walls. The north and east façades have contemporary two-over-two light and one-over-one light windows. The Block Candy building has undergone a major certified rehabilitation including the addition of two external stair towers and a glass-paneled elevator shaft. This building was listed in the National Register on August 21, 1992.

Adjacent to the Block Candy building is the Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Company, known as the Carriage Works (photos 5 and 10). This L-shaped complex was built as two separate buildings: the two-story Atlanta Buggy Company in c. 1903 and the four-story Ware-Hatcher Warehouse in c. 1907. Both buildings, which are similar to the Block Candy building, retain a high level of historic integrity. Surviving architectural details include segmental-arched windows, brick-belt courses, and stepped rooflines. Most of the historic windows have been replaced and two external stair towers have been added on the east and west sides. In 1991, a two-story cement-block addition was added to the rear of the Atlanta Buggy Company building.

Located in the northwest corner of the historic district is a group of buildings collectively known as the Nexus Contemporary Arts Center (photos 7-11). The Standard Oil Company built the buildings between 1911 and 1931. The complex includes two two-story buildings, three one-story buildings, including a noncontributing steel-framed warehouse that was stripped of its cladding (photo 11). All of the buildings in the Nexus complex are laid in five-course common bond. A second-story balcony has been added to one of the buildings (photo 9). Doors and windows have been altered on all the buildings. Historic details that remain include step rooflines, brick sills, and original steel-frame windows. The complex was rehabilitated in 1989 as an arts center.

Three one-story brick warehouses built on the north side of Means Street were built in the c.1950 (photos 1, 4, and 6). The westernmost warehouse adjoins the Nexus complex and currently houses Nexus Press. The two warehouses at 501 and 515 Means Street were also built in the c.1950. Both buildings are concrete-block with brick veneer, metal-frame windows, and large loading docks. The

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Section 7--Description

flat roofs feature terra-cotta coping along the parapets. These three warehouses were built on the site of the Standard Oil storage tanks.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Industry
Community Planning and Development

Period of Significance:

1869-c.1950

Significant Dates:

1869 – W.B. Bass laid out Means Street.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

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Section 8—Statement of Significance

Narrative statement of significance (areas of significance)

The Means Street Historic District is located northwest of downtown Atlanta adjacent to the railroad. It is part of an industrial corridor that stretched along Marietta Street from the reservoir to downtown Atlanta. Many of these industrial buildings have not survived. The Means Street Historic District is significant because it represents a concentration of commercial and industrial buildings, mostly furniture manufacturing, oil storage, and retail. The Means Street Historic District is one of the most intact sections of the Marietta industrial corridor, which has lost nearly seventy percent of its historic resources.

The Means Street Historic District is significant in the area of architecture because its buildings represent the types of commercial and industrial buildings constructed in Atlanta from the 1880s to 1950. Many of the buildings are good examples of utilitarian industrial design used for large manufacturing facilities at the end of the 19th century. These are large brick buildings framed with heavy timber or steel with open floor plans. The buildings on Means Street represent building types that were once common in Atlanta but are now increasingly rare. In addition to the industrial design there are also two good examples of commercial buildings within the district. These represent the period when merchants dominated Marietta Street from Ponders Avenue to Boss Avenue.

The historic district is also significant in the area of commerce and industry because its buildings represent the Marietta Street corridor as a major commercial and industrial district in Atlanta beginning in the late 19th century. The Standard Oil Company represents the first major industrial activity on Means Street. It appears in the Atlanta city directory in 1888 at the corner of Ponders Avenue and Means Street and remained on Means Street until 1952. The first industrial buildings were Standard Oil's cooper shop and warehouse facility. In 1900, William R. Ware, a furniture manufacturer, built 512 Means Street, which housed the Atlanta Spring-Bed Company until 1909. The building of 512 Means Street marked a shift in the activity of the area towards light manufacturing. By 1911, Means Street was lined with three furniture manufacturers. By the 1920s, the Means Street corridor was dominated by industrial and manufacturing companies. In the 1940s, most of the buildings on Means Street were used as warehouses, a trend that continued until the 1980s when many of the buildings were abandoned and then converted to lofts.

Buildings in the historic district, such as the H.B. Davis Building/Hotel Roxy and the Forrest Five-and-Ten-Cent Store (Engineer's Bookstore), represent the commercial activity that dominated Marietta Street in the early 1920s. It was during this time period that the neighborhood had shifted from residential to commercial and industrial uses. H.B. Davis built his building in the belief that this neighborhood on the western fringe of downtown Atlanta would prosper. The area was located on the electric streetcar line and in the middle of a residential area. Between 1925 and 1965, Marietta

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Section 8—Statement of Significance

Street was home to over twenty locally owned businesses. Two significant remaining buildings from this period are in the Means Street Historic District: the H.B. Davis Building/Hotel Roxy and the Forrest Five-and-Ten-Cent Store (Engineer's Bookstore).

The historic district is significant in the area of community planning and development because its buildings and street plan represents the city's development along the Western and Atlantic Railroad. The industrial development in the historic district is attributable to its location along the railroad. The railroad line that forms the southern boundary of the district is among the oldest in the city. It is one of the three original lines on which the city was founded. The buildings that backed the rail line had loading docks for shipping goods to market and receiving manufacturing materials. Many of these loading docks still exist. The area's street pattern remains from Atlanta's earliest days. The area, which began as a residential neighborhood of both working-class whites and blacks, gave way to industrial development that reflects its proximity to downtown Atlanta and to the railroad.

National Register Criteria

A and C.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins when W.B. Bass laid out Means Street in 1869 and ends in c.1950 when the last historic buildings were constructed.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing resources in the historic district are those constructed or present between 1869 and 1950 that are significant for the themes of architecture, commerce, industry, and community planning and development and which retain historic integrity. This includes twelve commercial and industrial buildings. The two contributing structures are the CSX rail line and the plan of streets, including landscape features such as stone retaining walls and a section of cobble stone pavement. The two noncontributing buildings are among the five buildings currently part of the Nexus Contemporary Arts Center. Both buildings have been altered and no longer convey their historic significance. Open space between the Block Candy Building and the Carriage Works is the site of a former building

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Section 8—Statement of Significance

which shared party walls on either side but which was recently demolished due to severe structural deterioration.

Developmental history/historic context (if appropriate)

At the beginning of the 20th century, the Marietta Street corridor was a mix of residential, commercial, and industrial enterprises. Means Street is among the best surviving concentrations of commercial and industrial buildings along the Marietta Street corridor. W. B. Bass laid out Means Street in 1869, although the street takes its name from a later landowner, Alexander Means. Means Street was divided into small lots, which were narrow and deep to house workers. The south side of Means was assembled in large parcels and has always been occupied by larger business operations. In 1888, Standard Oil of Kentucky established an oil storage facility on the north and south sides of Means Street. By 1899, Marietta was lined with houses and commercial buildings. Means Street included industrial buildings and shotgun houses.

Standard Oil of Kentucky established an oil storage facility on Means Street in c.1888. Now known as the Allied Building, it is the oldest extant building in the Means Street Historic District. When Standard Oil first appeared on Means Street, the area was predominantly residential. Standard Oil constructed a complex of buildings between 1911 and 1931 on the west end of Means Street. The small brick buildings served a physical plant for the oil storage facilities that were located on the east side of the block.

In the early 1900s, the south side of the district along the railroad corridor was dominated by large brick warehouses and manufacturing facilities. W. R. Ware established the furniture industry on Means Street. Ware was involved in a succession of furniture companies, beginning with the Fenley Furniture Co., founded in 1881, which Ware co-owned with W. L. Fenley. Fenley was the second furniture company established in Atlanta. The Fenley Company had a factory near Fourth and Ponders Street in the 1880s. In 1889, Ware began assembling properties on Ponders, including parcels on Means Street. By 1901, he built the Ware-Hatcher Bros. Furniture Company, also known as the Carriage Works.

The second building erected in the Ware-Hatcher complex was the Atlanta Buggy Company Building at 544 Means Street in 1903. The buggy company appears in this general locale in the 1903 city directory and its location is confirmed by a 1910 plat. The Atlanta Buggy Co., and later the White Star Automobile Co., are the primary businesses historically associated with this building.

By 1932, the south side of Means was fully developed with large brick buildings for the storage of oil and the production of furniture and candy. Several brick warehouses were built in c.1950 on the east side of Means Street that had served as oil storage yard for Standard oil.

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Section 8—Statement of Significance

On Marietta Street, the H.B. Davis Building, now called the Hotel Roxy, was built in 1921. The three-story H.B. Davis Building served as a branch store for King Hardware, a major local hardware chain, Two furniture stores, the National Furniture Company and Ledbetter Furniture were located in the building. Other tenants include grocery and dry-goods stores and the U.S. Postal Service. In 1939, unoccupied offices on the second and third floors of the H.B. Davis Building were converted to hotel rooms. The Engineers Bookstore, on the corner of Marietta and Means streets, was built as the Forrest Five-and-Ten-Cent Store between 1930 and 1937. The five-and-dime operated as late as 1955. The local chain of stores was owned by Isaac J. Paradies, an immigrant from Latvia and prominent Jewish businessman and philanthropist. These buildings are among the few historic commercial buildings that survive along the Marietta Street corridor.

Many of the industrial buildings on Means Street were vacant in the 1970s and 1980s. Three large, brick buildings on the south side of Means were demolished during this period. In the 1990s, several major adaptive-reuse projects resulted in the rehabilitation of the Means Street buildings to serve as loft apartments and office space. The Standard Oil complex now serves as the Nexus Contemporary Arts Center.

9. Major Bibliographic References

Bellew, Serena G., et al., National Register Registration Form. Means Street Historic District. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia.

Previous documentation on file (NPS): () N/A

- () **preliminary determination of individual listing (36 CFR 67) has been requested**
- () **preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- (x) **previously listed in the National Register:**
Atlanta Spring Bed Company-Block Candy, listed 9/18/92
H. B. Davis Building/Hotel Roxy, listed 9/21/92
Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Company (Carriage Works)
listed 8/21/92.
- () **previously determined eligible by the National Register**
- () **designated a National Historic Landmark**
- () **recorded by Historic American Buildings Survey #**
- () **recorded by Historic American Engineering Record #**

Primary location of additional data:

- (x) **State historic preservation office**
- () **Other State Agency**
- () **Federal agency**
- () **Local government**
- () **University**
- () **Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 8.5 acres

UTM References

A)	Zone 16	Easting 740320	Northing 3740020
B)	Zone 16	Easting 740410	Northing 3740040
C)	Zone 16	Easting 740500	Northing 3740010
D)	Zone 16	Easting 740490	Northing 3739850
E)	Zone 16	Easting 740300	Northing 3739420
F)	Zone 16	Easting 740090	Northing 3739970

Verbal Boundary Description

The property boundary is indicated by a heavy black line on the attached map, drawn to scale.

Boundary Justification

The boundary includes the contiguous commercial and industrial resources centered on Means Street that retain a high level of historic integrity. The district is surrounded by nonhistoric commercial and industrial development and vacant lots.

11. Form Prepared By

State Historic Preservation Office

name/title Steven H. Moffson, Architectural Historian

organization Historic Preservation Division, Georgia Department of Natural Resources

street & number 156 Trinity Avenue, S.W.

city or town Atlanta **state** Georgia **zip code** 30303

telephone (404) 656-2840 **date** April 15, 2001

Consulting Services/Technical Assistance (if applicable) (x) not applicable

name/title Serena Bellew, Jecyn Bremer, Jennifer Dickey, Heidi Siegel, and Christie Slappie

organization Students at Georgia State University, Atlanta, Georgia

(HPD form version 02-24-97)

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**National Register of Historic Places
Continuation Sheet**

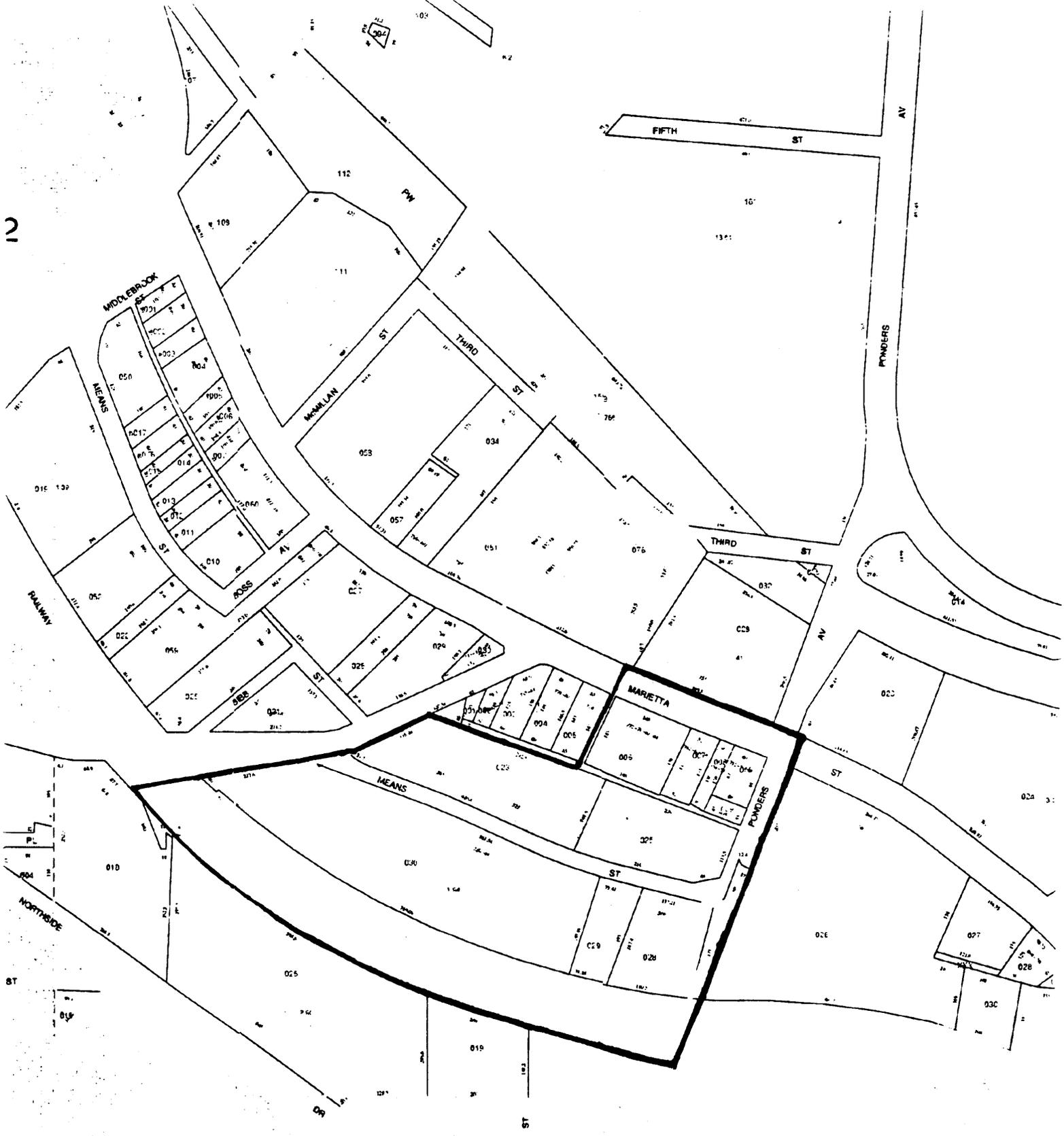
Photographs

Name of Property: Means Street Historic District
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: May 2000

Description of Photograph(s):

1. Means Street with Allied Building (left) and Block Candy (center), photographer facing west.
2. Means Street with Allied Building (center), photographer facing southeast.
3. Block Candy, photographer facing south.
4. Warehouse (center), Block Candy (right), photographer facing northeast.
5. Rear of Carriage Works, photographer facing northwest.
6. Warehouses, photographer facing southeast.
7. Nexus complex (center), warehouses (right), photographer facing northwest.
8. Nexus complex, photographer facing northeast.
9. Nexus complex, photographer facing southeast.
10. Means Street with Nexus complex (left) and Carriage Works (right), photographer facing southeast.
11. Nexus complex (center) and Means Street (right), photographer facing southeast.
12. Hotel Roxy (center) and Engineers Bookstore (distant center left), photographer facing southeast.

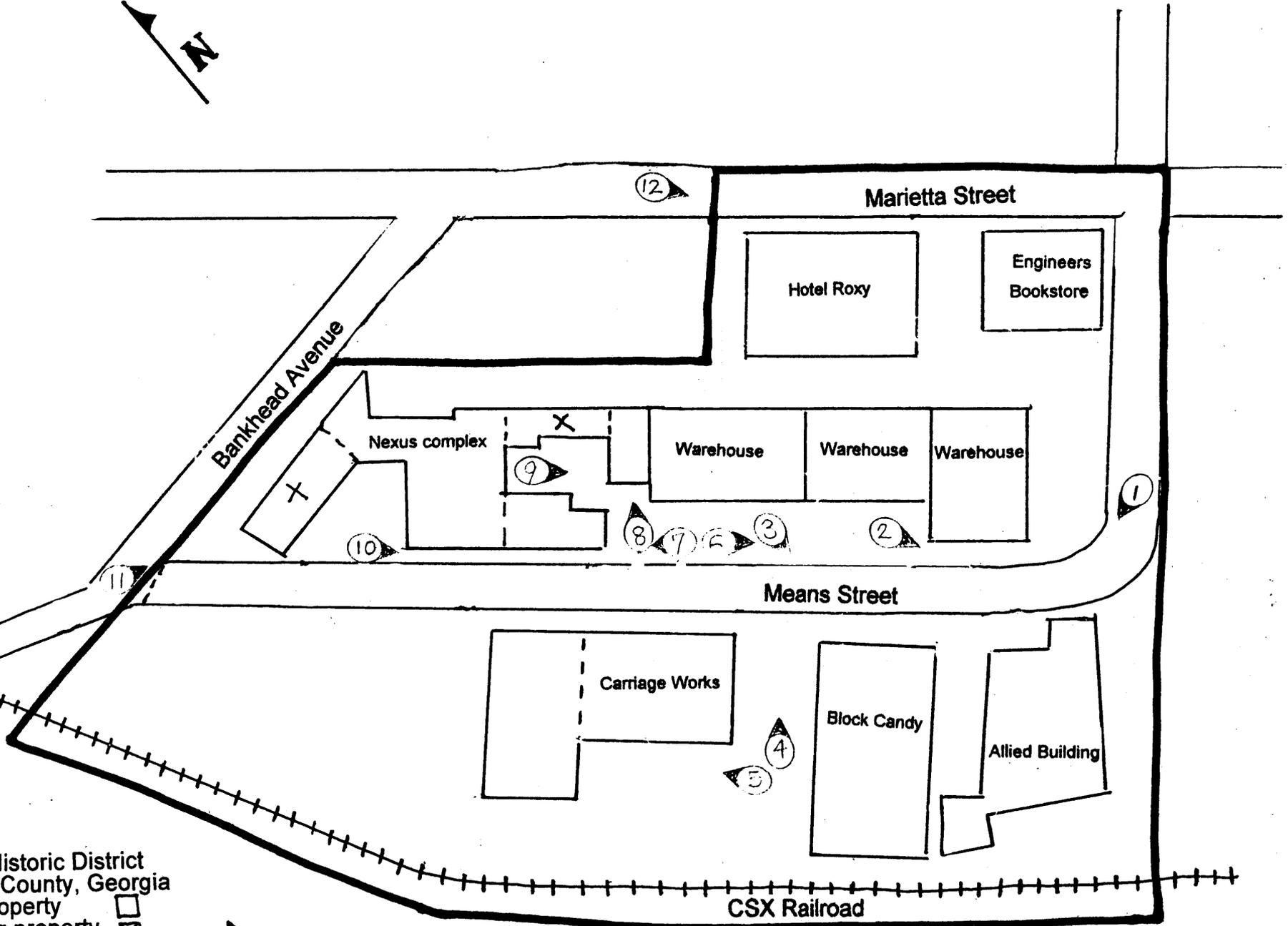
2



Means Street Historic District
 Atlanta, Fulton County, Georgia
 Sketch Map
 National Register Boundary
 Scale: 1" = 225"

North

14-82



Means Street Historic District
Atlanta, Fulton County, Georgia

Contributing property
Noncontributing property
Photo number and direction of view
No Scale

North