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United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Medical Arts Building
other names/site number Doctors' Building

2. Location

street & number 384 Peachtree Street, NE not for publication
city or town Atlanta vicinity
state Georgia code GA 121 county Fulton code GA zip code 30308

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility 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 does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local
William R. Hoover (William R. Hoover) 17 Oct 2016
Signature of certifying official/Title Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date
Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. 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:)
For Edson H. Beall 12.6.16
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

Healthcare: medical business/office

Vacant/Not in use: Work in progress

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Late 19th and Early 20th Century American

foundation: Stone: Limestone

Movements: Chicago

walls: Brick

Late 19th and Early 20th Century American

roof: Asphalt

Revivals: Neo-Classical Revival

other: Terra Cotta

Metal

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Medical Arts Building is a 12-story, mid-rise office building located just north of downtown Atlanta on Peachtree Street. The building was designed by noted Georgia architect G. Lloyd Preacher as a medical office building with a pharmacy and other retail space on the ground floor. Construction began in May 1926 and was completed in 1927. An innovative feature of this building was its attached parking deck, indicating the growing influence of the automobile on building design. The structure of the building is steel frame encased with concrete and also utilizes terracotta tile for fireproofing. The three-part exterior features a base with storefronts clad with limestone on floors one and two on both Peachtree Street and the north elevation, a shaft clad in buff brick veneer on floors three through 10, and a capital of buff brick on floors 11 and 12 that is capped with a pressed-metal cornice. Neoclassical ornamentation is found in the pilasters of floors 11 and 12, the pressed-metal cornice, and the classical lines of the base of the building at floors one and two. The building retains integrity and is a good example of an early 20th century mid-rise office building in Atlanta.

Narrative Description

The Medical Arts Building is a 12-story, mid-rise office building located north of downtown Atlanta. There is no landscaping associated with the building, and the lot is occupied by the building, its parking deck, and a paved access drive. It is located in an early 20th century commercial area that replaced a residential area as commercial development moved north of the city's original business district at Five Points. Currently, the area is still commercial in nature with both early 20th century, mid-20th century, and nonhistoric commercial low- to high-rise construction. The building comprises approximately 60 feet of frontage on the western side of Peachtree Street, and extends back approximately 140 feet in a westerly direction to join the original 30-foot-high parking deck that fronts on Alexander Street. In 1954 an addition to the parking deck was constructed on the north side of the 1927 parking deck. The Medical Arts Building possesses integrity of design as the property retains its original volume, form, fenestration, and tenant buildout plan with planned main corridor. The building retains integrity of materials and workmanship as the original masonry walls, structural columns, marble detailing of corridors and lobbies, interior doorways, and ground-level interior storefronts are intact. The building remains in its original location north of Five Points, an area into which Atlanta's business district expanded to in the early 20th century. This commercial corridor does include nonhistoric commercial buildings, but still reads as a commercial expansion of the original downtown business district of Five Points.

The rectangular building has a flat roof and stone foundation with a steel frame that is encased in concrete for fire protection reasons. The floors are cast-in-place, reinforced concrete, as is the roof structure. The building's exterior is clad in a non-load-bearing masonry that sheathes the steel and concrete structure. The dominant materials of this masonry exterior are various shades of buff-colored brick and limestone. The windows are double-hung, single-light, metal windows throughout. According to the original drawings for the building these windows are original. On the roof is a two-story penthouse for the original elevator equipment. This penthouse is inaccessible as the stairs to the single-leaf door on west elevation are missing. On the second floor are three six-light, metal-framed windows on east, west and north elevations. On the first floor there is one metal-framed window on the east and west elevations, and three metal-framed windows are on the north elevation. The south elevation does not have windows. Adjacent to this penthouse is a mid-20th century metal shed that encloses the HVAC equipment. The original storefront fenestration is present on the ground floor. The storefronts present at the main Peachtree Street entrance, north entrance, and the north retail space facing Peachtree Street are likely mid-20th century storefronts. It does not appear that these storefronts date to the original construction as the original drawings show a storefront system with wider mullions than the narrow metal-framed mullions present in these storefronts.

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The two storefronts for the south retail space facing Peachtree Street are no longer extant and are boarded over (photographs 1 and 15). The southernmost storefront of this retail space is part of the ground floor that extends beyond the shaft of the building to the south. The central, primary bay houses an historic double-door entrance into the ground-floor corridor, and a historic single-leaf entrance door into the northernmost retail space. These openings have been boarded up to secure the building (photograph 1). Centered above this bay is an inset with the name and address of the building. The northernmost storefront facing Peachtree Street is no longer extant and the opening is boarded over. The storefronts facing the parking deck and access drive on the north elevation feature a knee wall and had a single-leaf entrance door. None of these storefronts are extant, and all openings are boarded over. The parking decks are cast-in-place concrete frame and slab with brick infill that allows the concrete structure to be read on the exterior (photographs 4 and 5).

The Peachtree Street (east) elevation is composed of three parts: base, shaft, and capital (photograph 1). This is the most decorated of the elevations. The two-story base of the tower is clad in a light buff-colored limestone, which highly contrasts the brickwork. The base is separated from the brick shaft by a limestone stringer course on which the third floor windows rest. On this elevation the brickwork is all generally one color. As is the case on all four elevations, the window sills are limestone. An orange band of highly articulated terracotta separates the shaft from the two-story capital. This two-story capital is thus the focal point of this entire composition. The window bays are divided by paired limestone pilasters, which are supported by the terracotta band. Each pilaster has a simple limestone base and a highly decorative capital supporting the cornice above. This cast-iron cornice is composed of a series of dentils and scrolled brackets with decorative rings and shields. The cornice turns the corner and terminates abruptly on both the north and south elevations. A portion reappears at the northwest corner.

The terracotta stringer course and limestone base continue in their entirety on the north elevation (photograph 2). Framed between two heightened window-bays lies a symmetrical composition of white, orange, and blue tile, flanked on either side by an elaborate shield. Below each shield is a grouping of windows that is two floors tall and contains four windows. These windows are framed by a band of the same terracotta tile that continues the line of the cornice. Above each shield, the brick parapet wall steps up from the cornice and then returns back to the same height as the cornice. On this elevation, the brick is essentially all the same color and value. However, on this elevation, as on the others, there exist some variations in the brick course work forming some textural changes on the top two floors.

The red brick south elevation has a rather plain appearance, only accentuated by lighter colored brick that gives the appearance of pilasters. A light brick stringer course runs between the shaft and capital and delineates the cornice level on the top of the capital. This elevation has a regular, symmetric fenestration and a centrally-located vertical band without any windows, determined by the elevator core on the interior. On this elevation, the ground floor projects approximately 20 feet from the shaft of the building (photographs 1 and 3).

On the west elevation the terracotta band present on the east and north elevations runs the length of the west elevation (photographs 3 and 4). The majority of the elevation is composed as a vertical shaft of dark brick that encases all of the window openings, except those that occur on the upper two stories. On the 11th floor of this elevation each window has an awning. A metal fire escape descends the length of the elevation to the parking garage roof. The original drawings show a similar fire escape, so it is likely that this fire escape is original. Scupper drains are centered just above each of the 12th floor windows.

The parking deck was constructed in two phases. The first phase was constructed in 1927 at the same time as the building and had a capacity of 120 cars. In 1954 the parking deck was expanded north to accommodate an additional 126 cars. The two phases show the evolution of parking decks through the first half of the 20th century. The first phase was designed as part of the building and is utilitarian when compared with its associated office building. The structure of the 1927 phase is evidenced by the concrete piers and floor expressed on the exterior and infilled with buff brick like that found on the shaft of the main building. Metal-framed windows were originally located on the north and west elevations. Only the windows on the ground

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through third floors (photograph 4) of the west elevation are still extant. The 1927 phase was three stories tall, and enters into the office building on the ground level. The entrance retains its original metal door (photograph 18). The hallways from this door to the elevator lobby passes through the one story section of the office building on the south elevation and features skylights along the hallway. The 1927 phase of the parking deck includes an exterior entrance from the ground floor off of Alexander Street, and originally the upper floors were accessed by a car elevator.

The 1954 phase of the deck is even more utilitarian with concrete columns and floor and a simple metal railing. This phase has four floors - three covered, and the top floor uncovered. A drive-through (photograph 7) is located between the ground floor of the two phases of the parking deck leading to Peachtree Street. This drive through is on the original location of Medical Arts Place, a street that was closed after construction of this phase of the parking deck. What remains of Medical Arts Place is the access drive along the north elevation connecting the parking deck to Peachtree Street. The second floor of the 1954 phase is accessed from the access drive from Peachtree Street, and an exterior ramp adjacent to the second floor entrance to the deck accesses the third floor (photograph 6). The fourth floor of the 1954 phase is accessed by an interior ramp located in the northwest corner. The second floor of the 1954 phase does not connect to any level of the 1927 phase, but the third level connects to the second floor of the 1927 phase, and the fourth level connects to the third level of the 1927 phase. The connections between the decks are where the two phases meet along the north elevation of the 1927 phase. Two stairs are located along the north side of the 1954 phase providing access to all floors. Access to the office building is through the north side entrance.

The building has a total of 12 floors (ground floor, mezzanine and 10 identical office tenant floors) plus a basement and a two-story rooftop penthouse. The first floor of the building is organized along an L-shaped corridor that is entered from either Peachtree Street or from the access drive running along the north elevation. The entrance to the 1927 phase of the parking deck is present on the ground floor, but was infilled with blocks in the late 20th century. Upon entering the building from Peachtree Street retail spaces were located on both sides of the central corridor. Along this corridor, historic metal-framed storefront entrances still exist, but they are in poor condition with many elements missing (photographs 13-14). The corridor ends in an elevator lobby with stairs that descend into the basement. Three elevators are on the south side of the elevator lobby across from the north side entrance off of the parking deck drive. Another retail space and a small corridor leading to the parking garage were located at the rear of the building. Currently none of the retail spaces have partition walls, which were removed by 2005. All retail spaces on this floor also have direct street access with original storefront openings onto the access drive for the parking deck. The corridor and elevator walls, on both the ground floor and mezzanine are fully clad in polished marble, which is accentuated by some panel relief work at the edges. The lobby is ornamented with decorative-iron hand and guard rails that are also present at the mezzanine level. Each elevator door on the lobby level has two embossed-metal plaques that display a caduceus staff, the symbol of the medical profession. The ceiling in this area has remnant non-historic tiles, which were placed over plastered ceilings.

A short flight of steps leads from the main corridor of the ground level to the elevator lobby. A grand staircase to the mezzanine level (photograph 21), and a narrow staircase to the basement are adjacent to this short flight of steps. These staircases are marble clad with a cast-iron railing. The grand staircase is located on the north side of these steps with the basement staircase underneath it. The building's main staircase, constructed of concrete and steel, is on the south side of the main corridor on the east side of the building and provides access to floors two – 12 (photograph 22).

Floors two - 12 are identical. All 10 floors have a central corridor of east-west orientation (photographs 25-26 and 34) with the elevator lobby (photographs 23, 28 and 31) located in the center and bathrooms (photograph 29) and a janitor closet next to the elevator core. The floors and baseboards in the corridors are marble. The doctors' offices were entered from the corridor (photographs 31 and 34). Some of the entrance doors remain. They are single metal doors with transoms above. The corridors have plastered walls and ceilings on lath with wood stud sub-structure. Walls are covered with wallpaper. The spaces that were leased to tenants on either

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side of the main corridor have been returned to the original tenant buildout state (photographs 24, 27, 30, 32 and 35) that was provided by the architect when the building was finished in 1927. The architect only provided a corridor with doors into leasable space that could be divided by tenants to suit their needs. This buildout area has plastered exterior walls (some plaster has delaminated) and a smooth concrete floor. Ceilings are exposed to the structure.

The basement is accessed by one elevator and a separate set of small stairs leading from the ground level elevator lobby. Separate boiler (photograph 10) and electrical rooms exist in the basement with masonry demising walls intact. As on the upper floors, doors in the basement were metal. Also located in this basement is a lift (photograph 11) that provided access for large items to the basement. This lift is in poor condition with pieces missing.

Nonhistoric interior demising walls of the building were removed circa 2005 reputedly due to a fire in the 1990s. The original plans show that these demising walls were established by the tenants who built out the leased space to fit their needs. Electrical, HVAC, and plumbing fixtures have either disintegrated due to time, were removed when the demising walls were removed, or been destroyed by vandalism.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1927 - 1954

Significant Dates

1927 – initial construction

1954 – parking deck addition

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Preacher, G. Lloyd (architect)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance is from 1927 when the building was completed to 1954 when the final phase of the parking deck was constructed.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Medical Arts Building is significant at the local level under Criterion A in the area of community planning and development as an example of the northward movement of commercial development in the early 20th century into the largely residential neighborhoods just north of the original central business district located at Five Points in Atlanta. The Medical Arts Building is also significant at the local level under Criterion C in the area of architecture as an excellent example of an early 20th-century mid-rise office building with Neoclassical elements designed by prominent Atlanta architect, G. Lloyd Preacher. The period of significance begins in 1927 when the building was completed, and ends in 1954 when the final phase of the parking deck was constructed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Medical Arts Building is significant under National Register Criterion A in the area of community planning and development. During the late 1920s, Atlanta experienced a steady increase in economic activity and population growth. The Medical Arts Building was built during this period of unprecedented growth in the city. During the first three decades of the 20th century, the city's population tripled and the city limits were expanded to include the communities of Edgewood, Kirkwood, and West End. Atlanta's skyline was reshaped by skyscrapers, including the Empire Building (1901), Candler Building (1906), the Winecoff Hotel (1912), the Wynne-Claughton Building (1925), and in 1927, the Medical Arts Building. Several prominent civic boosters contributed to Atlanta's growth in the early 20th century, including Louie Newton, editor of the *City Builder* magazine, and Ivan Allen, Sr., who was president of the Atlanta Chamber of Commerce. The city's early 20th-century boosters encouraged not only commercial growth but also the development of cultural, artistic, and sports activities, and institutions that they hoped would transform Atlanta into an urban center of both regional and national importance. Led by local businessmen, this effort transformed the economic orientation of the city from a railroad hub to a regional business center. In 1925, Ivan Allen, Sr., president of the Atlanta Chamber of Commerce, chaired the Forward Atlanta campaign, a national advertising campaign designed to lure new businesses to the city and to encourage national corporations to establish their regional headquarters in Atlanta. The *Atlanta Constitution* reported that the campaign brought 83 new businesses to relocate or establish themselves in Atlanta in 1925, 155 in 1926, 158 in 1927, and 175 in 1929. Additionally, the automobile was becoming an increasingly important mode of transportation and the downtown area around Five Points had become a congested and an inefficient place to work. This congestion was due to the confluence of streetcars, automobiles, and railroad traffic. These two things pushed development of the business district north. The Medical Arts Building is one of limited surviving representative examples of this expansion of Atlanta's central business district north of Five Points during the first three decades of the 20th century. As one of the first buildings in Atlanta to include an integral parking garage, it also represents the increasing influence of the automobile on Atlanta's development. The building was developed by four prominent local doctors (Cliff Sauls, Grady E. Clay, James E. Paulin and Malvern D. Huff), who saw the growing need for state-of-the-art medical offices and retail spaces. Due to its success, this building prompted a similar enterprise at the W.W. Orr Building, constructed just north at 478 Peachtree Street only three years later.

The construction of viaducts to lift vehicular traffic over rail lines played a major role in the expansion of Atlanta's business district north. Starting in 1923 with the Spring Street Viaduct, the *City Builder* in its July 1923 issue stated that the viaduct was a "long needed relief of traffic congestion" that would provide "expansion of the Business District." This and later viaducts connected the old central business district around Five Points to the expanded business district north of Five Points by 1929. The viaducts relieved downtown

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traffic congestion, allowed trains to proceed in and out of Union Station without halting for traffic, and linked the north and south sides of the city.

In 1911, the area north of Five Points was a predominately residential area with single-family dwellings fairly spaced out. According to the 1931 Sanborn Fire Insurance Maps, commercial buildings had begun to replace the residences in this northern neighborhood of Atlanta. By 1945, the neighborhood had completely transitioned from residential to predominately commercial. This area north of Five Points was sandwiched between popular thoroughfares of Courtland Street and Piedmont Avenue, as well as Peachtree Street. With the closing of the last known streetcar in Atlanta on April 10, 1949, these thoroughfares naturally steered development north towards the Medical Arts Building and beyond during the post WWII growth of the city.

The Medical Arts Building is also significant under National Register Criterion C in the area of architecture as an excellent example of an early 20th-century mid-rise office building utilizing Neoclassical elements of pilasters, decorative cornice, and clean lines. Other Neoclassical influences include the monumental scale and symmetry of the building. The Neoclassical influence is evident in the use of frieze bands, and the ornate cornice with modillions and plumed ornament that creates a roof balustrade. The building is also a major work of an important Georgia architect, G. Lloyd Preacher, who designed many buildings in Atlanta during a long and distinguished career that included at least 100 buildings, including Atlanta City Hall and the Wynne-Claughton Building, as well as commissions throughout Georgia and the Southeast.

When the building was constructed in 1927 it was the tallest building for several blocks with most buildings in the area being one to two stories tall. These other buildings typically were for retail use. There have been no significant additions or expansions to the building since the construction of the second phase of the parking deck in 1954.

This 12-story building is a good example of mid-rise buildings that were constructed in the first part of the 20th century in Atlanta. Construction on the building began in May 1926 and was completed in 1927. Built at a cost of \$1,000,000, it provided the population of Atlanta with a modern, state-of-the-art medical facility. The building featured a pharmacy (Marshall & Bell) in addition to physician, dentist, and optician offices. The first floor housed five stores, which included a pharmacy, a barbershop, a coffee shop, and a Western Union. A three-story parking deck, initially capable of housing 120 cars, was attached directly to the building on the west side. The building was 75% leased in the pre-construction phase. The *Atlanta City Directory* showed a total of 77 doctors who had offices in the building during the first year of occupancy.

G. Lloyd Preacher, Architect

G. Lloyd Preacher, architect of the Medical Arts Building, was born in Fairfax, South Carolina, on May 11, 1882 to Reverend John F. and Elizabeth Preacher. In 1904, he graduated from Clemson University with a Bachelor of Science degree in Mechanical and Electrical Engineering and Master of Arts in Architecture. In 1905, he worked as a draftsman and engineer for the Lombard Iron Works in Augusta, Georgia. By 1910, Preacher established his own firm, Preacher and Holman Architects and Engineers, in Augusta. His specialty was "institutional work, such as hospitals, skyscrapers, residential and resort hotels and schools." In 1912, he designed the first skyscraper in Augusta, the Marion Building, which was followed by numerous other commissions. In 1922 Preacher moved his business to Atlanta, forming G. Lloyd Preacher and Company with J. F. Wilhoit and Nicholas Mitchell. Eventually the firm would have offices in New York, Indianapolis, Memphis, Raleigh, Spartanburg, and Miami. In Georgia, he designed numerous buildings, including the Bon Air Apartments (1922), Henry Grady Hotel (1924), Atlanta City Hall (1930), Wynne-Claughton Building (1925), and the Medical Arts Building in 1927. Between 1935 and 1945, Preacher served as a consultant to the Federal Home Loan Bank. During World War II, he directed efforts by the National Housing Agency to provide housing for defense workers.

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Preacher often drew upon the Chicago style, which is clearly reflected in the Medical Arts Building. Ever the astute businessman, Preacher was apparently able to provide a high-quality product on time at a reasonable cost. The Atlanta Board of Education stated that "one project for the 1921-1924 period designed by G. Lloyd Preacher cost less than any other, was a better building with a lower operation and upkeep cost than were any of the buildings designed by others." During his career, Preacher designed over 400 buildings in seven states. Of these, 290 buildings were in Georgia with roughly 100 located in Atlanta. Among these were 45 schools, 45 hotels, and 29 apartment buildings. Preacher died on June 17, 1972.

Developmental history/additional historic context information (if appropriate)

The Medical Arts Building was completed in 1927 at a cost of \$1,000,000. The 1926 building permit also referred to the Medical Arts Building as the Doctor's Building. The building was 75% leased in the pre-construction phase evidencing its popularity. The *Atlanta City Directory for 1927* showed a total of 77 doctors who had offices in the building during the first year of occupancy, and this high occupancy rate continued throughout the early 20th century. After World War II, when many physicians returned from medical service in the U.S. Armed Forces, the Fulton County Medical Society worked hard to return them to their original office space, so they could more easily return to their practice. While some building owners refused to cooperate, the Medical Arts Building was an exception, fully cooperating with the society in helping physicians to return to their professional and civilian lives. In 1954, a second four-story parking garage for 126 cars was added onto the north side of the original garage.

With Atlanta's car culture ever-expanding after World War II, Courtland Street by 1950 was a "main local road" and Piedmont Avenue provided additional access away from downtown, while what would become the interstate connector was being constructed. Having parking available to patrons was a necessity for businesses, as evidenced by the expansion of the original 1927 parking deck at the Medical Arts Building in 1954. In the 1960s as the original tenants began to die off, and as extensive construction of the expanding interstate system interrupted access to the building, its desirability began to decline. In 1979, the building was bought by a Miami businessman Harold E. Gelber as an investment. By the 1990s, the building was no longer desirable and had significant vacancies. The fire in the 1990s was the final death knell for the remaining tenants, who from the building's opening had continued to be from the medical field. A renovation effort stalled out by the time the current owners purchased the building on October 29, 2004. The building was designated an Atlanta City Landmark on May 29, 2004.

Medical Arts Corporation, Inc. – Syndicate of Founders of the Building

The Medical Arts Corporation, a syndicate of several well-known Atlanta doctors was the force behind the effort to create this building housing more than 70 doctor's offices and a pharmacy. Doctors Cliff Sauls, Grady E. Clay, James E. Paulin and Malvern D. Huff were the four original owners of the building. All four of these men were well-known physicians, and held important positions in the medical field in Atlanta and in Georgia.

Dr. Cliff Sauls, a native of Marietta, Georgia. He graduated from Emory University Medical School. After graduation he served his internship at Piedmont Hospital. He then entered private practice and later became associated with Dr. James E. Paulin. During his medical career he held several important positions. He served as president of the Fulton County Medical Society, chairman of the board of directors of the Medical Arts Building and diplomat of the American Board of Internal Medicine. He also held posts as an associate professor at Emory University Medical School, president of the Emory Alumni Association and president of the board of trustees of Piedmont Hospital. He died July 16, 1947.

Dr. Grady E. Clay, an eye specialist, was born November 12, 1889 in Walnut Grove, Georgia. He graduated in 1910 from Emory University and took his medical degree at the University of Michigan, graduating in 1914. After joining the Emory University faculty in 1914, he left his position to serve in World War I, returning in 1919

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with the rank of Captain. He began his practice in Atlanta the same year, and was the first doctor in the city to specialize solely in eye treatment. He was professor of ophthalmology and chief of the eye service at the Emory Medical School until his death. He also served as president of the Fulton County Medical Society and the Emory University Alumni Association. He was known for his charity work. In addition to being the chief of the eye department and head of the free eye clinics at Grady Hospital he was on the staffs of Piedmont, Crawford W. Long, Georgia Baptist, and Emory University hospitals and the Steiner Clinic. He died in Walnut Grove on July 11, 1946 at age 56.

Dr. Malvern Dumah Huff was a native of Carroll County, Georgia and graduated in 1901 from the Southern Dental College, which later became the Emory School of Dentistry. He practiced in Atlanta for 68 years. He was one of three organizers of the Atlanta Dental Society, and served as president in 1907. He was president of the Georgia Dental Society in 1916. He was a professor at the Emory University School of Dentistry for 46 years. Dr. Huff died at the age of 90 on July 24, 1969.

Dr. James Edgar Paulin, known as the physician who treated Franklin Delano Roosevelt in his final illness at Warm Springs, Georgia, was born in Fort Gaines, Georgia, on November 3, 1881. He began his college career at Mercer University, completing his study of medicine at Johns Hopkins University. He served as a major with the Army Medical Corps in World War I. In 1945 he made a 25,000-mile trip through the Pacific islands for the Navy, recommending extensive medical facilities for the natives, and was awarded the President's Medal for Merit for his contributions during World War II. Paulin was invited to Cuba to discuss plans for the Federal Security Institute in Havana. He was appointed to the Federal Hospital Council and to the Navy Manpower Survey of Hospitals. In Atlanta he was a professor at Emory University for 42 years, retiring in 1947. He served as president of the Fulton County Medical Society, of the American College of Surgeons, Interstate Post Graduate Medical Association, American Clinical and Medical Association, Medical Association of Georgia, as a member of Piedmont Hospital staff, visiting physician at Grady Hospital and chief of medical services at Emory Hospital. In 1950 the Emory Medical Alumni established the James E. Paulin scholarship fund for medical students. Dr. Paulin died in August 1951 at the age of 59.

The Board of Directors for the Medical Arts Corporation, Inc. at the time of construction of the Medical Arts Building consisted of Sauls, president; Dr. J. G. Williams, vice-president; Huff, vice-president; Clay, secretary and Dr. Hugh M. Lokey, treasurer. Directors were Paulin, Dr. Floyd McRae, Dr. C. C. Howard and Dr. Marion Benson. With the exception of Dr. C. C. Howard all members of the Board of Directors were among the 77 doctors that had offices in the Medical Arts Building. Two of the original four founding physicians died in the late 1940s, leaving Huff and Paulin who in 1950 sold their interest in the building to the Medical Building Company. It is unclear if the Medical Building Company was a holding company for the heirs of the four founding members of the corporation, or if it was the first time the building passed out of ownership of the founding members.

Medical Arts Building
Name of Property

Fulton County, Georgia
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Adam, Julian Wade. "G. Lloyd Preacher, Southern Architect: A Study of his Career." Unpublished paper, University of Georgia, 1983.

Atlanta City Directory. Atlanta, Georgia 1927 – 1969. On file at the Atlanta History Center.

"Building Contracts Awarded." *Manufacturers Record* (April 1, 1927): 129.

City of Atlanta building permit, dated May 19, 1926. On file at the Atlanta History Center.

Davenport, Robert W. "Medical Arts Building." Historic Property Information Form, 1986. On file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.

"Dr. Grady Clay, Eye Specialist, Taken by Death." *The Atlanta (GA) Journal*, July 12, 1946, p. 15.

"Dr. Huff Dies; Professor At Emory." *The Atlanta (GA) Journal*, July 25, 1969, p. 4c.

"Dr. Paulin Dies, Famed As Physician, Sped to Bedside of Dying FDR." *The Atlanta (GA) Constitution*, August 14, 1957, p. 17.

"Dr. Sauls Dies; Leader in Medicine." *The Atlanta (GA) Constitution*, July 16, 1947, p. 15.

"Medical Building of Twelve Stories, 80 Percent Rented." *The Atlanta (GA) Constitution*, February 1927.

Moran, Martin, M.D. *Tincture of Time: The Story of 150 years of Medicine in Atlanta, 1845 to 1995*. Atlanta, Georgia: Williamsburg Printing, 1995.

"Preacher, G. Lloyd." Architect's file. On file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.

Sanborn Fire Insurance maps. 1911 updated to 1931, updated to 1944, updated to 1954. On file at the Atlanta History Center.

WSN-352, Bill Wilson Collection, Visual Art collection. On file at the Atlanta History Center.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Atlanta History Center

Medical Arts Building
Name of Property

Fulton County, Georgia
County and State

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

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 33.765017 | Longitude: -84.385942 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries are indicated by a dark heavy line on the attached National Register map, which is drawn to scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the current legal boundaries of the Medical Arts Building.

11. Form Prepared By

name/title Lynn Speno, National Register Specialist
organization Historic Preservation Division, GA Dept. of Natural Resources date October 2016
street & number 2610 GA Hwy 155, SW telephone (770) 389-7842
city or town Stockbridge state GA zip code 30281
e-mail Lynn.speno@dnr.ga.gov

name/title Brian LaBrie
organization Ray, Ellis & LaBrie Consulting date _____
street & number 4077 Tiffany Drive telephone _____
city or town Decatur state GA zip code 30035
e-mail brian@rayandellis.com

Medical Arts Building
Name of Property

Fulton County, Georgia
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Medical Arts Building

City or Vicinity: Atlanta

County: Fulton State: Georgia

Photographer: Brian W. LaBrie, Ray, Ellis & LaBrie Consulting, LLC

Date Photographed: July 18, 2016

Description of Photograph(s) and number:

- 1 of 37. East (front) elevation of the Medical Arts Building; photographer facing west.
- 2 of 37. North elevation of the Medical Arts Building; photographer facing southwest.
- 3 of 37. South and east (front) elevations of the Medical Arts Building; photographer facing northwest.
- 4 of 37. West (rear) and south elevations; photographer facing east.
- 5 of 37. West (rear) elevation of the 1927 (right) parking deck with 1954 (left) addition; photographer facing east.
- 6 of 37. Main ramp to the 1954 parking deck; photographer facing west.
- 7 of 37. Ground level entrance of 1954 parking deck off of Alexander Street; photographer facing east.
- 8 of 37. Second floor of the 1954 parking deck; photographer facing south looking towards the 1927 parking deck.
- 9 of 37. West (rear) and north elevations of the Medical Arts Building; photographer facing southeast.
- 10 of 37. Interior, boiler room of basement; photographer facing southeast.
- 11 of 37. Interior, basement, detail of lift; photographer facing north.
- 12 of 37. Interior, skylight along path of hallway connecting Medical Arts Building to the 1927 parking deck; photographer facing west.
- 13 of 37. Interior, metal-framed storefront on ground level main corridor; photographer facing north.

Medical Arts Building

Fulton County, Georgia

Name of Property

County and State

- 14 of 37. Interior, ground level main corridor, detail of marble floor, marble walls, and decorative cornice; photographer facing west.
- 15 of 37. Interior, south retail bay; photographer facing east.
- 16 of 37. Interior, elevator bank of ground floor lobby; photographer facing south.
- 17 of 37. Interior, side entrance off of ground floor elevator lobby; photographer facing north.
- 18 of 37. Interior, path to the original entrance door to the 1927 parking deck; photographer facing west.
- 19 of 37. Interior, mezzanine level elevators; photographer facing southeast.
- 20 of 37. Interior, second floor original metal-framed window; photographer facing south.
- 21 of 37. Interior, mezzanine level marble stairs to ground level; photographer facing east.
- 22 of 37. Interior, second floor staircase; photographer facing south.
- 23 of 37. Interior, second floor elevator bank with brass mail chute; photographer facing southwest.
- 24 of 37. Interior, third floor tenant buildout space; photographer facing south.
- 25 of 37. Interior, fourth floor main corridor; photographer facing west.
- 26 of 37. Interior, fifth floor main corridor; photographer facing west.
- 27 of 37. Interior, sixth floor tenant buildout space; photographer facing east.
- 28 of 37. Interior, seventh floor elevators; photographer facing south.
- 29 of 37. Interior, seventh floor bathroom; photographer facing west.
- 30 of 37. Interior, eighth floor tenant buildout space and main corridor; photographer facing east.
- 31 of 37. Interior, ninth floor main corridor; photographer facing west.
- 32 of 37. Interior, tenth floor tenant buildout space; photographer facing west.
- 33 of 37. Interior, typical metal structural column, detail; photographer facing northeast.
- 34 of 37. Interior, eleventh floor main corridor; photographer facing east.
- 35 of 37. Interior, unique and original trapezoidal wall; photographer facing west.
- 36 of 37. Interior, twelfth floor mail chute; photographer facing south.
- 37 of 37. Rooftop, penthouse, and mid-20th century metal shed; photographer facing southwest.

**Medical Arts Building
Fulton County, Georgia
Site Plan Photo Key**

Photograph Direction of View # ➔

Not To Scale

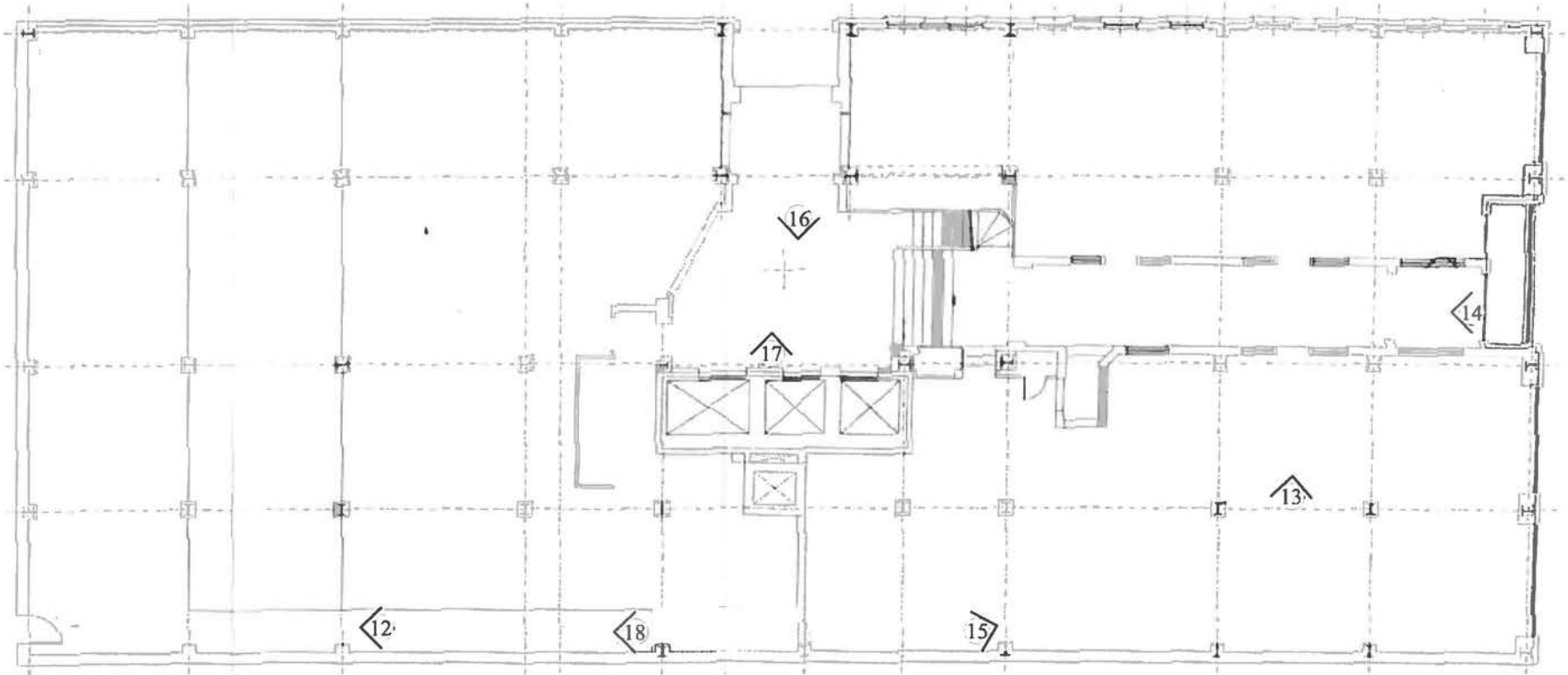


NOTE: Photographs 7 - 9 are taken from within the parking deck.

**Medical Arts Building
Fulton County, Georgia
1st Floor Plan Photo Key**

Photograph Direction of View

Not To Scale

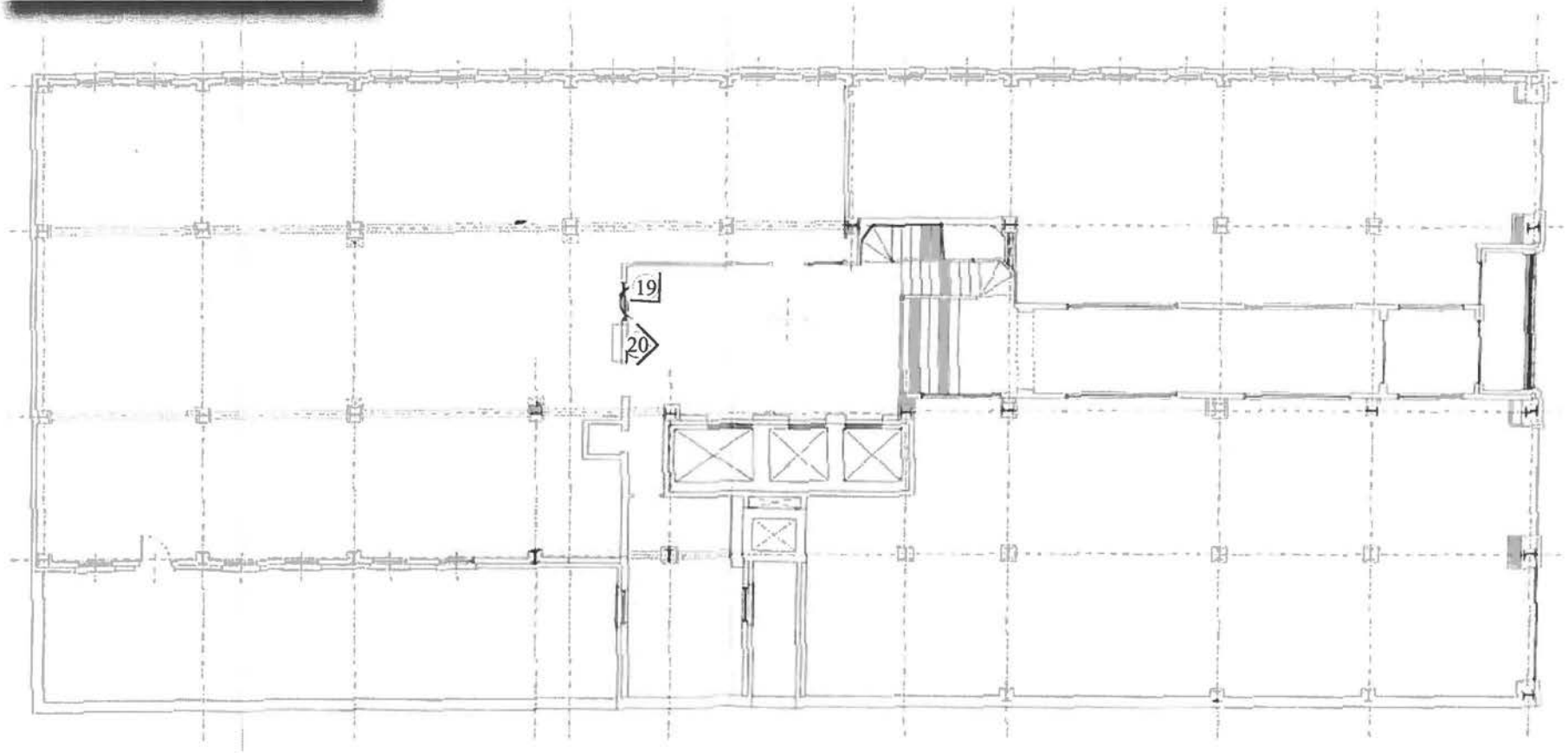


NOTE: Photographs 10-11 are in the basement for which there is no sketch plan.

**Medical Arts Building
Fulton County, Georgia
Mezzanine Floor Plan Photo Key**

Photograph Direction of View # ➤

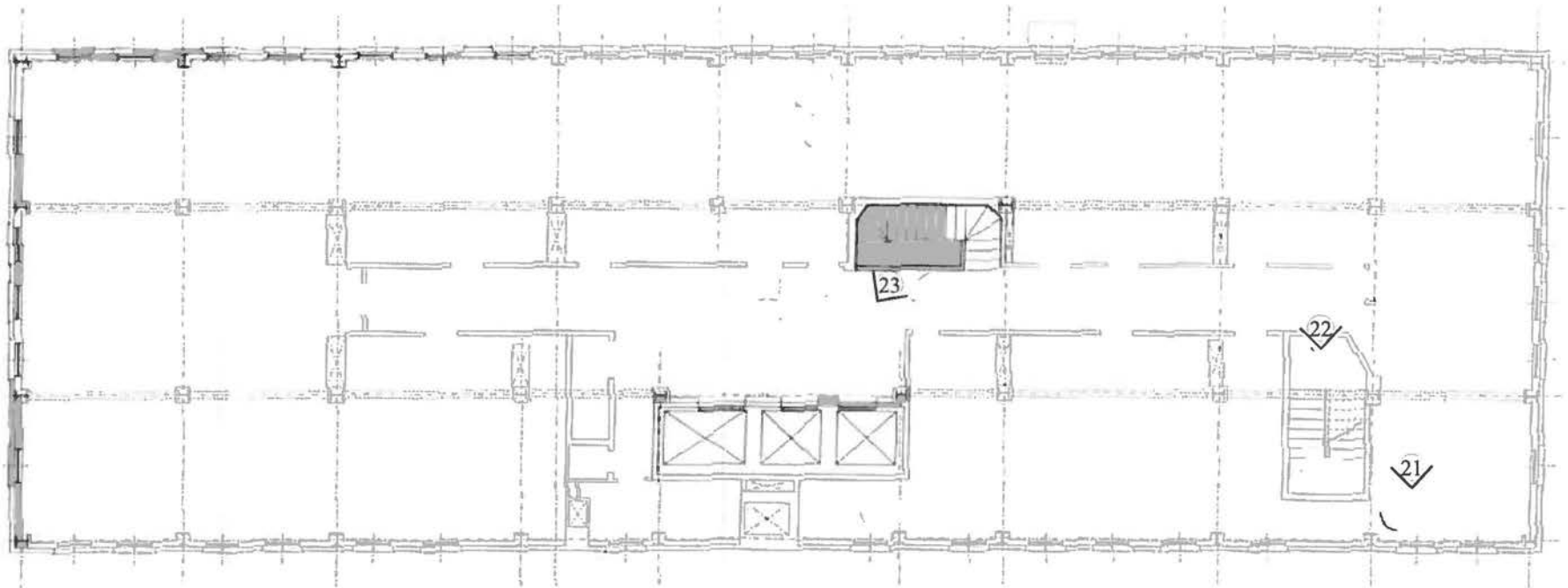
Not To Scale




**Medical Arts Building
Fulton County, Georgia
2nd Floor Plan Photo Key**

Photograph Direction of View #

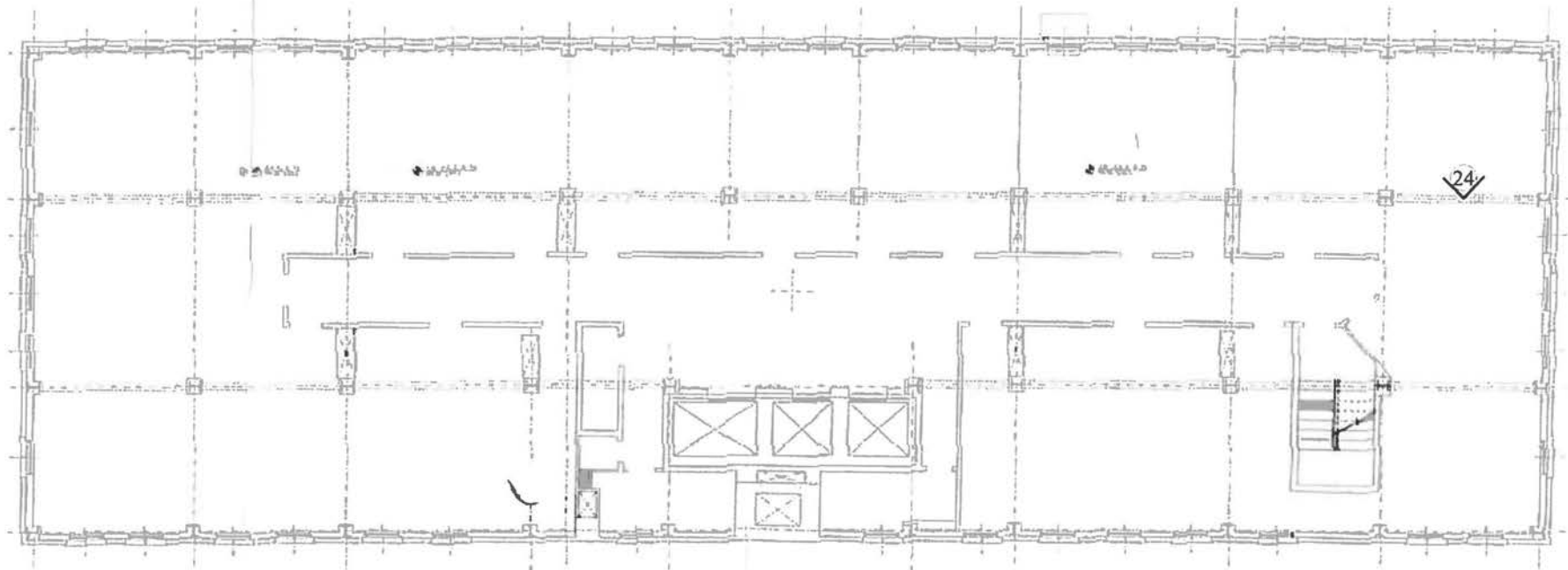
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**Medical Arts Building
Fulton County, Georgia
3rd Floor Plan Photo Key**

Photograph Direction of View 

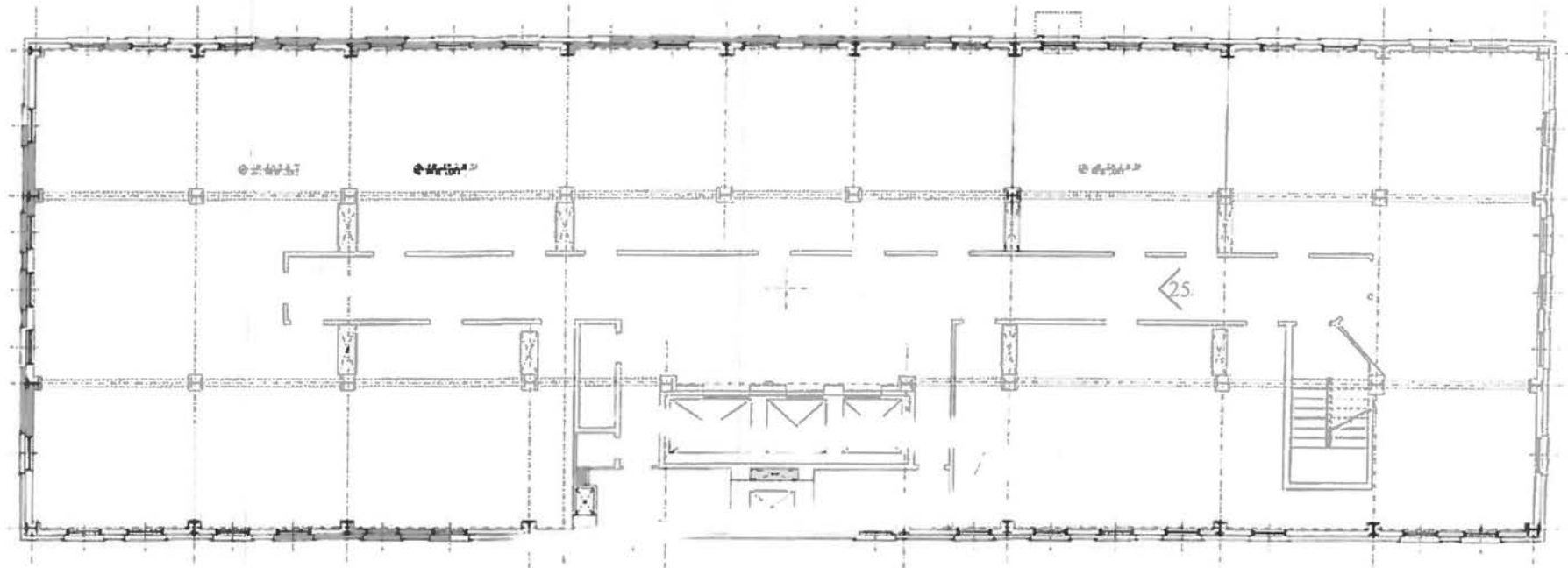
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Medical Arts Building
Fulton County, Georgia
4th Floor Plan Photo Key

Photograph Direction of View 

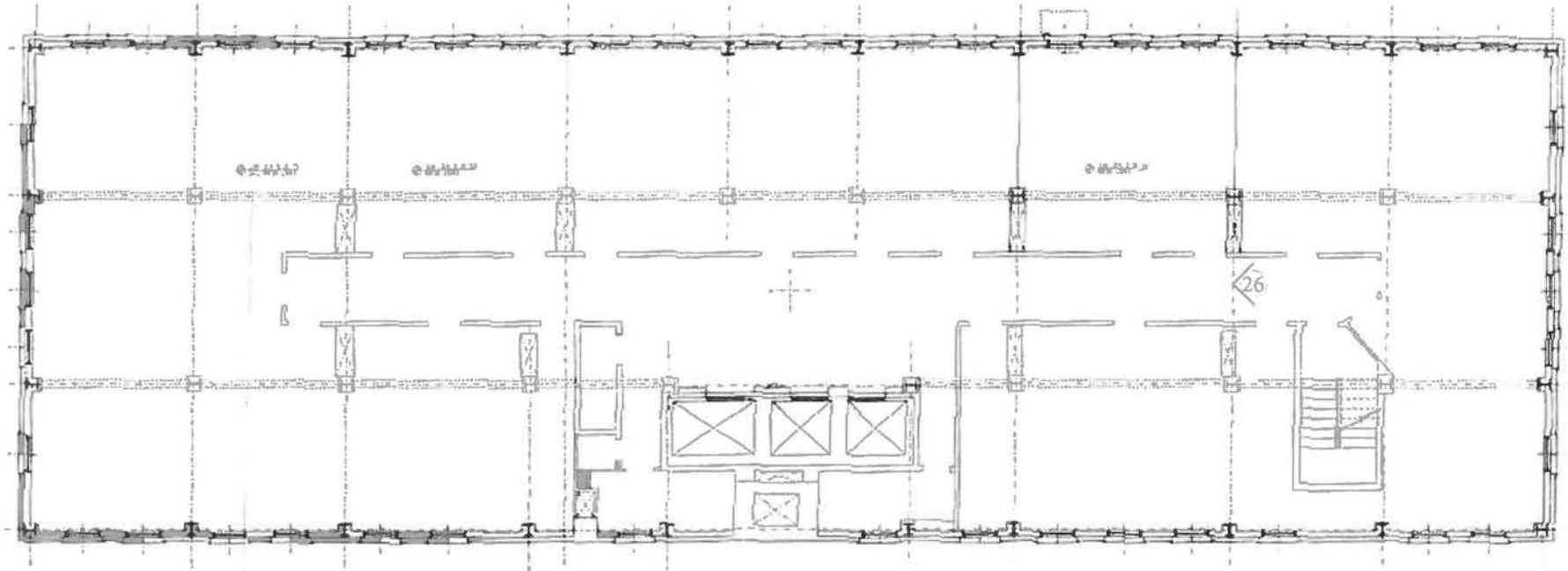
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**Medical Arts Building
Fulton County, Georgia
5th Floor Plan Photo Key**

Photograph Direction of View # >

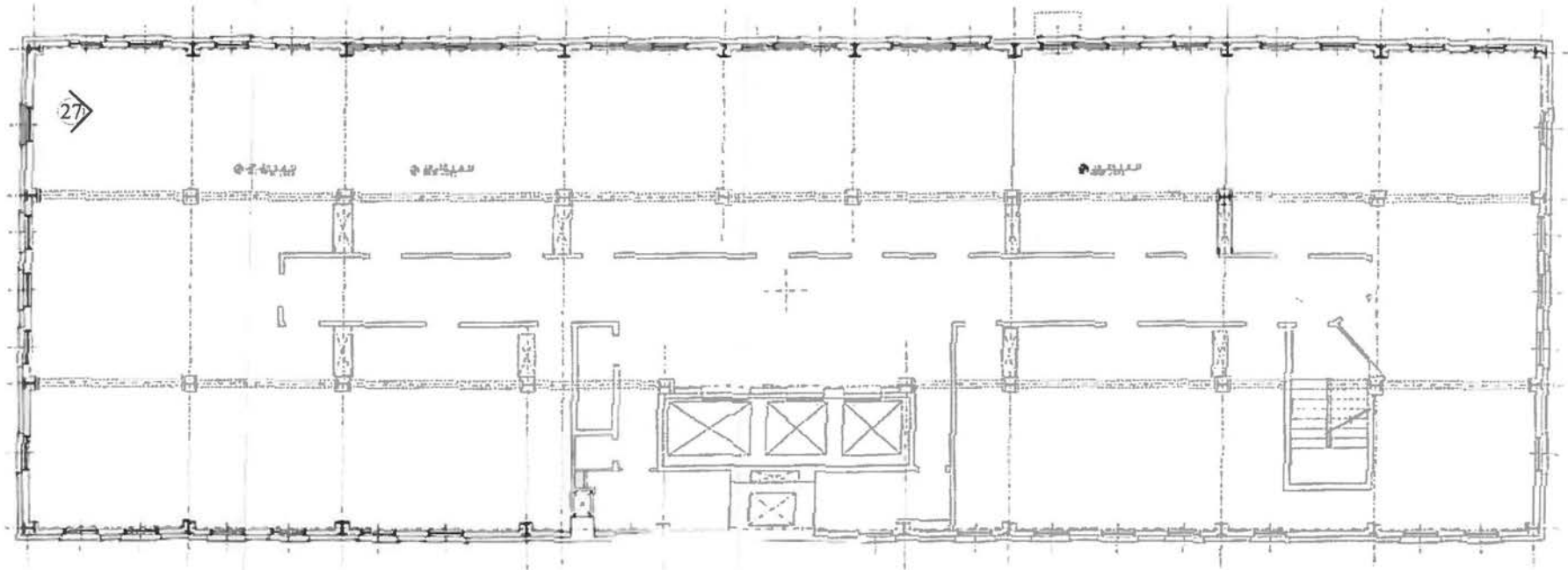
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**Medical Arts Building
Fulton County, Georgia
6th Floor Plan Photo Key**

Photograph Direction of View # >

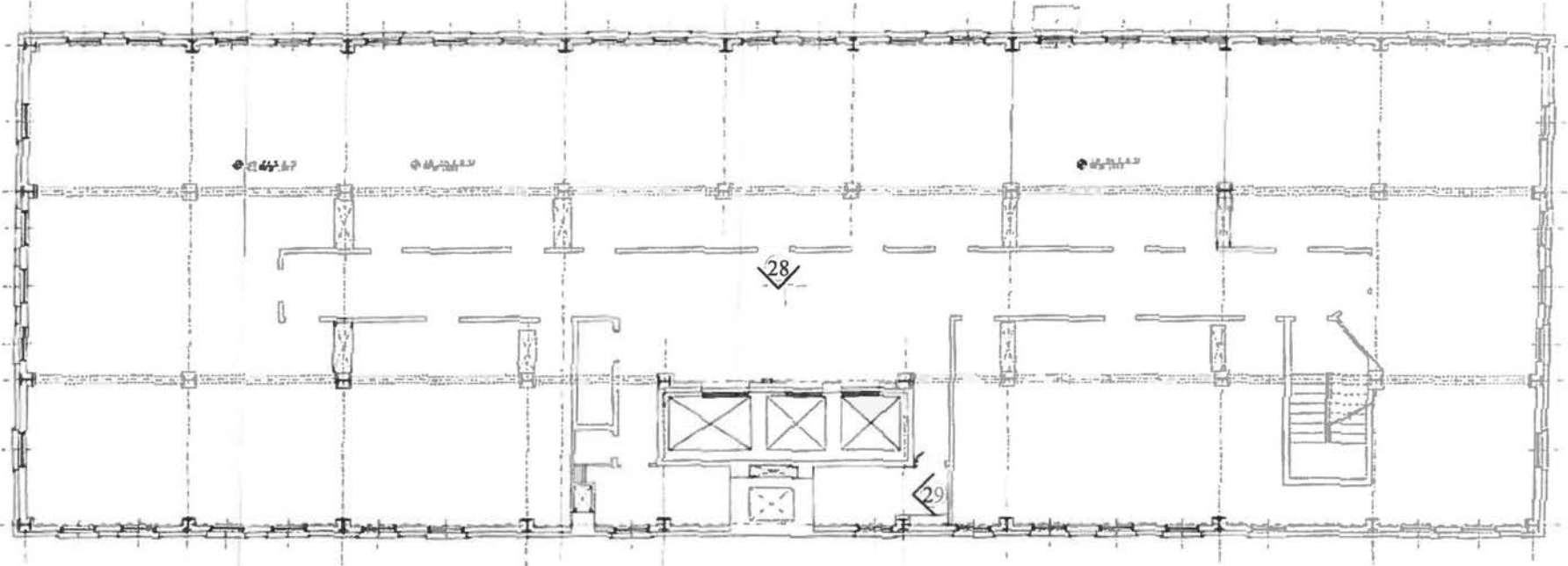
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**Medical Arts Building
Fulton County, Georgia
7th Floor Plan Photo Key**

Photograph Direction of View # >

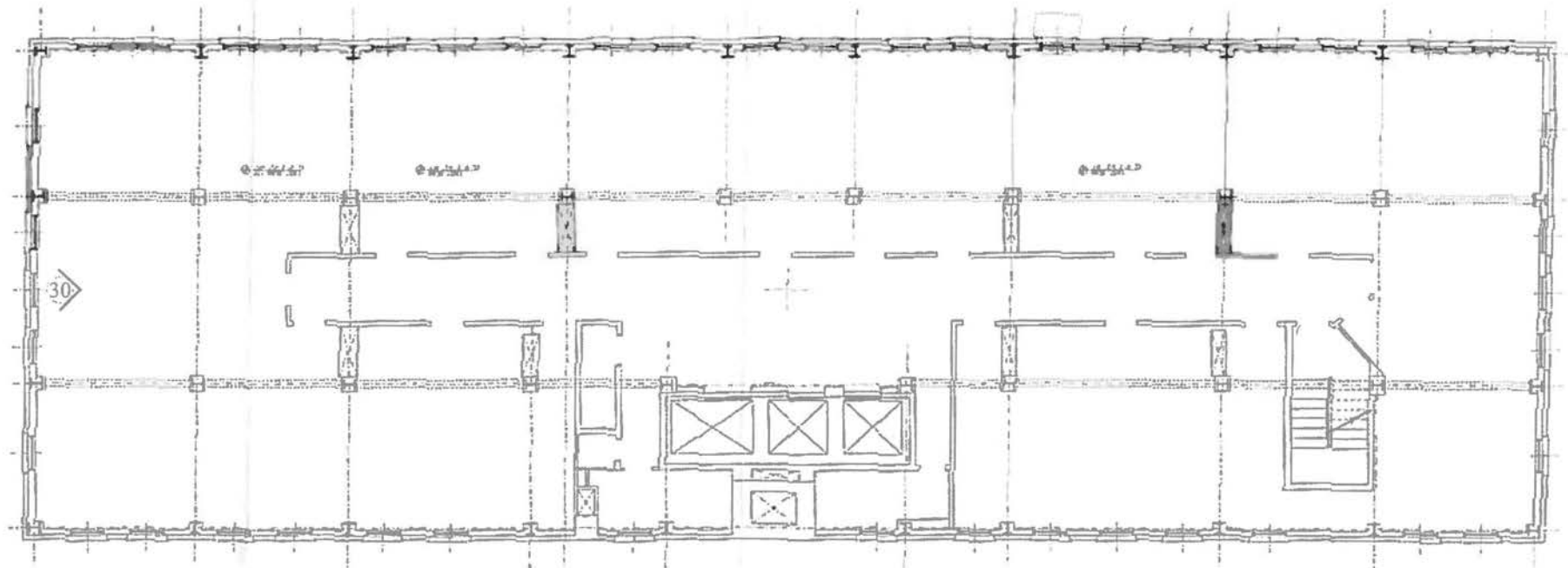
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**Medical Arts Building
Fulton County, Georgia
8th Floor Plan Photo Key**

Photograph Direction of View # >

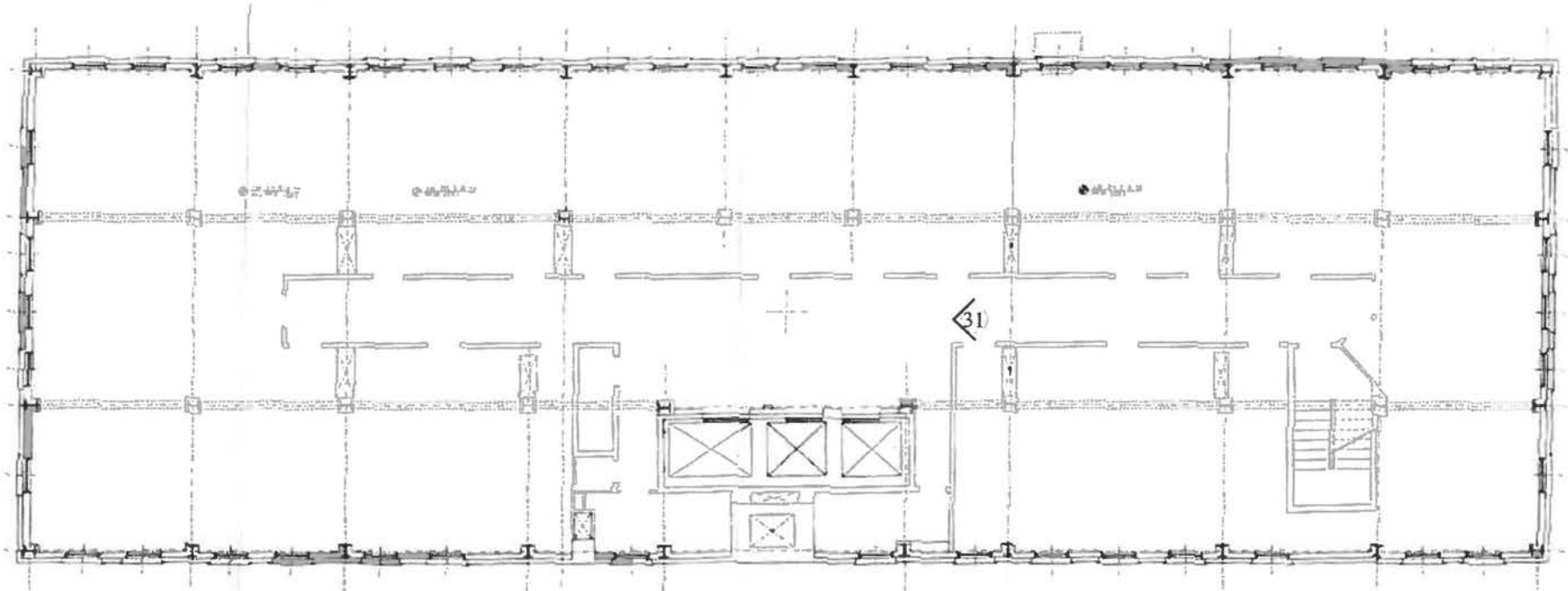
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**Medical Arts Building
Fulton County, Georgia
9th Floor Plan Photo Key**

Photograph Direction of View # >

Not To Scale 

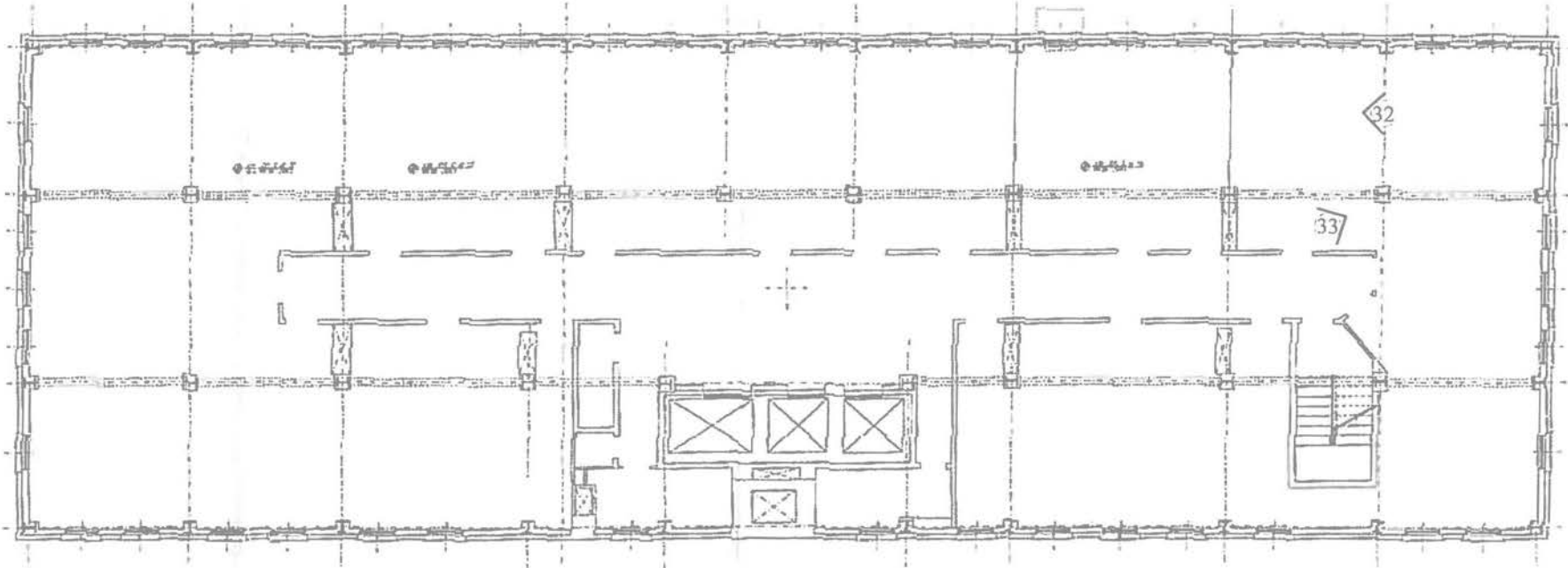


**Medical Arts Building
Fulton County, Georgia
10th Floor Plan Photo Key**

Photograph Direction of View



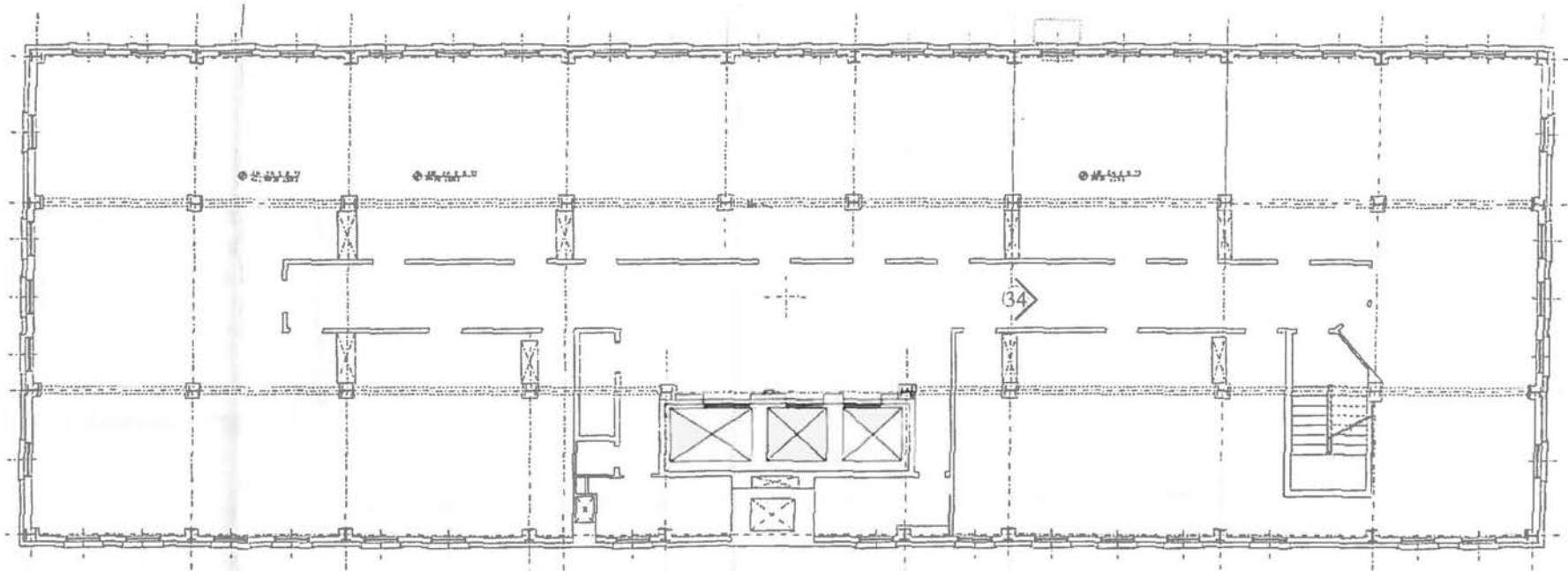
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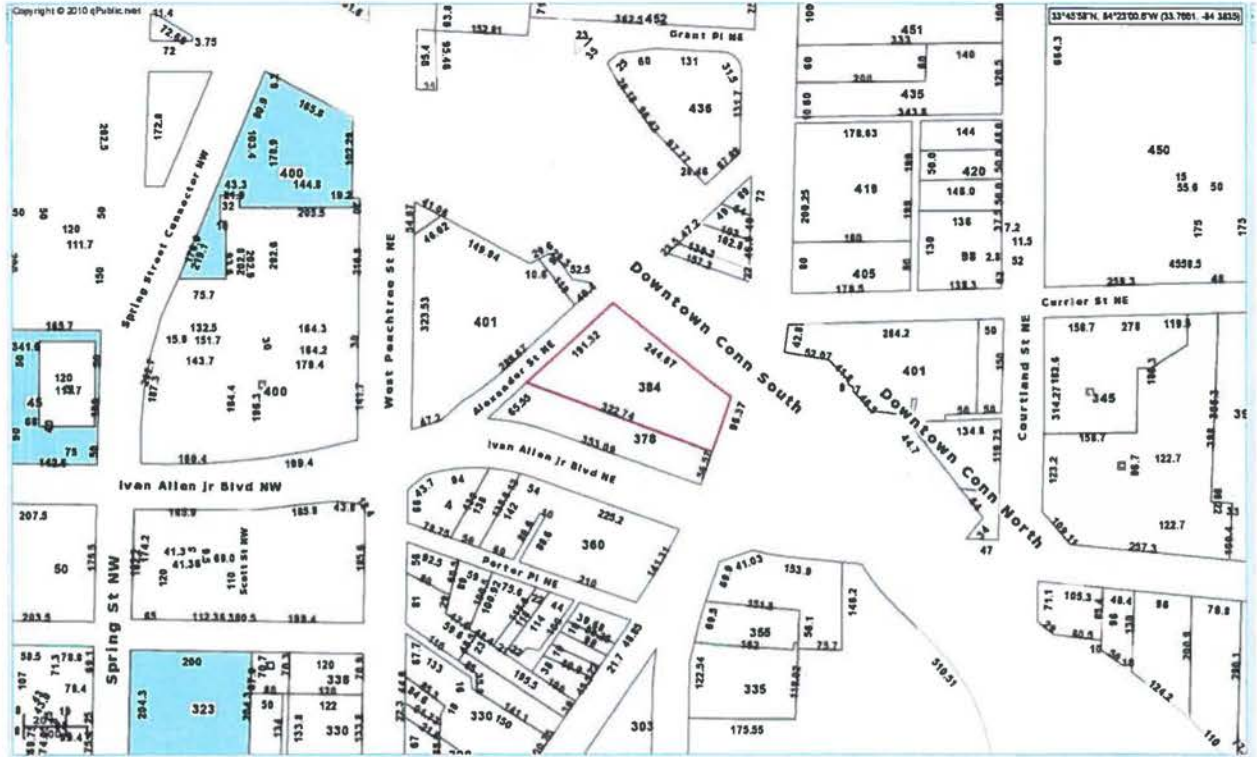


**Medical Arts Building
Fulton County, Georgia
11th Floor Plan Photo Key**

Photograph Direction of View #

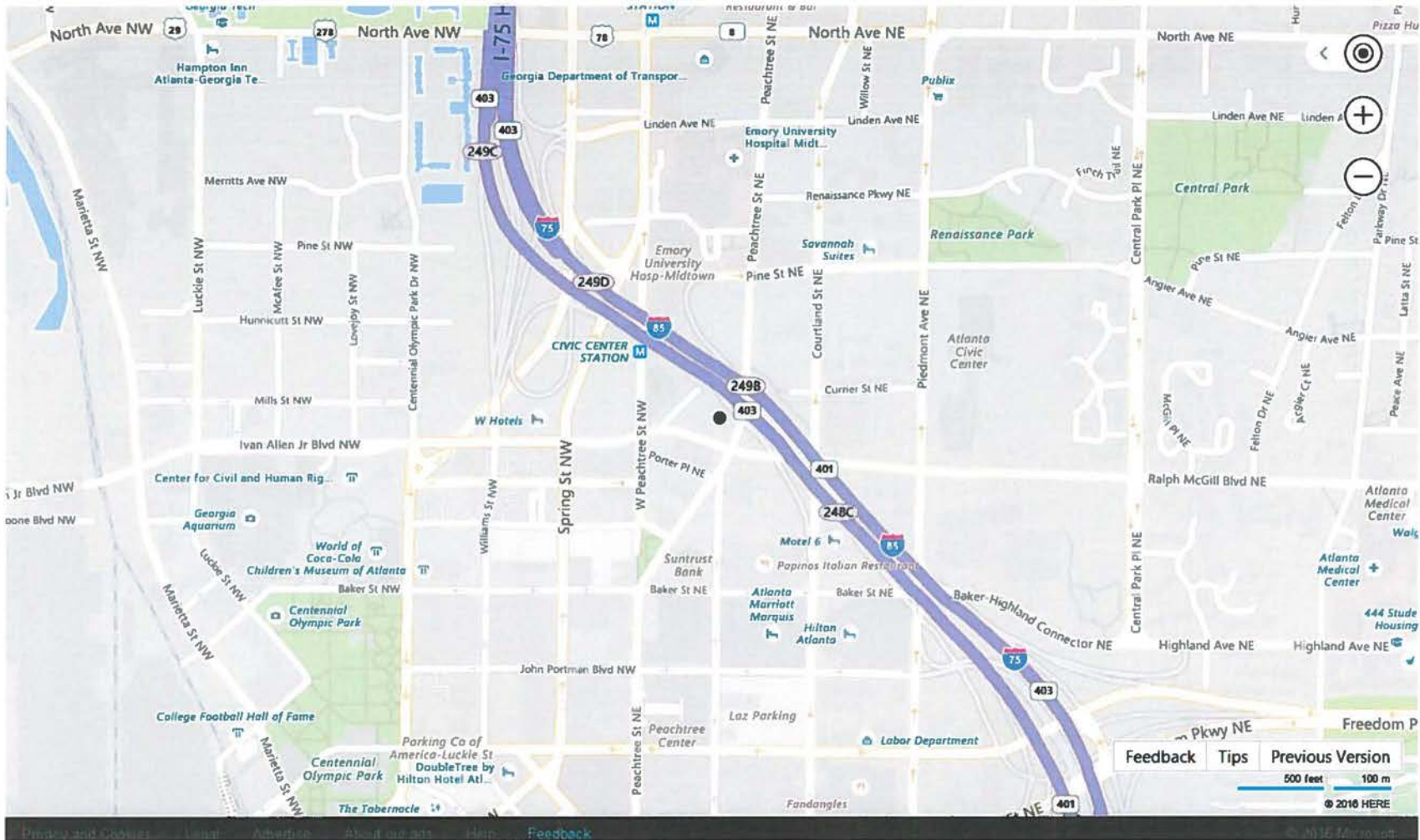
Not To Scale





Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

MEDICAL ARTS BUILDING
FULTON COUNTY, GEORGIA
NATIONAL REGISTER BOUNDARY: ———
SOURCE: Fulton County qpublic
NORTH ↑
SCALE: 1 inch = 322 feet



Medical Arts Building
384 Peachtree Street
Atlanta, Fulton County
Latitude 33.765017
Longitude -84.385942
North ↑



MEDICAL ARTS
384 BUILDING 384







Peachtree St

Ralph McGill Blvd

ALLIANCE
FOR THE
CITY OF ATLANTA
1000 N. Peachtree St., Suite 1000
Atlanta, GA 30309
404.521.0007



2

136

FX2













































LEOP
88
P
[Graffiti]

[Graffiti]

TEP





















U.S.
MAIL

Blue graffiti at the top of the wall.

Blue graffiti on the right side of the wall.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

October 17, 2016

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Medical Arts Building in Fulton County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other: Letters of support

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Special considerations:

Sincerely,



Lynn Speno
National Register Specialist

Enclosures