

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 Atlanta Buggy Company and Ware-Hatcher Bros.
Furniture Company
other names/site number Atlanta Buggy Works

2. Location

street & number 530 - 544 Means Street
city, town Atlanta (n/a) vicinity of
county Fulton code GA 121
state Georgia code GA zip code 30318
(n/a) not for publication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:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	2	0
sites	0	0
structures	0	0
objects	0	0
total	2	0

Contributing resources previously listed in the National Register: 0

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.

Elizabeth A. Lyon
Signature of certifying official

7/15/92
Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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

5. National Park Service Certification

REGISTERED IN THE
National Register

I, hereby, certify that this property is:

entered in the National Register

Alan Byers 8/21/92

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

for
Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

Industry: manufacturing facility

Current Functions:

Commerce: business

7. Description

Architectural Classification:

No Style

Materials:

foundation	masonry, brick
walls	brick
roof	other
other	

Description of present and historic physical appearance:

The two-story, c. 1903 Atlanta Buggy Company building (544 Means Street) and the four-story, 1907-1908 Ware-Hatcher Bros. Furniture Company building (530 Means Street) attached to the buggy company are located in an industrial section northwest of downtown Atlanta.

The Atlanta Buggy Company constructed its building as an assembly plant for buggies, including painting, and upholstering. The building is functional in design and features load-bearing wall and interior post and beam construction. The front facade contains a stepped parapet wall, and some cornice detailing. Windows are wood, double-hung 15/15 and 2/2. Interior open space, wood floors, arched openings, and sliding metal fire doors remain. An Atlanta Buggy Company painted sign also remains. A 1959 concrete block addition is located at the rear of the building.

The red brick Ware-Hatcher building is utilitarian in design, and includes segmentally arched windows, a belt course, and a capped cornice. Wood, double-hung 15/15 and 3/3 windows, and metal, pivoted 2/2 windows remain. Interior wood floors, a sprinkler system, and doorways with sliding metal fire doors are extant. A four-story section of the Ware-Hatcher building was recently demolished.

The Atlanta Buggy Company occupied its building until 1909, when it was sold to the Ware-Hatcher Bros. Furniture Company. In 1907-1908, Ware constructed the adjoining four-story building and purchased the buggy company for expansion of the furniture manufacturing business. Shortly afterwards, in 1910, Ware-Hatcher filed for bankruptcy. The company was purchased by Southern Furniture Company who occupied the space until 1919, when it too went out of business. The buildings were then purchased by Fox Manufacturing, another furniture

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manufacturer, who occupied the buildings until they closed during the Depression.

In 1951, the buildings were purchased by the Mouchet Corporation, dealers in textile salvage, who occupied the buildings until the mid-1980s. The buildings are now owned by Carriage House Associates, and have been recently rehabilitated for office space.

The surrounding area includes other historic industrial warehouse structures, new parking lots, vacant lots, and nonhistoric buildings.

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
Industry

Period of Significance:

c. 1903 - 1931

Significant Dates:

c. 1903 - construction of the Atlanta Buggy Company building
1907-1908 - construction of the Ware-Hatcher building

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

n/a

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Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Atlanta Buggy Company building and the adjoining Ware-Hatcher Bros. Furniture building are significant in architecture as good examples of the utilitarian industrial design used for large manufacturing facilities during the early 20th century. Significant features include load-bearing brick walls, segmentally arched windows, and heavy timber framing and flooring. These two buildings represent the typical utilitarian design used for industrial buildings during the early 20th century. In Atlanta, this type of historic building, although once common, is now increasingly rare due to demolition for new development or destruction by fire, neglect, etc. The majority of these buildings which survive are located in the Castleberry Hill Historic District (NR) southwest of Atlanta. Others, like the furniture building and the buggy company, are found in isolated pockets, usually along railroad lines.

Under industry, the property is significant as an example of early 20th century industrial activity in Atlanta. The buggy company used the space for carriage assembly, and later when the adjoining Ware-Hatcher company expanded their business, the two buildings were used for furniture manufacturing. The buildings were used by other furniture manufacturers until the 1930s. The property represents one of Atlanta's few remaining early 20th century industrial facilities.

National Register Criteria

The buildings meet National Register Criteria A because they are associated with events that have made a significant contribution to the broad patterns of history. These two buildings represent the type of manufacturing facilities used in a major city during the early 20th century. These historic buildings, arranged along the rail lines, once housed a buggy company and furniture manufacturing company, and represent the specialized manufacturing needs of a growing city.

The buildings meet National Register Criteria C as they embody distinctive characteristics of industrial buildings. The two buildings reflect the industrial design and construction of early 20th-century manufacturing facilities with the use of brick load-bearing walls and heavy interior wood beams. The buggy company and furniture company buildings are constructed with brick exterior walls, some with segmental arches over windows and doors. Interiors reflect the usage of "slow-burning" heavy plank and timber beams and rafters. The buildings are examples of the large and functionally designed

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industrial buildings constructed during the early 20th-century in Atlanta.

Period of significance (justification)

c. 1903 - construction of the Atlanta Buggy Company building
1931 - The demise of Fox Furniture Company, last furniture company to occupy the building. Date documented from a 1931 Sanborn map (only known source available at this time).

Contributing/Noncontributing Resources (explanation, if necessary)

2 - contributing buildings

Developmental history/historic context (if applicable)

According to deed records, Means Street was platted in 1869 by W. B. Bass as part of the McMillan Subdivision. The street names Ponders and Means come from early landowners--"Ponders" for Ephraim Ponder, who bought land from Alexander Means, and "Means" from the same Alexander Means.

According to map evidence, the Means Street portion of the subdivided was cut into small lots--narrow and deep and typical of lots in industrial areas where developers intended to house workers. No plat was found for Means Street or McMillan Subdivision, but a residential section following this pattern did develop on the north side of the street.

The south side was assembled early into large parcels, and has always been occupied by larger land users. The 1899 Sanborn map shows the dual land uses. The presence of Standard Oil Company on the block, from about 1896 on, presaged the direction of future land use on the north side of the street as well. The entire area around Means Street has changed over time, since the section along Marietta was once residential too. Now, just two blocks from the campus of Georgia Institute of Technology, Means Street is a remnant of the early industrial and warehouse corridor along the tracks of the Western and Atlantic Railroad (now part of the Southern system).

At one time brick warehouses dominated the corridor along the railroad tracks, however, the area has lost many of these structures to fire, urban redevelopment, and general modernization. Means Street is an anachronism and relatively unchanged from the early forms of this warehouse section. The street is a remnant in another sense: it is

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only half its original length. The portion of Means Street south of Ponders was demolished in post World War II railroad and road expansions. There are in effect two separate Means Streets, one (where the buggy company and furniture company buildings are located) which runs between Bankhead Highway and Ponders Avenue, and the other which runs between Northside Drive and Boss Avenue. Although they share a similar historical character, the two streets pieces have different appearances and are not, and apparently never have been, contiguous.

A man named W. R. Ware changed the face of Means Street. A furniture manufacturer, 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 to be established in Atlanta. The Fenley Company had a factory near Fourth and Ponders (exact location not known) in the 1880s, and in 1889, Ware had plans to expand into a new factory. What happened to the first factory and the proposed second is unknown, but Ware began assembling properties on and near Ponders, including parcels on Means Street. By 1900-1901, he succeeded in assembling the entire parcel of land. The land became familiarly known as the Ware or Ware-Hatcher properties.

In 1900, the Atlanta Spring Bed Company appears in the City Directory at an address which corresponds with this general location, and a 1910 plat of the Ware property confirms the location of the spring bed company building on the site which corresponds to the building now located at 512 Means Street. This building, later associated with the Block Candy Company, is the oldest structure in the former complex.

The second building to be erected was the original Atlanta Buggy Company Building at 544 Means Street c. 1903. The buggy company appears in this general locale in the 1903 city directory (with no street address, but "next door" to the spring bed company) for the first time; its exact location is confirmed by the 1910 plat.

Still visible on the roof line of the building is a painted "Atlanta Buggy Company" sign with a white star at either end indicating the trade name of the vehicles made by the company. The company was a full assembly plant for buggies, manufacturing wheels and bodies, assembling, painting, and upholstering them. In 1907, the buggy company bought property on lower Means Street (below Ponders) and opened a factory devoted exclusively to the manufacture of automobiles under the White Star label. In late 1909, or early 1910, the buggy company itself moved to new, larger quarters across the street from the automobile factory. Both the auto factory and the second buggy company building are now gone. The Atlanta Buggy Company filed for

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bankruptcy in 1913, with much of the land reverting to original holders.

In 1907, the Ware-Hatcher Bros. Furniture Company took out a single building permit for a series of five "ordinary masonry" buildings on Means Street, specified to be from one to five stories tall. No numbers, locations, or other descriptions were given on the permit. It is impossible to know which buildings of the entire Ware Plant were covered by the permit, but it is suggested they included all of the structures fronting on Means Street from Bankhead to the Jackson-Orr furniture company property line, as shown on the 1911 Sanborn map, exclusive of the buildings at 544 and 512 Means Street, which were already there, and which were connected to each other by the Ware construction. Thus, the Ware Furniture building would date from 1907-1908, the years in which the Ware buildings were permitted and completed.

Despite the history of the buggy company, and the candy company, the structures on Means Street were dominated by furniture manufacturers. First Ware-Hatcher, then Southern, then the Fox Manufacturing Company, occupied the buildings. Southern Furniture went out of business in 1919 and Fox Manufacturing apparently met its demise during the Depression. Morrow Transfer & Storage, a large local moving firm, used part of the buildings for storage in the 1920s.

In 1951 J. L. Mouchet of the Mouchet Corporation, dealers in textile salvage, bought the properties on Means Street. Mouchet had been a tenant in the buildings since 1944, sharing space for a while with a feed and seed company, and then, with an affiliated company, the Fulton Warehouse.

Currently, the 512 Means Street building remains vacant while the remaining portion of the Ware-Hatcher building, and the buggy company were recently rehabilitated, and are now used for office space. It is the remaining portion of the Ware-Hatcher building and the buggy company that is being proposed for National Register nomination.

9. Major Bibliographic References

Roth, Darlene R. "Atlanta Buggy Company/Ware Manufacturing."
Historic Property Information Form, November 6, 1985. On file at
the Office of Historic Preservation, Atlanta, Georgia.

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

- 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 #

Primary location of additional data:

- 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 1 acre.

UTM References

A) Zone 16 Easting 740260 Northing 3739780

Verbal Boundary Description

The boundary is indicated by a heavy black line drawn to scale on the enclosed plat map. The boundary includes the intact c. 1903 Atlanta Buggy Company building, the remaining portion of the 1907 Ware-Hatcher building and the land on which both buildings sit.

Boundary Justification

Because the surrounding landscape has been altered, i.e., a new parking lot replaces a building that was demolished, and loading docks were removed where historically shipping, and loading activities occurred, there is no longer a historic surrounding environment. The boundaries were drawn to include only the historic buildings and the land on which the buildings sit.

11. Form Prepared By

name/title Richard Cloues, National Register and Survey Unit Manager
organization Office of Historic Preservation, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** 7/1/92

(HPS form version 10-29-91)

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Photographs

Name of Property: Atlanta Buggy Company and Ware-Hatcher Bros.
Furniture Company
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: April 1992

Description of Photograph(s):

- 1 of 15 Streetscape view of Means Street; photographer facing west.
- 2 of 15: Streetscape view of Means Street; photographer facing west.
- 3 of 15: Streetscape view of Means Street; photographer facing east.
- 4 of 15: View of Atlanta Buggy Company building; photographer facing east.
- 5 of 15: Rear view of the two buildings; photographer facing north.
- 6 of 15: Rear view of the two buildings; photographer facing northwest.
- 7 of 15: View of Ware-Hatcher building and the section that was demolished; photographer facing northeast.
- 8 of 15: Rear entrance Ware-Hatcher building; photographer facing north.
- 9 of 15: First floor lobby space; Ware-Hatcher building; photographer facing south.
- 10 of 15: First floor lobby; Ware-Hatcher building; photographer facing northwest.
- 11 of 15: Second floor reception area, Ware Hatcher building; photographer facing south.
- 12 of 15: Second floor fire door Ware-Hatcher building; photographer facing southeast.

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Photographs

13 of 15: Remaining sign on the buggy company building; photographer facing west.


14 of 15: Fourth floor of Ware-Hatcher building; photographer facing south.

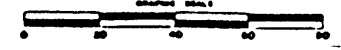
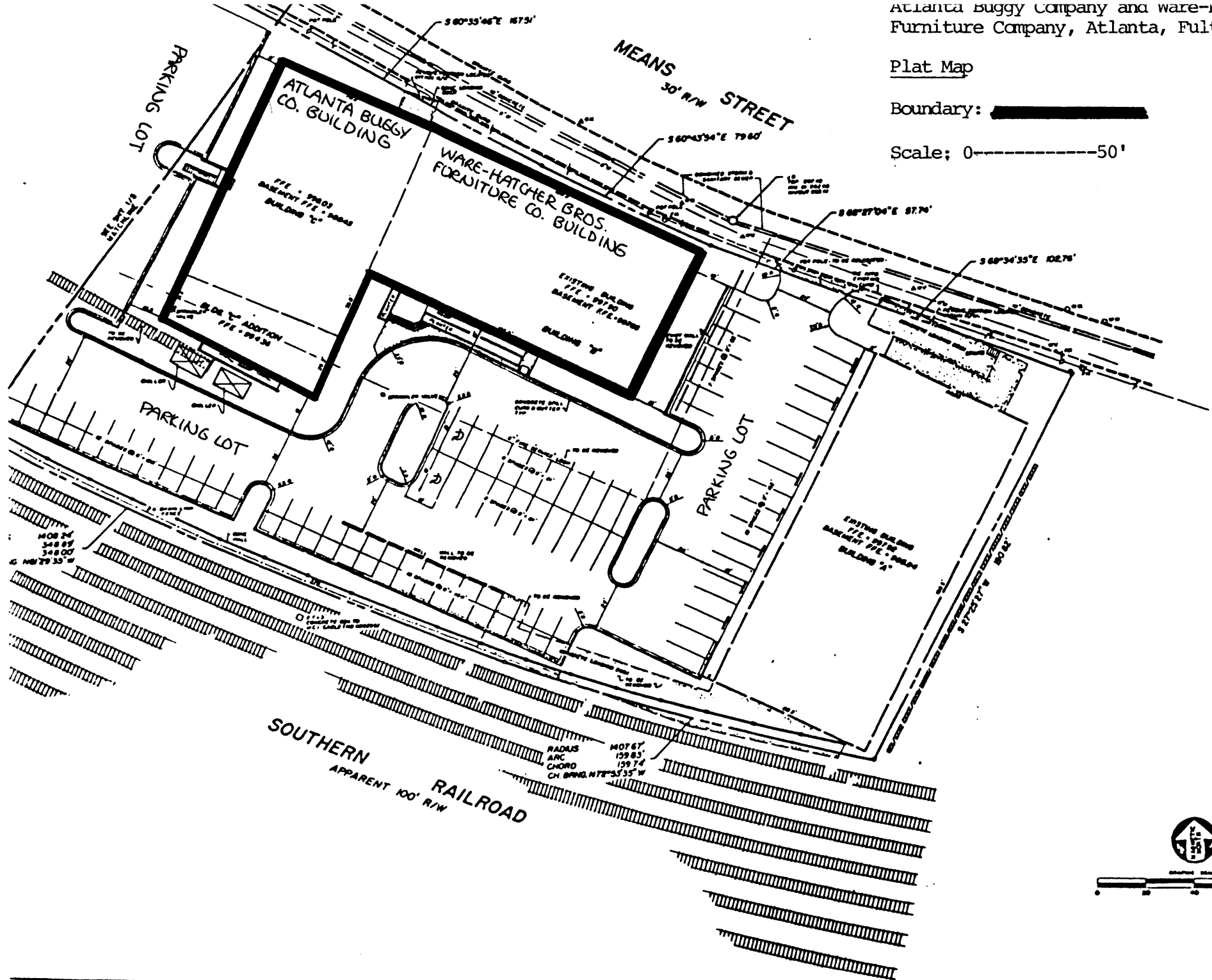
15 of 15: Second floor interior space of the buggy company building; photographer facing southwest.

Atlanta Buggy Company and Ware-Hatcher Furniture Company, Atlanta, Fulton Co., GA

Plat Map

Boundary: 

Scale: 0  50'



Atlanta Buggy Company and Ware-Hatcher Furniture Company, Atlanta, Fulton Co. Georgia

Photograph Key

Photographs indicated by: (3)
Scale: none

