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AUG 23 1993

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
REGISTER

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 Brittain, Dr. Marion Luther, Sr., House
other names/site number N/A

2. Location

street & number 1109 West Peachtree St.
city, town Atlanta (N/A) vicinity of
county Fulton code GA 121
state Georgia code GA zip code 30309

(N/A) not for publication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	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	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

8/16/93
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

Entered in the
National Register

I, hereby, certify that this property is:

() entered in the National Register

Delores Byrum 9/23/93

() 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:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

Current Functions:

HEALTH CARE/clinic

7. Description

Architectural Classification:

CLASSICAL REVIVAL/Neoclassical Revival

Materials:

foundation	brick
walls	wood
roof	asphalt
other	N/A

Description of present and historic physical appearance:

The Dr. Marion Luther Brittain, Sr., House and Apartments are located in Atlanta just a few blocks east of the Georgia Tech campus, near Interstate-75/Interstate-85.

The Brittain house, built in 1911, is a two-story, frame house converted to apartments in 1922. The house is a textbook example of the Neoclassical Revival style: the entrance facade is dominated by four original Corinthian columns supporting a monumental temple front before the three-bay west facade. The entrance is positioned between large single-pane windows on the first floor that are flanked by sidelights and surmounted by a fixed transom; both the entrance and the windows are capped by a dentiled architrave. All of these architectural details are original. An original central balcony is flanked by later (1922) balconies on the second floor. The structure was modified from a single-family residence into four apartments in 1922. The west entrance facade is virtually unchanged since renovations in 1922.

When the residence was converted into four apartments in 1922, evidence suggests alterations that include construction of the two upstairs porches and alteration of upstairs windows into doors. It is probable that porch railings downstairs were applied at this time. The porch railings have seen various repairs through the years.

The exterior siding on the west facade is clapboard, the column shafts and plinths are wooden, and the capitals are plaster. Exterior siding on the south, east, and north facade is vinyl siding over clapboard. This vinyl siding dates to 1986.

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National Park Service

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Exterior features include the 1911 decorative features such as the scroll cut modillions, dentilled frieze, full entablature, fluted Corinthian columns, paneled plinths, applied pilasters, central bracketed balcony with original posts and railing, continuous wall brick foundation, and brick steps.

The interior is characterized by a modified central hall plan. Evidence suggests that the 1911 floor plan included three large rooms flanking the modified central hall. The 1922 alterations disrupted the larger rooms east of the front parlors to accommodate the multi-family residence.

The interior spaces were altered in 1922 when the property was subdivided into four apartments. Two front parlors remained unchanged and retain their decorative flooring, base molding, and cased door openings. These parlors lead into the original stair hall. Downstairs rooms east of the front parlors have been modified to accommodate modern doctor's offices. Upstairs, alterations have been minimal only to comply with city fire codes.

Interior walls and ceiling surfaces are plaster throughout the second floor. Drywall has replaced plaster in areas of the first floor, particularly where new wall construction occurred. Parquet oak and pine flooring and baseboards survive in the west parlors of the first floor and pine flooring survives throughout on the second floor. Cased door openings were uncovered in downstairs rooms, east of the stairhall during 1991 rehabilitation. All upstairs finishes, trim, and doors remain intact with the exception of minor alterations necessary to adhere to city fire codes.

Many interior details remain. Three of six original mantels survive; two contain glazed tile surrounds and hearths, the third contains a metal coal grate and cover. Four-panel doors with original hardware survive in all upstairs rooms with one exception. Interior stairs, banisters and railings are intact.

Structural framing is of a balloon-frame type. Foundations are continuous-wall brick with brick piers supports beneath the house.

No historical mechanical systems survive. Recent forced air heating and cooling systems are powered by natural gas.

Between the structure and West Peachtree Street the property has recently been paved with brick paving stones. A row of crape myrtles borders the building to the north. Hydrangeas border the building to the south. There are more recent structures on either side.

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Outbuildings no longer exist, although there is evidence that they once did. The 1932 Sanborn map indicates a rectangular structure southeast the residence. The 17' x 35' wood-framed structure is referenced as a garage on the 1954 tax card and was destroyed prior to 1966.

This residence is flanked to the immediate north and south by two-story masonry and brick offices. Several non-historic one and two story brick commercial structures are situated on the west side of West Peachtree Street. A Tudor-Revival style residence (1110 West Peachtree St.) contemporary with the nominated property is situated across West Peachtree Street to the west. The historic residential context of West Peachtree Street is largely destroyed. There are very few extant examples remaining of historic houses between the south juncture with Peachtree Street and the north juncture with Peachtree Street (Pershing Point). High-rise office development just north of the property includes One Atlantic Center (the IBM tower), and northeast of the property includes the Promenade, and Colony Square. Smaller-scale bungalows remain along Columbia Avenue just east of the site.

Changes to the property have occurred. Two second floor porches were constructed when the house was subdivided into four apartments in 1922. These porches flanked the central balcony and extended from the west facade to anchor to the column shafts. The two upstairs windows centered on each of these porches were extended to floor level and French doors were installed. Interior room alterations that allowed for conversion into apartments in 1922 involved closing the door opening on the east wall under the stair landing (Room E), moving the basement stair door from the east to the south wall of the staircase, and subdividing the earlier dining room (thought to include Rooms F, L, K) to provide an additional downstairs kitchen. A 1922 north/south partition wall (east wall of Room D) was discovered to be plaster on metal lathe and post-date the 1911 plaster walls on wood lathe. It is suspected that an original dividing wall existed between Rooms D and G and was positioned where the exterior north wall extends northward.

Upstairs evidence suggests that the two west bedrooms (Rooms N, P) originally opened into the hall (Room O) On the northeast corner of the upstairs plan (Room U) originally functioned as a sleeping porch as evidenced from the floor slope and supported by 1932 Sanborn map drawings.

In 1991, the building was converted to a doctor's office. A small addition was made to the south of a 1965 rear warehouse addition and joins to the southeast corner of the original structure.

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
EDUCATION

Period of Significance:

1911-1922

Significant Dates:

1911, 1922

Significant Person(s):

Brittain, Dr. Marion Luther

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

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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)

Statement of Significance: The Dr. Marion L. Brittain, Sr. House and Apartments is significant in architecture because it is a good example of a Neoclassical Revival Style house built toward the height of that turn-of-the-century movement. The house retains its original monumental temple front with four columns, balconies, windows, doors and other features important to this style. The upper porches/balconies and some changes come from its apartment conversion in 1922. The house is also significant in education because it was built for, and owned and occupied by, Dr. Marion Luther Brittain, Sr. (1866-1953), one of the state's renown educators. Dr. Brittain was state school superintendent from 1910 to 1922. During this time he saw the consolidation of many county school systems and the building of more modern schools in most every county. At this same time, he served as president of several regional and national educational organizations. In 1922, he became the fourth president of Georgia Tech, from which he retired in 1944. It was during his tenure at Tech, while he and his family lived in the president's home, that the house was converted to apartments. During his tenure he rebuilt Georgia Tech from the dire financial situation brought on by World War I. After his retirement, he authored The Story of Georgia Tech. He is featured in the Dictionary of Georgia Biography and is the namesake of Emory University's most prestigious award. His family returned to live in this property, by then apartments, until 1963.

National Register Criteria

The Brittain house meets National Register criterion A because of the role of Dr. Brittain in the history of education in Georgia. This house was the homeplace of Dr. Marion Luther Brittain, Sr. (1865-1953) who was a pre-eminent educator in Georgia and the South. At the time the house was built, he became the superintendent of education for the State of Georgia. During his tenure, he provided a number of innovative approaches to improve Georgia's educational standards, which were well below par at that time. He served during the time soldiers returning from World War One became legislators and began to demand better schooling for their children. After an outstanding record of modernizing Georgia's educational programming, especially through the consolidation of the rural schools into more centralized schools, Dr. Brittain became president of Georgia Tech for 22 years. During his tenure at Georgia Tech he built the school into an internationally prominent educational institution in the field of

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science and engineering. He assisted in establishing the State Board of Regents as a central governing body for Georgia's state universities. Dr. Brittain built the home for his family in 1911 and resided there until named President of the Georgia Tech.

The property meets National Register criterion B because it is associated with someone significant in our past. Dr. Brittain's accomplishments in Georgia education are mentioned in Criterion A, above. Because of his premier role in Georgia education at several levels, he was included in the Dictionary of Georgia Biography published in 1983 by the University of Georgia Press. The two-volume set included only 1000 Georgians from all fields. They were selected on the basis of their contributions to Georgia history and life over the state's 250 years of existence. This is the only state-generated, and state-wide comprehensive look at the state's past leaders.

The property meets National Register criterion C because it embodies the characteristics of a certain style of construction, the Neoclassical style, at its height in 1911 when this house was completed. Although no architect has been identified, due to his connections, no doubt a well-qualified one was selected. The house remains one of only a few surviving early twentieth century residences along West Peachtree Street. An article in the ATLANTA JOURNAL AND CONSTITUTION (September 11, 1964) referred to the Brittain House as a holdout amidst the changing face of West Peachtree Street from residential to commercial use, and "marvel at the transition that has converted this thoroughfare from the quiet residential area it used to be." The 1911 residence is an excellent example of the Neoclassical revival style: the west entrance facade is virtually unchanged since renovations in 1922. The columns, entablature, original mantels, and other details are all major features of this style, so prevalent at the turn-of-the-century in America. It is the prevailing style found in many small towns as that used by the most influential people in town. Such is the case here, as Dr. Brittain was certainly a man of great influence in the field of education.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance is the period of time from the construction of the house (1911) until 1922 when Dr. Brittain assumed the presidency of Georgia Tech. It was during this time that he actually lived in the property and before it was converted to apartments.

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Contributing/Noncontributing Resources (explanation, if necessary)

There is only one property included, the historic house.

Developmental history/historic context (if applicable)

The history of the Marion Luther Brittain Sr., House and Apartments begins with the history of how the area became an upscale residential neighborhood in the fast growing city of Atlanta.

The paving of Atwood Street north of 10th Street and the change of the street name to West Peachtree shortly before 1900 prepared for a new surge of residential development on the northern fringe of Atlanta. During the first decade of the twentieth century, property prices along West Peachtree Street climbed as blocks were subdivided into smaller building lots. Profits were made as property changed hands and a residential building boom occurred along West Peachtree between Madison Street (now 10th Street) and north beyond Wilson Avenue (now 14th Street).

In 1895, William D. Grant owned the entire undeveloped block between Stewart Street (now 12th Street) and Cleveland Avenue (now 13th Street) along the east side of West Peachtree. The property was amidst a large tract owned by Philander P. Pease prior to 1889, and among Samuel Walker's farm prior to 1862. Upon W. D. Grant's death the property passed to his daughter Sarah Grant Slaton in 1902, and through a series of sales prior to development on the property in 1911. came in to the hands of Dr. M.L.Brittain, Sr.

Although a property deed was not located documenting the land transfer, it is known from the city building permit that Marion Luther Brittain (1865-1953) constructed the neoclassical residence on the property in 1911. His family consisted of his wife Letitia "Lettie" McDonald, and three children: McDonald, Marion, Jr., and Ida Louise. George H. Bray was the general contractor for the job which began on July 27th, cost \$4,500, and was completed on November 7, 1911. At the time the house was completed and the Brittain family moved in, the address was 649 West Peachtree. After the city renumbered in 1926, the property has remained at no. 1109 West Peachtree St.

G. H. Bray is first listed in the Atlanta City Directory in 1910; at this time he was employed as a traveling salesman for the Virginia Bridge & Iron Co. The 1916 Directory places Bray with an office at #1527, The Candler Building. The office was shared with Jamison & Hallowell, paving contractors. In 1918, his office move to #510 Candler Building, and in 1924 he moved once again to #756 the Candler

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Annex. In 1926, G. H. Bray, Jr. served as a clerk in his father's office. The elder Bray remained in the building trade until his death on September 16, 1937.

Marion Luther Brittain had achieved notoriety as a local and regional leader by the time he built his home in 1911. He had attended Emory University, received an L.L.D. from Mercer University, and pursued post-graduate studies in teaching and educational administration at the University of Chicago (1898-1900). In Atlanta, he served as principal of the Crew Street School (1888-1890), headed the Department of Foreign Languages at Boy's High School (1890-1898), and was named Superintendent of Fulton County Schools in 1900. He held this post until 1910 when he was named State Superintendent of Schools. In this position, Brittain was successful in obtaining legislation that provided a more secure tax base for state educational purposes. In 1919, Brittain was presented with an honorary Doctor of Laws by Mercer University. In 1922, Brittain was named the fourth President of the Georgia School of Technology. He held that position until 1944 when he retired at the age of 78. During his long tenure at Georgia Tech, Dr. Brittain's accomplishments were noteworthy.

Dr. Brittain immediately worked to strengthen the financial resources which were weakened after World War I and receive accreditation for Tech from the Southern Association of Colleges and Secondary Schools. Brittain also assisted in physically shaping the campus. He brought two professors (J. L. Skinner & Harold Bush-Brown) from Harvard who guided the construction of numerous collegiate Gothic structures through the 1920s including the Physics Building, the Emerson addition to Lyman Hall of Chemistry, Nathaniel Harris and Julian Brown Dormitories, and Brittain Dining Hall among others. Brittain worked to double student enrollment during his position as president. He brought the Naval ROTC program to Tech, and established Radio station WGST for the school. In 1927, he was presented with an honorary Doctorate from the University of Georgia, and an honorary Doctorate from Emory University in 1928. In 1930, he accepted a \$300,000 Guggenheim Award which was only awarded to seven institutions nationwide. The award established the School of Aeronautics at Tech. In 1931, Brittain assisted in forming a State Board of Regents to serve as a Central governing body for the State's University System; when the Board was in place the Tech Board of Trustees was disbanded.

Brittain was the author of six books including An Introduction to Caesar (1900); History and Methods of Sunday School Work (1901); History of the Second Baptist Church (1905); Blue Book of Stories (1915); Lessons for Adults (1922); and The Story of Georgia Tech (1948). He served as President of the Georgia Teacher's Association, (1906); the Southern Educational Association, (1913); and the Council of State Superintendents of the United States, (1917). He was a

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member of the Board of Visitors to the U. S. Naval Academy at Annapolis from 1934-1939.

In 1944, Dr. Brittain was named President Emeritus of Georgia Tech by official act of the Board of Regents and occupied an office at Tech until shortly before his death. He continued to reside at the President's Home located at 204 West North Avenue until his death in 1953. As late as 1951-1952, his two sons, and one of their wives also lived there with the Brittaines.

During the period 1922-1944, while he was president of Georgia Tech, the nominated homeplace, now apartments, was rented out. One of these apartments was used by his daughter, Ida, during this period and afterwards. His widow and two sons were both living in the house/apartments at 1109 West Peachtree Street at the time of the former's death in 1963. Other people lived in apartments there besides just members of the family, as shown by the city directories. Dr. Brittain referred to the property in his will dated 1950: "I desire that my Trustee hold my homeplace located at 1109 West Peachtree Street... during the lifetime of my wife. There are four apartments located in my said homeplace and it is my desire that one of said apartments be placed at the disposal of my wife, to be occupied by her, rent free, for and during her natural life." Dr. Brittain made the same provision of rent-free apartments for his three children as long as Lettie McDonald Brittain survived.

Marion Luther Brittain died on July 1, 1953 at the Georgia Tech President's Home, then on North Avenue. Georgia Tech lowered its flags to half-mast, cancelled classes, and remained in an official state of mourning for thirty days following his death. His widow, and son McDonald returned to live at their father's homeplace until Lettie Brittain's death in 1963.

After the death of Mrs. Brittain, the property was sold to a frame gallery, Picture House, Inc., and it was operated as that establishment from 1965-1991. Since 1991, it has been a doctor's office.

9. Major Bibliographic References

Rooney, Donald R. "Marion Luther Brittain Residence," Historic Property Information Form, January 10, 1992 with additional information. Copy on file in the Office of Historic Preservation, Georgia Department of Natural Resources, Atlanta, GA.

Previous documentation on file (NPS): (X) 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:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- (X) University Special Collections, Georgia Institute of Technology
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

N/A

10. Geographical Data

Acreage of Property less than one acre.

UTM References

A) Zone 16 Easting 741900 Northing 3741500

Verbal Boundary Description

The nominated property is the single city lot designated on the enclosed plat/tax map.

Boundary Justification

The nominated property is all that the current owner owns at this location and is the same property that has been associated with this house for a number of decades.

11. Form Prepared By

name/title Kenneth H. Thomas, Jr., Historian
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** July 13, 1993

(HPS form version 10-29-91)

United States Department of the Interior
National Park Service

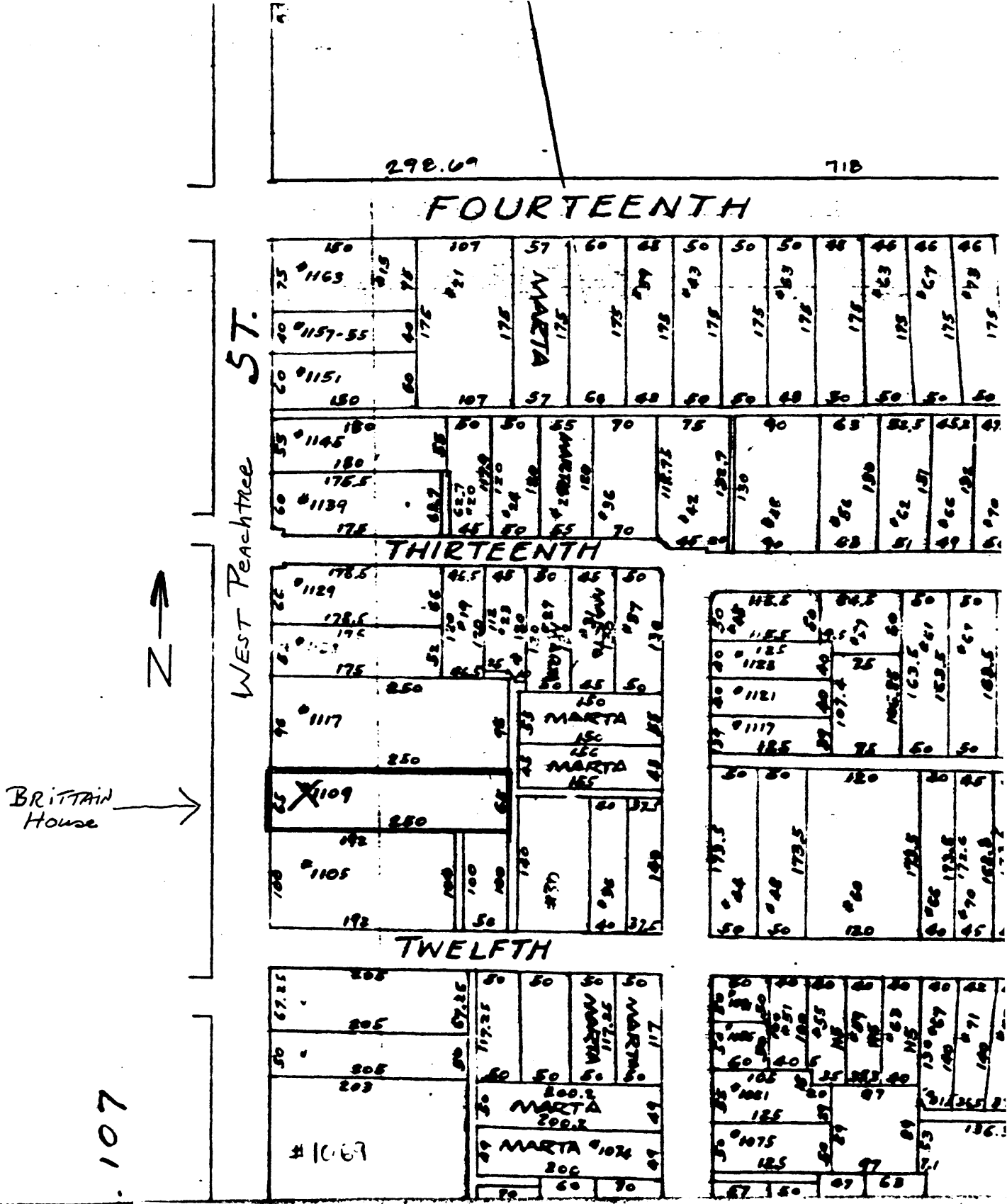
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Photographs

Name of Property: Brittain, Dr. Marion Luther, Sr., House
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December, 1992

Description of Photograph(s):

- 1 of 12: Front facade, photographer facing northeast.
- 2 of 12: Front facade, front porch, photographer facing east.
- 3 of 12: Front facade, from front porch, photographer facing west.
- 4 of 12: Front facade, ceiling of front porch and balcony, photographer facing north.
- 5 of 12: South facade with rear extension, photographer facing northwest.
- 6 of 12: Rear facade and rear extension, photographer facing northwest.
- 7 of 12: First floor, parlor to left of front door, photographer facing north.
- 8 of 12: First floor, parlor to left of front door, photographer facing northwest.
- 9 of 12: First floor, central stair east of front two parlors, photographer facing east.
- 10 of 12: First floor, central stair and office area, east of front two parlors, photographer facing northwest.
- 11 of 12: Second floor, room above first floor parlor on the left, photographer facing northwest.
- 12 of 12: Second floor, room above first floor parlor on the right, photographer facing east.



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TAX MAP

Brittain, Dr. Marion L., Sr., House

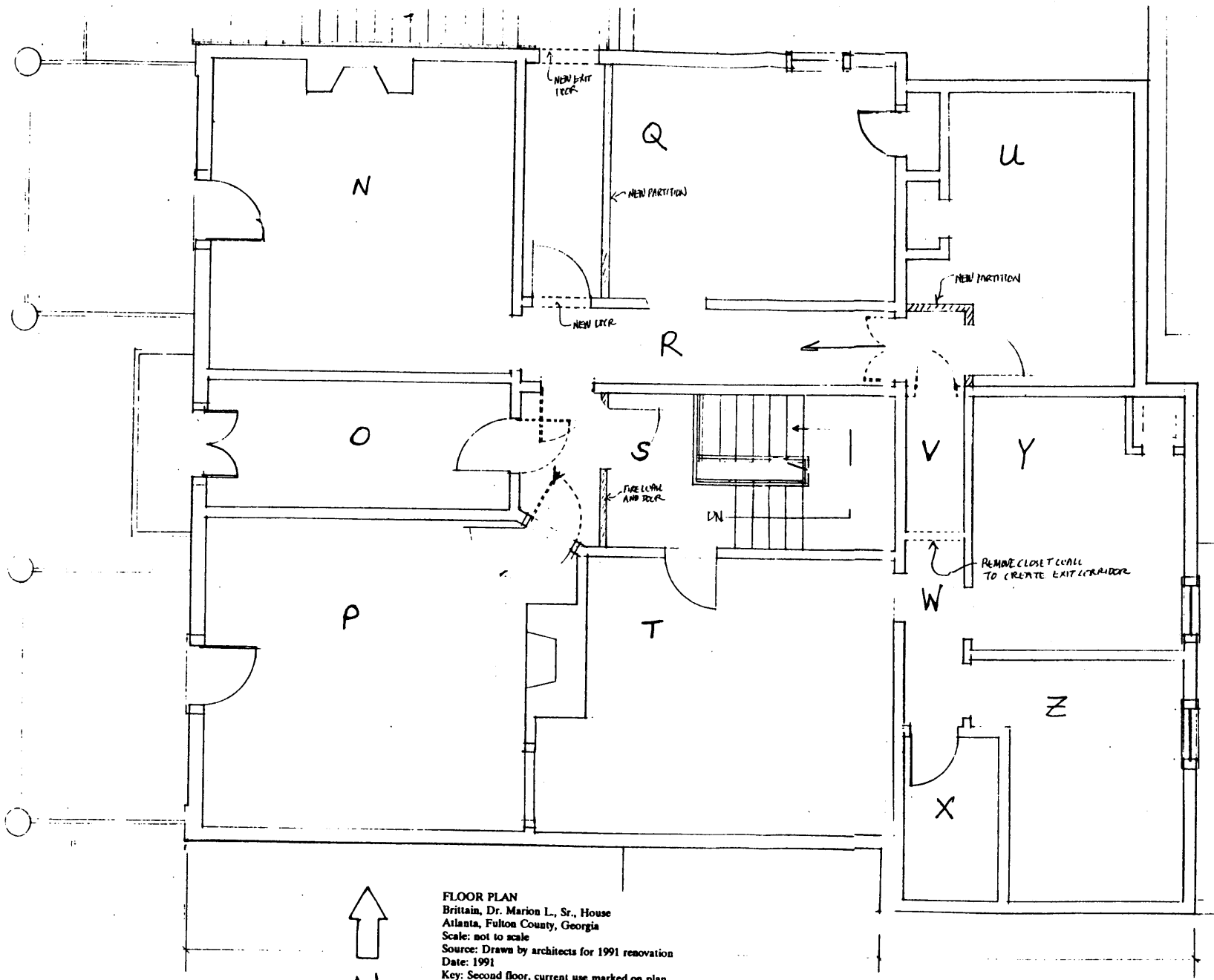
Atlanta, Fulton County, Georgia

Scale: dimensions marked on the map

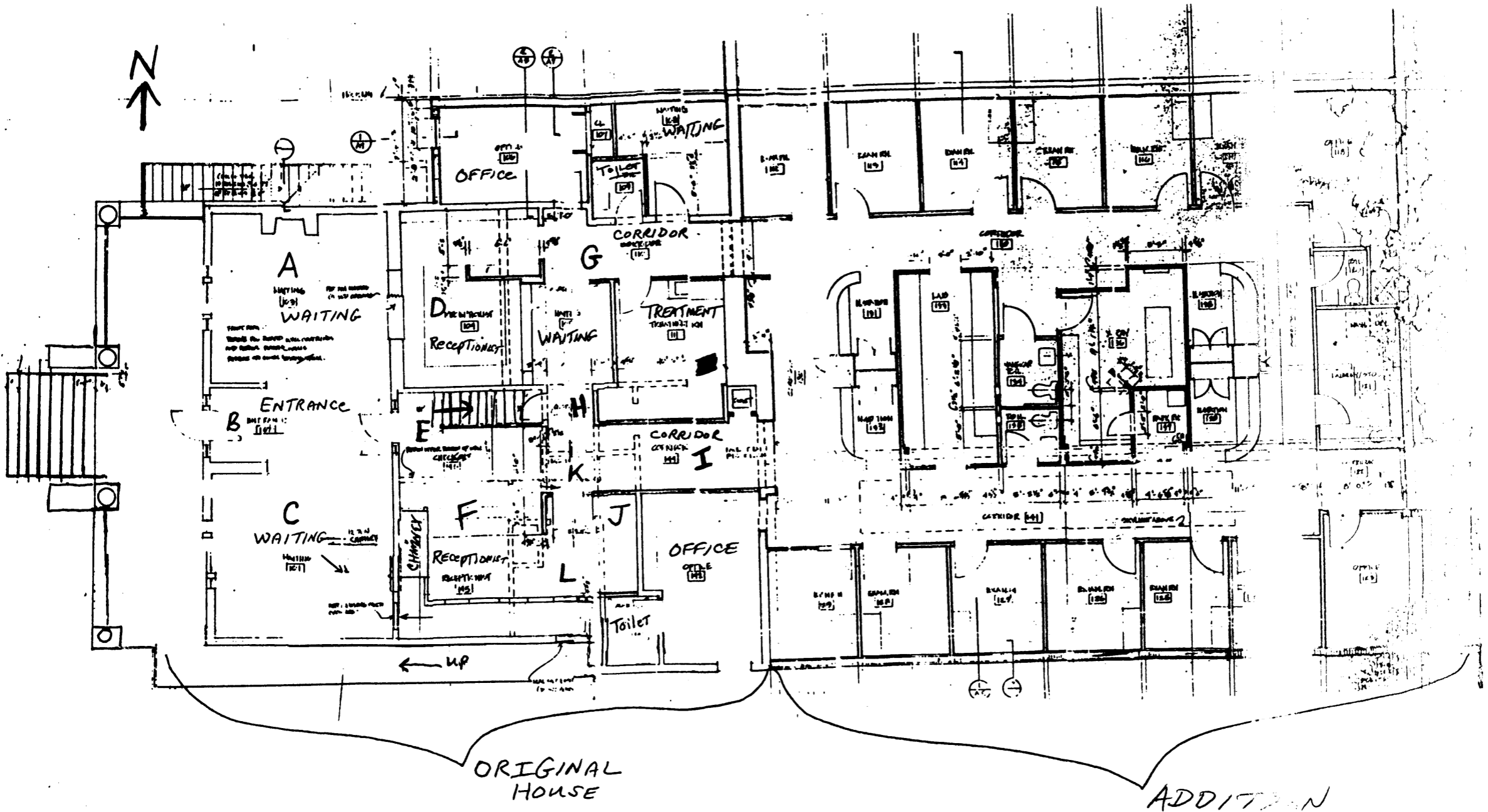
Source: Fulton County Tax Assessors Office

Date: 1986

Key: The nominated property is marked by a heavy black line.



FLOOR PLAN
 Brittain, Dr. Marion L., Sr., House
 Atlanta, Fulton County, Georgia
 Scale: not to scale
 Source: Drawn by architects for 1991 renovation
 Date: 1991
 Key: Second floor, current use marked on plan.



ORIGINAL HOUSE

ADDITION

Floor Plan
 Brittain, Dr. Marion L., Sr., House
 Atlanta, Fulton County, Georgia
 Scale: not to scale
 Source: Drawn by architects for 1991 renovation
 Date: 1991