MAR 1 9 2008

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual provide the by marking "X" in the appropriate box or by entering the 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.

nistoric name Glenn Building other names/site number N//	4	
2. Location		
street & number 110 Marietta Str	eet	
city, town Atlanta ()	vicinity of	
county Fulton code GA	121	
<b>state</b> Georgia <b>code</b> GA	zip code 30303	
() not for publication		
3. Classification		······································
Ownership of Property:	Catego	y of Property:
(X) private	(X) buil	•••
() public-local	() dist	rict
() public-state	() site	
) public-federal	()stru ()obje	cture ect
Number of Resources within Prop	erty: <u>Contributing</u>	Noncontributing
buildings	1	0
	0	0
sites		0
structures	0	
	0 0 1	0

#### **State/Federal Agency Certification** 4.

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.

FN W. Ray Luce **Historic Preservation Division Director Deputy State Historic Preservation Officer** 

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

Signature of commenting or other official

State or Federal agency or bureau

#### **National Park Service Certification** 5.

I, hereby, certify that this property is:

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

n K



Date

Date

2

#### 6. Function or Use

#### **Historic Functions:**

COMMERCE/TRADE: Business

#### **Current Functions:**

DOMESTIC: Hotel

#### 7. Description

#### Architectural Classification:

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Classical Revival

#### Materials:

foundation	CONCRETE
walls	BRICK; STONE/Limestone; CONCRETE
roof	CONCRETE
other	TERRA COTTA

#### Description of present and historic physical appearance:

#### Summary Description:

The Glenn Building is a ten-story commercial building located at the southwest corner of Marietta and Spring streets at the western edge of Atlanta's central business district (photographs 14 and 15). Washington, D.C., architect Waddy B. Wood designed the building, which was completed in 1923. It is an L-shaped block clad in smooth-cut limestone on the two principal facades and brick on the others. The main elevations are divided into three parts, with the lowest part consisting of commercial storefronts at the ground and mezzanine levels. Unfluted pilasters frame the storefronts. Floors three through nine form the middle range, which is defined by single and paired window openings punched cleanly through the plain ashlar façade. The middle range includes neoclassical polychrome panels located above the third and eighth floors. The terra-cotta frieze, the band of tenth-floor windows, and the heavy slab cornice with dentil molding and lion heads form the attic level. A series of renovations that occurred over decades resulted in the loss of nearly all of the historic fabric on the interior of the building. The 2006 rehabilitation preserved the historic facades.

The following description is taken from the October 29, 2004 "Glenn Building" <u>Historic Property</u> <u>Information Form</u> that was prepared by Ray & Associates and edited by Lynn Speno, Historic Preservation Division. It is on file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

The Glenn Building is an L-shaped, ten-story (plus basement), reinforced concrete building covered with brown limestone and brick in the Neoclassical Revival style. Excavation for the building began in March 1923, and construction was finished in December 1923. The building occupies the entire site and rises uniformly from street level (photograph 15). Floor heights are 11 feet each. There are

Section 7--Description

seven structural bays along Marietta Street (north façade, photograph 16) and six bays along Spring Street (east façade, photograph 19). These facades are sheathed in brown limestone, and expressed as grids for the full height of the building (photograph 15).

Each of the main elevations of the building is divided into three parts. The lower portion of the building contains the commercial storefronts at the ground and mezzanine levels. There are four openings on Spring Street (east façade) and five openings on Marietta Street (north façade), which contain either windows or doors. Neoclassical, stamped, metal panels cover the second floor spandrels and two, double-hung, metal windows topped by small, glass panels rest above these metal panels in the mezzanine level. These storefront openings are framed by unfluted stone pilasters which rise two floors with half-pilasters at either end. A horizontal band with an unadorned, round, limestone shield above each full pilaster forms a simple architrave. On both of these facades, the storefront window units rest on stone sills of varying heights due to the sloping nature of the site. Where the stone sill falls below two feet, the windowsill height is kept at two feet above the sidewalk, with metal panels used to span the distance (photographs 17 and 19).

There are two, additional, smaller, door openings on each façade (photographs 16 and 19). The western opening on the north facade is wider than the others due to its original use as a driveway to the garage (photograph 16). The openings contain modern glass doors or storefront windows and have a limestone surround topped by an egg-and-dart motif. The original garage door opening contains a multi-pane window. Single, double-hung, metal windows are located on the mezzanine level above these end openings (photographs 16 and 19).

Floors three through nine form the middle part of the building, which is defined by single and paired window openings. The windows on the third through ninth floors above the storefront openings are paired with a one-foot section of limestone between them. The window units are metal, double-hung, (1/1) sash windows. Single windows in the end bays are centered within the bay and are the same in height, width, and construction as the rest of the windows (photographs 15 and 16). Small, rectangular, polychrome, terra-cotta panels are located between the third and fourth floors (photographs 17 and 19). A single, larger panel with round, center shield is centrally located just above the eighth floor on each façade (photographs 18, 20, and 22).

In the attic level, between the ninth and tenth floors, is a stylized, Greek-fret frieze of buff-colored limestone. The window openings above the frieze are slightly smaller in size than the rest of the windows, and are spaced evenly across the width of the façade. Above the tenth floor windows is a projecting cornice that continues beyond the main facades for about six feet. The cornice is constructed of brown limestone decorated with egg-and-dart, bead-and-reel, and dentil molding capped with neoclassical terra-cotta panels with lion heads (photographs 21-23).

The south and west facades are constructed of brick laid in a running bond. Six-inch bands of limestone flush with the brick form a sill beneath each window (photographs 26 and 27). The west façade has a wall of concrete that covers the brick on the first three floors and no window openings on the fourth floor. The same type windows that are in the rest of the building are located in the openings on the south and west facades (photographs 26 and 28). The south façade is set back due

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to the L-shape of the building. A parking garage is attached to this façade.

The building lobby leads directly from Marietta Street, up several steps, to a half-turn stairway. The walls of the lobby are covered with yellow marble, which is finely joined. It is raised about one inch to articulate doorways. The floor is wood with a decorative, marble inlay at the entrance. Along the wall-floor edge is six-inch vinyl molding. The ceiling finish is plaster (photograph 1).

The open stairway ends at the second floor. The stair rail is wood, which is supported by black castiron balusters. The bottom newel post is fluted and painted black. The string on the outside edge of the staircase is black-painted metal. From the second floor to the roof, the stairway is an enclosed metal fire stair. The handles are wood supported by modern wall brackets (photograph 2).

To the left of the stairway is an elevator lobby, which is treated in the same manner as the main lobby. The two elevators have been modernized and made automatic. The original brass-front doors are still in place (photograph 3). Across from the elevators is a brass mailbox, which is connected to the rest of the building via a brass-sided mail chute.

The area to either side of the entrance lobby has been renovated into a lounge/restaurant. The building's large, square, structural columns can be seen (photographs 4-6).

The upper floors have been greatly altered over the years. In 2006, the building was rehabilitated using state and federal tax credits into new hotel space, including guest rooms and meeting areas (photographs 7-9).

#### 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally () statewide (X) locally **Applicable National Register Criteria:** (X) **A** ()**B** (X) C ( ) **D** Criteria Considerations (Exceptions): (X) N/A ( ) **A** ()**B** ()**C** ()E () **D** ( ) **F** ()**G** Areas of Significance (enter categories from instructions): Architecture Commerce

#### **Period of Significance:**

1923-1958

#### **Significant Dates:**

1923 - Date of completion

#### Significant Person(s):

N/A

#### **Cultural Affiliation:**

N/A

### Architect(s)/Builder(s):

Wood, Waddy B. (architect), Washington, D.C. Fuller, George A. (builder), Atlanta, GA

Section 8--Statement of Significance

#### Statement of significance (areas of significance)

In 1923, the Spring Street viaduct over the Western and Atlantic rail line in downtown Atlanta was completed. The 1,900-foot viaduct relieved traffic on Peachtree and Whitehall streets and joined the central business district with Terminal Station and areas further south. After the viaduct's completion, property values along the Spring Street corridor increased fivefold and speculative construction began immediately. The Glenn Building was one of a number of new downtown office buildings. It was built in 1923 at the corner of Marietta and Spring streets at the foot of the viaduct. Named for former Atlanta mayor, John T. Glenn, the Glenn Building provided office space to local businesses, manufacturers' representatives, and branch offices of national companies. In 1925, 38 different tenants occupied the building. By 1940, the U. S. Department of Agriculture occupied five floors. In 1928, the building enhanced its appeal to tenants with a parking garage (which was demolished in 1993). Later owners of the building included Palmer Properties, the John S. Candler family, the Federal Reserve Bank of Atlanta, and the City of Atlanta and Fulton County Recreation Department. Easements Atlanta purchased a historic façade easement in 1986, which later saved the building from demolition. In 2006, the building was rehabilitated as a hotel and restaurant.

The Glenn Building is significant in the area of <u>commerce</u> because of its association with the expansion of commercial activity in downtown Atlanta following the completion of the Spring Street viaduct. Designed to ease the problem of traffic, and funded by a 1921 bond issue, the viaduct was Atlanta's greatest civic structure up to that time. Commercial activity along Marietta and the surrounding streets grew rapidly with the completion of the viaduct. Glenn Building tenants have included small, local businesses, manufacturer's representatives and branch offices of national firms, in addition to the U.S. Department of Agriculture.

The Glenn Building is significant in the area of <u>architecture</u> because it is an excellent example of the Neoclassical Revival style in Atlanta in the first decades of the 20<sup>th</sup> century. The Neoclassical Revival style reinterpreted classical motifs from earlier historical styles. The Glenn Building is especially important because its ornate exterior elevations remain virtually unaltered and because it is among the few tall office buildings from the early to mid-20<sup>th</sup> century that survive in downtown Atlanta. It is also important as a work of Waddy Wood, well-known and prolific Washington, D.C., architect, who had few commissions outside of the Washington area.

#### **National Register Criteria**

A - The Glenn Building is significant in the area of <u>commerce</u> because of its association with the expansion of commercial activity in downtown Atlanta following the completion of the Spring Street viaduct.

C - The Glenn Building is significant in the area of <u>architecture</u> because it is an excellent example of the Neoclassical Revival style in Atlanta in the first decades of the 20<sup>th</sup> century. The Neoclassical Revival style reinterpreted classical motifs from earlier historical styles. The Glenn Building is especially important because its ornate exterior elevations remain virtually unaltered and because it

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is among the few tall office buildings from the early to mid-20<sup>th</sup> century that survive in downtown Atlanta.

#### **Criteria Considerations (if applicable)**

N/A

#### Period of significance (justification)

The period of significance begins with the date of construction in 1923 and ends in 1958, the end of the historic period.

#### Contributing/Noncontributing Resources (explanation, if necessary)

The nomination includes one contributing building, the Glenn Building.

#### Developmental history/historic context (if appropriate)

The following history is taken from the October 29, 2004 "Glenn Building" <u>Historic Property</u> <u>Information Form</u> that was prepared by Ray & Associates and edited by Lynn Speno, Historic Preservation Division. It is on file at the Historic Preservation Division, Department of Natural Resources, Atlanta, Georgia.

The Glenn Building was named after John T. Glenn, mayor of Atlanta from 1889-1891. During his administration many advances were instituted for the city of Atlanta including installing electric streetlights and an electric streetcar line, running water lines to Oakland Cemetery, and issuing bonds for waterworks from the Chattahoochee River. When he died in 1899, he left an estate that included a parcel of land on the southwest corner of Spring and Marietta streets, which he had purchased in 1888.

In 1908, the Glenn Estate commissioned a two-story, ferro-concrete office building, which was designed by noted architect, A. Ten Eyck Brown, and built by Southern Ferro-Concrete Company. At the time, Spring Street was on a lower level than Marietta Street. In 1922, a resolution was passed by the Atlanta City Council to buy twelve feet of the Glenn property for construction of the Spring Street viaduct. The Glenn Estate accepted the \$12,000 offer, and demolished the 1908 building after the viaduct was completed.

In 1923, the present Glenn Building was commissioned by the Glenn Estate, designed by Waddy Butler Wood of Washington, D.C., and built by George A. Fuller of Atlanta. Waddy Butler Wood (1869-1944) was a leading Washington, D.C. architect and designer who played an important role in Washington, D.C., architecture during the last decade of the 19th century and the first four decades of the 20th century. Born in St. Louis, Missouri, but raised on a farm outside of Charlottesville, Virginia, Wood graduated from the Virginia Polytechnic Institute at age 19, and moved to Washington in 1892 where he opened an architectural office. In 1902, Wood went into partnership with Edmund

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Donn, Jr. and William I. Deming. Wood remained with Wood, Donn & Deming for 10 years, when he then opened his own office. He designed a variety of buildings, including residences, banks, office and government buildings. Some of his buildings include the Chinese Embassy, the Woodrow Wilson House, the Stock Exchange Building, the Commercial Bank Building, a Southern Railroad Company office building, and two buildings in Lafayette Square for the Brookings Institute. He also remodeled the State, War, and Navy Building as an annex to the Navy Building. During World War I, Wood planned nearly fifty acres of temporary buildings for the U.S. government. His affiliation with the Democratic Party resulted in his choice as designer of the "courts of honor" for the presidential inaugurations of Woodrow Wilson in 1913 and Franklin D. Roosevelt in 1933 and 1937. One of his largest and best-known commissions was the Department of Interior Building on 18<sup>th</sup> and C streets in Washington, D.C., completed in 1936 as a WPA project. Working closely with Harold Ickes, Secretary of Interior, who personally selected him as architect for the project, the Interior Building included several innovations. It was one of the earliest Federal buildings with air-conditioning, and the first with a central vacuum system. It was also one of the first to incorporate a parking garage in the building. The Glenn Building is one of a few buildings designed by Wood outside of the Washington, D.C., area. The major body of his work was accomplished during his years of solo practice in the period between 1913 and 1935 before he retired in 1940.

Wood played a leadership role in the architecture profession, serving as president of the Washington Architectural Club and as president of the Washington chapter of the American Institute of Architects. His drawing technique was so highly skilled that his renderings were published and exhibited.

The Glenn Building was part of a commercial expansion along Spring Street that was set off by the opening of the viaduct. In this downtown area, Palmer Properties, whose chief officers were Charles F. Palmer, John S. Candler, and Asa W. Candler, owned the Palmer Building and the 101 Marietta Street Building. In 1923, John S. Candler put together a 113-foot parcel of land south of the Glenn Building on Spring Street. In 1925, Palmer Properties purchased the Glenn Building, which was adjacent to their 113-foot land parcel. In 1928, Palmer Properties commissioned Burge & Stevens of Atlanta to design and Carr Construction Company to build, a garage and office building expansion of the Glenn Building on the adjacent property that John S. Candler had sold to them the same year. National Garages Inc. of Detroit was brought in for consultation and management of the garage. Original plans included having uniformed chauffeurs to park the cars. (The garage was demolished in 1993 to make way for a new garage associated with Phillips Arena.)

The garage was to be part of the services that Palmer Properties offered to users of their buildings. Entrances were located above and below the Spring Street viaduct. With the garage, the building could be accessed without having to go outside. Palmer's concerns about convenience were voiced in the March 1928 *City Builder*. He felt that future accommodations for office buildings might include the need for landing space for dirigibles and airplanes on buildings. Tests for landing dirigibles were being conducted at that time in St. Louis, Missouri.

The parking garage was built as planned, but because of the stock market crash in 1929 and Great Depression that followed, the office-building phase of the Glenn Building expansion was not completed. In 1933, John S. Candler bought both the Glenn Building and the garage from Palmer

Section 8--Statement of Significance

Properties. His son, John S. Candler II, gained control of these properties in 1947.

Glenn Partners bought the building in 1986. They intended to pursue federal tax credits for rehabilitation and started the National Register nomination process required to obtain those credits. They also donated a façade easement to Easements Atlanta in December 1986. The Federal Reserve Bank of Atlanta bought the building in 1987. The nomination process then underway was halted at the request of the bank. The building was sold to the City of Atlanta and Fulton County Recreation Department in 1997.

Legacy Glenn, LLC purchased the building in December 2003. As part of the subdivision of the property, the address was changed to 110 Marietta Street by the city of Atlanta on June 10, 2004. Since that time, the façade has been restored, what remains of the original interior space on the first floor preserved, and a 110-room hotel opened, with function rooms on the second floor and a restaurant and lobby/bar area on the first floor. A successful tax rehabilitation project preserved the historic facades. The project was approved on May 11, 2006.

#### 9. Major Bibliographic References

"Atlanta Leads U.S. in Office Demand." The City Builder, November 1927. Atlanta, GA.

City of Atlanta. Building Permits. On file at the Atlanta History Center, Atlanta, GA.

City of Atlanta. *City Directories* 1924-26, 1930, 1935, 1940, 1945, 1950, 1955. Atlanta: Atlanta City Directory Co.

Ellis, Marion. *Historic Property Information Form.* "Glenn Building", 2004. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, GA.

Fulton County Tax parcel and courthouse records. Atlanta, GA.

Garrett, Franklin M. Atlanta and Environs, A Chronicle of its People and Events. Athens: University of Georgia Press, 1954.

Lyon, Elizabeth. *Business Buildings in Atlanta: A Study in Urban Growth and Form*. Dissertation, Emory, 1971. On file at the Georgia Institute for Technology Architecture Library.

Newton, Louie D. "Palmer Will Enlarge Glenn Building." The City Builder, March 1928. Atlanta, GA.

Sanborn Fire Insurance Maps. 1886, 1892, 1899, 1911, 1931, 1950, 1978. On microfilm at the Atlanta History Center, Atlanta, GA.

Sawyer, Elizabeth M. and Matthews, Jane Foster. *The Old in New Atlanta*. Atlanta: JEMS Publication, 1978.

Steed, Hal. "Atlanta Enjoys Steady Building Program." The City Builder, August 1924. Atlanta, GA.

Waddy B. Wood papers. Library of Congress. Internet web site: www.loc.gov/rr/mss/text/wood.html.

Withey, Henry F. and Elsie Rathburn. *Bibliographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey and Ingalls, Inc., 1970.

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

- () preliminary determination of individual listing (36 CFR 67) has been requested
- (X) preliminary determination of individual listing (36 CFR 67) has been issued date issued: May 11, 2006
- () 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 #

Section 9-Major Bibliographic References

#### Primary location of additional data:

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

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

## 10. Geographical Data

Acreage of Property less than one acre

#### **UTM References**

A) Zone 16 Easting 741476 Northing 3738268

#### **Verbal Boundary Description**

The boundary is indicated by a heavy black line on the attached map.

### **Boundary Justification**

The boundary is the current legal boundary of the building.

#### 11. Form Prepared By

#### **State Historic Preservation Office**

name/title Lynn Speno, Survey & Register Specialist organization Historic Preservation Division, Georgia Department of Natural Resources mailing address 156 Trinity Avenue, S.W., Suite 101 city or town Atlanta state Georgia zip code 30303 telephone (404) 656-2840 date February 2008 e-mail lynn.speno@dnr.state.ga.us

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

name/title Marion Ellis organization Ray & Associates mailing address 328 7<sup>th</sup> Street city or town Atlanta state GA zip code 30308 telephone 404-607-7703 e-mail bbray57@mindspring.com

- () property owner
- (X) consultant
- () regional development center preservation planner
- () other:

**Property Owner or Contact Information** 

name (property owner or contact person) Legacy Glenn LLC organization (if applicable) Legacy Property Group mailing address 250 Park Avenue West, NW, Suite 101 city or town Atlanta state GA zip code 30313 e-mail (optional) JW@legacyproperty.com

#### Photographs

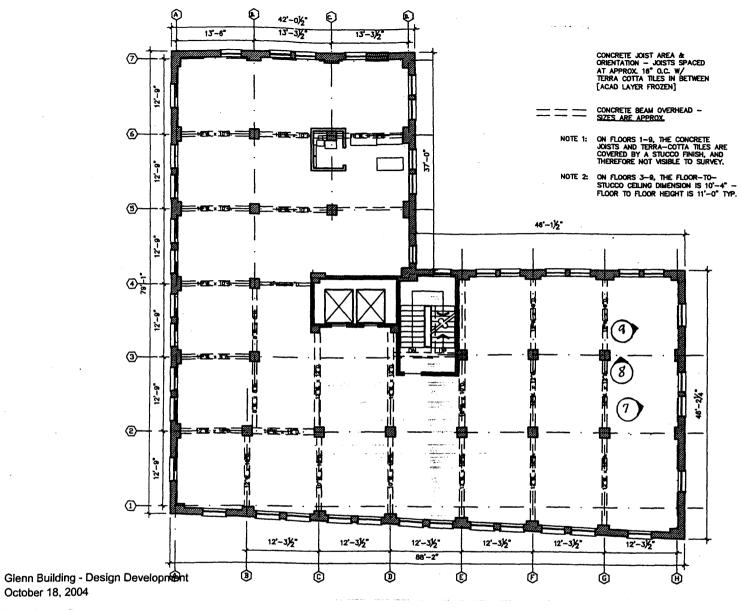
Name of Property:	Glenn Building
City or Vicinity:	Atlanta
County:	Fulton
State:	Georgia
Photographer:	James R. Lockhart
Negative Filed:	Georgia Department of Natural Resources
Date Photographed:	August 2006

#### **Description of Photograph(s):**

Number of photographs: 28

- 1. Photographer is facing south in the entry lobby.
- 2. Photographer is facing south towards the stairs in the entry lobby.
- 3. Photographer is facing southeast towards the elevators.
- 4. Photographer is facing west on the first floor.
- 5. Photographer is facing south in the restaurant area of the first floor.
- 6. Photographer is facing southeast in the restaurant area of the first floor.
- 7. Photographer is facing west on one of the upper floors.
- 8. Photographer is facing south on one of the upper floors.
- 9. Photographer is facing west on one of the upper floors.
- 10. Photographer is facing northwest from the roof deck.
- 11. Photographer is facing east from the roof deck.
- 12. Photographer is facing east on the first floor.
- 13. Photographer is facing west on the first floor.
- 14. Photographer is facing west along Marietta Street.
- 15. Photographer is facing southwest towards the corner of the building.
- 16. Photographer is facing south towards the Marietta Street façade of the building.
- 17. Photographer is facing south towards the Marietta Street façade of the building.
- 18. Photographer is facing south towards the attic level of the Marietta Street façade.
- 19. Photographer is facing west towards the Spring Street façade.
- 20. Photographer is facing west towards the terra-cotta panel on the Spring Street façade.
- 21. Photographer is facing west towards the attic level on the Spring Street façade.
- 22. Photographer is facing west towards the attic level on the Spring Street façade.
- 23. Photographer is facing northwest towards the attic level corner.
- 24. Photographer is facing northwest towards the middle level of the Spring Street façade.
- 25. Photographer is facing northwest along Spring Street.
- 26. Photographer is facing northwest along Spring Street.
- 27. Photographer is facing southeast along Marietta Street.
- 28. Photographer is facing southeast along Marietta Street.

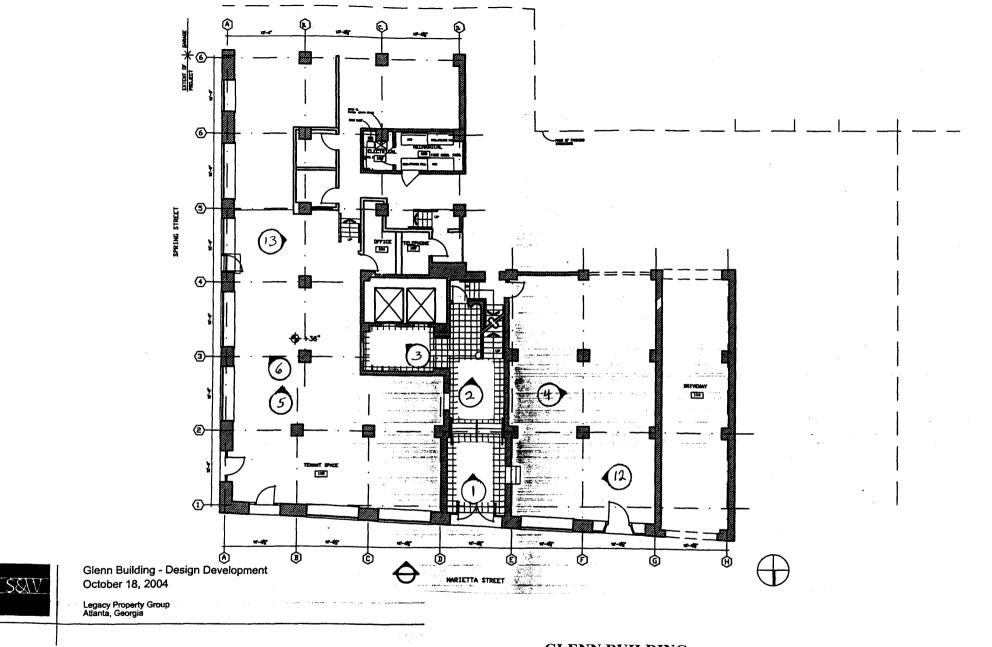
(HPD WORD form version 11-03-01)



Legacy Property Group Atlanta, Georgia

S&V

GLENN BUILDING FULTON COUNTY, GEORGIA UPPER FLOOR PLAN NORTH: ↓ SCALE: 19.5 feet = 1 inch DRAWN BY: STEVENS & WILKINSON STANG & NEWDOW, INC. PHOTOGRAPH/DIRECTION OF VIEW: ()



GLENN BUILDING FULTON COUNTY, GEORGIA FIRST FLOOR PLAN NORTH: ↓ SCALE: 19.5 feet = 1 inch DRAWN BY: STEVENS & WILKINSON STANG & NEWDOW, INC. PHOTOGRAPH/DIRECTION OF VIEW: (1)

