



**ATLANTA PRESERVATION CENTER**  
**2011 Most Endangered Historic Places List**  
*(alphabetical order)*

**1. Atlanta's Historic Downtown Street Grid**



Atlanta's historic downtown street grid is all that is left of antebellum Atlanta. Persistent efforts by the Atlanta City Council to rename streets threaten to erode this historic evidence despite neighborhood opposition.

Disregarding a 2003 ordinance intending to make street renaming more restrictive, the Council is known to have often waived the laws' requirements. The proposal to rename Cone St. was altered to include memorial street sign toppers rather than renaming. However, the proposal to rename Harris St. was passed by City Council on May 16th.

The Atlanta Preservation Center is currently in litigation over this issue.

Image courtesy of Anita Simon

Previously Listed: No

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## 2. Atlanta's Public Monuments



Atlanta's public monuments are narrative components of the historic landscapes of the City. They are in jeopardy from ongoing disregard.


An example of this is the Sidney Lanier Monument in Piedmont Park. Having been neglected for decades, the bust for the monument is currently being replicated by the APC for restoration of the monument designed by Carrère & Hastings.

Demolition, removal, vandalism, theft and lack of maintenance are also evident in Atlanta's oldest public park, Grant Park. In this park the following are known to be missing; 2 cannon, sculptures of an angel and a stag, a marble sundial and a monument to Colonel Grant.

Sidney Lanier Monument courtesy of Maria Ceballos

Previously Listed: No


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<b>3. Auburn &amp; Edgewood Avenues Commercial District – Sweet Auburn</b>		
East of Downtown Auburn & Edgewood Avenues 30312	Architect/Designer: Various	Completed: 1900 – 50's
	<p>One of the oldest neighborhoods in the City of Atlanta, its historic significance is greatly enhanced by the fact that Dr. King was born, lived and preached here.</p> <p>Sweet Auburn was designated a National Historic Landmark in 1976, and the area is part of the city-designated Martin Luther King, Jr. Landmark District. Despite its historic significance, the district has had multiple demolitions in recent years, from redevelopment, neglect, the expansion of Georgia State University and the tornado in 2008. The proposed Atlanta Streetcar travels on these streets and could have a tremendous impact on the neighborhood.</p> <p>In 1992 the National Trust for Historic Preservation recognized that it was one of America's 11 Most Endangered Historic Places. The Atlanta Preservation Center first placed the district on its Most Endangered Historic Places List in 2005. Following the APC, the Georgia Trust for Historic Preservation included the area in its 2006 list of Places in Peril. The Historic District Development Corporation (HDDC) was formed to turn the trend around, starting with houses surrounding the birth home of Dr. Martin Luther King, Jr., and working outward.</p>	
Edgewood Ave after 2008 tornado courtesy of Brandy Morrison	Previously Listed: 2005	

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<b>4. Brookwood Station</b>		
Buckhead 1688 Peachtree St. NE 30309	Architect/Designer: Neel Reid	Completed: 1918
	<p>Brookwood Station, originally Peachtree Southern Railway station, is Atlanta's only remaining passenger terminal. It was designed by noted architect Neel Reid. The significant Georgian Revival building features Palladian doorways and windows, surmounted by a moulded entablature.</p> <p>Amtrak, which currently operates the station, has recently submitted plans to relocate their operations to Atlantic Station. The fate of the historic station is unknown.</p>	
Image courtesy of Maria Ceballos	Previously Listed: No	


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<b>5. Buckhead Triangle &amp; Buckhead Library</b>		
<p>Buckhead Peachtree Road NE, Paces Ferry Road NE, Roswell Road NE, 30305</p>	<p>Architect/Designer: Various Scogin, Elam &amp; Bray</p>	<p>Circa: 1837 &amp; 1989</p>
 	<p>Buckhead Triangle, the intersection of Peachtree Rd, Paces Ferry Rd and Roswell Rd, is one of the oldest resources in Atlanta. Dating to the 1830s, it is the intersection from which all of modern-day Buckhead gets its name, from a buck's head mounted at Irby's Tavern. The intersection developed into a thriving commercial hub in the early 20th century.</p> <p>Today, many of the historic buildings have been demolished and still others are threatened with demolition due to large scale development proposals. A few historic buildings remain scattered around the area, and one of the few remaining resources is the elaborate Roxy Theater.</p> <p>A significant modern resource is the Buckhead Library. The library constructed in 1989 won many design awards including the 1993 National American Institute of Architects Award for Excellence. Scogin, Elam, and Bray also designed the Clayton County library headquarters. It was recently under threat of being demolished and replaced with contemporary Buckhead structures consisting of shopping, parking, and high end, multi-story residences. The redevelopment has recently been sold to a new developer, and plans are unknown at this time. This poses a threat to the library.</p>	<p>Previously Listed: No</p>
<p>Upper image: Buckhead Triangle 1959, courtesy Pullen Library Lower Image: Buckhead Library courtesy of Jeff Morrison</p>		

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<b>6. Constitution Building</b>		
Downtown 143 Alabama Street SW 30303	Architect/Designer: Robert & Company	Completed: 1947
		
<p>The Constitution Building, located at the northwest corner of Alabama and Forsyth Streets is also known as the Georgia Power Atlanta Division Building. The site is known as the "Heart of Atlanta" at the location of downtown Atlanta's historic railroad junction.</p> <p>This brick masonry building is a rare example of Art Moderne in Atlanta. It was constructed for the Atlanta Constitution newspaper which occupied the building until 1953. Georgia Power completed a remodel and moved into the building in 1955. Many Atlantans paid their electricity bills at this downtown location. The Constitution building has been vacant since 1972.</p> <p>The building has been repeatedly threatened with demolition. On July 14, 2010, the Georgia Department of Transportation announced its plans to hire a developer to transform the area. Requests for Proposals were distributed in 2010 with the winning developer, Cousins Properties, announced in spring 2011.</p>		
Historic image <a href="http://en.wikipedia.org/wiki/Atlanta_Constitution_Building.jpg">http://en.wikipedia.org/wiki/Atlanta_Constitution_Building.jpg</a> Current photo courtesy of Anita Simon	Previously Listed: 2003	


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<b>7. Craigie House</b>		
Midtown 1204 Piedmont Avenue NE 30306	Architect/Designer: Unknown	Circa: 1911
	<p>The Atlanta Chapter of the National Society of the Daughters of the American Revolution received its charter in 1891; the first one in Georgia and the second in the nation.</p> <p>The DAR's first home was a Massachusetts state building that was an exact replica of the Craigie House in Cambridge Massachusetts, a boarding house that Henry Wadsworth Longfellow used for years. The building at 1204 Piedmont was built in 1911 as a new headquarters and given the name Craigie House to honor the previous headquarters.</p> <p>The structure has struggled through problems throughout its life including poor construction techniques, structural damage during the Great Depression and a large magnolia tree in 1986. The property is currently unoccupied and continues to suffering from neglect.</p>	
	Image courtesy of Maria Ceballos	Previously Listed: 2001

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<b>8. Georgia Archives Building</b>		
Downtown 330 Capitol Avenue SE 30334-9002	Architect/Designer: A. Thomas Bradbury	Completed: 1965
	<p>The Georgia Archives building was designed by A. Thomas Bradbury, the architect who designed many of the government buildings around the Capitol building.</p> <p>This Modern building was completed in 1965 to house the permanent records that constitute the state's recorded history. The building was closed in 2003, when the Georgia Archives relocated its facilities to Morrow, Georgia</p> <p>According to the State of Georgia, the building suffered structural damage from proximity to Interstates 75/85 and 20. Demolition permit recently issued. Demolition delayed by state budget shortfall.</p>	
	<p>georgiaencyclopedia.org</p> <p>Previously Listed: No</p>	

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9. Georgia Institute of Technology Modern Resources		
<p>Midtown Georgia Tech Campus, North Avenue NW 30332</p>	<p>Architect/Designer: Various</p>	<p>Circa: 1939-present</p>
  	<p>There was a rapid increase in the student body at Georgia Tech after World War II. Paul M. "P.M." Heffernan was the chief designer for the expansion plans for the Georgia Tech Campus, including the first Research Building, Smith, Glenn and Tower Dormitories, the Old West Stands of the Grant Field, the Bradley Building, the School of Textile Engineering, the School of Architecture, the Price Gilbert Library, and the State Highway Laboratory.</p> <p>A number of these older buildings are under current threat of insensitive renovation or demolition to accommodate changing uses and new technology. While the successful rehabilitation of the Hinman Research Building for use by Tech's College of Architecture is an excellent example of adaptive use of a Modern building, the demolition of the Burge Apartments and the Hightower Textile Building (on APC's endangered list in 2001) demonstrate the negative aspect of the pressure to modernize campus facilities.</p> <p>The following is a representative list of endangered buildings.</p> <ul style="list-style-type: none"> <li>• Campus Master Plan (as Bush-Brown, Gailey, Architects, associated with Richard L. Aeck and P. M. Heffernan, Architects) (1944)</li> <li>• Towers and Glenn Dormitories (1947)</li> <li>• Smith Dormitory (1949)</li> <li>• (old) Architecture Building (as Bush-Brown, Gailey, Architects, associated with Richard L. Aeck and P. M. Heffernan, Architects) (1952)</li> <li>• Price Gilbert Memorial Library (as Bush-Brown, Gailey, Architects, associated with Richard L. Aeck and P. M. Heffernan, Architects) (1953)</li> </ul>	
<p>Upper image: <a href="http://commons.wikimedia.org">http://commons.wikimedia.org</a> Lower image: <a href="http://greenbuildingelements.com/tag/hinman-building/">http://greenbuildingelements.com/tag/hinman-building/</a></p>	<p>Previously Listed: No</p>	

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<b>10. Grace Towns Hamilton House</b>		
Southwest of Downtown 594 University Place SW 30310	Architect/Designer: Unknown	Completed: 1910
	<p>Grace Towns Hamilton was the first African American woman elected to the Georgia General Assembly. She grew up and lived her life near Atlanta University Center, which is where her home is located.</p> <p>The house, across the street from the historic Herndon Home, is a large four-square brick building with a full-width front porch. It is currently in a state of significant disrepair and is in need of restoration.</p>	
	Image courtesy of Brandy Morrison	

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<b>11. Hirsch &amp; Feebeck Halls</b>		
Downtown/Grady Hospital Campus 55 Coca Cola Place SE & 96 Armstrong Street SE 30303	Architect/Designer: Eugene Wachendorff Hentz, Adler & Schutz	Completed: 1922 & 1944
 	<p>Hirsch and Feebeck Halls, both on Grady Hospital's historic campus, were constructed to support Grady's nurse training operations.</p> <p>Hirsch Hall, designed by Eugene Wachendorff, was built between 1920-22 to be a state of the art nurse training facility including labs, classrooms and a library. Its distinctive features include a classical front portico, sun porches on the east side and a rooftop porch.</p> <p>Feebeck Hall, designed by Hentz, Adler and Schutz, was constructed during World War II to train nurses as part of the war effort. It is much simpler than Hentz, Reid and Schutz usually designed, due to its construction during wartime, but is ornamented by beautiful design: Georgian Revival door hoods, fine Flemish bond brickwork and double hung 8 over 12 windows.</p> <p>Both buildings are proposed for demolition by Grady Memorial Hospital.</p>	
Upper image Hirsh Hall courtesy of Brandy Morrison Lower image Feebeck Hall courtesy of City of Atlanta	Previously Listed: No	

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<b>12. Judge William Wilson House</b>		
West of Downtown 501 Fairburn Road SW 30331-2099	Architect/Designer: Unknown	Completed: 1856-59
	<p>The Judge William Wilson House, a two-story Greek Revival, is one of the rare pre-Civil War buildings still standing in Atlanta.</p> <p>A two-story portico with a second floor porch was removed in the early 1960s when a two-story frame addition was constructed on the foundations of the portico. The kitchen was southwest of the house but was demolished due to its deterioration in the 1960s.</p> <p>The Wilson House remained in the family until 1962 when Dr. Thomas N. Guffin, great grandson of the builder, sold the property to the Holy Family Hospital so that it could be used as nurses' quarters. Most recently it was used as a community center by Southwest Community Hospital.</p> <p>The property is currently not in use and is not open to the public. It is in a state of advanced deterioration and when APC last visited it, the roof was collapsing and the stone walls had significant cracks.</p>	
	Photo courtesy of Brandy Morrison	Previously Listed: 2001



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<b>13. Medical Arts Building</b>		
<p>Downtown 384 Peachtree Street NE 30308-3234</p>	<p>Architect/Designer: G. Lloyd Preacher</p>	<p>Completed: 1927</p>
	<p>At nearly 89,000 square feet, the Medical Arts Building was deemed among the most modern and well-equipped medical facilities when it opened. The building once featured a cafeteria, drugstore and telegraph office. It was also amongst the first in Atlanta to contain a covered parking garage. Today it is highly visible from the Downtown Connector.</p> <p>The 12-story brick and limestone building by architect G. Lloyd Preacher, who also designed Atlanta's City Hall, has been vacant since a four-alarm fire in 1995. Redevelopment plans have not come to fruition.</p> <p>Years of vacancy have taken their toll on the structure. Most windows are damaged and the building continues to deteriorate.</p>	
<p>Image courtesy of Anita Simon</p>	<p>Previously Listed: 2001</p>	

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14. Citizens & Southern National Bank, Moreland Avenue		
South/Southeast of Downtown 1289 Moreland Avenue SE 30316-3200	Architect/Designer: Kenneth Johnson (architect) Chastain & Tindel (structural engineers)	Completed: 1965
 	<p>The Moreland Avenue branch of Citizens &amp; Southern National Bank (C&amp;S) was the last of a series of projects designed by architect Kenneth Johnson that were commissioned by Mills Lane Jr. These projects included remodeling of a bank at Little Five Points (now known as the Star Bar), a cabin for a corporate retreat, and a branch bank on Roswell Road.</p> <p>This building's remarkable design is a response to its site located immediately to the west of Moreland Avenue and adjacent to a shopping center at 25 feet below street level. It is conceived as a curving set of six levels of spaces spiraling up around a central open court connecting the two levels of the site. The building's inward focus emphasizes views of the plantings and fountain of the central court, avoiding the visual cacophony of Moreland Avenue.</p> <p>Published in the August 1969 issue of <i>Interior Design</i> magazine, the design is described as "...making the work spaces come alive with movement and creating a kind of 'sculpture in motion.'" Johnson partnered with Atlanta-based interior designer William Trapnell on many projects, including the C&amp;S commissions.</p> <p>Vacant for years, the future of the site is unsure at this time. An application for a demolition permit was filed with the city in late 2010. At the same time, a grassroots effort to raise awareness of the building and seek an alternative to demolition was growing.</p>	
Historic image courtesy of architect Current image courtesy of Anita Simon	Previously Listed: No	

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<b>15. Morris Brown College Campus</b>		
Southwest of Downtown 643 Martin Luther King Jr. Drive NW 30314-4140	Architect/Designer: Gottfried L. Norrman William H. Parkins	Completed: 1866-99
	<p>Morris Brown College was founded in 1881 by the African Methodist Episcopal Church. The oldest individual campus in the Atlanta University complex has belonged to Morris Brown College since 1932. All of these structures were built in the 19th century:</p> <p>Fountain Hall is one of the few remaining buildings designed by Atlanta architect Gottfried L. Norrman. Opened in 1892, the Romanesque Revival building served as an administration building. It is designated a National Historic Landmark and an Atlanta Landmark Building.</p> <p>Furber Cottage, a neo-Georgian two-story structure, was built in 1899 as a model home for economics classes. It is a contributing structure in the Atlanta University Center District and is listed in the National Register of Historic Places.</p> <p>Gaines Hall is the oldest university building on the Atlanta campus. Constructed in 1869, the Italianate building was designed by William H. Parkins, the first architect to practice after the Civil War. It is a contributing structure in the Atlanta University Center District listed in the National Register of Historic Places.</p> <p>Financial and accreditation problems continue to threaten the campus.</p>	
	Previously Listed: 2007	
	Fountain Hall at left, Gaines Hall at right. Image courtesy of Brandy Morrison	

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16. Peachtree Heights West		
<p>Buckhead Peachtree Battle Avenue NW, Habersham Road NW 30305</p>	<p>Architect/Designer: Carrère &amp; Hastings</p>	<p>Circa: 1910</p>
	<p>The illustrious New York firm of Carrère &amp; Hastings did the landscape design and laid out the neighborhood. Peachtree Battle Avenue, graced with Peachtree Battle Parkway and Habersham Road, were designed as the main streets. Once hardwood forest the area became a huge landscaped residential park.</p> <p>Approximately 400 homes on large lots make up Peachtree Heights. Styles tend to classical and traditional, with more recent in-fill construction on subdivided lots.</p> <p>Prominent residences on sprawling, lush grounds showcase the work of some of Atlanta's greatest architects, including Neel Reid, Philip Shutze and Buck Crook.</p> <p>The neighborhood is currently threatened with teardown infill construction. Grand homes that once fronted Peachtree Road from Peachtree Battle Parkway north to West Paces Ferry Road have been demolished for construction of high-rises and commercial development.</p>	
<p>Image courtesy of Jeff Morrison</p>	<p>Previously Listed: 2005</p>	


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<b>17. Pickrick Cafeteria - Ajax Building</b>		
Midtown 877 Hemphill Street NW 30318	Architect/Designer: Unknown	Completed: 1947
	<p>In 1947, Lester Maddox and his wife opened the Pickrick Cafeteria on the Georgia Tech campus. The Pickrick Cafeteria is one of the sites of the struggle for civil rights in Atlanta.</p> <p>The building became central to the fight for desegregation and helped launch the political career of the later Governor Lester Maddox. Maddox refused to comply with the Civil Rights Act of 1964 and filed a lawsuit to continue his segregationist policies, stating he would rather close the restaurant than serve black people.</p> <p>The one-story structure, which Georgia Tech purchased in 1965, is currently used as an overflow space for the campus police department. Georgia Tech has imminent plans to demolish the building to create urban green space.</p>	
	<p>Image from: <a href="http://www.space.gatech.edu/digital_archive/">http://www.space.gatech.edu/digital_archive/</a></p>	

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<b>18. Rufus M. Rose House</b>		
Midtown Peachtree Street NE 30308-2228	Architect/Designer: Emil Charles Seitz, Sr.	Completed: 1901
	<p>This home is the oldest remaining house on Peachtree Street. Designed by Atlanta architect Emil Charles Seitz Sr., the Queen Anne style house was built for Rufus M. Rose who operated a distillery, R.M. Rose Co., and several shops selling his liquor, fine cigars and cigarette products. The business was forced to move to Tennessee in 1907 when Georgia became a “dry” state. For more than 50 years (1945-1998), it was the home of the Atlanta Museum, which displayed the eclectic collection of James H. Elliott, Sr., including furniture belonging to Margaret Mitchell and a Japanese Zero war plane. It was the headquarters of the Atlanta Preservation Center from 1999 through 2001. It is listed in the National Register of Historic Places and is designated as an Atlanta Landmark Building.</p> <p>The roofing has been removed, exposing it to elements. The house has been foreclosed on and needs preventive maintenance. It is currently listed for sale for \$339,000.</p>	
	Photo courtesy of Anita Simon	Previously Listed: 2007

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<b>19. Sherwood Forest</b>		
Buckhead Robinhood Road NE, Frair Tuck Road NE 30309	Developer: Haas & Dodd	Circa: 1821 Developed: 1948
	<p>Sherwood Forest is a mid-century development built on the estate of the Collier family, sometimes known called “Collier Woods.” Among the earliest settlers in the area, Meredith Collier and his family settled on approximately 2,000 acres of land alongside an old Creek Indian trail (Peachtree Street) which later became part of Sherwood Forest.</p> <p>By 1906 Meredith Collier’s sons began selling parcels of their land trust. The first tract sold became Ansley Park and Ansley Golf Club. The last tract sold was Collier Woods, purchased by the developer Haas &amp; Dodd.</p> <p>Collier Woods was promoted as Sherwood Forest, Atlanta’s most posh post-World War II subdivision. It contains many high style Ranch houses. It is laid out in the automobile oriented fashion popular in the period. The Collier home was saved and continues to remain as part of the development.</p> <p>The neighborhood is threatened by multiple demolitions and rapid infill construction.</p>	
	Image courtesy of Maria Ceballos	Previously Listed: No

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