

SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

Name: Granada Apartments

Location: 1302 West Peachtree Street NW, Atlanta, Fulton County

Description: The Granada Apartments (1302 West Peachtree Street NW) is located at the northwest corner of 16th and West Peachtree streets in Atlanta. This five-story stucco-cladded Spanish Revival-style building is one of Atlanta's early-twentieth-century garden apartments. Three historic above-grade stories form a character-defining U-shaped plan that wraps around a historic central courtyard. The building's parapet hides a non-historic deck-on-hip roof with skylights added in the 1980s, which created a fourth story of non-historic rooms. On the interior, characteristic double-loaded corridors organize three floors of what were originally apartments and are now hotel guest rooms. Historic door openings and trim and baseboards, as well as portions of historic plaster demising walls, remain extant framing these corridors. Finish materials in the lobby, lounge, and hotel rooms are largely non-historic. A partially below-grade integrated parking garage, part of the building's original construction, today partially occupied by a bar and restaurant, extends beneath most of the ground floor and courtyard.

Acreeage & Boundary Explanation: Less than one acre, following the current and historic legal boundary for the property

Period of Significance: 1924

NR Criteria & Area of Significance: Criterion C; architecture

Statement of Significance: The Granada Apartments is locally significant under Criterion C in the area of architecture, as an excellent and rare local example of the Spanish Revival/Spanish Colonial Revival style applied to an apartment building in Atlanta. Designed by the short-lived architectural alliance of Barney Havis and Augustus E. Constantine, the building embodies particularly well-executed distinctive characteristics of the Spanish Revival style. Character-defining features include the building's form framing a central courtyard; textured stucco exterior; ornately decorated entrances framed by relatively plain wall surfaces; arched loggia entrance with mosaic tile flooring; spiraled columns with classical capitals; carved low-relief terra cotta ornament; red clay tile gabled roofs, shaped parapets with finials; tiled entrance vestibules; tiled corridors; and exterior and interior cast and wrought iron ornament, including parapet grills, awning supports, balconettes, and stair rails. Comparative analysis highlights the rarity of Spanish Colonial Revival style in Atlanta, emphasizing the architectural importance of this building.

Suggested Level of Significance: Local

Sponsor: The nomination is sponsored by SRMPV Midtown LLC, and nomination materials were prepared by Heritage Consulting Group.

