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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 2 Collier Road Apartments
other names/site number N/A

2. Location

street & number 2 Collier Road
city, town Atlanta () vicinity of
county Fulton code GA 121
state Georgia code GA zip code 30309

() not for publication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:

Contributing

Noncontributing

| | | |
|------------|---|---|
| buildings | 2 | 0 |
| sites | 0 | 0 |
| structures | 0 | 0 |
| objects | 0 | 0 |
| total | 2 | 0 |

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

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.

Richard Coover
Signature of certifying official

7-20-07
Date

for 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

Date

State or Federal agency or bureau

5. National Park Service Certification

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

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC: multiple dwelling

Current Functions:

DOMESTIC: multiple dwelling

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials:

| | |
|------------|----------------|
| foundation | STONE: granite |
| walls | BRICK |
| roof | TERRA COTTA |
| other | N/A |

Description of present and historic physical appearance:

SUMMARY DESCRIPTION

Located at the intersection of Collier Road and Peachtree Street in the Buckhead area of Atlanta near Piedmont Hospital, the apartment building at 2 Collier Road is a three-story brick building built in 1929 in the Colonial Revival style (photograph 1). The three-story brick building has a rough-cut granite basement level and a side-gable tile roof with wide overhanging eaves (photograph 2). The front façade is symmetrical with two projecting porch bays. The front porches have three-story Corinthian columns that support front-gable roofs with half-timbering in the gables (photograph 3). On each floor is a porch with balustrade (photographs 3-5). There are single and paired nine-over-one sash windows with prominent cast keystones and lintels (photographs 4, 5, and 7). The central entrance has a broken pediment with an urn supported by a heavy entablature and Doric columns and sidelights on either side of the door (photograph 1). The original floor plan was 16 apartments with the majority being one-bedroom and one-bath apartments. There is a central hall on each floor with apartments on either side. The interior retains its wood-paneled doors, wood staircases, and door and window surrounds (photographs 10, 11, and 17). Individual apartments retain historic finishes and materials including wood floors, doors, door and window surrounds, moldings, and baseboards (photographs 12-16). The property originally had covered parking spaces in the form of two multi-car garages divided into individual spaces. The low concrete-block garages had flat roofs and were faced with rough-cut granite to match the basement level (photograph 9). One of the garages was recently demolished (photograph 7, remains of one wall). The rehabilitation of 2 Collier Road Apartments was approved by the Historic Preservation Division of the Georgia Department of Natural Resources for the state preferential property tax assessment program on October 5, 2005.

FULL DESCRIPTION

National Register of Historic Places **Continuation Sheet**

Section 7--Description

NOTE: The following description was prepared by William Chapman, consultant, and Marion Ellis of Ray and Associates. "2 Collier Road Apartments," Historic Property Information Form, July 14, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Two Collier Road Apartments is a three-story, brick apartment building, located about 200 feet west of Peachtree Road on the south side of Collier Road in the Buckhead area of Atlanta north of downtown. Built in 1929, in the Colonial Revival style, this simple H-shaped block is distinguished by prominent, pedimented, projecting bays supported by three-story Corinthian columns on the front façade. The building measures approximately 65 by 95 feet in plan; and, to the peak of its complex gable roof, is elevated about 50 feet above grade.

The principal, north-facing facade is three stories in elevation and lacks the prominent basement of the other sides of the building. It is divided vertically into seven bays, each defined by paired or single window units and by two prominent projecting balcony towers. The towers are surmounted by partial pediments, with gable returns, each fitted with attic windows set in plaster and wood gable-ends. Windows are double-hung, nine-over-one patterned units, each window or grouping surmounted by an over-scaled, white-colored keystone. The projecting towers include a concrete, ground-floor balcony and two additional wood balconies supported by the giant-order columns. The balconies are fitted with molded rails and turned balusters.

The east and west facades consist of two projecting blocks, flanking the broad recess of the building's central section. As with the balcony towers of the principal facade, the projecting blocks are topped by pediment-like gable ends, each including an attic window, and decorated with expanses of white-colored plaster interrupted by dark-colored vertical boards. The east and west facades include both single and grouped window openings. A third balcony tower is located in the southwest corner of the east recessed area, which is supported by a single Corinthian-order column, placed at its outside corner.

The roof is a complex gable form, with intersecting sections defined by the prominent gables of the side blocks and those of the front balcony towers. The roof is covered with red-colored, unglazed terra-cotta tiles.

Both the east and west facades sit on a high basement, created by the downward slope of the property toward the southwest and further enhanced by a retaining wall along the east edge separating the lot from the adjacent property.

The rear facade is the most utilitarian in character, but continues the ornamental treatment of the other three sides. Windows are grouped singly, in pairs, and in groups of three, and an identical, white-colored keystone surmounts each unit. The rear facade also features a projecting southeast section and a prominent, centrally placed brick chimney.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The basement and two side elevations include a tall basement story, also fitted with double-hung windows. The basement has a veneer of granite blocks, laid in a random pattern. Historic parking shelters are situated in the rear yard of the building, accessible by means of a concrete-covered driveway paralleling the east side of the building. The stone and metal parking structures provide shelter for 13 vehicles, five in the horizontal structure closest to the apartment building (no longer extant) and eight in a parallel structure sited against the south edge of the property.

The east side of the complex features a garden courtyard, framed by the shape of recess and projecting gable units and the adjacent stone retaining wall along the east side of the property. This courtyard features planting beds and concrete walkways. The southwest corner includes a grotto-like space, defined by arched supports for the balcony tower. The balcony supports include granite block piers, topped by over-scaled granite voussoirs. The west side of the building consists of a lawn area, transected by a concrete walkway.

The building retains nearly all its original historic exterior details. These include its elaborate entrance, brick exterior walls, cast-stone keystones, terra-cotta roofing tiles and front-facing, three-story balcony towers, with supporting Corinthian-order columns. The twelve-light entry door, with glazed side panels, and the apartment block's nine-over-one patterned, double-hung windows are also intact. The side and rear elevations include similar features, including single, paired and three-part window groupings, also fitted with nine-over-one patterned windows. A third balcony tower, supported by a single Corinthian-order column, is located on the east facade, in the south part of the recess defining the H-shape of the building block.

The building is supported by a stone foundation, visible particularly on the west and south sides, where the slope of the site allows for an exposed full-story basement. The basement is also partially exposed on the east side and is visible from a recessed courtyard space, created by a retaining wall following the property line in the east. The basement facing is of random-patterned granite blocks, pierced by multiple window openings, each fitted with double-hung windows. An arched opening, comprised of granite blocks, is a feature of the ornamental courtyard space; this is situated beneath the east balcony tower. A single brick chimney is located in the near middle of the rear elevation. The original furnace and boiler are no longer employed, rendering the chimney non-functional.

The original floor plan of the three-story building includes 16 apartment units. The total gross floor area is 19,492 square feet, of which 15,700 is rentable space. The current floor plan has four units on each of the principal floors and two units located in the basement area, which also includes the laundry area and the former boiler and furnace room (now used for storage). The majority of apartments are one-bedroom, one-bath units. The apartment units are accessed by shared corridors. A single, centrally located staircase extends three stories to provide access to the corridors and apartments. A separate, partially enclosed fire-stair is located on the west side.

The entryway, hall spaces, and stair well are treated simply, with plaster and gypsum-board walls and wood trim. Door surrounds feature symmetrical wood trim and non-functioning transoms. The

National Register of Historic Places **Continuation Sheet**

Section 7--Description

in square newel posts. The exposed sides of the stairs include return nosing, supported by cove molding, and molded outer strings. The inner side of the stairs features a corresponding molded inner string, matching the detailing of the hall baseboards. (The west fire-stairs have similar treatments, but substitute square balusters for round, or turned.) Lighting is provided by what appear to be original glazed brass ceiling fixtures. The halls and stairways are covered by modern carpeting, over original hardwood floors.

Apartment units similarly retain much of their original character. Walls are plaster and, in some instances, gypsum board and include wood crown moldings and picture rails. Door and window openings are fitted with wide, symmetrical wood trim. Doors are nearly all original, consisting of single-panel doors, with molded trim. Metal hinges and doorknobs, with surrounding brass plates, are also original. Molded wood baseboards extend around the perimeter of all rooms. Floors are hardwood, most of which are still exposed.

Individual apartment units are divided into small entryways, opening onto living and dining areas. Dining areas are generally separate from living or drawing rooms, separated by square arched openings. Hallways include small closets, just off the entry door. Access to bathrooms is from the bedroom or bedroom areas, itself or themselves entered from the living area. Bedrooms also include closets, accessed by single doors. Kitchens are simple galleys, with cupboards on both walls. Balconies are generally accessible via living areas or kitchens. Ceilings are about 8 ½ feet high throughout the units.

Some kitchens include original wood cabinets; others have been replaced by more recent cabinet units. Kitchen floors are nearly all covered with square vinyl tiles, covering original linoleum. Modern plumbing fixtures have replaced original fixtures in most instances. Counter surfaces are modern laminate material.

Bathrooms have been subject to fewer changes. Nearly all retain their original porcelain-glazed cast-iron bathtubs and glazed ceramic tile surrounds. Many toilet and sinks, as well as hardware, are also original.

The building and grounds have changed remarkably little since the time of the apartment building's construction in 1929. Building permit records indicate minor repairs in 1977, including the repair and installation of screens and window repairs. A major permit in 1986 corresponds to the replacement of the original hot-water heating system by air-to-air, split system heat pumps. These service each apartment individually. The new system, which incorporates air-conditioning, required the installation of ductwork and dropped soffits in individual units. Ceilings in living areas and bedrooms were covered in part by gypsum board to facilitate the new utilities. This change had little visual impact on surfaces, which were simply repainted.

Principal changes have been to the kitchen units. Most cabinets have been replaced at various times; surfaces, including counter-tops and floors, have modern finishes. Counter-tops are covered with laminates; floors have vinyl tiles, probably covering or replacing original linoleum. Kitchen cabinets and fixtures have also been replaced in all units.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

Bathrooms have been less subject to periodic change. Most retain original porcelain surfaced bathtubs and glazed tile wainscots and bath surrounds. Toilets and sinks, as well as sink hardware, are also original in many units.

Exterior changes have been minimal. Balcony screening was added at an early period, and has been replaced periodically. Windows have been painted and repaired and their historic pulley and weight counterbalances.

The property sits on a city lot of 13,983 feet (0.321 acre). The lot is rectangular in shape, measuring 80 feet along its north and south sides and 175 and 174.57 feet along its east and west sides, respectively. (The west boundary has a "legal" dimension of 175 feet; only one survey gives the alternate figure.) The building is located at the near center of the lot. A parking area, defined on the rear by a stone retaining wall, occupies the south side of the property. A west-sloping lawn area, defined by a turf surface and ornamental hedges, marks the property's entrance, covering an area of about 25 by 70 feet. There is an 8-foot setback on the east side of the property. The front of the building is about 26 feet from the city sidewalk.

The lot slopes slightly from a high point at the northeast corner toward a low point at the southwest corner. It also slopes more gradually from the front (north) to the south (rear) of the property. Storm water from the roof, front lawn and side areas and paved areas flows to on-site inlets and catch basins, connected by underground piping to the municipal storm drain system.

There is a driveway at the west side of the property (to the right side, when viewed from the front), providing access to the rear parking area. This drive, which is 7½ feet wide and occupies a 10-foot alley, is about 160 feet long. It crosses the city sidewalk at the northwest corner of the lot. The drive is of cast-in-place concrete construction, with visible control joints.

A three-foot-wide concrete path or sidewalk approaches the property from the city sidewalk at the north. The walk is about three feet wide and consists of cast-in-place concrete. A second walkway is located at the southeast corner of the building. This provides access to the side courtyard, defined by the recess of the east side of the building. The courtyard space includes defined planting areas, with brick edging, and a poured-in-place concrete seating area. The east wall of the courtyard features an exposed, rubble-masonry retaining wall, extending about 13 feet above grade in two terraces. A modern six-foot high wood fence runs along the whole east side of the property, providing screening from the parking area on the adjacent lot.

The front of the building includes a gently sloping turf lawn, divided into two sections by the entry walkway. This is contained by the concrete city sidewalk on the north and an ornamental, holly hedge following the varied shape of the building behind. Additional foundation plants, turf lawns and individual specimen trees are located along the east and west sides of the building.

Two Collier Road Apartments is located on the south side of Collier Road, about 200 feet northwest of Peachtree Road, in the Buckhead area of Atlanta. The property is flanked on the east by a private

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Section 7--Description

parking lot and on the west by a similar, three-story apartment block known historically as the Wycliffe Apartments and now called the Collier Street Condominiums.

The area is comprised of both individual houses, both historic and more recent apartment buildings. Most of the apartment complexes tend to be smaller buildings of less than 20 units. Nearby houses date mostly to the early part of the 20th century and display a variety of historical styles. The area includes a number of historic residential communities, including the early 20th-century designed community of Brookwood Hills, located east of Peachtree Road, just opposite Collier Road.

The area immediately around 2 Collier Road Apartments is predominantly suburban and dispersed in character. Peachtree Road itself includes a mix of residential and commercial uses, including more recent, freestanding office buildings, restaurants, strip shopping areas and automobile service facilities. Piedmont Hospital is located on the north side of Collier Road, nearly opposite 2 Collier Road Apartments.

Collier Road is a tree-lined street, with city-maintained sidewalks. Once a two-lane street, Collier Road is now a four-lane street providing access to several other historic residential areas, including Collier Commons, and also Ellsworth Park to the west.

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
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance:

1929

Significant Dates:

1929—date of construction

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

National Register of Historic Places Continuation Sheet

Section 8—Statement of Significance

Statement of significance (areas of significance)

The Collier family was one of Atlanta's early pioneer families, arriving in 1822, and would eventually own vast tracts of land from Five Points to Buckhead. George Washington Collier (1813-1903), an astute businessman, owned approximately 600 acres of land, which would be sold off after his death and developed into Atlanta's premier early 20th-century subdivisions such as Brookwood Hills, Ansley Park, and Sherwood Hills. His younger brother, Andrew Jackson Collier, owned 202 ½ acres off Peachtree Road, which his heirs subdivided in the mid-1920s. The property at the intersection of Collier Road and Peachtree Street was sold to real estate developer Henry M. Rice, who constructed 2 Collier Road Apartments. Rice sold the property in 1936 and it passed through a series of owners. From its construction in 1929 through the 1980s, the building's tenants were generally middle- to upper-middle class young couples, single professional, retirees, and widows. The building was recently rehabilitated into condominiums.

Two Collier Road Apartments is significant in the area of architecture as a good example of an early-20th-century, Colonial Revival-style apartment building. The building retains its Colonial Revival-style character-defining features including a rusticated basement level with running bond brick veneer on the main levels, a classical central entrance with broken pediment and Doric columns, and symmetrical front façade. The interior of the building and individual apartments also retain their historic interior finishes and materials.

Two Collier Road Apartments is significant in the area of community planning and development as a good example of the "big house"-type of apartment building built in Atlanta during the 1920s and 1930s. The "big house"-type of apartment is a single, freestanding, multi-story, apartment building built to resemble a very large house and is found in Atlanta in or adjacent to neighborhoods of single-family houses. The building is representative of changing residential patterns in Atlanta in the early 20th century. A rapid increase in the white middle-class population, rising property values, access to streetcar lines, and the rise of automobile transportation led to the construction of apartments north and east of downtown Atlanta, primarily in the Midtown area and along Peachtree Street and Ponce de Leon Avenue.

National Register Criteria

Two Collier Road Apartments is eligible for listing in the National Register of Historic Places under Criterion A as an excellent example of a 1929 "big-house" apartment built in Atlanta during a period of changing residential patterns and rapid apartment building construction. The building is eligible for listing in the National Register under Criterion C as an excellent and intact example of an early-20th-century Colonial Revival-style apartment building.

Criteria Considerations (if applicable)

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Period of significance (justification)

The period of significance is 1929, the date of construction.

Contributing/Noncontributing Resources (explanation, if necessary)

The two contributing buildings are the apartment building and the historic covered parking garage.

Developmental history/historic context (if appropriate)

The following developmental history was prepared by William Chapman, consultant, and Bamby Ray of Ray and Associates. "2 Collier Road Apartments," Historic Property Information Form, July 14, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

The early history of 2 Collier Road Apartments, is closely tied to the Collier family name. Andrew Jackson Collier, the original owner of the land, was the son of Meredith and Elizabeth (Gray) Collier, who were among Atlanta's earliest settlers. Andrew was also the younger brother of George Washington Collier, a noted Atlanta businessman, one of the city's first postmasters, a successful property developer, and one-time lessor of the Aragon Hotel, Atlanta's leading hotel from 1892 until its demolition in 1930 – coincidentally just after the construction of 2 Collier Road Apartments.

The Collier name and Collier family are particularly associated with the Peachtree Road corridor of Atlanta. Meredith Collier and his young family originally moved to what was to become Fulton County from what was later Gwinnett County in 1822. Meredith at first worked as an overseer for another Atlanta pioneer, Joel Pritchett, also from the area of Gwinnett County. Shortly afterward Meredith Collier purchased several lots in the 17th District of what was originally Henry, and later Fulton, County. Meredith Collier farmed the land, growing corn and later cotton, and together with his wife Elizabeth Gray raised 15 children on their property. Among these was Andrew Jackson Collier, later owner of the land comprising the Collier Road property.

George Washington Collier, Andrew Jackson's older brother, the fifth child and third son, was to become the most prominent of the Collier offspring. In 1845, George "Wash" Collier, then aged 32, purchased a piece of property at the corner of Decatur and Peachtree streets, at the site of what is now Five Points. Here he built a one-story frame building, which served as a store and also as a post office; Collier was appointed as the third postmaster for Marthasville (the name of Atlanta at the time), a job he owed to the local Democratic Party leadership. The post office was located on the porch of the building, facing Peachtree Street, helping to give prominence to this location.

Replaced as postmaster in 1849, George Washington Collier rented out his property at Decatur and Peachtree streets, retiring to the family property north of the city. The original wood building was replaced by a two-story brick office block, which burned during the Civil War, but replaced again in the Reconstruction period. George Washington Collier devoted most of the rest of his life to farming,

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

in what was to become Ansley Park and the Sherwood Forest areas of Atlanta, eventually inheriting the family homestead, east of Peachtree Road, in what became the Brookwood Hills subdivision.

Approached by a syndicate in the early 1890s to purchase his Five Point's property, Collier refused to sell, preferring instead to lease his land on the corner of what was then Ellis and Peachtree streets for future development. In 1892 the Aragon Hotel, one of Atlanta's best-known hotels, was opened at the site. Six stories high and serviced by four hydraulic lifts, the 125-room Aragon became Atlanta's most fashionable hotel, rivaling the earlier, and smaller, Kimball and Markham Houses. The Aragon remained one of Atlanta's principal hotels until 1930, when it was replaced by the Collier Building, which still stands on the site.

In later life, George Washington Collier became famous as one of the city's oldest living "pioneers." Residing at the family farmstead until his death at age 90 in 1903, Collier was noted for his frugality and lack of social pretension. His obituary in the Atlanta *Constitution* portrayed his life as paralleling that of Atlanta:

The shadows in the vast stretch of woods to the north of the city will deepen into gloom today and the winds will wimper [sic] plaintively in the swaying pines, for the lord of the rich domain is to leave it forever and ever.... Those woods are but a remnant of the trackless wilderness George Washington Collier's boyhood eyes saw when he first came here 80 years ago. And his coming was a strange journey into an unknown land. But decade after decade he remained, watching the forest fade away and a beautiful city, populous and busy, growing into being where the Indian hunted and herds of deer browsed unmolested.... He died in the midst of his primitive forest, though in the lapse of years this woodland had come to be worth many hundreds of thousands of dollars (*Atlanta Constitution* June 21, 1903).

George Washington Collier wisely held onto his property east of Peachtree Road, as well as other lots. His principal holdings were land lots 103, 104, and 105 of the 17th district, estimated at as many as 600 acres. As early as 1900 he was offered \$600,000 for his land, an offer, as with his Five Points lot, he refused. By the post-World War I period, it was evident that the family would have to give into development pressures. Ansley Park and Sherwood Hills were among the first large subdivisions developed out of the Collier property; Brookwood Hills, one of the most carefully planned new developments, followed in 1922.

Brookwood Hills, which is located east of Peachtree Road, just opposite Collier Road and the later site of 2 Collier Road Apartments, helped set the tone for development in the north Peachtree area. Aimed at a high-end clientele, Brookwood Hills featured a pattern of cul-de-sacs and enclaves serviced by a curvilinear street network. Emphasizing the natural, rolling terrain of the area, the streets faced large, deep lots, which in turn retained much of the rural character of the old Collier property. Accessible from the streetcar running along Peachtree Road and by the Brookwood railway station, Brookwood Hills also included wide, tree-lined streets and public park and recreation areas. Minimal house costs were set at \$10,000 for the original lots along Woodcrest and Northwood avenues and at \$7,500 for smaller lots lining Huntington Road, an originally separate development

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

later incorporated into Brookwood Hills (*Brookwood Hills*, neighborhoods, subject file, Atlanta History Center Archives, n.d.).

Brookwood Hills helped set the precedent for other developments in the area and also made Peachtree Road and the area north of downtown Atlanta a fashionable area for new suburbanites. Other similar developments of the same period would include Ardmore, Colonial Homes, and Collier Commons, many located on the west side of Peachtree Road. Parks, such as Loring Heights, Ardmore, Pershing Point, and the larger Atlanta Memorial Park, further encouraged suburban development in the area.

An examination of the *Sanborn Fire Insurance Maps* for the years 1911 through 1925 show the nature of residential development along Peachtree Road. Lots along what was already known as Collier Road were generally large, in some cases occupying whole blocks. Houses in the area of Collier, Kilgore, Emery, and Holley roads were typically large, with one house to the lot; a few lots included multiple houses, but again of substantial size. Most houses also included barns and other outbuildings, such as servants' dwellings.

The advent of streetcars had done much to encourage development in this former rural area. The older horse car lines were replaced, beginning in 1889, by electric streetcars introduced by Atlanta entrepreneur Joel Hurt. Hurt, Frank Rice, and others introduced streetcars to Edgewood Avenue and hence to Inman Park and also to Highland Avenue, Jackson Street, and Boulevard. Other lines added toward the end of the century included those along Peachtree, West Peachtree, and Whitehall streets. By the early part of the 20th century, the whole system had been reorganized under two systems, the Atlanta Rapid Transit Company and the Atlanta Consolidated Street Railway Company, itself brought together as a single system by H.M. Atkinson. The streetcar system further pushed residential development out from the city center, including unincorporated areas such as northern Peachtree Road, by the 1920s.

Another important trend was the introduction of apartment houses. Encouraged by growing population densities and rising land values, apartments became increasingly acceptable as a means of residence for a wider selection of the population. An article in *The City Builder*, a publication of the Atlanta Chamber of Commerce, in 1929 emphasizes this change of attitude:

The apartment appears especially to appeal to two types of family – younger folks just getting married and older folks with their children married off – though there are hundreds of good-sized families among the apartment dwellers. The advantage, they claim, is that an apartment saves work and worry and if the monthly bill is greater than that of a private home, it is so unvarying that the family budget can be arranged to meet it (*The City Builder*, November, 1929, p.33).

Apartments were convenient for pedestrians and streetcar commuters, but also catered to renters with cars, available in greater numbers by the 1920s. The Atlanta Apartment House Owners Association estimated in 1929 that there were between 550 and 600 apartment blocks in the city, comprising a total of approximately 7000 units. The total population of apartment dwellers in the city

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

– with a population then estimated at 361,000, for the greater metropolitan area (*The City Builder*, September, 1929, p. 26) – was placed at over 30,000. As *The City Builder* reflected: "Peachtree Road is filling up with [apartments], all the way to Buckhead, six and seven miles from Five Points." (Ibid.) For busy roads and thoroughfares, such as Collier Road, apartment developments became an inevitable outcome.

In the mid 1920s, the heirs of Andrew Jackson Collier, George Washington Collier's younger brother, decided it was time to take advantage of their bountiful real estate holdings off Peachtree Road. Andrew Jackson Collier, like his brother, had been conservative with the family land. He held several lots near the family homestead, including Land Lot 110 of the 17th District of Fulton County. This large, 202 ½ acre lot was subdivided into individual parcels in 1925 by O.F. Kauffman, Civil Engineer, and recorded in Plat Book 12. The survey allowed for the sale of individual lots of land, primarily for individual residences, but also for apartments and commercial structures, especially along increasingly busy Peachtree Road. The site that was to become 2 Collier Apartments would be lot number 15 and part of lot 16.

Interestingly, a number of restrictions were set upon the property, including lots 15 and 16, the previous year. Typical of covenants of the time, the restrictions were to hold for 20 years from the date of inscription, May 1, 1924. These included:

- 1) The property could not be "sold, rented or otherwise disposed of to persons of African descent;"
- 2) No use of the property could be applied that could be considered "a nuisance" or that could "injure the value of any neighboring lots;" use for stores, hospitals, or sanitariums was also not allowed (although apartments were permitted);
- 3) The layout and orientation of the property had to conform to the existing plots and frontages;
- 4) No building erected on a given plot could cost less than \$7,500;
- 5) Buildings had to be set back at least 30 feet from the street, with "porches, terraces and other projections" extending no more than 10 feet from the body of the building;
- 6) The sellers have a continuing right to install improvements, such as water and sewage lines, etc.;
- 7) Purchasers and subsequent owners were legally culpable for any infraction of the restrictions.

The sellers at the time were Mrs. Amanda Collier [possibly Andrew Jackson Collier's widow, but more likely his son's widow], Thomas J. Collier [his son or grandson], Mrs. Mary Lena Pope [daughter or granddaughter], Mrs. Annie Lou Minor [daughter], Meredith Collier [son or grandson], and Andrew

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Section 8--Statement of Significance

Jackson Collier [son or grandson]. The purchaser was Henry M. Rice, an Atlanta real estate developer and probably a relative of the better-known streetcar entrepreneur Frank Rice. (No specific information on Henry Rice has been found to substantiate this link). The property transfer was recorded on February 7, 1928 (Deed Book 1127, pp.214-16). Construction of 2 Collier Road Apartments began soon afterward, to be completed by early the following year.

Two Collier Road Apartments was to be the first of several apartment blocks built along Collier Road. Others included the Wycliffe Apartments, constructed next door, the Merpill Apartments, west of Wycliffe Road, the Westchester and Wiltshire Apartments, further along the street. Number 22-24 Collier Road Apartments was the last of the row of six large units and was located at the corner of Collier Road and Anjaco Road. Anjaco Road stood for An[drew]-Ja[ckson]-Co[llier] the original owner and also the name of the subdivision, the A.J. Collier Property. All of these units were built around 1929-30 and followed the same general pattern.

With the exception of 22-24 Collier Road and the Merpill Apartments, each of the new apartment blocks were H-shaped in plan; 22-24 Collier Road and Merpill were longer, rectangular blocks. Another large apartment block was built on the north side of Collier Road, at the corner of Peachtree; one more was located west of Anjaco Road. Three other blocks filled the corner of 28th Street and Peachtree Road to the south.

Other kinds of commercial and institutional developments also sprang up along Peachtree Road. Service stations and shops were spaced along the road frontage, mostly on the west. Piedmont Hospital, which eventually expanded down to Collier Road, was located at the foot of Brighton Road. Two Collier Road Apartments later would benefit from the proximity with the hospital and became the home of a succession of hospital technicians, doctors and nurses over the years. The first listing of tenants living in 2 Collier Road Apartments was in 1929. At this time, 12 of the 16 units were filled. Occupants included: Eugene T. Chambless; George E. Stinsman, a traveling salesman, and his wife Antoinette E.; Muirah B. Hodges, the district manager for Chicago Belting Company, and his wife Margaret B.; Henry M. Rice, the building's developer, and his wife Sallie M.; Fort Adams and his wife and family; Ulysses B. Burkett, a dentist, and his wife Martha J.; John S. Coleman, a traveling salesman, and his wife Louise; Russell S. Bellman, and engineer with the H.A. Hoffman Company and wife Katherine; John A. Lewis, a claims adjustor with the GA Casualty Company and his wife Elsie M.; Joseph M. Needham, a traveling salesman, and his wife Edna; Fletcher H. Baily, also a traveling salesman, and his wife Grace W.; and Richard R. Dean, a supervisor at Southern Bell.

In 1930, new tenants included Mrs. Alice L. Chambless, widow of Eugene F. Chambless; Roy W. Webb, a manager with Sears and Roebuck, and his wife Iola E.; Thomas M. Kane, a physician with offices at Edgewood Avenue, and his wife Henrietta; and Robert G. Spillman and his wife Jewel (*Atlanta City Directory* 1929, 1930). Many of the other original tenants, including the owner, Henry M. Rice, still remained.

The year 1930 was also the first year also to list residents among apartment buildings at Numbers 1, 5, 6, 18 and 20 Collier Road. Number 22-24, another early block, listed tenants the same year as 2 Collier Road.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Subsequent years witnessed a similar range of tenants at 2 Collier Road Apartments. The year 1931 listed a lawyer, a manufacturers agent, and a department manager at Courts and Company. In 1940, 2 Collier Road Apartments included an investigator with the IRS, several salesmen, an insurance underwriter, a draftsman, and several managers. Nearly all the tenants were married, with no children, suggesting they were young people at the beginning of their married life. (That the units were all one bedroom apartments made larger families less likely.) In 1940 all units also had telephones.

By the 1950s, the number of nurses and hospital technicians residing at 2 Collier Road Apartments had increased, reflecting the expansion of the Piedmont Medical Center as well as other hospitals in the vicinity. The number of single occupants also increased, so that by the 1960s nearly half of the listed tenants were single persons. The last city listing was in 1991, by which time only four tenants were listed, all of them single (*Atlanta City Directories*, 1929, 1930, 1931, 1940, 1950, 1960, 1970, 1980, 1991).

The apartment block went through a succession of owners during the same period. In 1936 Henry M. Rice sold the building to A.A. Greene, who appears to have been one of the investors in the property from the beginning; the first mortgage was held by Williamson-Inman Company, with subsequent liens held by the Phoenix Mutual Life Insurance Company and others. Greene held onto the property until 1946, when it was sold to William B. Hall. In 1955, Hall sold the building to the Camballton Plaza Corporation; the Adams-Gates Company purchased the building in 1963. Subsequent owners included the Modern Development Company of Montgomery, Alabama (1963), the Modern Development Company (1964), the Brookwood Development Company (1964), the Bailey-Johnson Heights Company, Inc. (1968), the Mews Development Corporation (1977), Thomas E. Puett (1984), and Collier Associates (1986).

Two Collier Road Apartments was little altered throughout this time. The building was consistently well maintained and remained a "respectable" residence for young couples, single people, and retirees well into the 1970s. By the 1980s, the tenants included more single people and students, many of whom would have been "priced out" during the early years of the complex, when it was still a new and fashionable building.

The 1980s and 1990s represented a period of stagnation and decline for the property. As the record of property transfers indicated, 2 Collier Road Apartments became a purely speculative rental property and the "special qualities" of its early years diminished. Bathrooms and kitchens were moderately refurnished and repaired, but overall the condition of the building deteriorated over the years. Permits in 1977 and 1986 addressed some of the needs of deferred maintenance; that of 1986 included replacement of the original heating system and installation of central air conditioning. Apartments also were painted and re-carpeted on an "as-needed" basis, usually when there was a turnover of tenants. This practice had the effect of keeping the units fresh looking, but also added layers of paint over architectural details. The property, while still functional, is in need of more thorough refurbishing and repair. The property has now been rehabilitated.

Two Collier Road Apartments is an excellent example of a 1920s-period, smaller apartment block in

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the greater Atlanta area. It reflected changes in residential patterns in the early 20th century, from single-family homes to multi-unit apartments, itself an outcome of rising property values and developmental pressures in Atlanta generally. The building's design and decoration are reflective of architectural tastes of the period, and the desire to incorporate architectural features common to single houses into the planning and design of larger units. Two Collier Road Apartments well fit the scale of surrounding residential developments, evidencing a shift in expectations for properties along busy thoroughfares such as Collier Road, and properties closer to public transportation along Peachtree Road.

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Section 9—Major Bibliographic References

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"Study of a Pioneer," *Atlanta Constitution*, June 21, 1903 [Obituary, George Washington Collier].

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued
date issued:
- 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 Less than one acre.

UTM References

A) Zone 16 Easting 741223 Northing 3743790

Verbal Boundary Description

The National Register boundary is indicated on the attached tax map drawn to scale with a heavy, black line.

Boundary Justification

The National Register boundary is the current legal boundary and the remaining property historically associated with the building.

11. Form Prepared By

State Historic Preservation Office

name/title Gretchen A. Brock/National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** July 19, 2007
e-mail gretchen_brock@dnr.state.ga.us

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

name/title William Chapman
organization
mailing address PO Box 61882, Manoa Station
city or town Honolulu **state** Hawaii **zip code** 96839-1882
telephone (808) 956-8826
e-mail w_chapman@hotmail.com

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

name/title Marion Ellis
organization Ray and Associates
mailing address 328 7th Street
city or town Atlanta **state** Georgia **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) Chris Faussemagne
organization (if applicable) Buckhead Collier Partners, LLC
mailing address 950 Lowery Boulevard, Suite 18
city or town Atlanta **state** Georgia **zip code** 30318
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: 2 Collier Road Apartments
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: November 2006

Description of Photograph(s):

Number of photographs: 17

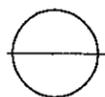
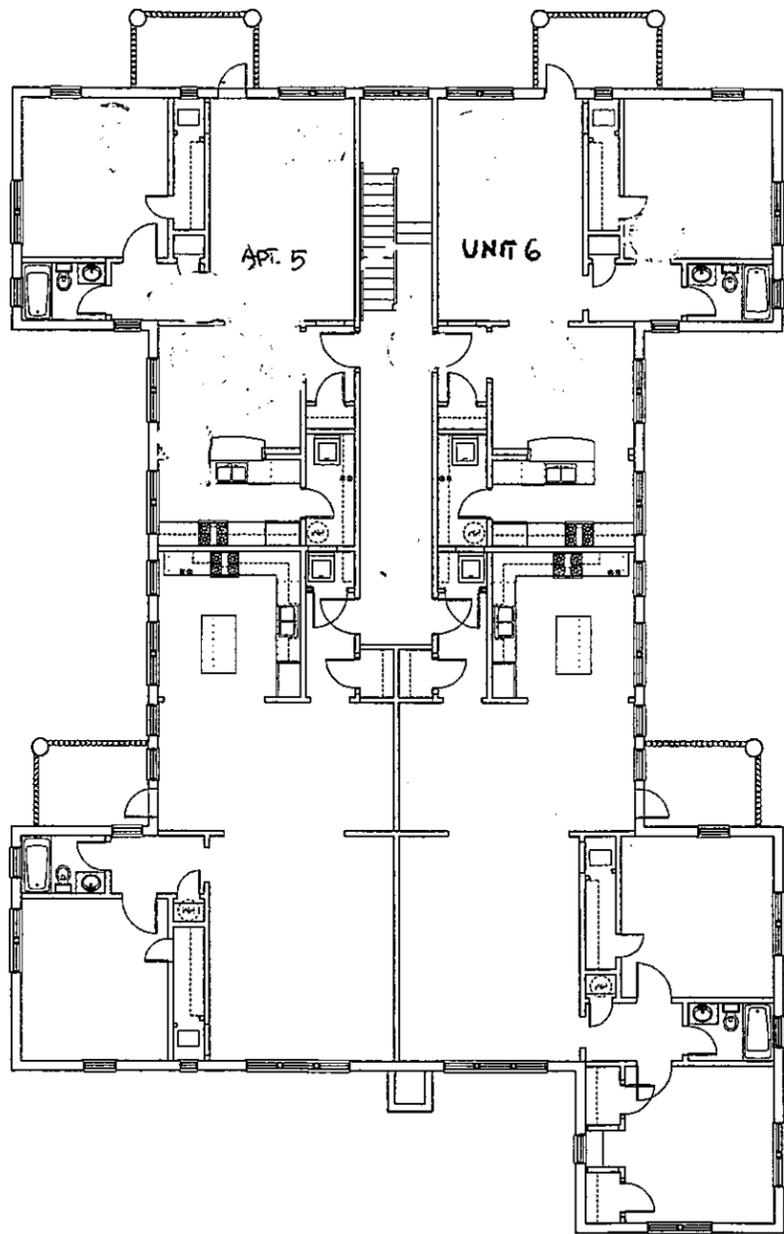
1. Front façade; photographer facing south.
2. Detail, front facade; photographer facing southeast.
3. Detail, front façade; photographer facing west.
4. Detail, second floor balcony; photographer facing east.
5. Detail, second floor balcony; photographer facing west.
6. West façade; photographer facing southwest.
7. South (rear) façade; photographer facing east.
8. East façade; photographer facing northwest.
9. Covered parking; photographer facing west.
10. Interior, main stair; photographer facing northeast.
11. Interior, main stair; photographer facing northeast.
12. Interior, representative apartment; photographer facing north.
13. Interior, representative apartment; photographer facing southwest.
14. Interior, representative apartment, window detail; photographer facing northwest.
15. Interior, representative apartment, photographer facing west.
16. Interior, representative apartment; photographer facing west.

National Register of Historic Places **Continuation Sheet**

Photographs

17. Interior, rear staircase, first floor; photographer facing east.

(HPD WORD form version 11-03-01)



PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

AUGUST 17, 2005

07000937

2 COLLIER ROAD APARTMENTS
 FULTON COUNTY, GEORGIA
 FLOOR PLAN—SECOND AND THIRD FLOOR

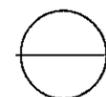
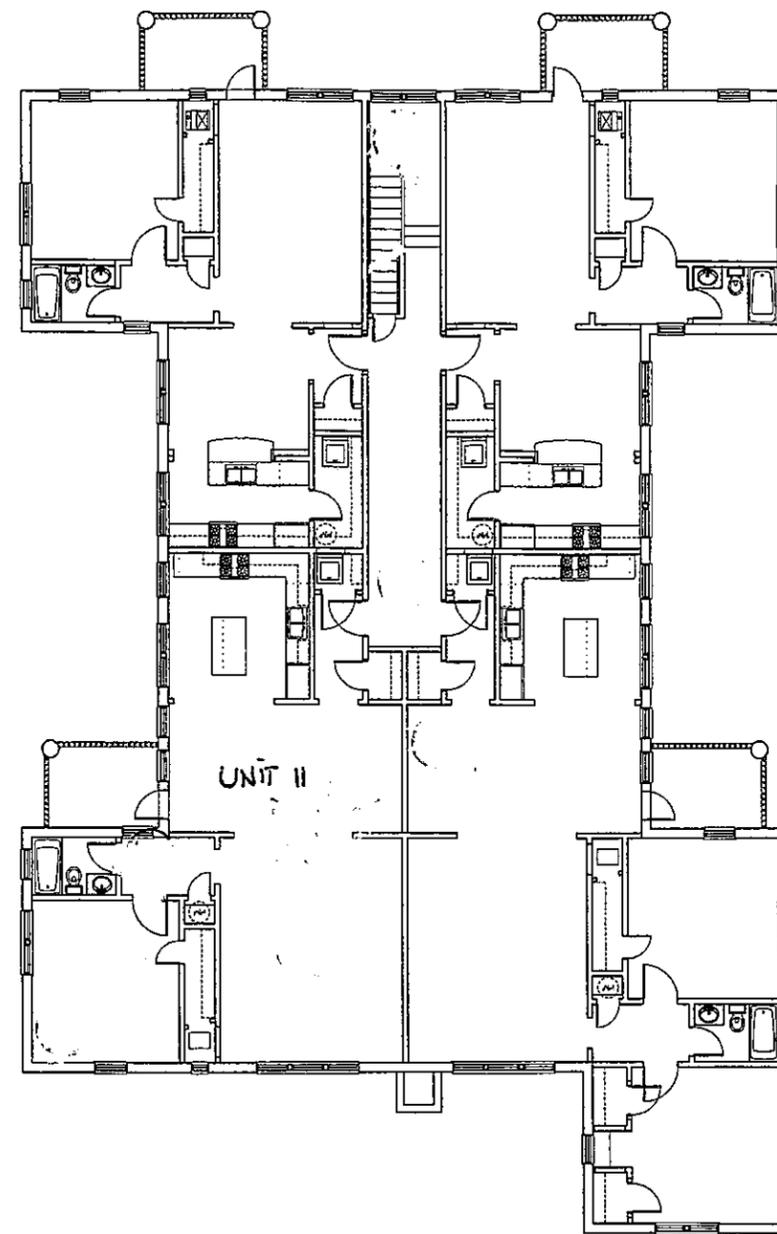
NORTH: 
 SCALE: 1/16" = 1'

SOURCE: PROPERTY OWNER

Atlanta, Georgia 30309

Apartment Rehabilitation

2 COLLIER ROAD
 ATLANTA, GEORGIA 30309



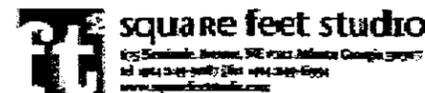
PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

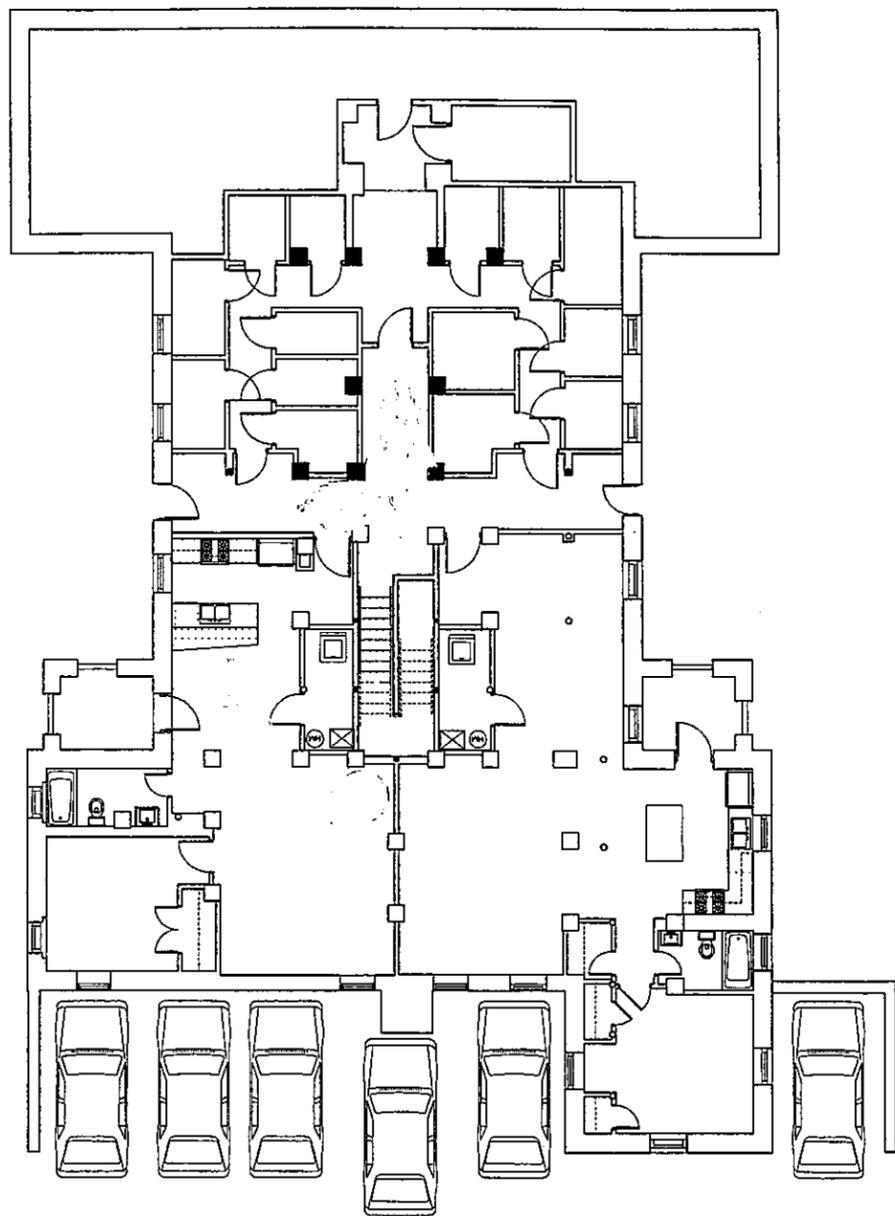
AUGUST 17, 2005



0 4 8 16 32



175 Scenic Avenue, SE Atlanta Georgia 30317
 Tel: 404.522.9877 Fax: 404.522.6994
 www.squarefeetstudio.com




PROPOSED TERRACE LEVEL PLAN
 1/16" = 1'-0" AUGUST 17, 2005

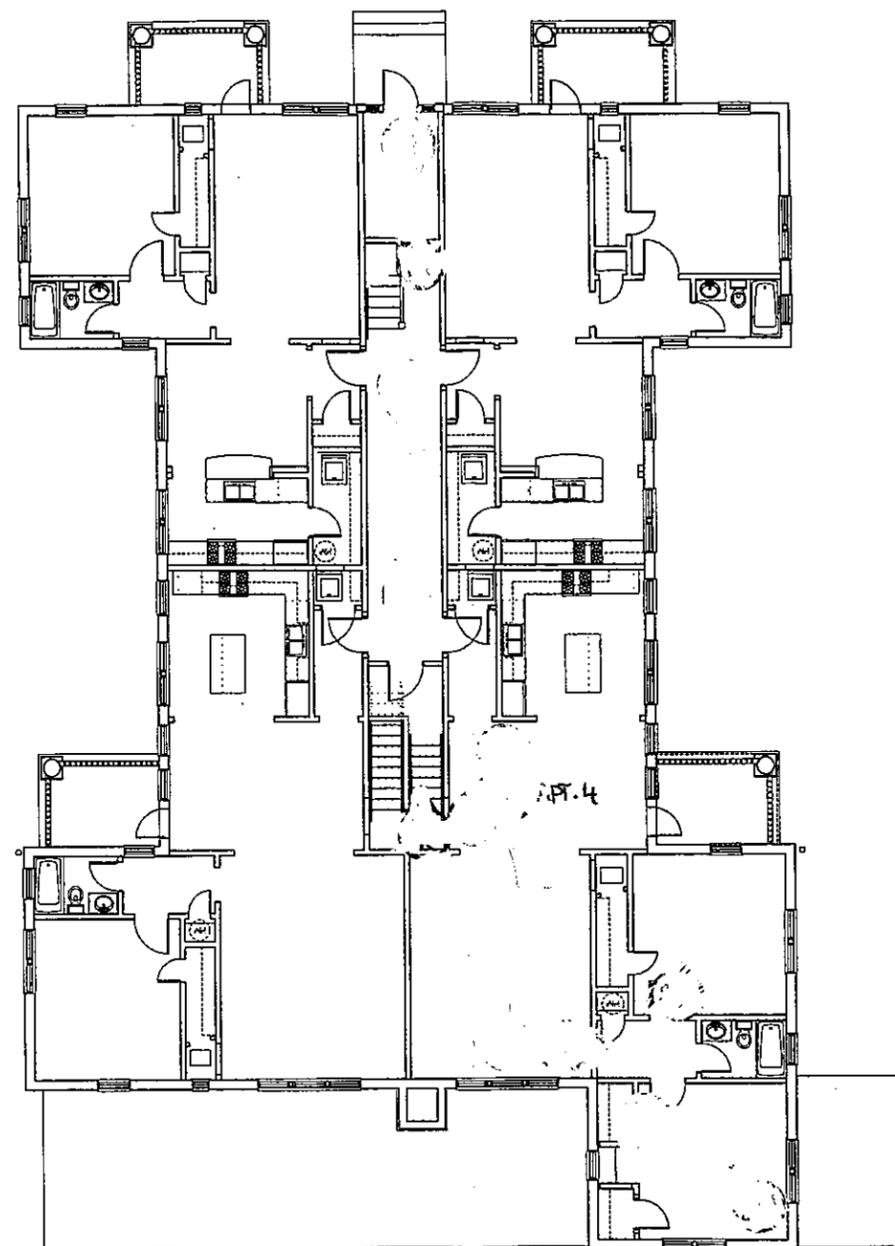
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2 COLLIER ROAD APARTMENTS
FULTON COUNTY, GEORGIA
FLOOR PLAN—BASEMENT AND FIRST FLOOR
 NORTH: 
 SCALE: 1/16" = 1'
 SOURCE: PROPERTY OWNER

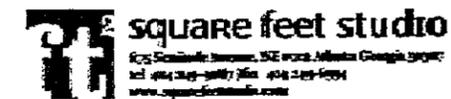
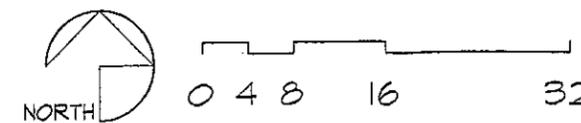
Atlanta, Georgia 30309

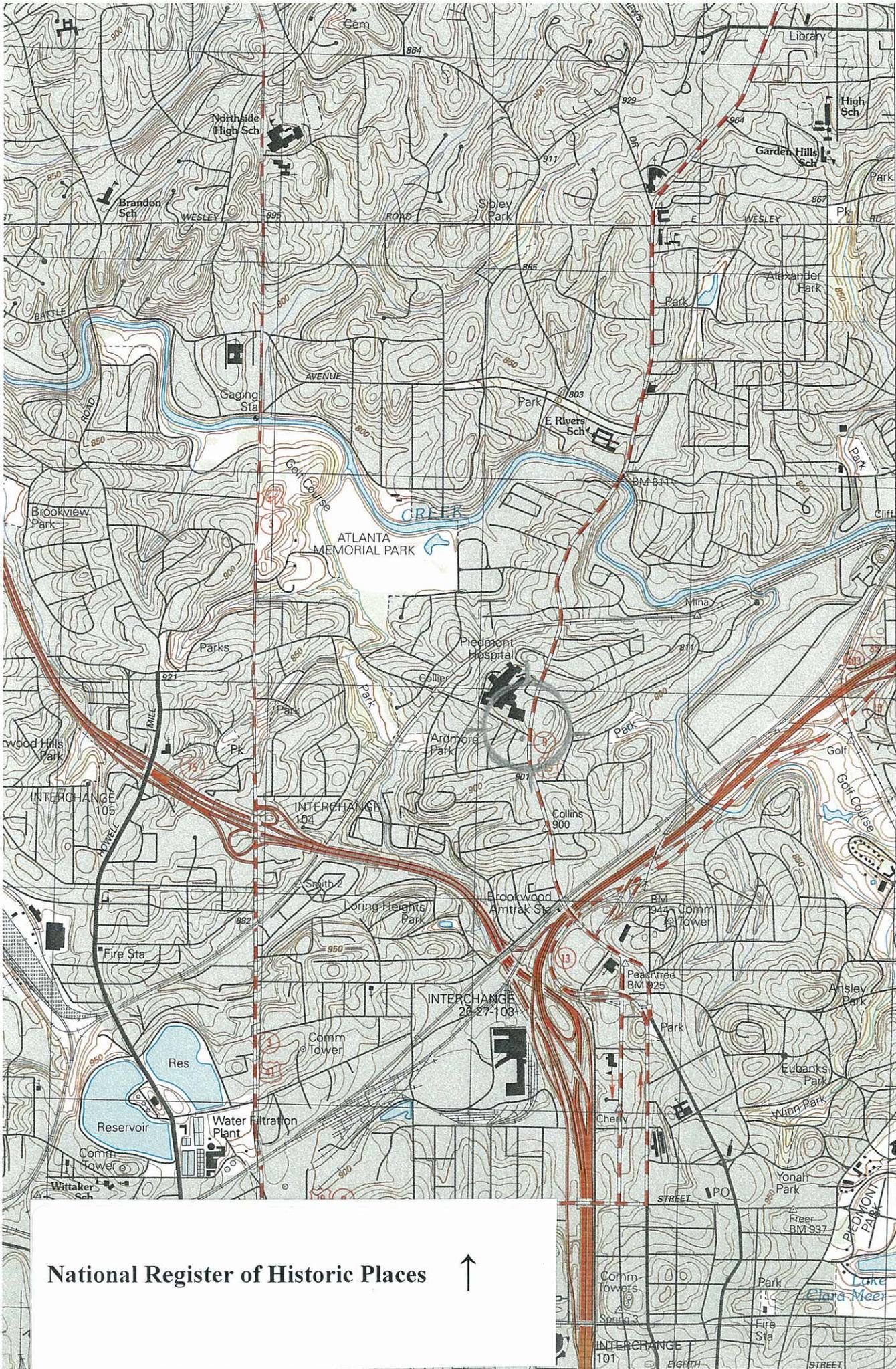
Apartment Rehabilitation

2 COLLIER ROAD
 ATLANTA, GEORGIA 30309




PROPOSED FIRST FLOOR PLAN
 1/16" = 1'-0" AUGUST 17, 2005





37°47'
50'
37°46'
37°45'
37°44'
37°43'
47°30"
37°42'
37°41'

National Register of Historic Places

