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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 22-24 Collier Road Apartments
other names/site number N/A

2. Location

street & number 22-24 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() not for publication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:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

Contributing resources previously listed in the National Register: 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.

W. Ray Luce

7-20-07

Signature of certifying official

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: Mediterranean Revival

Materials:

foundation	BRICK
walls	BRICK
roof	TERRA COTTA
other	STUCCO

Description of present and historic physical appearance:

SUMMARY DESCRIPTION

Located at the intersection of Collier and Anjaco roads in the Buckhead area of Atlanta near Piedmont Hospital, the apartment building at 22-24 Collier Road is a three-story brick building built in 1929 in the Mediterranean Revival style (photograph 1). The building is a large, rectangular, three-story, brick building with a flat roof and low, hipped, terra-cotta tile parapets on the front and side facades. The two bays with the main entrances are stucco covered and have rectangular parapets that pierce the roof, which distinguishes them from the other bays (photograph 2). There are copper roofs supported by metal posts over the entrances (photographs 3 and 4). The basement level is stucco-covered concrete (photographs 9 and 10). The front façade is symmetrical with six-over-one sash windows grouped in twos and threes. On the rear façade, the basement level has individual covered parking spaces and there are metal fire stairs (photographs 5-7). The entrance foyer for each of the main entrances retains its interior finishes including plaster walls and ceilings, wainscoting, and wood doors, door and window surrounds, and staircases (photographs 11-13). The original floor plan was 14 apartments in the building with an apartment on either side of the staircases on each floor and two units in the basement. Individual apartments retain historic finishes and materials including wood floors, doors, door and window surrounds, moldings, and baseboards (photographs 14-18). Landscaping consists of sidewalks, a narrow grass front lawn, and foundation plantings. The rehabilitation of 22-24 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.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

FULL DESCRIPTION

NOTE: The following description was prepared by William Chapman, consultant, and Marion Ellis of Ray and Associates. "22-24 Collier Road Apartments," Historic Property Information Form, July 14, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Built in 1929, Number 22-24 Collier Road Apartments is a long, rectangular, three-story Mediterranean Revival-style apartment block set on a high basement. The building is located on the south side of Collier Road at the intersection of Collier and Anjaco roads in the Buckhead area of Atlanta north of downtown. The building measures approximately 95 by 45 feet in plan; and, to the peak of its complex gable roof, is elevated about 40 feet above grade. The building is sited on a sloping lot, with a level front (north) side reducing in elevation toward the south and west (with the lowest point at the southwest corner of the lot).

The Mediterranean Revival-style details of the building are the predominance of brick building material, the terra-cotta parapet roof, and the prominent mullions dividing window units. Two, matching, stucco-washed plinths extend the full three stories of the north facade and mark the entry bays of the two-section building. The broad flat plinths include recessed panels and a flat parapet, extending above the surface defined by the short parapet roof. From a distance, the plinths "read" as towers, with a suggestion of a battlemented top. In addition to the prominent window mullions, dividing paired and tripartite windows, the window treatment includes flat, jack arches (also of brick) and white-colored corner blocks, which give further sense of formality to the building.

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 six bays, each defined by tripartite or paired window units and by the two prominent plinths. Windows are double-hung, six-over-one patterned units, each window or grouping surmounted by brick flat arches, decorated with white-colored corner blocks. The mullions are of wood, painted white to match the windows. Separate entries for 22 and 24 Collier Road are set within the plinths. These feature a raised concrete porch, protected by a metal, cove-molded roof. The porch consists of a poured concrete slab, measuring about 10 by 12 feet in plan, and extending about three feet above grade. Straight-run staircases, six feet wide and comprised of five cast-stone risers, with solid concrete (or stucco-over-brick) buttresses, provide access to the paired entries. Cove-molded copper roofs protect the entrances. These are supported on welded steel and cast iron, decorative posts and brackets. Half hipped in form, with a flat section above, the roofs may date to a later period, possibly the 1960s.

The east and west facades of the building consist of two plain surfaces, organized into three bays each. The bays are defined by one single and two paired window openings. As with the principal facade, the windows feature brick flat arches and white-colored corner blocks and wood mullions. The rear facade is the most simple of the four elevations. Divided as with the front facade into six bays, the rear elevation includes a combination of paired and single windows, further elaborated by single doors opening onto the concrete decks of the rear steel towers. The rear facade is covered

National Register of Historic Places **Continuation Sheet**

Section 7--Description

with the same variegated or multicolored veneer brick as the principal and side elevations, but lacks the same decorative window surrounds. Rear windows are capped by simple flat arches, but lack the white-colored corner blocks of the other facades. The basement of the rear elevation also includes openings to the eight, basement-level parking stalls.

Other features of the south elevation include four-story, covered, fire escape staircases in the center of each unit. These correspond to the stucco-washed brick plinths of the main facade and provide both balcony spaces and means of emergency egress. The roof is a low slope, nearly flat roof, consisting of a wood and metal frame and wood decking. The principal roofing material is elastomeric, single-ply "rubber" roofing, with stone ballast (gravel covering). The roof is masked on the street and side elevations by a two-and-a-half-foot-high parapet. The parapet is faced with a terra-cotta roof, supported by a wood frame. This false roof, made up of unglazed, red-colored, barrel-shaped tiles, functions to shield the utilitarian flat roof and add greater architectural sophistication to the building. The parapet roof is eliminated at the rear elevation, where the roofline is visible. Rainwater is dispersed from the roof by means of external gutters and downspouts.

The south, east, and west facades sit on high basements, created by the downward slope of the property toward the southwest. The basement is visible along the north side, although the north is masked by foundation plants, which hide the basement level. The basement level is finished with concrete stucco and includes a 6-inch-wide projecting watertable, dividing the basement from the wall surface above. The south side of the building includes eight open bays accessing parking stalls at the ground level. The stalls are divided by 10-inch, square, reinforced concrete posts, supporting concrete lintels.

The building consists of 14 residential apartments, distributed over three floors and the basement level. The apartments follow their original configurations throughout the building, with no alterations of basic configuration or layout since the time of original construction. The apartment block is made up predominantly of large, one-bedroom units of approximately 1000 square feet.

Two separate stairways are located at the east and west of the building, beginning about 10 feet from the paired entrances. The double-loaded corridors in both sections are six feet wide, with ceiling heights of about eight-and-a-half feet. Corridors follow the pattern of the building, and follow a roughly "T" shape. A second enclosed stairway at the center of both sections provides access to the basement area. This is enclosed and shares features with the main staircase, including similar wood treads and risers.

The hallways have plaster or gypsum-board walls, finished with molded baseboards and simple crown moldings. All trim is wood, including baseboards, door surrounds and crown moldings. Small vestibules, featuring a lamp and table, and serving as antechambers to the doglegged staircases, define the entry areas of both sections. These extend approximately six feet into the hallway space, and feature a decorative wainscot with a faux-marble design that matches the floor tiles. Baseboards extend about eight inches above the floor level and include continuous molded caps. Door surrounds feature simple, symmetrical trim. The crown molding consists of a simple, molded cove detail. Doors to apartment units are single-paneled wood doors. Doorknobs and plates all appear to be original.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The hallways throughout have the original hardwood floors, now covered by modern wall-to-wall carpeting.

The main staircases are of wood construction and extend the full three stories of the building. Now covered with carpet, the staircases include wood treads and risers, dark stained and varnished, molded handrails and a square newel post at each floor. Balusters are thin and square, following a form typical of the 1920s. The secondary stairs are finished in a more utilitarian way, with square balusters and a simple, dark-stained and varnished handrail. These staircases are enclosed at the sides.

Access to the balcony areas is from the apartments themselves. This is from both living areas and kitchens, by means of double doors, originally fitted with matching, paired screen doors on the exterior.

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 eight-and-a-half feet high throughout the units. The apartment units have fairly uniform treatments and materials. The entry and living areas have hardwood floors, plaster walls, plaster and gypsum-board ceilings, and wood crown moldings. The living areas also feature picture rails set about 10 inches below the larger crown moldings. Dining areas have similar finishes, and also picture moldings in addition to crown moldings. Bedrooms also have wood floors, plaster walls and wood crown moldings. In some apartments, the original wood floors are exposed; in other apartments, carpeting has covered the floors. Doors are single-paneled wood doors with original hardware.

Kitchens throughout the complex have been most subject to change. Some of the kitchens have original cabinets and other features. The cabinets are wood, in such cases. Floors are covered with vinyl sheet or individual vinyl tiles. Walls are plastered, as are ceilings. A number of kitchens also preserve original walls of glazed square ceramic tiles, extending about 5 feet above the floor level and serving as backsplashes to countertops.

Bathrooms have both historic and more recent finishes and materials. Floors are generally vinyl tiles, replaced successively throughout the building's life. Walls are covered by rectangular glazed tiles, which extend about four feet up the wall in most areas, but rise to about seven feet around the bathtub areas. A decorative band extends along the edge of the tiled areas. The friezes and ceilings generally are white-painted plaster. Most units include original porcelain covered cast-iron tubs and original toilets and sinks. Original zinc-plated brass hardware is also present in most units.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The basement, except for when divided into apartment units, is an unfinished, utilitarian area. The basement area's finishes include exposed concrete walls and visible, concrete and steel supporting posts.

The grounds include a large, open parking space at the rear and an informally planted lawn with trees along the front, west, and east elevations. The front façade features a turf lawn, ornamental privet hedge masking the foundation, and several mature specimen trees. There are also large street trees on the west side of the property, adjacent to the public sidewalks, approaching the paired entrances. The property sits on a city lot of 20,999 square feet (0.4821 acre). There is a driveway at the east side of the property, providing access to the rear parking area.

Number 22-24 Collier Road Apartments is located on the south side of Collier Road, about 600 feet northwest of Peachtree Road, in the Buckhead area of Atlanta. The area is comprised of both individual houses and 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 22-24 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, northeast of the 22-24 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 and Anjaco roads was sold to real estate developers J.W. Jenkins and J.G. Crockett of Anjaco Holding Corporation, who constructed 22-24 Collier Road Apartments. Jenkins and Crockett 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.

Number 22-24 Collier Road Apartments is significant in the area of architecture as a good example of an early-20th-century, Mediterranean Revival-style apartment building. The building retains its Mediterranean 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.

Number 22-24 Collier Road Apartments is significant in the area of community planning and development as a good example of an apartment building built in Atlanta during the 1920s and 1930s. 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

Number 22-24 Collier Road Apartments is eligible for listing in the National Register of Historic Places under Criterion A as an excellent example of a 1929 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 Mediterranean Revival-style apartment building.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

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

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Contributing/Noncontributing Resources (explanation, if necessary)

The one contributing building is the apartment building.

Developmental history/historic context (if appropriate)

The following developmental history was prepared by William Chapman, consultant, and Marion Ellis of Ray and Associates. "22-24 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 22-24 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 22-24 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, 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.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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 22-24 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 later incorporated into Brookwood Hills (*Brookwood Hills*, neighborhoods, subject file, Atlanta History Center Archives, n.d.).

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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 7,000 units. The total population of apartment dwellers in the city – 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."

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

(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 22-24 Collier Apartments would be lot numbers 28 and 29 of Block 3.

Interestingly, a number of restrictions were set upon the property, including lots 28 and 29, 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 Jackson Collier [son or grandson]. The purchasers were J.W. Jenkins and J.C. Crockett, Atlanta real estate developers. The cost of the property was \$8,000. The property transfer was recorded on June 18, 1928 (Deed Book 1117, p. 107-08). Construction of 22-24 Collier Road Apartments began soon afterward, to be completed by early the following year.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Number 22-24 Collier Road Apartments was to be the first of several apartment blocks built along Collier Road. Others included the Wycliffe Apartments, constructed further east on Collier Road, the Merpill Apartments, just east of Wycliffe Road, and the Wiltshire Apartments, on the adjacent lot. 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. Number 22-24 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, as did other apartment buildings in the area.

The first listing of tenants living in 22-24 Collier Road Apartments was in 1929. At this time, half of the 14 units were filled, suggesting the building has only just been completed. Occupants included: Robert Edmond, an agent for the Georgia Power Company, and his wife Janie; Samuel P. Floore, a civil engineer, and his wife Mary C.; Robert B. Strickland, President of the Strickland Industrial Film Corporation, and his wife Carlotta; Luther H. Jackson, Vice-President of the Campbell Coal Company, and his wife Mattie; and Alfred R. Jackson was the resident manager. The professions of the other two residents, Richard J. Roberts and Frank R. Pope, and their wives Lucretia and Peggy, respectively, are not listed.

In 1930, new tenants included: Ernest H. Abernathy, President and Treasurer of the Southern Advertising Company, and his wife Annie; Charles H. Whittum, Chief Adjustor for the Liberty Mutual Insurance Company, and his wife Margaret; Harold B. Hogan, an auditor for Georgia Power Company, and his wife Evelyn; and L. Burton Morgan, a salesman with Raley Brother, Inc., and his wife Louise. Mrs. Lillian M. Tritchler, widow of Theodore Tritchler, and Laurence M. Shadgett, a superintendent with Georgia Power, and his wife Olive, also were residents (*Atlanta City Directory* 1929, 1930). Many of the other original tenants, including Mr. and Mrs. Robert Edmond and Mr. and Mrs. Samuel Floore, still remained.

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

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Subsequent years witnessed a similar range of tenants at 22-24 Collier Road Apartments. The year 1931 listed Cummins W. Tritchler, Secretary of the American Discount Company; Worth B. Rogers, a salesman, and his son Willie M.; and Mrs. Francis S. McCarty, widow of Timothy J. McCarty. In 1940, the tenants of 22-24 Collier Road Apartments included five salesmen, a hotel manager, a supervisor with Southern Bell, and several manufacturers' agents. Nearly all the tenants were married, with no children, suggesting they were young people at the beginning of their married life. (That only two units had more than one bedroom larger families less likely.) In 1940 all units also had telephones.

By the 1950s, the number of nurses and hospital technicians residing at 22-24 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. Sometime in the early to mid-1930s, the original ownership was converted from a partnership to a corporation, called Anjaco Holding Corporation. In 1937, Anjaco Holding Corporation sold the 14-unit apartment building to the Brannen Holding Company Inc. In 1938, Brannen's interest in the property was purchased by the Grawine Investment Company. Grawine Investment sold part of the interest in the building to Modern Homes, Inc., in 1940; in the same year the property was transferred to Atlanta Realty Company, who also purchased the remainder of Grawine Investment Company's interest in 1943. Later in 1943, Atlanta Realty Company sold it to Modern Homes, Inc., which held the property until 1951, when the building was sold to William S. Hall. In 1963, Hall sold the building to the Camballton Plaza Corporation; the Adams-Gates Company purchased the building later in 1963. Subsequent owners included the Modern Development Company (1964), and the Brookwood Development Company (1964). In 1969, 22-24 Collier Road Apartments was transferred to Alton V. Hallum and William S. Hagler. Four years later, the building became part of the holdings of 18-24 Collier Road, Ltd. In 1984, the building came under the ownership of the Mews Development Corporation. Subsequent owners have included Thomas E. Puett (1984), and Collier Associates (1986).

Number 22-24 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, 22-24 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. A permit issued in 1986 addressed some of the needs of deferred maintenance; these included replacement of the original heating system and installation of central air conditioning.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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, was in need of more thorough refurbishing and repair. The property has now been rehabilitated.

Number 22-24 Collier Road Apartments is an excellent example of a 1920s-period, smaller apartment block in 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. Number 22-24 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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National Register of Historic Places **Continuation Sheet**

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 741133 Northing 3743815

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:**

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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: 22-24 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: 18

1. Front façade; photographer facing west.
2. Detail, front facade; photographer facing southwest.
3. Detail, front façade; photographer facing south.
4. Detail, front entrance; photographer facing west.
5. South (rear) facade; photographer facing north.
6. South (rear) façade; photographer facing east.
7. Detail, south (rear) façade covered parking; photographer facing east.
8. Detail, west façade and roof; photographer facing east.
9. Detail, west façade; photographer facing east.
10. Detail, west façade, entrance to basement apartment; photographer facing east.
11. Interior, main stair; photographer facing northeast.
12. Interior, main stair; photographer facing northeast.
13. Interior, main stair, detail of scoring on plaster wall; photographer facing east.
14. Interior, representative apartment; photographer facing northeast.
15. Interior, representative apartment, photographer facing northeast.
16. Interior, representative apartment; photographer facing south.

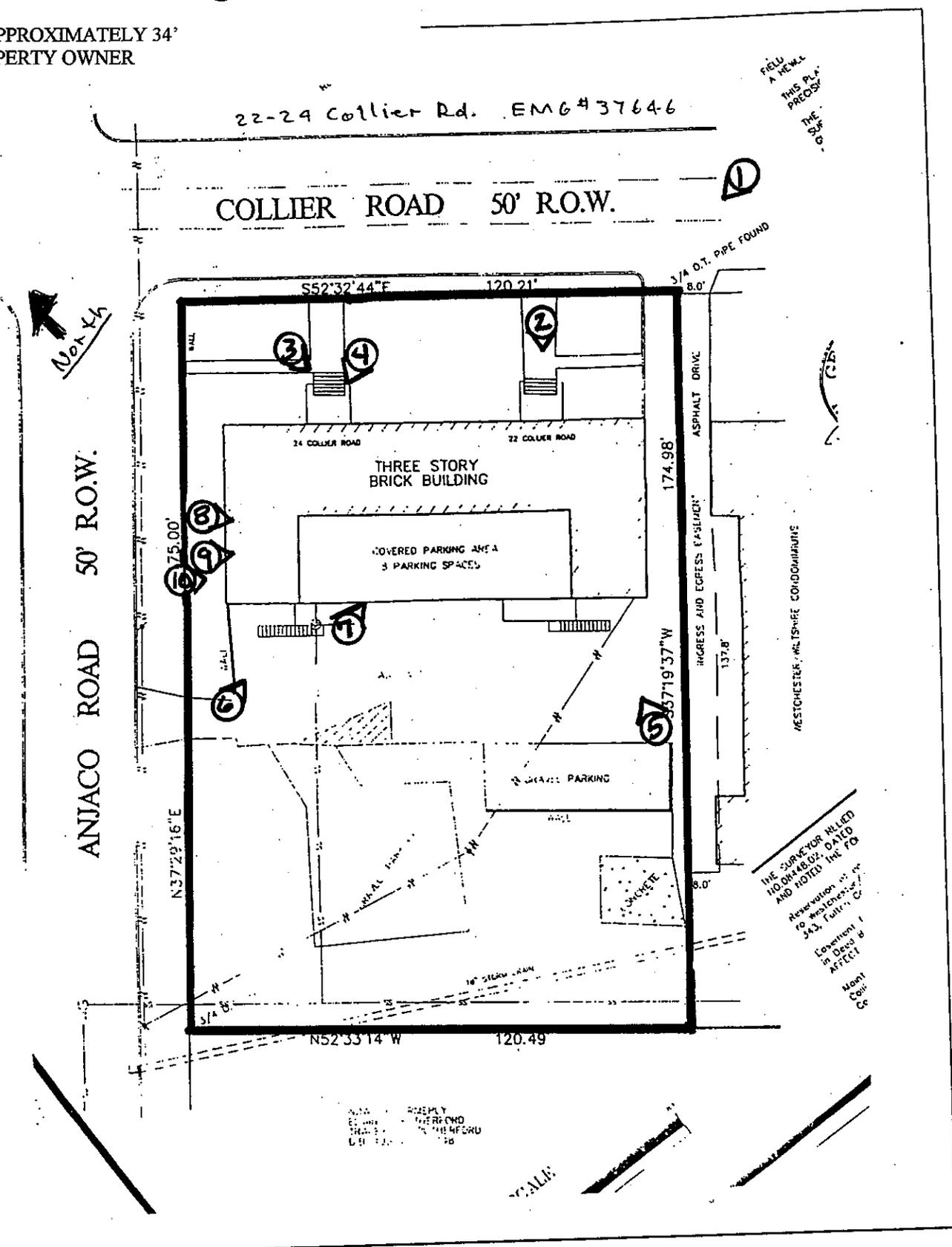
National Register of Historic Places **Continuation Sheet**

Photographs

17. Interior, representative apartment; photographer facing southwest.
18. Interior, representative apartment; photographer facing west.

(HPD WORD form version 11-03-01)

22-24 COLLIER ROAD APARTMENTS
 FULTON COUNTY, GEORGIA
 NATIONAL REGISTER MAP/SITE PLAN
 NATIONAL REGISTER BOUNDARY:
 PHOTOGRAPH/DIRECTION OF VIEW: ①
 NORTH: 
 SCALE: 1" = APPROXIMATELY 34'
 SOURCE: PROPERTY OWNER



22-24 Collier Rd. EMG#37646

COLLIER ROAD 50' R.O.W.

ANJACO ROAD 50' R.O.W.

THREE STORY BRICK BUILDING

COVERED PARKING AREA
3 PARKING SPACES

FIELD
A HEAVY
THIS P.L.A.
PRECEDENCE
THE
S.U.C.

3/4 O.T. PIPE FOUND
8.0'

ASPHALT DRIVE

EGRESS AND EGRESS EASEMENT
137.8'

WESTCHESTER WILTSHIRE CONDOMINIUM

THE SURVEYOR FILED
 THIS MAP, DATED
 AND NOTED THE 70
 Reservation of
 to Westchester
 Condo Unit
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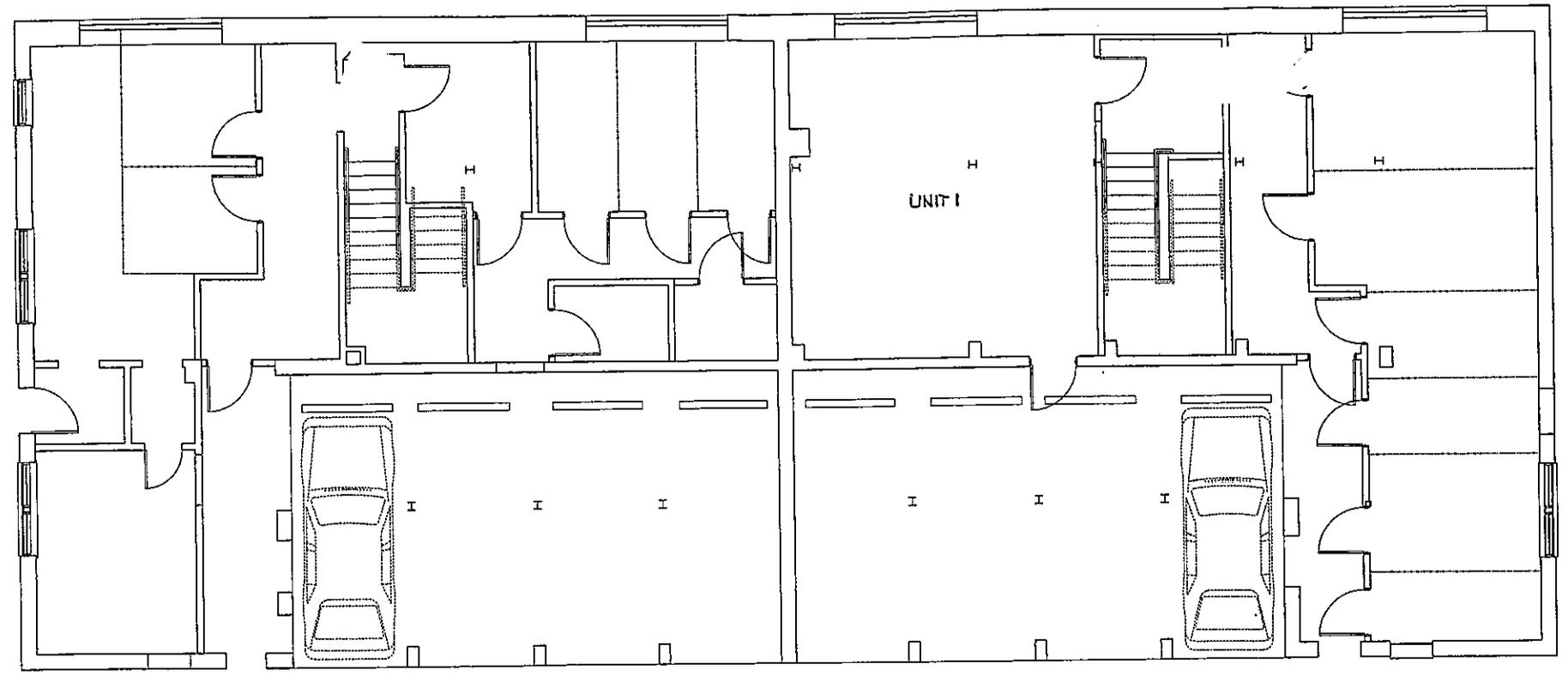
ALL RIGHTS RESERVED
 ENGINEER
 FULTON COUNTY
 GEORGIA

SCALE:

Part B

22-24 COLLIER ROAD APARTMENTS
FULTON COUNTY, GEORGIA
TERRACE LEVEL PLAN
NORTH: 
SCALE: NOT TO SCALE
SOURCE: PROPERTY OWNER

#07000938



Apartment Rehabilitation
22, 24 COLLIER ROAD
ATLANTA, GEORGIA 30309

 FINAL TERRACE LEVEL PLAN
1/8" = 1'-0" AUGUST 17, 2005

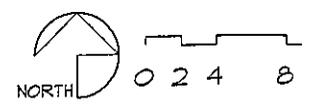


Photo Key Terrace Level

22-24 Collier Road Apartments
22-24 Collier Road NW
Atlanta, Georgia 30309

22-24 COLLIER ROAD APARTMENTS
FULTON COUNTY, GEORGIA
THIRD FLOOR PLAN
NORTH: 
SCALE: NOT TO SCALE
SOURCE: PROPERTY OWNER

#0700093B

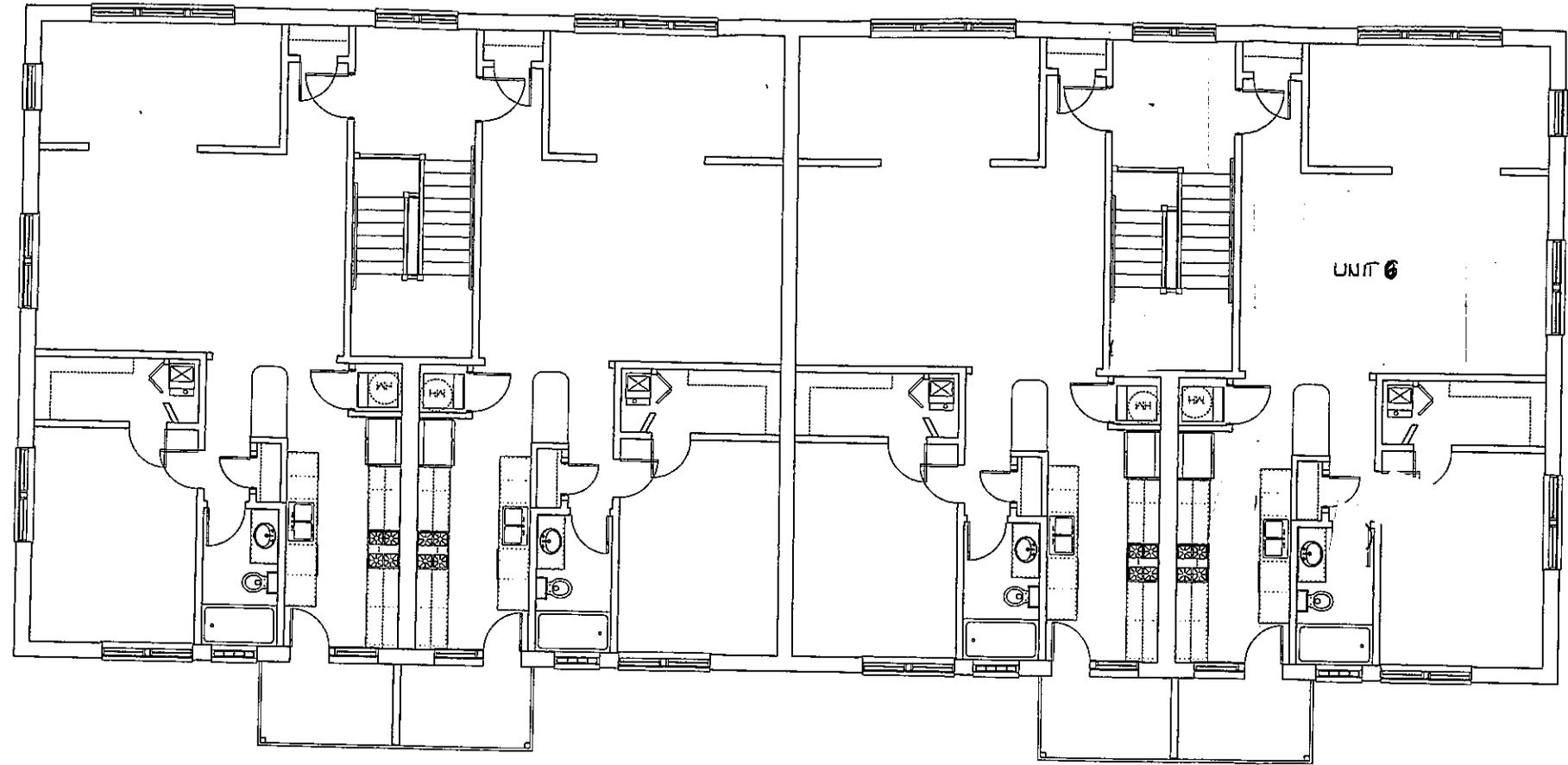


Photo Key **Third Floor**

22-24 Collier Road Apartments
22-24 Collier Road NW
Atlanta, Georgia 30309

Apartment Rehabilitation

22, 24 COLLIER ROAD
ATLANTA, GEORGIA 30309



FINAL THIRD LEVEL PLAN

1/8" = 1'-0"

AUGUST 17, 2005

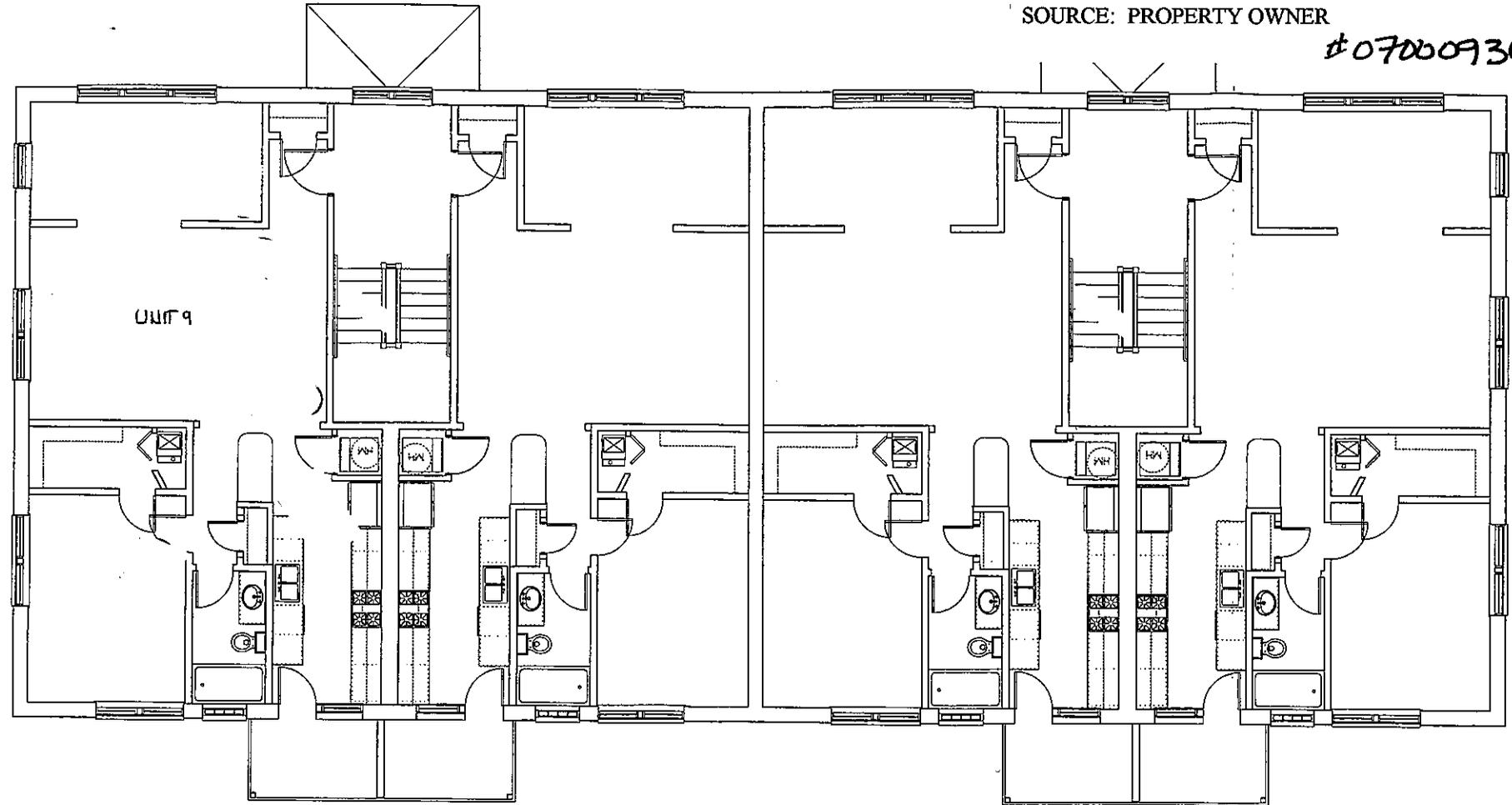


0 2 4 8

BYE

22-24 COLLIER ROAD APARTMENTS
FULTON COUNTY, GEORGIA
SECOND FLOOR PLAN
NORTH: 
SCALE: NOT TO SCALE
SOURCE: PROPERTY OWNER

#07000938



Apartment Rehabilitation
22, 24 COLLIER ROAD
ATLANTA, GEORGIA 30309

 FINAL SECOND LEVEL PLAN
1/8" = 1'-0" AUGUST 17, 2005

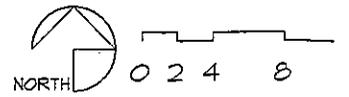


Photo Key Second Floor
22-24 Collier Road Apartments
22-24 Collier Road NW
Atlanta, Georgia 30309

204-B

**22-24 COLLIER ROAD APARTMENTS
FULTON COUNTY, GEORGIA
FIRST FLOOR PLAN**

NORTH: 
SCALE: NOT TO SCALE
SOURCE: PROPERTY OWNER

#67000938

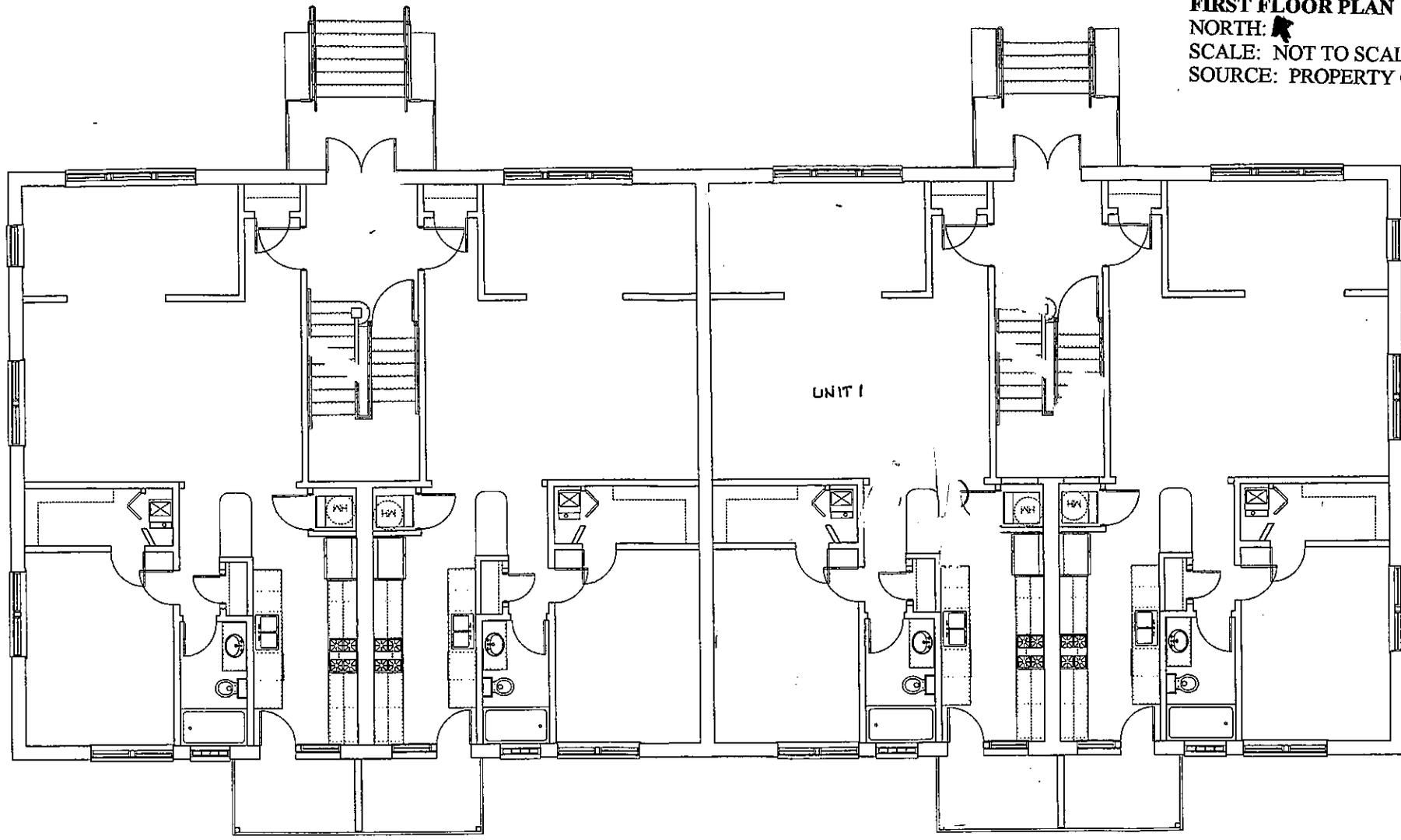


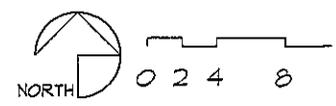
Photo Key **First Floor**

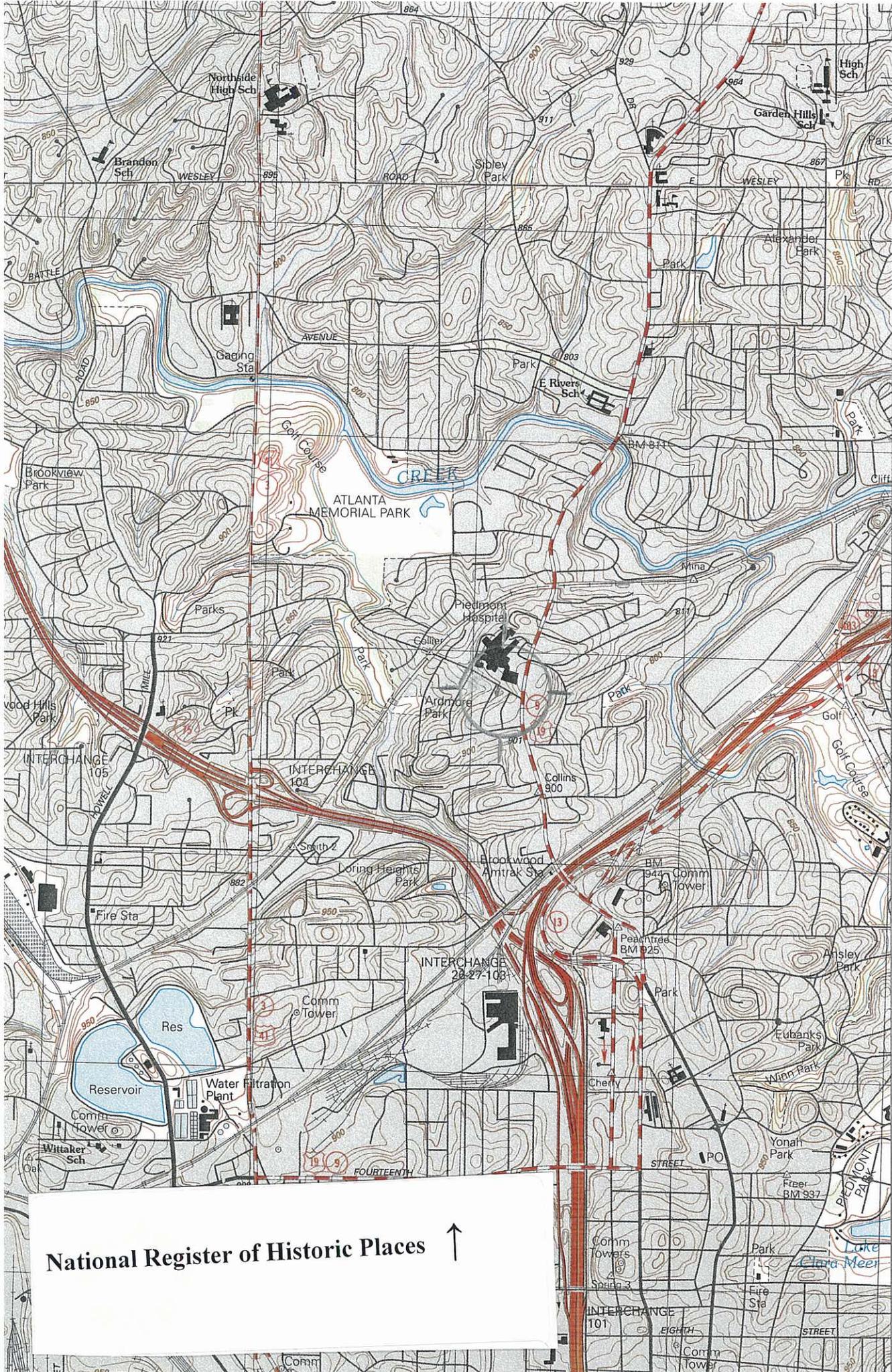
**22-24 Collier Road Apartments
22-24 Collier Road NW
Atlanta, Georgia 30309**

Apartment Rehabilitation

22, 24 COLLIER ROAD
ATLANTA, GEORGIA 30309

 **FINAL FIRST LEVEL PLAN**
1/8" = 1'-0" AUGUST 17, 2005





3747
50'
3746
3745
3744
3743
47'30"
3742
3741

National Register of Historic Places ↑