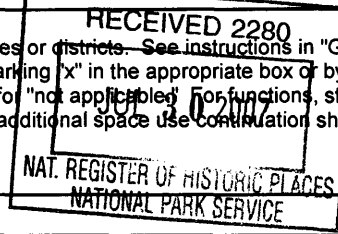


# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 Marian Apartments  
other names/site number N/A

## 2. Location

street & number 400 West Poplar Street  
city, town Griffin ( ) vicinity of  
county Spalding code GA 255  
state Georgia code GA zip code 30224

( ) not for publication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	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

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**4. State/Federal Agency Certification**

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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 Leaver  
Signature of certifying official

7-20-07  
Date

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

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**5. National Park Service Certification**

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I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 9.10.07

determined eligible for the National Register

\_\_\_\_\_

determined not eligible for the National Register

\_\_\_\_\_

removed from the National Register

\_\_\_\_\_

other, explain:

\_\_\_\_\_

see continuation sheet

for

\_\_\_\_\_  
Keeper of the National Register

\_\_\_\_\_  
Date

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## 6. Function or Use

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### Historic Functions:

Domestic: multiple dwelling

### Current Functions:

Domestic: multiple dwelling

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## 7. Description

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### Architectural Classification:

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Italian Renaissance

### Materials:

<b>foundation</b>	Concrete
<b>walls</b>	Brick
<b>roof</b>	Terra Cotta
<b>other</b>	Wood

### Description of present and historic physical appearance:

The Marian Apartments is a three-story Renaissance Revival-style apartment building located in a residential neighborhood three blocks west of downtown Griffin. The building, completed in 1919, derives its V-shaped plan from the triangular-shaped building lot formed by the intersection of West Poplar, Meriwether, and South 10<sup>th</sup> streets. The front yard is covered with grass. The curved concrete walk joins the parking lot and the apartment building with the small, brick fountain. Water from the fountain flows from a sculpted lion's head into a small stone basin.

Stone Mountain granite, laid with beaded joints, forms the foundation of the apartments. The center and south wings rest on a full basement. The principal facades are clad in buff brick. Indiana limestone was used for architectural details, including the water tables, stringcourses, entablatures, shields, and panels. The Renaissance Revival style is conveyed through its overall Italian palazzo form and its classical architectural elements. These include the pilasters with Doric capitals, entablature, decorative panels, and the brackets that support the terra-cotta tile roof and parapet. Most of the ornament is concentrated around the limestone door and windows surrounds. The main entrances are sheltered by small gable-roofed porches that are covered with terra-cotta tiles and supported by Tuscan columns.

The less-visible courtyard facades are faced with plain red brick. The single- and double-sash windows are framed in segmental arches. Open, steel-framed stairways were once covered with wood lattice, which has recently been removed.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

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The Marian Apartments contains 24 apartments with a mix of eight different floor plans. Each "flat" includes a living room, dining room, kitchen, bathroom, sunroom or balcony, and one or two bedrooms. Designed for the comfort and healthy living of the city's affluent residents, the flats were lit by electricity and heated by steam. They included built-in furniture, modern, sanitary bathrooms and kitchens, and outdoor living space for light and air. Most apartments feature hardwood and pine floors. Most door and window casings are original; many apartments retain their original crown moldings, plaster walls, wainscoting, and butler and kitchen pantries. The public spaces have changed little with the staircases, banisters, and newel posts surviving intact.

In 2005, the Marian Apartments was rehabilitated as low-income housing. The rehabilitation, approved by the Technical Services Branch of the National Park Service on May 26, 2005, introduced modern heating and ventilating systems and other amenities. The owners changed little of the original design and retained most character-defining features.

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**8. Statement of Significance**

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**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:**

1919-1957

**Significant Dates:**

1919 - Completion of the Marian Apartments.

**Significant Person(s):**

N/A.

**Cultural Affiliation:**

N/A.

**Architect(s)/Builder(s):**

Everett, Alexander F. N. (architect)

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

The Marian Apartments is significant in the area of architecture as an excellent example of an early 20<sup>th</sup>-century Renaissance Revival-style apartment building designed with luxury "flats" that incorporated modern amenities and were large enough for families. Designed to attract affluent tenants, the Marian incorporated sunrooms and balconies for fresh air and sunlight, white-tile bathrooms, modern kitchens, wood floors, electric lights, and steam heat. The apartments, designed by Atlanta architect Alexander F. N. Everett, are typical of apartments designed in Atlanta in the 1910s and 1920s.

The Marian Apartments is the first building in Griffin to offer luxury apartments for rent. The Marian is significant because its apartment "flats" incorporated modern amenities, such as improved technologies in building methods, sanitary systems, and the conveyance of gas and electric power. In 1919, *The Griffin Daily News* stated the owners "intend to spare no expense in seeing that Griffin has one of the most complete and most beautiful apartment houses in the South." The Marian is typical of apartment buildings in Atlanta, which were usually built for the middle and upper classes, who may have previously lived in hotels or boarding houses. Apartment flats in the Marian were large enough for families who chose to rent an apartment rather than purchase a house.

The Marian Apartments is significant because the building was designed in the Renaissance Revival style, a style of architecture that was popular nationwide from the 1870s through the 1930s. The architect, Alexander F. N. Everett, was among the most important architects in Atlanta in the first decades of the 20<sup>th</sup> century. Everett worked in Atlanta from 1908 until his death in 1937, during which time he designed churches, commercial buildings, public buildings, apartment buildings, and houses. His commissions reflect the prevailing tastes in revival-style architecture, especially classical revivals.

The Marian Apartments is significant in the area of community planning and development because, as Griffin's first apartment building, they provided the city's middle- and upper-middle-class residents with luxury flats near downtown Griffin during the housing shortage that followed World War I. In its style and amenities the building was without precedent in Griffin and it remained the only apartment building in the city until 1934.

**National Register Criteria**

A – The Marian Apartments is significant in the area of community planning and development because, as Griffin's first apartment building it provided the city's middle- and upper-middle-class residents with luxury flats in downtown Griffin during the housing shortage that followed World War I.

C – The Marian Apartments is significant in the area of architecture as an excellent example of an early 20<sup>th</sup>-century Renaissance Revival-style apartment building designed with luxury "flats" that incorporated modern amenities and were large enough for families.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance begins with the completion of the Marian Apartments in 1919 and ends in 1957, the 50-year end date, because the building continues to be used as apartments throughout the historic period.

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

The Marian Apartments is the only resource associated with this nomination.

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

Griffin's economic growth in the 1910s, coupled with soldiers returning home after World War I, resulted in a severe housing shortage. Julius W. Gresham, co-owner of Gresham & Evans Construction Company, recognized this opportunity and in June 1918 announced plans to build a three-story apartment building at a cost of more than \$60,000. The luxury apartment building, named for Gresham's daughter Marian, was the first of its kind in Griffin. The completed building had 24 flat-style apartments with electric lights and floors of pine and hardwood.

The Marian Apartments was designed by Atlanta architect Alexander F. N. Everett and built by the Gresham & Evans Construction Company. Everett began his career in Valdosta working for S. R. Fulgham. Later, he moved to Atlanta where worked for the firm Bruce and Morgan. Everett then struck out on his own, designing houses, businesses, public buildings, churches, and apartment buildings throughout the South. In Atlanta, Everett designed the Ponce de Leon Apartments, the 10<sup>th</sup>-Street Theater, the First Congregational Church, and numerous houses in Druid Hills. He also designed the James M. Mason House in College Park and the St. Nicholas Hotel in Albany. Everett, who practiced architecture for over 30 years, died in 1937.

The Marian Apartments was one of many enterprises undertaken by Julius Gresham in Griffin. In 1925, Gresham and J. A. Evans announced plans to convert the Norman Buggy Factory to a modern knitting mill, later called the Gresham and Evans Knitting Mill and then the Gresham Mill. The next year, Gresham and Evans built the 1,000-seat Imperial Theater and the Imperial Hotel. In 1929, Gresham Lumber and Manufacturing provided building supplies for the five-story office building, which is known as "Griffin's skyscraper." Gresham also contracted with Montgomery Ward to build a retail store on Broad Street and in 1930 he built the R. F. Strickland and Son Memorial Hospital.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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Gresham was also committed to public service. In 1904, he served as an alderman and he served as chairman of the city commission from 1919 to 1920 and from 1923 to 1924. He was a county commissioner from 1921 to 1922. Gresham served as mayor of Griffin from 1909 to 1912, during which time the new city hall was completed. In 1913, Griffin served as president of the Board of Trade. In this capacity, Gresham ensured that the Dixie Highway (U.S. Highway 41) was constructed through Spalding County. He served on a special commission to supervise the construction of Griffin Hospital. Julius W. Gresham died in 1931.

The Marian Apartments remained the only apartment building in Griffin until the Huckaby Apartments were built at Poplar and Fifth streets in 1934. The Marian continued to be a prestigious address in Griffin through the Great Depression and World War II. Tenants during this period included Otis Weaver, Sr., a self-employed traffic manager who provided information to mill owners on the most economical ways to ship textiles. His son, Otis Weaver, Jr., also lived at the Marian Apartments. He was a lawyer and high school football coach. The city directory of 1957 indicates the building was fully occupied. In 1968, the city directory identifies three vacancies.

Marian, daughter of Julius W. Gresham, married Bud Eskew, a manager at Montgomery Ward. The couple resided at the apartments immediately after marriage. Marian and Bud Eskew inherited a share of the building after Gresham's death in 1931. Five years later, Joseph A. Evans, Gresham's business partner and Marian resident, purchased the Eskew's share of the building. Evans, who died in 1940, left the building to his wife, Marjorie, who resided at the Marian until her death in 1960. In 1966, Dr. Ben T. Gleaves and William C. Husky purchased the apartments from the Evans family. In 1981, Dr. Gleaves sold the building to Bowers Associates and in 1983, Bates B. Bowers, Jr., then the sole owner, sold the building to Glen H. Hammer and John R. Hammer.

By the late 1980s, the Marian Pointe Apartments, as it was called, had no tenants. In 1989, Marian-Griffin Associates, the owner, unsuccessfully attempted a tax incentives rehabilitation. Investment East, Inc., purchased the property in 1990 and sold it that same year to Marian Pointe Apartments, Inc. Spalding County held a lean against the property from 1995 to 2000. After the lean was paid, Christopher R. Davis sold the apartments to Griffin Rental Properties, Inc. The apartment building remained unoccupied, except for one or two ground-floor apartments that were used as offices. In 2001, the Cooperative Resource Center purchased the Marian Apartments, which it rehabilitated as low-income housing. The Technical Services Branch of the National Park Service approved the rehabilitation of the Marian Apartments on May 26, 2005.



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## 9. Major Bibliographic References

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Wilson-Martin, Catherine. Marian Pointe Apartments. Historic Property Information Form. On file at the Historic Preservation Division, Atlanta, Georgia. 2002.

**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:**

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

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

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## 10. Geographical Data

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**Acreage of Property**      Less than one acre.

### **UTM References**

A)    Zone 16      Easting 754440      Northing 3681640

### **Verbal Boundary Description**

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

### **Boundary Justification**

The boundary includes the property historically associated with the Marian Apartments.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Steven Moffson

**organization** Historic Preservation Division, Georgia Department of Natural Resources

**mailing address** 34 Peachtree Street, N.W., Suite 1600

**city or town** Atlanta **state** Georgia **zip code** 30303

**telephone** (404) 656-2840 **date** June 15, 2007

**e-mail** steven\_moffson@dnr.state.ga.us

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

**name/title** Catherine Wilson-Martin

**organization** Greenhouse Consultants, Inc.

**mailing address** 6110 River Chase Circle

**city or town** Atlanta **state** Georgia **zip code** 30328

**telephone** N/A.

**e-mail** N/A

( ) **property owner**

(x) **consultant**

( ) **regional development center preservation planner**

( ) **other:**

**Property Owner or Contact Information**

**name (property owner or contact person)** William C. Taylor

**organization (if applicable)** Cooperative Resource Center

**mailing address** 191 Edgewood Avenue

**city or town** Atlanta **state** Georgia **zip code** 30303

**e-mail (optional)** N/A

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** Marian Apartments  
**City or Vicinity:** Griffin  
**County:** Spalding  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** January 2006

**Description of Photograph(s):**

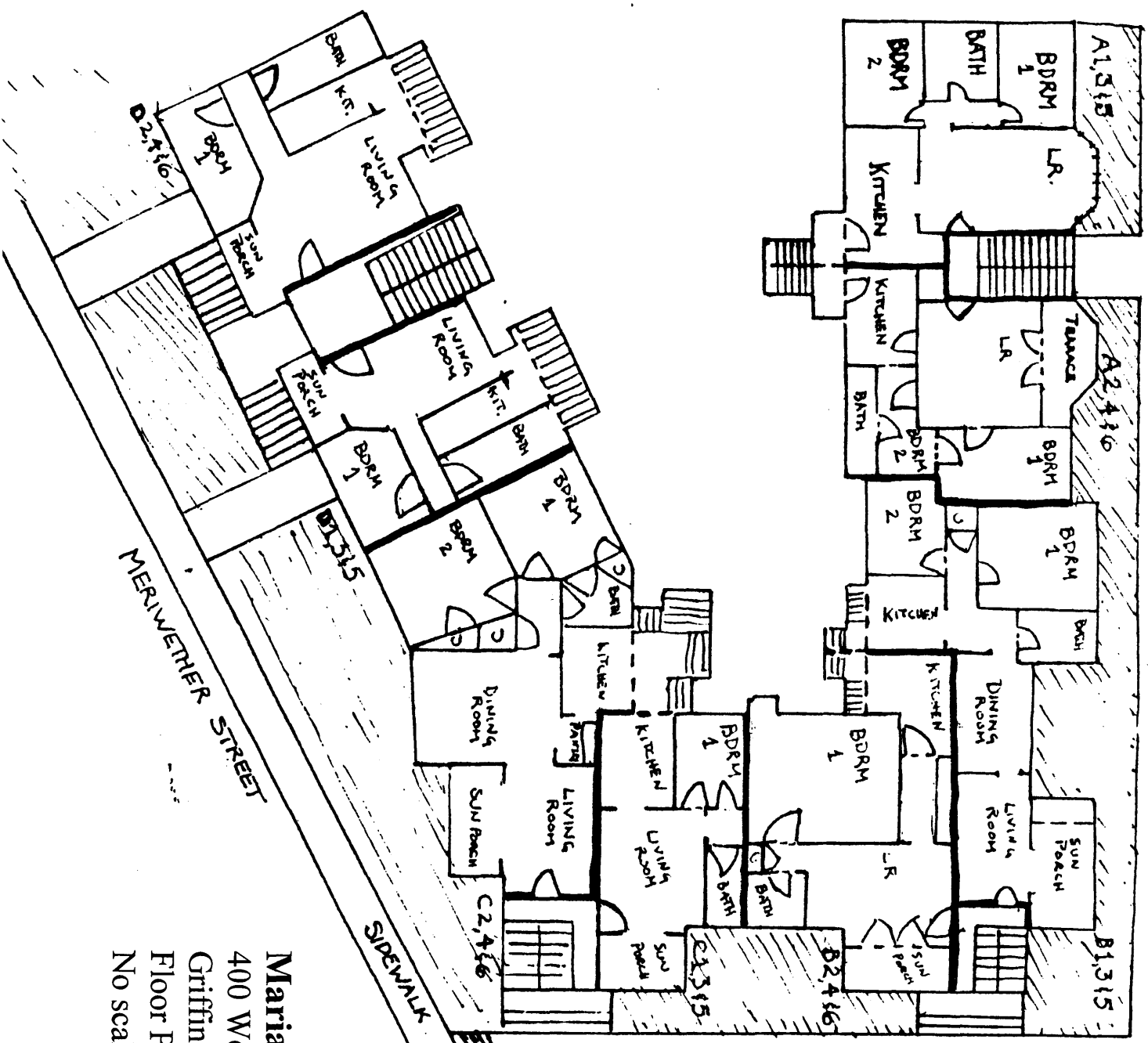
Number of photographs: 15

1. Main façade, photographer facing west.
2. South façade, photographer facing northeast.
3. South façade, photographer facing north.
4. Main façade, photographer facing west.
5. Main façade, northeast entrance, photographer facing northwest.
6. Main and north facades, photographer facing southwest.
7. North façade, entrance, photographer facing south.
8. Rear court, photographer facing northeast.
9. Rear court, photographer facing east.
10. Interior, stair.
11. Interior, stair.
12. Interior, stair.
13. Interior, apartment.
14. Interior, apartment.
15. Interior, apartment.

(HPD WORD form version 11-03-01)

WEST POPLAR STREET

SIDEWALK

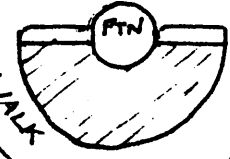


MERIWETHER STREET

SIDEWALK

WALK

WALK



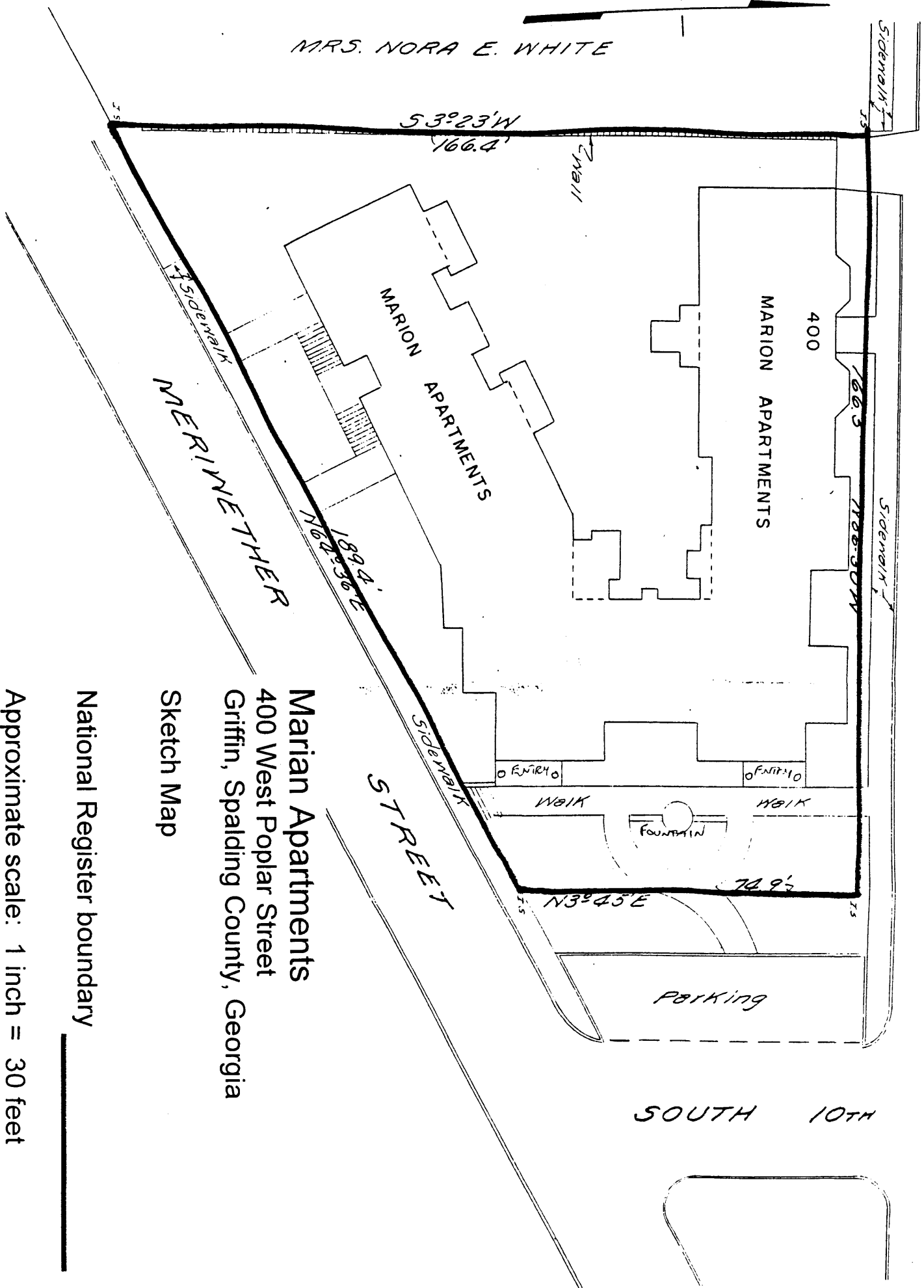
SOUTH TENTH STREET



**Marian Apartments**  
 400 West Poplar Street  
 Griffin, Spalding County, Georgia  
 Floor Plan  
 No scale

WEST POPLAR STREET

MRS. NORA E. WHITE



Marian Apartments  
 400 West Poplar Street  
 Griffin, Spalding County, Georgia

Sketch Map

National Register boundary

Approximate scale: 1 inch = 30 feet