

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.

Elizabeth A. Lyon
Signature of certifying official

11/5/91
Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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**

entered in the National Register

Delores Byas 12/19/91

() determined eligible for the National Register

() determined not eligible for the National Register

() removed from the National Register

() other, explain:

() see continuation sheet

for _____
Signature, 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:Italian Renaissance Revival

Materials:

foundation concrete
walls brick
roof terra cotta tile
other

Description of present and historic physical appearance:

The property is a three-story apartment building located in a commercial section of Midtown, an area northeast of downtown Atlanta. The building was constructed in 1924, by Atlanta residential developer Fitzhugh Knox, and designed by Atlanta architect Russel Conklin.

The building is an example of the "country house" type of apartment design using Italian Renaissance Revival influences. This is illustrated by the small-scale size of the complex and central pedimented block, pilasters, and broken entrance pediment. The building is constructed using reinforced concrete with brick veneer and cast-concrete details. Other exterior features include a tile roof and 1/1, double-hung windows with concrete lintels and sills.

The front lobby area is small with a marble floor, and leads down a hallway to the first floor apartments. A three-story atrium lights the lobby area and the stairwell. Architectural features include marble stairs and wainscoting, wrought-iron stair railings, rough and smooth plaster walls, and wood moldings. The interior retains a central-hall plan on each floor. The 18 apartment units are modestly detailed with wood floors, and simple door and window moldings. Garage space is located at the rear of the building.

The building is surrounded mostly by altered historic buildings, new development, and vacant lots. The front yard of the building features some trees and brick sidewalk pavers; the rear is concrete.

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

Period of Significance:

1924

Significant Dates:

1924

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Russel Conklin

National Register of Historic Places
Continuation Sheet

Section 8

Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

705 Piedmont Avenue is significant in architecture as a good example of a "country house" type apartment building. Designed to be compatible in scale and character with the surrounding residential neighborhood, this type of design was popular in Atlanta during the early 20th century. Designed by architect Russel Conklin, the building reflects minimal Italian Renaissance Revival detailing. Architectural design features include a hipped tile roof with classical urns on pedestals, an elaborate front entry with columns, and a broken arched pediment, pilasters, and lintels and sills of pre-cast concrete. The rear and side facades are minimally detailed. The interior common area features a three-story atrium, a marble floor, a decorative wrought-iron stairway, and marble wainscoting. The individual apartments are utilitarian with 1/1 double-hung windows, simple moldings, and wood floors. A garage is located at the rear and lower level of the building. 705 Piedmont Avenue also represents the trend in multi-family housing in Atlanta in the 1920s. Located in the Midtown neighborhood, the apartment building was designed to be compatible in scale and character with the surrounding single family dwellings. The apartment building is one of the few remaining "country house" apartments which illustrates this type of early 20th-century apartment design.

National Register Criteria

The property meets Criteria C as an example of an early 20th-century "country house" type apartment building designed to be compatible in scale and character with the surrounding Midtown neighborhood. The architect, Russel Conklin, used minimal Italian Renaissance detailing such as a hipped, tile roof with classical urns on pedestals, an elaborate front entry with columns, and a broken arched pediment, pilasters, quoins, and lintels and sills of pre-cast concrete "stone." 705 Piedmont Avenue is an example of the type of apartment design used in Atlanta during the early 20th-century multi-family housing trend, and one of the few remaining examples in Atlanta of an early, 20th-century "country house" type apartment.

Period of significance (justification, if applicable)

1924 - year the apartments were built.

National Register of Historic Places
Continuation Sheet

Section 8

Contributing/Noncontributing Resources (explanation, if applicable)

Contributing

1 - building

Developmental history/historic context (if applicable)

During Atlanta's multi-family housing trend in the early 20th-century, three apartment design types were commonly used. The first is the "hotel" type, large in scale, and usually located on primary streets. The second, the "country house," is more residential in scale in order to blend better into a suburban neighborhood environment. The third type is the "garden apartment" which surrounds a central garden, or courtyard.

705 Piedmont Avenue is an example of the "country house" type apartment design. Constructed on a very narrow lot, the building originally contained 24 apartments, each measuring 625 square feet. This size reflects the pattern of apartment development in Atlanta during the 1920s and 1930s when the growth in population necessitated multi-family housing construction within established single family neighborhoods. In order not to disrupt their scale, small apartments were built in most suburban areas while the larger "hotel" type apartments were located along the major thoroughfares such as Peachtree Street and Ponce de Leon Avenue.

The 705 Piedmont Avenue Apartments were constructed in 1924, by real estate developer Fitzhugh Knox. Knox had already been active in residential development in Atlanta for more than 20 years. He was accustomed to using a variety of local architects, and for the 705 Piedmont Avenue Apartments, Knox chose a fairly young architect, Russel Conklin of Mitchell and Conklin.

Fitzhugh Knox built the Piedmont Avenue Apartments in approximately the middle of this career in Atlanta real estate. He was one of a very few active real estate agents in the city around the turn-of-the-century and beyond. He was also among the first to build apartment houses. Today, however, few of his apartments remain.

9. Major Bibliographic References

Roth, Darlene. "705 Piedmont Avenue Apartments." Historic Property Information Form. 1989. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

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

- preliminary determination of individual listing (36 CFR 67) has been requested
- 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 742520 Northing 3739940

Verbal Boundary Description

The boundary is indicated on the enclosed map and is the current legal boundary for the property.

Boundary Justification

The nominated property is the city lot upon which the building rests and land which is historically associated with the apartment building.

11. Form Prepared By

name/title Lisa Raflo, National Register Specialist
organization Historic Preservation Section, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone 404-656-2840 **date** 9/16/91

(HPS form version 11-02-90)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

Name of Property: 705 Piedmont Ave. Apartments
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: October 1990

Description of Photograph(s):

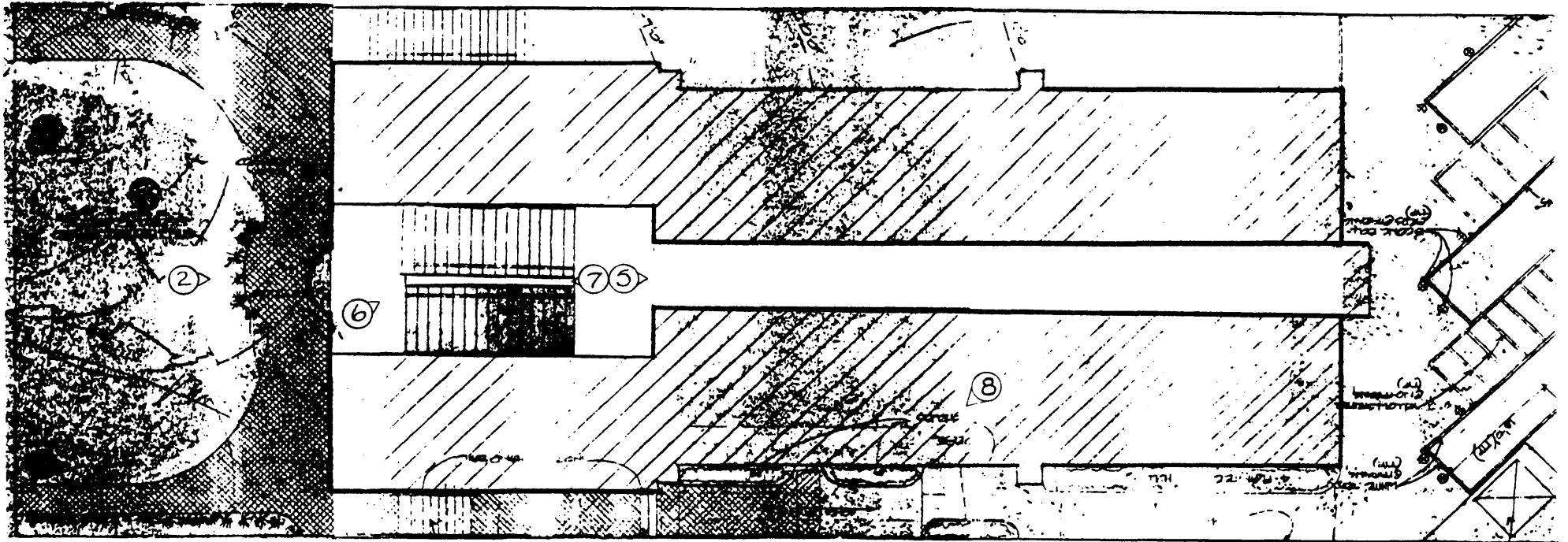
- 1 of 8: 705 Piedmont Avenue Apartments, front and east facades; photographer facing northeast.
- 2 of 8: Front entrance with pre-cast concrete detailing; photographer facing east.
- 3 of 8: Rear and north facades; photographer facing southwest.
- 4 of 8: Rear facade; photographer facing west.
- 5 of 8: Interior second floor stairwell; photographer facing east.
- 6 of 8: Interior lobby, wrought-iron and marble staircase; photographer facing northeast.
- 7 of 8: Interior third floor atrium area above lobby; photographer facing west.
- 8 of 8: Third floor apartment living room; photographer facing south.

705 Piedmont Avenue Apartments, Atlanta,
Fulton Co., Georgia

Sketch Map

Scale: None

Photographs indicated by:



705 Piedmont Avenue Apartments, Atlanta, Fulton Co., Georgia

Boundary Map

Scale: 1"-----200'

Boundary: 

