

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03001104

Date Listed: October 28, 2003

Property Name: Piedmont Park Apartments

County: Fulton

State: Georgia

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for 
Signature of the Keeper

October 28, 2003
Date of Action

Amended Items in Nomination:

Section 8. Statement of Significance

“Criterion A: women’s history” is hereby removed as an applicable criterion and area of significance.

The Georgia State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**



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 Piedmont Park Apartments
other names/site number N/A

2. Location

street & number 266 11th Street
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() not for publication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	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.

Richard Clowes

9-11-03

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

Daniel J. Villa *10/28/03*

for _____
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/MULTIPLE DWELLING/APARTMENT BUILDING

Current Functions:

DOMESTIC/MULTIPLE DWELLING/APARTMENT BUILDING

7. Description

Architectural Classification:

LATE VICTORIAN/ITALIANATE

Materials:

foundation	Brick; Stone
walls	Brick
roof	Asphalt; Ceramic Tile
other	Wood

Description of present and historic physical appearance:

The Piedmont Park Apartment building is located in the Midtown area of downtown Atlanta, Fulton County. Constructed in 1913 and designed by Leila Ross Wilburn, a prominent Atlanta architect, it is a three-story, masonry-construction, brick building featuring characteristics of the Italianate style including the flat roof, with tile-covered, wide overhanging eaves with decorative brackets that emphasize the cornice, and tall, narrow, grouped windows. The building rests on a brick and stone foundation.

The symmetrical front (south) façade (photographs 1 and 2) features a central arch front entrance supported by classical pilasters, a recessed, double-door entry with a multi-light transom, and four projecting three-story pavilions that contain individual apartment porches. First-floor porches feature brick dados, while second-and third-story porches feature turned wooden balustrades (photographs 1, 2, 3, and 7). All porches are supported by square brick piers. Window placement and configuration reflect the interior layout of the apartment units and staircase locations (photograph 5). Single and paired nine-over-one double-hung-sash windows and triple six-over-one double-hung-sash windows (vertically oriented) light living rooms and bedrooms (photograph 2), while twelve-over-one windows open into kitchens (photograph 5) and single six-over-one double-hung-sash windows (horizontally oriented) light bathrooms (photograph 10). On the east façade of the building triple eight-over-eight windows face out from sunrooms overlooking Piedmont Park. On both the north façade and the south façade, on the second and third floors, twelve-over-twelve windows light rear entrance stairwells for the apartment units as well as the main staircase that abuts the rear (north) façade (photographs 1 and 5). Due to the sloping lot, the basement windows on the front façade are fixed, three-pane windows on the less exposed portion of the foundation, and six-pane windows (two rows of three) on the more exposed portion of the foundation. The rear foundation has both single-pane fixed windows and nine-over-one windows while each of the two side foundations feature both

National Register of Historic Places **Continuation Sheet**

Section 7--Description

nine-over-one double-hung-sash windows and double steel doors. All windows are wood frame. Some windows on the first floor and over the basement have been boarded shut. The east façade of the building faces Piedmont Park (a City of Atlanta park listed in the National Register of Historic Places on May 13, 1976) and features one projecting pavilion that is enclosed with porches on the south end of the façade. The rear (north) façade (photographs 7, 8, and 9) echoes the front façade and provides access to the basement. The west façade (photograph 10) is symmetrical and does not contain porches .

The interior of the apartment building features plaster walls with paneled wainscoting in the central halls on each floor (photographs 11 and 12). Apartments face the central hallway (photograph 12) and the footprint of each floor is the same. Interior apartments contain one bedroom while the corner apartments contain two bedrooms. Apartments have plaster walls and ceilings (photographs 14, 16, and 17), although some have coffered ceilings (photograph 15). Window and door trim and floors are wood (photographs 13, 14, 15, 16, and 17). Interior doors are paneled (photographs 14 and 17) while French doors with sidelights (photograph 16) lead onto porches. The basement of the building has been partially sectioned for storage (photograph 18).

Landscaping on the property is minimal due to the fact that the building was constructed close to lot lines, however, foundation plantings and small trees are present (photographs 1, 5, 7, and 19).

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
Women's History

Period of Significance:

1913

Significant Dates:

1913-Construction date of the apartment building

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Leila Ross Wilburn

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Piedmont Park Apartment building is an early 20th-century apartment building and falls within an era of prolific apartment construction in Atlanta. Apartment construction was prominent during this period due in large part to the extension of streetcar lines into suburban areas of Atlanta in the early 1900s. Other factors in this movement included the relocation of upper and middle classes into the city and the growth of parks and recreation areas within the city and its suburbs. Piedmont Park Apartments is significant in the area of architecture as a good and intact example of an early 20th-century apartment building constructed in the Italianate style. Character-defining features of the building include the wide, overhanging eaves, tile roof coping, decorative brackets, central entry supported by classical pilasters, and grouped windows.

The building is also significant in the areas of architecture and women's history for its association with architect Leila Ross Wilburn (1885-1967). Miss Wilburn was a pioneering female architect in Atlanta who exclusively designed residential buildings, including at least 20 apartment buildings. She also published pattern books and mail-order house plans for residential construction. Her career was significant to Atlanta's early suburban residential areas. Born in Macon, Georgia, on November 18, 1885, Wilburn moved to Atlanta with her family in 1895. According to Wilburn profiler Merrill Elam, "Leila spent the early years of her life traveling around the country photographing and documenting house plans and ideas, feeding an artistic creativity and fierce independence influenced by her mother." Wilburn practiced in Atlanta as its second registered female architect. Over her career, she developed a lucrative business that extended from Atlanta and thirty-four other Georgia communities to five other states (Florida, North Carolina, South Carolina, Mississippi, and Michigan). Wilburn was the twenty-ninth architect registered among 188 when the state of Georgia required licensing for architectural practice in 1920. She is noted, along with Henrietta Dozier, as part of an early phase (1895 - 1920) of female architects in Atlanta, and as the only female architect during a later phase (1920-1940). Being the only woman architect in Atlanta in 1927 and one of the two in 1909 gave her the distinction of being both a curious and avant-garde figure. Wilburn took advantage of the trend toward multi-family housing by designing 30 apartment complexes in Atlanta between 1900 and 1920. The Piedmont Park Apartments typifies her design of apartment complexes.

National Register Criteria

Piedmont Park Apartments is eligible for listing in the National Register of Historic Places under Criterion A in the area of women's history for its association with well-known Atlanta architect Leila Ross Wilburn. Miss Wilburn designed this and other apartment buildings in Atlanta during a period of prolific apartment construction. The building is also eligible for listing under Criterion C as an excellent example of an early 20th century apartment building featuring characteristics of the Italianate style.

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 for Piedmont Park Apartments is 1913, the year in which the building was constructed.

Contributing/Noncontributing Resources (explanation, if necessary)

Piedmont Park Apartments is the one contributing resource on the nominated property. There are no noncontributing resources on the nominated property.

Developmental history/historic context (if appropriate)

****Note: The following history was compiled by Patti Perlberg, Consultant, November, 2002. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

In 1887, a group of upper class Atlantans with an interest in horses formed the Gentlemen's Driving Club on approximately 190 acres just north of the then city limits, and east of the land lot owned by George Washington Collier. On the club property, an English landscaper created seven miles of "drives" through the dense woods and the club created a bicycle racetrack. These savvy businessmen formed the Piedmont Exposition Company to hold a large exposition on the club acreage in 1887.

The success of the 1887 fair prompted the Piedmont Exposition Company to buy most of the acreage from the Gentlemen's Driving Club, which was to become Piedmont Park. Several more fairs were held on the land until plans began for the major 1895 Cotton States and International Exposition. Just before the Cotton States (in 1894), the owners offered to sell the land to the City of Atlanta for \$165,00, but the City declined. Even with the City's negative response the expositions opened the way for a real estate boom in the surrounding area and the creation of a vital segment of the municipal park system.

Two factors greatly influenced development along the northern blocks of Atlanta's two major traffic arteries, Peachtree Street and Piedmont Avenue. First, by 1900 streetcars lines had been extended from downtown to Fourteenth Street along both Peachtree Street and Piedmont Avenue, opening the area for residential development. Second, the old Cotton States Exposition grounds were developed into a park and recreation site called Piedmont Park, providing a social activity center in the area. These developments spurred construction of apartment houses. The Palmer House Apartments (1907) on Peachtree Place and the Virginian Apartments (1911) at Fifteenth and Peachtree Streets were just two of a growing number of buildings built in the area during the second decade of the 1900's.

Over the next ten years (1894-1904) the private park was the site of major and minor recreational activities (state fairs, July 4th and Labor Day celebrations among others). Also at this time, when most city parks were strictly segregated, Piedmont Park owners opened a special section for African-

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Americans including a "comfort station". When the streetcar line was extended out from the city to the park area on both Peachtree Street and Piedmont Avenue in 1900, access to the park was guaranteed. The growth of land between the park and the central business district as a residential area was to quickly follow.

George Washington Collier died in 1903 and the next year his undeveloped land, west of the park and north of the city, was sold for \$300,000 and subdivided. The main developer of these tracts was Edwin Ansley. His Ansley Park subdivision followed the guidelines set by Frederick Law Olmsted - the streets were a curving maze with large open spaces or "mini-parks". Ansley Park was to become a new suburb for the city's elite. (Ansley Park Historic District was listed in the National Register of Historic Places on April 20, 1979.)

Also in 1904, the Piedmont Exposition Company offered to sell Piedmont Park to the City, this time for \$100,000. The deal was contingent upon the annexation of the Park and those developed areas adjacent to the Park. The annexation would add approximately \$35,000 to \$40,000 in tax revenues annually for the City, thus providing justification for the park's purchase price. When the deal closed the City paid \$98,000 and "acquired an improved tract of land, complete with roads, sewers and drains, water facilities, fair buildings, and a baseball field". Later, in 1912, twenty-five acres of mini-parks in Ansley Park were deeded to the City adding major property to the City's municipal parks.

By 1913, Eleventh Street was only developed from Peachtree Street to Piedmont Avenue (west of the apartment site), and was paved only with rubble. Although sewer service ran all the way down Eleventh Street to the park, water service was not extended until 1918. It has been supposed that the lack of development and services was the reason why the eastern section of Eleventh Street, from Piedmont Avenue to the park, became the site for the middle class Piedmont Park Apartments instead of luxury apartments. By 1913, the site of the Piedmont Park Apartments was a prime candidate for development. On January 29 of that year Calvin Shelverton applied for a building permit to construct the Piedmont Park Apartments. Building costs for the approximately twenty-six-unit apartment building were \$ 67,000.

Calvin Shelverton was a contractor whose Calvin Shelverton Lumber Company operated out of the fifth floor of the Fourth National Bank Building. By the early 1920s, Shelverton Lumber Company became the Shelverton Construction Company. The 1923 City Directory lists Calvin Shelverton as president, F.F. LaRoche as vice president, and Abbie Turner as secretary and treasurer.

When the Piedmont Park Apartments building was constructed in 1913, homes and mansions of the upper class were still extant along nearby Peachtree Street. Ansley Park, northwest of the future apartment site, was also a new suburb for the city's elite. Living in the Piedmont Park Apartments, these middle class suburbanites were emulating nearby the upper class and upper middle class, in both their surroundings and setting. Residents during the years 1913 to 1960 were generally middle class. There were some professionals in the early years such as dentist B.E. Hall, veterinarian H.W. Burkland, accounting company president T.C. Dunlap, and lawyer J.B. Stewart. Most tenants, however, were white-collar clerks, railroad agents, salesmen, bank tellers, and others with similar occupations. There was a small number of widows and working women. Calvin Shelverton, who

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

originally had the building constructed, lived in the apartments, first in 1921, listed in unit 17, and from 1922 on, listed with his wife in unit 6.

Between the late 1970s and 1991, there again seems to have been a change in residents. By 1980, there were five vacancies, few carryover tenants (from 1975), and most of the residents were men. This trend continued into the 1980s as the income status of the apartment dwellers declined. Until its recent purchase for rehabilitation, the apartment building had begun a negative income and vacancy spiral. The property was recently rehabilitated through a Georgia property tax abatement program.

9. Major Bibliographic References

Atlanta City Building Permits.

Atlanta Directories, 1915-1991.

Atlanta's Lasting Landmarks, Atlanta Urban Design Commission, 1987.

D'Avina, Gail Anne. Atlanta Municipal Parks, 1882-1917: Urban Reform, Urban Boosterism in a New South City. Atlanta: Emory University, 1988. (PhD. dissertation at the Atlanta Historical Society).

Garrett, Franklin. "A Short History of Land Lots 105 and 106 of the 17th District of Fulton County, Georgia, Atlanta Historical Journal, Vol. XXVII #2, 39-54.

Garrett, Franklin. Atlanta and Environs: A Chronicle of Its People and Events, Athens: University of Georgia Press, 1982.

Leila Ross Wilburn Collection, Atlanta History Center.

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 742726 Northing 3741151

Verbal Boundary Description

The boundary of the nominated property is indicated on the enclosed map by a heavy black line.

Boundary Justification

The boundary of the Piedmont Park Apartments includes the apartment building and follows the current legal boundary of the property.

11. Form Prepared By

State Historic Preservation Office

name/title Holly L. Anderson, National Register Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 156 Trinity Avenue, S.W., Suite 101
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** September 9, 2004
e-mail holly_anderson@dnr.state.ga.us

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

name/title Patti Perlberg, Vice President
organization Coro, Inc.
mailing address 3312 Piedmont Road, Suite 315
city or town Atlanta **state** Georgia **zip code** 30305
telephone (404)846-4000
e-mail

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

Property Owner or Contact Information

name/title Patti Perlberg, Vice President
organization Coro, Inc.
mailing address 3312 Piedmont Road, Suite 315
city or town Atlanta **state** Georgia **zip code** 30305
e-mail

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Piedmont Park Apartments
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: April, 2003

Description of Photograph(s):

Number of photographs: 19

1. Front (south) façade; photographer facing northwest.
2. Front façade, entrance detail; photographer facing north.
3. Front façade, southeast corner porch detail; photographer facing northeast.
4. Rear (north) façade, Unit 205, porch detail; photographer facing west.
5. Front façade, window detail; photographer facing north.
6. Front façade and east façade; photographer facing northwest.
7. Rear (north) façade; photographer facing southeast.
8. Rear façade; photographer facing west.
9. Rear façade, northeast corner porch detail; photographer facing southeast.
10. Front façade and west façade; photographer facing northeast.
11. Interior, first floor, entry hall; photographer facing southeast.
12. Interior, first floor, central hall; photographer facing west.
13. Interior, second floor, door detail; photographer facing east.
14. Interior, second floor, Unit 205, living room; photographer facing south.
15. Interior, second floor, Unit 205, living room; photographer facing south.
16. Interior, second floor, Unit 205, living room; photographer facing northwest.

National Register of Historic Places **Continuation Sheet**

Photographs

17. Interior, second floor, Unit 205, bedroom; photographer facing northwest.
18. Interior, courtyard level; photographer facing southeast.
19. Front façade; photographer facing northeast.

(HPD WORD form version 11-03-01)

