

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

240

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: 696 Peachtree Street Apartments

Other names/site number: Peachtree Manor Hotel

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 826 Peachtree Street

City or town: Atlanta State: Georgia County: Fulton

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility 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 X meets ___ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

 DIRECTOR 12 MAR 13	
Signature of certifying official/Title:	Date
Dr. David C. Crass, Historic Preservation Division Director/Deputy SHPO Historic Preservation Division, Georgia Dept. of Natural Resources	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

4. 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:)

John Edison H. Beall
Signature of the Keeper

5.8.13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public - Local
- Public - State
- Public - Federal

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

DOMESTIC: hotel

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Georgian Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK

STONE: Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The 696 Peachtree Street Apartments is located in Atlanta at what is today 826 Peachtree Street on the corner of Peachtree Street and 6th Street. The front façade of this apartment building faces east onto Peachtree Street, the city's historic main thoroughfare, in the area north of downtown Atlanta known today as Midtown. This five-story building, completed in 1923, is a reinforced-concrete-and-steel building with red brick and limestone exterior details in the Georgian Revival style. The front façade has a tripartite design with a central projecting block that is capped by a pediment with dentils. A limestone dentil cornice continues from the east façade around to the north elevation. The entrance on the front façade provides the primary ornament to this apartment building. A two-story rusticated limestone surround frames the arched entrance door in the central bay. Additional ornamentation is found in the limestone base, beltcourse, and classical swags above the entrance. The historic street address is etched into the limestone beltcourse. The base and beltcourse continue around to the north elevation. There is no ornamentation on the south and west elevations. Windows are six-over-six paired sash windows. The H-shaped building retains its original use as a multi-family residential building and today contains 40 one-bedroom condominiums. There are eight apartments on each floor. A narrow

696 Peachtree Street Apartments

Fulton County, Georgia

Name of Property

County and State

passage connecting the two apartment blocks contains the stairwells, elevators, and trash chutes. A nonhistoric iron-and-brick fence is located adjacent to the sidewalk on the front façade. The building maintains its historic integrity through the retention of its exterior features and its main public spaces.

Narrative Description

The 696 Peachtree Street Apartments is located in Atlanta on the corner of Peachtree Street and 6th Street. The front façade faces east onto Peachtree Street, the city's historic main thoroughfare, in the area north of downtown Atlanta known today as Midtown. Today this part of Midtown is a highly developed commercial district. The area, north of downtown Atlanta, first developed in the late 19th century, then began to decline during the Great Depression. Beginning in the late 20th century, a resurgence of construction has surrounded the apartment building with new commercial buildings and large, steel-and-glass office towers.

Built in 1923, this five-story building has red brick exterior walls with limestone details in the Georgian Revival style (photograph 1). The structural system of the building consists of reinforced concrete and steel. The first story of the building is partially below grade and not visible from Peachtree Street, possibly concealing a concrete-slab foundation. The roof is flat with a parapet and terra-cotta coping. The front (east) façade has a tripartite design with a central projecting block that is capped by a pediment with dentils and wood cornice. Brick quoins define both ends of this block. Single windows are located on the three floors above the entrance. The front façade is symmetrical with paired windows across all three blocks. Smaller six-light windows are located on both side blocks. The entrance on the front façade provides the primary ornament to the apartment building (photographs 2-4). The arched entrance door is framed by a two-story rusticated limestone surround. The original street address is etched into the limestone beltcourse above the keystone. The limestone surround continues up to the next floor where it embraces the single window. There, the window is surrounded by swags and topped by an arched pediment resting upon a band of floral decoration. The single window on the top floor of the building is topped by a keystone and draped above and below with swags. Additional swags are located below the window. Additional ornamentation on this facade is found in the limestone base and beltcourse. The limestone beltcourse runs above the second-story windows, visually dividing the façade horizontally into two parts. The limestone base, beltcourse, and cornice continue around the building to the north elevation that faces 6th Street.

The north or 6th Street elevation contains a limestone wall and iron entry gate into a courtyard (photographs 6 and 7). The recessed wall that forms the H-shape of the building contains a round vent opening centrally located above the cornice. A plain, triangular pediment caps this portion of the building. All of the windows on this elevation are either single or paired, wood windows.

Because of their limited visibility from the streets, the south and west elevations do not have the limestone details that are located on the primary elevations (photographs 8-11). There is a courtyard on the south elevation.

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

In 2000 the building was rehabilitated into 40 one-bedroom condominiums, eight units to each of the top five floors. The exterior remains much as it did when the building was built in 1923. Some windows have been replaced, but the original window size and materials have been maintained. The interior has changed over time through the building's various uses as apartments or hotels. The main entry off Peachtree Street retains its marble floors and wainscoting as well as wood paneling that has been painted white. Some interior wood trim remains in the hallways and in the apartments (photographs 14-16, 19, and 20). The stairwells retain the historic finishes (photographs 17 and 18). The marble steps with wood risers, along with the wood handrail and metal rails, are intact.

The basement level, where a café operated when the building first opened, is used as common area. This level now has a gym, laundry area, post office boxes, and a leasing office (photographs 12 and 13).

Non-historic features include an iron fence and gate with brick pillars around the east façade of the building between the sidewalk and the entrance. The building abuts the sidewalk on the two main elevations. Landscaping including trees, bushes, and grass has been added in front of the building and within the two courtyards.

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

Areas of Significance
(Enter categories from instructions.)

Architecture
Community Planning/Development

Period of Significance

1923

Significant Dates

1923-date of construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Adair & Senter – builder
Hentz, Reid and Adler - architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The 696 Peachtree Street Apartments is significant at the local level under Criterion C in the area of architecture as an excellent example of an early 1920s Georgian Revival-style apartment building designed by the architectural firm of Hentz, Reid and Adler. The firm was among the most important architectural firms of the 20th century in Atlanta. The building retains its historic Georgian Revival-style character-defining features that it had upon its completion in 1923 and retains its original use as apartments. The 696 Peachtree Street Apartments is significant at the

696 Peachtree Street Apartments

Fulton County, Georgia
County and State

Name of Property

local level under Criterion A in the area of community planning and development as a good example of an apartment building constructed in Atlanta at a time of changing residential patterns 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 what is known today as the Midtown area along Peachtree Street, and east of downtown along Ponce de Leon Avenue. The period of significance is 1923, the year when the apartment building was completed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The following is derived from Parinya Chukaew, Jennifer Corcoran, and Erin Parr's "696 Peachtree Street Apartments," *Draft National Register of Historic Places Registration Form*, December 13, 2007. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

The 696 Peachtree Street Apartments is significant at the local level in the area of architecture as an excellent example of an early 1920s Georgian Revival-style apartment building designed by the architectural firm of Hentz, Reid and Adler. J. Neel Reid was the principal designer for the firm. The overall building's design is attributed to Reid, while the entrance detail was drafted by Rudolph Adler, Philip Shutze, and Augustus E. Constantine. The firm of Hentz, Reid, and Adler began in 1909 when Hal Hentz and J. Neel Reid partnered with the older, more established architect Gottfried Norrman to form Norrman, Hentz, and Reid. However, shortly after this partnership formed, Norrman died. In 1913 Rudolph Adler became a partner in the firm. Philip Trammel Shutze interned with the firm while he was a student and replaced Reid as principal designer upon Reid's death in 1926. The firm then became Hentz, Adler, and Shutze.

The building, completed in 1923, is one of the last works of the firm before Neel Reid's death in 1926 at the age of 41. Similar to the Masee Apartments in Macon and the Garrison Apartments in Atlanta, the design for 696 Peachtree Street Apartments follows a scheme often used by the architectural firm in which the body of the building is used as a backdrop to the highly detailed entrance. Both of these apartment buildings were constructed the year after 696 Peachtree Street Apartments was completed and made use of many similarities in form and specific design elements to the 696 Peachtree Street Apartments. The apartment building is also similar in scale, materials, and design to the J.A. McCord Apartments on Seventh Street in Atlanta, attributed to Reid.

Hentz, Reid, and Adler played a large role in Atlanta and Georgia architecture, not only through their numerous buildings, but also through their contributions to architecture as a profession in the Southeast. Hentz, Reid, and Adler began the movement known as the Georgia School of

696 Peachtree Street Apartments

Fulton County, Georgia
County and State

Name of Property

Classicists and helped launch the careers of other architects in the area. In 1908 the firm also helped foster the state's first architecture department at the Georgia School of Technology (after 1948, Georgia Institute of Technology, commonly called Georgia Tech). They lent their knowledge as teachers and critics, as well as providing students part-time employment. They were also instrumental in the formation of the Atlanta chapter of the American Institute of Architects and encouraged the drafting of state laws for the registration of architects—a law that is still essentially intact. All three architects studied abroad but returned to the South to practice their profession.

The firm built upon the classical antecedents of the South and created new expressions in an eclectic manner that helped transform the city's architecture at the beginning of the 20th century. The 696 Peachtree building is one of only about a dozen apartment buildings designed by Hentz, Reid and Adler, who specialized in single-family residential design. The firm was among the most important architectural firms of the 20th century in Atlanta and developed a reputation for extraordinary classical design. Reid and Shutze are among the state's best-known 20th-century classicists. Both architects studied in Europe before designing classically inspired residential and commercial buildings in Atlanta.

J. Neel Reid (1885-1926) began his study of architecture as a teenager working in the firm of Ellis and Denny, with offices in Macon and Atlanta. During this time, Reid met Hal Hentz, who would join him at Columbia University in 1905 to study architecture academically. In 1907 both Hentz and Reid studied in Paris at the Ecole des Beaux-Arts, at a time when it was rare for Southern architects to study abroad. During this time, Reid also traveled to England and Italy to enhance his architectural study.

Upon returning to Atlanta and forming his partnership with Hentz, Reid became a very popular figure in the city. He was viewed as a tastemaker and "Southern cultural hero." Within the firm, Reid was the principal designer. While many people at the firm would design and work on a project, Reid, with his keen sense of scale and ability to make sure the smallest detail was proportionally related to the big picture, ensured that the "vision of the whole" of that specific project was realized. He also had a talent for designing buildings on a human scale and was able to transform historical precedents into fresh new designs. Characteristic of Reid's work, one that can be seen in the 696 Peachtree Street Apartments, is the concentration of boldly scaled ornamental elements as the focal points of the building.

In February 1926, Reid's life was cut short due to a brain tumor, only three years after the completion of the 696 Peachtree Street Apartments.

Rudolph S. Adler (1889-1945), a native Atlantan, attended Columbia University for his architectural training. He began his practice as a junior partner with Hal Hentz and Neel Reid upon graduation. Considered the businessman of the firm, he was the co-architect on a number of the firm's commissions including Rich's Department Store and the Howard Theater.

Augustus E. Constantine (1898-1976) was born in Greece and reared in Savannah, Georgia. Constantine was hired as a draftsman for Hentz, Reid and Adler in 1923 upon his completion of

696 Peachtree Street Apartments

Fulton County, Georgia
County and State

Name of Property

a two-year certificate in architecture from the Georgia School of Technology. He remained with the firm until 1935 at which time he became a partner with A. Thomas Bradbury until 1939. The two may have met in 1935 when Bradbury worked for a short time for Hentz, Adler and Shutze. In 1939 Constance designed the Federal Emergency Relief Administration Building on Mitchell Street in Atlanta before moving to South Carolina for the remainder of his career.

One of the Georgia School of Technology students employed as an intern by Hentz, Reid and Adler was **Philip Trammell Shutze (1890-1982)**. Shutze graduated from Georgia Tech in 1912 with a Bachelor of Science in Architecture and completed a Bachelor of Architecture degree at Columbia University in 1913. After this educational experience, he was awarded the American Academy in Rome Fellowship in 1915 allowing him to live, work, and study in Rome from 1915 to 1918. He returned to the U.S. in 1919 and resumed his work at Hentz, Reid and Adler. After a two-year foray working in New York City from 1923-1925, Shutze returned to Atlanta when Neel Reid's health declined. Following Reid's death in 1926, Shutze was made partner of the firm, changing its name to Hentz, Adler and Shutze, and Shutze assumed Reid's position as designer.

While in Italy, Shutze closely studied and created measured drawings of ancient Roman structures including Hadrian's Circular Pavilion at Tivoli as well as Roman Baroque architecture, such as the Villa Lante and the Villa Spada. The influence of these buildings is reflected in his Atlanta projects. His studies in Rome focused on the treatment of classical details. Numerous sketches in his notebooks from this time period include columns, pediments, and other ornamental subjects. Elizabeth Dowling, author of *American Classicist*, refers to the entrance of the 696 Peachtree Street Apartments as "a typical Shutzean arrangement: a broken pediment above the entry door surrounding a second story window which, in turn is surrounded by a swag of fruit and flowers."

Between 1923 and 1926, the firm designed several commercial buildings that are similar in appearance to 696 Peachtree Street Apartments. These include the Jacksonville Apartments (Florida, 1923), the Lakeland Terrace Hotel (Florida, 1923-1924), the Arnold Apartments (Tennessee, 1923-1924), the Garrison Apartments (Atlanta, 1923-1924), the Masee Apartments (Macon, 1924), and the Rich's Department Store (Atlanta, 1924.) Among the firm's dozen apartment buildings constructed before 1926, only a handful remain.

The Real Estate Investment Corporation, headed by Robert Gregg, built the 696 Peachtree Street Apartments. Gregg, a native Atlantan, was married to Elizabeth Adair, of the Adair Realty family. Gregg was also president of Atlantic Steel Company from 1922 until 1932. Real estate was likely a side business for him. The Adair Realty and Trust Company was in charge of leasing. Adair & Sentor, a local engineering and building firm constructed the building.

The building is a good example of an early 20th-century 'luxury' apartment building in Atlanta, one of only a few such buildings built in Atlanta, and one of a very few remaining in the city. This type of apartment building is distinctly different from, and much less common than, the typical early 20th-century 'garden' apartment in Atlanta. The Garrison Apartments (now Reid House) remain as another example of this type of apartment building. The 696 Peachtree

696 Peachtree Street Apartments

Fulton County, Georgia
County and State

Name of Property

building retains its historic Georgian Revival-style character-defining features and retains its original use as apartments.

The 696 Peachtree Street Apartments is significant in the area of community planning and development as a good example of an apartment building constructed in Atlanta during the 1920s at a time of changing residential patterns in the city. 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 what is known today as the Midtown area along Peachtree Street, and east of downtown along Ponce de Leon Avenue.

The rising popularity of the automobile in the first decades of the 20th century prompted affluent businessmen and single-family residents to begin to move to new suburbs, making way for the development of apartment houses along the Peachtree Street corridor including the Palmer House and the Phelan House, built in 1908 and 1915, respectively (National Register listed 2004). The Garrison Apartments (National Register listed 1979), located further north on Peachtree Street, were constructed by Hentz, Reid and Adler in 1924 as the population of the city moved further outward. Other factors in this outward movement included the relocation of upper and middle classes into the city due to economic growth, job opportunities, and the establishment of regional corporate offices in Atlanta, along with the construction of parks and recreation areas within the city and its suburbs.

Peachtree Street, the commercial corridor of Atlanta, was the center of upper-class residential development in the 1870s and 1880s and was lined on either side of the street with large Victorian homes, on large landscaped lots. But suburban development was underway by 1890, influenced by the latest developments from the North. Multi-story apartment buildings gained popularity in large Northern cities with the introduction of the electric elevator in the late 19th century. During this period, Atlanta was growing with a rising population and commercial development. In the early 1920s, there was a boom of housing, hotels, and apartments. During this time, several new schools were built and a bond was issued to enlarge and modernize the waterworks system. A 1924 *City Builder* article cites the construction of several new hotels and office buildings including the Biltmore, the Glenn, the Commercial Exchange, and a 17-story addition to the Hurt building. The *City Builder* article noted the importance of offering newcomers to Atlanta the advantages of climate and business, but most importantly adequate and modern housing. Of apartment buildings the article says, "In apartment houses the city has accomplished more in size, beauty of design, and permanence of construction than ever before in its history." Many apartments constructed during this time were of fireproof construction and equipped with modern conveniences not found in the typical single-family home.

Improved technologies in building methods, sanitary systems, and the conveyance of gas and electric power made it possible for people to live in luxurious new apartment houses. Apartment houses in Atlanta were usually built for the middle and upper classes, who may have previously lived in hotels or boarding houses. The H-shaped design of the 696 Peachtree Street Apartments allowed most of the apartments to occupy a corner location providing for lots of light and air. Also a telephone connection was provided for each apartment. The developer, Real Estate

696 Peachtree Street Apartments

Fulton County, Georgia
County and State

Name of Property

Investment Corporation, sensed a demand for small apartments with hotel service – one to four rooms only, including a living room, bedroom, bath, kitchenette, and sun porch. The basement level housed a café. This apartment building was the first to be built in Atlanta to answer this need of a small apartment with café service. According to a 1922 advertisement for the building, a list of tenants was in hand before the building was completed.

The area of Midtown along Peachtree Street surrounding the apartments remained a middle- to upper-middle-class neighborhood until the Great Depression, which signaled a long period of decline. The reasons for the decline included the rise of suburbs farther north and the subsequent loss of businesses, which was accompanied by a decline in rents. Efforts by the Midtown Neighborhood Association, the Midtown Businessmen’s Association, and the construction of nearby transit stations helped in the revival of Midtown in the late 20th century. Commercial development that began for the 1996 Olympics revitalized an interest in Midtown apartments and made the area a desired residential neighborhood for Atlanta’s middle and upper classes. Today the area is a vibrant mixed-use neighborhood and Peachtree Street is lined with steel-and-glass skyscrapers built in the 1990s and 2000s.

9. Major Bibliographical References

“\$250,000 Bond Issue is Handled by Adair Co.” *The Atlanta (GA) Constitution*, November 16, 1922, p. 3.

Chukaew, Parinya, Jennifer Corcoran, and Erin Parr. “696 Peachtree Street Apartments.” Draft *National Register of Historic Places Registration Form*, July 11, 2008. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Dowling, Elizabeth Meredith. *American Classicist: The Architecture of Philip Trammell Shutze*. New York, NY: Rizzoli International Publications, Inc., 1989.

Howett, Catherine. “A Georgian Renaissance in Georgia: The Residential Architecture of Neel Reid.” *The Colonial Revival in America*. New York, NY: WW Norton & Company, 1985: pp. 122-138.

Mitchell, William R. J. *Neel Reid: Architect of Hentz, Reid, & Adler and the Georgia School of Classicists*. Atlanta, GA: The Georgia Trust for Historic Preservation, 1997.

Morgan, Thomas H. “Architects in Atlanta and Suburbs.” *Official History of Fulton County*. Spartanburg, SC: The Reprint Company, 1978.

Neel Reid Drawings, Roll #10. Microfilm: Atlanta History Center. Filed under the Arnold Apartments in Tennessee.

“New \$400,000 Apartment Building Will Go Up Immediately on Peachtree.” *The Atlanta (GA) Constitution*, September 17, 1922, p. A3.

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

Previous documentation on file (NPS):

- 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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

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

10. Geographical Data

Acreege of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 742183 | Northing: 3740525 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the parcel historically associated with the building.

11. Form Prepared By

name/title: Lynn Speno/National Register Specialist
organization: Georgia Historic Preservation Division
street & number: 254 Washington Street, Ground Level
city or town: Atlanta state: Georgia zip code: 30334
e-mail lynn.speno@dnr.state.ga.us
telephone: 404-651-5911
date: February 2012

696 Peachtree Street Apartments
Name of Property

Fulton County, Georgia
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 696 Peachtree Street Apartments

City or Vicinity: Atlanta

County: Fulton State: Georgia

Photographer: Charlie Miller

Date Photographed: June 20, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Main or Peachtree Street façade. Photographer is facing west.
2. Entrance on Peachtree Street. Photographer is facing west.
3. Entrance on Peachtree Street. Photographer is facing west.

696 Peachtree Street Apartments

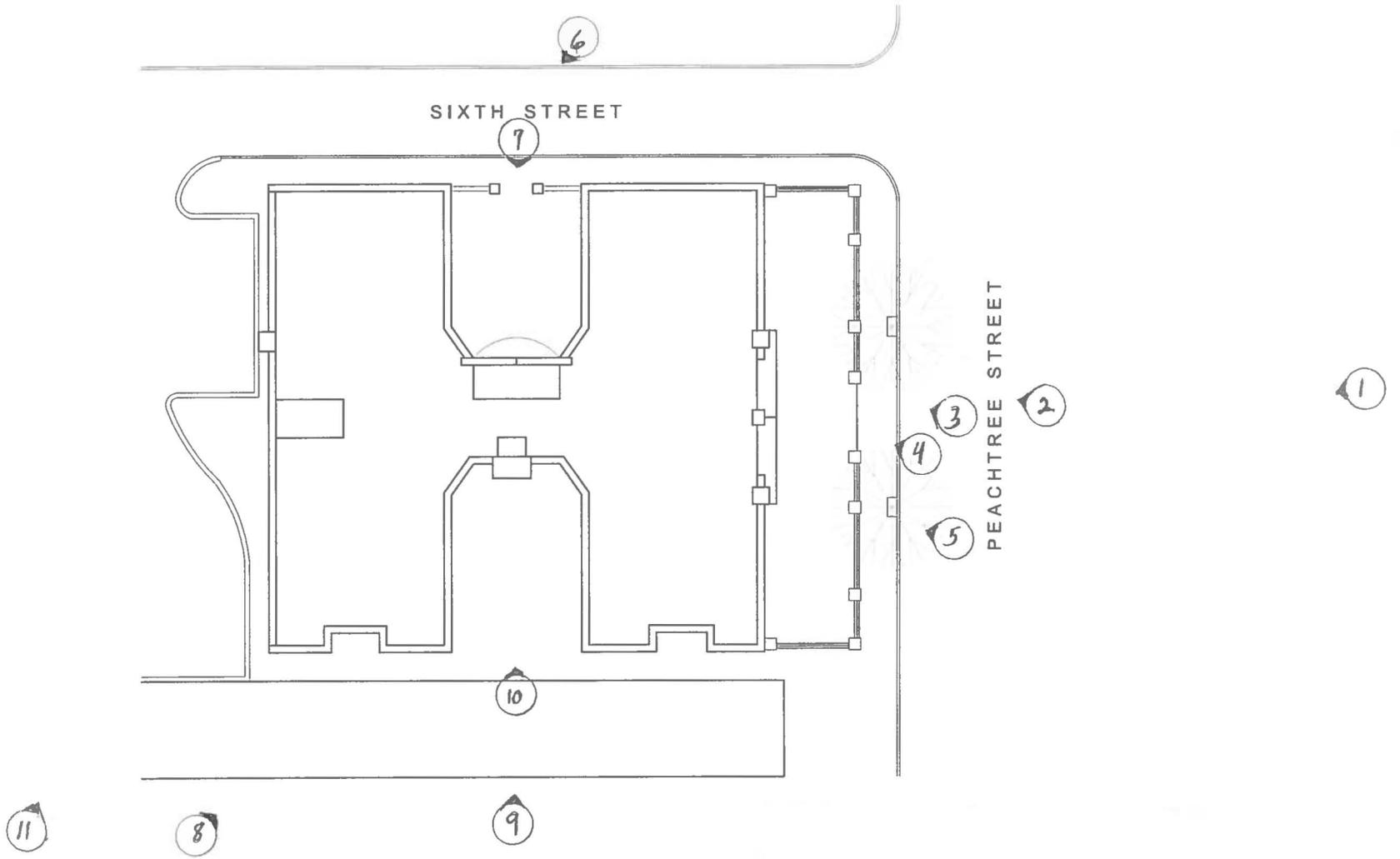
Name of Property

Fulton County, Georgia
County and State

4. Close-up of entrance on Peachtree Street. Photographer is facing west.
5. Window on Peachtree Street façade. Photographer is facing west.
6. Sixth Street façade. Photographer is facing southwest.
7. Sixth Street façade. Photographer is facing south.
8. South elevation. Photographer is facing northeast.
9. South elevation. Photographer is facing north.
10. South elevation. Photographer is facing north.
11. Rear elevation. Photographer is facing northeast.
12. Interior first floor. Photographer is facing north.
13. Interior first floor. Photographer is facing northwest.
14. Interior first floor. Photographer is facing west.
15. Interior upper floor hallway. Photographer is facing west.
16. Interior upper floor hallway. Photographer is facing south.
17. Interior stairwell. Photographer is facing east.
18. Interior stairwell. Photographer is facing east.
19. Interior apartment living room. Photographer is facing west.
20. Interior apartment dining room. Photographer is facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



EXISTING SITE PLAN

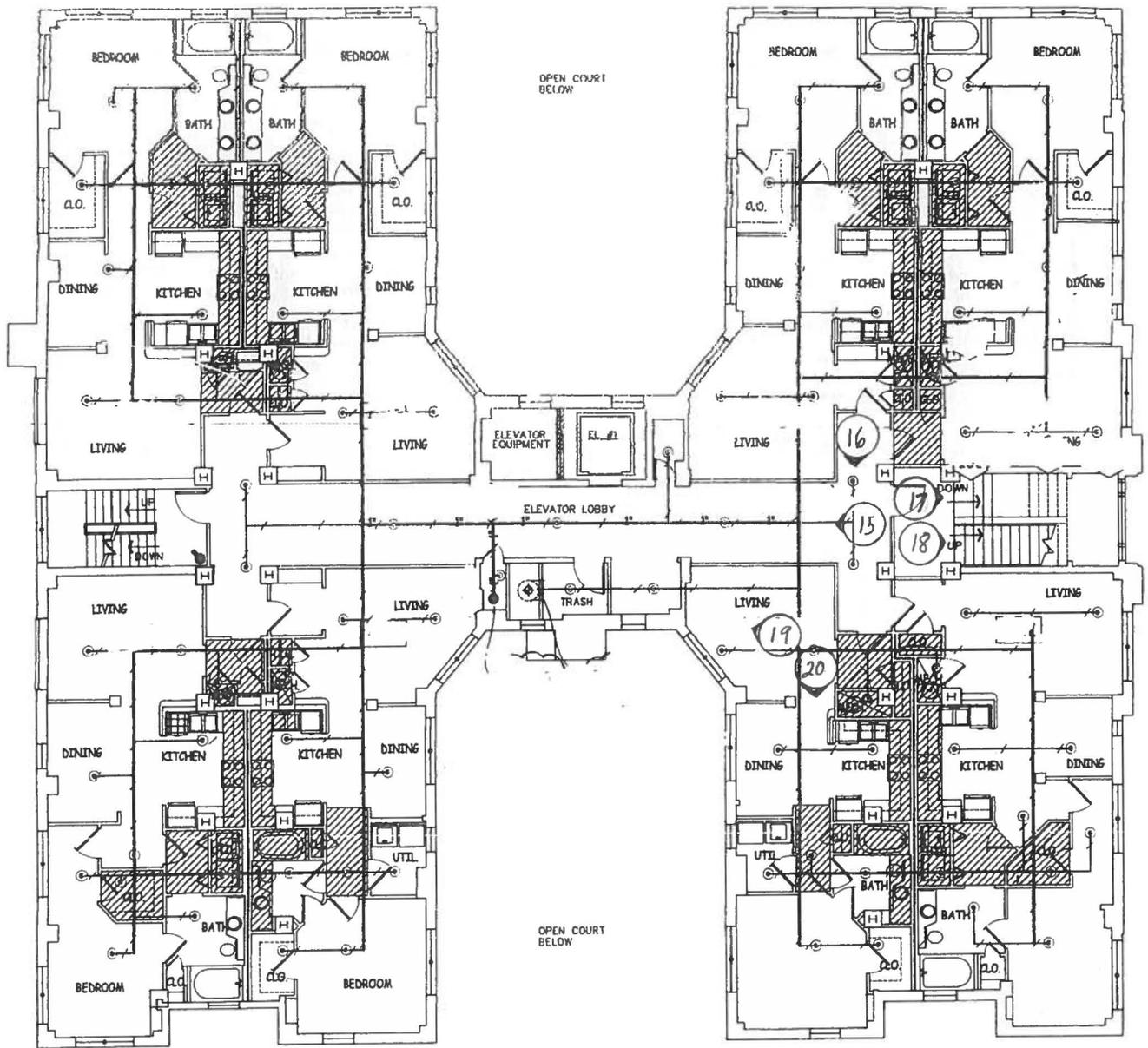
NOT TO SCALE

**696 PEACHTREE APARTMENTS
FULTON COUNTY, GEORGIA
EXTERIOR PHOTO KEY**

NORTH: ↑

SCALE: Not to Scale

PHOTOGRAPH/DIRECTION OF VIEW: #



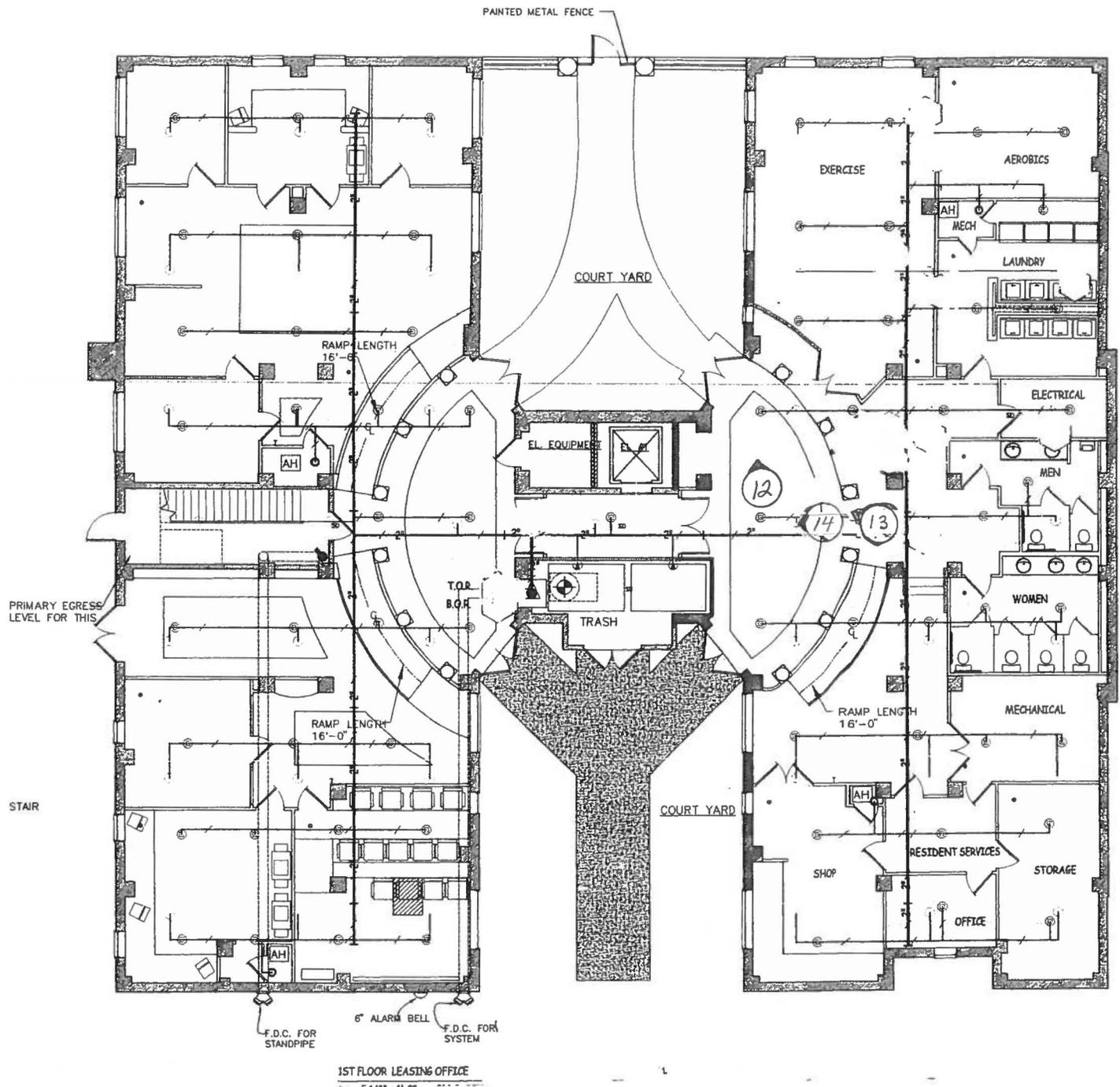
4TH FLOOR

**696 PEACHTREE APARTMENTS
FULTON COUNTY, GEORGIA
UPPER FLOOR**

NORTH: ↑

SCALE: Not to Scale

PHOTOGRAPH/DIRECTION OF VIEW: #

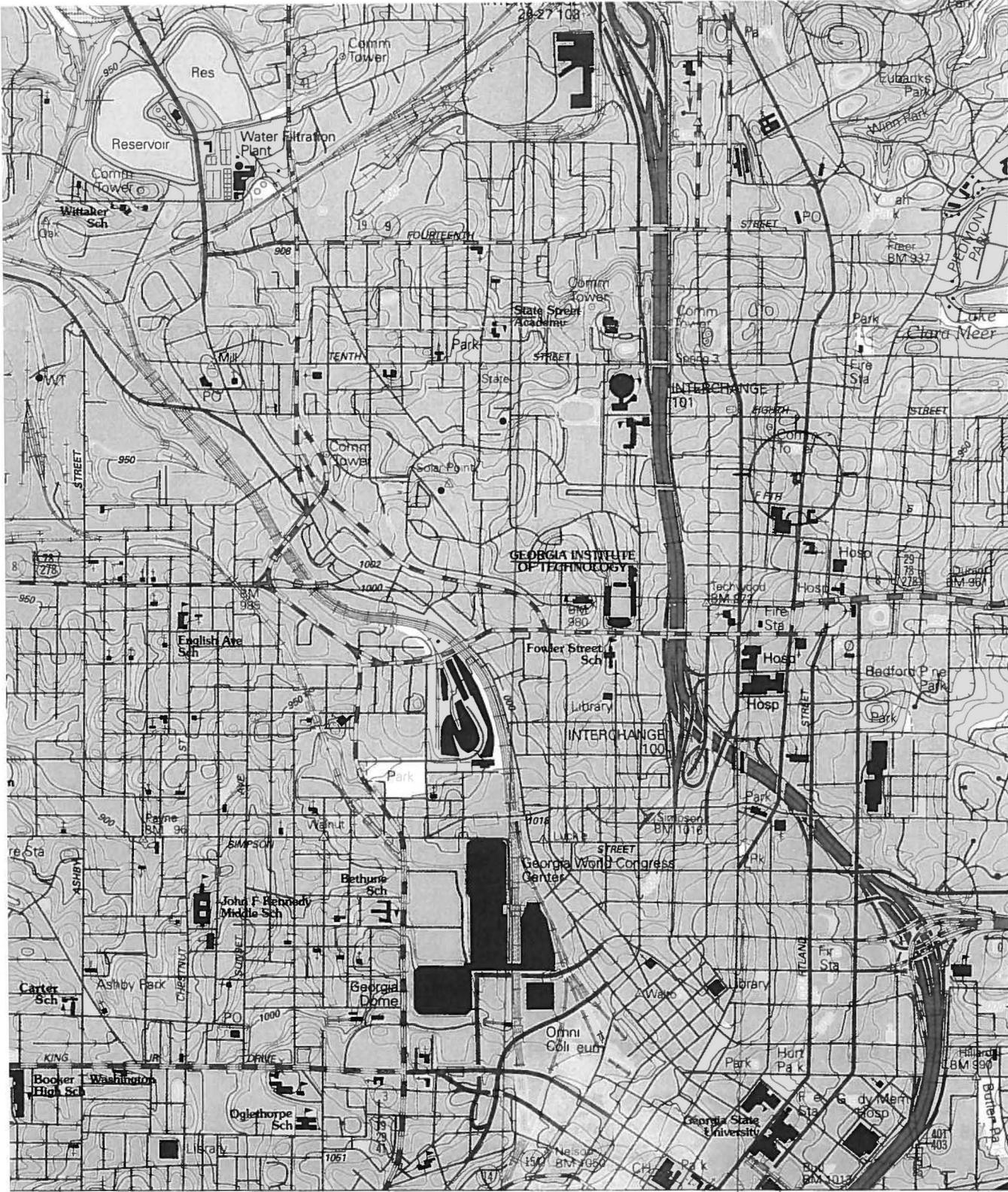


**696 PEACHTREE APARTMENTS
 FULTON COUNTY, GEORGIA
 FIRST FLOOR PLAN**

NORTH: ↑

SCALE: Not to Scale

PHOTOGRAPH/DIRECTION OF VIEW: #



47' 30"
 3742
 3741
 696 Peachtree Street Apartments
 Fulton Co
 3740
 Zone 16
 742183 E
 3740525 N
 3739

739 25' 00" 740 741 742 00' 00" E 84° 22' 30" 33° 45' 00"

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1995

ROAD CLASSIFICATION

- Primary highway, hard surface _____
 - Light-duty road, hard or improved surface _____
 - Secondary highway, hard surface _____
 - Unimproved road _____
- Interstate Route ● U. S. Route ○ State Route

1
 10 000



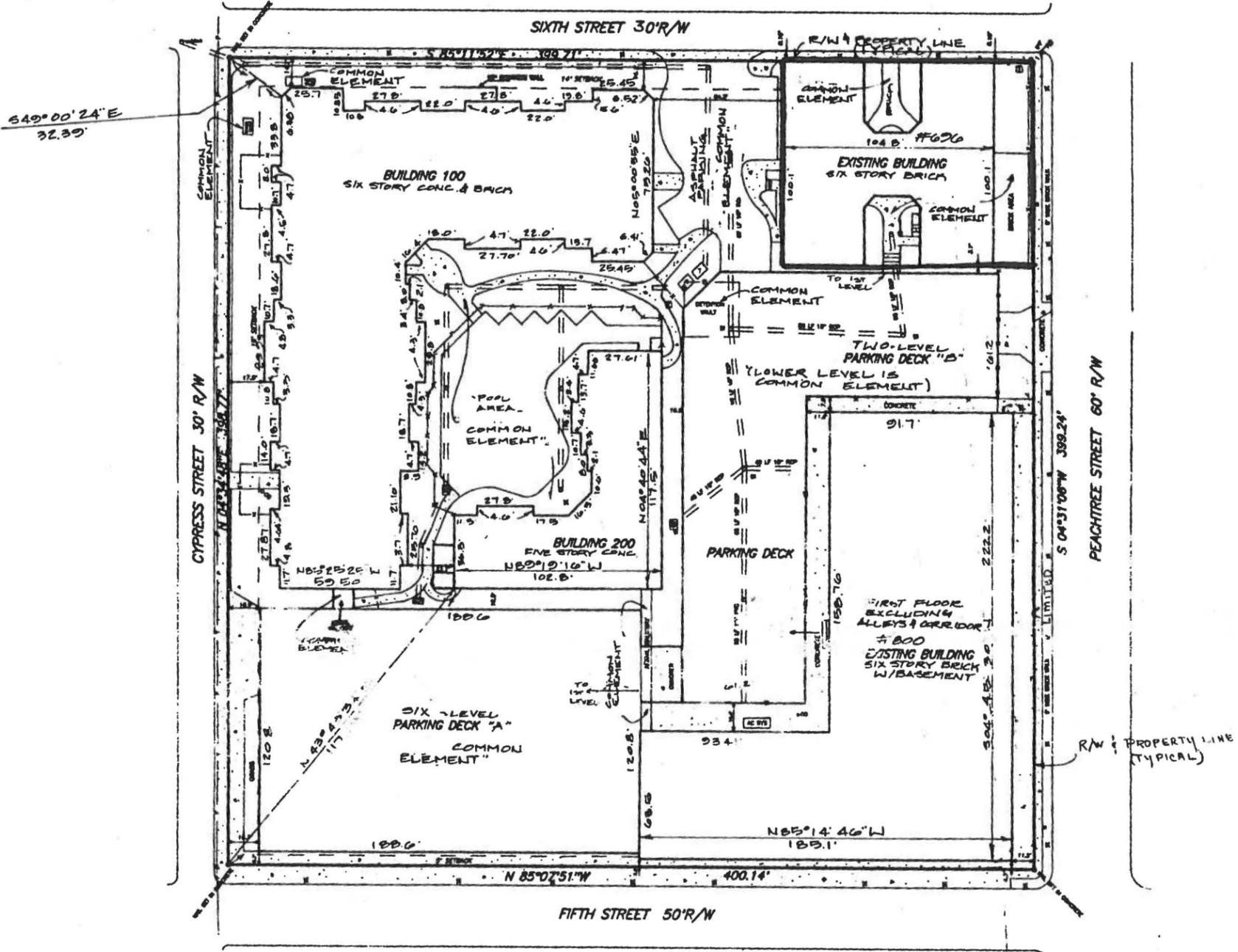
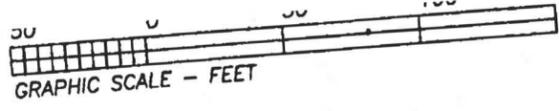
QUADRANGLE LOCATION

1	2	3	1 Marietta
			2 Sandy Springs
			3 Chamblee
4		5	4 Mableton
			5 Northeast Atlanta
			6 Ben Hill
6	7	8	7 Southwest Atlanta
			8 Southeast Atlanta

ADJOINING 7.5 QUADRANGLE NAMES

NORTHWEST ATLANTA, GA
 33084-G4-TF-024





696 PEACHTREE APARTMENTS
 FULTON COUNTY, GEORGIA
 NATIONAL REGISTER MAP/PLAT MAP
 National Register Boundary: _____
 NORTH: ↑
 SCALE: 1 inch = 50 feet
 SOURCE: Property Owner

The Condominium Declaration for The Cornerstone Village Condominium, is recorded in Deed Book
 29879, Page 1 of the Superior Court of Fulton County, Georgia.

I, Walter Y. Prevatte, a Registered Land Surveyor do hereby certify that this plat is accurate and complies
 with the provisions of Section 44-3-83 of the Georgia Condominium Act.

Walter Prevatte
 RLS No. 2107
 Date: 01/04/01



PRINTED

LAND LOT 49
 FULTON COUNTY
 JANUARY 04, 2001

CONDOMINIUM PLAT OF
**THE CORNERSTONE VILLAGE
 CONDOMINIUM**

14th DISTRICT
 GEORGIA
 SCALE: 1" = 50'

TECHNICAL SURVEY SERVICES, INC.
 Land Surveyors

.794 West Circle, SW

Telephone (770) 822-6391
 Fax (770) 822-0767

1. TOTAL TRACT = 3.663 ACRES
2. REFERENCES:
 (A) SURVEY BY GEO SURVEY LTD., CERTIFIED BY A. S. GIOMETTI, DATED JANUARY 26, 1998.
 (B) CONSTRUCTION PLANS FOR LEGACY MANOR BY LRE ENGINEERING, INC., DATED MARCH 16, 1998.
 (C) ALTA/ACSM LAND TITLE SURVEY FOR STRICKLIN & COMPANY, LLC; LEGACY PLACE LIMITED PARTNERSHIP; SouthTrust BANK AND OLD REPUBLIC TITLE INSURANCE COMPANY, BY TECHNICAL SURVEY SERVICES, INC., DATED JANUARY 18, 2000 AND LAST REVISED AUGUST 10, 2000.



Note: The submitted property constitutes Unit 2 of The Cornerstone Village Master Condominium, being recorded in Deed Book 29662, Page 420, et seq., Fulton County, Georgia records, and its pro rata interest in the common elements of The Cornerstone Village Master Condominium. The submitted property does not include Unit 1 of The Cornerstone Village Master Condominium.

Condo Plat 13 Pg 150
 Filed and Recorded Jan-17-2001 02:47pm
 2001-009598
 Juanita Hicks
 Clerk of Superior Court
 Fulton County, Georgia



zipcars
find yours
Z
Join at zipcar.com

TOW ZONE
NO PARKING
EXCEPT FOR
EMERGENCY VEHICLES
zipcar



696 PEACHTREE ST





696 PEACHTREE ST





























2nd B
BOSTON 307-208
2nd
BOSTON 307-208

B







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: 696 Peachtree Street Apartments

MULTIPLE NAME:

STATE & COUNTY: GEORGIA, Fulton

DATE RECEIVED: 3/22/13 DATE OF PENDING LIST: 4/15/13
DATE OF 16TH DAY: 4/30/13 DATE OF 45TH DAY: 5/08/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000240

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5.8.13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

March 14, 2013

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005



Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **696 Peachtree Street Apartments, Fulton County, Georgia** to the National Register of Historic Places.

CD of National Register of Historic Places nomination form and maps as a pdf

DVD with digital photo images

Physical signature page

Original USGS topographic map(s)

Sketch map(s)/attachment(s)

Correspondence

Other:

COMMENTS:

Please insure that this nomination is reviewed

This property has been certified under 36 CFR 67

The enclosed owner objection(s) do do not constitute a majority of property owners.

Special considerations:

Sincerely,

Lynn Speno
National Register Specialist

Enclosures