

732

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 61 16th Street Apartment Building
other names/site number N/A

2. Location

street & number 61 16th Street
city, town Atlanta
county Fulton code GA 121
state Georgia code GA zip code 30309

() vicinity of

() not for publication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.

Rebecca Coates
Signature of certifying official

7.6.06
Date

to 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

Elson H. Beall 8.30.06

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Ray
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 19TH AND 20TH CENTURY REVIVALS/COLONIAL REVIVAL

Materials:

foundation	Brick
walls	Brick
roof	Asphalt
other	Limestone

Description of present and historic physical appearance:

The 61 16th Street Apartment Building (photograph 1) is located in the Midtown area of downtown Atlanta. Constructed in 1924, it is a three-story, masonry-construction, brick building with a basement. It features characteristics of the Colonial Revival style including grouped and single six-over-six and four-over-four double-hung-sash windows, a round transom over the entry door, decorative cornice and parapet wall at the roof line, and decorative quoins, inset panels, and ornamental urns. The building rests on a continuous brick foundation.

The symmetrical three-bay front (north) façade (photograph 1) features a central recessed entry bay and projecting three-story pavilions on the flanking bays. A double-door entrance is located in the central bay and features a round transom with a decorative iron fan and a wide decorative molding with an ornamental keystone (photograph 6). The doors each feature a large central pane of glass with decorative iron insets. Windows are wood-framed, paired, six-over-six double-hung-sash featuring flat arches with keystones. Window placement and configuration reflect the interior layout of the apartment units and staircase locations. Other decorative features include quoins accentuating the corners of the side pavilions, relief panels with ornamental swags above the entrance, and gable vents (photographs 1, 2, 6, and 16). The front façade also features a molded cornice and coping at the top of the parapet wall (photograph 1). Decorative urns are located along the parapet wall at the corners of the side pavilions (photographs 1 and 2).

The east and west façades of the building (photographs 2, 4, and 16) are symmetrical and contain paired and single six-over-six double-hung-sash windows. The west façade provides access to the basement level apartment units.

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The rear (south) façade (photographs 3 and 4) features grouped and single six-over-six double-hung-sash windows with flat arches, access to the basement at the west end, and a chimney.

The most prominent features of the front and rear façades are stacked porches, which provide exterior spaces for a majority of the apartments (photographs 1 and 4). On the front façade porches are located in the center of each of the side pavilions. The porches consist of projecting rectangular decks, supported by wall-mounted metal brackets and modern, welded steel posts in a filigree design. First-floor porches feature brick dados (photographs 1 and 5), while second- and third-floor porches feature metal railings (photographs 1 and 5). The rear facade balconies repeat the pattern of those on the principal façade, although there is no brick-walled terrace for the ground-floor units, but only a set of grouped windows corresponding to the combined windows and central doors of the upper units (photograph 4). The steel, rear-balcony rails and balusters are less ornate than the rails and supports on the front balconies. The porches were originally cantilevered, with supplemental support supplied by brackets. The first-floor porches on the main façade were originally brick while the upper two balconies featured wood decks with wood rails and balusters. The present wood and concrete porch decks were added in the 1960s or early 1970s and metal roofs were added at that time to the upper-most porches, replacing the original striped cloth awning.

The interior of the building features wallboard and plaster walls with trim and some marble wainscoting in the entrance foyer and central halls on each floor. Tile floors and acoustical tile ceilings were installed in the hallways in the 1970s.

The entry foyer (photograph 7) on the first floor has a tile floor (not original) and marble wainscoting with plaster walls above the wainscot. The stairway leading to the first floor hallway features marble steps, both treads and risers, in a color matching the wainscot.

Hallways feature both wood and tile floors (not original) (photograph 10), painted wood wainscot, plaster walls and painted moldings and trim (photographs 8, 9, and 10). Staircases feature painted, turned balusters and painted or stained banisters (photographs 8, 9, 11, and 12). The hallways occupy the center of each floor, forming an "L"-shaped plan, leading to the main entrance stairwell on the north and to a second stairwell on the west. The basement circulation plan is similar, although the principal north stairwell is smaller and a door leading outside is located at the west end of the hallway. The hallways are lit from the exterior by means of two roof-mounted skylights (photograph 12). The rear service stairwell, at the west side of the hallway on each floor, has painted wood stairs and railings and painted plaster walls and ceilings. The same finish is found in utility areas on the basement level.

Apartments face the central hallway (photograph 10) and the footprint of each floor is the same with the exception of the basement. Each floor contains three one-bedroom apartments and two studios, while the basement contains two one-bedroom apartments and one studio. Apartments have plaster walls and ceilings. Window and door trim and floors are wood. Interior doors are paneled while French doors lead onto porches. Some apartments also feature louvered screen doors mounted outside the paneled doors for ventilation (photograph 10).

National Register of Historic Places **Continuation Sheet**

Section 7--Description

The apartments all contain living and dining areas and kitchens and baths (photographs 14 and 15). The one-bedroom apartments also include bedrooms and small foyers (photograph 13). There are also small closets in each unit, which originally housed Murphy Beds (photograph 14).

Some of the kitchens have original wood cabinets (photograph 15, right foreground) and other features, including cast-iron sinks with original brass or chrome-plated brass fixtures. Floors are covered with sheet vinyl or individual vinyl tiles, and walls and ceilings are plaster. Bathrooms have both historic and more recent finishes and materials. The original baths feature hexagonal ceramic floor tiles, ceramic tile wainscoting, and cast-iron bathtubs. The walls and ceilings are plaster.

The 61 16th Street Apartment Building is located on a side street east of Peachtree Street and west of Peachtree Circle. It is on the south side of the street in a mixed-density area. A six-story office building is located immediately to the west of the building, and residences and the Ansley Park neighborhood are located to the east. To the north is another office building with an adjacent parking deck.

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. The lot also includes a driveway (not included in the boundary), shared by three adjacent properties to the east, a concrete walkway that provides access to the parking area and the building's basement to the west, and a concrete and asphalt parking area to the rear (south). The outlines of an earlier garage or other parking structure are visible along the south edge of the lot.

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-Construction date of the apartment building

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

H.W. Nicholes and Son Construction Company

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The 61 16th Street 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 due to economic growth, job opportunities, and the establishment of regional corporate offices in Atlanta, along with the growth of parks and recreation areas within the city and its suburbs. The 61 16th Street Apartment Building is significant in the area of architecture as a good and intact example of an early 20th-century apartment building constructed in the Colonial Revival style. Character-defining exterior features of the building include the symmetrical façade, quoins, decorative urns, and grouped and single double-hung-sash multi-pane windows. The building is representative of the changing housing market in Atlanta during the post-World War I era, exemplified by a shift toward multi-family buildings with high style architectural detailing. The building appears to be the work of H.W. Nicholes and Son, a prominent Atlanta builder of the era, and was likely designed by Martin Witter Nicholes (1892-1982), a self-trained architect and son of the firm's founder. Many of the apartment buildings built in Atlanta during the early 20th century were of the "garden apartment" type, with two or more buildings arranged to form semi-enclosed landscaped courtyards. Another important type of apartment building from this period is what is sometimes called the "big house" type. Less numerous in Atlanta than the garden apartment buildings, it was a smaller, two- to three-story, freestanding single building designed to resemble a very large house. This type of apartment building is often found in or adjacent to neighborhoods of single-family homes. The 61 16th Street Apartment Building is an excellent intact example of this type in Atlanta.

National Register Criteria

The 61 16th Street Apartment Building is eligible for listing in the National Register of Historic Places under Criterion C as an excellent example of an early 20th century "big house"-type apartment building featuring characteristics of the Colonial Revival style.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance for 61 16th Street Apartment Building is 1924, the construction date of the building.

Contributing/Noncontributing Resources (explanation, if necessary)

The apartment building is the one contributing resource on the nominated property. There are no noncontributing resources on the property.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Developmental history/historic context (if appropriate)

****Note: The following history was compiled by Patti Pearlberg and William Chapman, June, 2003. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The 61 Sixteenth Street Apartments, also known as Number 61 Sixteenth Street (and historically as Sixty-one Sixteenth Street East Apartment) was built in 1924 as a rental apartment building, with seventeen residential units. Built on Sixteenth Street only 240 feet east of the southeast corner of Peachtree Road and Sixteenth Street, the building was intended to appeal to younger couples and older people with limited space needs. The units, although small, were well appointed with modern bathrooms, fully fitted kitchens, hardwood floors and all other conveniences associated with luxury apartment living in Atlanta during this time.

Number 61 Sixteenth Street was one of a number of apartment buildings built in Atlanta during the 1920s. This was a period of great expansion for the city; single-family homes, long an expectation in Atlanta, as with most other Southern cities, were becoming too expensive for many residents, and a new class of tenants emerged during the post-World War I era.

Number 61 Sixteenth Street is located at the edge of Ansley Park, one of Atlanta's most sought-out suburban enclaves. This area was developed between 1904 and 1913 in four distinct phases, with the final houses being constructed during the late 1920s. Ansley Park was an innovative garden suburb, located at the time just outside the Atlanta city limits. Based on the garden suburb ideal of rolling wooded lands and meadows, Ansley Park extolled this park-like theme and was popular with many of Atlanta's wealthier citizens. Its location near the downtown business district and shops along Peachtree Street made it particularly attractive. Transportation was supplied by streetcars and also, especially by the 1920s, private automobiles.

A number of developers took advantage of the new suburb and built apartment buildings to appeal to younger couples and single people. These units were typically constructed around the periphery of the residential area, where restrictive covenants allowed for individual residences only. Many of these units were located on the Peachtree Street side of Ansley Park or along larger streets where streetcar service was available.

As with single-family houses in Ansley Park, the apartment buildings tended to range in style. As the nomination for Ansley Park explains, the buildings are "diverse in style and scale and represent a full range of early 20th-century eclectic and contemporary suburban architecture" ("Ansley Park Historic District," National Register Nomination Form, listed 1979). Colonial Revival, the style of the 61 Sixteenth Street Apartments, was especially common, together with various "hybrid" styles, such as Free Classic, late Queen Anne, Neoclassical Revival, Tudor Revival among others. It is clear that the 61 Sixteenth Street Apartments were meant to complement the domestic architectural character of the private houses in the district and successfully retained a sense of domestic scale and style, although it was a larger building.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

The units in Number 61 Sixteenth Street were relatively small and included one-bedroom and efficiency (studio) apartments. The arrangement was five apartments on each of three floors and an additional two apartments in the basement area. The largest apartments included 900 square feet and there was just one of these units on each floor. The other one-bedroom apartments had a total area each of 750 square feet, and there were two of these per floor. Finally, the efficiencies or studio apartments, which were one-room units with separate kitchens and bathrooms, had a total floor area of 450 feet. There were just two of these per floor.

Finishes were relatively elegant. The public spaces included a marble wainscot and stairs in the entry, wood-trimmed wainscot, molded baseboards, and crown-moldings in hallways. There were also turned wood balusters and wood banisters similar to those in private houses, hardwood floors and other "up-scale" features. The same was true of the apartment units, which featured wood trim, including crown-moldings and picture rails, baseboards and door surrounds. The bathrooms had hexagonal floor tiles, ceramic wall tiles and bath surrounds, glazed cast-iron sinks and tubs, and good quality plated brass fixtures. Kitchens had similar quality appointments, including glazed cast-iron sinks and built in wood cabinets with glass doors and brass pulls and hardware.

The history of the building of the 61 Sixteenth Street Apartments went back before the 1920s; and proposals for a speculative building of this type on the lot were first made as early as 1918. At the time Sixteenth Street was just opening up for development. Originally part of Land Lot 105, the parcel on which the apartment building was constructed originally belonged to Jonathan Carroll, who obtained the 202.5-acre parcel as a result of the land lottery of November, 1825 (Fulton County Records, Plat Book 2, p. 8). In 1827, the lot was sold to Anson Kimberly. Upon Kimberly's death the lot was purchased by George Washington Collier, for the sum of \$150. Collier lived on the estate throughout his lifetime. In April, 1904 Collier's heirs sold all but 25 acres of the family farm to the Southern Real Estate Company, which planned to develop it (Devereaux McClatchey, "Historic Living in Ansley Park," The Ansley Park Civic Association, 1982).

As of 1911, the Sanborn fire insurance map shows that the eastern segment of Sixteenth Street off of Peachtree Street had not yet been developed. It appears that what would become Sixteenth Street was called Winecoff Avenue for a short time, a fact that complicates the record for properties there. As of 1911, the only buildings in this section of what would become Sixteenth Street were ancillary structures associated with houses on Peachtree Street, specifically numbers 1075 and 1085. However, by January, 1924 at least one house had been built on the newly opened Sixteenth Street, that of Dr. Edgar G. Ballenger. This house stood at Number 60 Sixteenth Street, directly across from the lot soon to include the 61 Sixteenth Street Apartments (*Atlanta City Directory*, 1924).

The land for the apartment building went through several changes of ownership from the time the Southern Real Estate Company bought most of Land Lot 105. For some time the site of the apartment building was held by Fannie A. and Douglas B. Wright, Atlanta real estate investors. In 1911, the partnership of George F. Eubanks and Joseph S. Shaw purchased the property. The partnership held it jointly until April, 1924 when Eubanks and his firm Eubanks Mantel and Tile Company bought the property outright (Fulton County deed records, Book 788, p. 515).

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Even prior to the Eubanks purchase of the property there were plans for its development. In 1918 the H.W. Nicholes and Son Construction Company announced that they proposed to build an "apartment house at Peachtree Circle and 16th Street: 3 stories and basement; 12 suites; cost \$40,000 to \$50,000" (*Manufacturer's Record*, January 31, 1918, p. 84). This is quite clearly the same site and the announced building was very close in character to what was finally built. It also is quite certain that Nicholes and Son would be the final designers and contractors for the apartment building at Number 61 Sixteenth Street.

Nothing came of the original proposal, however, due to a slow-down in the building trade. Construction in Atlanta came nearly to a standstill in 1918 as a result of the U.S.'s commitment to the war in Europe. Only 2,043 building permits were issued for the entire city that year; Ansley Park had only three new buildings. This slow-down continued for several years; to the point that by the early 1920s there was already a noticeable housing shortage (Rick Beard, "From Suburb to Defended Neighborhood: Change in Atlanta's Inman Park and Ansley Park, 1890-1980," dissertation, Emory University Graduate Institute of Liberal Arts, 1981, pp. 173-75).

By 1924, the construction industry in Atlanta had recovered and many new houses and apartment blocks were underway. Sometime after the purchase of the land by George F. Eubanks in April, 1924, work began on the project. By the end of summer the building was completed and the apartments were available.

Again, it appears that H.W. Nicholes and Son Construction Company was the builder. Nicholes and Son were fairly successful builders in the Atlanta area. Herbert Witter Nicholes (1871-1959) was the founder and first president of the firm. His eldest son, Martin Witter Nicholes (1892-1982) began working with the firm by 1918, when it appears the first plans for the 61 Sixteenth Street Apartments were drawn.

Martin Nicholes had no formal architectural training, but understood the building trade. He was later one of the founders of the Atlanta Home Builders' Association. His architectural designs tended to be conservative, largely to appeal to his clientele. A number of his houses were included in *Better Homes and Gardens* and *House Beautiful* magazines ("H.W. Nicholes and Sons: Builders of Homes," family history compiled by Ruth Nicholes Lacy in 1983, held by the Historic Preservation Division). The Colonial Revival style of the 16 Sixteenth Street Apartment Building was typical of his work.

On August 3, 1924 *The Atlanta Journal* featured a photograph of the new building. This included the caption: "Handsome apartment building at 61 East Sixteenth Street, between Peachtree and Peachtree Circle, which is now ready for occupancy. The building contains seventeen units. The Turman-Brown Company are agents, it is announced" (Section F, page 8).

The same issue of *The Atlanta Journal* included the following advertisement:

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Sixty-one Sixteenth Street East Apartment

This palatial apartment building is located on Sixteenth Street midway between Peachtree and Peachtree Circle, just bordering on the edge of beautiful Ansley Park. The building consists of seventeen units of different sizes. Twelve will have balconies. Each living room equipped with a Murphy door bed, which is equivalent to an extra bedroom to each apartment. Each apartment decorated with harmonious designs of wall paper. Pretty electric features. Attractive rentals — Call us and we will send a representative to show you.

Turman-Brown Company, 210 Georgia Savings Bank Building

The Turman-Brown Company specialized in apartment properties. Other properties managed by the company in 1924 included apartments at 865 West Peachtree Street, the Highland View at 699 Highland Avenue, and the Logue Apartments at 167 Ashby Street in West End.

By the early 1930s the Sixty-one Sixteenth Street East Apartment, as it was first known, was the only building of its kind on Sixteenth Street. The Sanborn Map of 1931 shows that the earlier ancillary buildings associated with 1325 Peachtree Street (formerly 1075 Peachtree) still existed. There were also secondary buildings behind what was then the Garrison Apartments (now Reid House) at 1325 Peachtree Street. By this point the old Ballenger House, once across from the 61 Sixteenth Street Apartments, had been demolished, awaiting new development that would be years in coming.

The building's first tenants were much as would be expected in an apartment development such as this. The first list of tenants was published in the *Atlanta City Directory* in 1925. Among those listed are two "traveling agents," a secretary, and the office manager of the Certaineed Products Corporation. The property was also popular with widows. Listed in the 1925 directory were Gladys Parker, widow of Forrest Parker, and Helen N. Mallet, widow of J.B. Mallet. One resident that would later become prominent in Atlanta's business and social community was George Rix Stafford, then District Manager of Linde Air Products Company. Stafford would be listed in the 1934 edition of the *Social Register and Who's Who in Atlanta*.

Another early resident prominent in Atlanta society was Dr. John Baxter Duncan. In 1925 a young physician just setting out in practice, Duncan and his wife Blanche Upshaw Duncan, lived in Apartment 7. Dr. Duncan was an obstetrician and a member of the staff of Piedmont Hospital. A graduate of Johns Hopkins Medical School in Baltimore, he later served as chairman of the medical advisory board of the Cerebral Palsy School of Atlanta. At the time of his death in 1962 he was a member of the Fulton County Medical Society, the Capital City Club, the Piedmont Driving Club, and the Buckhead Lions Club, where he by then lived ("Dr. Duncan Rites Today: Leader in War on Palsy," *The Atlanta Constitution*, May 15, 1962, p. 6).

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

The building continued to belong to George F. Eubanks until his death in 1939. At that time Eubanks's wife, Annie Lowe Eubanks, became the sole owner of the building. Mrs. Eubanks lived in Apartment 10 until her death in 1971. City directories indicate that she served as the resident manager of the property during the 1940s and early 1950s (*Atlanta City Directory*, 1946, 1950).

In 1968, or three year's before her death, Mrs. Eubanks sold the 61 Sixteenth Street Apartments to Thomas D. Sims, Sr. In 1990 the property passed to Thomas D. Sims, Jr., Lee H. Sims, and Patricia Mallory. In 1992 it was purchased by Branch and Associates for its client, JH Holdings LP, a commercial property firm. JH Holdings LP continues to own the property today and has operated it as an apartment building throughout its ownership.

During this period the 61 Sixteenth Street Apartment Building experienced few major changes. The street witnessed period additions and deletions of buildings. By the 1970s the whole of Peachtree Street and Sixteenth Street had acquired a far more urban character, with larger office buildings, parking structures and other larger-scale features. The 61 Sixteenth Street Apartments were little altered. Most of the alterations were routine maintenance and replacement. One exception was the addition, probably by the 1930s, of an additional rental unit in the basement area.

The most significant alteration was a change to the balconies on both the front and rear of the building. The original balconies were wood and cantilevered from the face of the building, with the help of wooden brackets. Sometime in the 1960s the owner decided to renovate and strengthen the balconies and concrete floors were poured. This change required an alteration of the supporting system and welded steel posts were added to the corners. A metal shed roof was added to the top balconies on both sides at the same time. On the rear the new concrete balconies are supported by new metal brackets.

Other changes were more in the nature of maintenance. The utility area in the basement was upgraded periodically, most recently in the 1980s. Carpet was added to the stairs in most of the building, replaced periodically. Quarry tiles were also added to the public areas. The utilities were changed and up-graded over the years. In 1989 a new heating system was installed. The electrical system was up-graded at one point from a fuse system to circuit breakers. In 1989 the roof was replaced.

In general, the 61 Sixteenth Street Apartments saw little material change and witnessed only a slight, gradual "slip" in its status. As with most other apartment buildings the 61 Sixteenth Street units became slightly less desirable during the 1960s and 1970s as in-town living became less fashionable. However, by the 1980s the units became more attractive to tenants as "mid-town" Atlanta gained in popularity. Now the area is sought after again; and it is likely that the building will undergo a thorough up-grading as part of a new development designed to attract owner occupants.

9. Major Bibliographic References

Atlanta City Directories, 1924-52.

Beard, Rick. "From Suburb to Defended Neighborhood: Change in Atlanta's Inman Park and Ansley Park, 1890-1980." Dissertation, Emory University Graduate Institute of Liberal Studies, 1981.

"Dr. Duncan Rites Today: Leader in War on Palsy." The Atlanta Constitution, May 15, 1962, p. 6.

Duenas, J.J., Registered Surveyor for Thomas D. Sims. Site Survey, Number 61 Sixteenth Street, Atlanta, May 18, 1968.

Fulton County, Georgia. Superior Court. Deed Book 788, p. 515.

Fulton County, Georgia. Superior Court. Plat Book 2, p. 8.

Garrett, Frank M. "A Short History of Land Lots 105 and 106 of the 17th District of Fulton Count, Georgia." Atlanta Historical Journal, 27, 2, 39-54.

"Handsome apartment building at 61 East Sixteenth Street, between Peachtree and Peachtree Circle." The Atlanta Constitution, August 3, 1924, Section F, p. 8.

Lacy, Ruth Nicholes. "H.W. Nicholes and Sons: Builders of Homes." MS, Historic Preservation Division files.

Manufacturers Record, January 31, 1918, p. 84.

McClatchey, Devereaux. "Historic Living in Ansley Park." MS, The Ansley Park Civic Association, 1982.

"New Apartment in Ansley Park." The Atlanta Constitution, August 3, 1924, Section F, p. 8.

Sanborn Fire Insurance Map, Atlanta, 1911.

Sanborn Fire Insurance Map, Atlanta, 1931.

Social Register and Who's Who in Atlanta, 1934.

Urban Engineers, Inc. Survey of Property for Branch and Associates, June 26, 1992. Travis Pruitt and Associates, Inc. Survey dated September 27, 2003 – Exhibit I.

W.B. Engineering, Stone Mountain, Georgia, 61 Sixteenth Street Apartments, Approximate Floor Plans (not drawn to scale), June 26, 1992.

W.B. Engineering, Stone Mountain, Georgia, 61 Sixteenth Street Apartments, Approximate Site Plan (not drawn to scale), June 26, 1992.

National Register of Historic Places **Continuation Sheet**

Section 9—Major Bibliographic References

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 742186 Northing 3742057

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 61 16th Street Apartment Building 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 34 Peachtree Street, N.W., Suite 1600
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** June 7, 2006
e-mail holly_anderson@dnr.state.ga.us

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

name/title Patti L. Pearlberg, Vice President
organization Coro Realty Advisors, LLC
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- (X) **property owner**
() **consultant**
() **regional development center preservation planner**
() **other:**

name/title William Chapman
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- (X) **property owner**
() **consultant**
() **regional development center preservation planner**
() **other:**

Property Owner or Contact Information

name/title William Chapman
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city or town Honolulu **state** Hawaii **zip code** 96839

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: 61 16th Street Apartment Building
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December, 2005

Description of Photograph(s):

Number of photographs: 16

1. Front (north) façade; photographer facing southwest.
2. Front façade and west façade; photographer facing west.
3. Rear (south) façade; photographer facing north.
4. Rear façade and west façade; photographer facing north.
5. Front façade, porch detail; photographer facing southeast.
6. Front façade, entrance detail; photographer facing southwest.
7. Interior, first floor, entrance hall; photographer facing southwest.
8. Interior, first floor, stair hall; photographer facing east.
9. Interior, second floor, stair hall; photographer facing northeast.
10. Interior, second floor, corridor; photographer facing southeast.
11. Interior, third floor, stair hall; photographer facing northeast.
12. Interior, third floor, corridor; photographer facing southeast.
13. Interior, third floor, Unit 11; photographer facing northwest.
14. Interior, third floor, Unit 11; photographer facing north.
15. Interior, third floor, Unit 11; photographer facing southeast.

National Register of Historic Places **Continuation Sheet**

Photographs

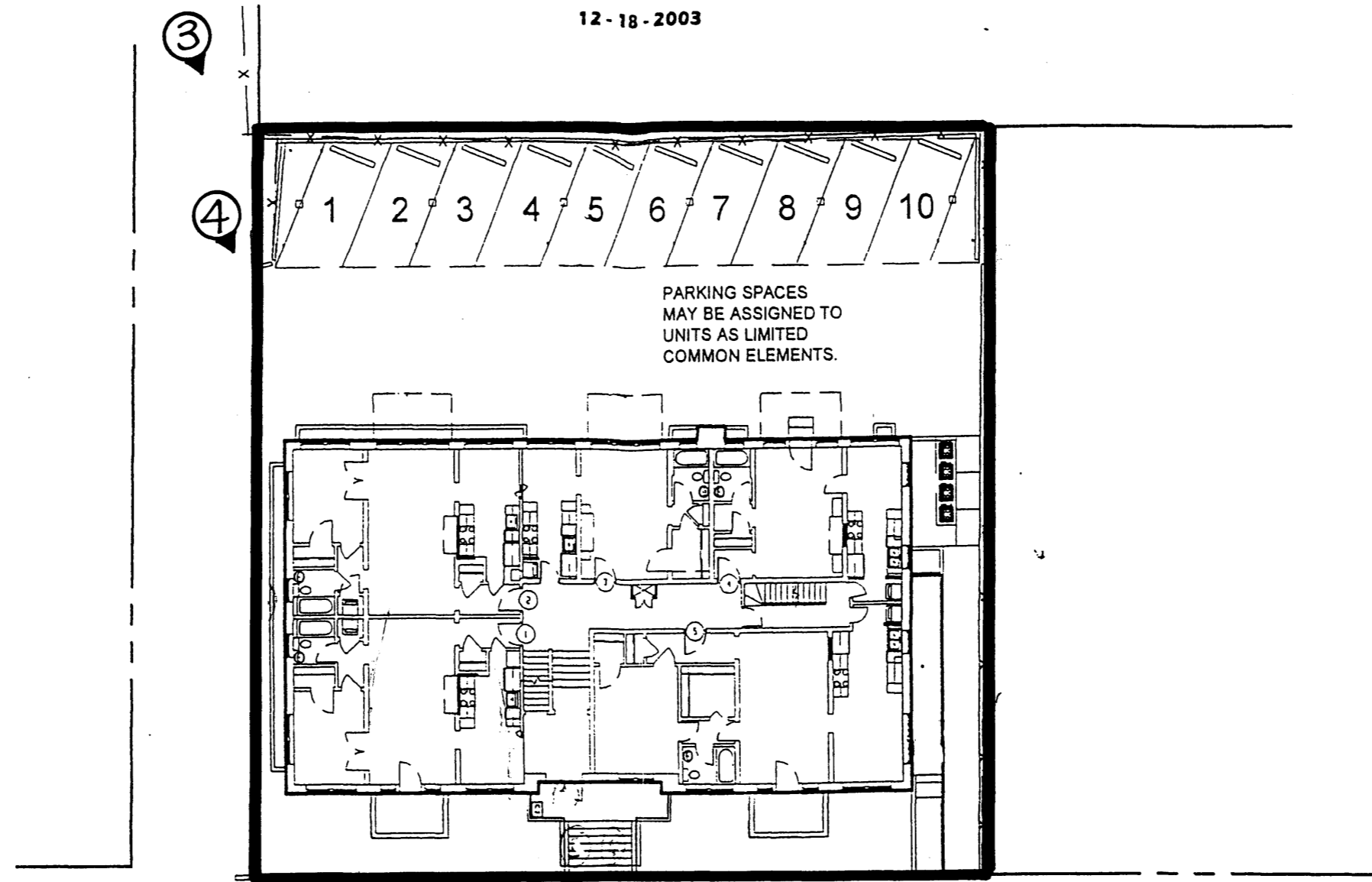
16. Front façade and east façade; photographer facing southeast.

(HPD WORD form version 11-03-01)

61 SIXTEENTH STREET CONDOMINIUM

CORO REALTY ADVISORS, L.L.C.

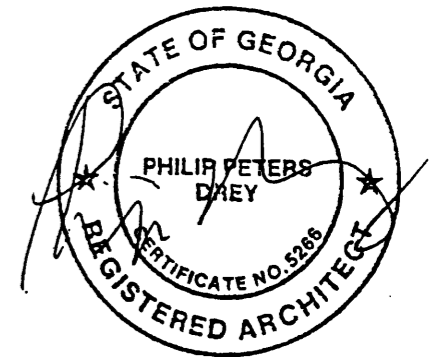
12-18-2003



PARKING SPACES
MAY BE ASSIGNED TO
UNITS AS LIMITED
COMMON ELEMENTS.



16



61 16th Street Apartment Building
Atlanta, Fulton County, Georgia
Site Plan

National Register Boundary:

Photograph Direction/Number:

Scale: 1" = 20'

North:

2



PETER DREY + COMPANY
ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE

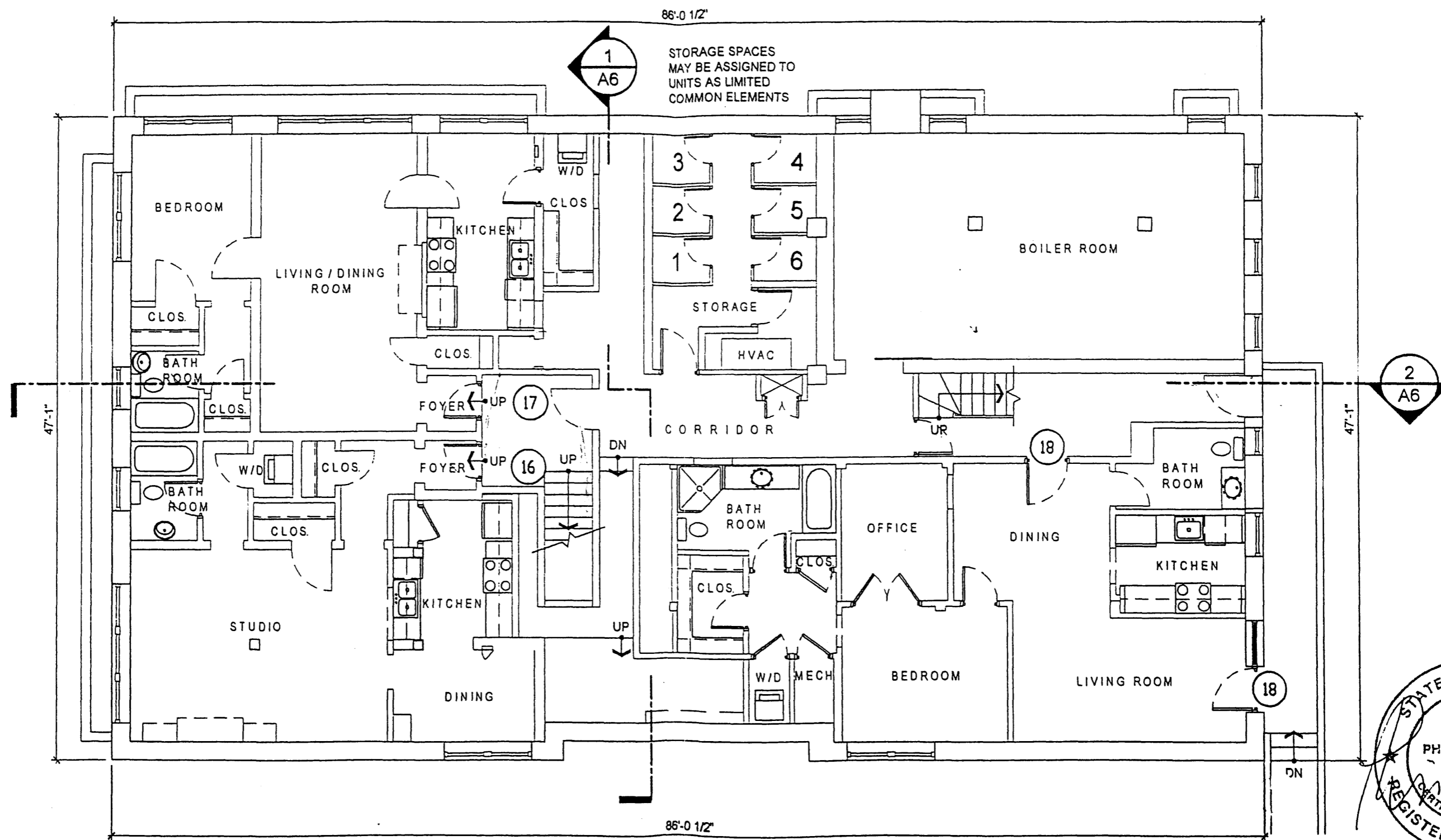
THIS FLOOR PLAN AND THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS AND SQUARE FOOTAGE OF THE UNIT.



61 SIXTEENTH STREET CONDOMINIUM

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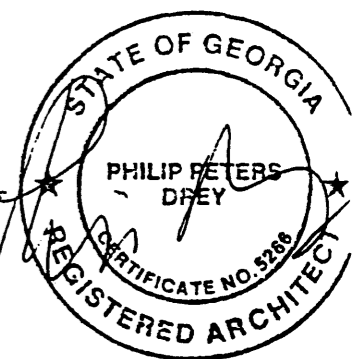
12-18-2003



BASEMENT FLOOR PLAN

PETER DREY + COMPANY
 ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE

THIS FLOOR PLAN AND THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS AND SQUARE FOOTAGE OF THE UNIT.

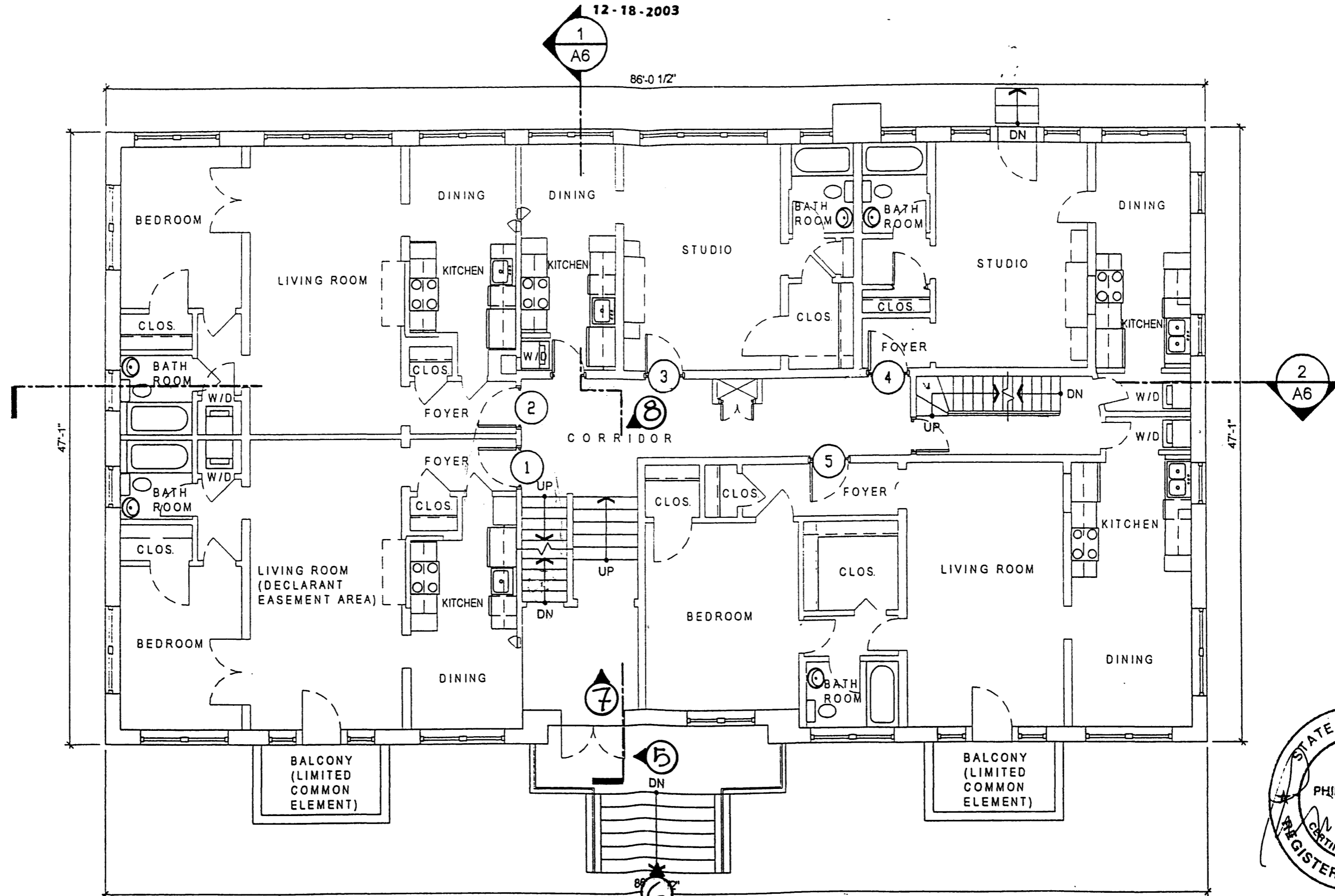


61 16th Street Apartment Building
 Atlanta, Fulton County, Georgia
 Basement Floor Plan
 Photograph Direction/Number: ①
 Scale: 1" = 8'
 North: ↘

61 SIXTEENTH STREET CONDOMINIUM

CORO REALTY ADVISORS, L.L.C.

12-18-2003



FIRST FLOOR PLAN

PETER DREY + COMPANY
ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE



61 16th Street Apartment Building
Atlanta, Fulton County, Georgia

First Floor Plan

Photograph Direction/Number: ①

Scale: 1" = 8'

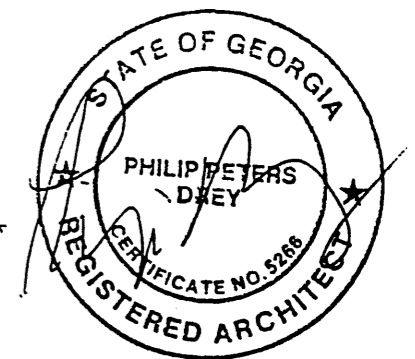
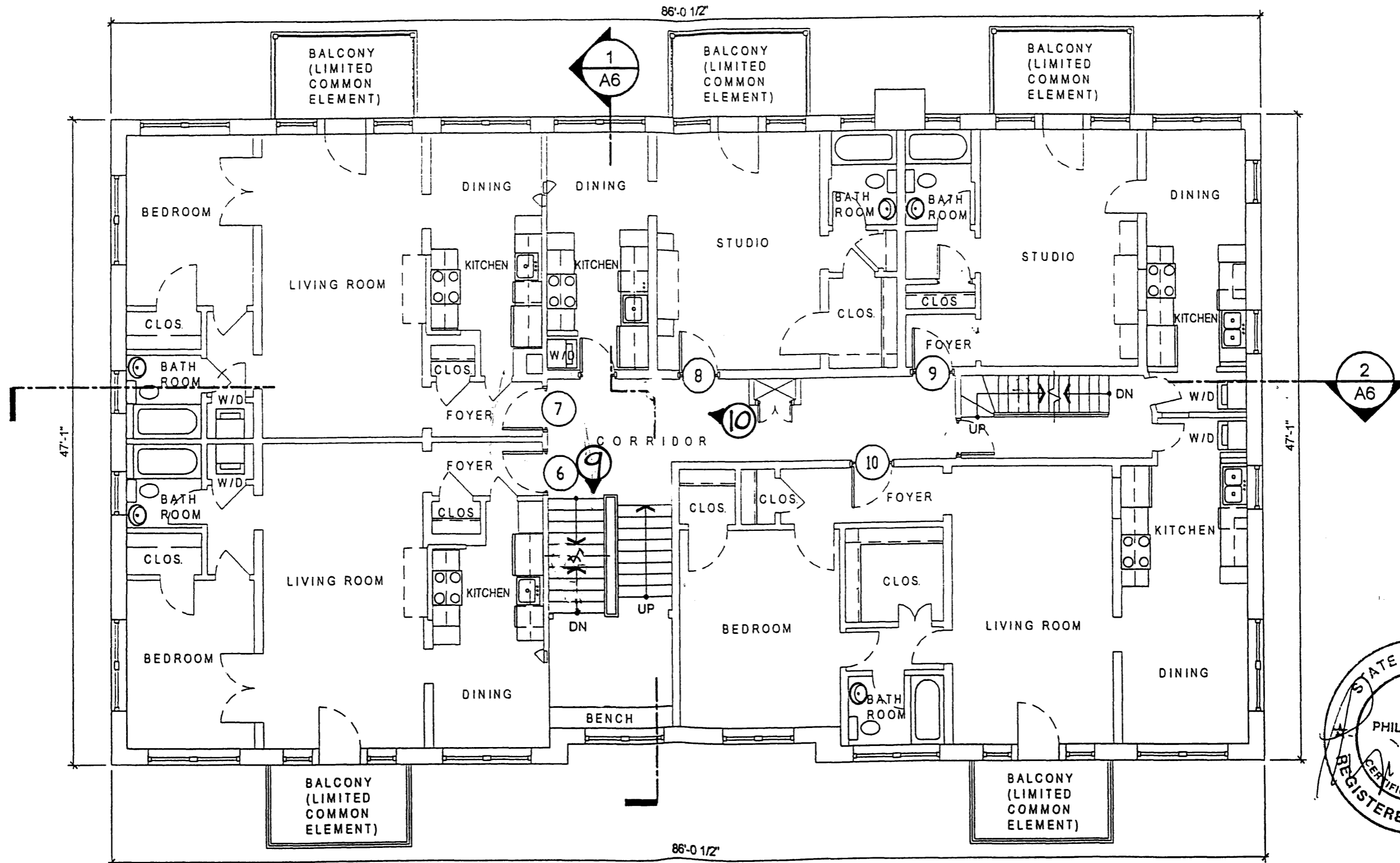
North: ↖

THIS FLOOR PLAN AND THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS AND SQUARE FOOTAGE OF THE UNIT.

61 SIXTEENTH STREET CONDOMINIUM

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12-18-2003



61 16th Street Apartment Building
 Atlanta, Fulton County, Georgia
 Second Floor Plan
 Photograph Direction/Number: ①
 Scale: 1" = 8'
 North: ↖

SECOND FLOOR PLAN

PETER DREY + COMPANY
 ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE

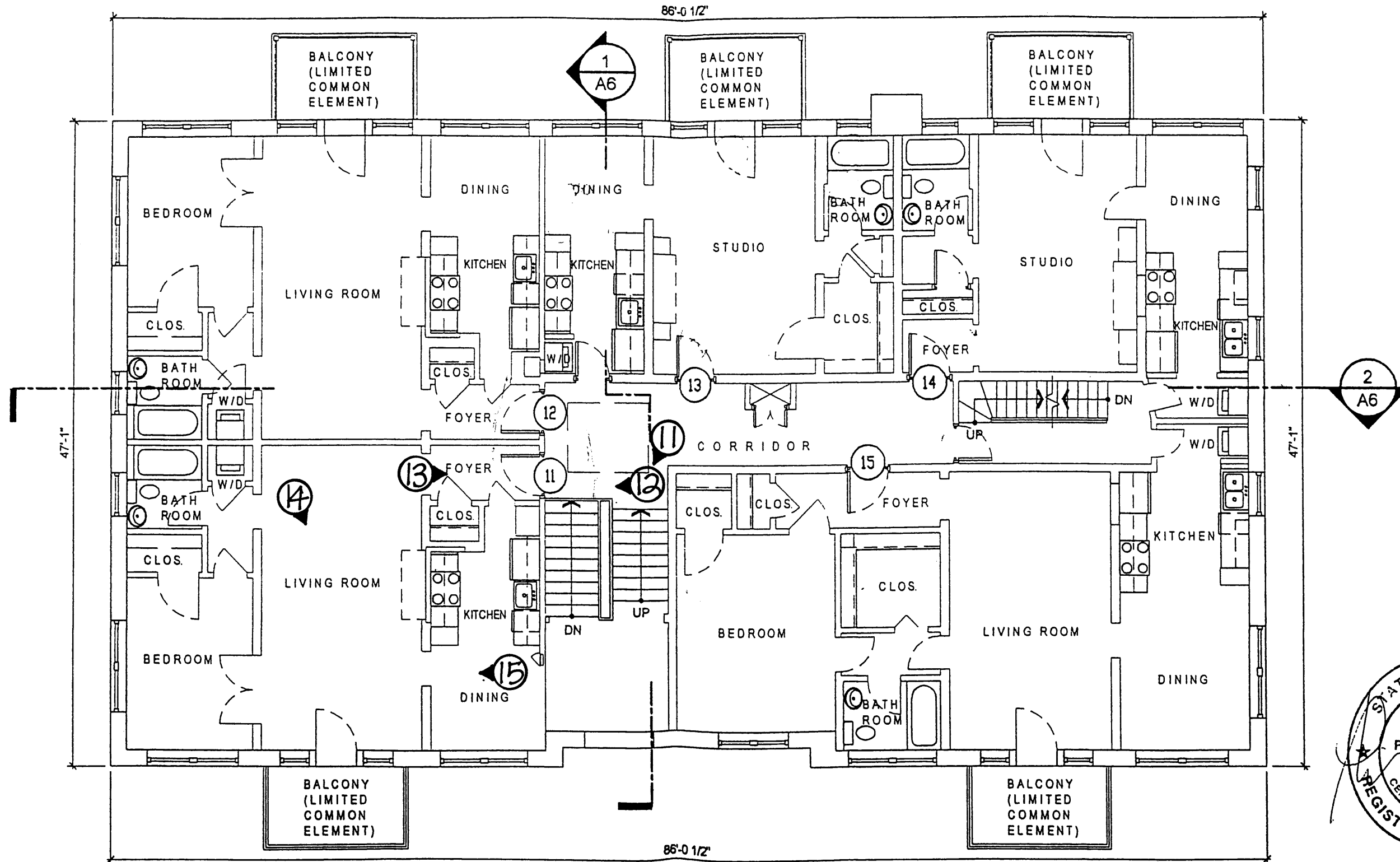
THIS FLOOR PLAN AND THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS AND SQUARE FOOTAGE OF THE UNIT.



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12-18-2003



61 16th Street Apartment Building
Atlanta, Fulton County, Georgia

Third Floor Plan

Photograph Direction/Number: ①

Scale: 1" = 8'

North: ↘

THIRD FLOOR PLAN

PETER DREY + COMPANY
ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE

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