

OMB No. 1024-0018

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

NAT. REGISTER OF HISTORIC PLACES  
 NATIONAL PARK SERVICE

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** Trio Steam Laundry  
**other names/site number** Atlanta Brush Company

**2. Location**

**street & number** 19 Hilliard Street  
**city, town** Atlanta (n/a) **vicinity of**  
**county** Fulton **code** GA 121  
**state** Georgia **code** GA **zip code** 30312

(n/a) not for publication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:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	1	0
sites	0	0
structures	0	0
objects	0	0
<b>total</b>	<b>1</b>	<b>0</b>

**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.

*Mark R. Edwards*

9/06/97

Signature of certifying official

Date

Mark R. Edwards  
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

*Edson H. Beall*

9/18/97

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

Keeper of the National Register

Date

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## 6. Function or Use

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### Historic Functions:

COMMERCE/specialty store  
INDUSTRY/manufacturing facility

### Current Functions:

DOMESTIC/multiple dwelling

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## 7. Description

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### Architectural Classification:

OTHER/Folk Victorian

### Materials:

<b>foundation</b>	brick
<b>walls</b>	brick
<b>roof</b>	asphalt, wood
<b>other</b>	n/a

### Description of present and historic physical appearance:

The Trio Steam Laundry building is located near downtown Atlanta, Fulton County. The building was constructed c.1905 as a major laundry operation in a predominantly residential area, next to the Georgia College of Eclectic Medicine and Surgery. In 1945, the Atlanta Brush Company purchased the building and refurbished it to fit their needs, which included changing the main entrance from Hilliard Street to Tanner Street.

Trio Steam Laundry consists of a large rectangular one-story building with a basement and a smaller rectangular, one-story brick addition, which was built c.1911. This addition was joined to the main building, with a delivery entrance between the two, before 1932. The addition in its present configuration dates to the time when the Atlanta Brush Company moved into the building in 1945, and expanded it to add an office area.

The building is constructed with brick load-bearing walls with stone and concrete foundations. The interior framing consists of mill post and beam construction. Windows are large metal horizontal pivot windows in groups of three, facing Hilliard Street, and two, located on Tanner Street, set in recessed bays. Pilasters are located along the exterior walls; corbeled brickwork is located along the cornice. An "Atlanta Brush Company" sign is painted along the parapet. Polychromatic brickwork is located along the edges of the pilasters, cornice, and arches above the windows.

The original interior space of the building consisted of a basement and a first floor. Both floors were originally open spaces supported by three rows of wood columns. The building was remodeled in 1995 to function as loft apartments. Many of the historic interior features remain within the building.

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## National Register of Historic Places Continuation Sheet

### Section 7--Description

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The original open space of the two levels was divided into apartments with dry-wall partitions and stairs were cut into the first level floor to provide access between levels. The original features remaining include the wood supports on both levels, the oak and maple floors on the first level and concrete floor on the basement level, the exposed framing for both levels, the masonry partition between the original building and the c.1945 addition, multi-light steel windows and wood windows, three steel-frame sky lights, and the Atlanta Brush Company sign.

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**8. Statement of Significance**

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**Certifying official has considered the significance of this property in relation to other properties:**

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A    B    C    D    E    F    G

**Areas of Significance (enter categories from instructions):**

ARCHITECTURE  
COMMERCE AND INDUSTRY

**Period of Significance:**

C.1905-1947

**Significant Dates:**

c.1905      Construction of the building.  
c.1932      Enclosure of c.1911 brick building.  
1945      Atlanta Brush Company purchased the building.

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

unknown

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## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

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#### **Narrative statement of significance (areas of significance)**

The Trio Steam Laundry building is a turn-of-the-century industrial building which is located near downtown Atlanta. The building is significant in the area of architecture as an excellent example of a brick industrial building built c.1905 with Folk Victorian features. The building still reflects its original, unadorned purpose, that of a laundry. Even though the original open space of the building has been divided into 20 separate apartments, the overall form and massing, brick load-bearing perimeter wall, interior structural systems, and windows have been retained. These remaining features are all character-defining features of this type of early 20th century industrial building in Atlanta. The building is also significant for its use of polychromatic brickwork along the edges of the pilasters and windows arches. Few industrial buildings in Georgia feature polychromatic brickwork.

The Trio Steam Laundry building is significant in the area of commerce and industry as the home of the Trio Steam Laundry Company from c.1905 to 1945 and Atlanta Brush Company from 1945 to 1994. The Trio Steam Laundry Company, founded in 1891, was the third oldest laundry founded in Atlanta. The building was constructed to serve as a laundry in the era before personal washing machines and to service local businesses, especially hotels. The laundry business flourished at the turn of the century due to major marketing and home pickup and delivery. It filled the gap between the old way of hiring a private laundress or doing laundry by hand and the era of personal washing machines. In 1919, nine laundries consolidated as Atlanta Laundries, Inc. And this included Trio Steam Laundry. One of the officers of Trio Steam Laundry, T. Clifford Perkins, created the Atlanta Brush Company, and acquired the Trio Steam Laundry property in 1945. The company, which made top-quality brushes needed in laundries, occupied the building until 1994.

#### **National Register Criteria**

The Trio Steam Laundry is eligible under Criterion A for its association with the laundry industry in Atlanta and under Criterion C as an excellent example of a c.1905 intact brick industrial building with Folk Victorian elements.

#### **Criteria Considerations (if applicable)**

n/a

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### Section 8--Statement of Significance

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#### **Period of significance (justification)**

The period of significance for the Trio Steam Laundry building begins with the construction of the building c.1905 then continues with the purchase of the building in 1945 by the Atlanta Brush Company and ends in 1947, the end of the historic period.

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

The Trio Steam Laundry building is the only contributing resources located within the National Register boundary.

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

The Trio Steam Laundry/Atlanta Brush Company Building stands on the corner of Tanner and Hilliard Streets, one block south of Edgewood, within sight of downtown Atlanta and the I-75/I-85 Connector. This building, constructed c.1905, was the home of one of Atlanta's premier laundries, and serves as a reminder of the once booming laundry business. It also speaks to another successful Atlanta enterprise, the Atlanta Brush Company, founded in 1920, which relocated north of the I-285 Perimeter just within the past year. The building itself has an elegance and regularity of design unusual for this type of commercial/industrial structure. Recessed two and three window panels give a bay and pilaster effect to the building's facades, and the large windows allow generous light and air into the interior. Fortunately, there have been relatively few major alterations to the building over its 90 years of existence.

Trio Steam Laundry Company was founded c.1891 by Eugene H. Wilson and W.H. Harris, located in a building on the corner of Edgewood and Ivy Streets. This location was advantageous because of its proximity to the downtown hotels, which supplied a huge amount of laundry business. The company was first listed in the 1891 Atlanta City Directory at 79 Edgewood. Trio was the third oldest steam laundry in Atlanta, and over more than 40 years of independent operation, provided a start for at least two men who rose to prominence as Atlanta businessmen, George H. Fauss and T. Clifton Perkins.

Around the turn of the century, laundries were becoming a prosperous business in the growing metropolis of Atlanta. Before the 1880's, Atlantans did their wash by hand at home or used the services of a laundress. The Atlanta City Directory for the 1890s attests to the growth of the business, and to the heavy advertising used by all the up-and-coming new laundries in those last years of the nineteenth century. Trio's 1892 ad featured the slogan, "Have edges of your collars Round and Smooth as a Billiard Ball." Slower times and cheaper manpower allowed for a full-service capability, with the customers' laundry picked up and delivered to their doorsteps. A number of

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## National Register of Historic Places Continuation Sheet

### Section 8--Statement of Significance

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Atlanta's entrepreneurial businessmen of later years began their careers as drivers for these early laundries.

Trio Steam Laundry Company quickly outgrew the premises at Edgewood and Ivy, and by 1900 had moved to 113 Marietta Street. This move did not slow the company's expansion, however. In 1904, Wilson and Harris, the presidents of Trio, bought the property on the northwest corner of Hilliard and Tanner Streets, and the next year they built their new laundry building. No building permit was located, but a plat dated 20 June 1905 shows the Trio Steam Laundry already located on the northwest corner of Hilliard and Tanner Streets. The Atlanta City Directory for 1906 first shows Trio in the new location at 100 Hilliard Street, now 19 Hilliard. The Trio Steam Laundry building was the first structure at this location. The 1899 Sanborn map shows only the "Georgia College of E[c]lectic Medicine and Surgery" on the block, but the 1911 Sanborn shows Trio Steam Laundry also.

Wilson and Harris were sixth in the line of landowners of this property. The earliest deed shows the lot encompassed in a tract sold by Zachariah A. Rice to John N. Fain in January 1867 for \$8000. Fain, who lost the land to John B. Tanner for back taxes in 1877, bought it back from him in 1884. He sold a lot on the southwest corner back to Tanner, planning to subdivide the rest of the tract. A month later, prominent Atlanta businessman Walker P. Inman, got into the act, buying the entire property from Fain. Inman sold the land in 1887 to East Atlanta Land Company, and in 1904 for \$2100, that firm sold Wilson and Harris the lot on which the Trio Steam Laundry building was constructed. The 1905 plat showing the Trio Steam Laundry is from the bankruptcy sale of the East Atlanta Land Company's property. Trio Steam Laundry Company then incorporated in 1909, buying the land and the building from its two presidents. By 1911 Trio Steam Laundry, ever growing and active in local advertising, needed even more space, and had expanded some operations to two brick buildings constructed across Hilliard Street. According to the Sanborn fire map of 1932 which shows the Trio Steam Laundry Company just before its demise as an independent operation, the buildings east of Hilliard were used for the dry cleaning and dying operations of Trio, while the building at 19 Hilliard remained a laundry only. A garage to the east of the newer structures completed the Trio Steam Laundry complex.

Wilson and Harris, presidents of Trio, had hired Thomas Clifton Perkins in 1898 as a cashier and delivery driver. Perkins remained with Trio as long as the laundry continued to operate, eventually serving as vice-president and general manager of the operation. By the time Eugene Wilson died in 1919 or 1920, Perkins had risen to the position of secretary/treasurer of Trio. He and Mrs. Wilson each bought a half interest in Trio Steam Laundry from W.H. Harris in 1923 for \$75,000, an indication of the financial success of the business. Harris then left Trio and, by 1924, had become president and general manager of Excelsior Laundry, another of the Atlanta's original laundries.



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### Section 8--Statement of Significance

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A shortage of top-quality industrial brushes needed by the metropolitan area laundries to spot-clean soiled linens became evident to T. Clifton Perkins as he rose through the ranks of the laundry business. Perkins, already vice-president of Trio Steam Laundry Company, chartered the Atlanta Brush Company in September 1920, purchasing the "business, assets and good-will" of the D.D. Felton Brush Company for \$50,000. Mrs. Marion F. Wilson, the widow of Eugene Wilson, was also one of the first officers (vice-president) of the business. Mrs. Wilson was actively involved in the Atlanta Brush Company until 1930 and remained an officer until 1933. Her son, Fraser L. Wilson, was elected a director of the company in 1936, and continued to serve throughout the 1940s.

The new enterprise was first located at 133½ Central Avenue. Five years later Perkins applied for a building permit for a two-story frame and stucco factory at 93 Hilliard (30 Hilliard after the 1926 change in street numbers). The location was an ideal one, diagonally across from one of his best customers (the Trio Steam Laundry), and the Atlanta Brush Company remained at 30 Hilliard from 1927 until 1945. For a few years starting in 1938, Perkins also managed an offshoot company, the Atlanta Lithograph Company, in the rear of this building, at 40 Hilliard Street). This enterprise never managed to achieve the success of the Atlanta Brush Company.

George H. Fauss, born in Massachusetts in 1871, moved to Atlanta as a teenager. In 1892, at age 21 he began working for Trio Steam Laundry as a driver. Trio Steam Laundry, still owned by Wilson and Harris, also employed a Miss Pearl Harris, possibly a daughter or niece of W.H. Harris. George Fauss and Pearl Harris married in March 1894. By 1900 Fauss was a supervisor at Trio Steam Laundry Company. Two years later, Fauss and John A. Young founded Capitol City Laundry and advertised themselves as "Those Two Young Fellows." Eventually Fauss went on to make Capital City Laundry one of the largest in the south. In 1929, he formed Atlanta Laundries Inc. consolidating nine of the leading laundries in Atlanta, one of which was Trio, his first working establishment. Ads for the new corporation depicted the services they provided, from dry cleaning and the family wash, to the cleaning of rugs and hat renovating.

Trio Steam Laundry Company, begun in 1882, incorporated in 1909, ended its independent bookkeeping in 1932, although the company still continued to function until the 1950s as a part of Atlanta Laundries Inc. After 1937, Trio's main office was at 650 Glen Iris Drive although the company continued to maintain a branch operation at 19 Hilliard, managed by Perkins, until 1941.

Although Trio Steam Laundry gave him his start in business, T. Clifford Perkins' true love, the Atlanta Brush Company appears to have been. After Trio vacated the premises at 19 Hilliard, Perkins took advantage of the opportunity to acquire the property. At the directors meeting on 28 January 1944, Perkins proposed to purchase the "Trio Steam Laundry Property." The following March the sale was authorized, and that summer Perkins moved his Atlanta Brush Company into the building from diagonally across the street. The Atlanta Lithograph Company, still not profitable, was allowed to

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### Section 8--Statement of Significance

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occupy the old factory at 30 Hilliard Street. As part of the move, Perkins expanded the west side of the Trio building, adding paneled offices opening onto Tanner Street and other amenities. He also installed wood flooring on the first floor, and probably dropped the ceiling. The first listing for the Atlanta Brush Company at the new address, 320 Tanner Street, was in the 1947 Atlanta City Directory.

T. Clifton Perkins, having profitably negotiated the crash of the depression and having provided regular employment for several hundred employees for more than thirty years, died of Hodgkin's disease in 1952. His son, William C. Perkins, who first joined the Board of Directors in 1933, became president of Atlanta Brush Company following his father's death. He remained president and owner until he retired in 1985, and sold the firm as he had no children to inherit it. The company is still doing a thriving business in Atlanta, currently owned by Don Stephens and located at 3289 McCall Drive, just north of the I-285 Perimeter.

The turn of the century in Atlanta was a period of tremendous growth and creativity. New neighborhoods were being developed; new land was being claimed by the pioneers of this raw and bustling city, barely 60 years old. Enterprising businessmen kept a keen eye on the needs of industry and trade and answered those needs. Eugene Wilson, George Fauss and T. Clifton Perkins were such men. They were managers, producers and entrepreneurs, and each sought out possibilities for their own contributions to this growing industrious town. Over the first fifty of its 90 years, the building at 19 Hilliard Street housed the ambitions of two of these three men, as well as providing a living for many workers, including residents of the mainly black neighborhoods near the laundry building. This district, always commercial, is on the edge of being overwhelmed by the metropolis it helped support and create. There are few such honorable buildings remaining as the one located at 19 Hilliard Street.

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## 9. Major Bibliographic References

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Atlanta City Directory, 1880-1945, located at Atlanta History Center.

A.W. Brewerton & Associates, Club Men of Atlanta in Caricature. East Aurora, N.Y.: Roycrofters, 1916.

Building Permits for Atlanta (from 1893) on microfilm at Atlanta History Center.

Deeds and plat maps of Trio Steam Laundry/Atlanta Brush Company located at Fulton County Archives.

Interviews, 13 March and 21 April 1995 with Don Stephens, President of Atlanta Brush Company (Bamby Ray and Ced Dolder).

Minutes of Atlanta Brush Company, 1920-1950. Copies of charters, advertising brochures and other historic documents from the Atlanta Brush Company supplied by Don Stephens.

Photographs of Atlanta Brush Company employees, supplied by Don Stephens.

Sanborn Fire Maps, 1899, 1911, 1932, 1932 updated to 1950, 1932 updated to 1965, located at Atlanta History Center.

**Previous documentation on file (NPS): ( ) 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: 5/26/95**

**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**

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**10. Geographical Data**

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**Acreage of Property**

Approximately 1 acre.

**UTM References**

A) Zone 16 Easting 742920 Northing 373940

**Verbal Boundary Description**

The Trio Steam Laundry property is indicated on the attached tax map with a heavy black line.

**Boundary Justification**

The Trio Steam Laundry includes the building located on the current legal land lot .

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**11. Form Prepared By**

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**State Historic Preservation Office****name/title** Amy Pallante/National Register Specialist**organization** Historic Preservation Division, Georgia Department of Natural Resources**street & number** 500 The Healey Building, 57 Forsyth Street**city or town** Atlanta **state** Georgia **zip code** 30303**telephone** (404) 656-2840 **date** March 1996**Consulting Services/Technical Assistance (if applicable)** not applicable**name/title** Bamby Z. Ray/Consultant**organization** Ray & Associates**street and number** 328 7th Street, N.E.**city or town** Atlanta **state** Georgia **zip code** 30308**telephone** (404) 607-7703 **consultant** **regional development center preservation planner** **other:**

(HPD form version 02-24-97)

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National Register of Historic Places  
Continuation Sheet

Photographs

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<b>Name of Property:</b>	Trio Steam Laundry
<b>City or Vicinity:</b>	Atlanta
<b>County:</b>	Fulton
<b>State:</b>	Georgia
<b>Photographer:</b>	James R. Lockhart
<b>Negative Filed:</b>	Georgia Department of Natural Resources
<b>Date Photographed:</b>	December 1996

**Description of Photograph(s):**

- 1 of 9 View of Trio Steam Laundry building; photographer facing northwest.
- 2 of 9 View of north elevation; photographer facing southeast.
- 3 of 9 View of the rear of the building; photographer facing northeast.
- 4 of 9 View of interior hallway between the main building and c.1911 building added c.1932.
- 5 of 9 View of interior hallway located on the basement level.
- 6 of 9 View of original beams and sky lights from the basement level.
- 7 of 9 View of an apartment located in the southeastern corner of the first floor level.
- 8 of 9 View of an apartment located in the northeast corner of the first floor level.
- 9 of 9 Detail of original staircase.

National Register Map  
 Trio Laundry  
 Atlanta, Fulton County, Georgia  
 Fulton County Tax Map 45-1  
 Scale 1"=80'

National Register boundary is marked by a heavy black line.

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E 3000

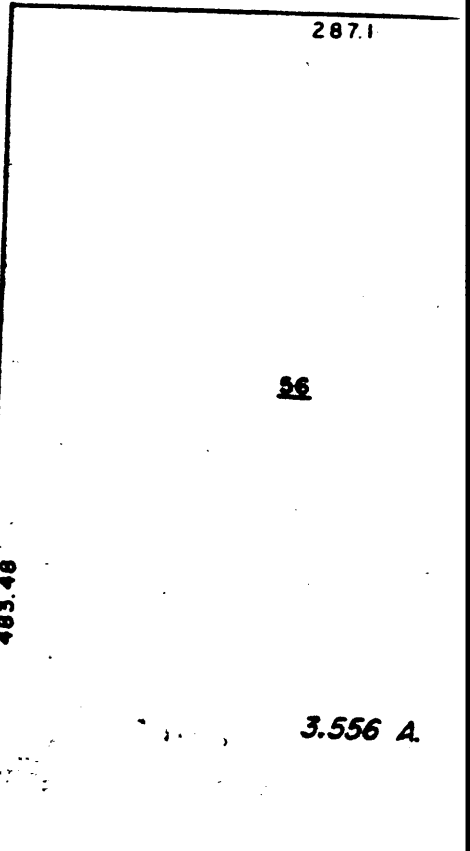
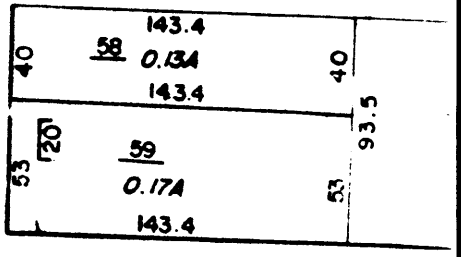
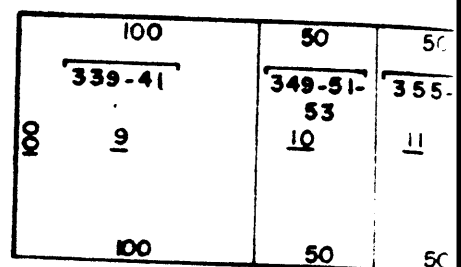
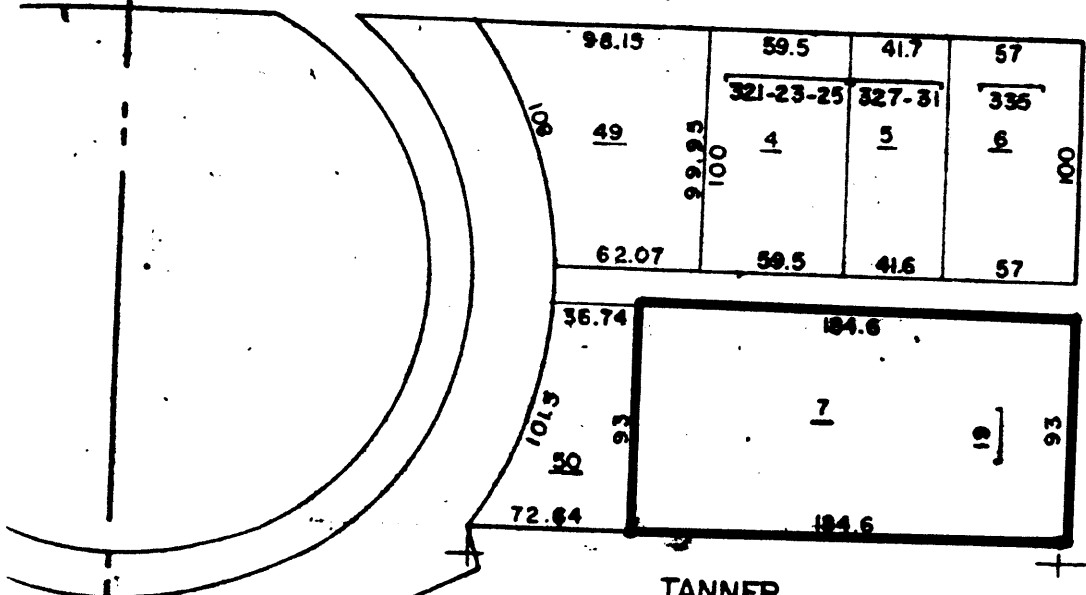
EDGEWOOD +

STREET

TANNER

4  
N

GRADY HOMES



**Site Map and Photo Key**

Trio Laundry

Atlanta, Fulton County, Georgia

Not to Scale

○ = Photo number and direction  
Exterior photos 1-3

Edgewood Avenue

Hilliard Street

Tanner Street

