

United States Department of the Interior  
National Park Service

SEP 16 1987

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 Holtzendorf Apartments

other names/site number \_\_\_\_\_

2. Location

street & number 105 West Pine Street

N/A not for publication

city, town Fitzgerald

N/A vicinity

state Georgia code GA county Ben Hill

code GA 017 zip code 31750

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
<u>2</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	<u>0</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously  
listed in the National Register 0

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  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  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official Elizabeth A. Lyon  
Deputy State Historic Preservation Officer

Date 9/9/87

State or Federal agency and bureau \_\_\_\_\_

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 and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

Amy Schlazel

1/12/88

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/multiple dwelling

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Current Functions (enter categories from instructions)

Domestic/multiple dwelling

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Bungalow/Craftsman

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Materials (enter categories from instructions)

foundation brickwalls brick

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roof asbestosother wooden second-story porch

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**Describe present and historic physical appearance.**

The Holtzendorf Apartment building is located on West Pine Street in Fitzgerald, the county seat of Ben Hill County, Georgia. Fitzgerald is a small town, which began as a planned community for retired Union soldiers. The two and one-half story brick apartment building, constructed in 1909, is one block west of downtown Fitzgerald.

The building has a two-story double porch in the middle of the main facade, supported by square columns. The upper porch is wood with a wooden balustrade. Characteristic Craftsman-style details include a multiple-gabled low-pitched roof, with projecting dormer windows and broad eaves, and a diamond-pattern window glazing.

The interior plan consists of a recessed entrance behind the front porch and central hall with foyer and steps, flanked by several rooms for each of the apartments. There are four two-bedroom flats in the building with identical floor plans for each story. The attic space has been finished but not subdivided. Some of the original interior features are the plaster walls, oak flooring, stairways, doors, windows, transoms, mantels, and hardware. The Holtzendorf Apartments were constructed with coal-burning fireplaces, plumbing, and electric lighting. The fireplaces were enclosed around 1950 when gas heaters were installed.

The building is sited close to the street and is landscaped with low shrubbery and live oaks. A one-story masonry carport is located to the east of the building. The carport is not enclosed and the roof is supported by decorative cast-iron columns. An ivy-covered retaining wall is also east of the building. The building's rear property line is adjacent to the Grand Theatre's southern boundary and vacant lots are located to the west and southwest.

Changes to the Holtzendorf Apartment Building include enclosing the fireplaces in the 1950s and the current use of the carport for storage. The building recently underwent a certified rehabilitation.

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)  A  B  C  D  E  F  G N/A

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1908  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1908  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

In terms of architecture, the Holtzendorf Apartments building is significant as an unusual example of the early 20th-century "garden" or "flat" type of apartment building in a small Georgia town. It was the first apartment building built in Fitzgerald and stands today as a reflection of Fitzgerald's earliest period of sustained growth and development.

The Holtzendorf is a good example of the early 20th-century "garden" or "flat" type of apartment building in Georgia. Such apartment buildings were characterized by their distinctive arrangement in which the rooms of each living unit were laid out on the same level, with two or more units per level, and then the various living units were stacked one on top of the other, usually from two to four stories. This arrangement contrasted dramatically with the traditional up-and-down, side-by-side townhouse or row house type of apartment. The Holtzendorf features this distinctive "garden" or "flat" type of arrangement, with two living units on each of two floors. It also features other architectural features associated with this type of building, including a recessed central bay with large porches, a central common entry, and brick veneer construction.

Garden-type apartments like the Holtzendorf were first introduced into Georgia communities in the late 1890s. They are more commonly associated with the state's larger cities like Atlanta and Macon. In Atlanta, more than a hundred such buildings were built along the city's trolley lines between 1900 and the 1930s. Yet many smaller communities have none. Garden apartments or flats seem to have been a response to middle-class housing shortages in rapidly growing communities. This appears to explain why such an apartment building was built in Fitzgerald in 1909.

The Holtzendorf Apartments was the first apartment building built in Fitzgerald and it stands today as one of just a few documenting the earliest period of sustained growth and development in Fitzgerald. Fitzgerald was founded in the late 19th century as a retirement colony for Civil War veterans, both Union and Confederate. Sustained

**9. Major Bibliographical References**

Tinker, Nancy. "Holtzendorf Apartment," Historic Property Information Form, 29 April 1985 with additional information. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

Sutton, David and Nancy Tinker. "South Main-South Lee Street Historic District," Historic District Information Form 16 March 1987, with additional information. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested AND ISSUED: CERTIFIED REHAB
- previously listed in the National Register COMPLETED
- 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: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 0.3 acres

UTM References

A 17 285340 3510700  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

The boundary of the nominated property includes all of city lots numbered twenty-six, twenty-seven, and twenty-eight in square number four in block number ten in the city of Fitzgerald, Ben Hill County, Georgia with the exception of the eastern 42 feet 1 inch of said lots. See the attached property map.

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Janice Adams, National Register Researcher; Richard Cloues, National Register  
 organization Dept. of Natural Resources, HPS date 12/8/87 Coordinator  
 street & number 205 Butler St. S.E., Suite 1462 telephone 404-656-2840  
 city or town Atlanta state GA zip code 30334

12/22/81

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2

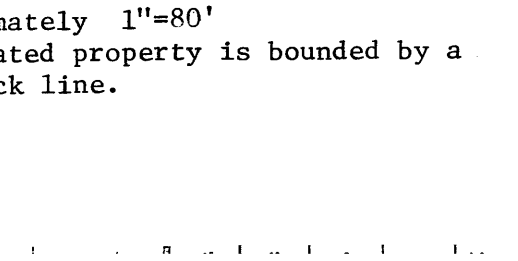
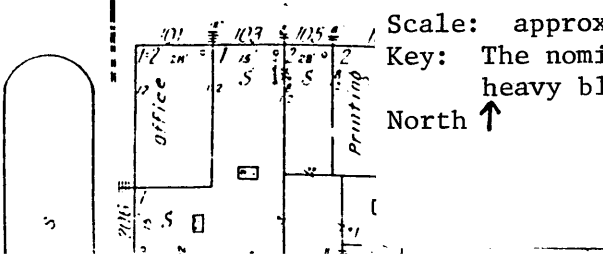
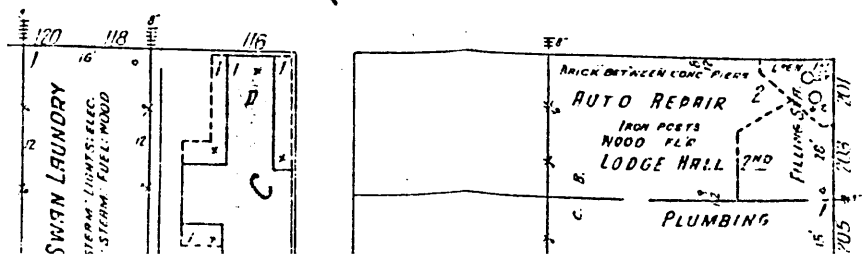
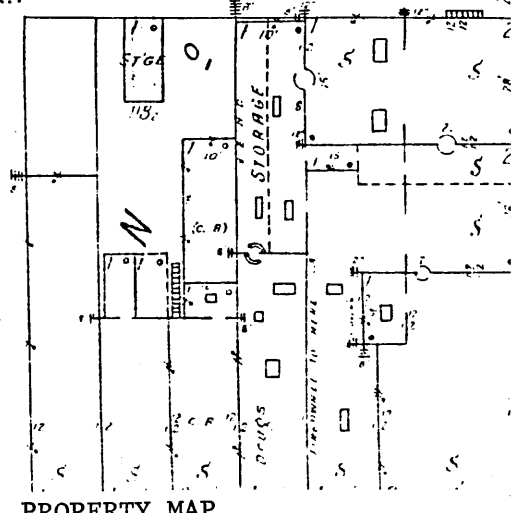
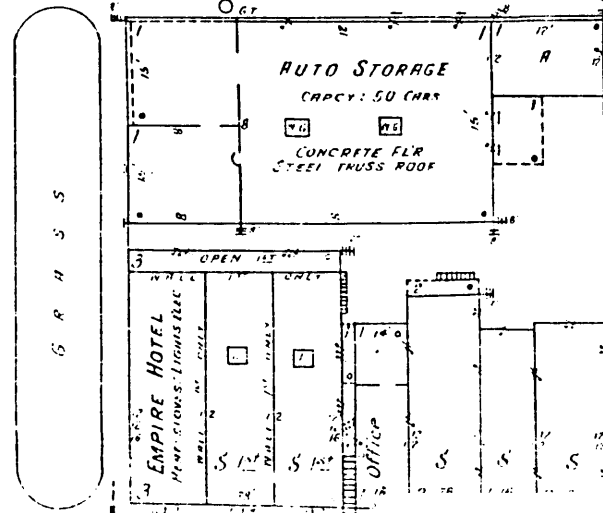
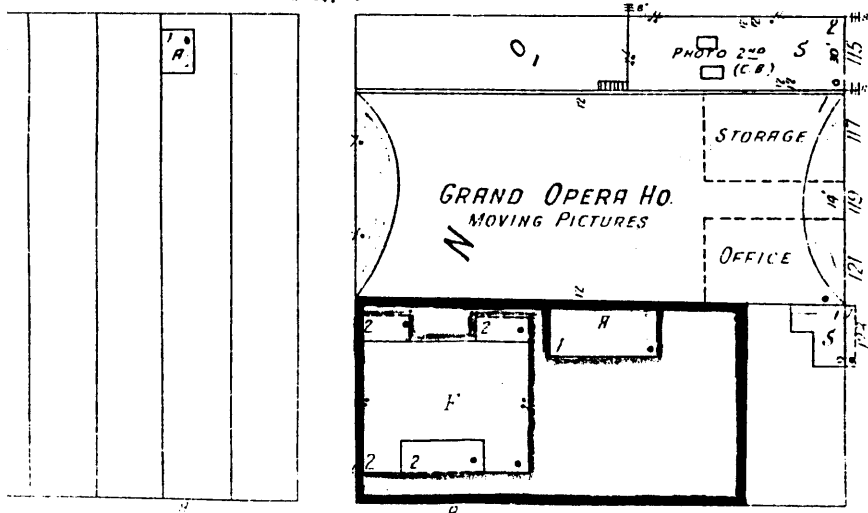
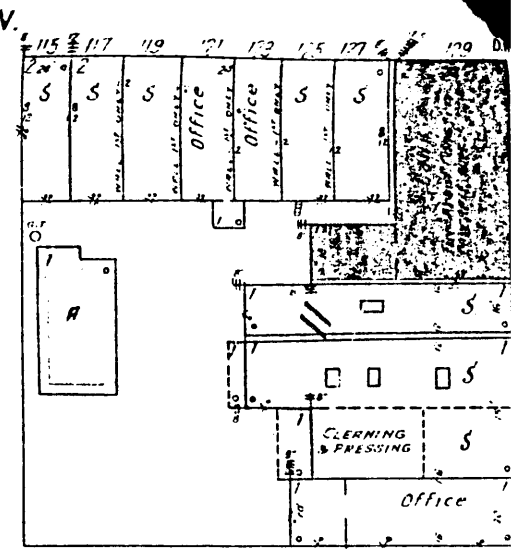
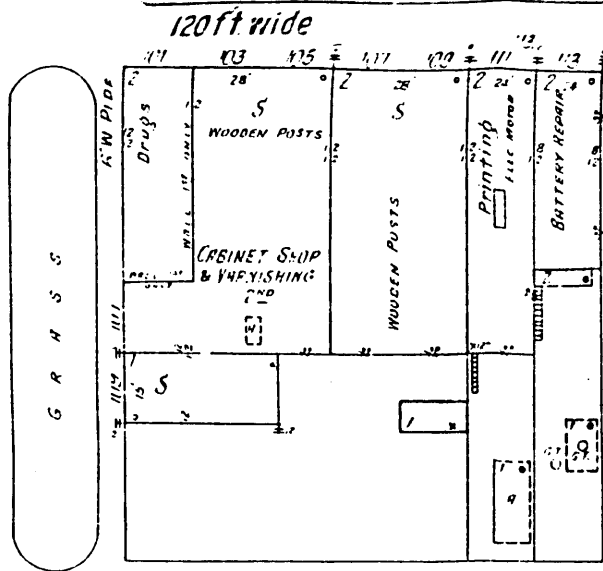
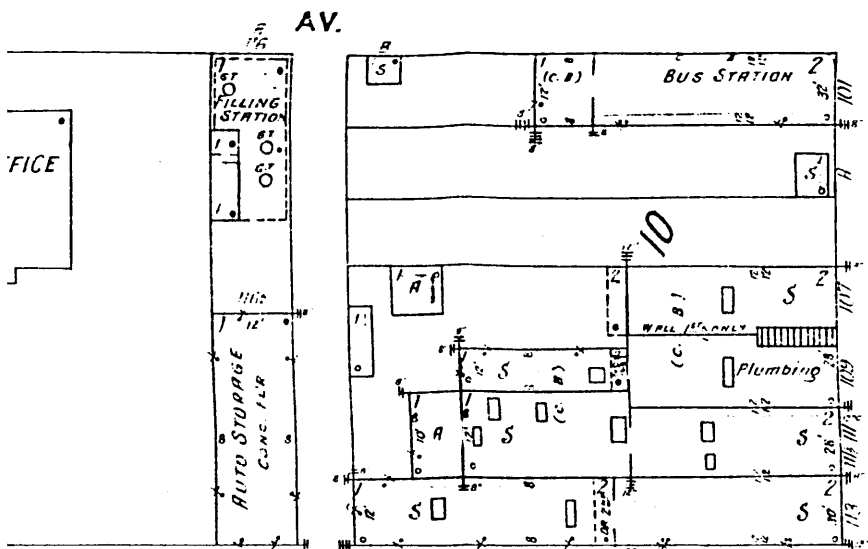
growth and development did not come until the early 20th century, however, fueled by both the arrival of the railroad and an increase in the agricultural production of the surrounding country. This "boom" period resulted in a short-term housing shortage-- a shortage that was alleviated in part by the construction of the Holtzendorf.

The Holtzendorf also is significant for its architectural style and detailing. Garden apartments were built in a variety of styles ranging from classical Revival through English Tudor. The Holtzendorf, built in 1909, is a good example of the Craftsman styling of the period applied to a new type of building. Important Craftsman features include an overall emphasis on horizontality, wide eaves, double-hung sash with diamond panes over a single large sheet of glass, and simple, straightforward woodwork. Similar woodwork is found in the interior of the building--doors and doorway surrounds, windows and window surrounds, and main stairway--along with wood floors and plaster walls and ceilings.

Also of note on the property is the one-story "auto house" or car barn with its multiple bays separated by decorative cast-iron columns. Believed to date from the same time as the apartment building or very shortly thereafter, this building represents another new early 20th century building type in Fitzgerald, necessitated by the introduction of a new mode of transportation--the automobile. Few historic garages from this period survive in Fitzgerald or elsewhere in the state.

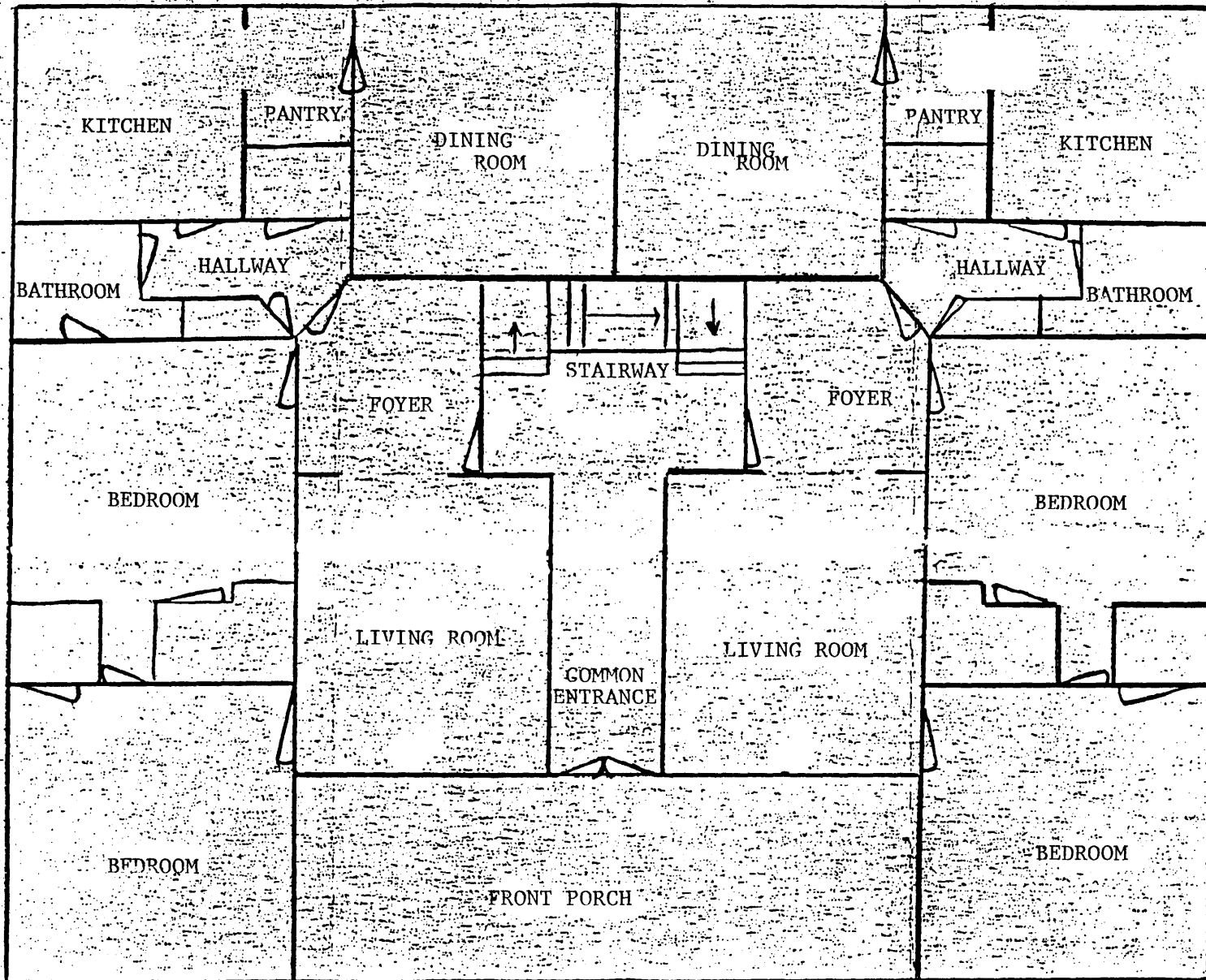
National Register Criteria

Because of its architectural significance, this property meets National Register Criteria C. It is an unusual small-town example of a relatively new building type in Georgia, the "garden" or "flat" apartment. It was the first apartment building in Fitzgerald and reflects the city's first period of sustained growth and development. It is a good example of the prevailing Craftsman style of architecture applied to a new type of building in a small Georgia town.



PROPERTY MAP  
HOLTZENDORF APARTMENT BUILDING  
Fitzgerald, Ben Hill County, Georgia

Scale: approximately 1"=80'  
Key: The nominated property is bounded by a heavy black line.  
North ↑



FLOOR PLAN  
 HOLTZENDORF APARTMENT BUILDING  
 Fitzgerald, Ben Hill County, Georgia

Scale: approximately 1"=8'

Note: The building has two floors with identical floor plans.

North ↑

2/25/87