

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

JAN 12 1976

RECEIVED

DATE ENTERED

JUN 29 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Techwood Homes Historic District

AND/OR COMMON

Techwood

2 LOCATION

STREET & NUMBER

114 Merritts Avenue, N.W.

NOT FOR PUBLICATION

CITY, TOWN

Atlanta

VICINITY OF

CONGRESSIONAL DISTRICT

5 - Andrew Young

STATE

Georgia

CODE

13

COUNTY

Fulton

CODE

121

3 CLASSIFICATION

CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

OWNERSHIP

 PUBLIC PRIVATE BOTH

PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER: Public Housing**4 OWNER OF PROPERTY**

NAME

Atlanta Housing Authority

STREET & NUMBER

45 Edgewood Avenue, N.E.

CITY, TOWN

Atlanta

VICINITY OF

STATE

Georgia

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Fulton County Courthouse

STREET & NUMBER

160 Pryor Street, S.W.

CITY, TOWN

Atlanta

STATE

Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Atlanta Urban Design Commission, Survey of Historic
Structures, Sites and Districts

DATE

November, 1973

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Atlanta Urban Design Commission

CITY, TOWN

Atlanta

STATE

Georgia

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Covering eleven blocks in area, Techwood Homes is located along Techwood Drive, a main thoroughfare leading from Atlanta's business district to the campus of the Georgia Institute of Technology. Designed as a self-contained neighborhood, with buildings grouped around grassy courtyards and play areas, the structures of this first all-Federal housing project cover only about one-quarter of the total twenty-five acre site leaving plenty of remaining space for stores, social units and central laundries and generous open expanses.

Situated just south of the campus of Georgia Tech, the site of Techwood Homes has a length of six blocks running south from North Avenue and a width, west from Williams Street, of two blocks. The total area is 24.8 acres. The north end of the plot, that area adjacent to the Tech campus, was originally devoted to playgrounds and tennis courts. Today, this area is occupied by a campus parking lot, to the east of Techwood Drive at North Avenue, and a high-rise for the elderly (Roosevelt House, 1972, H.A. Millkey & Associates, architect to the west. The first building to the south along Techwood and within the historic district is a three-story dormitory containing 159 rooms for students at Georgia Tech; Techwood Dormitory was planned as such from the start of the project. In each of the remaining blocks of the housing development two or three buildings are placed within each block. These are either three-story apartment buildings or two-story row-houses, as indicated on the sketch map. Many of these buildings front on Techwood Drive which is a street developed in 1935 along the approximate longitudinal center-line of the housing project. Garage buildings, providing shelter for 186 cars and now in a state of near ruin, were originally placed at the rear of the housing blocks along perimeter streets; since that time, however, the housing project has been expanded with the result being that these garages are now practically in the center of the housing area. There are, in addition, four enclosed play-yards located in the apartment courts and many acres of open, tree-shaded spaces.

Incorporated into the original eleven blocks of buildings that comprise Techwood are seven groups of two-story row-houses, the three-story Techwood Dormitory, one one-story store and administration building, eleven one-story garage groups, and thirteen three-story apartment buildings. All total there are 604 family living units divided into 397 three-room apartments, 128 four-room, 53 five-room and 26 six room units.

The architecture of the Techwood Homes development is characterized as modified Georgian. The type of construction selected for this project was based upon careful analysis and estimates of comparative designs of floor systems. The structural layout for the three-story apartments and the two-story row houses is similar and all of the buildings have a narrow transverse dimension: 27 feet for the three-story apartments and 28 feet 2 inches for the row-houses. This width is divided into two bays by a row of concrete columns and longitudinal concrete beams. The 12 inch exterior walls consist of 8 inch load-bearing tile blocks, faced with 4 inches of selected common brick, bonded every fifth course and trimmed with terra cotta and limestone. The floors and roofs are of solid concrete slab construction, supported by the exterior bearing walls and the interior row of columns and longitudinal beams. The exposed concrete ceiling slabs, soffits of stairs, beams in habitable areas, and all exposed interior and exterior surfaces are unplastered; exposed concrete surfaces are covered with cement paint. In general, all footings for these buildings are of the spread type and the basement walls are of poured concrete 12 inches thick to the ground level and 8 inches thick, faced with four inches of common brick, to the first floor line.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE

Whereas the Dormitory in the Techwood Homes development is similar in style to the remainder of the complex, it differs in some respects from the other buildings. It is a concrete skeleton-frame structure with wall columns spaced from 18 to 22 feet and with two lines of interior columns spaced 10 feet apart on either wall of a longitudinal corridor. The outside bays are 12 feet 4 inches wide and, as in the other buildings, there are no transverse beams; the ceilings are smooth in all living quarters.

The one-story garage groups are relatively narrow in the transverse dimension of 18 feet 4 inches and have 8 feet 4 inch wide stalls. The roofs are solid-slab construction, 2½ inches thick reinforced with welded wire mesh and are supported on 10-inch steel channels. The side and rear walls of the garages are of 8-inch red brick and in the front, between the garage doors, are 4-inch H-columns supporting the roof channels.

The store building is mainly a one-story structure, except that one end of the building contains an additional floor that houses the complex's administrative offices. The type of construction used here is similar to that used in the three-story apartments except that there are two lines of interior columns instead of one, spaced 18 feet 2 inches, connected by longitudinal concrete beams with a roof slab 5½ inches thick.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input checked="" type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1935-1936	BUILDER/ARCHITECT	Burge and Stevens, Architects J. A. Jones & Co., Builder
----------------	-----------	-------------------	---

STATEMENT OF SIGNIFICANCE

The Techwood Home District is historically significant in that it was the first federally funded public housing in the United States to reach the actual construction stage and represents the federal and local government's first attempts, in a social/humanitarian way, to eradicate slum housing on a grand scale. In addition, this district is significant in terms of its planning which is readily seen in the architectural design of its individual low-income housing units; in its unusually high-quality engineering which has provided tenants with sound, fire-proof buildings for over forty years; and in its community planning and landscape architecture which provides what is easily definable as a unique community with a well-designed "linear village" layout whose chief characteristic is found in its sense of space created by select siting and landscaping.

Designed under a program that aimed to improve building standards for "the common types of residence in which the bulk of the urban population is housed and to make mortgage money available on terms devised to eliminate the speculative waste heretofore customary in finance, real estate development and construction," Techwood Homes was the first major slum-clearance and public housing program of the federal government.

Replacing about thirteen blocks of one of the worst slum areas of Atlanta, this twenty-five acre federal housing project was built between the years 1934 and 1935. Erected by the J. A. Jones Construction Company of Charlotte, North Carolina at a cost of \$2,108,337, of which the land alone cost 49 cents a square foot, the project was designed by the Atlanta architectural firm of Burge and Stevens to accommodate some 604 families.

Burge and Stevens were not the only local group to be involved in the conception and planning of Techwood Homes, however. Others like Clark Howell, Sr., Herbert Porter, Major John S. Cohen, Dr. M. L. Brittain, Herbert Choate, Mayor James L. Key, and Sidney Tiller were assembled by Charles Palmer, a radical housing reformer and leading Atlanta businessman, to serve as the board of trustees for Techwood, Incorporated. The purpose of this body, besides raising additional funds for the project's construction, was largely motivated by the then head of the Public Works Administration who felt that if "local people had some economic stake and the major legal responsibility for the project, they might act more judiciously. Moreover, Ickes was philosophically opposed to people making fortunes from the poverty of others."

Complying with the stipulations embodied in the George-Healy Act, the Housing Division's tenant selection was restricted to families of limited income who at the time were occupying substandard housing. No applicant was accepted whose income exceeded five times the rental charged per dwelling unit. As reported in 1935, the average incomes of tenants ranged from \$1,080 to \$1,920 a year and of 80 occupations represented by tenants the most numerous were clerks, followed by service men, office helpers, salesmen, small business operators, and others; as was the custom until 1968, blacks did not reside in Techwood, but instead, were furnished with housing in University Homes (Edwards and Sayward, Architects; William C. Pauley, Landscape Architect), a few blocks southeast of Techwood in what is now the

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Architectural Record, Vol. 77, March 1935, pp. 185-187; Vol. 80, September 1936, p. 170; Architectural Forum, Vol. 65, October, 1936, pp. 300-301; The American City, Vol. 51, October, 1936, p. 58; Engineering News-Record, July 4, 1935, pp. 7-11; Palmer, Charles, The Adventures of a Slum Fighter (New York, 1955); Mark B. Lapping, "Techwood: Notes on a Much Needed Innovation", unpublished paper, Emory University, 1969; Speeches of Charles F. Palmer, Architectural Library, School of Architecture, Georgia Tech. In consultation with Dr. Elizabeth A. Lyons, Chairperson, Atlanta Urban Design Commission Advisory Committee on

10 GEOGRAPHICAL DATA

Historic Structures, Sites & Districts, October 1975.

ACREAGE OF NOMINATED PROPERTY 24.8

UTM REFERENCES

A	1,6	74,1	74,0	3,7	3,9	5,0	0	B	1,6	74,1	74,0	3,7	3,8	8,0	0		
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING		
C	1,6	74,1	5,0	0	3,7	3,8	8,0	0	D	1,6	74,1	5,0	0	3,7	3,9	5,0	0

VERBAL BOUNDARY DESCRIPTION

Bounded on the north by the southern edge of North Avenue; starting at North Avenue and Williams Street proceed south along the center line of Williams Street; at the intersection of Hunnicutt Street proceed along the same straight line until the line intersects with the center line of Mills Street from which point proceed west to the intersection of the centerline of Techwood Drive; proceed along the centerline of Techwood Drive north to the intersection with the centerline of Parker Street from which point proceed west to the centerline of Lovejoy Street; proceed from centerline of Lovejoy Street to close at the

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

H. Lee Dunagan, Consultant to Advisory Committee on Historic Structures,

ORGANIZATION

Sites & Districts

DATE

Atlanta Urban Design Commission

October 26, 1975

STREET & NUMBER

City Hall

TELEPHONE

656-2840

CITY OR TOWN

Atlanta

STATE

Georgia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

DAVID M. SHERMAN

DATE

1-6-76

TITLE Chief, Historic Preservation Section

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

6/29/75

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

6-18-76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE

Atlanta University Center Historic District. This second housing complex, at the urgings of Charles Palmer and John Hope, then President of Atlanta University, was planned as a part of the first federally-funded public housing project. University Homes, as originally conceived, was to replace another notorious Atlanta slum known as Beaver's Slide.

In constructing the housing development, some 30 percent of the initial expenditure for labor and materials was a subsidy and the rents obtained from leasing the various dwelling units within the complex were used to liquidate the total cost of the project. The rents for the various units ranged from \$16.40 for a well-planned three-room apartment to \$27.85 for a six-room row-house. The land on which the project was developed was originally acquired by a limited dividend corporation, which later transferred the title to the property to the federal government.

As the first project to go into construction under the direction of the Housing Division of the Public Works Administration (PWA), Techwood served as an experiment and proving ground in both planning and in the writing of specifications. Living standards for tenants as set up by the Housing Division required that ample light and air be supplied to each living unit and this was achieved in Techwood by providing adequate cross-ventilation in each apartment and by the actual arrangement of the structures on the site which provided ample lawn space between buildings. This is one of the developments key qualities and the landscape design of Techwood has often been cited as one of the reasons that this project probably still remains the "best" public housing project in the United States.

Verbal Boundary Description (cont'd)

southern edge of North Avenue which constitutes the northern boundary of the district.

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8, 28
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CONTINUATION SHEET

ITEM NUMBER

PAGE

1

AMENDMENT

TECHWOOD HOMES HISTORIC DISTRICT, ATLANTA, FULTON COUNTY, GEORGIA

Professional error in preparing the National Register form for the Techwood Homes Historic District resulted in inconsistencies among the verbal boundary description, the sketch map, and the UTM reference points. This amendment, consisting of a new verbal boundary description, a new sketch map, and new UTM reference points, rectifies those inconsistencies and sets the record straight as to exactly which properties and buildings are to be included in the district and which are to be excluded. This amendment also carries out the original mandate for establishing this historic district. The materials contained in this amendment should replace their correspondents in the original National Register nomination form for the district.

Acreage: Approximately 28 acres

Quadrangle Name: Northwest Atlanta, Georgia

Quadrangle Scale: 1:24000

UTM References: A 16/741460/3739610
B 16/741660/3739610
C 16/741720/3739000
D 16/741460/3738990

Verbal Boundary Description:

Starting at the northeast corner of the intersection of Parker and Lovejoy Streets, proceed north along the east side of Lovejoy Street to a point approximately 300 feet south of the southern side of North Avenue; thence due east approximately 300 feet to the east side of Techwood Drive (this line is currently marked by a chain link fence immediately south of the Roosevelt House parking lot);

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CONTINUATION SHEET

ITEM NUMBER

PAGE 2

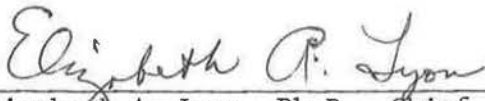
Verbal Boundary Description (Continued)

thence north along the east side of Techwood Drive to a point 150 feet south of the southern side of North Avenue; thence east along an unnamed alley to a point 100 feet west of the western side of Williams Street; thence south 290 feet and east 100 feet to the west side of Williams Street; thence south along the west side of Williams Street to the northwest corner of the intersection of Williams and Parker Streets; thence west along the north side of Parker Street for approximately 100 feet; thence due south, along the property line separating Techwood Homes property from lots directly east, to the north side of Mills Street; thence west along the north side of Mills Street to the northeast corner of Mills Street and Techwood Drive; thence north along the east side of Techwood Drive to the northeast corner of Techwood Drive and Parker; thence west along the north side of Parker Street to the starting point.

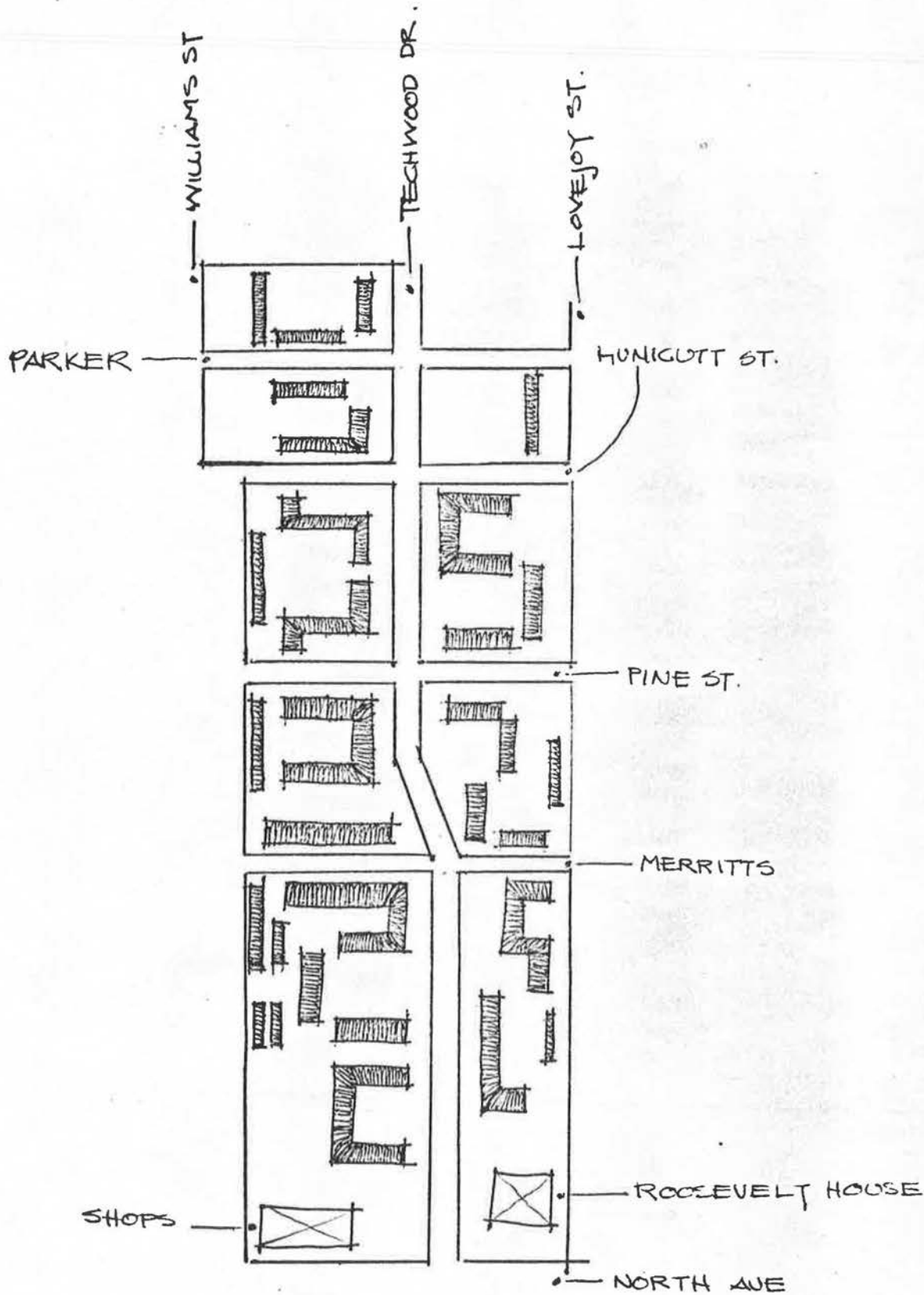
Prepared By:

Richard R. Cloues, Architectural Historian
Historic Preservation Section
Georgia Department of Natural Resources
270 Washington Street, S. W.
Atlanta, Georgia 30334
(404) 656-2840

August 15, 1978



Elizabeth A. Lyon, Ph.D., Chief
Historic Preservation Section
State Historic Preservation Officer



*See plan
N*

orig. not. to state 7-12-76

*SEE NEW MAP
McC DUBOIS
10/24/78*

TECHWOOD HOMES
 [Hatched Box] BLDGS
 [X Box] INTRUSIONS

TECHWOOD HOMES

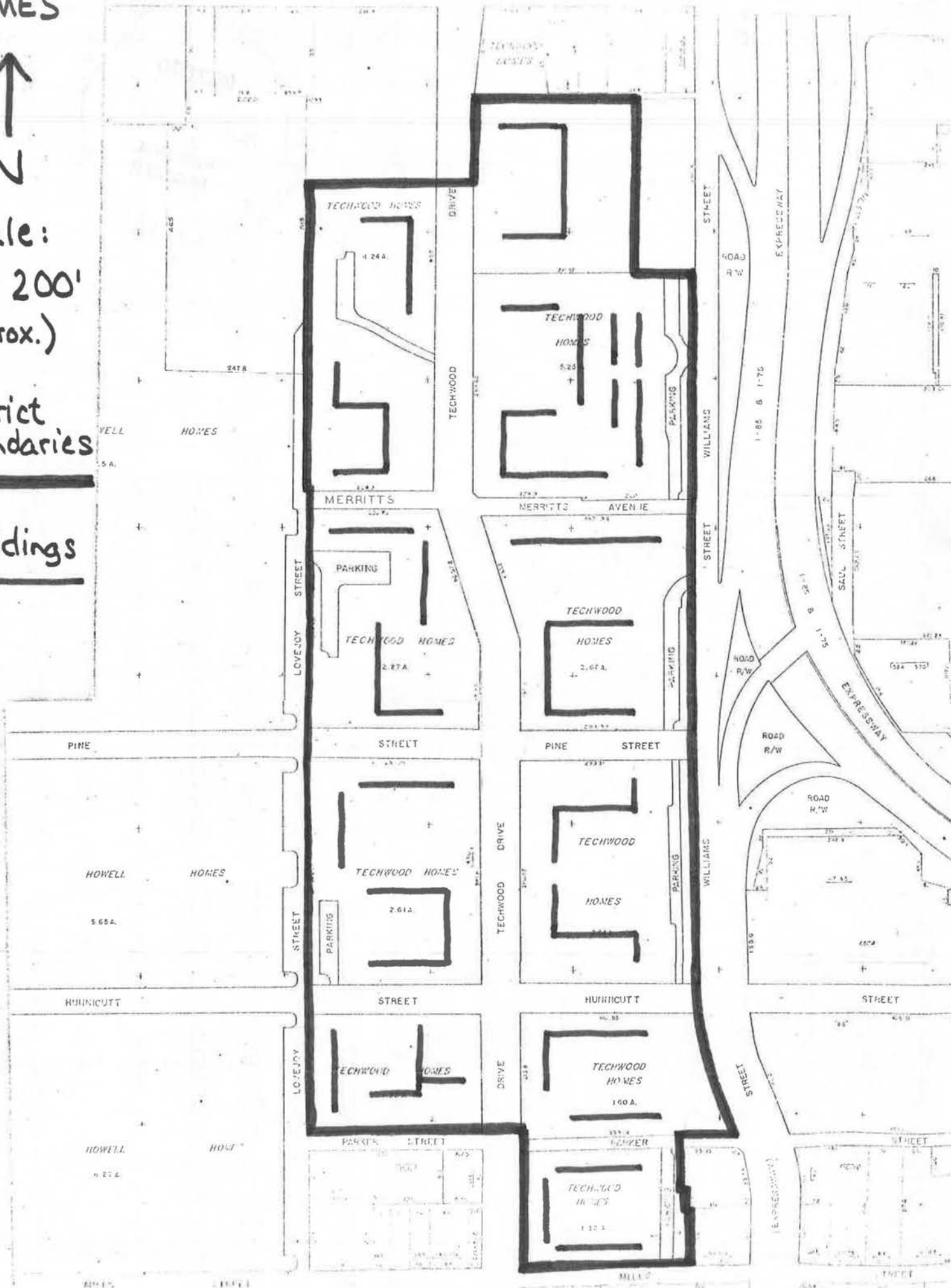
AVENUE NORTH

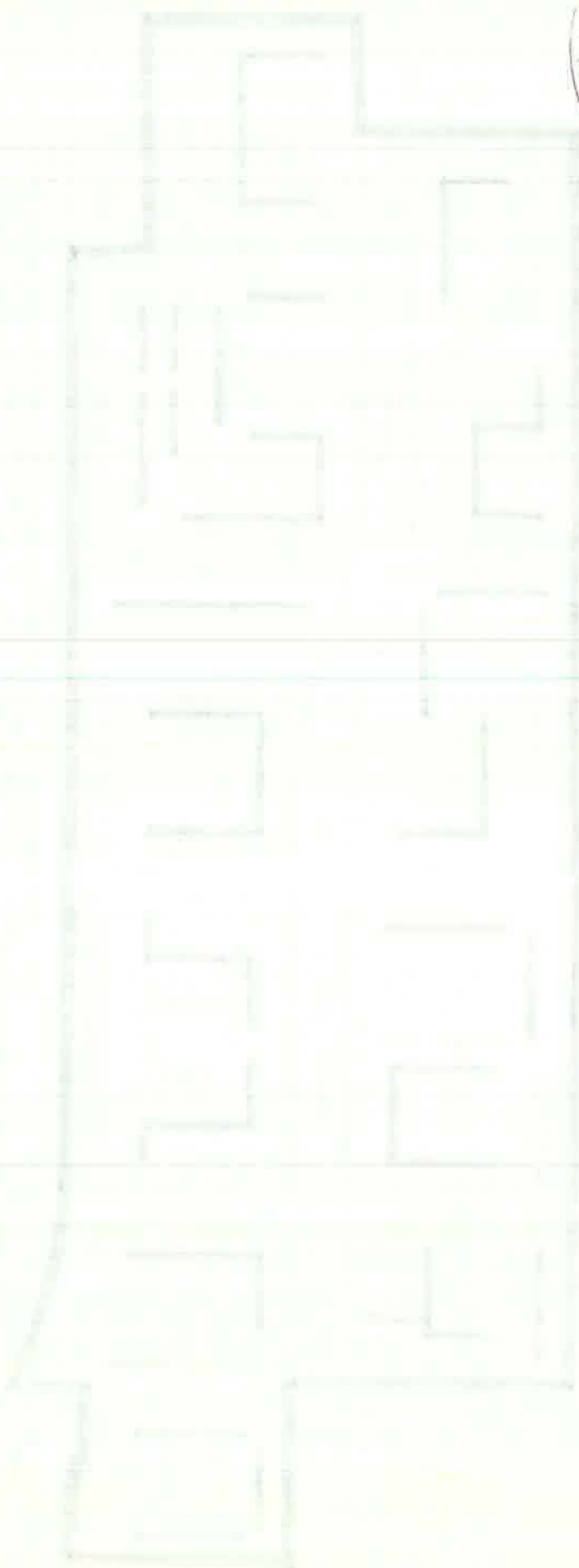


scale:
1" = 200'
(approx.)

district boundaries

buildings





Handwritten notes on the right side of the page, including an upward-pointing arrow and some illegible text.



UNITED STATES DEPARTMENT OF THE INTERIOR
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PROPERTY PHOTOGRAPH FORM**

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JUN 29 1976
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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC Techwood Homes Historic District

AND/OR COMMON

2 LOCATION

CITY, TOWN Atlanta _____ VICINITY OF COUNTY Fulton STATE Georgia

3 PHOTO REFERENCE

PHOTO CREDIT Lee Dunagan

DATE OF PHOTO Nov. 1975

NEGATIVE FILED AT Georgia Department of Natural Resources

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Photographer's view to the Southeast; Apartment Building
Techwood Drive

PHOTO NO.

1 of 6



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____VICINITY OF

COUNTY Fulton

STATE Georgia

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

Photographer's View to Northwest; Apartment Block on
Techwood Drive near Roosevelt House

PHOTO NO.

2 of 6



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___ VICINITY OF

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STATE Georgia

3 PHOTO REFERENCE

PHOTO CREDIT Lee Dunagan

DATE OF PHOTO November 1975

NEGATIVE FILED AT Georgia Department of Natural Resources

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Photographer's View to Northwest; Rowhouse Block off
Pine Street

PHOTO NO.

3 of 6



191

191

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2 LOCATION

CITY, TOWN Atlanta VICINITY OF COUNTY Fulton STATE Georgia

3 PHOTO REFERENCE

PHOTO CREDIT Lee Dunagan DATE OF PHOTO November 1975

NEGATIVE FILED AT Georgia Department of Natural Resources

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Photographer's view to north; detail of doorway; Building
at 191 Merritts Avenue

PHOTO NO.

4 of 6



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CITY, TOWN Atlanta

___VICINITY OF

COUNTY Fulton

STATE Georgia

3 PHOTO REFERENCE

PHOTO CREDIT Lee Dunagan

DATE OF PHOTO November 1975

NEGATIVE FILED AT Georgia Department of Natural Resources

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET
Photographer's view to northeast; Apartment Block on
Techwood Drive

PHOTO NO.

5 of 6



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2 LOCATION

CITY, TOWN Atlanta _____ VICINITY OF

Fulton STATE Georgia

3 PHOTO REFERENCE

PHOTO CREDIT Lee Dunagan

DATE OF PHOTO November 1975

NEGATIVE FILED AT Georgia Department of Natural Resources

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Photographer's view to Southeast; Two-story houses
on Merritts Avenue

PHOTO NO.

6 of 6

Property

Letchwood Homes Historic District

Fulton

State

Pa.

Working Number

1.12.76.2323

Ref 76000632

TECHNICAL

Photos *6*

Maps *2*

*UTM appears correct
map sent back
6.11.76 - OK*

CONTROL

*pl
2.5.76*

Clearly eligible despite less than 50 years old.

HISTORIAN

*ACCEPT
LWengert
8 AP 76*

Chibella 3

Why enclose highrise?

*Make sure this is only original area and what is
proof for claim that it is first project to reach
completion.*

ARCHITECTURAL HISTORIAN

*delete two
intrusions*

*call accept
Febover
3.25.76*

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

*Interesting architectural / social
experiments.*

REVIEW UNIT CHIEF

*Accept
Cole
5.31.76*

BRANCH CHIEF

KEEPER

*Deserve exception to
criteria*

Return sketch map to State as requested

*Kerr
6.18.76*

National Register Write-up _____

Send-back _____

Entered *JUN 29 1976*

Federal Register Entry *8-3-76*

Re-submit _____

INT:2106-74

ENTRIES IN THE NATIONAL REGISTER

STATE GEORGIA

Date Entered **JUN 29 1976**

<u>Name</u>	<u>Location</u>
Techwood Homes Historic District	Atlanta Fulton County
Waycross Historic District	Waycross Ware County

Also Notified

Hon. Herman E. Talmadge
Hon. Sam Nunn
Hon. Andrew Young
Hon. W. S. (Bill) Stuckey, Jr.

State Historic Preservation Officer
Mr. David M. Sherman
Acting Chief, Historic Preservation Section
Department of Natural Resources
270 Washington Street SW., Rm. 703-C
Atlanta, Georgia 30334

cc: Regional Director,
Southeast Region

PR:MMott:cam:7/6/76

INT: 2950-75

NATIONAL REGISTER DATA SHEET

36
M
9/28

1 NAME as it appears on federal register: Techwood Homes Historic District ✓

2 OTHER NAMES: Techwood ✓ -580

3 date of entry: 6-29-76 ✓

4 county code: 121

5 LOCATION street & number reverse side: Atlanta ✓

city / town: Atlanta ✓

vicinity of: Atlanta ✓

state: GA ✓

county: fulton ✓

6 NPS REGION: SE

7 OWNER PRIVATE STATE MUNICIPAL COUNTY MULTIPLE FEDERAL (agency name)

8 ADMINISTRATOR:

9 EXISTING SURVEYS HABS HAER NHL

10 FUNDED? YES NO

11 CONGRESS. DISTRICT: 5

12 SOURCE of NOMINATION: STATE FEDERAL

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES, NAME: _____

14 WITHIN NATIONAL HISTORIC LANDMARK? YES, NAME: _____

15 ACREAGE: 24.8

16 LOCAL PRIVATE ORGANIZATION

16 CONDITION deteriorated altered original site

excellent ruins unaltered moved

good unexposed reconstructed unknown

fair unexcavated excavated

17 features: SUBSTANTIALLY INTACT-1 SUBSTANTIALLY INTACT-2 SUBSTANTIALLY INTACT-3

NOT INTACT-0 NOT INTACT-0

UNKNOWN-4 UNKNOWN-5

NOT APPLICABLE-7 NOT APPLICABLE-8 NOT APPLICABLE-9

18 ACCESS YES - Restricted YES - Unrestricted No Access Unknown

19 ADAPTIVE USE YES NO

20 SAVED? YES NO

21 IS PROPERTY A HISTORIC DISTRICT? yes no

21 AREAS OF SIGNIFICANCE:

ARCHEOLOGY - prehistoric-2 COMMERCE-6 ENGINEERING-11 ENTERTAINMENT-26 LANDSCAPE ARCH.-15 POLITICS / GOVT.-21 RECREATION-28

ARCHEOLOGY - historic-1 COMMUNICATIONS-7 EXPLORATION-12 LAW-16 RELIGION-22 SETTLEMENT-29

AGRICULTURE-3 CONSERVATION-8 HEALTH-27 LITERATURE-17 SCIENCE-23 URBAN PLANNING-31

ARCHITECTURE-4 ECONOMICS-9 INDUSTRY-13 MILITARY-18 SOCIAL / HUMANITARIAN-24 OTHER (SPECIFY)

ART-5 EDUCATION-10 INVENTION-14 MUSIC-19 SOCIAL / CULTURAL-30 TRANSPORTATION-25

22 CLAIMS: explain

'first' -federally funded public housing in the U.S. To reach the actual construction stage.

'oldest'

'only'

23 functions

WHEN HISTORICALLY SIGNIFICANT: Public housing

CURRENTLY: Public housing

24 architectural style(s): Modified Beaux

25 architect: Burge & Stevens

26 master builder:

27 engineer:

28 landscape architect / garden designer:

29 interior decorator:

30 artist:

31 artisan:

32 builder/contractor: J.A. Jones Construction Co.

33 NAMES give role & date

PERSONAL:

EVENTS:

INSTITUTIONAL: PWA - project works administration - administered building

Multiple housing complex of 2-story row houses, 3-story apartment buildings, garages, a dormitory, a ~~store~~ store, and an administration building; features brick walls, concrete floors and walls, and enclosed play-yards. First of only 49 Public Works Administration housing projects to reach construction stage, 1935-1936; replaced slum area; early Federal effort to provide healthful housing for low-income families.

a store and administration
concrete solid-slab
Public Works Administration
by 49 housing projects built
early Federal effort to

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

December 10, 1980

Mr. William A. Hartman
Area Manager
Department of Housing and
Urban Development
75 Spring Street SW.
Atlanta, GA 30303

*Listed 6/29/76
Fulton Co.
GA*

Dear Mr. Hartman:

On November 17, 1980, we received your letter in which you determined that a proposed modernization program would have no adverse effect on Techwood Homes, Atlanta, Georgia, a property included in the National Register of Historic Places. The Executive Director objects to your determination because final plans and specifications are not available for review.

Pursuant to Section 800.6(a)(2) of the Council's regulations (36 CFR Part 800), the Executive Director will withdraw this objection if the following condition is met.

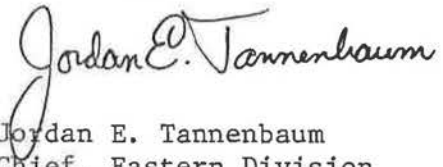
Final plans and specifications to include landscaping, will be provided to the Georgia State Historic Preservation Officer for review and comment. Should the Georgia SHPO fail to comment within 30 calendar days after receipt of the plans and specifications, the Georgia SHPO will be assumed to have approved the documents. Should the Georgia SHPO disapprove the documents, then HUD will request the Council's comments in accordance with 36 CFR Section 800.4(d).

If you agree to this condition, please sign on the concurrence line below and return this letter to us. This will then be incorporated into your determination and the Executive Director will withdraw his objection to your determination of no adverse effect.

In accordance with Section 800.9 of the Council's regulations, a copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be included in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act and the Council's regulations.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Jordan E. Tannenbaum". The signature is written in dark ink and is positioned above the typed name.

Jordan E. Tannenbaum
Chief, Eastern Division
of Project Review

Concur:

(date)



Department of Natural Resources

OFFICE OF PLANNING AND RESEARCH

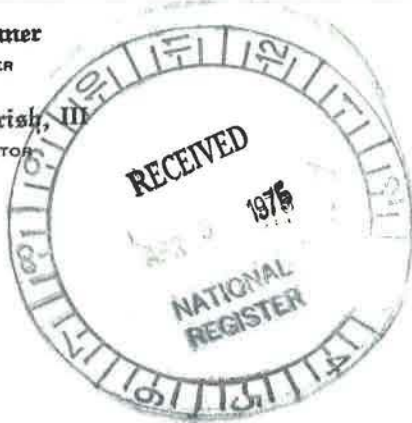
270 WASHINGTON ST., S.W.

ATLANTA, GEORGIA 30334

(404) 656-5160

Joe D. Tanner
COMMISSIONER

Charles M. Parrish, III
DIVISION DIRECTOR



March 31, 1976

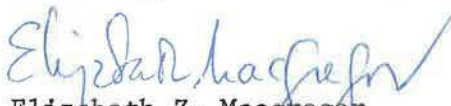
Mr. Bill Lebrovich
National Register of Historic Places
National Park Service
Department of Interior
Washington, D.C. 20240

Dear Bill:

Per our telephone conversation earlier today concerning the boundary of Techwood Homes, please delete the two of the southernmost intrusions consisting of shops and the Roosevelt House as noted on the sketch map previously submitted.

Thank you.

Sincerely,


Elizabeth Z. Macgregor
Architectural Historian

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

January 6, 1981

Mr. William A. Hartman
Area Manager
Department of Housing and
Urban Development
75 Spring Street SW.
Atlanta, GA 30303

*1^osted 6/29/76
Fulton Co.
GA*

Dear Mr. Hartman:

On December 24, 1980, we received the concurrence to the condition for your determination that the proposed modernization program would not adversely affect Techwood Homes, Atlanta, Georgia, a property included in the National Register of Historic Places. A copy of the letter is enclosed. As you agree to this condition, the Executive Director does not object to your determination of no adverse effect.

Thank you for your cooperation.

Sincerely,

Jordan E. Tannenbaum

Jordan E. Tannenbaum
Chief, Eastern Division
of Project Review

Enclosure

Advisory Council On Historic Preservation



1522 K Street, NW
Washington, DC 20005

December 10, 1980

Mr. William A. Hartman
Area Manager
Department of Housing and
Urban Development
75 Spring Street SW.
Atlanta, GA 30303

Dear Mr. Hartman:

On November 17, 1980, we received your letter in which you determined that a proposed modernization program would have no adverse effect on Techwood Homes, Atlanta, Georgia, a property included in the National Register of Historic Places. The Executive Director objects to your determination because final plans and specifications are not available for review.

Pursuant to Section 800.6(a)(2) of the Council's regulations (36 CFR Part 800), the Executive Director will withdraw this objection if the following condition is met.

Final plans and specifications to include landscaping, will be provided to the Georgia State Historic Preservation Officer for review and comment. Should the Georgia SHPO fail to comment within 30 calendar days after receipt of the plans and specifications, the Georgia SHPO will be assumed to have approved the documents. Should the Georgia SHPO disapprove the documents, then HUD will request the Council's comments in accordance with 36 CFR Section 800.4(d).

If you agree to this condition, please sign on the concurrence line below and return this letter to us. This will then be incorporated into your determination and the Executive Director will withdraw his objection to your determination of no adverse effect.

In accordance with Section 800.9 of the Council's regulations, a copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be included in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act and the Council's regulations.

Thank you for your cooperation.

Sincerely,

Jordan E. Tannenbaum

Jordan E. Tannenbaum
Chief, Eastern Division
of Project Review

Concur:

Michael Blanis (date) 12/18/80
for Area Manager

Blanis
12/18/80
[Signature]
12/18/80

62976

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F. concrete

P concrete

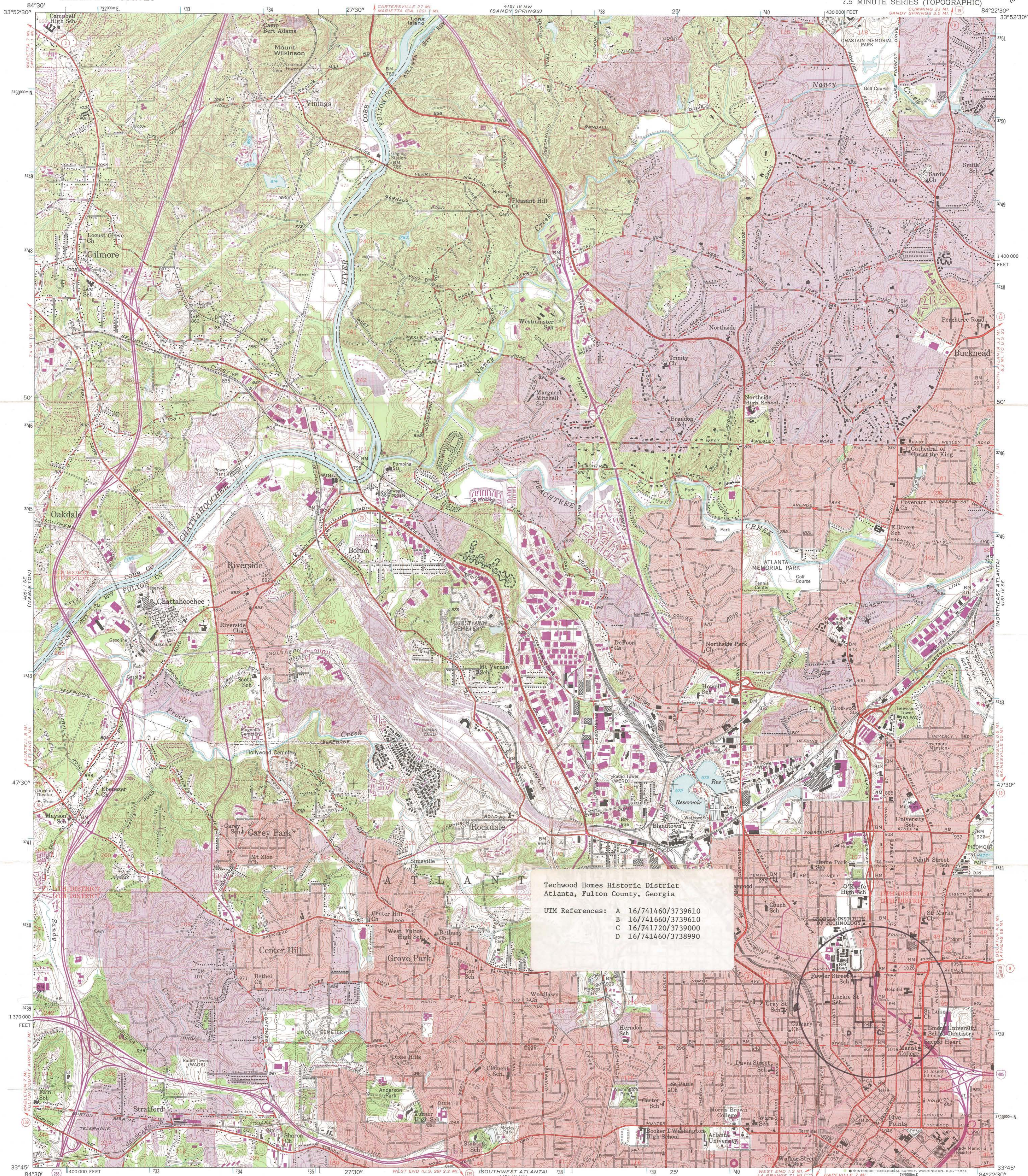
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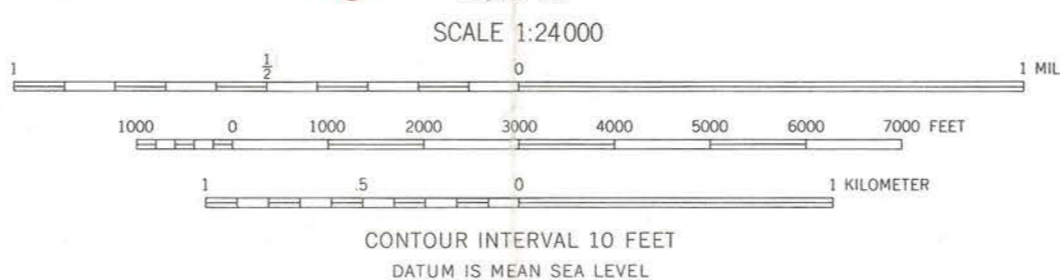
6





Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Georgia Geodetic Survey, and City of Atlanta
Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1952. Field check 1954
Polyconic projection. 1927 North American datum
10,000-foot grid based on Georgia coordinate system, west zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Land lines from information supplied by Cobb County Roads and Revenues Commission and Atlanta-Fulton County Joint Planning Board
Revisions shown in purple compiled from aerial photographs taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas

UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Unimproved dirt
- Light-duty
- Interstate Route
- U.S. Route
- State Route

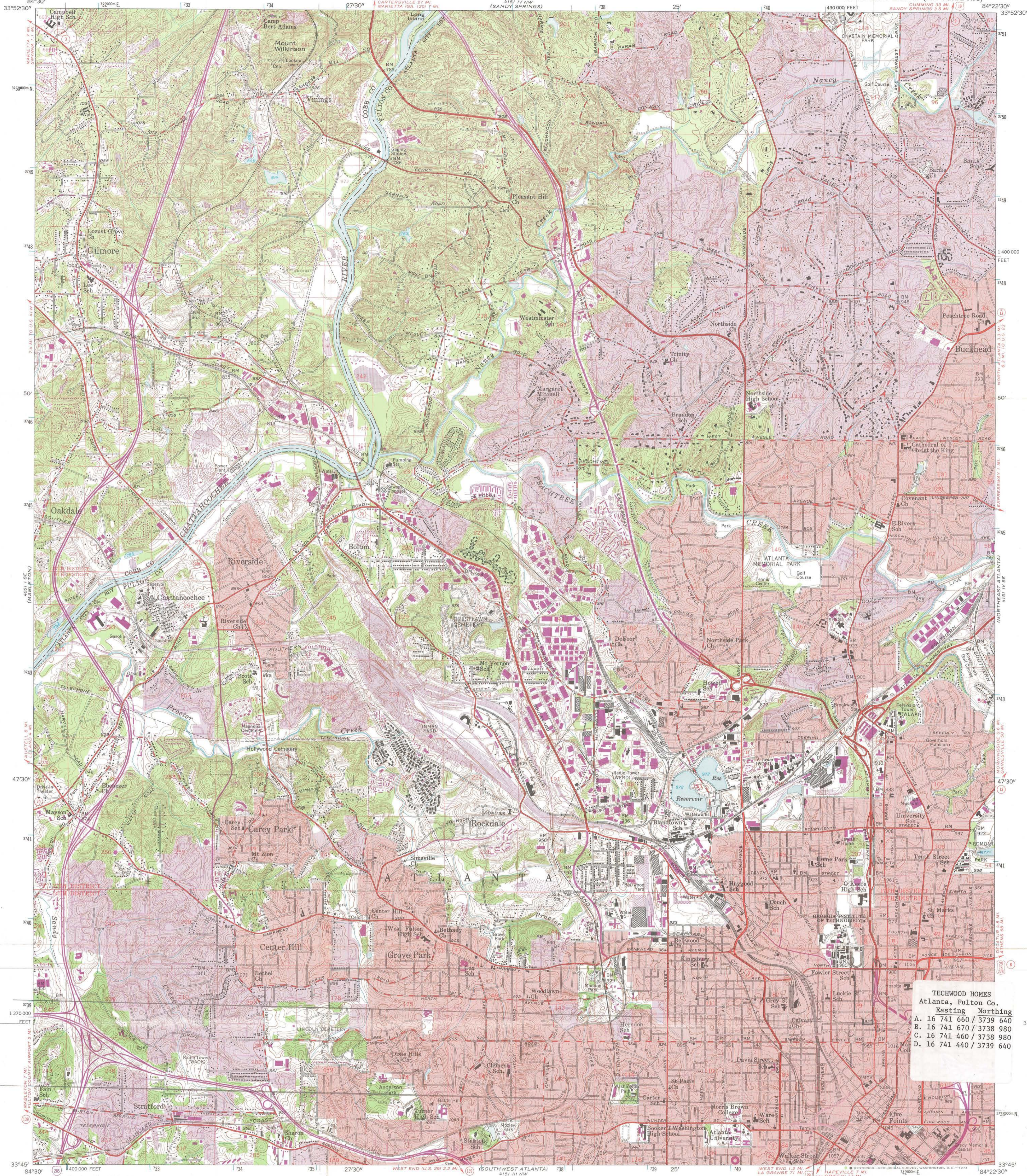
RECEIVED
AUG 28 1978
NATIONAL REGISTER

QUADRANGLE LOCATION

NORTHWEST ATLANTA, GA.
(FORMERLY BOLTON)
N3345-W8422.5/7.5

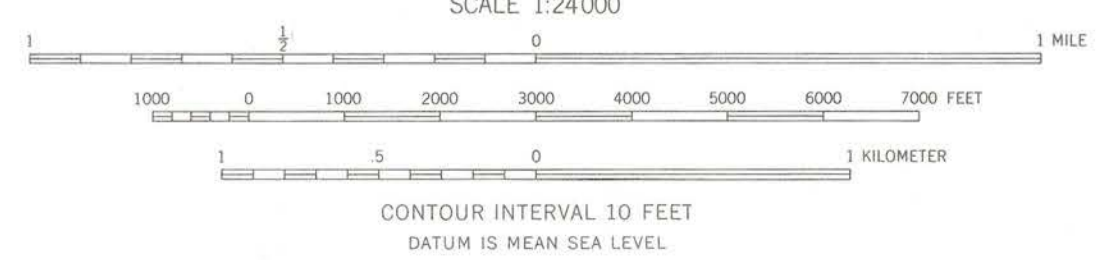
1954
PHOTOREVISED 1968 AND 1973
AMS 4151 IV SW-SERIES V845

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



TECHWOOD HOMES
Atlanta, Fulton Co.
Easting Northing
A. 16 741 660 / 3739 640
B. 16 741 670 / 3738 980
C. 16 741 460 / 3738 980
D. 16 741 440 / 3739 640

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, Georgia Geodetic Survey, and City of Atlanta
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Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

NORTHWEST ATLANTA, GA.
(FORMERLY BOLTON)
N3345-WB422.5/7.5
1954
PHOTOREVISED 1968 AND 1973
AMS 4151 IV SW—SERIES V845

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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