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**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

JUN 1 1993

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 Registration Form" (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 Tindall Heights Historic District  
other names/site number n/a

**2. Location**

street & number Roughly bounded by Broadway, Eisenhower Parkway,  
Felton and Nussbaum Avenues, Central of Georgia  
Railroad, and Oglethorpe Street.  
city, town Macon (n/a) vicinity of  
county Bibb code GA 021  
state Georgia code GA zip code 31201

(n/a) not for publication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	1,119	284
sites	0	1
structures	1	1
objects	0	0
total	1,120	286

Contributing resources previously listed in the National Register: 0

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.

Elizabeth A. Lyon  
Signature of certifying official

5/19/93  
Date

Elizabeth A. Lyon  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

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

*Entered in the National Register*  
Guy M. Sawyer 7/1/93

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

for \_\_\_\_\_  
Signature, Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC; single dwelling  
COMMERCE; specialty store  
EDUCATION; school  
RELIGION; religious facility

### Current Functions:

DOMESTIC; single dwelling  
COMMERCE; specialty store  
EDUCATION; school  
RELIGION; religious facility

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## 7. Description

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### Architectural Classification:

Queen Anne  
Craftsman  
Italianate  
Classical Revival  
Romanesque  
Colonial Revival  
Other: Folk Victorian

### Materials:

foundation	brick
walls	wood
roof	asphalt
other	wood, brick, metal, cast iron, stucco, concrete

### Description of present and historic physical appearance:

The Tindall Heights Historic District is a very large and very intact historic residential area that developed southwest of Macon's central business district from the 1870s into the early 1940s. The district is in an area roughly bounded by Broadway on the east, the Eisenhower Parkway on the south, Felton and Nussbaum Avenues and the railroad on the west, and Oglethorpe Street on the north. The Central of Georgia Railroad passes through the district on its northern end and forms part of the district's western boundary.

Development first began in the area in the 1850s in the form of industrial development, but none of the associated resources now remain. Residential development began around 1870, and the district's remaining historic buildings date from c.1870 to 1942. The district consists of mostly residential buildings and also contains a number of commercial and community institutional buildings as well. The area historically developed as a largely white middle-class neighborhood, but there were also pockets of working-class and black housing constructed throughout the neighborhood. Many of the houses in the district are fairly large and stylistically influenced, while other

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Section 7**

---

houses are much more modest in size and details. Many of the district's commercial buildings are concentrated along the eastern boundary of the district on Broadway, while a number of other commercial buildings and community institutional buildings are scattered throughout the district.

The houses within the district are almost all wood-framed and represent a wide variety of architectural styles and house types that were constructed from the 1870s into the 1940s. The district retains a very large, intact collection of house types built in urban Georgia during this period. These types include the following: shotguns with both hipped and gabled roofs, many of which are placed in rows; saddlebags; central hallways; side hallways; gabled ells; Queen Anne cottages; New South cottages; bungalows; Georgian cottages; pyramidal cottages; American four-squares; and extended hall-parlors. Stylistic influences found on these houses include Folk Victorian, Queen Anne, Italianate, Neoclassical Revival, and Craftsman. Many of the houses have no stylistic influence at all, but represent house types.

A number of commercial buildings are located throughout the district. These include two-story brick buildings with first-floor storefronts and upper floors with segmentally arched windows and corbelled cornices (photo 40); one-story brick buildings with storefronts, stepped parapet walls, and corbelled cornices (photo 64); front-gabled, wood-framed buildings (photo 44); and a house with an attached wood-framed commercial building at its front corner (photo 5). Many of these buildings are still being used for businesses that serve the neighborhood. A historic gas station is located at the corner of Second Street and Edgewood Avenue (photo 68). A two-story, wood-framed building with two-story, wrap-around porch located at First and Ash Streets near the railroad appears to have once been a hotel or boarding house (photo 53).

Several historic church buildings remain in the district. Two of these are located at the intersection of Hawthorne and Third Streets (photo 60). One is a large brick, Romanesque Revival style building. The other is a smaller, wood-framed building with Colonial Revival stylistic details. A third historic church is located on Second Street at Jenkins. It is also a large brick, Romanesque Revival style building (photo 11).

One historic school building still remains in the neighborhood. It is a large two-story, brick building with hipped roof and Colonial Revival stylistic details located at Second and Hawthorne Streets (photo 62).

The district is located on very hilly terrain, with the highest area along Edgewood Avenue between Second and Telfair Streets (photos 30 &

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7

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31). A historic concrete overpass remains in place on Second Street and traverses the railroad tracks there (photo 52). (The railroad trestle at Broadway and Ash Street is included in the National Register-listed Macon Railroad Industrial Historic District and not in this district.) Granite curbing remains along many of the district's streets, and sidewalks are found on almost all streets. Many yards have retaining walls of brick or concrete block and concrete steps. More modest houses tend to have very narrow setbacks from the street, while larger houses have wider setbacks and larger front lawns. Landscaping is very informal, with grassed lawns informally planted with shrubs, trees, and hedges, and there are a number of mature shade trees throughout the district.

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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  
Community Planning and Development

**Period of Significance:**

c.1870-1942

**Significant Dates:**

c.1870 - beginning of neighborhood residential development  
1910 - annexed into Macon city limits

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

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

unknown

National Register of Historic Places  
Continuation Sheet

Section 8

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**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

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

The Tindall Heights Historic District is a large, intact historic residential area that developed in southwest Macon from the mid-19th century through the early 20th century. The district is significant in the areas of architecture and community planning and development. These areas of significance support National Register eligibility under Criteria A and C.

In the area of architecture, the district is significant for its very large, intact collection of residential, commercial, and community institutional buildings constructed from c.1870 to 1942. The large majority of buildings within the district are wood-framed residential buildings that represent a wide variety of house types that were typically built in Georgia cities from about 1870 into the early 1940s. This district contains one of the largest and most intact collections of urban Georgia house types from this period. Because of this large collection, the district is being nominated at the state level of significance. A number of residential architectural styles popular in Georgia during this period are also represented in the district.

The district's historic commercial buildings are located throughout the neighborhood. These include both one- and two-story brick buildings as well as front-gabled, wood-framed buildings and combination residence/stores. Many of these buildings are placed on corner lots for easy access, and a number of the larger two-story commercial buildings are concentrated along the district's eastern boundary on Broadway. A historic gas station and former hotel or boarding house also remain. The district's commercial buildings are good examples of the kinds of smaller scale commercial buildings that were built to serve a large urban neighborhood's commercial needs. Architecturally, they are typical of modest brick and wood-framed commercial buildings of the late 19th and early 20th centuries.

The district's community institutional buildings include church buildings and a school building. The historic churches range from large brick, Romanesque Revival style buildings to a smaller, wood-framed Colonial Revival style building. These buildings are representative of the kinds of neighborhood religious buildings constructed during the late 19th and early 20th centuries. The large brick, Colonial Revival style school building is a good example of an early 20th-century urban educational facility in Georgia.

**National Register of Historic Places  
Continuation Sheet**

**Section 8**

---

In the area of community planning and development, the district is significant for representing the large historic residential development known as Tindall Heights that grew up southwest of Macon's central business district from the 1870s to the 1940s. Development began in this area in the 1850s in the form of industrial development, and the historic residential development that remains today began around 1870. The area historically developed as a largely white middle-class neighborhood with pockets of working-class and black settlement. This development pattern can be clearly seen within the district. Tindall Heights was annexed into the Macon city limits in 1910.

**National Register Criteria**

The district is eligible under Criterion A for its development as a large residential community associated with the city of Macon. It is eligible under Criterion C for its very large and intact collection of residential, commercial, and community institutional buildings constructed from c.1870 to 1942 by the largely white middle-class residents as well as working class and black residents.

**Criteria Considerations (if applicable)**

n/a

**Period of significance (justification)**

The period of significance is c.1870 to 1942. C.1870 is the approximate date of the oldest buildings remaining within the district. 1942 was the 50-year cut-off date when the documentation for this district was completed.

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

Contributing resources in this district are those constructed between 1870 and 1942 that retain their historic integrity. Noncontributing resources are those constructed after 1942 and those that have lost their historic integrity. The contributing structure is the railroad overpass on Second Street. The noncontributing site is a nonhistoric cemetery. The noncontributing structure is a new water tower.



National Register of Historic Places  
Continuation Sheet

Section 8

---

**Developmental history/historic context (if applicable)**

Known as the City of Seven Hills, Macon developed as a center of transportation and commerce due to natural geography, state sponsorship, and expanding settlement patterns. Although Macon prospered in its early years with an active barge trade on the Ocmulgee River, it was the advent of rail traffic which solidified its future prominence and success. The completion of the Monroe Railroad in 1838 and the Central Railroad in 1843 made trade feasible with both the Piedmont region and the coast. As rail lines were constructed through the city, future development was shaped and controlled. The city limits were expanded in 1854 from the original limits of Pine and First Streets to what is now Edgewood Avenue on the west and Adams Street on the north.

The decade of the Civil War found Macon prosperous and growing. The town served as a center for military supplies. Robert Findlay's Foundry on Oglethorpe Street produced guns and military fittings for the Confederacy. Schofield and Brother produced iron castings, shot, and shell, and numerous concerns produced cartridges, swords, spurs, knives, and belt clasps. In 1862, the Confederate government moved the proposed site of its armory from Atlanta to Macon because that city was in no danger of falling into enemy hands and had many infant industries to support the Ordnance Bureau needs. The city rented to the government the old Macon and Western depot [at the present site of St. Paul's Episcopal Church] until a new complex could be constructed along the rail line in the South West Reserve of the city, in the area that is now Tindall Heights. This new site would shape historical development in that part of the city for more than ten years. That same year, the Confederate arsenal was moved from Savannah to Macon, and Findlay's Foundry was commandeered for that use.

In spite of the enormous importance of these industries to the Confederate cause, General Sherman bypassed the city on his march to the sea in 1864, visiting instead Milledgeville, the state capital. Nevertheless, Macon experienced financial collapse as the Confederacy fell to defeat, and recovery took place well into the 1870s.

Antebellum and post-bellum maps of the city show slow progress to expand into the developing areas of Tindall Heights and Tattnell Square. The transfer of Mercer University in 1871 from Penfield to Macon aided in the development of the Tattnell Square area, a green belt established at the city's founding. This area was just north of the Macon and Western rail lines. Tindall Heights, first noted on an 1854 map as part of a larger area known as South Macon, became a prime area for middle-class residential development from the 1870s through the 1890s. In 1874, the former Confederate armory was partially dismantled to provide brick for a new school near Second Street. This

National Register of Historic Places  
**Continuation Sheet**

Section 8

---

dismantling coincided with the sale and subdivision of the former armory property for residential development.

In 1880, the Macon Gas, Light, and Water Company built a water reservoir on Troup Hill at the corner of Troup Street and Boundary (or Second Street and Edgewood Avenue as they are now known). The reservoir provided water for 53 fire hydrants in the downtown area and an additional 23 hydrants in the High Street/Magnolia Street area. Residential development followed construction of the reservoir, and Troup Hill, as the section was known, became a fast-growing section in the late 1880s. In 1887, a syndicate was formed to develop an area known as the Tindall property. (This area is now the site of the Tindall Heights Housing Project.) For the most part, the areas of Tindall Heights and Troup Hill were developed for Macon's rising middle class. Working-class housing was constructed in adjacent areas to mirror and support these sections. All of these middle class areas were separated from the upper-class housing and central business district by physical features such as the railroad, the hilly plateau, and the industrial corridor which included Findlay's Foundry, the Bibb Manufacturing Company and mill village, and the old armory. These industrial concerns were all later demolished, the rail lines taken up or bridged over, and the steep hills made easier to navigate by the invention of the street rail and the automobile.

The 1895 Sanborn Fire Insurance Maps show that development was almost complete east of Boundary (now Edgewood) and filling in adequately beyond that street. A few commercial structures were located near corners to serve the communities, and churches were spread throughout the area.

The 1908 Sanborns show that development continued to expand outward, as Cedar, Jenkins, and Giles Streets were virtually fully developed. In fact the only areas not experiencing development were the sections around Knott Street and Grants Chapel. This set of maps also demonstrates that blacks had moved from their isolated pockets on Pebble and around Hawthorne to blocks nearest the rail lines on Calhoun and Jackson Streets. In addition, many alleys formerly undeveloped now contained black housing.

In 1910, the city annexed the Tindall Heights area into the city limits. Shortly afterward, all areas south and west of Boundary (now Edgewood) received street lights and other city services. Aided by this annexation and others, Macon's population nearly doubled between 1900 and 1910 to reach 40,665 persons.

This district remained fairly stable until just prior to World War II. In 1939, an area between Ross, Calhoun, Hazel and Oglethorpe was cleared for construction of a public housing project called Oglethorpe

**National Register of Historic Places  
Continuation Sheet**

Section 8

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Homes. Before 1942, three more housing projects were built in the area - Felton Homes, Bowden Homes, and Tindall Heights. (For their locations, see the tax map.) In the last twenty years, the outer fringes of the Tindall Heights area have been encroached upon by Interstate 75, industrial development, low-income housing, and the construction of intrusive buildings such as a school and a modern armory. Benign neglect and vandalism have also taken a toll on the area. Nonetheless, Tindall Heights remains today an excellent example of Macon's historic residential development.

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**9. Major Bibliographic References**

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Negley, Julie C. Historic District Information Form, May 1989. On file at the Office of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Previous documentation on file (NPS): (x) N/A

- ( ) preliminary determination of individual listing (36 CFR 67) has been requested
- ( ) previously listed in the National Register
- ( ) previously determined eligible by the National Register
- ( ) designated a National Historic Landmark
- ( ) recorded by Historic American Buildings Survey #
- ( ) recorded by Historic American Engineering Record #

Primary location of additional data:

- (x) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

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**10. Geographical Data**

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**Acreage of Property** Approximately 400 acres.

**UTM References**

- A) Zone 17 Easting 252500 Northing 3635590
- B) Zone 17 Easting 253650 Northing 3635100
- C) Zone 17 Easting 252600 Northing 3633570
- D) Zone 17 Easting 251980 Northing 3633600
- E) Zone 17 Easting 251640 Northing 3634820

**Verbal Boundary Description**

The district boundary encompasses the intact historic residential area roughly bounded by Broadway to the east, the Eisenhower Parkway to the south, Felton and Nussbaum Avenues and the Central of Georgia Railroad to the west, and Oglethorpe Street to the north.

**Boundary Justification**

The district boundary encompasses the intact historic residential area known as Tindall Heights.

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**11. Form Prepared By**

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**name/title** Debbie Curtis, Architectural Historian  
**organization** Office of Historic Preservation, Georgia Department of Natural Resources  
**street & number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** (404) 656-2840 **date** May 3, 1993

(HPS form version 10-29-91)

United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

Photographs

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**Name of Property:** Tindall Heights Historic District  
**City or Vicinity:** Macon  
**County:** Bibb  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** March 1992

**Description of Photograph(s):**

1 of 75: Ell Street between Knott and Felton; photographer facing northeast.

2 of 75: Knott Street between Bowden and Jeff Davis; photographer facing northwest.

3 of 75: Jeff Davis at Knott Street; photographer facing north.

4 of 75: Row of shotguns on Knott Lane off of Grants Chappell Alley; photographer facing northwest.

5 of 75: House with attached corner store on Second Street at Bowden; photographer facing northwest.

6 of 75: Eisenhower Parkway at Second Street, southernmost boundary of the district; photographer facing north.

7 of 75: Second Street between Eisenhower and Ell; photographer facing northeast.

8 of 75: Ell Street at Second; photographer facing northeast.

9 of 75: Ell Street between Second and Cedar; photographer facing northeast.

10 of 75: Ell Street between Houston and Chappell; photographer facing west.

11 of 75: Second Street between Cynthia and Jenkins, historic commercial building and church; photographer facing east.

12 of 75: Cedar Street between Cynthia and Jenkins; photographer facing northeast.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Photographs

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13 of 75: Cedar Street between Watchells and Giles; photographer facing northeast.

14 of 75: Third Street between Jenkins and Giles; photographer facing northeast.

15 of 75: Chappell Street between Whitehead and Cynthia; photographer facing northeast.

16 of 75: Whitehead Street between Chappell and Houston; photographer facing southeast.

17 of 75: Williams Street between Second and Freeman; photographer facing northwest.

18 of 75: Williams Street between Freeman and Jeff Davis; photographer facing southeast.

19 of 75: Jeff Davis Street at Emory; photographer facing north.

20 of 75: College Street at Sherwood; photographer facing northeast.

21 of 75: Plant Street at College, boundary of district; photographer facing southeast.

22 of 75: Plant Street between Felton and Nussbaum, boundary of district; photographer facing southeast.

23 of 75: Anderson Street at Jeff Davis; photographer facing southeast.

24 of 75: Anderson Street between Jeff Davis and Second; photographer facing southeast.

25 of 75: Second Street at Anderson, two-story commercial building; photographer facing east.

26 of 75: Cedar Street at Giles; photographer facing east.

27 of 75: Houston Avenue at Giles, boundary of district; photographer facing east.

28 of 75: Third Street at Violet; photographer facing northeast.

29 of 75: Second Street between Pebble and Bright; photographer facing northeast.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Photographs

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30 of 75: Edgewood Avenue between First and Second; photographer facing north.

31 of 75: Edgewood Avenue between First and Second; photographer facing east.

32 of 75: First Street between Liberty and Bright; photographer facing north.

33 of 75: Henrietta Street between Telfair and Nussbaum; photographer facing west.

34 of 75: Prince Street between Telfair and Nussbaum; photographer facing northwest.

35 of 75: Nussbaum Avenue at Henrietta; photographer facing southwest.

36 of 75: Plant Street between Nussbaum and Jeff Davis; photographer facing northwest.

37 of 75: Tenney Avenue between Jeff Davis and Felton; photographer facing northwest.

38 of 75: First Street between Edgewood and Elm; photographer facing north.

39 of 75: Elm Street between the railroad and Telfair, wood-framed commercial buildings; photographer facing northwest.

40 of 75: Broadway at Elm, brick commercial buildings; photographer facing west.

41 of 75: Third Street between Elm and the railroad; photographer facing northeast.

42 of 75: Second Street at Elm; photographer facing southwest.

43 of 75: Second Street between Elm and the railroad; photographer facing north.

44 of 75: Elm Street at Telfair, wood-framed commercial building; photographer facing west.

45 of 75: Telfair Street between Elm and Ash; photographer facing north.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Photographs**

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- 46 of 75: Elm Street at Jackson; photographer facing west.
- 47 of 75: Calhoun Street between Elm and Ash; photographer facing north.
- 48 of 75: Calhoun Street between the railroad and Elm; photographer facing northeast.
- 49 of 75: Ross Street between Elm and Ash; photographer facing north.
- 50 of 75: Railroad trestle at Broadway and Ash in N.R.-listed Macon Railroad Industrial Historic District; photographer facing northwest.
- 51 of 75: Third Street between the railroad and Hazel; photographer facing north.
- 52 of 75: Railroad overpass on Second Street; photographer facing west.
- 53 of 75: Former hotel or boarding house on Ash Street at First; photographer facing west.
- 54 of 75: Ash Street between Telfair and Jackson; photographer facing west.
- 55 of 75: Calhoun Street between Ash and Hazel; photographer facing north.
- 56 of 75: Hazel Street between Calhoun and Ross; photographer facing west.
- 57 of 75: Ross Street between Hazel and Ash; photographer facing southwest.
- 58 of 75: Jackson Street between Hazel and Ash; photographer facing southwest.
- 59 of 75: Oglethorpe Street between Calhoun and Jackson; photographer facing west.
- 60 of 75: Two historic churches at Hawthorne and Third; photographer facing west.
- 61 of 75: McKenna Avenue between Oglethorpe and Hawthorne; photographer facing north.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Photographs

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- 62 of 75: Historic school building at Hawthorne and Second; photographer facing northeast.
- 63 of 75: Commercial building on Broadway at Hazel; photographer facing west.
- 64 of 75: Third Street between Hazel and the railroad; photographer facing southwest.
- 65 of 75: Commercial building on Hazel Street at Calhoun; photographer facing east.
- 66 of 75: Hazel Street between Jackson and Telfair; photographer facing west.
- 67 of 75: Hazel Street at Second; photographer facing northwest.
- 68 of 75: Historic gas station at Edgewood and Second; photographer facing north.
- 69 of 75: Edgewood Avenue between Second and Third; photographer facing west.
- 70 of 75: Houston Street between Wood and Giles; photographer facing southwest.
- 71 of 75: Pebble Street between Second and Wilder; photographer facing northwest.
- 72 of 75: Telfair Street between Pebble and Anderson; photographer facing west.
- 73 of 75: Daley Street between Houston and Second; photographer facing west.
- 74 of 75: Bowden Street between Second and Knott; photographer facing northeast.
- 75 of 75: Felton Avenue between Tenney and Emory; photographer facing north.