



# 550 Auburn Avenue Martin Luther King, Jr. National Historic Site Historic Structure Report



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Cultural Resources, Partnerships, and Science Division  
Southeast Region



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550 Auburn Avenue

Martin Luther King, Jr. National Historic Site

# Historic Structure Report

May 2017

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Under the direction of

National Park Service

Southeast Regional Office

Cultural Resources, Partnerships, & Science Division



The report presented here exists in two formats. A printed version is available for study at the park, the Southeastern Regional Office of the National Park Service, and at a variety of other repositories. For more widespread access, this report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit [www.nps.gov](http://www.nps.gov) for more information.

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About the cover: Elevation View of 550 Auburn Avenue from HABS  
GA,61-ATLA,49- (sheet 7 of 13).

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550 Auburn Avenue

Martin Luther King, Jr. National Historic Site

# Historic Structure Report

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# Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work; but we would particularly like to thank the Project Team who authored the report. The authors would like to thank the staff at the Martin Luther King, Jr. National Historic Site who assisted with the project, including Chief of Interpretation, Education and Cultural Resource Management Rebecca Karcher, then Acting Facility Manager Gina Belknap, and Museum Technician Leah Berry, the Park staff who assisted with the inspection of historic structures, and Historical Architect Danita Brown, AIA and Historical Architect Jessica Kelly both of the Southeast Regional Office for their assistance. We hope that this study will prove valuable to park management in ongoing efforts to preserve the historic structure and to everyone in understanding and interpreting this unique resource.

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# Management Summary

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## Executive Summary

### Purpose and Scope

The purpose of this historic structure report (HSR) is to document the construction history and current condition of 550 Auburn Avenue, Atlanta, Georgia, in the Martin Luther King, Jr. National Historic Site (MALU) and to provide recommendations for the building's treatment and use. This HSR will guide the National Park Service in the stewardship of this historic resource.

The report includes *Part I.A: Historical Background and Context*, *Part I.B: Chronology of Development and Use*, *Part I.C: Physical Description*, and *Part II: Treatment and Use*. Part I includes a brief review of the historical development of the Martin Luther King, Jr. Birth Home Block, known historical information about 550 Auburn Avenue's construction and owners and tenants, and transfer of the property to the National Park Service. A chronology of the structure's physical development and use provides information on the original core of the building. The chronology also explains how the building changed and expanded over time. This information derives largely from physical investigations, with the addition of historical documentation as available. A current physical description based on building investigations and assessment using non-destructive methods provides a systemic accounting of all features, materials, and spaces. A list of character-defining features and a summary assessment of the building's current condition are also included. Part II provides recommendations for the treatment and use of 550 Auburn Avenue.

A bibliography provides the sources of information this report references. Appendices include period plans, a chain of title, and scaled documentation drawings of the existing floor plans, and a resource location map.

### Historical Overview

Atlanta began as a small town named Terminus that developed around the junction of the Southern Railway and the Western & Atlantic Railroad. Following the devastation in the south during the Civil War, the city, renamed Atlanta, became the capitol of Georgia in 1868 with a population of over 22,000 persons. In the years approaching the end of the 1800s, African Americans constituted

about 40 percent of Atlanta's population. As the population of the city grew, early urban development of Atlanta followed the routes of the rail and streetcar lines that radiated from the railroad terminal.<sup>1</sup>

The layout of Auburn Avenue reflects Atlanta's commercial and residential growth beginning in the 1870s and the impact race relations had on urban and suburban development into the twentieth century. Race relations in Atlanta were tense at the turn of the twentieth century, and as the black middle class thrived, these relations worsened. Heightened racial tensions exacerbated by the Race Riot of 1906 resulted in the relocation of many white residents who had originally built houses areas Auburn Avenue. Because Atlanta's Fourth Ward residential areas included both black and white neighborhoods, many of the blocks vacated by whites became predominantly black neighborhoods in the following decades. By 1910, many of the residences were either black-owned or rented, and Auburn Avenue thrived as a hub of black businesses, residences, and schools.<sup>2</sup>

Dr. Martin Luther King, Jr. was born at 501 Auburn Avenue in 1929. He lived and attended school in the neighborhood until 1941, when his family relocated because of the decline of the area. The effects of the Great Depression, coupled with overcrowding, led to the dilapidation of many structures within black residential areas in Atlanta during the 1940s and 1950s. On the Birth Home Block, property owners subdivided single-family residences into boarding houses for multiple families and tenants. Many of these structures also became dilapidated because of little maintenance and absentee ownership.

The date of construction of the house at 550 Auburn Avenue is approximately 1890. The developer of this house and the two houses flanking it was Alfred S. Jenkins, a pharmacist and

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1. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta 1900–1960*, (National Park Service, 1983), 1-3.

2. Robert W. Blythe, Maureen A. Carroll, and Steven H. Moffson, *Historic Resource Study, Martin Luther King, Jr. National Historic Site and Preservation District*, (Cultural Resources Planning Division, Southeast Region, National Park Service, 1994), 1-3; Andy Ambrose et al., *Historic Resource Study, Auburn Avenue Community of Atlanta 1865–1930, Martin Luther King, Jr. National Historic Site and Preservation District*, (National Park Service, 1982).

grocer.<sup>3</sup> Jenkins ran a pharmacy out of a portion of the house on this property. This portion of the structure is evident in the original building footprint recorded in the 1911 Sanborn map of Auburn Avenue. Jenkins died in 1910 and the property remained under the ownership of the Jenkins family until Edward Krick purchased it in 1963.<sup>4</sup> Numerous tenants occupied the house throughout most of the twentieth century, during both the Jenkins and Krick periods of ownership.

Exterior changes to the house during the Jenkins ownership included several alterations to the form of the structure and adjacent buildings. Many of the significant modifications to the house occurred as part of rehabilitation and remodeling projects in the 1980s and 1990s, following demolition of the commercial structure on the east side of the building in the 1970s. An exterior painting project was underway during the course of this project.

### Statement of Significance

The structure located at 550 Auburn Avenue is a contributing resource in the Martin Luther King, Jr. National Historic District (1974). The district became a National Historic Landmark in 1977. Public Law 96-428 created the Martin Luther King, Jr. National Historic Site. This legislation “authorized a 23.78-acre park roughly bounded by Jackson Street on the west, Old Wheat Street on the north, Howell Street on the east, and the rear property lines on the south side of Edgewood Avenue.”<sup>5</sup> The Martin Luther King, Jr. National Historic District, particularly the Birth Home Block, is significant for its association with Dr. Martin Luther King, Jr.’s Birth Home located at 501 Auburn Avenue. At the time of Dr. King’s birth, Auburn Avenue was “the scene of an industrious black community—a center of racial pride and economic prowess.”<sup>6</sup> 550 Auburn Avenue is a contributing resource to the national and local significance of the Martin Luther King, Jr. National Historic Site and Preservation District (MALU). This property and others include “side-yard

retaining walls to hold the grade of the front yard even with Auburn Avenue.”<sup>7</sup> The contiguous stone retaining walls, historic brick sidewalk, and spacious 40-foot road width are significant historic landscape features that define the character of the east end of the Birth Home Block. 550 Auburn Avenue is a good example of a historic two-story residence with Queen Anne-style elements, located on the Birth Home Block.

### Project Methodology

The scope of work for this HSR defined the required level of the historical research and the architectural investigation, analysis, and documentation as “limited.” The NPS requested that the consultants conduct research using primary- and secondary-source documents and public records, with most resources derived from the MALU Archives. Readily available persons might be interviewed to answer specific questions. The NPS instructed the consultants to conduct “non-destructive” building investigations.

Consultants from several disciplines, including historical architects, structural engineers, and historians, conducted the initial site visit for this project in September 2016 and attended a project kick-off meeting with NPS staff. Documentation of the house began in October 2016 with field drawings of the existing floor plan, notes about exterior and interior materials and architectural features, structural conditions, and digital photographs. Historic research at the MALU Archives, with the help of Archives staff, identified all available information from the park’s repository. The available NPS documents provided information on the historic context of the Birth Home Block, documentation to-date of the structure, and management plans that are guiding the preservation of the park’s historic resources. The project historian also conducted research at local repositories, including Atlanta Fulton County Public Library, Atlanta Branch; Auburn Avenue Research Library on African American Culture and History; Georgia State University Library; Atlanta History Center, Kenan Research Center; and Fulton County Superior Court Deeds and Records Repository.

The historical architect and staff used existing drawings such as Historic American Buildings

3. Deed book O3/436, Office of the Clerk of the Superior Court, Fulton County, GA.

4. Deed book 7051/344, Office of the Clerk of the Superior Court, Fulton County, GA.

5. National Register of Historic Places Registration Form. “Martin Luther King, Jr., National Historic Site,” Southeast Regional Office, National Park Service, 1993.

6. National Register of Historic Places Registration Form. “Martin Luther King, Jr., Historic District (Landmark).” National Park Service, 1977.

7. *Ibid.*, 56.

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Survey (HABS) recordation documents, as available, for preliminary existing floor plan for fieldwork. The October site investigation included a thorough building investigation, comprised of an examination of construction techniques and building development, complete measurements of the existing floor plan, and digital photography. The consultants also recorded features for measured drawings during this site visit. The historical architect and staff prepared the existing conditions plans based on these field investigations and drafted them using AutoCAD.

In February 2017, the historical landscape architect and historical architect conducted a second site visit for further site documentation and photo recordation of the historic structural and landscape features. Deed research conducted at the Fulton County Courthouse at this time completed the ownership history of the property. The project historian conducted further research on 550 Auburn Avenue using online primary sources. These sources included historical texts, several academic theses, city directories, federal census records, and articles published in numerous academic journals, such as the *Georgia Historical Quarterly*. The project historian also obtained historic photographs from the Library of Congress and the King Center Archives, as well as historic aerial images and zoning plans of the landmark district.

## Conclusions and Recommendations

The 1986 *Martin Luther King, Jr. National Historic Site General Management Plan* (GMP) stated that “all vacant and tenant-occupied structures on the Birth Home Block will be acquired and rehabilitated by the National Park Service.”<sup>8</sup> The GMP also called for reselling some structures to individuals and allowing current tenants to remain in their houses at stabilized rents. The 2016 *Draft Foundation Document for Martin Luther King, Jr. National Historic Site* provides basic guidance for future planning and management decisions. The report addresses the Birth Home Block, its treatment and management. The document also identifies issues with the maintenance and preservation of the numerous historic structures at

the national historic site.<sup>9</sup>

The objective of the treatment recommendations included in the report is to restore the historic appearance of the building with consideration of the exterior and interior materials and the structural integrity. The recommendations are consistent with GMP and Draft Foundation Document directives for restoring the exterior of this property to the period of significance (1929-1941). The GMP addresses only the exterior of the buildings, and the current use of the building for multi-tenant lease is compatible with the previous planning document recommendations. The recommendations in this report allow for continued use of the property as a multi-tenant apartment dwelling.

In general, the exterior and interior of 550 Auburn Avenue are in good condition, though this structure does show signs of deterioration, and recommendations for repair are included in this document. The actions listed in the Architectural, Interior, and Structural Recommendations accomplish several goals. These goals are to achieve the recommended treatment of an exterior restored to the period of significance, arrest further deterioration of existing features, improve energy efficiency, and upgrade occupant comfort.

A number of the recommendations for 550 Auburn Avenue account for immediate concerns to ensure the preservation of the integrity of the historic property. The first recommendation is prioritization of the restoration of the primary facades at the south elevation. Further archival research is necessary to determine the historic configuration and architectural details of the front door and elements of the porch. Another recommendation is improving the thermal envelope of the structure and increasing energy efficiency by updating the insulation applied in the basement, attic, and exterior walls. In the case of 550 Auburn Avenue, improving thermal performance of exterior walls includes selective demolition and the installation of pressure-fit interior thermal windows, as recommended. The replacement of any wood compromised by rot and the installation of a termite shield and base flashing at the case course are other important

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8. National Park Service. General Management Plan and Development Concept Plan, Martin Luther King, Jr. National Historic Site and Preservation District, Atlanta, Georgia, Southeast Regional Office, 1986, iii.

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9. National Park Service, *Martin Luther King, Jr. National Historic Site: Draft Foundation Document*, October 2016, 4.

recommended actions to secure structural integrity. The replacement of the rotted steps at the rear porch with pressure-treated wood and the replacement of the piers at the interior foundations are other recommended immediate actions. Restoration of certain site features in accordance to the *Cultural Landscape Report* and the reconstruction of the exterior wall on the south property line are recommended improvements to rehabilitate and preserve the integrity of the historic resource.

Also included in the consideration of treatment options are the implications of climate change. A loss of resource integrity may occur over time from conditions related to climate change and its impacts. Typically, documentation is one of the first mitigation techniques undertaken in response to deterioration. This document, which includes a historic narrative, photographs, measured drawings, and recommendations, fulfills this first step in the mitigation process.

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## Administrative Data

### Locational Data

|                       |                                                                    |
|-----------------------|--------------------------------------------------------------------|
| <i>Building Name:</i> | 550 Auburn Avenue                                                  |
| <i>Location:</i>      | Birth Home Block<br>Martin Luther King, Jr. National Historic Site |
| <i>County:</i>        | Fulton County                                                      |
| <i>State:</i>         | Georgia                                                            |

### Related NPS Studies

Ambrose, Andy, Vincent Fort, Alexa Henderson, Dean Rowley, Carole Stevens and Barbara Taggart. *Historic Resource Study, Auburn Avenue Community of Atlanta, 1865-1930*. National Park Service, n.d.

Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson. *Martin Luther King, Jr. National Historic Site Historic Resource Study*. Cultural Resources Planning Division, Southeast Regional Office, National Park Service, 1994.

Henderson, Alexa, and Eugene Walker. *Sweet Auburn: The Thriving Hub of Black Atlanta, 1900-1960*. National Park Service, Martin Luther King, Jr. National Historic Site, 1983.

Lawliss, Lucy A. *Cultural Landscape Report: Birth Home Block. Martin Luther King, Jr., National Historic Site*. Cultural Resources Planning Division, Southeast Region, National Park Service, May 1995.

National Park Service. *Alternatives Study, Completion of Resource Protection and Facility Development in Time for the 1996 Olympic Games*. Southeast Regional Office, National Park Service, June 1991.

National Park Service. *General Management Plan and Development Concept Plan, Martin Luther King, Jr. National Historic Site and Preservation District, Atlanta, Georgia*, Southeast Regional Office, National Park Service, 1986.

National Register of Historic Places Registration Form. "Martin Luther King, Jr., National Historic Site." Southeast Regional Office, National Park Service, 1993.

National Park Service. *Martin Luther King, Jr. National Historic Site Draft Foundation Document*, October 2016.

Oppermann, Joseph K. *Historic Structure Report: 530 Auburn Avenue, Martin Luther King, Jr. National Historic Site*. Cultural Resources Division, Southeast Regional Office, National Park Service, 2013.

Georgia Institute of Technology Center for Architectural Conservation, *Preliminary Architectural*

*Reconnaissance.* Martin Luther King Jr. National Historic Site and Preservation District, Prepared for the National Park Service, 1983.

## Real Property Information

*Acquisition Date:* 1983<sup>10</sup>

*LCS ID:* 023367

## Size Information

550 Auburn Avenue

Total Floor Area: 2596 square feet ±

Basement Floor Area: 0

First Floor Area: 1298 square feet ±

Second Floor Area: 1298 square feet ±

Roof Area: 1481 square feet ±

Number of Stories: 2

Number of Rooms: 18

Number of Bathrooms: 4

Roof areas include covered porches; porch areas are not included in floor areas.

## Cultural Resource Data

*National Register Status:* Listed as the Martin Luther King, Jr. Historic District in 1974. National Historic Landmark 1977. Updated documentation accepted in 1994. Boundary increased in 2001. The house is classified as contributing.

## Proposed Treatment

The recommended ultimate treatment is to restore the exterior of 550 Auburn Avenue to its appearance during the period of significance (1929-1941).

10. Fulton County tax records show an acquisition date of 1/29/88 for addresses 540, 546, and 550 Auburn Avenue, but park records have the deed listed as 3/30/1983 (NPS, MALU Archives, Series III Division of Administration 1960-2010, Subseries A Park Central files, 1968-2008, Subseries 1 Central Files, 1968-2008 Box 15, Folder 22, MLK, Jr. Deed No. 1-540, 546, 550 Auburn Avenue, 1982-83).

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# I.A Historical Background and Context

## Introduction

“All men and women are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly affects all indirectly. I can never be what I ought to be until you are what you ought to be, and you can never be what you ought to be until I am what I ought to be.”

- Dr. Martin Luther King, Jr., “Strength to Love,” (1963)

At the time of Dr. Martin Luther King, Jr.’s birth, Auburn Avenue was a thriving center of commercial, social, religious, and political activity in Atlanta, Georgia. By 1930, Auburn Avenue featured a bank, six insurance companies, 14 realtors, four drugstores, two hotels, a branch library, three churches, and several restaurants and entertainment venues.<sup>11</sup>

Auburn Avenue’s vitality in the early 1900s earned it nationwide recognition as a site of African American entrepreneurial achievement and social status. For generations, the residential community of Auburn Avenue functioned as a stronghold of black Atlanta politics, commerce, spirituality, and social life. “Sweet Auburn” is the popularized moniker of the neighborhood; it is attributed to prominent community leader and Grand Master of the Prince Hall Masons, John Wesley Dobbs. The boundaries of the neighborhood encompass the corridor east of Peachtree, to Howell Street, and north of Auburn Avenue, to Houston Street.

The development of Wheat Street (later renamed Auburn Avenue) began as early as 1853. The original name commemorated Augustus M. Wheat, a local merchant.<sup>12</sup> German, middle-income families were some of the first occupants of houses constructed along the Birth Home Block—the section of the Auburn Avenue neighborhood designated as the Martin Luther King, Jr. National Historic Site. The immigrants who settled this area

built or moved into the houses, beginning in 1886. The demographic in the neighborhood remained consistently that of white, middle-class families until the end of the nineteenth century. By 1900, Auburn Avenue and the entire Old Fourth Ward had the highest degree of racial integration in the city. This integration was short-lived, and by 1910, the residential portion of Auburn Avenue transitioned to mostly black-occupied households.

Dr. Martin Luther King, Jr., was born on January 15, 1929, in a two-story, wood-frame house located at 501 Auburn Avenue NE. Constructed in 1895, this house features Queen Anne-style elements. Dr. King’s grandfather, Reverend Adam Daniel Williams, purchased the property in 1909. The majority of the residential architectural resources in the Birth Home Block are Victorian, Folk Victorian, or Queen Anne style. The Victorian era generally refers to the time between 1837 and 1901 (the reign of Queen Victoria in Britain), and this architectural style derived from medieval houses built during the Elizabethan and Jacobean eras. The style became popular in the United States through the expansion of railroad transportation and the mass production of building materials.<sup>13</sup> The Queen Anne style of architecture is characterized by steeply pitched irregularly shaped roofs, an asymmetrical facade, bay windows, and a high porch that may wrap around to the side of the house. Typically, Auburn Avenue houses feature the Folk Victorian style, a vernacular version of the Victorian architectural style. This style features less elaborate detailing than found in the Queen Anne counterparts in the neighborhood. The walls are usually flat planes, without projections or textured shingles. Many of the houses on Auburn Avenue have spindle work or classical detailing of the columns, balustrades, or dentils. Decorative shingles in one pattern or in combinations, as well as attic vents and ornamental details of the gable, are other common elements of this style found on residential structures on the Birth Home Block.<sup>14</sup>

11. Ambrose, *Historic Resource Study*, 1.

12. *Ibid.*, 18.

13. Angela McLean, *Martin Luther King, Jr. Landmark District Residential Design Guidelines*, (Atlanta Urban Design Commission, 1993), 32.

14. *Ibid.*, 33.

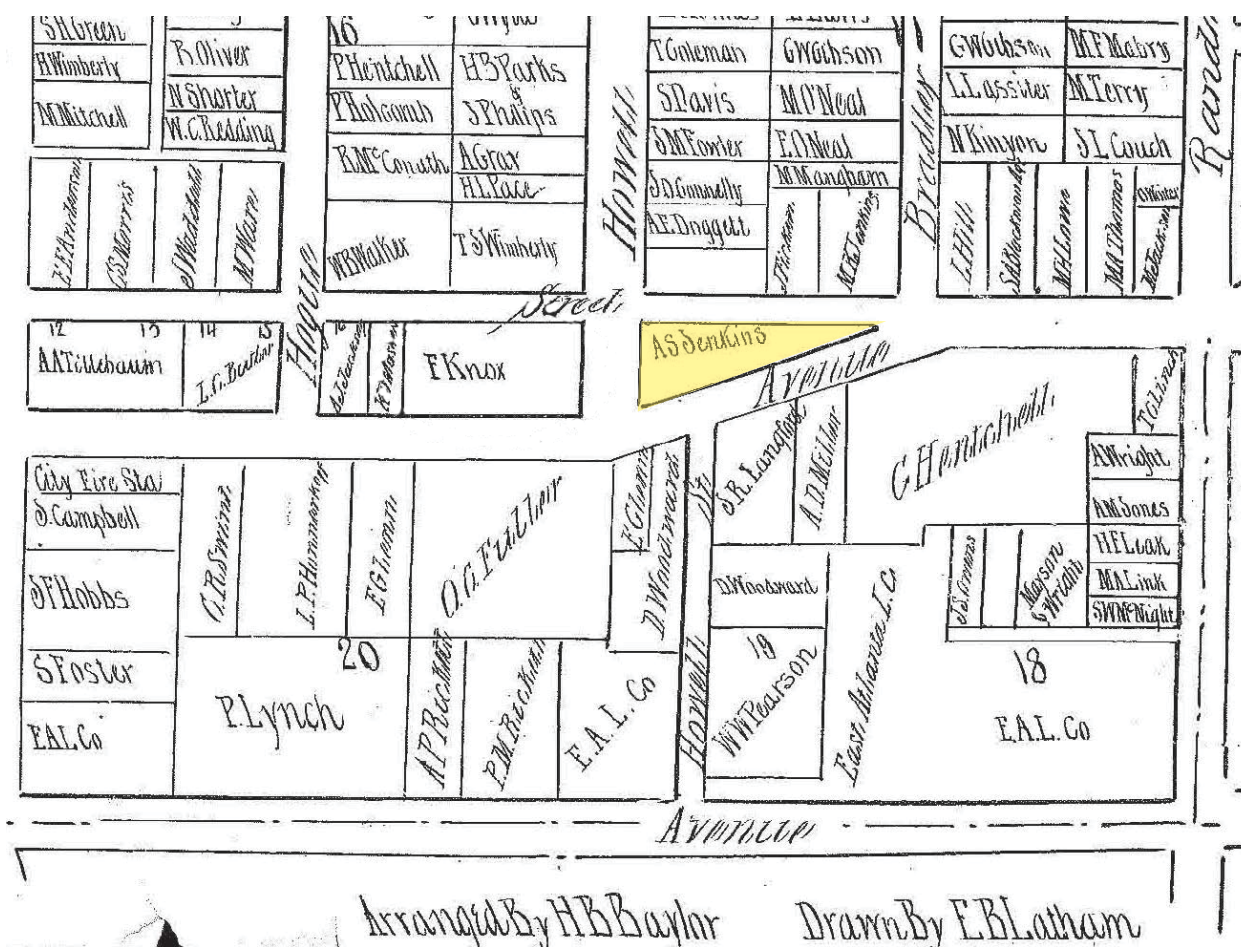


**Figure 1.** Baylor Atlas of 1894 showing the properties owned by Fitzhugh Knox and A. S. Jenkins (Atlanta History Center).

The resource within the Birth-Home Block that is the focus of this report is located at 550 Auburn Avenue. This building demonstrates architectural characteristics and detailing of the Queen Anne style. The structure analyzed in this report typically remained under sole proprietorship of the Jenkins family as depicted in the 1894 Baylor Atlas, well into the twentieth century<sup>15</sup> (Figure 1).

While all of the structures along Sweet Auburn originally existed as single-family dwellings for middle-income residents, only a few housed one family by the mid-1930s. Later property owners of most of the houses divided them into apartments and leased rooms to multiple tenants.

This unique community influenced the life path chosen by Dr. Martin Luther King, Jr. to successfully lead and organize the united, nonviolent movement to challenge racism, poverty,

and the direct infringement upon civil rights.<sup>16</sup> Dr. King's family lived on Auburn Avenue until 1941, and he lived nearby until he moved to Pennsylvania to attend Crozer Theological Seminary in 1948. Dr. King's leadership of the civil rights movement culminated with the March on Washington and his "I Have a Dream" speech, inducing the passage of the Civil Rights Act of 1964 and the Voting Rights Act of 1965. The legislation delegitimized statewide codification of segregationist ideologies in all social, business, and civil domains of life in America. Dr. King received numerous awards, including the 1964 Nobel Peace Prize, in recognition of his leadership of the civil rights movement.

The roots of Dr. King's belief in equality for all people and the foundations of his social activism become more clear through the prism of the neighborhood where he lived as a child. Middle-class professionals, ministers, domestic laborers, and service-industry workers constituted the

15. Lucy A. Lawliss, *Cultural Landscape Report: Birth-Home Block*, Martin Luther King, Jr. National Historic Site and Preservation District, prepared for the National Park Service, 1995, 15.

16. Blythe, *Historic Resource Study*, 1.

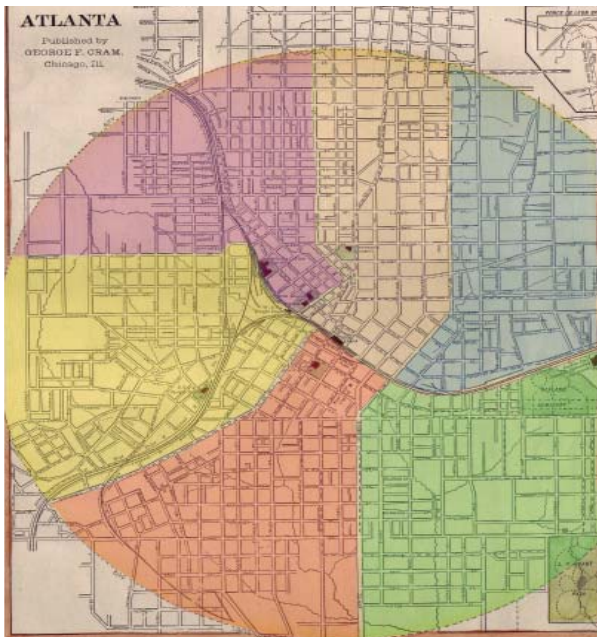


**Figure 2.** Map showing city limits and six wards of Atlanta. The subject of this report is located in the Old Fourth Ward, indicated on this map in blue. (*Atlanta*. Published by George F. Cram, Chicago, Ill. (to accompany) *Cram's atlas of the world, ancient and modern : new census edition -- indexed*).

diverse residential society on or near Auburn Avenue. From Courtland Street to Randolph Street, black entrepreneurs owned and operated food and drug stores, movie theaters, barbershops and beauty parlors, banks, insurance companies, restaurants, newspapers, and meeting halls. Three long-established churches on Auburn Avenue and their ministers encouraged participation in spiritual, social, and civic progress from their members, creating a cohesive, tight-knit local community.<sup>17</sup>

Dr. King returned to Atlanta in 1960 and served as co-pastor of Ebenezer Baptist Church, with his father, until his assassination in 1968.<sup>18</sup>

## Founding and Growth of Atlanta

Atlanta began as a small town named Terminus that developed around the junction of the Southern Railway and the Western & Atlantic Railroad. Developed on land ceded by the Creek Indians to the federal government on January 8, 1821,<sup>19</sup>

the early settlement was an industrial “boom town” with some 100 inhabitants. The town was renamed Marthasville on December 23, 1843.<sup>20</sup> The name officially changed to Atlanta following the suggestion of city engineer J. Edgar Thomson, on December 26, 1845.<sup>21</sup> On December 29, 1847, local officials expanded the Atlanta city limits to one mile in every direction from the zero milepost of the Western and Atlantic Railroad in order to incorporate the surrounding territory. City officials again expanded the Atlanta city limits from one concentric mile in the 1840s to one and one-half concentric miles in the 1890s.<sup>22</sup> They expanded the city limits later to a two-mile radius after 1899 (Figure 2). By the year 1848, Atlanta’s population numbered about five hundred people, with a majority of the residents associated with the railroad.<sup>23</sup> On December 20, 1853, the state legislature created Fulton County and established Atlanta as the county seat.<sup>24</sup> On January 9, 1854, the city adopted a plan dividing the city into five wards.<sup>25</sup>

In 1868, legislators amended the state constitution to make Atlanta the state capital;<sup>26</sup> and by the census of 1870, the city had a recorded overall population of over 22,000.<sup>27</sup> Between 1870 and 1900, African Americans constituted about 40 percent of the population in Atlanta.<sup>28</sup> By the 1870s, the early urban development of Atlanta followed the routes of the rail and streetcar lines that radiated from the railroad terminal. Continued growth, spurred by the consolidation of ten rail lines in the 1890s, further established Atlanta’s dominance as the center of commerce in the Southeast.<sup>29</sup> Peters and Whitehall Streets were the first roads developed in the city of Atlanta along the railroad tracks at the terminal where Terminus first developed (Figure 3). They bound the present-

20. Ibid.

21. Ibid.

22. Blythe, *Historic Resource Study*, 2.

23. E.R. Carter, *The Black Side: A Partial History of the Business, Religious, and Educational Side of the Negro in Atlanta, Georgia* (Berkeley, CA: The Bancroft Library University of California Berkeley, 1894), 16.

24. Henderson, *Sweet Auburn*, 3. .

25. Ibid.

26. Jackson, Edwin L. “The Story of Georgia’s Capitols and Capital Cities,” (University of Georgia, Carl Vinson Institute of Government, 1988), n.p.

27. National Park Service, “Historical Background Essay: Atlanta’s Sweet Auburn,” *Historical American Buildings Survey no. GA-1170*, (NPS, 1981), 2.

28. NPS, “Historical Background Essay,” 3.

29. Lawliss, *Cultural Landscape Report*, 11.

17. Ibid., 3.

18. Joseph K. Oppermann, *530 Auburn Avenue Historic Structure Report, Martin Luther King, Jr. National Historic Site and Preservation District*, (National Park Service, 2013), 17.

19. Henderson, *Sweet Auburn*, 3.



**Figure 3.** View across the railroad tracks on Whitehall Street, 1864, Atlanta, Georgia by George N. Barnard (Library of Congress, LC-DIG-cwpb-03467).

day, local historic landmark district, Castleberry Hill. Castleberry Hill is the oldest enclave of Victorian commercial buildings that remain in the city of Atlanta, and it connects through the central business district in downtown Atlanta, via Peachtree Street, to Auburn Avenue. The Birth Home Block on Auburn Avenue exists as one of the last remnants of Victorian residential development in the city, representing one of the earliest urban development periods in Atlanta.<sup>30</sup>

The layout of Auburn Avenue reflects Atlanta's commercial and residential growth beginning in the 1870s, as well as the changing nature of southern race relations into the twentieth century. In 1884, the Gate City Street Railroad Company constructed a streetcar line that traveled from the central business district along Pryor Street to Wheat Street (present-day Auburn Avenue) to Jackson Street and farther north. In 1889, entrepreneur Joel Hurt operated Atlanta's first electric street railway along Edgewood Avenue, linking downtown and the suburb of Inman Park. As Auburn Avenue continued to develop, it became a major east-west thoroughfare to downtown. Granite curbs and brick sidewalks, built along the sides of Auburn Avenue, date back to as early as

30. Ibid., 13.

the 1890s. To accommodate street traffic in the commercial district, city officials established a forty-foot street width, curb to curb, that defines the historic character of present-day Birth Home Block.<sup>31</sup> By the mid-1890s, the majority of the single-family residences on the Birth Home Block had been constructed.<sup>32</sup> The streetcar lines on Auburn and Edgewood Avenues provided direct access to the Atlanta central business district's retail locations and employment to the west of Auburn Avenue.<sup>33</sup> Auburn Avenue, for this reason, was a highly favorable place to live in Atlanta in the late 1890s (Figure 4).

In the mid-1890s, Atlanta's Fourth Ward had not only the greatest concentration in the city of African American population; it also had the highest degree of black and white integration. Forty-six percent of the ward's population in 1896 was African American, and 26 percent of the residences in the Old Fourth Ward were located adjacent to or across from a residence of another race.<sup>34</sup> From 1884 to 1900, the racial composition of the area bounded by Old Wheat Street, Howell Street, Edgewood Avenue, and Jackson Street remained consistent at approximately 55 percent white and 45 percent African American.<sup>35</sup> On April 17, 1893, the Atlanta City Council responded to the petition to change the name of the neighborhood and renamed Wheat Street Auburn Avenue.<sup>36</sup>

## Reconstruction

Until the end of the Civil War in 1865, non-enslaved African Americans in the South maintained a fine balance between social progress and personal safety. In 1845, the Georgia state legislature passed an act that denied freemen skilled as masons or mechanics the right to contract their services to the public. By similar legislation, African Americans could not own or operate any business, boarding house, or restaurant. African Americans were also subject to heightened taxes and resident fees, and they could not own any real or personal property.<sup>37</sup> By 1854, movements that opposed slavery succeeded in the

31. Ibid., 21.

32. Ibid., 13.

33. Ibid., 2.

34. Blythe, *Historic Resource Study*, 18.

35. Ibid.

36. Lawliss, *Cultural Landscape Report*, 21.

37. Ambrose, *Historic Resource Study*, 1-3.



**Figure 4.** A portion of Augustus Koch's bird's-eye view of Atlanta in 1892 depicting the area of study around Wheat Street including streetcar lines. (Library of Congress, 75693189).

Western Hemisphere as several newly independent South American nations—Chile, Colombia, Bolivia, Guatemala, Mexico, Uruguay, Argentina, and Peru—abolished the institution. In the midst of the Civil War, on New Year's Day in 1863, President Abraham Lincoln signed the final draft of the Emancipation Proclamation. The proclamation declared that all enslaved persons in the states of the Union were “thenceforward and forever free.”

While many citizens, especially in the northern states, rejoiced when the government declared that every citizen was free, the Union Army continued to battle the Confederacy in the Civil War in the South. In 1864, General William Tecumseh Sherman besieged and burned much of the city of Atlanta on his long march to the sea (Figure 5).

The entrepreneurial spirit of Atlanta fueled the rise of a new city from the ashes of Sherman's destruction. In early 1865, President Lincoln codified the intent of the Emancipation Proclamation by signing the Thirteenth Amendment, abolishing slavery. The Civil War ended in April 1865, and after the assassination of President Abraham Lincoln, Vice President

Andrew Johnson assumed the presidency.<sup>38</sup> As the reconstruction of the city of Atlanta continued from 1865 until 1877,<sup>39</sup> the African American population increased from 20.3 percent to 42.9 percent of the city's total population between 1860 and 1890.<sup>40</sup>

Following the Civil War, the social atmosphere in Atlanta, as in other communities across the South, was often antagonistic toward black enterprise and commercial productivity. Emancipation resulted in increased competition for menial labor positions as African American workers entered the job market. Competition also increased for business owners. One year after the end of the Civil War, in 1866, African American James Tate opened a wholesale grocery on Decatur Street<sup>41</sup> at the site that is the present-day Grady Hospital. His business became hugely successful over the following year, amounting to thousands of dollars in retail goods.<sup>42</sup>

38. United States Commission on Civil Rights (USCCR), *Freedom to the Free: 1863–1963 Century of Emancipation*, (Washington, D.C. 1963), <https://www.law.umaryland.edu/marshall/usccr/documents/cr11963.pdf>, 9.

39. NPS, “Historical Background Essay,” 8.

40. Ronald H. Bayor, *Race and the Shaping of Twentieth-Century Atlanta*, (Chapel Hill: University of North Carolina Press, 1996), eBook Collection (EBSCOhost), accessed November 18, 2016, 6.

41. Carter, *The Black Side*, 39.

42. Ambrose, *Historic Resource Study*, 1-3.



**Figure 5.** Ruins of Atlanta, 1864 (Library of Congress: LC-DIG-cwpb-02226).

By the late 1800s, the first large rise of black enterprise in Atlanta followed the success of Tate, often called the “Father of Black Business” (Figure 6).

Nearing the end of the 1800s, African Americans in Atlanta continued to strive for monetary success and founded many independent businesses. In 1885, most freedmen in Atlanta endeavored to make money as tailors, barbers, blacksmiths, shoemakers, and hack drivers in their own businesses, or they worked in service positions. In the 1890s, several former slaves found extraordinary success as businessmen through the companies they founded in Atlanta. For example, Alonzo Herndon became one of the first black millionaires in the nation (Figure 7). Herndon started out as a barber, and he eventually owned three successful barbershops in Atlanta. He later expanded his investments in real estate, cofounded the Atlanta Loan and Trust Company in 1891, and founded the Atlanta Mutual Life Insurance Company in 1905.<sup>43</sup> By the time of his death in 1927, the Atlanta Mutual Life Insurance Company held a net worth of one million dollars in assets.<sup>44</sup> Another example of early black entrepreneurial success was Alexander Hamilton, founder of Alexander Hamilton & Sons. Hamilton became one of the wealthiest men in the country as a

43. Ibid., 5-9.

44. NPS, “Historical Background Essay,” 8.

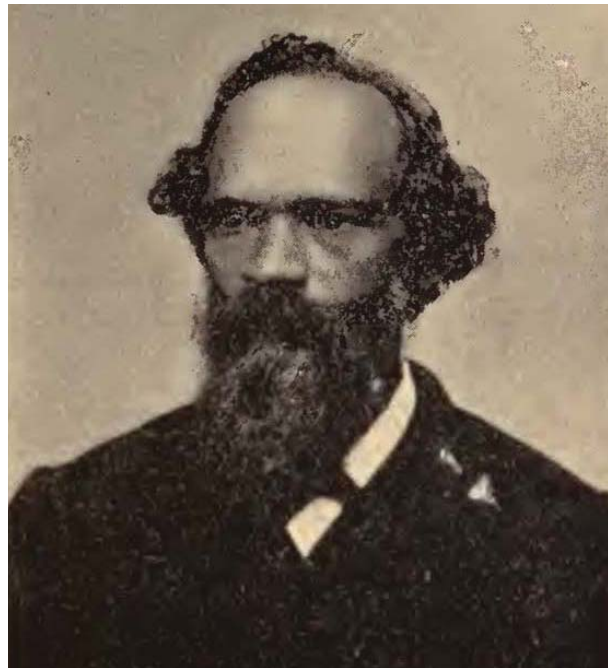


**Figure 6.** Photograph of James Tate (E. R. Carter, *The Black Side*, 23).

contractor, serving both black and white clientele.<sup>45</sup> One successful enterprise located on Auburn Avenue was Herman Perry’s Service Company. Established in 1890, by 1923 the contracting and building company held a net worth of \$11,000,000 and subsidized a number of other corporations.<sup>46</sup> The Atlanta State Savings Bank, the first chartered African American banking institution in Georgia, was also located on Auburn Avenue. Other widely successful black enterprises in Atlanta, and particularly on Auburn Avenue, included Georgia Real Estate Loan and Trust Company, which was the first African American land company in the state of Georgia (1890), Mutual Savings and Loan Association (1925), and Citizens Trust Company (1921), which became the sixth largest black-owned bank in the nation.

Despite this success of early black enterprise in Atlanta, local and state policies in Georgia continually restricted the civil rights of African Americans and, tragically, lynching incidents peaked during this period. In 1868, African Americans could legally vote in the city of Atlanta, and it marked the beginning of state and city efforts to curtail that vote. The same year, the General Assembly passed a law that switched from a ward-based voting system to an at-large system for the election of councilmen, which

45. Ambrose, *Historic Resource Study*, 3-5.

46. NPS, “Historical Background Essay,” 8.



**Figure 7.** Alonzo Herndon with his wife, Adrienne, and son, Norris (The Herndon Foundation).

undermined the vote in wards where the majority of the population was African American.<sup>47</sup> A few years later, President Ulysses S. Grant passed the 1871 Civil Rights Act (also termed the Ku Klux Klan Act) authorizing martial law and heavy penalties against terrorist organizations. The president successfully disbanded the second generation of the KKK but the Klan would prove to be a highly insidious and dangerous group that would continually grow in numbers over the next 50 years. From 1882 to the end of the century, the number of persons lynched per year fell below 100 only once. The total for the 18-year period was 2,743, of which about half of the victims (1,645) were African American.<sup>48</sup> Generally, race relations worsened during the 1890s and into the early 1900s. In Atlanta, parks featured signs that forbade admittance to African Americans. In 1892, the formal segregation of streetcars and public transportation took effect in the city of Atlanta. In 1897, state policy legally barred African Americans from holding any political office in the Atlanta city government.<sup>49</sup> With the codification of Jim Crow laws in the state by 1900, enforced segregation ranged from mandating separate accommodations in public restrooms, to the use of separate Bibles in courtrooms, to designation of separate seats on trains.<sup>50</sup>

47. Bayor, *Race and the Shaping of Twentieth-Century Atlanta*, 4.

48. USSCR, *Freedom to the Free*, 71.

49. NPS, "Historical Background Essay," 3.

50. Ambrose, *Historic Resource Study*, 1-16.

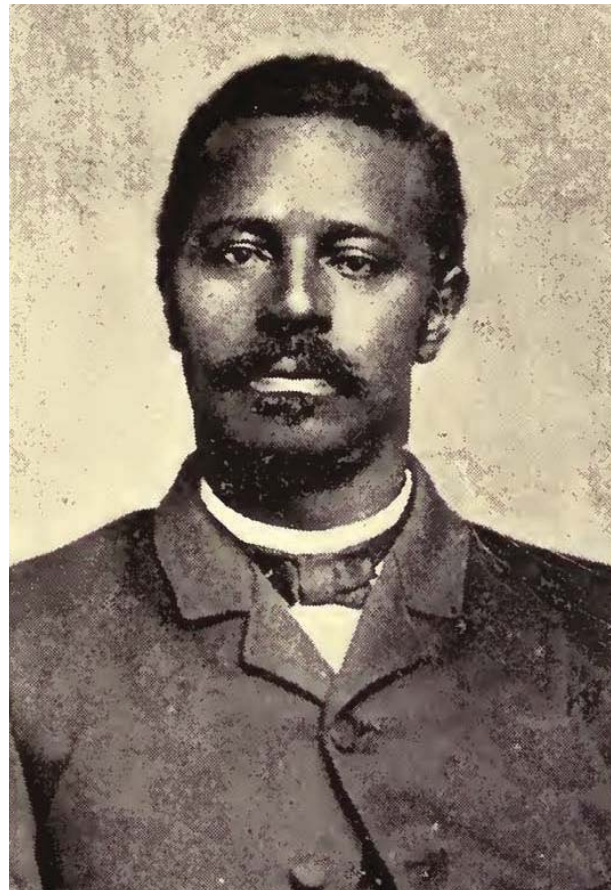


**Figure 8.** Photograph of Reverend N. J. Jones (E. R. Carter, *The Black Side*, 44).

Even under these political and social injustices, African Americans in Atlanta continued to forge their own institutions and community organizations to bolster their rights as free citizens. In 1886, Reverend N. J. Jones founded the Colored Men's Protective Association to confront racial violence by organizing community support. Jones was a successful grocer in the city of Atlanta, and as a minister, he was among the most influential clergy in the state of Georgia<sup>51</sup> (Figure 8). Rev. Jones ministered at Friendship Baptist Church in Castleberry Hill,<sup>52</sup> the first autonomous African American Baptist church in Atlanta.<sup>53</sup> Sophia B. Packard and Harriet E. Giles founded Atlanta Baptist Female Seminary, otherwise known as Spelman Seminary, in the church basement in 1881. This esteemed institution of higher learning for African American women gained international renown and became Spelman College in 1924.<sup>54</sup>

51. Carter, *The Black Side*, 40.

52. Ibid., 38-40.

53. Carter, *The Black Side*, 243.

54. Spelman College, "About Us," *Spelman College A Choice to Change the World*, accessed November 15, 2016, <http://www.spelman.edu/about-us>.



**Figure 9.** View of Morris Brown College (Library of Congress: HABS GA,61-ATLA,10A-12).

It was the sister school to historic Morehouse College, founded in Augusta in 1867, for African American men. Morehouse relocated to Atlanta in 1879.

Founded in 1881, Morris Brown College was the first educational institution established in Georgia by and for African Americans.<sup>55</sup> Bethlehem A.M.E. Church (located on Auburn Avenue) helped establish the college. It was originally located on Boulevard, two blocks north of Auburn Avenue<sup>56</sup> (Figure 9). For years, this college was the closest institution of higher learning to the Auburn Avenue community. Donations from the African American community in Atlanta and throughout Georgia entirely funded its construction; it formally opened its doors in October 1885. There were 107 students enrolled in the first class, and the liberal arts college remains an operational historically black college and university (HBCU) in Atlanta today.<sup>57</sup>

Established in 1847, Bethlehem A.M.E. Baptist Church, endearingly called “Big Bethel,” is a long-standing cornerstone of the downtown African American Atlanta community. It is located on Auburn Avenue approaching the downtown central business district (Figure 10). Furthering the status of African American education and research was the growing influence of Atlanta University. It was founded by the American Missionary Association in 1865 as one of 11 African American institutions



**Figure 10.** View of the A.M.E. Bethlehem Church, “Big Bethel” (Library of Congress: HABS GA-1170-C-15).

of higher learning.<sup>58</sup> The distinguished faculty has included Dr. W.E.B. Dubois and Myron Adams of Atlanta University, John Hope and Benjamin Brawley of Morehouse College, and J.W.E. Bowen of Gammon Theological Seminary.<sup>59</sup>

Atlanta was the setting for the 1895 Cotton States and International Exposition, aimed at the promotion of agriculture and new technologies of the region. It was the largest gathering in the event’s history up until that time. The event’s organizers chose Dr. Booker T. Washington to speak on behalf of the African American community. Historians refer to this speech as the “Atlanta Compromise.” According to one historian, “his emphasis on economic goals among blacks and his conciliatory posture toward southern whites made him a perfect complement to the ‘New South’ boosterism concept that underlay the Atlanta enterprise.”<sup>60</sup> Washington sought to advance the idea that the rising African American middle class would become indispensable to the economy of the New South. In his speech, Washington praised African Americans as “faithful,

55. Carter, *The Black Side*, 45.

56. Ambrose, *Historic Resource Study*, 4-3.

57. Carter, *The Black Side*, 47.

58. Oppermann, *530 Auburn Avenue Historic Structure Report*, 10.

59. Ambrose, *Historic Resource Study*, 4-6.

60. Robert J. Norrell, *Up from History* (Cambridge, MA: Harvard University Press, 2009), 122.

law-abiding, and unresentful” and countered a belief among white Southerners that the character and morality of African Americans had declined since slavery.<sup>61</sup> The most quoted line of the speech was, “In all things that are purely social we can be as separate as the fingers, yet one as the hand in all things essential to mutual progress.”<sup>62</sup> Though inspiring to many, Dr. Washington’s pivotal speech urging citizens to overcome racial controversies in business did little to solve the racial tensions and the mounting political restrictions to civil liberties in Atlanta and throughout the Southeast.

The influence of rising black enterprise in Atlanta nevertheless continued to reach new heights at the end of the 1800s. At this time, President McKinley appointed an African American, Henry A. Rucker, to the position of Georgia Collector of Internal Revenue. He served in this position from 1895 to 1909.<sup>63</sup> The Bethlehem A.M.E. Church on Auburn Avenue was the headquarters for the National Negro Business League (NNBL), which had its largest meeting in Atlanta in 1906.<sup>64</sup> The National Negro Bankers Association (NNBA) also held its first meeting in conjunction with the NNBL. The Atlanta Riot of 1906 occurred just 22 days after the NNBL ended its Atlanta meeting.<sup>65</sup>

## Race Riot of 1906

The assertion of African American rights and equality upheld by the recent federal acts—the right to vote, the right to equal protection under the law, and the right to education—generally heightened racial tension in the South between 1890 and 1910. By 1894, several southern states, including Georgia, enacted segregationist laws despite substantial opposition by African Americans and some sympathetic whites.<sup>66</sup> In Atlanta, societal tension rose to violent proportions.

The political atmosphere in Atlanta encouraged the racial tensions leading up to the 1906 riot. As



**Figure 11.** Photograph of local Atlanta newspaper publications at the time of the 1906 race riot (<http://sweetaturn.us/rings/racriot.htm>).

segregationist policies swept across the South, two prominent democratic nominees for political office in Atlanta—Clark Howell and Hoke Smith—used racial propaganda to boost their own political candidacies. Immediately before the riot, *The Atlanta Constitution* (of which Clark Howell was editor) and *The Atlanta Journal* (of which Hoke Smith was publisher) publicized sensationalized stories of sexual assaults on white women by African American men (Figure 11). This political propaganda denigrating and disenfranchising African Americans exacerbated societal conflict, which culminated in the devastating violence of the Atlanta Race Riot of 1906.<sup>67</sup> On September 22, 1906, a mob of thousands perpetrated acts of racial violence and murder in downtown Atlanta.

A mob targeted the business owners on Marietta and Decatur Streets and many African American residences; the violence lasted for four days (Figure 12).<sup>68</sup> Historical accounts of the number of assaults vary, but typically estimate in the hundreds. Grady Hospital admitted about three hundred patients to the emergency department the first night of the riot.<sup>69</sup> Mayor James G. Woodward brought in the state militia to restore law and order, because local police officers were ineffective in stopping the riot. The 1906 riot further fragmented the relations between races in Atlanta and influenced the increased segregation of retail and residential sectors. The 1906 riot directly affected local attitudes, resulting in a

61. Norrell, *Up from History*, 125.

62. Booker T. Washington, “An Address Delivered at the Opening of the Cotton States and International Exposition: by Booker T. Washington,” *Pamphlet Excerpt*, accessed October 26, 2016, <https://memory.loc.gov/ammem/aap/aapaddr.html>.

63. NPS, “Historical Background Essay,” 10.

64. *Ibid.*, 9–10.

65. Ambrose, *Historic Resource Study*, 1–19.

66. USCCR, *Freedom to the Free*, 61.

67. Ambrose, *Historic Resource Study*, 1–19.

68. Bayor, *Race and the Shaping of Twentieth-Century Atlanta*, 12.

69. Barbara Taggart, “The Atlanta Race Riot of 1906 and the Black Community” (master’s thesis, Atlanta University, 1984), <http://digitalcommons.auctr.edu/cgi/viewcontent.cgi?article=2514&context=dissertations>, 52.



**Figure 12.** The international press coverage of the 1906 race riot in Atlanta. This illustration of the event was on the front page of a Paris newspaper two weeks following the riot ("Les Lynchages aux États-Unis: Massacre de Nègres à Atlanta," *Le Petit Journal*, October 7, 1906).

movement toward voluntary segregation.<sup>70</sup> The white community enacted a boycott of African American businesses after the riot. Interestingly, in the year directly after the 1906 riot, the number of black businesses was still at a highpoint, but the number of African American businesses in downtown Atlanta decreased by a dramatic percentage over the next year. According to historical demographic studies, "[t]he growing antipathy on the part of whites toward trading with black businessmen was pushing them away from the central business district at the same time that a growing black neighborhood east of downtown, along Auburn Avenue, Houston Street, Boulevard, Butler, and other streets in the Fourth Ward, was creating a base for the development of a black business district in that area. As black businesses declined in number in the central business district, a corresponding increase in the number of such businesses along Auburn Avenue occurred."<sup>71</sup>

Also in 1906, a large riot erupted in Springfield, Illinois—President Lincoln's hometown—that

70. Lawliss, *Cultural Landscape Report*, 17.

71. Ambrose, *Historic Resource Study*, 1-22.



**Figure 13.** A typical residence in Atlanta for the emerging African American middle class, ca. 1900 (Library of Congress, LC-DIG-ppmsca-08768).

killed six African Americans, burned numerous African American businesses and houses, and drove two thousand people from the city. The violence in Illinois, following the riot in Atlanta, spurred an urgent national forum that led to the formation of the National Association for the Advancement of Colored People (NAACP). The NAACP aimed to mobilize and protect African Americans by strengthening networks of support across the nation.<sup>72</sup> In resistance to the disfranchisement measures in the state of Georgia, African Americans organized the Georgia Suffrage League in June 1907.<sup>73</sup>

On October 7, 1908, the Georgia legislature passed legislation that disfranchised African Americans in the state of Georgia.<sup>74</sup> By 1910, every former Confederate state had either disfranchised African Americans by constitutional amendments or deprived them of political participation by means of the political primary.<sup>75</sup> Racial violence continued well into the 1900s. The Dyer Anti-Lynching Bill, a federal mandate classifying lynching as a federal felony, won the support of President Warren G. Harding. Even though southern senators filibustered the measure, the bill passed in 1922. By 1938, incidents of lynching had declined steeply across the nation. Throughout the 1930s, the NAACP launched an anti-lynching campaign that combined widespread publicity about the causes and costs of lynching.

72. Blythe, *Historic Resource Study*, 80.

73. Ambrose, *Historic Resource Study*, 3-38.

74. Blythe, *Historic Resource Study*, 18.

75. *Ibid.*, 52.



**Figure 14.** Photograph of the Odd Fellows Building (Library of Congress, HABS GA,61-ATLA,1B-).

## The Emerging Middle Class in Atlanta

African Americans owned property along Auburn Avenue as early as 1906. In 1909, the majority of residents along Auburn Avenue were African American, but the surrounding neighborhood remained racially mixed. A major change occurred between 1909 and 1910, when all of the shotgun duplexes on Auburn Avenue changed from white to black tenants and several of the single-family residences were sold to African Americans.<sup>76</sup> As residential segregation increased, African American businesses were forced out of downtown by rising rents and increased social hostility. Due to more favorable conditions on Auburn Avenue, many African American retail establishments relocated between Courtland Street and Jackson Street. In this same period, as white residents moved off the residential east end of Auburn Avenue, successful African Americans purchased the large single-family houses (Figure 13). For example, the Martin Luther King, Jr. Birth Home was built circa 1895

76. A shotgun duplex (or double shotgun) house is a front gable structure with a party wall dividing the two halves of the building in the middle, lengthwise. Shotgun duplexes typically have two front doors with a symmetrical facade.



**Figure 15.** Photograph of the Great Atlanta Fire of 1917 (Atlanta History Center).

and was sold to its first African American owner in 1909—Martin Luther King, Jr.’s maternal grandfather, Reverend A. D. Williams.

From 1910 to 1930, Auburn Avenue functioned as the center for African American business, institutional, and social life in Atlanta. Powerful community leaders continued to foster the growth of Auburn Avenue through the construction of several important buildings. For example, Benjamin Jefferson Davis—editor of the *Atlanta Independent*—spearheaded the development of the Odd Fellows Building on Auburn Avenue in 1911. The Odd Fellows Building, located between 228 and 250 Auburn Avenue, became a symbol of neighborhood pride and unity. The building contained 42 offices, six stores, six lodge rooms, and an auditorium. It housed the Fulton Social Club, and it offered a meeting space for groups such as the NAACP.<sup>77</sup> The building remained a significant social center in the neighborhood and in Atlanta until the 1970s (Figure 14). Alonzo Herndon also constructed the Herndon Building on Auburn Avenue in 1924-1925.

Concurrent with this expansion of Auburn Avenue’s commercial and institutional life, there was a shift in African American residential development to the west side of Atlanta. In 1910, 33.5 percent of the residential population in Atlanta was black. By 1920, the Old Fourth Ward had a 65.4 percent black population.<sup>78</sup> The neighborhood of businesses and houses on the expanding West End of Atlanta was referred to as “Darktown” at this time.<sup>79</sup> There were at least two reasons that influenced the decision of African American families to move away from Auburn Avenue to other parts of Atlanta. One catalyst for

77. NPS, “Historical Background Essay,” 11.

78. Ambrose, *Historic Resource Study*, 2-8.

79. *Ibid.*, 2-17.

POPULATION OF ATLANTA BY RACE, BY WARDS:1920

|         | Total   |                                     | Negro Population |                                     |                                                | White Population |                                     |                                                |
|---------|---------|-------------------------------------|------------------|-------------------------------------|------------------------------------------------|------------------|-------------------------------------|------------------------------------------------|
|         | Number  | Per-<br>cent<br>of<br>City<br>Total | Total            | Per-<br>cent<br>of<br>Ward<br>Total | Per-<br>cent<br>of<br>Negro<br>Popula-<br>tion | Total            | Per-<br>cent<br>of<br>Ward<br>Total | Per-<br>cent<br>of<br>White<br>Popula-<br>tion |
| Atlanta | 200,616 | 100.0                               | 62,796           | 31.3                                | 100.0                                          | 137,785          | 68.7                                | 100.0                                          |
| Ward 1  | 21,722  | 10.8                                | 16,715           | 76.9                                | 26.1                                           | 5,002            | 23.1                                | 3.6                                            |
| Ward 2  | 25,026  | 12.5                                | 5,455            | 21.7                                | 8.6                                            | 19,568           | 78.3                                | 13.2                                           |
| Ward 3  | 27,307  | 13.1                                | 7,207            | 26.3                                | 11.4                                           | 20,098           | 73.7                                | 13.5                                           |
| Ward 4  | 21,988  | 10.9                                | 14,386           | 65.4                                | 22.9                                           | 7,602            | 34.6                                | 5.5                                            |
| Ward 5  | 15,684  | 7.8                                 | 2,972            | 18.3                                | 4.9                                            | 12,711           | 81.7                                | 9.3                                            |
| Ward 6  | 27,576  | 13.8                                | 7,311            | 26.5                                | 11.6                                           | 20,248           | 74.5                                | 13.6                                           |
| Ward 7  | 13,175  | 6.6                                 | 1,100            | 8.3                                 | 1.7                                            | 12,073           | 91.7                                | 8.8                                            |
| Ward 8  | 15,655  | 7.8                                 | 1,355            | 8.9                                 | 2.1                                            | 14,300           | 91.1                                | 13.9                                           |
| Ward 9  | 15,195  | 7.5                                 | 1,090            | 7.1                                 | 1.7                                            | 14,103           | 82.9                                | 10.3                                           |
| Ward 10 | 10,530  | 5.2                                 | 3,696            | 35.0                                | 5.5                                            | 6,831            | 65.0                                | 4.2                                            |
| Ward 11 | 6,738   | 94.3                                | 1,509            | 2.2                                 | 3.5                                            | 5,249            | 97.8                                | 3.9                                            |

Source: Fourteenth Census of the United States (1920) Population Vol. 3, p. 223.

**Figure 16.** Tabulation of the population of Atlanta in 1920. The majority of African American population was concentrated in the Fourth and Sixth Wards. (Dorothy Slade, "Evolution of Negro Areas in the City of Atlanta," Atlanta University, master's thesis, 1946).

the migration was the tremendous fire that swept across the Old Fourth Ward north of Old Wheat Street in 1917 and destroyed a large number of houses in the area (Figure 15). The second reason for the migration was the availability of expanded housing choices for African Americans west of the city center. The construction of new housing encouraged most families to move away from Auburn Avenue and other, similarly overcrowded residential areas. A tabulation of the population growth of African Americans demonstrates the shifting social structure of Atlanta in the 1920s (Figure 16). In fact, the west side's African American population doubled in area every decade from 1920 to 1970

unconstitutional in 1925, the state legislature upheld the city's zoning ordinance by passing supportive legislation in 1928.<sup>82</sup> The following year, state politicians passed a constitutional amendment to uphold segregationist zoning ordinances.<sup>83</sup> In 1930, the KKK marched from Spelman College through the Auburn Avenue neighborhood in support of residential segregation.<sup>84</sup> Covenants containing race restrictions as conditions in deeds and real estate contracts were deemed legal under the Fourteenth Amendment until a Supreme Court ruling in May 1948.<sup>85</sup> City officials also used their zoning ordinances to reinforce residential segregation. Atlanta effectively maintained the racially divided districts established in 1922 until the 1948 court ruling.<sup>86</sup>

## Decline of Sweet Auburn

The City of Atlanta adopted legislation that enforced residential segregation in Atlanta's neighborhoods in 1913,<sup>80</sup> and city officials incorporated segregationist policies into the first city zoning ordinance in 1922.<sup>81</sup> Though the state supreme court declared these practices

82. Ibid.

83. Ibid.

84. Henderson, "Sweet Auburn," 17.

85. In *Shelly v. Kramer* and *McGhee v. Snipes*, the Supreme Court ruled "such agreements or covenants are not judicially enforceable for the reason that such enforcement would constitute state action within the prohibition of the equal protection provision of the fourteenth amendment." *Shelly v. Kramer*, 334 U.S. 1, 68 Superior court 836 (1948).

86. Bernard E. West, "Black Atlanta—Struggle for Development 1915–1925," (master's thesis, Atlanta University, 1976), 36.

80. Henderson, "Sweet Auburn," 17.

81. Ambrose, *Historic Resource Study*, 2-14.

By the end of the 1930s, African Americans occupied 100 percent of the Birth Home Block. Additionally, only 13.3 percent of the buildings were owner-occupied, and 67.4 percent of the buildings were dilapidated.<sup>87</sup> By 1934, in the three census tracts that make up the Martin Luther King, Jr. National Historic Site and Preservation District, almost 40 percent of the dwelling units were overcrowded.<sup>88</sup> Only seven percent of the dwelling units in the three tracts were vacant.<sup>89</sup> All of the structures in the census tracts that comprise the present-day historic district date back to at least 1919; dilapidation of these structures continually worsened from the 1930s until the 1980s.<sup>90</sup>

Between 1930 and 1940, the number of residents on Auburn Avenue who held professional or skilled occupational positions declined markedly. The occupational structure of the neighborhood shifted, and the majority of African American residents who lived along Auburn Avenue in the following decades held unskilled labor occupations. By 1950, over 45 percent of the employed residents in the current historic district were service workers or domestic servants; another 15 percent were wage laborers in unskilled jobs. In 1950, professional workers accounted for only 4.7 percent of the area's working population.<sup>91</sup> The shotgun duplexes at the corner of Auburn Avenue and Boulevard (472-488 Auburn Avenue) housed many short-term tenants who were typically employed in semi-skilled, unskilled, or service occupations.<sup>92</sup> Many affluent residents relocated; some families moved to more fashionable west-side neighborhoods. In 1941 the King family moved to a larger two-story brick house located at 193 Boulevard, in the "Bishop's Row" area, in part due to the decline of the condition of the residences along Auburn Avenue.

Although significant African American businesses and institutions, including major churches, continued to draw families back to Auburn Avenue on a regular basis, another factor contributed to the decline of the area. Namely, the subdivision of many single-family houses meant the creation of multiple-family dwellings that increased tenancy on the Birth Home Block and adjacent streets to



**Figure 17.** Degradation of historic housing on Auburn Avenue pictured against the Atlanta skyline, May 15, 1982 (Georgia State University Special Collections Archives).

the point of overcrowding. Developers constructed apartment houses at 509 Auburn Avenue in 1925 and at 506 Auburn Avenue in 1933. Another development that increased residential occupancy was the subdivision of 54 Howell Street into a quadraplex in 1931.<sup>93</sup> Though the 1950s were a time of commercial success in the neighborhood, the general decline in occupational status of the neighborhood's residents and this increased tenancy irrevocably altered the social atmosphere of Auburn Avenue.

In the 1940s and 1950s, the overcrowding in the area encompassed by the present-day Martin Luther King, Jr. National Historic Site and Preservation District worsened and became ranked highest in the city.<sup>94</sup> During this period, the area had a vacancy rate of only 0.8 percent in 1940, and 0.9 percent in 1950.<sup>95</sup> The 1950 census reports that almost half (43.6 percent) of the dwelling units in the area did not have running water or that the residence was in an overall state of dilapidation.<sup>96</sup> County data show the decline of Auburn Avenue and suggest that the housing issue was a significant problem in the neighborhood since the 1920s.<sup>97</sup> Additionally, industrial and manufacturing jobs declined, as employers relocated to different areas of the city and country. Owners sold the nearby Fulton Bag and Cotton Mill in 1957, a longtime area employer. Scripto, Inc., which had been a major employer to residents of Auburn Avenue

87. *Ibid.*, 14.

88. Ambrose, *Historic Resource Study*, 2-26.

89. *Ibid.*

90. *Ibid.*, 2-32.

91. *Ibid.*, 2-34.

92. *Ibid.*, 2-35.

93. Lawliss, *Cultural Landscape Report*, 14.

94. Ambrose, *Historic Resource Study*, 2-26.

95. *Ibid.*, 2-27.

96. *Ibid.*, 2-33.

97. *Ibid.*, 4-17.



**Figure 18.** Photograph of Martin Luther King, Jr. as a child with his family . Clockwise: King Sr.; mother-in-law, Mrs. Jeannie C. Parks Williams; son Martin Luther Jr.; daughter, Christine; younger son, Alfred Daniel, and wife, Alberta Williams King. (Photo from the Collection of the King/Ferris Family).

and surrounding neighborhoods, relocated to suburban Gwinnett County in 1977. The relocation of industry, among the other aforementioned factors for decline, further destabilized the residential community of Auburn Avenue (Figure 17).<sup>98</sup>

## Martin Luther King, Jr. and the Civil Rights Movement

As Martin Luther King, Jr. grew up, he experienced the richness of social life on Auburn Avenue, but the constraints of racial prejudice and civil rights infringement also influenced his outlook. The young Martin Luther King, Jr. and his family lived on Auburn Avenue from the time he was born in 1929 until 1941 (Figure 18). During this period, the neighborhood was a vibrant center of social life and thriving enterprise. The King family witnessed the gradual changes in the neighborhood when it entered into a state of decline.

Throughout the South, civil rights advocacy

98. Blythe, *Historic Resource Study*, 35.

relied on strong communities led by outspoken religious leaders.<sup>99</sup> A new generation of southern black ministers, including Martin Luther King, Sr., Reverend Ralph David Abernathy (who mentored Martin Luther King, Jr. as a young minister), Reverend C. K. Steele, and Reverend Fred Shuttlesworth, took the lead organizing protests against segregationist policies at both the local and at the national level. For example, Martin Luther King, Sr. led a large rally and march on city hall in 1935 as part of a voter registration drive and demand for voting rights.<sup>100</sup> The King children grew up with close ties to Ebenezer Baptist Church on Auburn Avenue, where Martin Luther King, Jr. would eventually serve as co-pastor with his father (Figure 19). When asked in an interview how he became interested in civil rights, the younger King responded: “My home influenced me because my father as a minister was always interested in civil rights and helping people who had been treated unjustly or unfairly. As a young college student I was concerned about segregation and I always felt that one of the important roles of a minister is leadership in getting rid of segregation and discrimination.”<sup>101</sup> Ebenezer Baptist Church on Auburn Avenue symbolizes Martin Luther King, Jr.’s individual efforts toward achieving racial equality and the impressive role black clergymen played in post-World War II civil rights activities. After Martin Luther King, Jr. completed his undergraduate work at Morehouse College in 1948, he studied at Crozer Theological Seminary in Pennsylvania. Afterwards, he attended Boston University and earned his Ph.D. in systematic theology in 1955.<sup>102</sup>

The collective effort that formed the civil rights movement lasted over a fourteen-year period between 1954 and 1968.<sup>103</sup> Legal racial segregation in public places continued after World War II throughout the South, where 70 percent of the national population of African Americans lived.

99. *Ibid.*, 1.

100. Bayor, *Race and the Shaping of Twentieth-Century Atlanta*, 20.

101. Martin Luther King, Jr., “An Interview with Dr. Martin Luther King, Jr.,” transcript, ca. 1964, The King Center, Archives, Atlanta, GA, accessed November 11, 2016, <http://www.thekingcenter.org/archive/document/interview-mlk>.

102. Oppermann, *530 Auburn Avenue Historic Structure Report*, 16.

103. Kenneth R. Janken, “The Civil Rights Movement,” The National Humanities Center, accessed October 13, 2016, <http://nationalhumanitiescenter.org/tserve/freedom/1917beyond/essays/crm.htm>.



**Figure 19.** Ebenezer Baptist Church, Auburn Avenue, Atlanta (King Center, photographic archives).

In 1944, only five percent of African American adults in the South were registered voters. The NAACP spearheaded challenges to segregation and disfranchisement and remained the dominant national civil rights organization during the 1940s and 1950s.<sup>104</sup> The major focus of civil rights activists became desegregation. The effect of the widespread protests against segregation in public areas and in schools culminated in the landmark Supreme Court Case *Brown v. Board of Education* on May 17, 1954, when the Supreme Court ruled that segregation in schools was unconstitutional.<sup>105</sup> The court ruling began the painful process of desegregation throughout the South, starting with the National Guard-enforced desegregation of a high school in Little Rock, Arkansas. Oftentimes, the process of desegregation in schools during the 1950s and 1960s heightened violent racial tensions and prompted counter-protests.

Dr. King urged civil rights activists to follow the Christian doctrines of nonviolence, redemption through suffering, and love for all during the protests. Dr. King was also deeply familiar with the principles of civil disobedience articulated by Henry David Thoreau and exemplified by Mahatma Gandhi during the India independence movement. He agreed with Gandhi's use of passive resistance as the most effective means of civil disobedience to create radical change in legal policy and social structure. As the president of the Southern Christian Leadership Conference



**Figure 20.** Photograph of Martin Luther King, Jr. in 1964 (Library of Congress no. 99404336).

(SCLC), Dr. King rose to regional leadership in the civil rights movement (Figure 20).

Dr. King developed new strategies of protest: massive marches and nonviolent demonstrations that directly confronted the system of segregation ingrained in American society and politics. The boycott of segregated buses in Montgomery, Alabama, from 1955 to 1956 began the widespread organized protests of the civil rights movement. In May 1961, Dr. King was a central participant in meetings conducted at Ebenezer Baptist Church by the SCLC, Congress on Racial Equality (CORE), the Student Nonviolent Coordinating Committee (SNCC), and other community activist organizations to form the Freedom Ride Coordinating Committee.<sup>106</sup> Through the SCLC, Dr. King directed widespread nonviolent protests against segregation in Birmingham and Selma, Alabama; Atlanta and Albany, Georgia; St. Augustine, Florida; and elsewhere.<sup>107</sup> Dr. King and his activists elicited considerable sympathy and support when media coverage showed violent reaction to civil rights activists.

Several years before 1963, the NAACP began to use the motto "Free by '63," alluding to the centennial anniversary of the Emancipation Proclamation. Other groups adopted the motto and focused more attention on the drive for equality. Sit-ins, boycotts, Freedom Rides, and local demands for inclusion in the political process pushed for progress in federal

104. Blythe, *Historic Resource Study*, 29.

105. *Brown v. Board of Education of Topeka*, 10 U.S. 486–496 (1954).

106. Blythe, *Historic Resource Study*, 55.

107. *Ibid.*, 10.

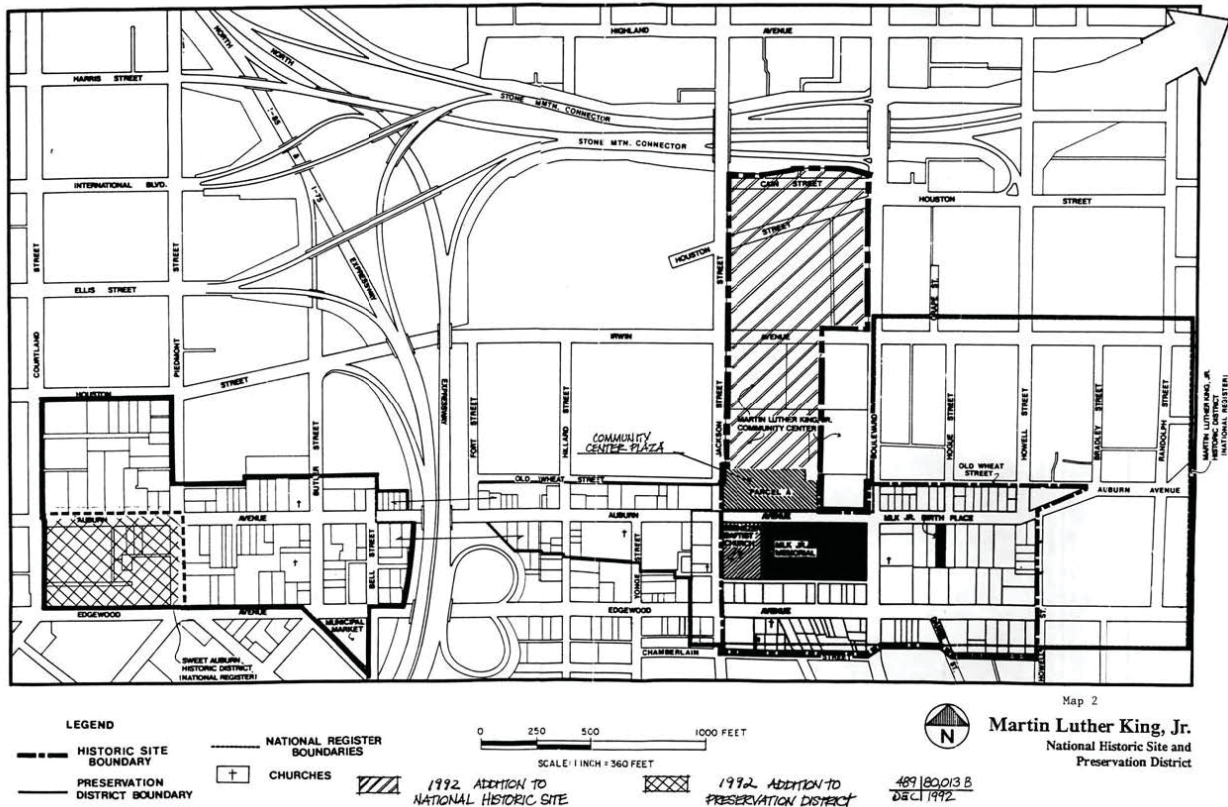


**Figure 21.** Map showing proposed boundary expansion area (Blythe, *Historic Resource Study*, Map 2).

legislation, through the 1950s and early 1960s.<sup>108</sup> On July 2, President Lyndon B. Johnson signed the Civil Rights Act of 1964 into law, protecting the voting rights of every citizen under the Fourteenth Amendment and the right to vote under the Fifteenth Amendment. It ended unequal application of voter registration requirements as well as racial segregation in all schools, the workplace, and facilities that served the public.

The assassination of Dr. Martin Luther King, Jr. occurred at the Lorraine Motel in Memphis, Tennessee, on April 4, 1968. King's family and close advisors returned his body to Atlanta. His funeral procession drew many thousands of supporters who crowded along the edges of Auburn Avenue. Following his death, the SCLC and other black activist organizations continued civil protests. However, these organizations' beliefs and tactics varied widely, and their subsequent campaigns did not have the powerful cohesion that generally

characterized the progressive campaigns led by Dr. King.<sup>109</sup>

## Martin Luther King, Jr. National Historic Site

Ironically, the successes of the civil rights movement contributed to the decline of the Sweet Auburn commercial hub. When a separate African American commercial center was no longer necessary as a response to legal segregation, many Auburn Avenue business owners and shopkeepers closed or moved to other areas of the city. Another factor contributing to the decline of the Auburn Avenue neighborhood was the poor condition of the residences and the development of other areas of Atlanta that attracted residents and businesses.

Several historic designations identify the significance of the Auburn Avenue area, though each with different boundaries. Two National Register historic districts were established in the

108. John Hope Franklin, "The Emancipation Proclamation: An Act of Justice," *Prologue Journal*, 25, no. 2, (1993) <https://www.archives.gov/publications/prologue/1993/summer/emancipation-proclamation.html>.

109. Blythe, *Historic Resource Study*, 10.

1970s. The Martin Luther King, Jr. Historic District Landmark was established in 1974,<sup>110</sup> and the Sweet Auburn Historic District was established in 1976. The birth home was designated a National Historic Landmark in 1976. The historic district became a local historic district, as the Martin Luther King, Jr. Historic District, in 1977. In October 1980, the National Park Service established Martin Luther King, Jr. National Historic Site to commemorate his life and accomplishments.<sup>111</sup> In 1989, the City of Atlanta, through the Atlanta Urban Design Commission, established the local Martin Luther King, Jr. Landmark District, consolidating two existing city preservation districts. On October 30, 1992, the NPS expanded the boundary of the Martin Luther King, Jr. National Historic Site and Preservation District (as it is typically referred to)<sup>112</sup> (Figure 21). NPS expanded the existing district boundary a second time in 1994, and a third time in 2001. In August 1983, federal legislation was adopted designating the third Monday in January as the Martin Luther King, Jr. national holiday.

The Historic District Development Corporation (HDDC) is a nonprofit community development corporation that was cofounded by Dr. King's wife, Coretta Scott King; his sister, Christine King Farris; and John Cox in 1980. It is an all-volunteer, neighborhood-based organization dedicated to the preservation and revitalization of the Martin Luther King, Jr. National Historic Site and Preservation District. The HDDC is comprised of neighborhood residents, community leaders, community business people, and professional advisors. The HDDC's goal is to restore the area to the proud, economically diverse, and viable community that once existed, and to maintain its historic character while preventing displacement of long-term residents.<sup>113</sup> The HDDC was active in saving many of the residential resources in the district from complete dilapidation and teardown.

In 1994, the NPS completed a historic resource study for the entire Martin Luther King, Jr. National Historic Site and Preservation District, followed by a 1995 cultural landscape report on



**Figure 22.** An example of a secondary structures along Auburn Avenue, most were removed (The Georgia Tech Engineer, The Atlanta Urban League for Social Service Among Negroes, May 1949, Vol. 10, No.4).

the Birth Home Block. The cultural landscape report addressed the streetscape and yards within the Birth Home Block in anticipation of the expanded scope of rehabilitation planned before the 1996 Atlanta Olympics.<sup>114</sup> A significant change in character along the Birth Home Block is the disappearance of commercial structures and the removal of most of its historic secondary structures. The only existing store structure that remains in the area is in the front yard of 521 Auburn Avenue. The store is no longer used for commercial purposes. At present, there is no active commercial structure or interpretation of this once-significant historic feature within the Birth Home Block.<sup>115</sup> Several buildings within the historic district included small shops, including the nearby lot at 540 Auburn Avenue, which had a small store at the rear of the house and in the basement area. A historic photograph from the Atlanta History Center depicts another type of typical secondary structure, an outhouse, which existed at most of the houses along Auburn Avenue (Figure 22). With the incorporation of modern plumbing, it is understandable why these secondary structures are gone.

NPS has three pieces of legislation that have guided park preservation, management, and facility development. The *Martin Luther King, Jr. National Historic Site Strategic Plan, 2006–2011* briefly summarizes each law as follows:

114. Oppermann, *530 Auburn Avenue Historic Structure Report*, 17.

115. *Ibid.*, 17.

110. *Ibid.*

111. Oppermann, *530 Auburn Avenue Historic Structure Report*, 17.

112. Blythe, *Historic Resource Study*, 35.

113. Historic District Development Corporation, "About Us," Historic District Development Corporation, accessed November 15, 2016, <https://sites.google.com/site/historicdistrictdevelopment/home>.

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-Public Law 96-428 established Martin Luther King, Jr. National Historic Site on October 10, 1980. This legislation established the original boundary of the national historic site (NHS). The boundary generally centered on a portion of Auburn Avenue that includes Martin Luther King, Jr.'s birthplace, Ebenezer Baptist Church, and the immediate neighborhood.

-Public Law 102-575 (1992) modified the boundary of Martin Luther King, Jr. NHS and Preservation District. The additional land acquisitions authorized by the 1992 legislation have largely been completed, and visitor facilities have been constructed.

-Public Law 108-314 (2004) expanded the boundary to enhance emergency street access to the NHS Visitor Center and Museum. The act authorized the Secretary to exchange a vacant lot on Edgewood Avenue (comprising three small tracts) for property owned by the City of Atlanta immediately adjacent to the Visitor Center and Museum.<sup>116</sup>

-H.R. 2880 (introduced 2016) redesignates the Martin Luther King, Jr. NHS as the "Martin Luther King, Jr. National Historical Park." The measure also proposes to expand the boundary to include the Prince Hall Masonic Lodge at the corner of Auburn Avenue and Hilliard Street and properties associated with Martin Luther King, Jr. on Sunset Avenue on the west side of the city.<sup>117</sup>

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116. NPS. *Martin Luther King, Jr. National Historic Site Strategic Plan*, Martin Luther King Historic Site and Preservation District, National Park Service. 2006–2011, 7.

117. Martin Luther King, Jr. National Historical Park Act of 2016, H.R. 2880, 114<sup>th</sup> Congress (2016).

# I.B Chronology of Development and Use

## Introduction

The Birth Home Block developed as the southern edge of a substantial late-nineteenth- and early-twentieth-century middle-class residential community. The boundary of the neighborhood extends from Jackson Street at the west, to Randolph Street at the east, to Forrest Avenue at the north.<sup>118</sup> The most intact historic area of Auburn Avenue lies between Boulevard and Howell; the Birth Home Block is the current name for the neighborhood because it includes the birthplace of Dr. Martin Luther King, Jr. The Birth Home Block of Auburn Avenue contains the oldest residential resources and the highest level of historic integrity.

The Birth Home Block housed boarders and tenants starting as early as 1900, and some houses remained in the ownership of the original property owner until the mid-twentieth century. Important to note are certain gaps in the historical data in public records pertaining to the ownership history of the resources and the occupational status of residents of Auburn Avenue. Census records did not include all of the boarders during the high point of residential occupation of the structures along Auburn Avenue; the multi-tenancy of Auburn Avenue residences peaked throughout the 1930s and 1940s. City directories often do not address these boarders, particularly the weekly or monthly boarders typical among laborers and in this neighborhood. Atlanta city records are limited with respect to this data, and do not encompass the full extent of African American history.

John Lynch owned much of the area that became the Birth Home Block in the late 1800s. Lynch developed a few buildings in these blocks including a structure near the corner of Wheat and Hogue Streets. Mapping does not indicate additional structures in the triangular shaped lot ("triangle block") bounded by [North and South] Wheat and Howland Streets (Figure 23). The height of the early development of Auburn Avenue started when

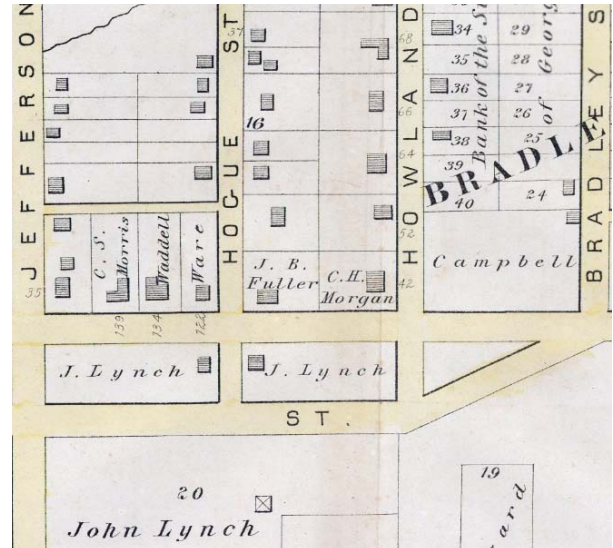


**Figure 23.** 1878 map showing holdings by John Lynch along Wheat street between Hogue and Howland (now Howell) Streets. 550 Auburn Avenue is located in the eastern triangular-shaped block. Southern and Southwestern Surveying and Publishing Company, City Atlas of Atlanta, Georgia. Available from Emory University, <http://disc.library.emory.edu/atlantamaps/2012/10/> (accessed February 14, 2017).

the heirs of John Lynch began to divide and sell his properties on Wheat Street between Jackson and Howland Streets (now Howell) in 1880.<sup>119</sup>

## Initial Construction

*Note: Address 550 Auburn Avenue is the Listed Classified Structure name for this property. Historically, this building has been three addresses. City directories and Sanborn Fire Insurance maps list the addresses as 426, 428, and 430 Auburn Avenue until the mid-1920s. After 1927, these addresses became 550, 552, and 554 Auburn Avenue.*<sup>120</sup>

Alfred S. Jenkins was one of the first people to purchase from the Lynch heirs. Jenkins sold several blocks of property in 1894 to Fitzhugh Knox, an early Atlanta real estate tycoon.<sup>121</sup>

118. Blythe, *Historic Resource Study*, 32.

119. Oppermann, *530 Auburn Avenue Historic Structure Report*, 19.

120. 550 and a portion of 552 remain on the site today. There is mention of address 554 throughout this report, as it was likely connected to 552 and was part of the historic building and site context.

121. Ibid.

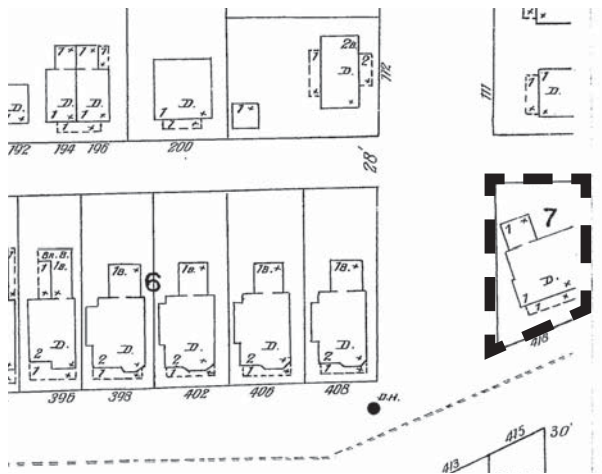


**Figure 24.** Sanborn Fire Insurance map, Fulton County, Georgia, Auburn Avenue, 1899. 550 Auburn Avenue was likely constructed at this date but is not depicted on the map. The closest address depicted is 540 Auburn Avenue (marked dashed line).

Jenkins purchased the triangle block in 1880 from Mary Goldsmith, and he began to develop this lot bounded by Wheat, Old Wheat, and Howell Streets.<sup>122</sup> The Baylor Atlas from 1894 (Figure 1) recorded the property owners of portions of Auburn Avenue, formerly named Wheat Street, and the street running parallel to it at the north, Old Wheat Street. Jenkins (1842–1910) was a native of Gwinnett County, Georgia and lived with his wife, Mildred (Millie), on Wheat Street as early as 1891.<sup>123</sup> By 1899, Sanborn Fire Insurance Maps depict this block of Auburn Avenue; the address 540 Auburn Avenue (listed on the map as 418) is the only triangle block property included. The map does not include any land east of 540 (Figure 24) though address 550 was likely constructed by this date. Alfred S. Jenkins was the sole property owner of the lots that comprise the triangle block at the east end of Auburn Avenue until he sold the property to his son in 1899.<sup>124</sup> According to the deed, upon sale of the properties, Matthew Jenkins was to allow his father and Mildred Jenkins

122. Goldsmith owned the property in 1880, and she purchased it May of 1880 from GW Adair. Deed research did not reveal the title prior to Adair. The deed notes “lots numbers fifteen and sixteen of the subdivision of the Goldsmith property as sold by GW Adair on the fifth day of May 1880.” Goldsmith may have been related to Fitzhugh Knox. Deed book O3/436, Office of the Clerk of the Superior Court, Fulton County, GA. A detailed chain of title is located in Appendix B.

123. “AS Jenkins” is listed as a resident at 370 Wheat Street. Atlanta, Georgia, City Directory, 1891.

124. Deed book 145/514, Office of the Clerk of the Superior Court, Fulton County, GA.



**Figure 25.** Sanborn Fire Insurance map, Fulton County, Georgia, Auburn Avenue, 1911.

to retain residency at the property for the “rest of their natural lives.”<sup>125</sup> The elder Jenkins died in 1910.<sup>126</sup>

The building at 550 Auburn Avenue is a two-story wood-frame structure with Queen Anne-style elements.<sup>127</sup> The house (now apartments) along the block at the east end of Auburn Avenue is a variant of a prototype common to this area: two-story frame dwellings with massing and features of the Queen Anne or Folk Victorian styles. The date of construction of the 550 Auburn Avenue structure is circa 1890. The first graphic depiction of the house is in the Sanborn map of 1911 (Figure 25).

### Jenkins Family Ownership

From 1880 until 1963, Alfred S. Jenkins, his son, and heirs owned the entirety of the triangle block framed by Auburn Avenue, Old Wheat Street, and Howell Street.<sup>128</sup> The elder Jenkins was a pharmacist and a grocer, as listed in the 1892 Atlanta City Directory, with a business address at 428–430 Auburn Avenue. His residence appears as 426 Auburn Avenue.<sup>129</sup> A 1905 Atlanta

125. Ibid.

126. Alfred, Mildred, and Matthew Jenkins are all buried at nearby Oakland Cemetery. R. L. Grizzle, Atlanta, Georgia, Oakland Cemetery Records, 1773–1999, Ancestry.com [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 1999.

127. Lawliss, *Cultural Landscape Report*, 106.

128. Deed book 4009/325, Office of the Clerk of the Superior Court, Fulton County, GA.

129. Atlanta, Georgia, City Directory 1892, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

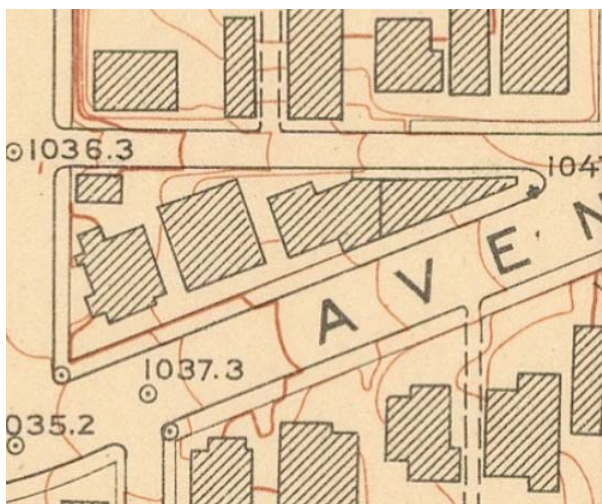


**Figure 26.** 1928 map showing building footprints and topography on Auburn Avenue (accessed online from Emory University, <http://disc.library.emory.edu/atlantamaps/1928-atlanta-city-map/>).

City Directory lists a pharmacy at 426 Auburn Avenue.<sup>130</sup>

Research conducted during the production of the cultural landscape report for the Birth Home Block concluded that development of this triangle block helped shape the streetscape of the east end of the district. According to the report, “to create a level piece of ground, a granite retaining wall was constructed along Auburn Avenue and Howell Street (date unknown) which raised the ground level of the triangle on these two sides three to four feet above the sidewalk grade.”<sup>131</sup>

#### Tenants of 550 Auburn Avenue

The 1900 census records Jenkins as the head of household at the address 426 Auburn Avenue with his wife Millie and their nephew Benjamin.<sup>132</sup> The 1903 Atlanta City Directory and 1905 Atlanta City Directory<sup>133</sup> list Jenkins at address 426 (the westernmost portion of the current-day structure), and note a pharmacy at 428 Auburn Avenue. In the early 1900s, record of tenants at the adjacent structure to the east denotes the unique mixed residential and commercial use of Jenkins’s



**Figure 27.** Sanborn Fire Insurance map, Fulton County, Georgia, Auburn Avenue, 1931.

property. These early tenants included the Groover family with their six children ranging in age from 2 to 20. Relatives, including Willie Curry and her baby, lived at this address as well.<sup>134</sup>

Many of the tenants after 1920 of present-day 550 Auburn Avenue were single or widowed African American women.<sup>135</sup> In 1916, Ida Brawner was the occupant, along with four other occupants: L. Jackson, W. Lee, J. L. Soloman, and N. Stewart.<sup>136</sup> In 1920, Fraser Josephine occupied the house.<sup>137</sup>

Tenant occupancy of the residential portion of the eastern structure and the main residence continued through the twentieth century. The 1930 federal census lists occupants of 550 Auburn Avenue (formerly 426 Auburn Avenue) including Mollie Williams, a cook and a widow and her daughters Willie Pace, age 20 and Johnnie B. Hill, age 12. Lodgers at this address included Charley and Lizzie Harris. Tenants of 552 Auburn Avenue (formerly 428 Auburn Avenue) included Alton and Rosetta Lee, Alton’s sister Mattie, and their

130. Atlanta, Georgia, City Directory 1905, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

131. Lawliss, *Cultural Landscape Report*, 104.

132. 1900 United States Federal Census, Atlanta City Ward 4, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

133. Atlanta, Georgia, City Directory, 1903, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011 ;Atlanta, Georgia, City Directory, 1905, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

134. 1900 United States Federal Census, Atlanta City Ward 4, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

135. Ibid.

136. 1916 United States Federal Census, Atlanta City Ward 4, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

137. 1920 United States Federal Census, Atlanta City, Ward 4, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

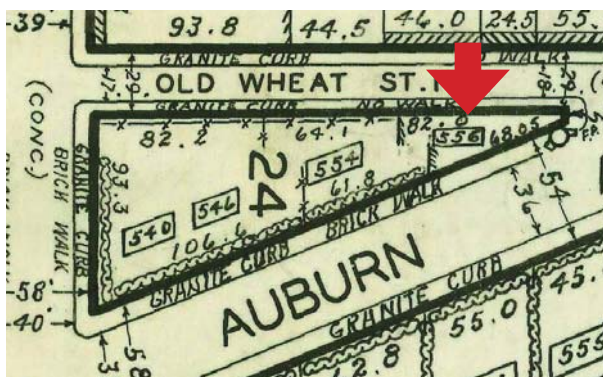


**Figure 28.** Cadastral survey map of the Birth Home Block from the 1937 (Works Progress Administration).

daughters Mabel (age 8) and Mattie (age 18).<sup>138</sup> Along with other tenants, Leo Perlot, an employee of the grocery located in the adjacent building resided at 550 Auburn Avenue in the 1940s. Mr. Perlot and his wife Mary occupied one of the units from 1940 to 1950. He worked as a meat cutter for Edward Krick, who operated the grocery and later purchased the triangle block properties.<sup>139</sup>

#### Physical Evolution of 550 Auburn Avenue

The evolution of the three historic structures at 428-430 Auburn Avenue is discernable by reference to historical Sanborn maps of Fulton County from 1911 and 1931, in addition to on-site investigation and architectural analysis. By 1911, Jenkins added the contiguous commercial building at 552 Auburn Avenue, to the east of the residential portion of the structure (Figure 25). There is little remaining evidence of the historic use of the first floor of the east wing and how these were integrated or affected by adjacent construction. *Appendix A, Sheet A-01* depicts the conjectural layout of the first floor circa 1911.

According to research conducted in the CLR, there was also a small structure on the northwest corner of the property that may have served as an outhouse.<sup>140</sup> The 1911 and 1931 Sanborn maps depict this structure. In 1922, the younger Jenkins constructed a triangular-shaped building to replace the original separate commercial structure at the tip of the triangle block (430 Auburn Avenue) and

138. 1930 United States Federal Census, Atlanta City Ward 4, Ancestry.com [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2002.

139. NPS, "Backs of Building Inventories for 526, 550, 540, 546 Auburn Avenue," MALU Archives, Series V Division of Facility Management, Building Inventory Files 1972-2004, Subseries D, 4-5.

140. Ibid.



**Figure 29.** Aerial image of Auburn Avenue Birth Block, 1949 (Georgia State University Special Collections).

the new structure completely encompassed the tip of the triangle block from setback to setback.<sup>141</sup> A 1928 map and a 1931 Sanborn map show the layout of these contiguous structures, including the significant changes to the eastern wing of the house (Figure 26 and Figure 27). The existing height of windows and roof framing in the structure provide evidence of these additions.

A cadastral map from 1937 shows site features including a brick walk, granite curb, fences, and hedges (Figure 28). The triangular commercial building built by Jenkins was one of the last of the remaining commercial resources at the east end of the Birth Home Block, and it appears in the 1949 aerial image (Figure 29). A National Register Nomination from 1974 includes an image of this now demolished brick structure. (Figure 30). *Appendix A, Sheet A-02* depicts the conjectural layout of the first floor circa 1931.

#### Krick Ownership

The structure remained in the ownership of the Jenkins family well into the twentieth century, until 1963, when Edward Krick purchased the property and continued to lease the residential portion of the structure to tenants. Krick operated a grocery on this same block in the 1950s and 1960s.<sup>142</sup> There is little documentation of changes made to the house during the Krick ownership period. Sometime between 1978 and 1980, the owner demolished the adjacent triangular-shaped brick building at the intersection of Old Wheat Street

141. Lawliss, *Cultural Landscape Report*, 112.

142. Ibid., 2. This grocery was located in the triangular shaped structure shown in Figure 30.



**Figure 30.** 1974 photo showing triangular-shaped building with 550 Auburn Avenue in the background, National Register Nomination, Martin Luther King, Jr. Historic District (Landmark), 1974.

and Auburn Avenue.

The building at 550 Auburn Avenue became dilapidated, similar to most of the historic resources throughout the neighborhood during this time. Although tenant occupancy continued through the mid-twentieth century, by 1980, the Atlanta City Directory listed the property as vacant.

In an effort to revitalize and stabilize the Birth Home Block, Ebenezer Baptist Church began acquiring dilapidated houses in the area in the late 1970s. On September 12, 1978, Edward Krick sold the house to Ebenezer Baptist Church.<sup>143</sup> The church in turn deeded the house to the Trust for Public Land (TPL) on January 12, 1981.<sup>144</sup> TPL was working toward plans to establish the national historic site. According to an interview with former TPL president Martin Rosen, the organization spent a time in Atlanta examining property records and purchasing key parcels to help protect resources on the Birth Home Block. The organization stopped demolition permits for dilapidated houses with the vision of making “this a historic district, to display the best of Reverend King’s neighborhood when it was alive

and vibrant.”<sup>145</sup> Efforts to stabilize the house and upgrade it for future residential use commenced.<sup>146</sup>

## Trust for Public Land and NPS

### HUD Self-Help Grant 1981

The Atlanta Historic District Development Corporation (HDDC) and the King Center obtained a grant from the US Department of Housing and Urban Development (HUD) to fund architectural rehabilitation plans to repair the dilapidated state of several houses on the Birth Home Block. The rehabilitation project included addresses 540, 546, 550, 568, and 568-A Auburn Avenue. The sponsors for this project included HDDC, whose mission is to “facilitate the preservation, revitalization and non-displacement of residents in the Martin Luther King, Jr. National Historic District.”<sup>147</sup> TPL granted HDDC a preservation easement prior to the commencement of this work.<sup>148</sup>

The rehabilitation plans for 550 Auburn Avenue involved extensive renovations to both the interior and exterior of the structure. Prior to the rehabilitation, photographic evidence shows that the house was in extremely poor condition from decades of neglect, thus recommendations included in the Martin Luther King Historic, Jr. National Historic District, Self-Help Project documents are extensive<sup>149</sup> (Figure 17, previous section). The following is a summary of the Self-Help Plan recommendations for 550 Auburn Avenue:

145. Martin J. Rosen, “Trust for Public Land Founding Member and President, 1972-1997: the Ethics and Practice of Land Conservation,” interview by Carl Wilemsen, Online Archive of California, 2009, accessed February 02, 2017, <http://www.oac.cdlib.org/view?docId=kt1199n4bs&query=&brand=oac4>.

146. NPS, “540 Auburn Ave, 1980-1984, 1990,” MALU Archives, Series V Division Of Facility Management, 1944-2010, Sub-Series D Building Inventory Files 1972-2004, Box 3, Folder 2.

147. Historic District Development Corporation, “Historic District Development Corporation,” accessed December 13, 2016, <https://sites.google.com/site/historicdistrictdevelopment/>.

148. NPS, “Retirement of Land Records, Martin Luther King, Jr., Deeds 1 and 2,” MALU Archives, Series III Division of Administration 1960-2010 Subseries A, Park Central Files, 1968-2008, Subseries 1 Central Files, 1968-2008 Box 15, Folder 22, MLK, Jr. Deed No. 1-540, 546, 550 Auburn Ave., 1982-83.

149. The term “Self-Help Project” refers to these plans throughout this HSR.

143. Deed book 7051/344, Office of the Clerk of the Superior Court, Fulton County, GA.

144. Deed book 9222/448, Office of the Clerk of the Superior Court, Fulton County, GA.



**Figure 31.** 550 Auburn Avenue prior to rehabilitation efforts (undated photo, pre-1988 repairs), SERO Archives, Slide 550014.

#### **General Recommendations**

- Demolition of existing plaster and lath on walls and ceilings in the entire house.
- Removal of all existing interior doors, windows, and interior trim and salvage reusable material.
- Removal and repair of damaged exterior trim and clapboard where necessary, undamaged to remain.
- Retention of existing mantels and/or other decorative trim.
- Demolition of some interior partitions.

#### **Exterior Repairs – North Elevation**

- Repair of soffit.
- Removal of existing roll roofing and cedar shingles.
- Installation of new clapboard to match original.
- Repointing of existing brick piers where necessary.
- Infill of brick piers with 4-inch concrete block parged with stucco.
- Replacement of loose and missing brick on existing chimney with additional repairs.
- Installation of roll roofing with vertical coursing to match dimensions of existing roofing.
- Installation of 1-inch galvanized drip edge on all roof edges.
- Replacement of exterior doors and windows to match originals.
- Removal of existing porch roof, floor, and foundation.
- Rebuild of lower-level porch.
- Installation of new cornerboards with trim dowel to match original.
- Removal of an exterior stair and

protruding wall.

#### **Exterior Repairs – East Elevation**

- Installation of roll roofing with vertical coursing to match dimensions of existing roofing.
- Installation of 1-inch galvanized drip edges on all roof edges.
- Removal of existing stair and protruding wall (construction of new footing and platform frame).
- Replacement of cornerboards with dowel trim to match original.
- Removal of roll roofing and cedar shingles and installation of plywood sheathing and asbestos roll roofing; installation of new flashing in all valleys and chimneys.
- Installation of four new windows.
- Removal of existing rear porch and rebuild of lower level only.
- Installation of new exterior siding after demolition and new framing, matching existing clapboard, cornerboards, fascia, and bottom board.
- Repointing of brick piers and infill as described in North Elevation.
- Replacement of damaged soffit and fascia.
- Repair of chimney as described in North Elevation.

#### **Exterior Repairs – Southwest Elevation**

- Repair of chimney as described in North Elevation.
- Installation of round profile gutters and downspouts.
- Replacement of damaged soffit and fascia.
- Removal of roll roofing and replacement with plywood sheathing and asbestos roll roofing.
- Removal of existing front porch (roof, floors, and foundation) and rebuild to match original.
- Removal of existing stair and protruding wall as described in North Elevation.
- Installation of new clapboard to match original where necessary.
- Replacement of bottom board and drip cap to match original on entire front and side of house.
- Replacement of missing dentils on existing trim.



**Figure 32.** Undated photo of 550 Auburn Avenue post-rehabilitation, SERO Archives, Slide 550018.

#### Exterior Repairs – South Elevation

- Replacement of damaged soffit and fascia.
- Installation of roofing as described in North Elevation.
- Installation of 1-inch galvanized drip edge on all roof edges.
- Replacement of exterior doors and windows to match original.
- Replacement of head casing and dentils to match original.
- Patching of mortar on existing retaining wall.
- Repair of chimney as described in North Elevation.
- Replacement of cornerboards.
- Removal of existing stair and protruding wall as described in North Elevation.
- Repointing and repair of brick piers and infill as described in North Elevation.
- Installation of 1" x 4" tongue and groove siding.
- Replacement of cedar shingles to match originals.
- Replacement of bottom board and drip cap .

#### Further Rehabilitation under NPS Ownership

Planning for the execution of the Self-Help plans occurred over the subsequent years beginning in 1982<sup>150</sup> (Figure 31). After the completion of the

150. According to the American Council on Historic Preservation (ACHP) website, before commencing projects involving historic properties, "Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The historic preservation review process mandated by Section 106 is outlined in regulations issued by ACHP." At MALU, extensive projects require an additional clearance from the Georgia State Historic Preservation Office (SHPO).

rehabilitation improvements in the mid- to late 1980s, the structure has remained in its current form (Figure 32).

The NPS acquired the structures on the triangle block in 1983.<sup>151</sup> In 1985, the Washington, D.C., office of the Historic American Buildings Survey (HABS) and the Southeast Regional Office undertook a recordation of sites associated with the Martin Luther King, Jr. NHS. The project recorded "the interrelationship of residential, commercial and religious architecture of the Birth Home Block and sites associated with Dr. King."<sup>152</sup> This project documented the front facades of addresses 472–550 Auburn Avenue (Figure 33).

Rehabilitation efforts continued under the NPS. In 1987 and 1989, the NPS began to plan to restore a portion of the stone wall in front of all of the properties within the triangular block along Auburn Avenue (addresses 540, 546, and 550). This project included rehabilitation of the stone retaining wall and brick sidewalk that run along the south property lines adjacent to the public right-of-way and Auburn Avenue.<sup>153</sup> Construction of the stone wall was to match "historic fabric" complete with drainage behind the wall.<sup>154</sup> The NPS proposed a brick walkway set in sand on a mortar or concrete base.<sup>155</sup> Archeologists consulted prior to the project recommended archeological monitoring during the construction project due to the potential disturbance of "currently unidentified archeological resources or historic fabric."<sup>156</sup> Changes to the site continued in 1994, when the NPS sought environmental clearance for the reintroduction of hedges and a fence at

151. NPS, "Retirement of Land Records, Martin Luther King, Jr., Deeds 1 and 2," MALU Archives, Series III Division of Administration 1960-2010 Subseries A, Park Central Files, 1968-2008, Subseries 1 Central Files, 1968-2008 Box 15, Folder 22, MLK, Jr. Deed No. 1-540, 546, 550 Auburn Ave., 1982-83.

152. U.S. Department of the Interior, "472–550 Auburn Avenue & 39 Boulevard Avenue," Historic American Buildings Survey, National Park Service, National Architectural and Engineering Record, HABS GA, 61-ATLA, 49, 1933, 6.

153. "440, 446, 550 Auburn Preservation, Stone Wall Sidewalk," MALU Archives, Series V Division of Facility Management, 1944-2010, Subseries I SERO Section 106 Compliance, 1982-1990 Box 2 Folder 1, 1989.

154. *Ibid.*, 16-17.

155. *Ibid.*, 5-7.

156. *Ibid.*, 16-17.



**Figure 33.** 1985 HABS drawing depicting conditions of 550 Auburn Avenue.

address 550 Auburn Avenue.<sup>157</sup> The 1937 Cadastral Survey provided the fence and hedge locations. According to correspondence with the State Historic Preservation Office, “because of a lack of documentation on the exact type of fence present during the historic period” the type of fence proposed in the rear yard was based on findings in the Cultural Landscape Report.<sup>158</sup>

In 1989, NPS began planning to conduct a project to repair deteriorated wood, re-caulk and repaint

the exterior of the building.<sup>159</sup> 550 Auburn Avenue was listed in the National Register of Historic places in 1994. The NPS contracted the repainting of the interior of the structure in 2016.<sup>160</sup> NPS repainted the exterior of the structure in 2017.

*Appendix A, Sheet A-03* depicts the conjectural first-floor plan of the house in circa 1982. *Appendix A, Sheet A-04* depicts the evolution of building

157. Deputy Associate Regional Director, Cultural Resources, Southeast Region to Superintendent, Martin Luther King, Jr. National Historic Site, April 11, 1994.

158. Paul B. Hartwig to Dr. Elizabeth Lyon, February 3, 1994.

159. “440, 446, 546, 550 Auburn Exterior Painting, Stone Walls,” MALU Archives, Series V Division of Facility Management, 1944-2010, Subseries I SERO Section 106 Compliance, 1982-1990, Box 1, Folder 15, 1987; “540 546 550 Auburn Board Replacement, Repainting,” Series V Division of Facility Management, 1944-2010, Subseries I, SERO Section 106 Compliance, 1982-1990, Box 2, Folder 5, 1989.

160. NPS, “PEPC, Perform Cyclic Interior Hallway Painting of Historic 550 Auburn Avenue, 67335,” September 14, 2016.

footprints and site features at addresses 540–550 Auburn Avenue.

The present-day footprint is approximately a 54' by 36' two-story, hipped roofed, U-plan dwelling with two front-facing gable-roofed cutaways flanking a two-story porch. Queen Anne elements include decorative shingles, turned posts, pilasters, and dentils. There is a two-story porch on the rear of the structure.

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## Timeline

|           |                                                                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1871      | Ruger's bird's-eye map of Atlanta shows little development on Wheat Street (later Auburn Avenue) east of Butler Street.                                                                                                                                                          |
| 1880      | Alfred S. Jenkins purchases property on Wheat Street from the heirs of John Lynch.                                                                                                                                                                                               |
| 1890-1920 | Brick sidewalk constructed on north side of Wheat Street, east of Howell Street.                                                                                                                                                                                                 |
| 1891      | Alfred S. Jenkins lives on Wheat Street.                                                                                                                                                                                                                                         |
| 1893      | After petitions from white residents, the Atlanta City Council approves renaming Wheat Street to Auburn Avenue. Name change apparently anticipated when 1892 city directory and Sanborn map list Auburn.                                                                         |
| 1895      | Booker T. Washington delivers the Atlanta Compromise, one of the most influential speeches on race in US history, at the Cotton States and International Exposition.                                                                                                             |
| 1899      | Sanborn Fire Insurance map depicts an adjacent house, 540 Auburn Avenue. 550 Auburn Avenue is not included.                                                                                                                                                                      |
| 1906      | In a four-day race riot, incited, in part, by gubernatorial campaign and related sensationalized news stories of black crime, white mobs attack black people and property in Atlanta, killing dozens and physically injuring hundreds.                                           |
| 1908-1910 | Most houses on this block of Auburn Avenue, formerly owned or occupied by whites, become owned or occupied by African Americans.                                                                                                                                                 |
| 1910      | Alfred S. Jenkins dies.                                                                                                                                                                                                                                                          |
| 1911      | Sanborn map shows house footprints omitted from the 1899 map, including 550 Auburn Avenue. The contiguous commercial building at 552 Auburn Avenue exists to the east of the residential portion of the structure, and an outbuilding exists at the northwest corner of the lot. |
| 1911–1928 | Several duplex residences constructed behind the larger houses on Auburn Avenue.                                                                                                                                                                                                 |
| 1916      | Ida Brawner listed as occupant of house.                                                                                                                                                                                                                                         |
| 5/21/1917 | Great Atlanta Fire starts a few blocks away but does not reach this block.                                                                                                                                                                                                       |
| 1920s     | River stone aggregate sidewalk is set on a large portion of Auburn Avenue east to the intersection at Howell Street.                                                                                                                                                             |
| 1920      | Fraser Josephine occupies house.                                                                                                                                                                                                                                                 |
| ca. 1922  | Matthew Jenkins constructs a triangular-shaped flat-iron building at the intersection of Old Wheat and Auburn Avenue, replacing the original 1911 commercial structure. It functions as a grocery.                                                                               |
| 1924–27   | Auburn Avenue street numbers change: 426, 428, and 430 become 550, 552, and 554 Auburn Avenue.                                                                                                                                                                                   |

|             |                                                                                                                                                                                                             |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1929        | Martin Luther King, Jr. is born and lives at 501 Auburn Avenue.                                                                                                                                             |
| 1930        | US Coast & Geodetic Survey map, prepared 1927–29, depicts Auburn Avenue. Cadastral survey shows fenced-in yard.                                                                                             |
| 1930        | Mattie and Ora Rogers listed living at 426 (550) Auburn Avenue.                                                                                                                                             |
| 1931        | Sanborn map shows the layout of the contiguous structures at 550, 552, and 554 Auburn Avenue, including the significant changes made to the eastern wing of the residential structure at 550 Auburn Avenue. |
| 1941        | Twelve-year-old Martin Luther King, Jr. moves from his birth home at 501 Auburn Avenue.                                                                                                                     |
| 1948        | King leaves Atlanta to study at Crozer Theological Seminary in Pennsylvania and at Boston University.                                                                                                       |
| 1949        | Atlanta Negro Voters League is founded.                                                                                                                                                                     |
| 1956        | Dr. Matthew Jenkins dies.                                                                                                                                                                                   |
| 1950s–1960s | Edward Krick operates grocery in triangular building at corner of Auburn Avenue and Old Wheat Street.                                                                                                       |
| 1963        | Edward Krick purchases the properties at 550, 552, and 554 Auburn Avenue.                                                                                                                                   |
| 1964        | Civil Rights Act of 1964 passed.                                                                                                                                                                            |
| 1968        | Martin Luther King, Jr. assassinated.                                                                                                                                                                       |
| 1973        | Maynard Jackson becomes Atlanta’s first black mayor.                                                                                                                                                        |
| 1974        | MLK, Jr. National Register Historic District is listed.                                                                                                                                                     |
| 1974–1980   | Demolition of the triangular-shaped building at corner of Auburn Avenue and Old Wheat Street.                                                                                                               |
| 1980        | Atlanta City Directory lists property as vacant.                                                                                                                                                            |
| 1976–1977   | Two National Historic Landmark districts designated in the historic neighborhood.                                                                                                                           |
| 9/12/1978   | Edward Krick sells 550 Auburn Avenue to Ebenezer Baptist Church.                                                                                                                                            |
| 1980        | Martin Luther King, Jr. NHS established.                                                                                                                                                                    |
| 1980        | Historic District Development Corporation (HDDC) organized.                                                                                                                                                 |
| 1980s       | Study conducted for PBS documentary comparing Harlem and the golden era of Auburn Avenue; never produced.                                                                                                   |
| 1980s       | Trust for Public Land (TPL) begins buying properties in Auburn neighborhood.                                                                                                                                |

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|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| 1980s     | HDDC obtains HUD grant to rehabilitate several structures, including 550 Auburn Avenue.                        |
| 1/12/1981 | The Trust for Public Land purchases 550 Auburn Avenue.                                                         |
| 1983      | NPS purchases 540, 546, and 550 Auburn Avenue.                                                                 |
| 1985      | HABS drawings of the resources along Auburn Avenue are done, including detailed drawings of 550 Auburn Avenue. |
| 1986      | NPS general management plan for the NHS completed.                                                             |
| 1987–1989 | NPS make repairs to exterior of 550 Auburn Avenue.                                                             |
| 1989      | The NPS constructs stone retaining wall and brick sidewalk along south property line.                          |
| 1989      | MLK, Jr. Landmark District designated by the City of Atlanta.                                                  |
| 1994      | Historic resource study of the NHS completed.                                                                  |
| 1995      | Cultural landscape report on the Birth Home Block completed.                                                   |
| Mid-1990s | The NPS purchases several properties in preparation for the 1996 Summer Olympics in Atlanta.                   |
| 2001      | National Register boundary increased.                                                                          |

Timeline adapted from Oppermann, *530 Auburn Avenue: Historic Structure Report*, 2013.

# I.C Physical Description



**Figure 34.** Entire block, including 540, 546, and 550 Auburn Avenue; view toward northeast.

## The Old Fourth Ward and Martin Luther King, Jr. National Historic Site

The Martin Luther King, Jr. NHS is located within the historic Old Fourth Ward, a historically mixed-use neighborhood situated 1.25 miles east of Atlanta's business district. The Old Fourth Ward developed in the late-nineteenth century. By the 1900s, the area became an important social, economic, and cultural center for Atlanta's African American community. A large number of historically significant civic, religious, and business institutions located themselves in Old Fourth Ward, in particular in the area around Auburn Avenue, historically known as "Sweet Auburn."

Dr. King's birthplace is located at 501 Auburn Avenue. The 500 block of Auburn Avenue, between Boulevard and Howell Street, comprises the Birth Home Block. Today, the Birth Home Block retains its historic residential character and setting. The majority of the structures in the neighborhood and within the Birth Home Block currently are owner-occupied, tenant-occupied, or used and managed by the NPS. Historic houses line both sides of the 500 block of Auburn Avenue. These houses are all frame structures that occupy narrow lots. The buildings reflect a variety of architectural forms and styles, including the two-story Queen Anne-style house of King's birth and Victorian shotgun duplexes. Most of the lots on the 500 block feature shallow front yards planted in grass. Some of the



**Figure 35.** South elevation.

yards feature shrubs and the occasional shade tree. The houses occupy most of the lot width, leaving only narrow side yards. Several of the houses feature wooden fences along the front property line or low retaining walls that create terraced front yards (Figure 34).

Auburn Avenue itself runs east-west and is part of the grid system that is characteristic of the overall neighborhood. The road accommodates two-way traffic. It is approximately 40 feet wide, with parallel parking spaces on either side. Brick sidewalks, 7.5 feet wide, occupy both sides of this area of the 500 block of Auburn Avenue. There are low curbs consisting of Stone Mountain granite between the sidewalks and the streets. There are overhead utility lines suspended from utility poles located near the curbs on both sides of the street.

The blocks north and east of the 500 block continue the residential character of the neighborhood. The area west of the Birth Home Block features several significant commercial and civic buildings, including the Atlanta Life Building, Bethlehem A.M.E. Church, and Butler Street YMCA.

## 550 Auburn Avenue: Site

Located on the north side of Auburn Avenue near the intersection of Auburn Avenue and Old Wheat Street, the house at 550 Auburn Avenue faces south. The house is set back from a herringbone



**Figure 36.** South elevation, oblique view toward southwest.



**Figure 38.** Oblique view toward southeast.

brick sidewalk and stone retaining wall, creating a small front yard planted with grass (Figure 35). The eastern third of the structure directly abuts the sidewalk (Figure 36); from the western corner of



**Figure 37.** Oblique view toward northeast.



**Figure 39.** Partial north elevation.

the east bay, the stone retaining wall separates the front yard from the sidewalk (Figure 37).

Concrete steps leading to the front porch are set into a niche in the stone retaining wall. The retaining wall creates an elevated yard to the west at the south elevation. The east yard is level with the sidewalk, both rising toward the east. A small privet hedge grows in the south yard west of the concrete steps. Three young trees in the adjacent triangular yard to the east surround a stone sign identifying the “Martin Luther King, Jr. National Historic and Preservation District Birth Home Block.”

The north yard, at the rear of the house, is grass covered and edged by a granite curb at the street (Figure 38). A lowered section of the curb creates a curb cut. The north yard is partially enclosed with a five-foot-tall wood picket fence, set back about five feet from the street; at the east, it turns south and meets the rear of the house (Figure 39). This fence turns south between 550 and 546 Auburn Avenue



Figure 40. Partial west elevation.

and extends about 20 feet; it does not return to the house.

The west side yard is the location of the HVAC condensing units, set on grade (Figure 40).

## 550 Auburn Avenue: The House

*Existing conditions at 550 Auburn Avenue are depicted in sheets included in Appendix C.*

The current residential use of the house at 550 Auburn Avenue includes four apartment units (Figure 41). The two-story wood-framed structure features a central stair hall, with three of the four apartments accessed directly from this hall. Three main bays running north to south divide the house plan. The two bays to the east and west project forward of the central bay, and the west bay projects to the north.

Gabled roofs running north to south cover the east and west bays. These roofs are gabled on the south elevation and hipped on the north. The central block features a hipped roof, of the same height, running east to west between the primary roofs. The northern half of this block features a

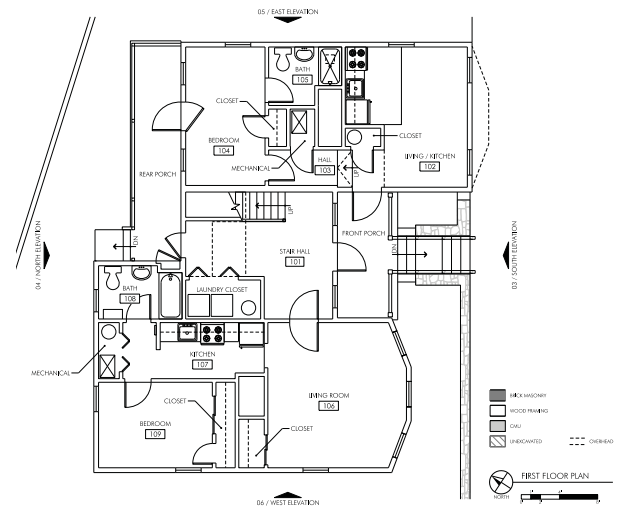


Figure 41. As-found first-floor plan (2017).

higher hipped roof that is almost pyramidal in form, likely added when the northwest corner of the main block expanded to accommodate indoor plumbing. Hexagonal asphalt composite shingles cover these primary roof forms.

The front porch features a secondary shed roof; a lower hipped roof that slopes away from the building at about 4:12 covers the north porch, and a roof membrane covers both.

Wood weatherboard cladding with a typical 5-inch exposure covers all elevations, topped by a flat wood board with an applied dentilled cornice below a flat wood soffit. At outside corners of walls, a 6 3/4" cornerboard with beaded corner features a wood cove molding on top. At the bottom of the wall, weatherboards sit on a flat wood board above brick piers. Stuccoed concrete blocks with modern crawl space vents infill spaces between the brick piers.

Further paint analysis and selective demolition could confirm the vintage of existing wood weatherboards and wood trim integrated into Self-Help work.



**Figure 42.** South elevation.



**Figure 43.** South elevation, prior to Self-Help Project (MALU Archives, Slide 550\_19, undated).



**Figure 44.** South elevation, prior to Self-Help Project (MALU Archives, Slide 550\_27, undated).

Two projecting bays dominate the primary south elevation facing Auburn Avenue and frame a central two-story porch (Figure 42). Gables top the projecting bays, and the surface is wood shingles with a decorative louvered wood attic vent, trimmed with a flat wood board with applied dentilled cornice. To the west, the pent eave (with wood shingles) gable extends past the angled projecting bay below. At the east bay, a wood-shingled hipped roof covers the projecting bay of the second floor. The flat wall of the east bay's first floor, once heavily altered to accommodate a small store and reconstructed as part of the Self-Help Project, interrupts the symmetrical design of the



**Figure 45.** 1974 photograph of the triangular-shaped building with 550 Auburn at rear (National Register Nomination, Martin Luther King, Jr. Historic District (Landmark), 1974).

elevation (Figure 43).

The two-story front porch, reconstructed during the Self-Help Project, features the design of the replica turned-wood posts based on original posts (Figure 44).

Also reconstructed as part of the Self-Help Project, the asymmetrical east elevation includes a small crawl space access panel to the south, and gas meters are located toward the north. The reconstructed two-story porch extends roughly 5'-4" northward of the main block of the house (Figure 38). Notably, first-floor windows at this elevation are approximately one foot shorter than the typical window type.

The two-story porch and a projecting bay with hipped roof to the west dominate the north elevation. The Self-Help Project included the

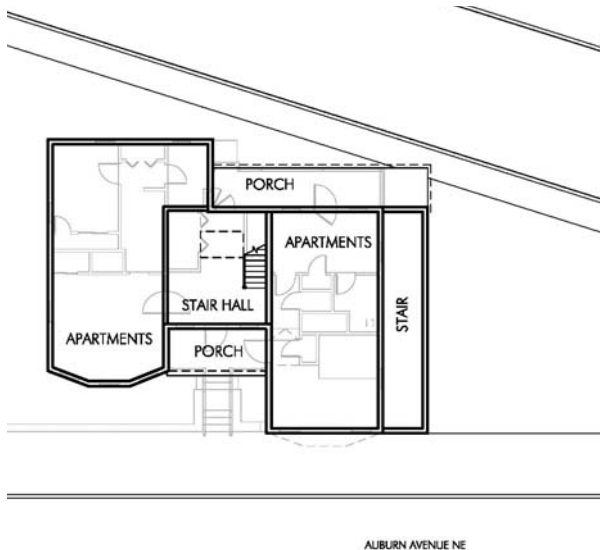


**Figure 46.** Conjectural floor plan (1982).

reconstruction of the porch. The west elevation retains much of its original design and original weatherboards and wood trim remain.

Windows are consistent in type and size across all elevations, with a few variations in size. The typical window type is a two-over-two double-hung wood window. Placement is generally symmetrical on the primary south elevation, reinforcing the three-bay design, and asymmetrical on other elevations. Eight exterior doors provide access to front and rear porches from the stair hall and apartments. The typical exterior door type is a six-raised-panel wood door of varying width.

Early in the twentieth century, the house was subdivided into residential apartments and private rooms, modified to accommodate a variety of small retail establishments and eventually, interior plumbing.<sup>161</sup>

Immediately to the east, adjoining structures included a wood-framed structure dating to 1911, replaced about 1922 with a two-story brick structure that would be demolished prior to the documentation and rehabilitation efforts of the 1980s (Figure 45).

Existing conditions shown in the 1982 Self-Help Project document indicate that the present plan configuration preserves the general layout of the house at that time: two bays to the east and



**Figure 47.** East elevation (MALU Archives, Slide 550\_24).

west, the easternmost offset to the north, both connected to a central stair hall bay, and plans arranged around central fireplaces located on each level (Figure 46). Front and rear porches open to first and second-floor apartments. The removal of an accretion of stairs and walls at the east of the house allowed reconstruction of the east elevation (Figure 47).

The front door opens directly into the stair hall; this space serves as access to three of the four apartments, one on the first floor to the west, and two on the second level. A door provides direct access from the front porch to the east apartment. The central hall contains a wood-framed stair, a laundry closet, and a door accessing the rear porch. The stair wraps the east and north edges of this space. It turns ninety degrees to the west at a single landing in the northeast corner of the room. The completion of the Self-Help Project included the installation of the laundry closet.

Each apartment is oriented around a centrally located chimney and features living spaces located to the south. The first- and second-floor apartments on the east have the same general floor plan. The front door opens into an interior hallway. To the south this hallway connects directly to the living room. To the north are a bathroom and a bedroom, and a small kitchen opens directly to the living room. Access to the single bathroom is directly from the bedroom. A door, centrally located on the north wall of the bedroom, provides direct access to the rear porch. The westernmost apartments also share plans on both levels. The front door opens directly into the living room, and to the north, a hallway includes a galley-style kitchen along its east wall. The bedroom and bathroom, directly accessed from the hallway, have no direct access to the rear porch provided.

161. Lawliss, *Cultural Landscape Report*, 106.



**Figure 48.** Foundation wall and piers.



**Figure 49.** Undermining of concrete and decayed post at rear porch.



**Figure 50.** Bulge in wall sheathing on east side of house. Outline of area added for emphasis.



**Figure 51.** Roof framing in attic.

## Structural Systems

### Foundation/Basement

The foundation consists of brick piers with concrete masonry unit (CMU) infill sections at the perimeter of the building and a variety of mortared brick, mortared CMU, dry stacked brick, or dry stacked CMU piers supporting beams at the interior of the building (Figure 48). The incorporation of many of these features into the design occurred over the years. Some are tilted, probably due to inadequate bearing area on the soil below.

A mortared stacked stone wall runs along the sidewalk on the south side of the building, meeting the south wall of the east wing of the building. The wall retains approximately four feet of soil to create the front yard. This wall shows signs of cracking in the mortar.

There is standing water outside the exterior wall near the air conditioning units on the west side of the building. There is also a shallow trough in the ground where the water from the gutterless roof two stories above drops to the ground. There is

erosion and minor undermining of the rear porch steps (Figure 49).

At the front and rear porches, there is wood in contact with the ground that does not appear to be pressure-treated. One of the posts at the rear porch shows signs of rot at the base where it contacts the ground.

### Exterior & Interior Wood-Framed Walls

The wall framing is 2 × 4 lumber. The wall framing at the east side of the building shows signs of a bulge at the second-floor level (Figure 50).<sup>162</sup> Previously there was a stair and protruding wall on this side of the building that was removed. It is possible that the bulge is related to this, but its cause could not be determined at the site and further investigation is warranted.

### Flooring System

In the crawl spaces, there is evidence of a thin concrete “rat” slab that does not extend fully

162. Note: This report uses does not use the double prime symbol (") when describing nominal lumber sizes. An x symbol means “by” in the nominal description. Descriptions of actual lumber dimensions use the double prime symbol.

from wall-to-wall.<sup>163</sup> The floor joists run east-west and are 2 × 8 set at 16" on center with the label "Northwood Kiln Dried" stamped along their lengths. These are supported by two 2 × 8 beams running north-south along the midline of each the three sections of the building. At the south wall of the east wing, the floor system cantilevers over the wall below to form a bay.

## Roofing System

At the roof level, the east wing bay stops and the roof likely bears on a beam. At the south wall of the west wing, the roof system cantilevers over the wall below to form an overhang. The roof framing consists of 2 × 8 rafters with collar ties at every other rafter. These connect to a ridge, hip beams, and live valley beams that bear on support posts bearing on wall framing below. There is evidence of a fire with soot stained rafters and beams. In some locations soot-stained horizontal battens are visible, which have been covered with plywood roof sheathing (Figure 51). The east chimney above the roof shows signs of cracks in the parge coat, while the west chimney has flashing that is protruding and could result in a water leak.

## Utilities

### Mechanical System

Eight fireplaces, four on each floor, originally provided heat for the house. The size and location of the chimneys suggest these had fireboxes on the north and south side of each chimney on each floor. The fireplaces are not functional and are covered by gypsum wallboard.

The Self-Help Project installed all new mechanical systems. Modern split systems provide heating and air conditioning to first-floor apartments via insulated ductwork routed in the plenum above the bathroom and adjacent closets and from the attic for second-floor apartments. Condensing units are located on grade in the west side yard and air-handling units are located in mechanical closets within the first-floor apartments and in the attic above the second-floor apartments. The stair hall has no heating or cooling system.

### Electrical System

Georgia Power provides electrical service to the house. The overhead service enters the house at the north elevation, where five exterior meters are located. An individual electrical panel serves each apartment. All lighting fixtures and other devices are modern in style, material and period of manufacture, and consistent with the Self-Help Project construction period.

Exterior lighting is utilitarian in design. A single wall-mounted light fixture, centered over the door at each level, provides light to the front porch. At the rear porch, a single wall-mounted light fixture to the east of the door opening from the stair hall provides light. Duplex outlets are mounted in locations on both levels of the front porch.

Each apartment has a separate security system, its operation unconfirmed. Battery-powered smoke detectors are located in each apartment.

### Plumbing System

The City of Atlanta provides water and sewage service. Plumbing fixtures are modern in design and contemporary with the Self-Help Project renovations. Apartments each have a dedicated gas-fired water heater.

## Exterior Features

### Roofs and Drainage

A variety of roof forms cover the house: Gabled roofs running north to south cover the east and west bays, both truncated and gabled on the south elevation and hipped on the north. A secondary hipped roof covers the central block of the house, connecting the two bays to the east and west. Hexagonal asphalt composite shingles cover these primary roof forms, and metal attic vents are located close to the ridge of the roof, facing north.

There are no existing gutters and downspouts. All exterior porches are covered, the rear by a small hipped roof and the front by a shed roof.

### Chimneys

Two brick chimneys coated in grey stucco extend above the roof, roughly centered on each of the eastern and western bays. Step metal flashing at chimney bases ties into the adjacent roof system.

163. A rat slab is a thin layer of non-structural concrete. The purpose of this surface is to prevent the intrusion of pests into a crawlspace or basement area.



**Figure 52.** Typical wood molding at exterior door and window head, detail.

## Windows and Doors

Existing windows are consistent in type across all elevations, typically a two-over-two double-hung wood window measuring 2'-8" wide by 5'-5" tall. There are minor exceptions: At the east elevation, windows on the first floor measure approximately 2'-8" wide by 4'-5" tall. At the first floor south elevation, front porch, windows measure 2'-4" wide.

The house includes eight exterior doors: Five located on the first floor and three on the second floor. Exterior doors are 1 3/4" thick six-raised-panel solid-wood doors, all painted.

A 3'-0" wide by 7'-0" tall front door opens out to the first-floor front porch from the central stair hall to the north, and a similar door opens directly from the east apartment. Three doors are located on the rear porch at the first floor: A 3'-0" wide by 7'-0" tall door opens directly from Bedroom 104, a 2'-8" wide by 7'-0" tall door opens toward the porch from Stair Hall 101, and to the west, a 2'-6" wide by 7'-0" tall door is fixed in place. At the second floor, a 3'-0" wide by 7'-1" tall door opens toward Stair Hall 201 from the front porch, and a similar door



**Figure 53.** South elevation, front porch.

opens toward the porch from Hall 203 to the east. A single 3'-0" by 7'-0" door opens toward the rear porch from Bedroom 204.

Typical door and window trim is painted wood and includes 3/4" thick by 5 1/2" wide boards on each side, with a 3/4" thick by 3" board at the head of the window. Above this board at the head sits a 1-1/8" tall dentilled molding; dentils are 3 1/4" wide and spaced about 1" apart. This sits under a 1 1/2" deep ogee cove molding capped with a flat piece of 3/4" thick trim (Figure 52). Although this design replicates original trim found on the house prior to the start of the Self-Help Project, most wood boards are modern in dimension.

## Porches and Steps

Reconstructed as part of the Self-Help Project, the symmetrical two-story front porch generally keeps its original form, size, and design. Measuring 6'-0" north to south by 13'-0" east to west and located on the south elevation between two projecting bays, the front porch serves as the main entry to the house (Figure 53).



**Figure 54.** Front porch, first floor, view toward east.

The porch features eight turned-wood columns cut from 5 ¼" square built-up wood posts centered about the porch above the porch floor and 1 × wood skirt board. The first floor features a decorative wood molding nailed to the columns. Spanning between the columns is a simple 2'-6" tall railing constructed with a chamfered 1 ½" deep by 3 ½" wide top rail, a 1 ½" deep by 3 ½" wide bottom rail and 1 ½" by 1 ½" balusters at roughly 5" on center. The bottom rail is located about 4" above the porch deck.

Floor joists above the first-floor porch are covered by beaded tongue and groove wood boards with a 1" diameter quarter round molding at the north wall (Figure 54). The porch features wood board roof decking and 2 × 4 wood rafters exposed above the second floor (Figure 55).

Fascia boards and soffits are typically cut from 1" wide wood boards.

The porch floor of 1 × 6 tongue and groove wood boards sits roughly 1'-0" above the front yard, and is accessed from the sidewalk by six 4'-0" wide cast-in-place concrete steps centered about the



**Figure 55.** Front porch, second floor, view west.

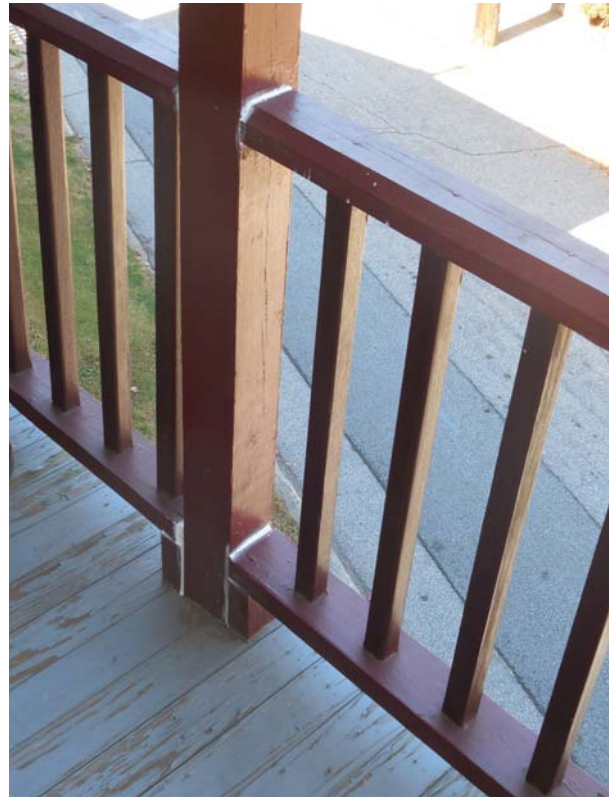


**Figure 56.** Rear porch, typical railing, detail.

porch. A simple chamfered 3 ½" wide by 1 ½" deep wood handrail is supported by 3 ½" square wood posts and attached to the two center columns at the first floor (Figure 56).

Four wall-mounted metal mailboxes are installed on the west wall, 4'-0" above the porch deck (Figure 57).

Also reconstructed as part of the Self-Help Project, the two-story rear porch generally maintains its original form, size, and design. Measuring 5'-5" north to south by 22'-4 ½" east to west, the porch is located on the north elevation (Figure 38).



**Figure 57.** Front porch, first floor, view west.

At the first floor, brick piers with stuccoed infill sit on a concrete slab extending 8" beyond the porch. Four 3 ½" by 3 ½" wood columns support the porch on both levels. Spanning between the columns is a simple 2'-6" tall railing constructed with a chamfered 1 ½" deep by 3 ½" wide top rail, a 1 ½" deep by 3 ½" wide bottom rail and 1 ½" by 1 ½" balusters at roughly 5" on center. The bottom rail is located about 4" above the porch deck, and is supported by 2× wood blocking at each column.

Fascia boards and soffits are all cut from 1× wood boards.

Beaded tongue and groove wood boards with flat trim from 1× wood to the north and west cover floor joists above the first-floor porch. Wood board roof decking and 2 × 4 wood rafters are exposed above the second-floor porch.

The porch floor of 1 × 4 tongue and groove wood boards sits roughly 1'-0" above the north yard, and is accessed from the north by a 3'-3" wide cast-in-place concrete landing and step. A simple chamfered 3 ½" wide by 1 ½" deep wood handrail is supported by two 3 ½" square wood posts.



**Figure 58.** Stair Hall 101/201, view toward south.

## Interior Features

### Self-Help Grant

Significant interior modifications to the house occurred during the Self-Help Project and to a lesser extent, later repair and remodeling projects. The extensive nature of this work renders difficult identification of any remaining original doors, wood trim, and windows and their locations based solely on a visual survey. Future paint analysis and selective demolition may reveal more about vintage and location of original doors, windows, and walls.

Notable Self-Help Project alterations included removal of existing interior wall finishes and wood trim, including all plaster walls; removal and replacement of doors and other interior features; modification of room configurations; and installation of new electrical, mechanical, and plumbing systems throughout.

### Interior Finishes

New interior finishes were also installed at this time and include ½" thick gypsum wallboard covering walls and ceilings; painted flat 1 × 4 wood window and door casings; flat 1 × 6 wood baseboards; and broadloom carpet with pad installed over existing or new wood subflooring. Only limited decorative wood moldings remain,



**Figure 59.** Stair Hall 101/201, view toward north, Laundry Room 102.

and all wood trim, doors, and windows are painted. Exceptions to these typical finish types are noted in individual room descriptions.

### **Stair Hall 101/201**

Measuring 13'-3  $\frac{5}{8}$ " east to west and 15'-4  $\frac{3}{4}$ " north to south, the two-story stair hall is accessed from the front porch to the south and the rear porch to the north and provides direct access to three apartments (Figure 58). A laundry closet sits at the northwest corner of the space, altering the original plan of the room (Figure 59). A wood stair wraps the east and north walls, leading up to the second floor.

#### **Flooring**

Wood floors with 3  $\frac{1}{2}$ " wide boards are located throughout the first and second floors. Wood floors have a clear stained finish. The wood stair treads and intermediate stair are partially covered with a vinyl or rubber material, with an integral nosing at stair treads.

#### **Baseboards**

Typical baseboard profiles include a  $\frac{3}{4}$ "  $\times$  5  $\frac{1}{2}$ " base with 1" diameter shoe molding. No shoe molding

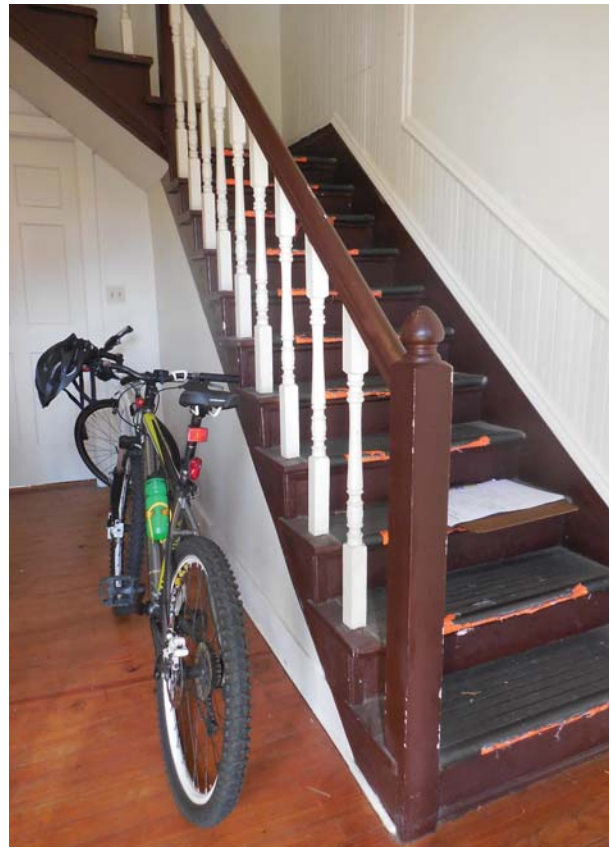


**Figure 60.** Stair Hall 101/201, lower stair run.

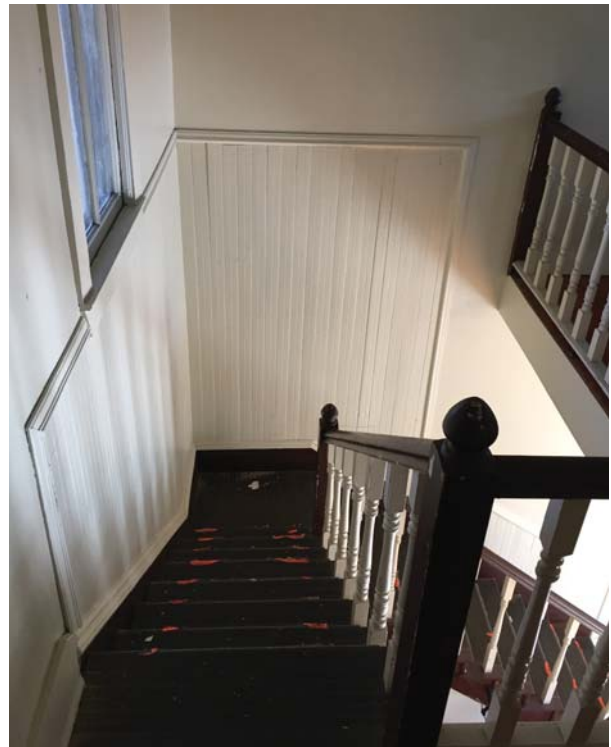


**Figure 61.** Stair Hall 101/201, view toward east, upper stair run.

exists at the exterior of the laundry closet. Other profiles are included in the following description of the wood stairway.



**Figure 62.** Stair Hall 101/201, top landing of stair, detail.

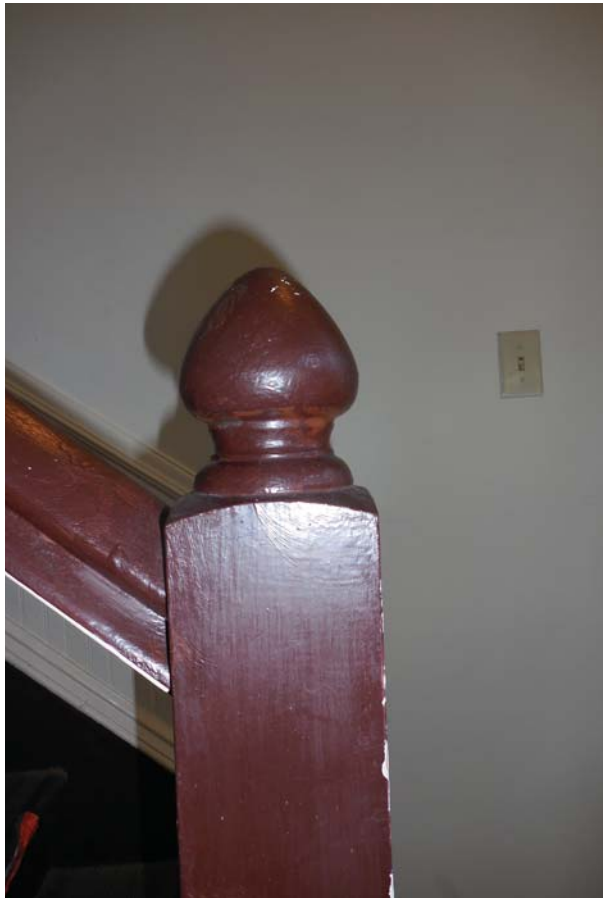


**Figure 64.** Stair Hall 101/201, wood finial detail.

#### Stairs

The wood stair maintains the plan arrangement shown in the Self-Help Project document and is likely similar to the original configuration.

The lower run of stairs leading north to the intermediate landing includes ten 37" wide treads, and the second run west up to the second floor, seven 33" wide treads (Figure 60). Risers vary between 6 ¼" and 8" tall. The intermediate landing measures 31" east to west and 34" north to south



**Figure 63.** Stair Hall 101/201, stair nosing and riser detail.

(Figure 61). A gypsum wallboard partition encloses the lower run from below and gypsum wallboard covers the underside of the upper run.

One-inch thick wood radiused stair treads meet a flat wood wall string, varying in height, at the east and north walls, capped by a 2 ½" wood molding below the beaded board wainscot (Figure 62). This trim configuration is continuous alongside the stairs. The wall string is replaced with a wood baseboard at the intermediate landing.

Wood stringers of varying heights roughly abut gypsum wallboard below the stairs, and a 1 3/16" wide by ¾" deep wood molding covers the ends of wood risers and along the underside of wood treads (Figure 63). An additional 1 ¼" wood molding is used to cover the ends of wood stair treads.

Wood stair balusters are lathe cut from 1 ½" by 1 ½" wood posts extending from the stair tread to the wood handrail above. Wood newel posts (3 ½" square) occur at the start of each stair run and at the landing and are capped with an ornamental wood finial (Figure 64).

### Walls

Gypsum wallboard covers all walls. A beaded wood tongue and groove board wainscot of varying height, capped with a 2 ¾" tall wood molding, follows the stair up from the first floor (Figure 65). Due to the condition of the wainscot boards and trim, it is likely this feature existed prior to the Self-Help Project.

Partial-height walls enclosing the laundry closet are 8'-6" tall, stopping short of the ceiling above, and are trimmed with a ¾" deep by 5 ½" tall wood molding, capped with a ¾" thick wood board.

### Moldings (crown/picture rail, etc.)

There are no crown moldings. Stair trim and moldings are described in a separate heading.

### Ceiling

The framing of the upper landing is covered with a gypsum wallboard ceiling 21'-5 ¼" above the first floor. A painted plywood attic access panel is located in the southeast corner of the room.

### Doorways

Four doorways are located on the first floor: To the south, a 3'-0" wide by 7'-0" tall paneled solid-wood door opens to the front porch; to the north a 3'-0" wide by 7'-0" tall solid-wood door opens to the rear porch; and to the west a 3'-0" wide by 7'-0" tall solid-core flush wood door with wood screened door opens into Living Room 106. A pair of 2'-6" wide by 6'-8" tall half-louvered wood doors in a 5'-0" wide opening provides access to Laundry 102.

Three doorways are located at the second floor: To the south, a 3'-0" wide by 7'-0" tall paneled solid-wood door opens to the front porch; to the east a 3'-0" wide by 7'-0" tall solid-core flush wood door with wood screened door opens into the stair hall from Hall 203; and to the west a 3'-0" wide by 7'-0" tall solid-core flush wood door with wood screened door opens into Living Room 206.

Typical door hardware dates to the Self-Help Project or later and finishes vary.

### Windows

Five typical wood 2'-8" wide by 5'-5" tall double-hung windows are located in the space. At the first level, two windows are located to each side of the front door to the south; at the second level, two windows are located to either side of the door

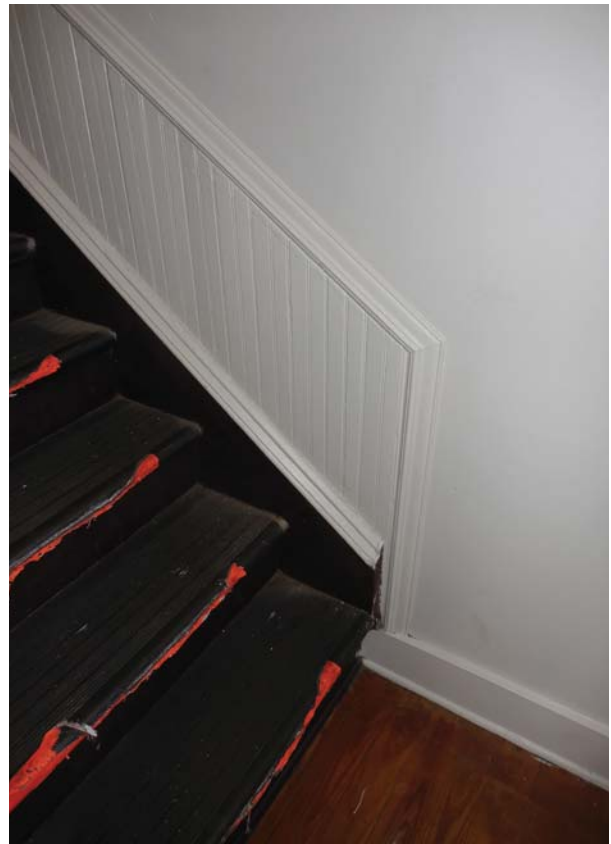


Figure 65. Stair Hall 101/201, molding at wall and beaded board wainscot.

opening to the front porch and a single window is located on the north wall roughly centered about the upper run of stairs.

### Mechanical System

None.

### Electrical System

Roughly centered about the lower stair run, a single ceiling-mounted incandescent light fixture with glass dome provides light to the first floor. Second-floor lighting consists of two glass-domed ceiling-mounted light fixtures, one roughly centered about the top stair landing and the second centered over the upper run of the stairs.

Surface-mounted low-voltage runs up the north wall above the partial height wall of the laundry closet.

### Closet(s)

A laundry closet measuring 3'-8" east to west and 7'-9" north to south is located in the room and serves all four apartments. The gypsum wallboard ceiling of the closet is 8'-10" above the finished



**Figure 66.** Hall 103, additional door trim, detail.

floor. The closet houses a 30-gallon gas water heater and a residential washer and dryer.

#### **Other Elements**

None.

### **Easternmost Apartment, First Floor Living Room/Kitchen 102**

This rectilinear room combines a small galley-style kitchen with a living room space measures 14'-8" by 8'-8 ½" and is accessed directly from the front porch through Hallway 103 to the immediate north.

#### **Flooring**

Carpeting with pad covers the wood subfloor of the living room area and a modern faux-stone patterned sheet vinyl covers a 3'-11" by 8' 1 ½" rectangular area immediately in front of the galley kitchen. A brass-color metal transition strip separates the flooring types.

#### **Baseboards**

A typical flat wood baseboard is located at all walls and a 1" diameter quarter round shoe molding is added at the vinyl floor.

#### **Walls**

Painted gypsum wallboard covers all of the walls. The galley kitchen features a 4" square ceramic tile installed from the top of the backsplash to the underside of the cabinet above.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-6 ¾" above the finished floor.

#### **Doorways**

None.

#### **Windows**

Three typical double-hung windows are located in the space, one each to the east and west of the south wall and the other located off-center to the north on the east wall. Window sill heights measure 28" above finished floor.

#### **Mechanical System**

Conditioned air enters the space via a stamped-metal grille served from ductwork located in the plenum above the mechanical room and bathroom.

#### **Electrical System**

A modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space. A ground-fault circuit interrupter duplex outlet is located above the kitchen countertop. An unused wall telephone outlet is located on the north wall.

A ceiling-mounted smoke detector is located toward the north wall.

#### **Closet(s)**

None.

#### **Other Elements**

Modern wood veneer wall and base cabinets with plastic laminate countertops are located in a niche along the north wall of the space, creating a galley-style kitchen. A single-bowl stainless steel sink is roughly centered about the countertop, and appliances include a full-sized refrigerator, a 24" wide gas range and a range vent hood.

### **Hall 103**

Oriented north to south, this hallway connects Living Room 102 to Bedroom 104 to the north, and is accessed directly from the front porch. The room measures 3'-8 ½" wide by 12'-1 ¾" long, and a 2 ¼" wall offset is located roughly at the center of the room on the west wall.



**Figure 67.** Hall 103, mechanical closet and air-handling unit.

#### **Flooring**

Carpeting with pad covers the wood subflooring. A level change of approximately 2" up to the north is accommodated with a 19" long sloped area.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 8'-0" above the finished floor.

#### **Doorways**

There are four doorways in this room. The 3'-0" wide by 7'-0" tall six-panel solid-wood front door opens outward to the front porch. This door has a 1 3/4" tall threshold. An additional 3/4" by 3" trim attached to the interior face of the wood casing once accommodated a screened door, which has been removed (Figure 66).

A 2'-4" wide by 6'-8" tall hollow-core wood door serves a small utility closet and opens toward the hall. Two 12" by 12" louvers provide combustion air for the water heater located in the closet. A two-

panel, full louvered wood door, 2'-4" wide by 6'-8" tall, also opens into the hall, and provides access to the mechanical closet. A 2'-8" wide by 6'-8" tall hollow-core wood door opens into the hall from the bedroom to the north.

#### **Windows**

There are no windows in this room.

#### **Mechanical System**

The air-handling unit for the apartment is located in the mechanical closet and provides conditioned air to spaces via ductwork routed above the bathroom and closet ceilings. A thermostat is located on the east wall (Figure 67).

A ceiling-mounted stamped-metal return-air louver is centered on the east wall of the space.

#### **Electrical System**

The electrical panel for the apartment is located toward the north of the east wall. A variety of wall- and ceiling-mounted devices are in the space: on the east wall, an alarm control panel and motion sensor; on the west wall, a doorbell; and there is a ceiling-mounted smoke detector.

A single ceiling-mounted incandescent light fixture with glass globe provides light.

#### **Closet(s)**

Two utility closets are accessed from this hall: A 1'-11" deep by 2'-8 1/2" wide closet houses the water heater and the other 3'-11" deep by 2'-7" wide closet houses the air handler.

#### **Other Elements**

The 30-gallon gas water heater serving the apartment is located in the utility closet.

### **Bedroom 104**

This rectangular bedroom measures 14'-6" east to west and 8'-8 1/4" north to south. The space is accessed from Hall 103 from the south and directly from the exterior from the rear porch (Figure 68 and Figure 69).

#### **Flooring**

Carpeting with pad covers the wood subflooring.

#### **Baseboards**

Typical wood baseboards without shoe molding are located in this space.

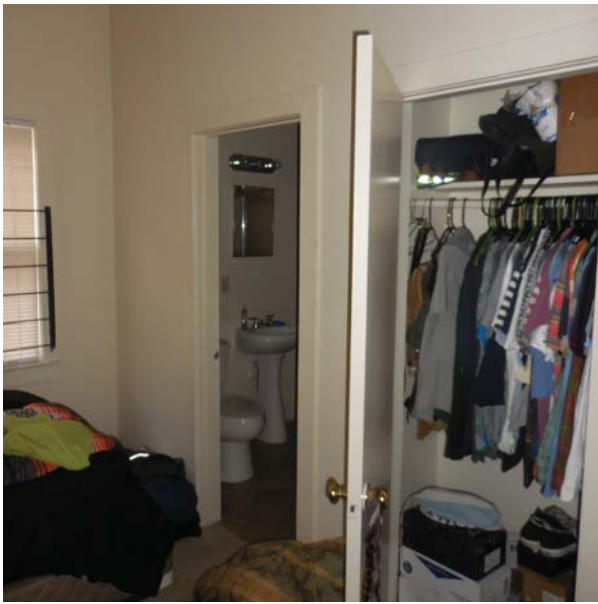


**Figure 68.** Bedroom 104, south wall.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-6" above the finished floor.

**Doorways**

Four doorways are located in this room. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into Hall 103 to the south and a 2'-6" wide by 6'-8" tall door opens toward Bath 105, also to the south. A 2'-4" wide by 6'-8" tall hollow-core wood door opening toward the bedroom serves the single closet.

A six-raised-panel solid-wood 3'-0" wide by 7'-0" tall door opens directly to the exterior space of the rear porch to the north, and a wood-framed screened door, mounted to the interior face of the door frame, opens in toward the bedroom.

**Windows**

Three windows are located in the space. Two double-hung two-over-two wood windows located on the north wall measure 2'-4" wide by 5'-5" tall. Located off-center to the south on the east wall, a single two-over-two double-hung window measures 2'-8" wide by 4'-5" tall.

**Mechanical System**

Conditioned air is provided to the space via

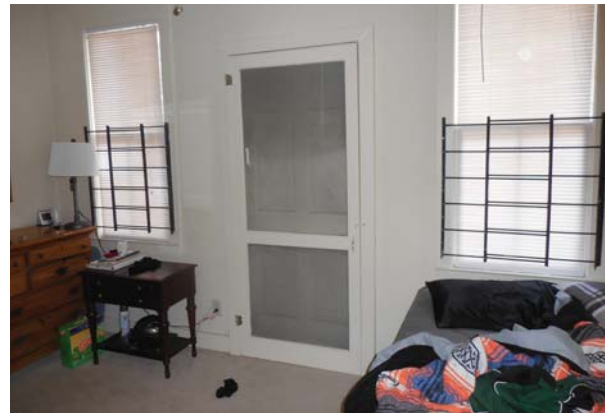


**Figure 69.** Bedroom 104, north wall, door to porch.

stamped-metal grilles located high on the south wall of the space.

**Electrical System**

A single modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space.

**Closet(s)**

One 1'-10 ½" deep by 3'-11" wide closet serves the bedroom. The closet includes a wood shelf and clothes rod, and finishes match those in the adjacent bedroom.

**Other Elements**

Painted metal security bars are installed over the lower sash of each window add security.

**Bath 105**

This bathroom measures 7'-8" deep by 6'-1 ½" wide. The west wall is offset to accommodate the original firebox structure, creating a niche for the shower located on the south wall (Figure 70).

**Flooring**

The covering of the wood subfloors is faux-stone patterned sheet vinyl flooring and a brass-colored metal threshold is located at the entrance to the space. This flooring is modern in design and manufacture.

**Baseboards**

Typical flat ¾" × 5 ½" painted baseboards with no shoe molding are installed in this space.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**



Figure 70. Bath 105, view toward south.

Gypsum wallboard covers the ceiling at a height of 8'-0" above the finished floor. A plastic access panel is located above the shower.

#### Doorways

A 2'-6" wide by 6'-8" tall hollow-core wood door opens toward the space. The typical door hardware includes a privacy lock.

#### Windows

None.

#### Mechanical System

No air conditioning or heating vents serve this space. An exhaust fan roughly centered on the ceiling is inoperable.

#### Electrical System

A chrome-finished wall-mounted light fixture with three lamps is at center above the wall-mounted medicine cabinet and pedestal lavatory. A duplex ground-fault circuit interrupter outlet is located above the pedestal lavatory.

#### Closet(s)

None.

#### Other Elements

Plumbing fixtures are located along the east wall and include a modern pedestal lavatory, toilet, and acrylic shower with acrylic surround. A



Figure 71. Living Room/Kitchen 202, view toward southeast.

wall-mounted mirrored metal medicine cabinet mounted at the center on the south wall tops the pedestal lavatory and a chrome-finished towel rod is mounted on the south wall. An aluminum-framed sliding shower door with patterned translucent acrylic panels is located on the south wall.

### Easternmost Apartment, Second Floor Living Room/Kitchen 202

This rectilinear room with a projecting bay to the south combines a small galley-style kitchen with a living room space and measures 14'-8" by 10'-5". Access is directly from Stair Hall 201 to the immediate east (Figure 71).

#### Flooring

Carpeting with pad covers the wood subfloor of the living room area, and a modern faux-stone patterned sheet vinyl covers a 3'-11" by 8'-1 1/2" rectangular area immediately in front of the galley kitchen. A brass-color metal transition strip separates the flooring types.

#### Baseboards

A typical flat wood baseboard is located at all walls with a 1" diameter quarter round shoe molding added at the vinyl floor.

#### Walls

The surface of all walls is painted gypsum wallboard. At the galley kitchen, a 4" square ceramic tile installation is from the top of the backsplash to the underside of the cabinet above.

#### Moldings (crown/picture rail, etc.)

None.

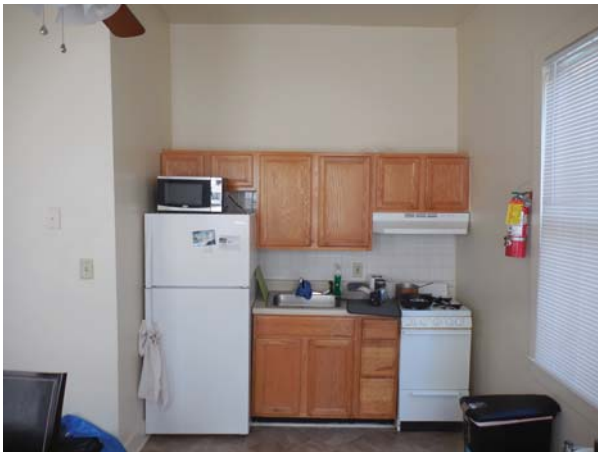


**Figure 72.** Living Room/Kitchen 202, view north toward galley kitchen.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-3 ½" above the finished floor.

#### **Doorways**

None.

#### **Windows**

Five typical double-hung windows are located in the space, three located in the projecting bay to the south wall, one located off-center to the north on the east wall, and one located on the west wall. Window sill heights are 28" above finished floor.

#### **Mechanical System**

Conditioned air is provided via a stamped-metal grille served from ductwork located in the attic above.

#### **Electrical System**

A modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space. A duplex ground-fault circuit interrupter outlet is located above the kitchen countertop. An unused wall telephone outlet is located on the north wall.

#### **Closet(s)**

None.

#### **Other Elements**

Modern wood veneer wall and base cabinets with plastic laminate countertops are located in a niche along the north wall of the space, creating a galley-style kitchen. A single-bowl stainless steel sink is roughly centered about the countertop, and appliances include a full-sized refrigerator, a 24" wide gas range, and a range vent hood (Figure 72).



**Figure 73.** Hall 203, view toward north.

### **Hall 203**

Oriented north to south, this hallway connects Living Room 202 to Bedroom 204 to the north and is accessed directly from the front porch and from Stair Hall 201 from the west. The room measures 3'-8 ½" wide by 12'-1 ¾" long, and a 2 ¼" wall offset is located roughly at the center of the room on the west wall (Figure 73).

#### **Flooring**

Carpeting with pad covers the wood subflooring.

#### **Baseboards**

All walls feature a typical flat wood baseboard without shoe molding.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-3" above the finished floor.

#### **Doorways**

There are five doorways in this room. The 3'-0"



**Figure 74.** Hall 203, electrical panel.

wide by 6'-9" tall six-panel solid-wood front door opens into the space and a wood screened door swings into the stair hall to the west. An additional 3'-0" wide by 7'-0" tall six-panel solid-wood door provides direct access to the front porch to the west.

A 2'-6" wide by 6'-8" tall hollow-core wood door serves a small utility closet and opens toward the hall. A two-panel, full-louvered wood 2'-6" wide by 6'-8" tall door also opens into the hall and provides access to the utility closet housing the water heater. A 2'-8" wide by 6'-8" tall hollow-core wood door opens into the hall from Bedroom 204 to the north.

#### **Windows**

There are no windows in this room.

#### **Mechanical System**

The air-handling unit for the apartment is located in the attic and provides conditioned air to spaces via insulated ductwork routed above apartment ceilings. A thermostat is located on the east wall.

A ceiling-mounted stamped-metal return-air louver is centered on the east wall of the space, centered.

#### **Electrical System**

The electrical panel for the apartment is located on the east wall between the closet doorways (Figure 74). A variety of wall and ceiling-mounted devices are in the space: On the west wall, a doorbell is located, and there is a ceiling-mounted smoke detector.



**Figure 75.** Hall 203, water heater in utility closet.

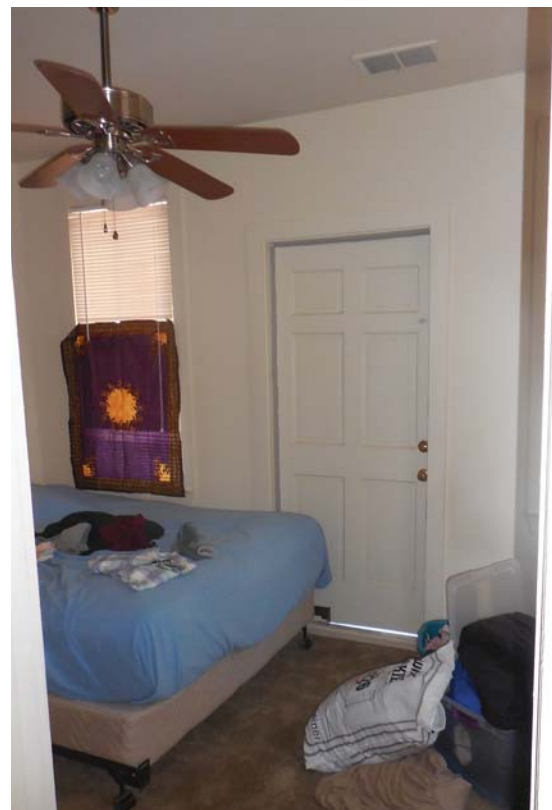


**Figure 76.** Bedroom 204, view toward north.

Two ceiling-mounted incandescent light fixtures with glass globes provide light.

#### Closet(s)

Two utility closets are accessed from this hall: A 1'-11" deep by 2'-8 ½" wide closet houses the water heater and the other 3'-11" deep by 2'-7" wide closet houses the air handler.

#### Other Elements

The 30-gallon gas water heater serving the apartment is located in the utility closet (Figure 75).

### Bedroom 204

This rectangular bedroom measures 14'-3 ½" east to west and 8'-1 ½" north to south. Access to the space is from Hall 203 from the south and directly from the exterior from the rear porch (Figure 76).

#### Flooring

Carpeting with pad covers the wood subflooring.

#### Baseboards

Typical wood baseboards without shoe molding are located in this space.

#### Moldings (crown/picture rail, etc.)

None.

#### Ceiling

Gypsum wallboard covers the ceiling at a height of 10'-6" above the finished floor.

#### Doorways

Four doorways are located in this room. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into Hall 203 to the south and a 2'-6" wide by 6'-8" tall door opens toward Bath 205, also to the south. A 2'-4" wide by 6'-8" tall hollow-core wood door opening toward the bedroom serves the single closet.

A six-raised-panel solid-wood 2'-11 ¼" wide by 7'-0" tall door opens directly to the exterior space of the rear porch to the north.

#### Windows

Three windows are located in the space. Two double-hung two-over-two wood windows located on the north wall measure 2'-4" wide by 5'-5" tall. Located off-center to the south on the east wall, a single two-over-two double-hung window

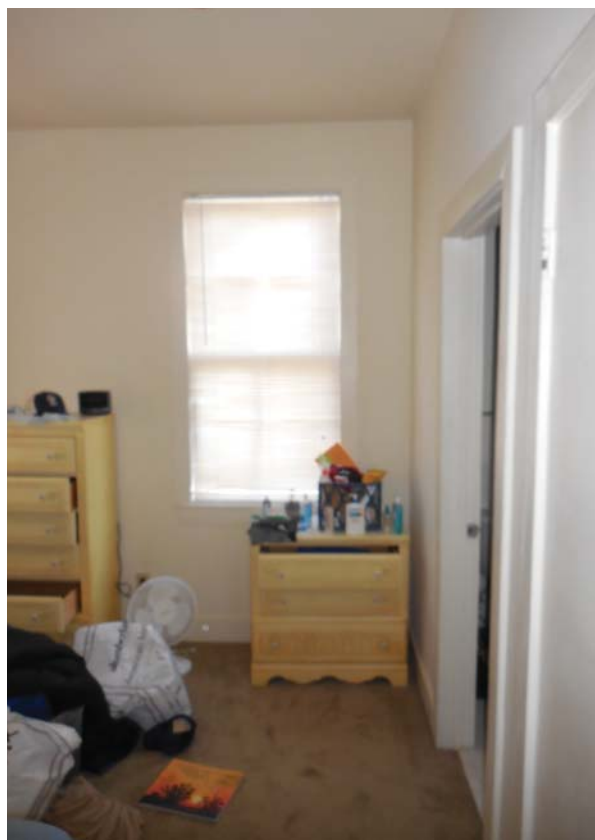


Figure 77. Bedroom 204, view toward east.

measures at 2'-8" wide by 5'-5" tall. Sill heights are typically 2'-8" above the finished floor (Figure 77).

#### Mechanical System

Conditioned air is provided to the space via a stamped-metal grille centered east to west toward the south of the ceiling.

#### Electrical System

A single modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space.

#### Closet(s)

One 2'-1 ¼" deep by 3'-10 ½" wide closet serves the bedroom. The closet includes a wood shelf and clothes rod, and finishes match those in the adjacent bedroom.

#### Other Elements

None.

### Bath 205

This bathroom measures 7'-10 ½" deep by 5'-10 ½" wide. The offset of the west wall accommodates the original firebox structure, creating a niche for the shower located on the south wall (Figure 78).



Figure 78. Bath 205, view toward south.

#### Flooring

The covering of the wood subfloors is 2" square ceramic tiles, and a stone threshold is located at the entrance to the space.

#### Baseboards

A 4" tall ceramic tile base matches the wainscot.

#### Walls

Painted gypsum wallboard covers all walls. A 4" square ceramic tile wainscot extends 38" above the floor on all walls.

#### Moldings (crown/picture rail, etc.)

None.

#### Ceiling

Gypsum wallboard covers the ceiling at a height of 10'-4 ¾" above the finished floor. A 16" by 42" painted plywood access panel is located at the southwest corner of the room and trimmed with 1" by 4" painted wood trim.

#### Doorways

A 2'-6" wide by 6'-8" tall hollow-core wood door opens toward the space. The typical door hardware includes a privacy lock.



Figure 79. Bath 205, looking east, bathroom fixtures.

#### Windows

None.

#### Mechanical System

Conditioned air enters the room via a stamped-metal ceiling-mounted grille at the west of the room, and a ceiling-mounted exhaust fan is roughly centered about the space.

#### Electrical System

A chrome-finished wall-mounted light fixture with three lamps, centered on the wall, tops the wall-mounted medicine cabinet and pedestal lavatory. A duplex ground-fault circuit interrupter outlet is located above the pedestal lavatory.

#### Closet(s)

None.

#### Other Elements

Plumbing fixtures are located along the east wall and include a modern pedestal lavatory, toilet, and acrylic shower with acrylic surround (Figure 79). A wall-mounted mirrored metal medicine cabinet centered over the pedestal lavatory and a chrome-finished towel ring mounted on the south wall are other elements. An aluminum-framed sliding shower door with patterned translucent acrylic panels is located on the south wall.

### Westernmost Apartment, First Floor Living Room 106

This rectangular room with a projecting bay to the south measures 14'-6" north to south by 15'-2 ½" east to west and is accessed directly from Stair Hall 101 to the immediate east.

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**Flooring**

Carpeting with pad covers the wood subflooring.

**Baseboards**

Typical wood baseboards without a shoe molding are located in this space.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-3" above the finished floor.

**Doorways**

There are two doorways located in this room. The 3'-0" wide by 6'-8" tall six-panel solid-wood front door opens inward to the room and includes a wood screened door that opens into the adjacent stair hall to the east. A pair of hollow-core sliding wood doors in a 3'-11" wide by 6'-8" tall opening opens into the single closet in the room.

**Windows**

Four typical double-hung wood windows measuring 2'-4" wide by 5'-5" tall are located in the space, three located in the projecting bay to the south wall and the other located off-center to the north on the west wall. Window sill heights are 32" above finished floor.

**Mechanical System**

Conditioned air ventilates the space via a stamped-metal grille mounted in the north wall, served from ductwork located in the plenum above the adjacent Kitchen 107. A thermostat is located on the east wall to the north.

**Electrical System**

A modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space. A control panel for the alarm system and a doorbell are mounted on the north wall.

**Closet(s)**

A single closet located in the northwest corner of the room measures 2'-3 ¾" deep by 4'-11" wide and includes a shelf and clothes rod.

**Other Elements**

None.

**Kitchen 107**

This rectangular 5'-10 ½" wide by 14'-9" deep room is oriented north to south and connects the living room to the south to bedroom and bathroom spaces. A galley kitchen is located along the east wall.

**Flooring**

The covering of the wood subfloors is faux-stone patterned sheet vinyl flooring, and a brass-colored metal threshold is located at the entrance to the space. This flooring is modern in design and manufacture.

**Baseboards**

A typical flat wood baseboard is located at all walls and includes a 1" diameter quarter round shoe.

**Walls**

The covering of all walls is painted gypsum wallboard. At the galley kitchen, a 4" square ceramic tile installation from the top of the backsplash to the underside of the cabinet above continues behind the refrigerator.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**

Gypsum wallboard covers the ceiling at a height of 7'-11" above the finished floor.

**Doorways**

Three doorways are located in this room. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into Bedroom 109 to the west and a 2'-6" wide by 6'-8" tall door opens into Bath 108 to the east. Both doors have typical hardware with privacy locks. A pair of 2'-0" by 6'-8" wood half-louvered folding doors serves the mechanical closet to the north.

A framed opening with no door between Kitchen 107 and Living Room 106 measures 2'-6" wide by 6'-8" tall.

**Windows**

None.

**Mechanical System**

The air-handling unit for the apartment is located in the mechanical closet to the north, and it distributes conditioned air to adjacent rooms via

ductwork routed above Kitchen 107. A ceiling-mounted stamped-metal return-air louver and a ceiling-mounted supply-air register, roughly centered, is located at the north end of the space.

A 40-gallon gas water heater located in the mechanical closet serves the apartment.

#### **Electrical System**

The electrical panel serving this apartment is located on a partial wall to the north of the galley kitchen. A duplex ground-fault circuit interrupter outlet is located above the kitchen countertop. A single surface-mounted fluorescent light fixture with acrylic lens provides light to the room.

The kitchen includes a motion sensor mounted on the north wall and a smoke detector mounted on the ceiling.

#### **Closet(s)**

At the north end of the kitchen, a 5'-10 ½" wide by 2'-2" deep closet holds the water heater and air handler. Finishes are the same in this closet as those in the kitchen.

#### **Other Elements**

None.

### **Bath 108**

This rectangular bathroom measures 8'-11 ½" north to south and 5'-7" east to west. The offset of the east wall creates a niche for the bathtub. Kitchen 107 to the west provides access to the space.

#### **Flooring**

Faux-stone patterned sheet vinyl flooring covers the wood subfloors, and a brass-colored metal threshold is located at the entrance to the space. This flooring is modern in design and manufacture.

#### **Baseboards**

A typical flat wood baseboard includes a 1" diameter quarter round shoe molding.

#### **Walls**

Painted gypsum wallboard covers all the walls. A 4" square ceramic tile wainscot extends 42" above the floor on all walls.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 8'-8 ½" above the finished floor.

#### **Doorways**

A single doorway opens into this room from Kitchen 107. It includes a hollow-core wood door measuring 2'-6" wide by 6'-8" tall and has typical door hardware with a privacy lock.

#### **Windows**

A single two-over-two double-hung wood window located on the north wall measures 2'-4" wide by 5'-5" tall.

#### **Mechanical System**

Conditioned air is supplied to the space through a ceiling-mounted stamped-metal register. There is no exhaust fan located in this space.

#### **Electrical System**

A chrome-finished wall-mounted light fixture with four lamps is centered above the wall-mounted mirrored medicine cabinet and pedestal lavatory. A duplex ground-fault circuit interrupter outlet is located above the pedestal lavatory.

#### **Closet(s)**

None.

#### **Other Elements**

Plumbing fixtures include a modern pedestal lavatory, toilet, and bathtub all mounted on the east wall. The bathroom features a wall-mounted medicine cabinet, centered over the pedestal lavatory, and a towel rod and soap dish is on the east wall. A shower curtain rod is above the bathtub.

### **Bedroom 109**

This rectangular bedroom measures 9'-2 ¾" east to west and 12'-3 ½" north to south. Kitchen 107 to the east provides access to the space.

#### **Flooring**

Carpet and pad cover wood subfloors.

#### **Baseboards**

The walls feature a typical flat wood baseboard without a shoe molding.

#### **Walls**

Painted gypsum wallboard cover all walls.



**Figure 80.** Living Room 206, view toward east, front door and screened door.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-4 1/2" above the finished floor.

**Doorways**

Three doorways are located in this space. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into the room from Kitchen 107 to the west. Two doorways serve the closet to the south: a 2'-0" wide by 6'-8" tall door opens into the bedroom from the closet and a pair of 2'-0" wide by 6'-8" tall sliding doors are located to the east.

**Windows**

Two double-hung two-over-two wood windows measure 2'-4" wide by 5'-5" tall, one located at the northeast corner of the room, the other at the southwest corner of the room. Window sill heights are typically 32" above the finished floor.

**Mechanical System**

Conditioned air enters the space via a stamped-metal grille located high on the east wall of the space.



**Figure 81.** Living Room 206, view toward north.

**Electrical System**

No light fixtures are located in this room.

**Closet(s)**

A single closet located to the south of the bedroom measures 2'-1 1/2" deep and extends to the full width of the bedroom. A wood shelf and metal clothes rod extend the full width.

**Other Elements**

None.

**Westernmost Apartment, Second Floor  
Living Room 206**

This rectangular room with a projecting bay to the south measures 14'-6 1/2" north to south by 15'-2 1/2" east to west and is accessed directly from Stair Hall 201 to the immediate east.

**Flooring**

Carpeting with pad covers the wood subflooring.

**Baseboards**

Typical wood baseboards without shoe molding are located in this space.



**Figure 82.** Living Room 206, partial view toward east, projecting bay.

**Moldings (crown/picture rail, etc.)**

None.

**Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-3" above the finished floor.

**Doorways**

There are two doorways located in this room. The 3'-0" wide by 6'-8" tall six-panel solid-wood front door opens inward to the room (Figure 80). A wood screened door is mounted to the exterior of the frame and opens into the adjacent stair hall to the east. A pair of hollow-core sliding wood doors in a 3'-11" wide by 6'-8" tall opening opens into the single closet in the room (Figure 81).

**Windows**

Four typical double-hung wood windows measuring 2'-4" wide by 5'-5" tall are located in the space, three located in the projecting bay to the south wall and the other located off-center to the north on the west wall. Window sill heights are 32" above finished floor (Figure 82).



**Figure 83.** Kitchen 207, view toward north.

**Mechanical System**

Conditioned air enters the space via a ceiling-mounted stamped-metal grille, centered about the projecting bay, and served from ductwork located in the attic above. A thermostat is located on the east wall to the north of the front door.

**Electrical System**

A modern ceiling fan with an integral light fixture, roughly centered about the room, provides light to the space. A doorbell is on the north wall.

**Closet(s)**

A single closet located in the northwest corner of the room measures 2'-3 ¾" deep by 4'-11" wide and includes a shelf and clothes rod.

**Other Elements**

None.

**Kitchen 207**

This rectangular 5'-7 ⅞" wide by 14'-10" deep room is oriented north to south and connects the living room to the south to bedroom and bathroom spaces. A galley kitchen is located along the east wall (Figure 83).



**Figure 84.** Bath 208, view east from Kitchen 207.

#### **Flooring**

Faux-stone patterned sheet vinyl flooring covers the wood subfloors, and a brass-colored metal threshold is located at the entrance to the space. This flooring is modern in design and manufacture.

#### **Baseboards**

A typical flat wood baseboard includes a 1" diameter quarter round shoe molding.

#### **Walls**

Painted gypsum wallboard covers all walls. At the galley kitchen, a 4" square ceramic tile installation from the top of the backsplash to the underside of the cabinet above continues behind the refrigerator.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-3 ¾" above the finished floor.

#### **Doorways**

Three doorways are located in this room. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into Bedroom 209 to the west and a 2'-6" wide by 6'-8" tall door opens into Bath 208 to the east. Both doors have typical hardware with privacy locks. A pair of 2'-0" by 6'-8" wood half-louvered folding doors serves the mechanical closet to the north.



**Figure 85.** Bath 208, view toward northeast.

A framed opening with no door between Kitchen 207 and Living Room 206 measures 2'-6" wide by 6'-8" tall.

#### **Windows**

None.

#### **Mechanical System**

The air-handling unit for the apartment is located in the attic above. It distributes conditioned air to adjacent rooms via insulated ductwork routed above apartment ceilings. A ceiling-mounted stamped-metal return-air louver is located at the north end of the space, as well as a ceiling-mounted supply-air register, roughly centered on the space.

A 40-gallon gas water heater located in the mechanical closet serves the apartment.

#### **Electrical System**

The electrical panel serving this apartment is located on a partial wall to the north of the galley kitchen. A duplex ground-fault circuit interrupter outlet is located above the kitchen countertop. A



**Figure 86.** Bath 208, view toward south, bathtub and surround.

single surface-mounted fluorescent light fixture with acrylic lens provides light to the room. A smoke detector is mounted on the ceiling.

#### **Closet(s)**

At the north end of the kitchen, a full-width 26" deep closet houses the water heater. Finishes are the same in this closet as those in the kitchen.

#### **Other Elements**

None.

### **Bath 208**

This rectangular bathroom measures 8'-11 ½" north to south and 5'-7" east to west. The offset of the east wall creates a niche for the bathtub. Access to the space comes from Kitchen 207 to the west (Figure 84).

#### **Flooring**

Two-inch square ceramic tiles cover the wood subfloors, with a stone and brass-colored metal threshold located at the entrance to the space.

#### **Baseboards**

A 4" ceramic tile base is continuous with the tile wainscot.

#### **Walls**

All wall surfaces are painted gypsum wallboard. A 4" square ceramic tile wainscot extends 42" above the floor on all walls, and forms a surround for the bathtub and shower.

#### **Moldings (crown/picture rail, etc.)**

None.

#### **Ceiling**

Gypsum wallboard covers the ceiling at a height of 10'-4 ¼" above the finished floor.

#### **Doorways**

A single doorway opens into this room from Kitchen 207. It includes a hollow-core wood door measuring 2'-6" wide by 6'-8" tall and has typical door hardware with a privacy lock.

#### **Windows**

A single two-over-two double-hung wood window located on the north wall measures 2'-4" wide by 5'-5" tall, with a sill height of 32 ¾" above the floor (Figure 85).

#### **Mechanical System**

Conditioned air enters the space through a ceiling-mounted stamped-metal register. There is no exhaust fan located in this space.

#### **Electrical System**

A chrome-finished wall-mounted light fixture with four lamps is centered about the east wall. A duplex ground-fault circuit interrupter outlet is located above the vanity countertop.

#### **Closet(s)**

None.

#### **Other Elements**

Plumbing fixtures include a modern vanity cabinet with a composite countertop with integral lavatory, a toilet, and a bathtub all mounted on the east wall (Figure 86). A chrome-finished towel rod is mounted on the east wall. A soap dish is mounted on the south wall, and a toilet paper dispenser is mounted on the north wall.



**Figure 87.** Bedroom 209, view toward northeast.

## Bedroom 209

This rectangular bedroom measures 9'-2 ¾" east to west and 12'-3 ½" north to south. The access to the space comes from Kitchen 207 to the east (Figure 87).

### Flooring

Carpeting covers the wood subflooring.

### Baseboards

All walls feature a typical flat wood baseboard without shoe molding.

### Walls

The surface of all walls is painted gypsum wallboard.

### Moldings (crown/picture rail, etc.)

None.

### Ceiling

Gypsum wallboard covers the ceiling at a height of 10'-3 ½" above the finished floor.



**Figure 88.** Bedroom 209, view toward south.

### Doorways

Three doorways are located in this space. A hollow-core wood door measuring 2'-8" wide by 6'-8" tall opens into the room from Kitchen 207 to the east. Two doorways serve the closet to the south: a 2'-0" wide by 6'-8" tall door opens into the bedroom from the closet and a pair of 2'-0" wide by 6'-8" tall sliding doors is located to the east.

### Windows

Two double-hung two-over-two wood windows measure 2'-4" wide by 5'-5" tall, one located at the northeast corner of the room, the other at the southwest corner of the room. Window sill heights are typically 32" above finished floor.

### Mechanical System

Conditioned air is provided to the space via a single ceiling-mounted stamped-metal grille.

### Electrical System

No light fixtures are located in this room.

### Closet(s)

A single closet located to the south of the bedroom measures 2'-1 ½" deep and extends to the full width of the bedroom. A wood shelf and metal clothes rod extend the full width (Figure 88).

### Other Elements

None.

# II Treatment and Use

## Recommendations

The house is in general good condition on the exterior as well as the interior. Exceptions to this are as noted in the conditions assessments.

A 2016 *Draft Foundation Document for the Martin Luther King, Jr. National Historic Site* provides basic guidance for future planning and management decisions. The report addresses the Birth Home Block, its treatment and management. A portion of significance statement for the park reads, “Martin Luther King, Jr. National Historic Site preserves the home and immediate neighborhood where Dr. King was born and lived until the age of 12, where his family life and values laid the foundation for his leadership during the American civil rights movement.”<sup>164</sup> The document lists the Birth Home Block cultural landscape as a “critical component of the Birth Home Block where Dr. King was born and lived until the age of 12. Significant intact features include the spatial organization, historic circulation patterns, historic views and vistas, and remnants of historic vegetation and small-scale features.”<sup>165</sup> The document identifies conditions, trends, threats, and opportunities associated with the Birth Home Block cultural landscape and its features. Identified threats include extreme fluctuation of weather causing moisture problems and pests in Birth Home Block structures, age and deterioration of the structures, and increased residue from vehicle exhaust. The document recommends implementing the treatment recommendations noted in the cultural landscape report for the Birth Home Block “in collaboration with the NPS Denver Service Center.”<sup>166</sup> The document also identifies issues with the maintenance and preservation of the numerous historic structures at the Martin Luther King, Jr. National Historic Site. The document states, “the ongoing need to maintain these structures is overwhelming current management resources. . . a goal for the national historic site is to establish a friends group to partner with and help

with fundraising for projects such as maintaining historic structures.”<sup>167</sup>

The use of the structure as part of the residential leasing program is a compatible use with *Draft Foundation Document for the Martin Luther King, Jr. National Historic Site* recommendations. Recommendations in the document specifically address the residential leasing program as a burden on staff time. The document recommends the development of a residential/commercial leasing plan “to identify strategies and alternatives for management of these properties such as the sale of the properties with stipulations and/or hiring a management company.”<sup>168</sup>

The goals of the treatment recommendations are to achieve an exterior restored to an appearance representing the period of significance (1929-1941), arrest further deterioration of existing features, improve energy efficiency, and upgrade occupant comfort. Some recommendations may require more extensive modifications to existing floor plans, and might be undertaken as part of a comprehensive restoration and rehabilitation project. Per Public Law 96-438 Section 7(c), the NPS must submit plans for construction, exterior renovation, and demolition of this structure to the Atlanta Urban Design Commission “for its review and comment in a timely fashion.”<sup>169</sup>

Some recommendations might require relocation or modifications to existing floor plans, and might be undertaken as part of a comprehensive remodeling project.

## Laws, Regulations, and Functional Requirements

Applicable laws, regulations, and requirements that apply to the treatment recommendations include the following:

164. National Park Service, *Martin Luther King, Jr. National Historic Site: Draft Foundation Document*, October 2016, 4.

165. *Ibid.*, 5.

166. *Ibid.*, 14-15.

167. *Ibid.*, 21.

168. *Ibid.*

169. *Ibid.*, 8.

- Section 106 of the National Historic Preservation Act (NHPA). This act mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation an opportunity to comment.
- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes
- Americans with Disabilities Act (ADA)
- International Building Code (IBC), 2015
- International Existing Building Code (IEBC), 2015
- 2015 International Plumbing Code
- 2015 International Energy Conservation Code
- NFPA 70 National Electrical Code (NEC)

The National Park Service, Denver Service Center references the 2015 IEBC as a standard. The 2015 IEBC includes the following statement in paragraph 408.1, Historic Buildings: "[t]he provisions of this code that require improvements relative to the building's existing condition or, in the case of repairs, that require improvements relative to a building's predamage condition, shall not be mandatory for historic buildings unless specifically required by this section."<sup>170</sup> Paragraph 408.2, Life safety hazards states, "[t]he provisions of this code shall apply to historic buildings judged by the building official to constitute a distinct life safety hazard."<sup>171</sup>

Executive Order 13514 issued in 2009 directs all federal agencies to implement sustainable design and construction practices. For 526 Auburn Avenue, the relevant guidelines in this executive order require:

... managing existing building systems to

reduce the consumption of energy, water, and materials, and identifying alternatives to renovation that reduce existing assets' deferred maintenance costs . . . [and] ensuring that rehabilitation of federally owned historic buildings utilizes best practices and technologies in retrofitting to promote long term viability of the buildings.<sup>172</sup>

It is recommended that the NPS consult archeologists prior to execution of any exterior modifications that may involve potential disturbance of currently unidentified archeological resources or historic fabric.

## Architectural Recommendations

- Prioritize historic restoration work at primary south facade.
- Prior to commencement of any work, conduct hazardous materials assessments; perform materials abatement as required.
- Evaluate slope of existing yards for proper drainage; adjust grades as required for drainage.
- Restore yards in accordance with the cultural landscape report.
- Install termite shields and base flashing at base course of wood weatherboards.
- Perform further archival research for visual evidence of the original configuration of the front door, porch, porch balustrades, and porch columns.
- Conduct paint analysis to identify historic paint and finish colors and locations; use this evidence to assist with identification of historic door and window locations.
- Repair any damaged or rotted exterior wood.
- Paint exterior architectural features based on paint analyses.
- Assess exterior lighting requirements; replace any modern fixtures with less visually obtrusive fixtures, consider use of site-mounted light fixtures for improved security.
- Install vapor barriers over exposed soil in crawlspaces to control moisture.
- Install sealant and perform repairs as required to reduce air infiltration and limit

170. International Code Council, 2015 International Existing Building Code, Fifth Printing, (Country Club Hills, IL: Publications, 2014).

171. Ibid.

172. "Executive Order 13514 of October 5, 2009: Federal Leadership in Environmental, Energy, and Economic Performance" (Washington, D.C.: Federal Register 74, no. 194, October 8, 2009).

rodent and insect infestations.

- Assess current insect and rodent control protocols, revise or implement new as required.

## Interior

- Confirm adequacy of existing security and fire alarm system; based on this assessment, replace or upgrade system.
- Upgrade attic insulation.
- Reinstall and upgrade thermal insulation below conditioned spaces.
- Install thermal insulation at uninsulated exterior walls in basement spaces.
- Through selective demolition, identify strategies for upgrading thermal performance of exterior walls at occupied spaces; install additional thermal insulation based on findings.
- Confirm adequacy of attic ventilation; upgrade ventilation as required.
- Clean and repair existing wood window sashes and selectively install historic hardware (as required) for proper operation.
- Conduct a limited paint analysis of window sashes, exterior doors, and door frames. Use evidence gathered in paint analyses to help identify historic doors, windows and window components, and wood trim; consider use of paints and finishes of the historic period.
- Remove modern closures at historic fireboxes; repair as required; consider restoration of fireboxes to historic designs.
- Upgrade heating and air-conditioning equipment to more efficient designs as equipment is replaced.
- Upgrade plumbing fixtures to high-efficiency designs as equipment is replaced.
- Consider installation of pressure-fit interior thermal windows at interior to improve thermal efficiency and comfort and reduce energy use.
- Replace incandescent and fluorescent light fixtures with high-efficiency light fixtures.
- Install occupancy-sensing lighting controls.

## Structural

- Perform selective demolition to investigate bulge in east wall by removing exterior siding. Repair as required.
- Replace rotten wood post at rear porch steps and replace exterior wood in contact with the ground with wood that has been pressure-treated for ground contact, such as porch posts, porch skirt boards, and wood framing around crawl space door.
- Rework piers in crawl space, and provide mortared CMU or brick piers with large enough size to ensure adequate soil bearing.
- Repoint brick exterior and interior piers, as well as stone site wall.
- Investigate chimneys above roof to remedy any issues with flashing or cracking.

## Climate Change

Cultural resources including historic buildings “are fixed in place or derive much of their significance from the place within which they were created. Many are non-living, and all are unique. As a result, the capacity of cultural resources to adapt to changing environments is limited.”<sup>173</sup>

As stated in the Director’s Policy Memorandum 14-02, “NPS cultural resource management must keep in mind that (1) cultural resources are primary sources of data regarding human interactions with climate change; and (2) changing climates affect the preservation and maintenance of cultural resources.”<sup>174</sup>

There has not been a study on the effects of climate change on cultural resources completed by NPS for MALU,<sup>175</sup> but there is a brief for nearby Chattahoochee River National Recreation

173. NPS, “Cultural Resources and Climate Change,” (n.p., 2016), accessed December 9, 2016, <https://www.nps.gov/subjects/climatechange/upload/06-CCRP-Cultural-Resource-Brief-FEB-2016.pdf>.

174. John B. Jarvis, “Policy Memorandum 14-02.” *Director Memo on Climate Change and Stewardship of Cultural Resources*, February 10, 2014. [https://www.nps.gov/preservation-planning/downloads/Director\\_Memo\\_onClimateChange\\_and\\_Stewardship\\_of\\_CulturalResources.pdf](https://www.nps.gov/preservation-planning/downloads/Director_Memo_onClimateChange_and_Stewardship_of_CulturalResources.pdf), 2.

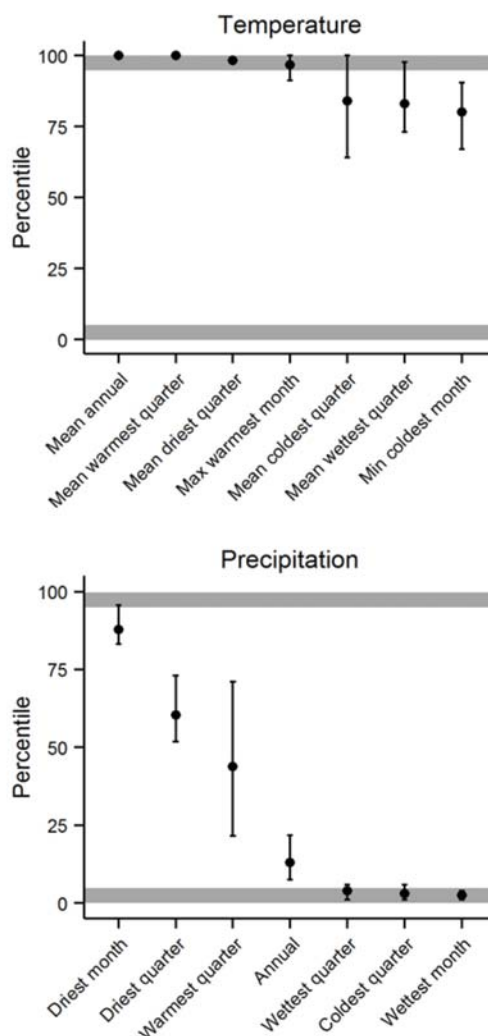
175. NPS has conducted a study on the effect of climate change on visitation at MALU. See *Park Visitation and Climate Change: Park-Specific Brief*, “Martin Luther King, Jr. National Historic Site: How might future warming alter visitation?” June 22, 2015.

Area (CHAT). Figure 89 depicts the results for temperature and moisture data, including areas within 30 kilometers of the CHAT boundary. (MALU is approximately 20 kilometers south of the southern border of the CHAT park unit boundary.) This report concludes that extreme variables in the park include events with extreme warm temperatures and extreme dry precipitation rates. The brief summarizes “key points for interpreting these results... ongoing and future climate change will likely affect all aspects of park management including natural and cultural resource protection as well as park operations and visitor experience... climate change will manifest itself not only as changes in average conditions... but also as changes in particular climate events (e.g., more intense storms, floods or drought). Extreme climate events can cause widespread and fundamental shifts in conditions of park resources.”<sup>176</sup>

The *Draft Foundation Document for Martin Luther King, Jr. National Historic Site* concludes that “climate change is projected to bring more large storms as well as increases in average annual temperature and extreme heat events, increasing potential for flooding and damage to structures.”<sup>177</sup> The document continues, “moisture problems in the plaster of the walls, partially due to the age of the structure and the humid climate of Atlanta” may be a problem for structures such as the Birth Home, a similar aged structure to the subject of this document.<sup>178</sup>

## Implications—Adapting to Change

According to NPS documents, impacts to buildings and structures related to temperature and drought extremes include deterioration, conflagration, and desiccation.<sup>179</sup> A loss of resource integrity may occur over time from conditions related to climate change and its impacts. Typically, documentation is one of the first mitigation techniques undertaken in response to deterioration. This document,



Recent temperature and precipitation percentiles at Chattahoochee River National Recreation Area (including areas within 30-km [18.6-mi] of the park’s boundary). Black dots indicate average recent percentiles across the 10, 20, and 30-year intervals (moving windows). Variables are considered “extreme” if the mean percentiles are <5<sup>th</sup> percentile or >95<sup>th</sup> percentile (i.e., the gray zones, where recent climate is pushing the limits of all observed climates since the year 1901). Black bars indicate the range of recent percentiles across 10, 20, and 30-year moving windows (larger bars indicate higher sensitivity to moving window size).

**Figure 89:** Figure for temperature and precipitation changes at Chattahoochee River National Recreation Area.

which includes narrative, photographs, measured drawings, and recommendations, fulfills this first step in the mitigation process. This structure does show signs of previous deterioration, and recommendations for repair are included in this document. At this time, it is not anticipated that the NPS needs to take action to prevent conflagration or desiccation at 550 Auburn Avenue. However, if atmospheric temperatures continue to rise, the NPS should explore the need for additional mechanical equipment such as HVAC and

176. NPS, *Recent Climate Change Exposure of Chattahoochee River National Recreation Area*, (n.p., 2-14), <https://irma.nps.gov/DataStore/DownloadFile/497296>.

177. NPS, *Martin Luther King, Jr. National Historic Site: Draft Foundation Document F3*, October 2016, 9-10.

178. Ibid.

179. Marcy Rockman, “An NPS Framework for Addressing Climate Change with Cultural Resources,” *The George Wright Forum* 32, no. 1 (2015), accessed December 9, 2016, <http://www.georgewright.org/321rockman.pdf>.

humidity monitoring systems to maintain structural and historic integrity.

## **Hazardous Materials**

The recordation team did not encounter or document any hazardous materials at 550 Auburn Avenue. Invasive investigation such as lead-based paint testing or testing for residual lead paint, was not conducted during the course of the property documentation. Due to the age of the structure, the park should assume that hazardous materials such as lead paint and asbestos may be present in the structure. Recommendations include testing for lead paint and asbestos before commencement of extensive work on the building, especially prior to demolition. A team of qualified abatement contractors should remove any of these items. Any plumbing upgrades should include testing of galvanized pipes for lead.

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Fulton County Property Records

Georgia State University Special Collections

MALU Archives documentary materials, maps, property files, City of Atlanta Building Permits

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# Appendix A: Period Plans

Sheet 01: First Floor Plan: c. 1911

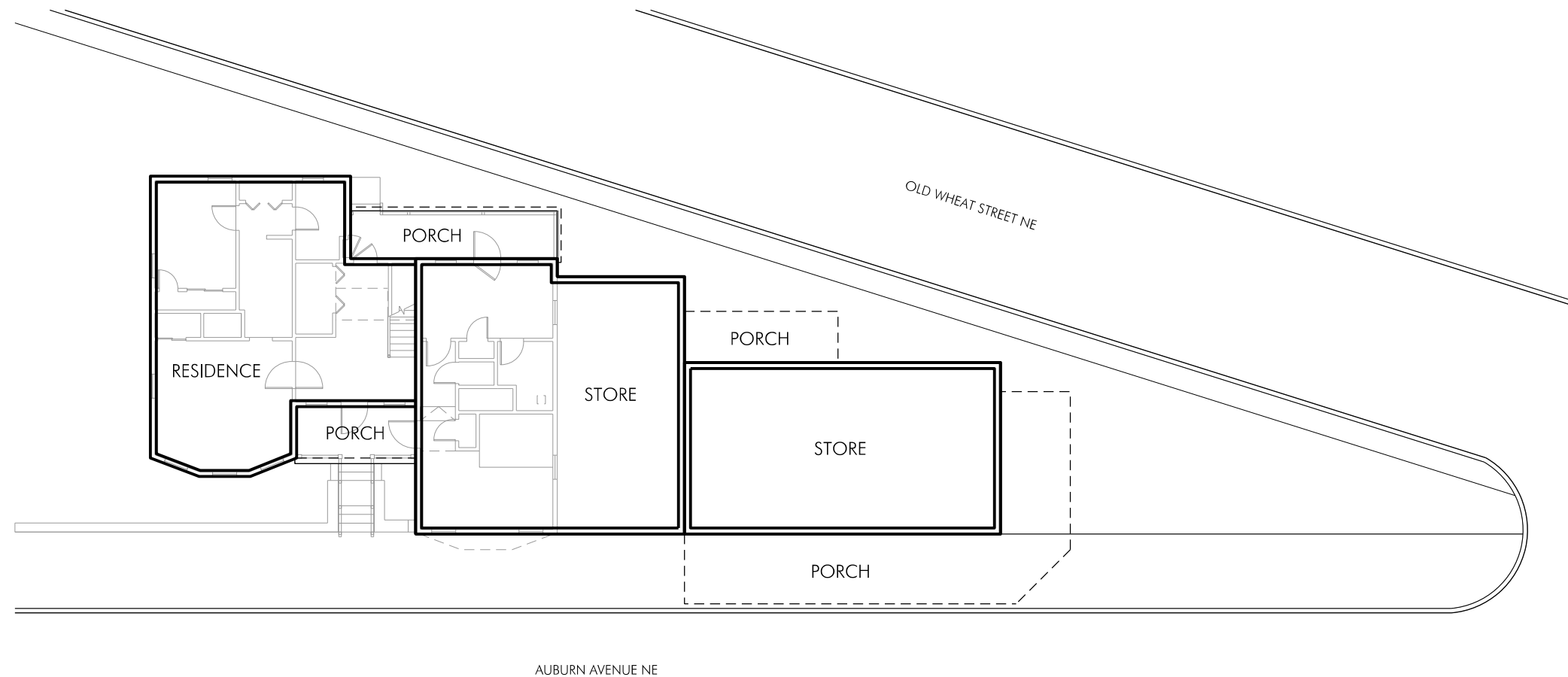
Sheet 02: First Floor Plan: c. 1931

Sheet 03: First Floor Plan: c. 1982

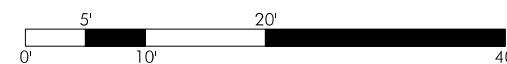
Sheet 04: Site Evolution Map

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FIRST FLOOR PLAN: C. 1911



LIGHT GRAY LINES REPRESENT HOUSE  
CONDITIONS AS FOUND IN 2016.

SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

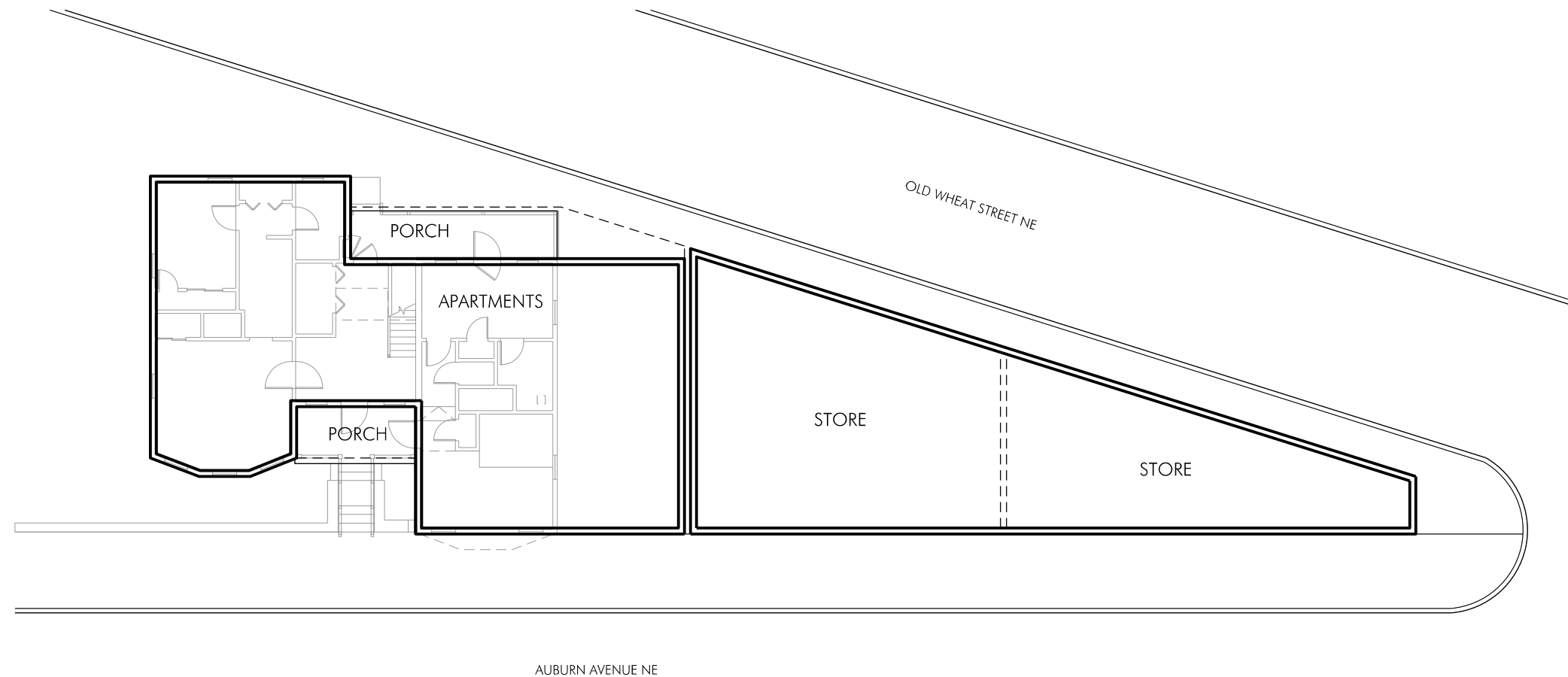
RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
1/16" = 1'-0"

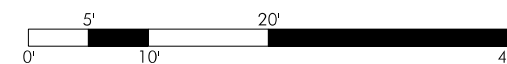
APPENDIX A:

01





FIRST FLOOR PLAN: C. 1931



LIGHT GRAY LINES REPRESENT HOUSE  
CONDITIONS AS FOUND IN 2016.

SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

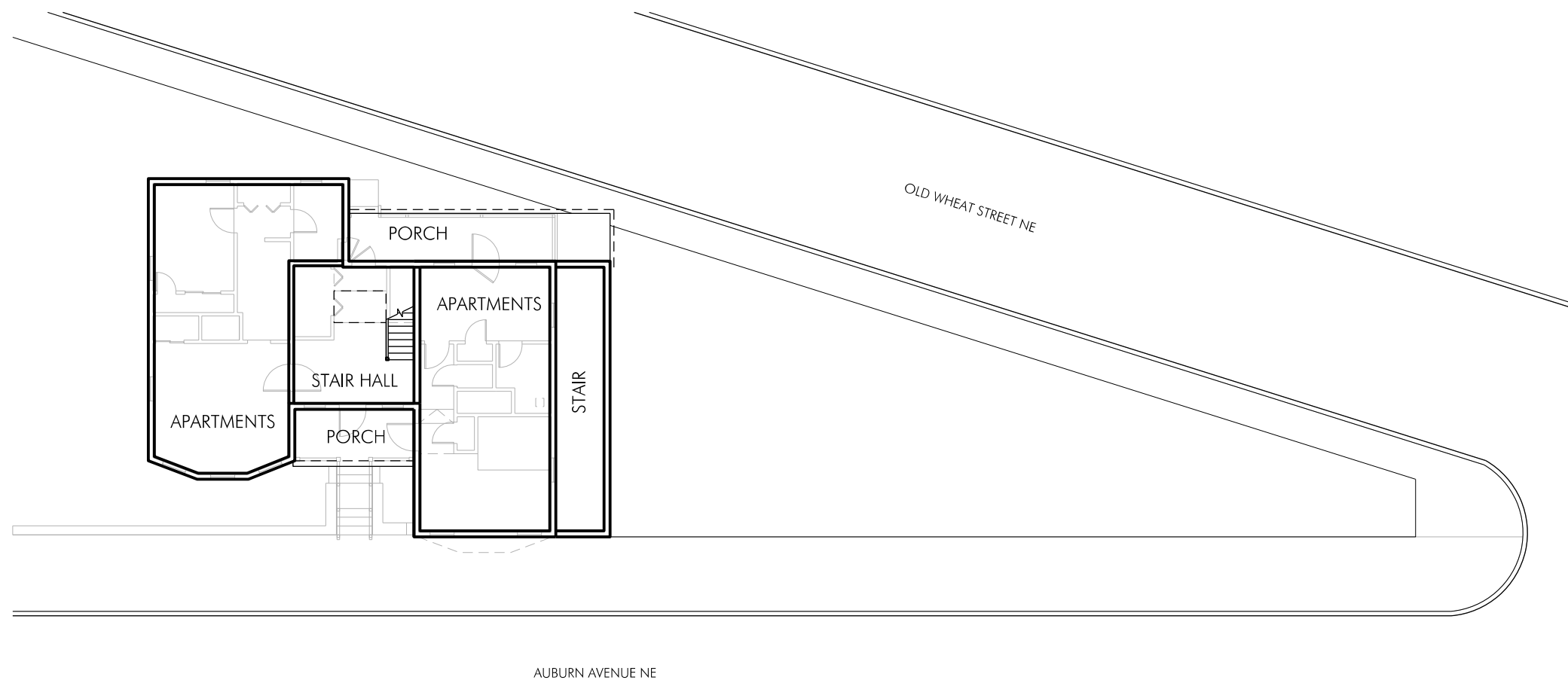
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GJC NKP  
REB TFL

SCALE:  
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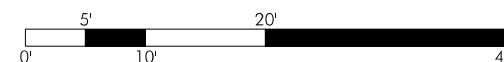
APPENDIX A:

02





FIRST FLOOR PLAN: C. 1982



LIGHT GRAY LINES REPRESENT HOUSE  
CONDITIONS AS FOUND IN 2016.

CONJECTURAL PLAN BASED ON 1982 "MARTIN  
LUTHER KING JR. HISTORIC DISTRICT SELF-HELP  
PROJECT" DEMOLITION DRAWINGS.

SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
1/16" = 1'-0"

APPENDIX A:

03



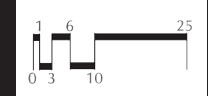


|                            |     |              |
|----------------------------|-----|--------------|
| PROPERTY LINE              | --- |              |
| HISTORIC FENCE             | --- | EXISTING     |
|                            | --- | NON-EXISTING |
| EXISTING WALL              | --- |              |
| HISTORIC FOOTPRINT         | --- | c.1911       |
|                            | --- | c.1922       |
| EXISTING FOOTPRINT         | --- |              |
| HISTORIC LANDSCAPE FEATURE | --- |              |

DATE:  
5.19.2017

RECORDED BY:  
MFP MF

SCALE:  
1/32" = 1'-0"





# Appendix B: Chain of Title

## CHAIN OF TITLE

### 540, 546, 550 Auburn Avenue

| Date       | Book/Page | Grantee                 | Grantor                   | Notes                                                                                                                                                                          |
|------------|-----------|-------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/5/1880   |           | Mary J. Goldsmith       | G.W. Adair                |                                                                                                                                                                                |
| 12/22/1880 | O3/436    | Alfred S. Jenkins       | Mary J. Goldsmith         | (Recorded November 14, 1889) \$236; "lots 15 & 16 of the Goldsmith property"                                                                                                   |
| 2/2/1899   | 134/337   | Matthew K. Jenkins      | Alfred S. Jenkins         | Conveyance is made subject to a deed given to Mary Gabriella Cammack on 2/1/1899 to secure a loan of \$1000                                                                    |
| 6/7/1902   | 145/514   | Matthew K. Jenkins      | Alfred S. Jenkins         | Reference to loans dated 3/1/1902 and Feb 1899, notes that Alfred S. Jenkins and Mildred Jenkins may occupy a home on the lot free of rent for the rest of their natural lives |
| 2/6/1956   |           | Ruth Jenkins Vickery    | Matthew K. Jenkins        | Assumed Quit Claim Deed; Matthew Jenkins passes away, deed not located in Fulton County Court records                                                                          |
| 2/8/1963   | 4009/325  | Edward Krick            | Mrs. Ruth Jenkins Vickery | Ruth Vickery was Matthew Jenkins daughter                                                                                                                                      |
| 9/12/1978  | 7051/344  | Ebenezer Baptist Church | Edward Krick              | Addresses in this sale are listed as 540, 546, 552.5, 554, 556, 556.5 Auburn Ave and 53, 57 Howell Ave                                                                         |
| 1/12/1980  | 9222/488  | Trust for Public Land   | Ebenezer Baptist Church   | Memorandum of Option for Purchase                                                                                                                                              |
| 1/12/1981  |           | Trust for Public Land   | Ebenezer Baptist Church   | Warranty Deed                                                                                                                                                                  |

| Date       | Book/Page | Grantee                                   | Grantor                                   | Notes                                                                                                  |
|------------|-----------|-------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 12/21/1981 | 8041/498  | Historic District Development Corporation | Trust for Public Land                     | Preservation Easement                                                                                  |
| 1/18/1982  |           | United States of America                  | Trust for Public Land                     | Easement Rights                                                                                        |
| 3/30/1983  |           | United States of America                  | Trust for Public Land                     | Warranty Deed "Filed 1/18/1982"                                                                        |
| 10/23/1984 |           | United States of America                  | Historic District Development Corporation | Lease for 546 and 550 Auburn Avenue, includes repairs to structures (may have been lease of easement?) |
| 9/16/1986  | 10325/411 | United States of America                  | Historic District Development Corporation | Fee Simple for Preservation Easement                                                                   |

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# Appendix C:

## Documentation Plans

Sheet 00: Foundation Plan

Sheet 01: First Floor Plan

Sheet 02: Second Floor Plan

Sheet 03: Roof Plan

Sheet 04: South Elevation

Sheet 05: North Elevation

Sheet 06: East Elevation

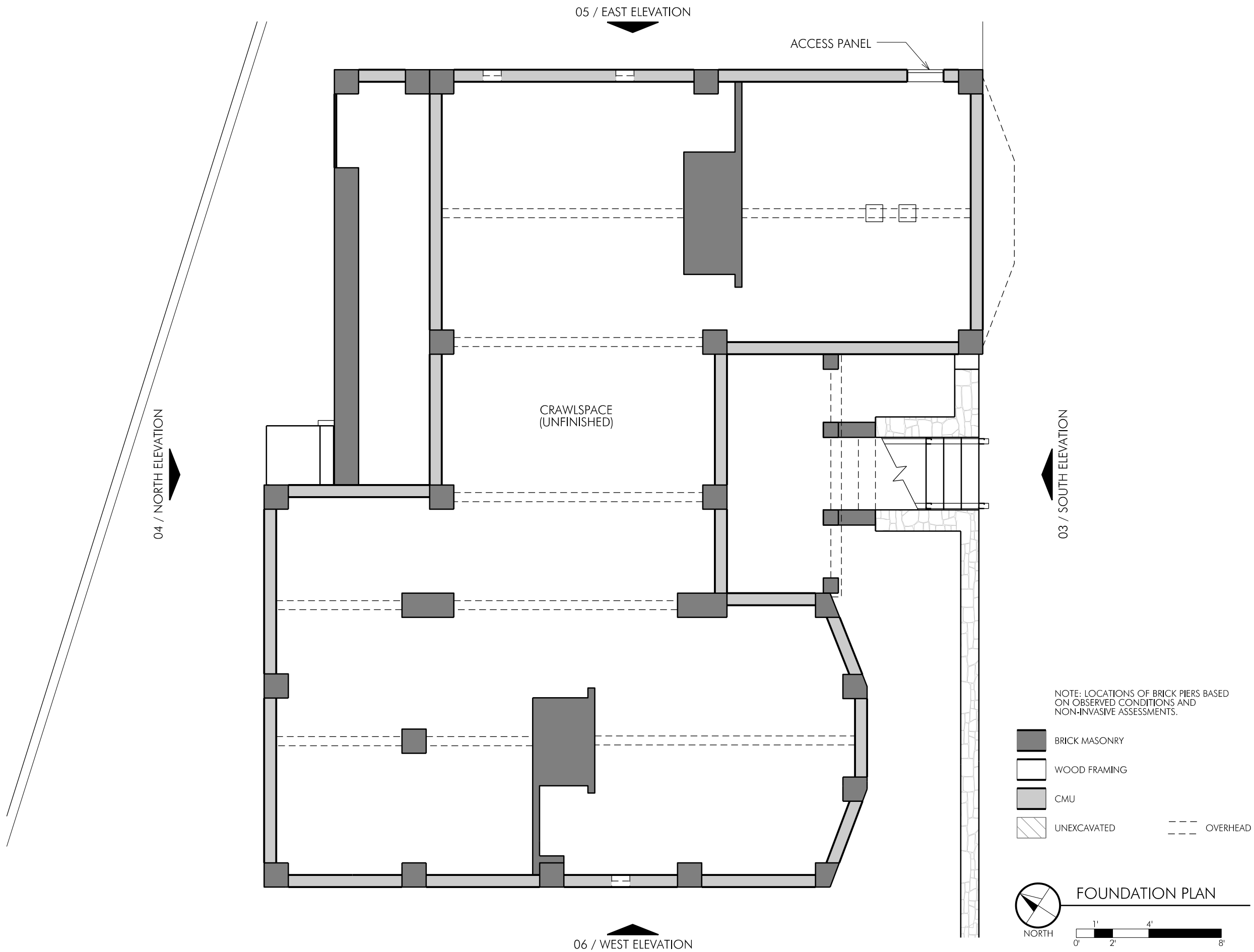
Sheet 07: West Elevation

Sheet 08: Detail Drawings

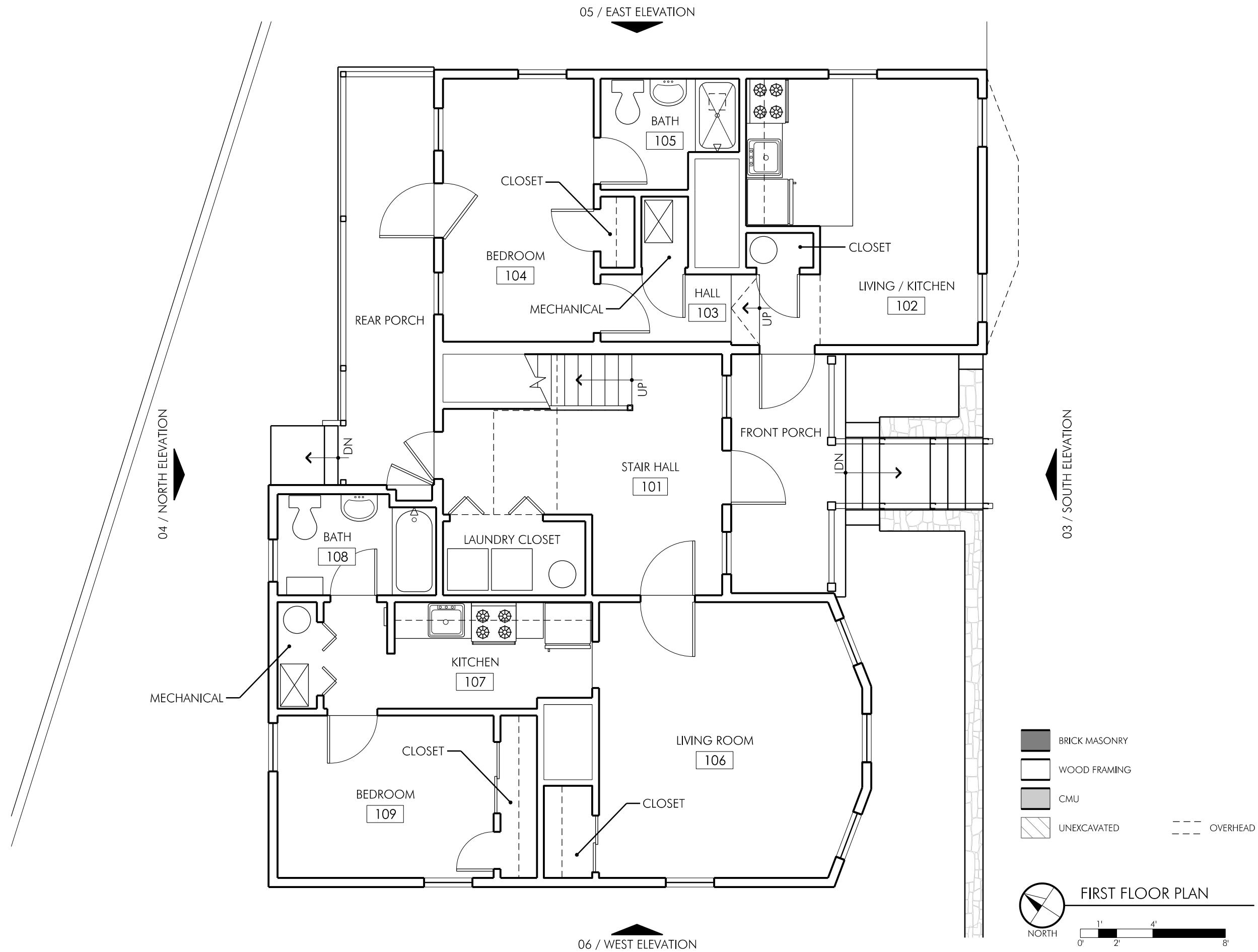
Sheet 09: Detail Drawings

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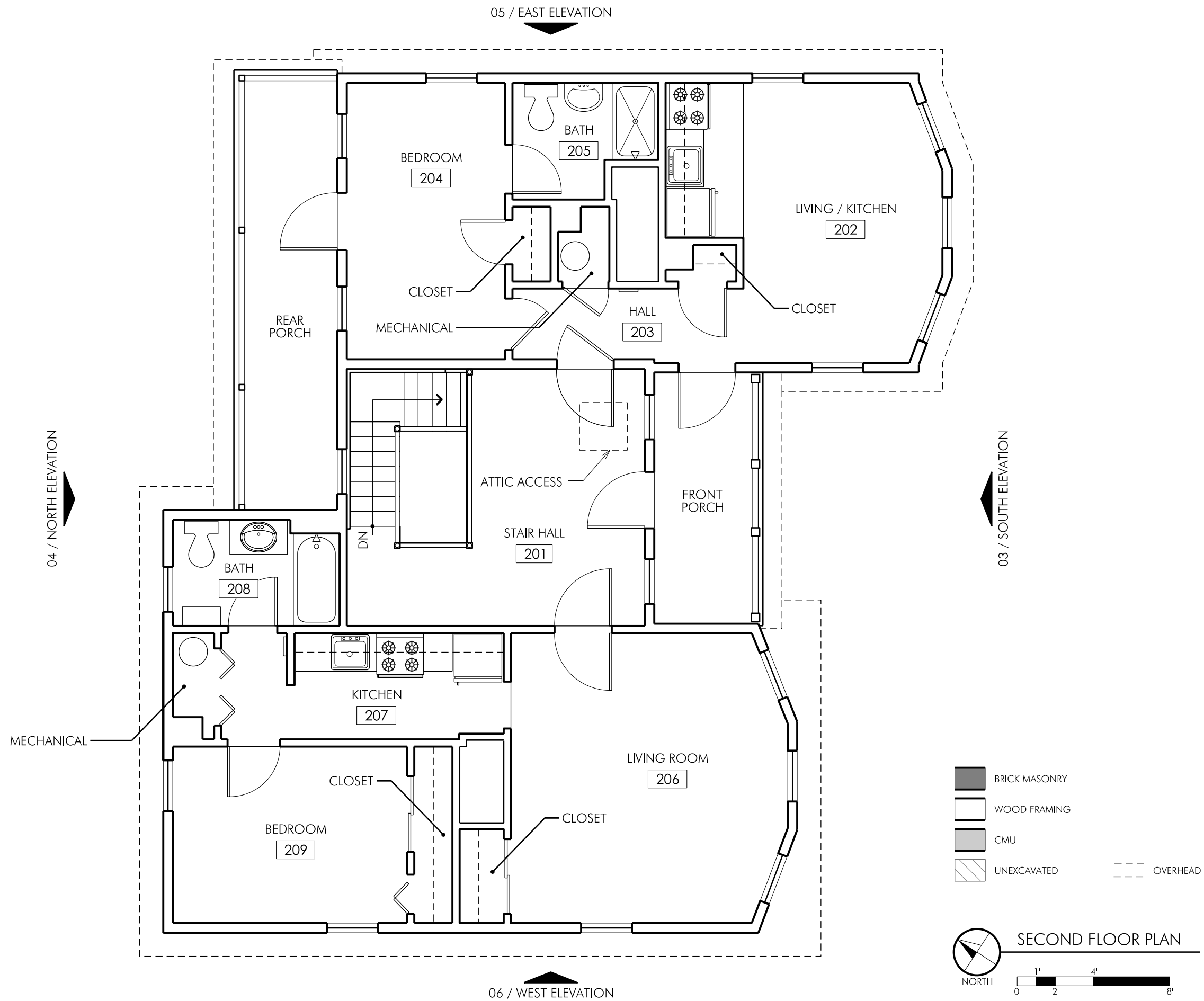
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SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
3/16" = 1'-0"

APPENDIX C:

02

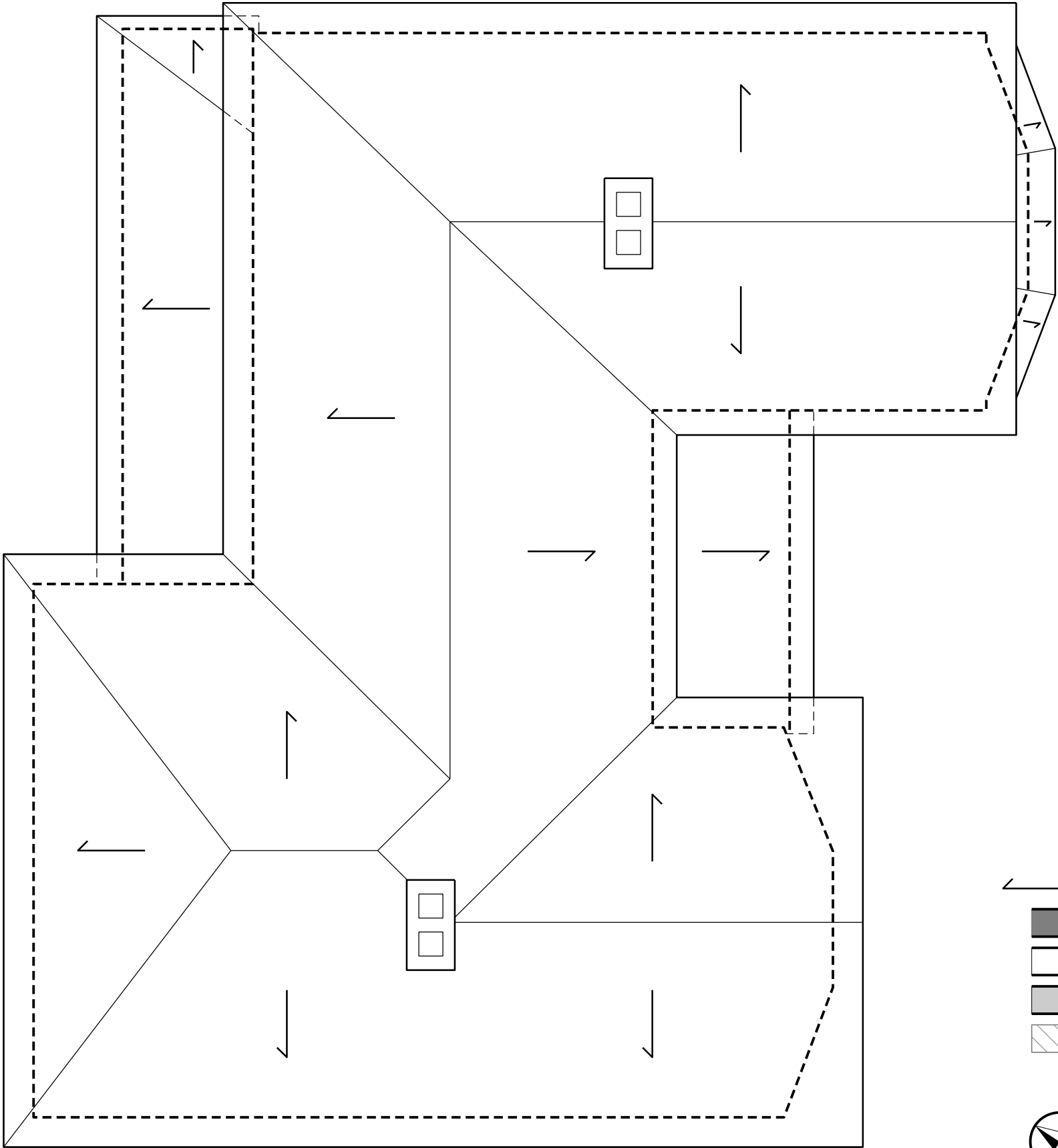


04 / NORTH ELEVATION

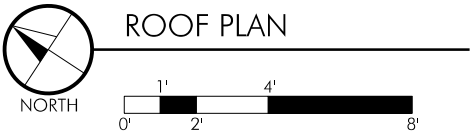
05 / EAST ELEVATION

03 / SOUTH ELEVATION

06 / WEST ELEVATION



- ROOF SLOPE
- BRICK MASONRY
- WOOD FRAMING
- CMU
- UNEXCAVATED
- OVERHEAD



SURBER BARBER CHOATE  
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05.19.2017

RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
3/16" = 1'-0"

APPENDIX C:

03





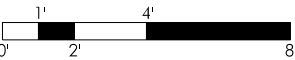
SOUTH ELEVATION







NORTH ELEVATION



SURBER BARBER CHOATE  
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ATLANTA, GEORGIA

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DATE:  
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RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
3/16" = 1'-0"

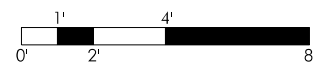
APPENDIX C:

05





EAST ELEVATION



SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

RECORDED BY:  
GJC NKP  
REB TFL

SCALE:  
3/16" = 1'-0"

APPENDIX C:

06





WEST ELEVATION



SURBER BARBER CHOATE  
+ HERTLEIN ARCHITECTS  
ATLANTA, GEORGIA

550 AUBURN AVENUE  
FULTON COUNTY, GA

DATE:  
05.19.2017

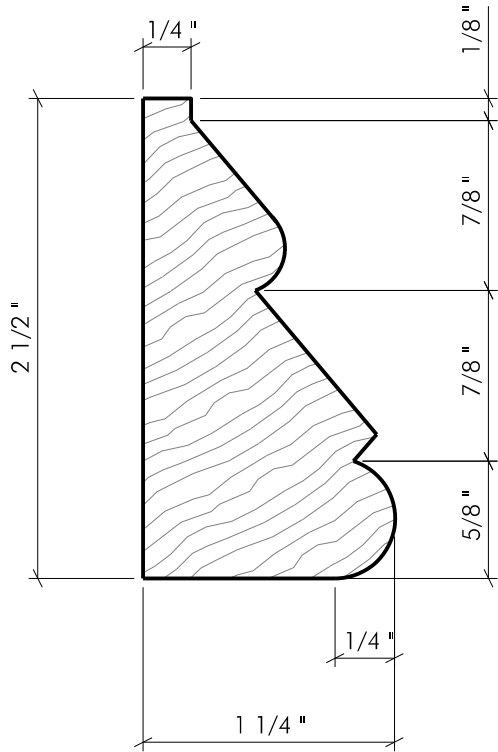
RECORDED BY:  
GJC      NKP  
REB      TFL

SCALE:  
3/16" = 1'-0"

APPENDIX C:

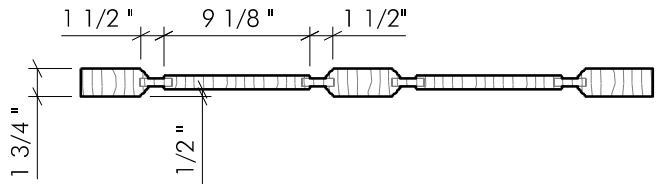
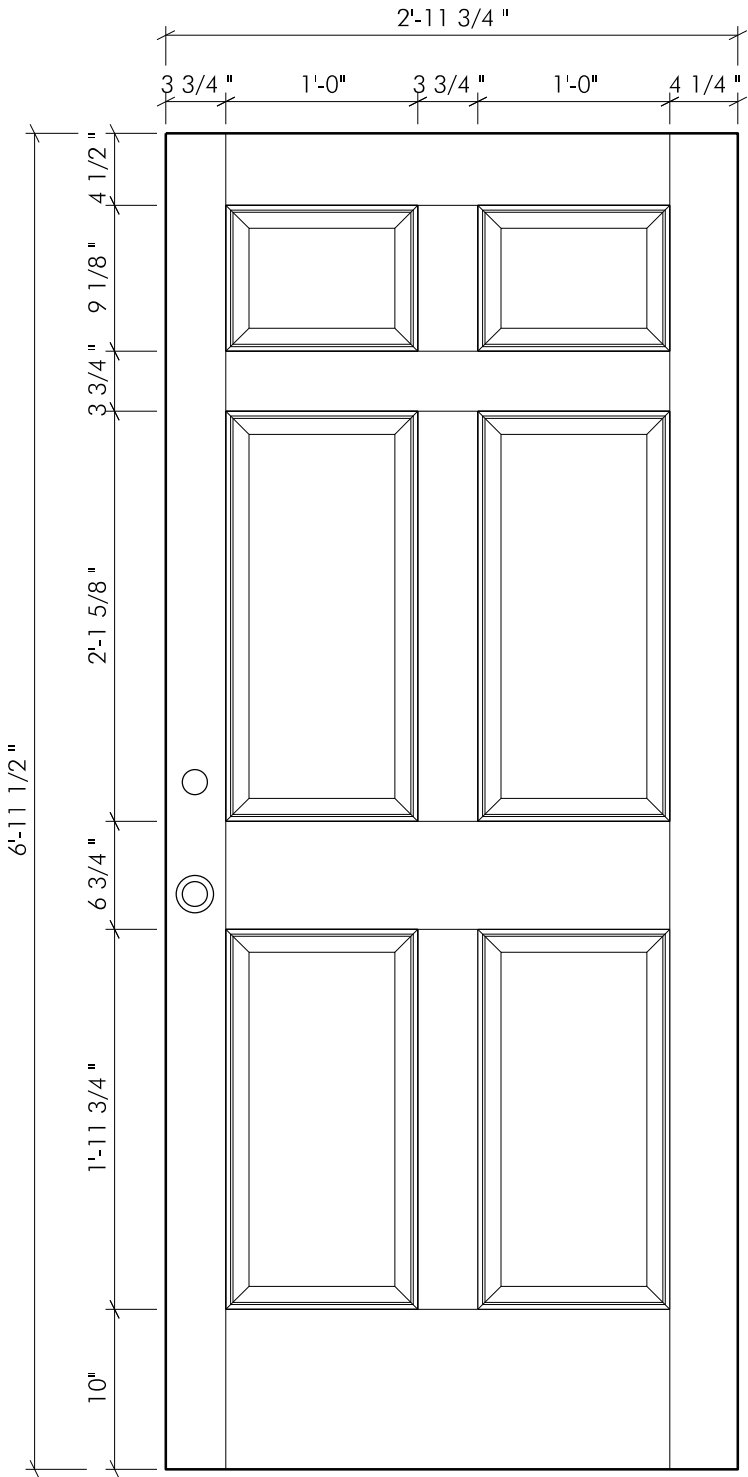
07





TYP. WOOD TRIM

SCALE: 1"=1'

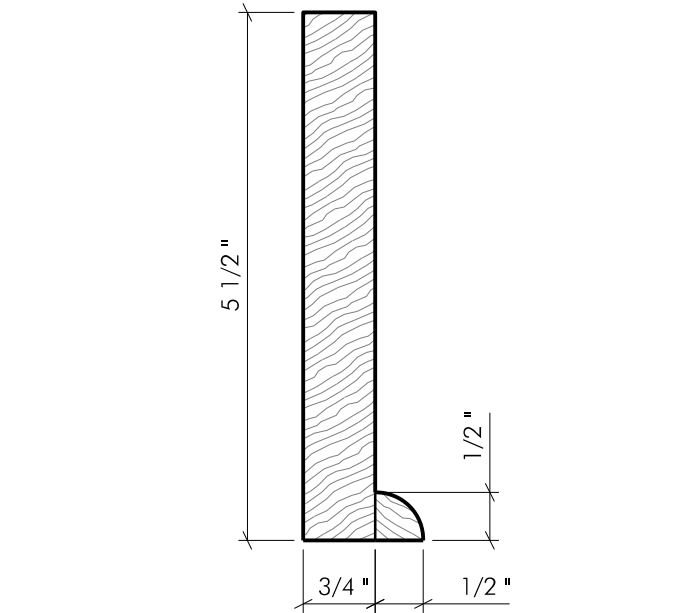


SIX-PANEL  
FRONT DOOR

SCALE: 1"=1'-0"

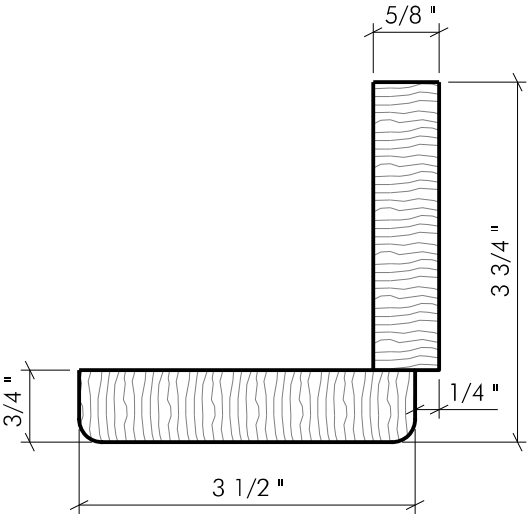
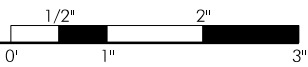






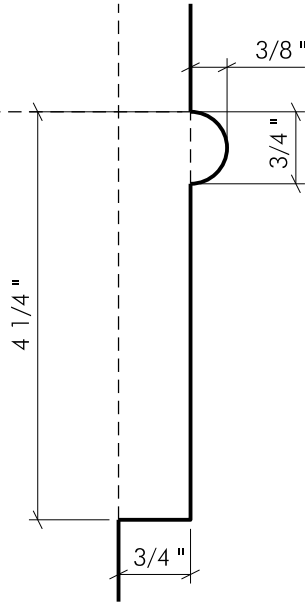
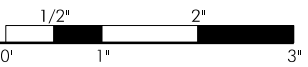
TYP. BASE BOARD

SCLAE: 6" = 1'-0"



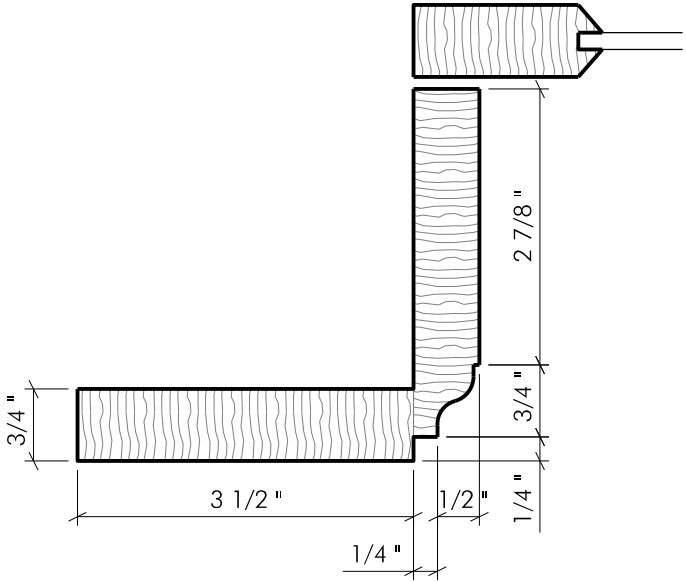
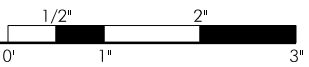
DOOR MOLDING /  
TRIM 1

SCLAE: 6" = 1'-0"



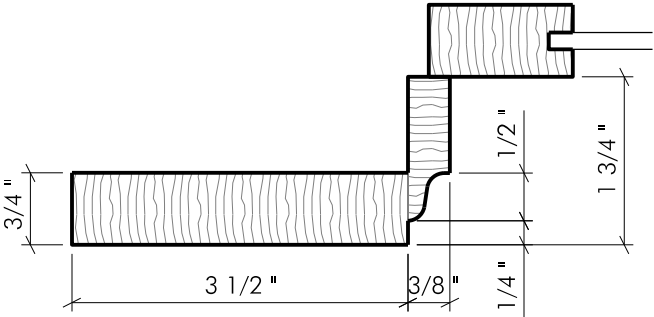
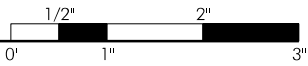
WINDOW SILL 2

SCLAE: 6" = 1'-0"



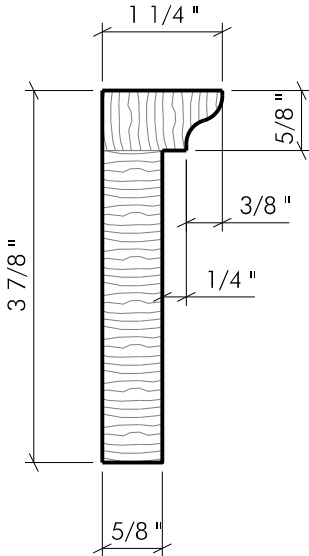
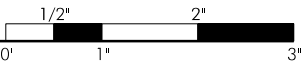
JAMB/HEAD 2

SCLAE: 6" = 1'-0"



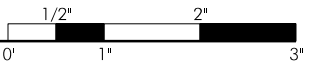
JAMB/HEAD 1

SCLAE: 6" = 1'-0"



WINDOW SILL 1

SCLAE: 6" = 1'-0"



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REB TFL

SCALE:  
6" = 1'-0"

APPENDIX C:

09

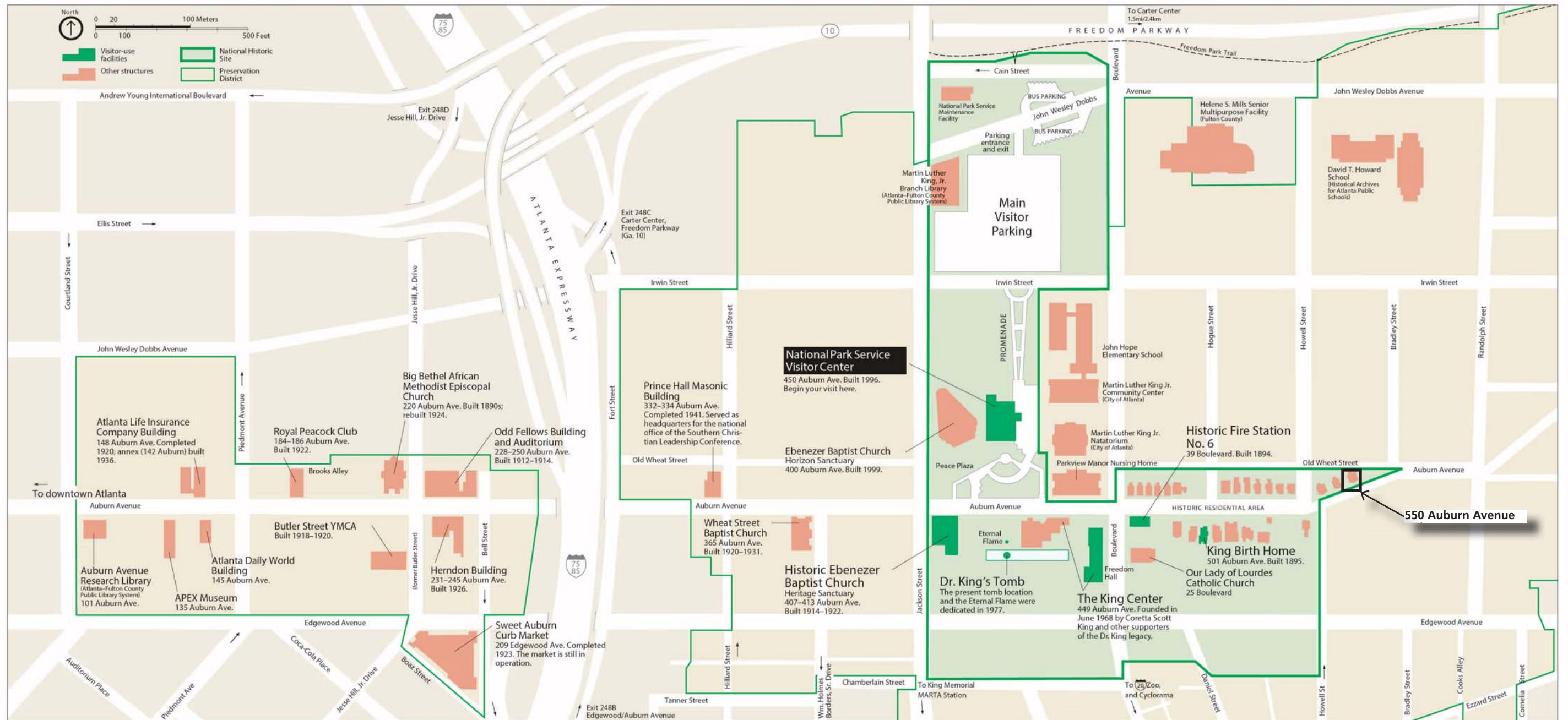


# Appendix D:

## Resource Location Map

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Map of Martin Luther King, Jr. National Historic Site with 550 Auburn Avenue noted. Adapted from National Park Service Park Map, Harpers Ferry Center.





Martin Luther King, Jr. National Historic Site  
450 Auburn Avenue, NE  
Atlanta, Georgia 30312

[www.nps.gov/malu](http://www.nps.gov/malu)