

Double-Shotgun House 480 Auburn Avenue

Martin Luther King, Jr.
National Historical Park



Historic Structure Report 2018

JKOA

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for

Martin Luther King, Jr. National Historical Park
Southeast Region, National Park Service

by

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The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, at the Southeast Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in digital format through the IRMA Portal, Integrated Resource Management Applications, including the NPS Data Store, accessed at <<https://irma.nps.gov/App/Reference/Welcome>>, a website of the National Park Service.

2018
Historic Structure Report
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480 Auburn Avenue
Martin Luther King, Jr. National Historical Park (MALU)

LCS#: 90003

Double-Shotgun House
480 Auburn Avenue
Martin Luther King, Jr. National Historical Park
Historic Structure Report
2018

Approved by:


Superintendent, Martin Luther King, Jr. National Historical Park

4/16/18
Date

Recommended by:


acting Chief, Cultural Resources Partnerships & Science Division, Southeast Region

4/24/18
Date

Recommended by:


Deputy Regional Director, Southeast Region

4/26/2018
Date

Approved by:


Regional Director, Southeast Region

4/27/2018
Date

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 from the JKOA firm who authored the report. The authors would like to thank the staff at the Martin Luther King, Jr. National Historical Park who assisted with the project, including Chief of Interpretation, Education and Cultural Resource Management Rebecca Karcher, then Acting Facility Manager Gina Belknap, Museum Technician Leah Berry, the Park staff who assisted with the inspection of historic structures, and Historical Architect Danita Brown, AIA of the Southeast Regional Office. 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.

Dan Scheidt, Chief
Cultural Resources, Partnerships and Science Division
Southeast Regional Office
2018

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Red oval shows location of the double shotgun within the Martin Luther King, Jr. National Historical Park (MALU), showing the 2017 boundaries.

Management Summary

This Historic Structure Report (HSR) documents the development, use, and current condition of the double-shotgun house at 480 Auburn Avenue in the Martin Luther King, Jr. National Historical Park (MALU). It examines options for potential uses and treatments. The National Park Service (NPS) will use this report to inform and guide its stewardship of this historic building.

The report is divided into two major segments, Part I: Developmental History, and Part II: Treatment & Use. Part I is organized into three sections that address in sequence the historical background and context of the Auburn Avenue neighborhood, a chronology of development and use of the double shotgun, and assessment of current condition.

Part II: Treatment and Use is divided into four sections which present the recommended “ultimate treatment and use” for the house, evaluate alternatives, and review the requirements that circumscribe them.

A bibliography follows Part II. The appendices contain scaled documentation drawings of the current floor, foundation, and roof plans and typical architectural elements.

Historical Overview

The city of Atlanta started in the 1820s as a railroad workcamp at the terminus of the Western and Atlantic railroad line to the Midwest. It became the rail hub of the South, its population nearly quadrupling in the decade before the Civil War. During the war, it was burned, and rail lines wrecked, but it rebuilt to become a center of political and economic power. The black population also prospered, leading to worsened race relations and strict segregation that affected Atlanta’s development patterns. A black commercial area grew east of downtown on Auburn Avenue, near a white residential area, but after the Race Riot of 1906, whites fled to

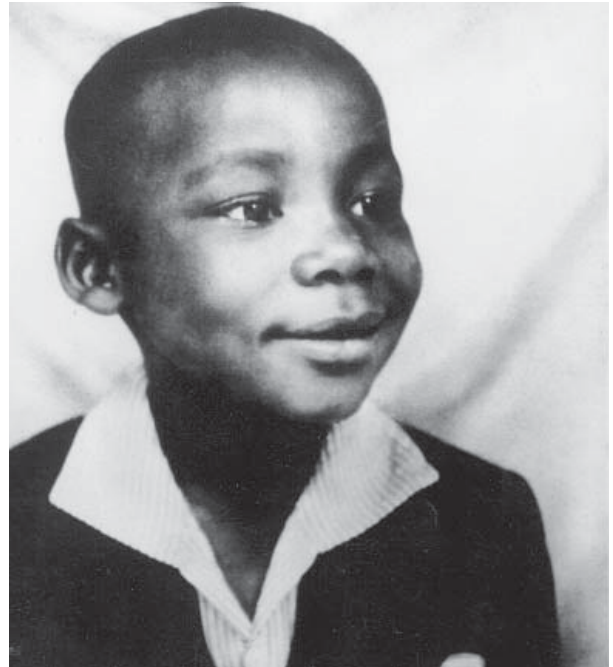


Figure M1. Martin Luther King, Jr., photographed in 1939 at age 10 when he was living at 501 Auburn Avenue, across the street from 480 Auburn.

other parts of the city, and in 1909-1910, the street shifted from white owners and tenants to black owners and tenants. The neighborhood became a diverse mix of African-American professionals and workers, owners and tenants, large houses and small.

While the commercial area known as Sweet Auburn flourished, residential Auburn Avenue soon declined. In 1917, the Great Fire burned across 300 acres of Atlanta, causing many African Americans to move. The city’s west side attracted the more well-to-do, leaving behind a less diverse, poorer neighborhood. By the time Morris Brown College left in 1932, few middle-class residents remained. Houses were subdivided, and ever-poorer tenants lived in shotgun houses. By 1941, Martin Luther King, Sr., who lived next door to 497 Auburn Avenue, said the area was “running down” and moved his family a few blocks away.

480 Auburn Avenue

The double-shotgun house at 480 Auburn Avenue (originally 368-368a) was built in 1905 by the Empire State Investment Company, one of nine one-story frame houses constructed as a group for rental housing. The five on Auburn Avenue were built first, with prolific architect Emil C. Seiz listed on the building permit. The NPS wayside sign in front of the buildings states that the houses were built by the “Empire State Textile Company” as housing for mill workers. These are errors found in several histories and reports. Extensive searches of historical records found no record of such a company at any time in Atlanta, and none of the residents of 480 or its neighbors had occupations in textiles.

Later in 1905, the three easternmost double shotguns, including 480, were sold to Mattie Russell Mays for use as rental housing. The three thereafter are sold as a group. City directories first list residents in 1907, all blue-collar workers and all white, typical of owners and occupants at that time before the neighborhood shifted from white to black residents in 1909.

Mays sold the three buildings to another private owner in 1915, who continued their use as low-income rental housing. The shotguns are across the street from 501 Auburn Avenue where Martin Luther King, Jr. was born in 1929, and contribute to the diversity of housing in the Birth-Home Block. King grew up playing with the children of the neighborhood’s socio-economic mix of families.

The first documented change to 480 Auburn was replacement of the original wood shingle roof with composition roof by 1931, probably the roll roofing so common in Atlanta’s neighborhoods at that time. Roll roofing remained on the house for at least six decades. A later change was the addition of a bathroom to each of the two residences in the house, built into each back room. Though the dates are unknown, the bathrooms were created in two phases, the first with only a sink and toilet. A study of photographs in MALU archives indicates that each bathroom was later enlarged to provide room for a bathtub by expanding into and reducing the size of the back corner porch.



Figure M2. Double shotguns at 480 (left) and 484 Auburn Avenue in 1991. Each entrance has its own hipped-roof porch, and all roofs are sheathed with roll roofing. Note central chimney that served two fireplaces in each residence. (MALU collection of 2005-2010 photographs)



Figure M3. Corner mantelpiece in one of the front rooms of neighboring 484 Auburn, photographed in 1991. The mantels in 480 were similar. The mantel, its upper shelves, and the firebox with tile surround are in place, as well as the board floor, baseboards and plaster walls. (Historic Structure Assessment Report, 1991)

A series of owners continued the original use, but the house declined with the neighborhood. The Park Service bought the house and its neighbors on each side in 1989 and in 1991 began a two-phased rehabilitation of the Auburn row of shotguns. Tenants were given options for housing during and after the work.

Major alterations and replacements were conducted to reconfigure the two dwelling spaces of the house into one single-family house, in line with the goals of the Park to continue residential use in the Birth-Home Block. At the front, the historic twin front porches were joined by a connecting piece to become a single porch; the original front entrances were retained to give the appearance of separate dwellings. Inside, most interior walls were retained, with doorways cut in the dividing wall and new partitions introduced to create closets and modern kitchen, bathrooms, and

laundry and utility rooms. The earlier bathrooms and original back corner porches were removed and a new full-width back porch was constructed.

Significant replacement of original features took place, including exterior trim, several windows, much of the siding, and many porch posts. Inside, plaster was replaced with gypsum board and all interior trim was replaced. The project introduced a number of non-historic architectural elements. The house continues its use as a single-family rental residence.

Methodology

This HSR, which complies with NPS-28 guidelines, offers a comprehensive, scholarly assessment of the history, fabric, and current physical condition of the building.

Our findings and recommendations for preservation of the house rely on research of primary and secondary sources, early photographs, maps, and oral histories, correlated with our physical investigation of extant building fabric.

In accordance with the NPS provision for “limited” historical research, we relied for the most part on primary and secondary research conducted in Park archives, though additional primary records were studied in local and online collections. Oral histories were conducted with longtime Park staff and others. Building archaeology was a critical component of identifying the scope and time frame of various changes. Ultimately, however, the scarcity of documentation led us to conduct additional primary research to gain an adequate understanding of the site’s history.

History itself hampers investigations of African-American history. Early public records reflect what was deemed worthy of recording at the time; city directories and even the Census are known for errors about, and omissions of, not only individual African Americans but entire streets with black concentrations, and houses for low-income residents are often overlooked entirely. At least city directories identify race; deeds rarely do.

Our discussion of background and context was aided by our 2013 HSR on 530 Auburn Avenue and several Auburn Avenue HSRs we prepared concurrent with this report. Secondary sources



Figure M4. The row of 1905 double shotguns facing Auburn Avenue, each with its two hipped-roof entrance porches, now connected. The third house from the right, with red trim, is 480 Auburn. (JKOA 2016)

generally concentrated on the development of Atlanta, the history of its African-American communities, the rise and decline of the commercial Sweet Auburn neighborhood, and the distinct rise and decline of the Auburn Avenue residential neighborhood. Additional secondary research addressed the Civil Rights Movement and the life and work of Martin Luther King, Jr. We consulted books, both of the period and contemporary; NPS publications; other published or printed studies and reports; periodicals; and newspapers. Some are in digital format online.

Physical investigation of the double shotgun to determine its evolutionary history was a large component of the work. These investigations were integrated with documentary research in a correlative approach to determine how the building was used and adapted over its history, and to understand the people involved.

The firm of Joseph K. Oppermann–Architect, P.A. (JKOA) prepared this HSR. The project team included Joseph K. Oppermann, FAIA, historical architect and principal-in-charge; Christopher M. Woollard, Associate AIA, historical architect and lead investigator; and Langdon E. Oppermann, architectural historian/planner. This team researched, investigated, and documented these buildings and wrote this HSR. The interdisciplinary approach broadens the understanding of the history and conditions, aiding the development of appropriate treatment recommendations.

An initial visit to the site and Park archives was made September 11-16, 2016. Park documents and photographs were gathered with the considerable help of Park staff. Building measurements were compiled using manual measuring tape, a carpenter’s ruler, digital camera, and digital Leica Disto laser distance meter. General photographic

field-reference documentation was prepared using digital cameras. Detailed field drawings were made and, upon return to the office, used to create digitized AutoCAD drawings of foundation, floor, and roof plans of the house, and a sampling of architectural trim. The digitized floor plan became the base document on which the physical conditions were recorded.

During a follow-up site visit, November 15-18, 2016, standard assessment methodology was used to survey the condition of each exterior feature and each interior room, itemizing features and elements and photographing them in detail. Visual observation of surface conditions, supplemented with a 20-power magnification loupe and Protimeter BLD 2000 moisture meter, were used to assess the physical condition of building materials. In accordance with the NPS scope of work, no building system components were tested, and no invasive investigation methods were employed. Tape measure and digital cameras were used to record the size, characteristics, location, and condition of components.

Findings

The archival research and field investigations brought a better understanding of both the physical evolution of the house and its current condition. The exterior appears much as it did when constructed in 1905 for two mirror-image rental residences. The interior was remodelled by NPS in the early 1990s to create a single housing unit and to update systems and create more compatible designs for modern living. Documentation of pre-NPS modification is scarce, with most information gathered from 1991 photographs and the building fabric itself through building archaeology. NPS documentation of their modifications were valuable to understanding the changes made for modernization. Our combined research has guided our recommendations for treatment.

This parcel of property so near the Birth Home is critical as a backdrop to the story of Dr. King's youth. It can educate visitors about the socioeconomic diversity of residents in Dr. King's neighborhood, and has the potential to help them understand that mix during the period of significance.

Recommended Treatments and Uses

Recommendations for treatment and use of the double-shotgun house at 480 Auburn Avenue echo the strategies outlined in the Park's 1986 General Management Plan (GMP) and its 2011 Long-Range Interpretive Plan (LRIP):

The Recommended Ultimate Treatment for the exterior of the dwelling is Restoration to the period of Dr. King's youth, with the exception of the modern addition at the rear of the building, which should be maintained.

The Recommended Ultimate Treatment for the interior of the dwelling is continued maintenance of the rehabilitated interior as rental housing.

The Recommended Ultimate Use for the dwelling is the continuation of single-unit rental housing.

Recommended specific actions to support these treatments and uses include:

General Recommendations:

- To inform management policies, consult regularly with the NPS SER Climate Change, Socioeconomics, and Adaptation Coordinator.
- To inform management decisions, use results from climate-change studies, such as "Protected area tourism in a changing climate: Will visitation at US national parks warm up or overheat?" (Fischelli, Schuurman, Monahan, & Ziesler, 2015).

Recommendations for the Site

- Prepare or update a topographic survey for the site.
- Prepare and maintain a site drainage log. Use reduced drawings of the topo survey to mark, at the very least, the direction of runoff and the approximate size and location of pooling and runoff during storms. Retain the marked survey sheets to correlate with weather data, and for comparison with future observations.
- Observe the site's drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from the building, adding fill where erosion occurs, and modifying the grade to prevent pooling.

- Secure clearance from an archaeologist before commencing work that might require ground disturbance.
- Use the CLR to guide site treatment.

Interpretive Recommendations for the Site

- When implementing the 2017 Foundation Document’s recommendation to replace the wayside signs due to age, correct the inaccurate information on the wayside sign in front of 488 Auburn Avenue: 1) change the incorrect “Empire Textile Company” to “Empire State Investment Company” as the builder; 2) change “for its white mill workers” to “for rental housing.”

Recommendations for the Front Porch

- Secure the railings and other elements of the balustrade at the front porch. Monitor for stability and condition.

Recommendations for the Siding

- Repair/replace weatherboard siding where it is damaged and pulling away from the wall surface, leaving the wall framing and interior finish exposed to water infiltration.
- The siding is of marginal quality. It is very thin and has visible knots and checks. When replaced, a higher quality of wood siding will diminish the avoidable problems of splitting and warping, and reduce maintenance costs.

Recommendations for the Roof

- When needed, replace the current historically inappropriate roofing material with roll asphalt roofing consistent with the period of significance.

Recommendations for Historic Paints & Finishes

- Prepare a comprehensive analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, faux finishes, varnishes and wallpapers. Include archived as well as *in situ* elements.

Recommendations for Interior

- Maintain the current use and floor plan.
- Preserve identified original features.
- Perform regular cyclical maintenance on the interior both during and between tenancies to ensure the interior remains in a state of good repair.

Administrative Data

Locational Data

Building Name: Double-Shotgun House

Location: 480 Auburn Avenue, Atlanta
Martin Luther King, Jr. National Historical Park

County: Fulton County

State: Georgia

Real Property Information

Acquisition Date: 1989

Numbering Information

LCS ID: 90003

Size Information

House:

<i>Total Floor Area:</i>	1,044 square feet ±
<i>Roof Area:</i>	1,500 square feet ±
<i>Number of Stories:</i>	1
<i>Number of Rooms:</i>	10
<i>Number of Bathrooms:</i>	2

Cultural Resource Data

National Register Status: Contributing structures in National Historic Landmark district
Listed in National Register 1974
Designated Historic Landmark 1977
Additional Documentation accepted 1994
Boundary Increase 2001

Period of Significance: 1929-1941

Proposed Treatment

The Recommended Ultimate Treatment for the exterior of the dwelling is Restoration to the period of Dr. King's youth, with the exception of the modern addition at the rear of the building, which should be maintained.

The Recommended Ultimate Treatment for the interior of the dwelling is continued maintenance of the rehabilitated interior as rental housing.

The Recommended Ultimate Use for the dwelling is the continuation of single-unit rental housing.

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. National Register of Historic Places Registration Form. "Martin Luther King, Jr., National Historic Site." Southeast Regional Office, National Park Service, 1994.
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- _____. *Historic Structure Report, 530 Auburn Avenue*. Atlanta: National Park Service, 2013.
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I.A Historical Background and Context

Constructed in 1905 in a row of double-shotgun houses, 480 Auburn Avenue was among the first multi-unit rental residences on Auburn Avenue, at that time a white, middle-class neighborhood. First occupied by white, working-class tenants, then by African Americans, the house was bought by NPS in 1989 and continues its rental residential use, though as a single-family house rather than a duplex. It is closely associated with Civil Rights leader Martin Luther King, Jr., who grew up across the street and would have known the house during his childhood. The shotgun is a contributing building in the Martin Luther King, Jr. Historic District, a National Historic Landmark district, and the City of Atlanta's Martin Luther King, Jr. Landmark Historic District.

Founding and Growth of Atlanta

From the start, Atlanta differed sharply from the plantation economy of the South. Railroads sparked its rapid growth, and its leaders were business and railroad men rather than planter aristocracy.

Development began slowly. In 1826, a possible rail route was surveyed to run from Milledgeville, the centrally-located capital of Georgia, to the future site of Chattanooga, Tennessee. Ten years later, Georgia's General Assembly authorized construction of the Western & Atlantic Railroad (W&A) to link the state to Chattanooga and beyond to the Midwest. Both the Georgia Railroad and the Monroe Railroad joined the W&A at its terminus,¹ leading W&A contractor John J. Thrasher to open shelters for a workers' camp there. Atlanta thus started as a bawdy railroad workcamp at the end of the rail line, informally

named Terminus. In 1839, Thrasher and a partner opened a general store, the first store in Terminus, at a site "near the peg marking the planned terminus of the Western & Atlantic Railroad."² The area was known as Thrasherville for several years.³

John Thrasher later recounted the town's beginnings:

When I arrived in this place in 1839, the country was entirely covered by forest. There was but one house here at the time. . . . First one moved in from the country and then another until we had a right smart little town. The people around here were very poor. There were a great many of the women who wore no shoes at all. We had dirt floors in our homes. There was a man named Johnson in the store with me, and the firm was Johnson and Thrasher. That was the only store in the place at the time.⁴

2. Text of highway marker for Thrasherville. GHM 060-173, Georgia Historical Commission 1992.

3. "Everybody's Cousin."

4. Ibid., John J. Thrasher, speaking at a 24 April 1871 meeting of the Atlanta Pioneer and Historic Society.



Figure A1. Atlanta railroad yards, 1864. (www.shorpy.com/node/4759/)

1. "Everybody's Cousin: John J. Thrasher was one of Atlanta's Founders and Most Colorful Figures," *Georgia Historical Quarterly*, Summer 2000; www.bsu.edu/web/dsumner/Professional/JohnJThrasher.htm.

In 1842, as new rail lines approached from the east and south, the terminus point was moved to a new site; the new village was named Marthasville in honor of the daughter of former Governor Wilson Lumpkin, who was instrumental in bringing railroads to the area. Marthasville was incorporated in 1843, but reincorporated as the town of Atlanta in 1845 and the city of Atlanta in 1847.⁵

Atlanta quickly became a major railroad hub, and its population grew accordingly. By 1850, the Atlanta census showed a population of 2,750, including 493 enslaved Africans and 18 free blacks. Three years later, Fulton County was created with Atlanta as the county seat. The following year the city was laid out in five wards, the Fourth Ward comprising the area that includes Auburn Avenue and the Martin Luther King, Jr. National Historical Park.⁶

By 1860, just before the Civil War, the city's population had almost quadrupled to 9,000; twenty percent were black. Growth halted during the war, and in May 1864, Union General William T. Sherman invaded Georgia from the northwest. Later that year, he forced Atlanta citizens to evacuate; his armies wrecked the railroad tracks and burned the city before continuing their march to the sea.⁷

Reconstruction and its Aftermath

The Confederacy collapsed in 1865 as the Union took control of the entire South, starting a period of forced military Reconstruction. The new Atlanta City Council later that year promised to apply laws equally, regardless of race, and the city's first school for black children opened downtown in an old church on Armstrong Street. Though not yet recognized as citizens by the United States government, black residents were authorized to serve on juries, and 28 were elected to the state legislature.⁸

5. Ibid. The terminus was moved to land donated by Lemuel P. Grant, a railroad employee.

6. The area became known as the *Old Fourth Ward* after abolition of the ward system in 1954.

7. National Park Service, "Atlanta: African American Experience," www.nps.gov/nr/travel/atlanta/africanamerican.htm.

8. Ibid. In 1868, the 14th Amendment guaranteed citizenship to former slaves.



Figure A2. Union soldiers wrecking the railroads in 1864. (Library of Congress B8184-10488)

Rebuilding of the burned city started with the population's return, even before the war's end in 1865. Atlanta remained the hub of three of the South's most important rail lines, and the 1868 move of the state capital from Milledgeville to Atlanta solidified the shift of the South's political and economic power from the now stagnant coastal ports of Charleston and Savannah.⁹ Sharecroppers and those formerly enslaved came from surrounding areas until, by 1870, the black population of Atlanta surged to 46 percent of its 22,000 residents.¹⁰

Chiefly because of the railroad industry, and in contrast to most of the South, Atlanta's businesses grew throughout the 1870s. The rail center attracted new entrepreneurs, and the new era provided jobs and opportunities.

Reconstruction ended in 1877. With a population of 37,500 in 1880, Atlanta had become one of the fifty largest cities in the United States and the largest between Richmond and New Orleans.¹¹

Growth and expansion continued through the 1880s and 1890s. The black population alone soared to 35,000 by 1900.¹² Race relations became more strained with each decade as the white power structure, feeling threatened, created a social system to separate the races. In *The Strange Career*

9. National Park Service, "Atlanta: Industrial Atlanta," www.nps.gov/nr/travel/atlanta/industrial.htm.

10. "Atlanta: African American Experience."

11. "Atlanta: Industrial Atlanta."

12. New Georgia Encyclopedia, www.georgiaencyclopedia.org. Overall population was 89,000 in 1900 and 150,000 in 1910.



Figure A3. Horse car on Peachtree Street, 1882. (Wikimediacommons.com)

of *Jim Crow*, C. Vann Woodward explains, “Jim Crow laws were initiated by white politicians in the South to circumscribe black voting rights and to exclude them from participation in various social arenas which would have to be shared with white people.”¹³

In the 1890s as new Jim Crow laws were introduced on a regular basis, the US Supreme Court handed down its infamous 1896 ruling in *Plessy v. Ferguson*, firmly establishing the “separate but equal” doctrine. Erasing Reconstruction efforts, the justices ruled that states could exclude “the colored race” from first-class railroad cars.¹⁴ The decision legitimized earlier practices in the South, and greater segregation of private businesses, public spaces, and strict social customs quickly followed.

Housing patterns in Atlanta also became more racially segregated as new transportation methods allowed outward expansion. Horse-drawn streetcars in 1871, joined by steam and electric streetcars in the late 1880s, led to the development of exclusive, predominantly white suburbs such as Inman Park, boasting paved streets and electric lights. Wealthy whites left the center of the city for the suburbs, widening the social gulf between classes and further separating the races. Auburn Avenue was one of these residential developments for whites that grew away from the city’s commercial center.

13. Woodward, *The Strange Career of Jim Crow*, 3rd rev. ed. (New York: Oxford University Press, 1974), n7.

14. Supreme Court opinion, *Plessy v. Ferguson*, Legal Information Institute, <https://www.law.cornell.edu/supremecourt/text/163/537>.

The Race Riot of 1906

Atlanta’s success increased job competition among black and white workers: working class whites feared losing their jobs to lesser-paid black laborers. At the same time, wealthier whites feared the rise of a black middle class, and were especially uncomfortable as African Americans entered politics and established successful businesses.¹⁵ Numerous laws were passed to disenfranchise blacks and further restrict their civil rights, effectively confining them to the lowest status and most menial jobs. Despite Atlanta’s urban character, it was among the more segregated and socially stratified cities in the nation.¹⁶

Despite rigorously enforced segregation, racial disquietude was intense at the turn of the century. Tensions increased with the gubernatorial election of 1906, when two powerful white men, Hoke Smith and Clark Howell, competed for the Democratic nomination. Smith ran on a platform of black disenfranchisement and appealed to white fears of black domination.¹⁷ Both Smith and Howell sought to revoke black voting rights, and both had strong influence over the press, Smith as a publisher of the *Atlanta Journal*, and Howell as editor of the *Atlanta Constitution*. Each used his newspaper to provoke white anxieties. In articles with startling headlines, they attacked black saloons and bars and published sensational stories of black sexual violence against white women. The *Atlanta Journal*’s inflammatory editorials about a “Reign of Terror” incited white fear in part to benefit Smith’s campaign.

Other newspapers printed similar stories. The *Atlanta Evening News* editor applauded lynchings and beatings. This climate triggered a bloody riot in 1906 when, in September, a mob of several thousand whites attacked blacks and their properties.¹⁸ The State Militia was called as violence erupted across all of the city. The riot lasted four days, with twenty black men and women killed the first day. Total estimates range from 25 to 80 deaths.¹⁹

15. “Atlanta Race Riot of 1906,” New Georgia Encyclopedia, georgiaencyclopedia.org.

16. New Georgia Encyclopedia.

17. Dewey W. Grantham, *Hoke Smith and the Politics of the New South* (Baton Rouge: LSU Press, 1967), p. 178.

18. Kevin M. Kruse, *White Flight: Atlanta and the Making of Modern Conservatism* (Princeton University Press, 2005), 14.

19. Clarissa Myrick-Harris, “The 1906 Atlanta Race Riot: An Explanatory Timeline,” www.oneworldarchives.org/CMH_Coalition_Timeline.pdf. New Georgia Encyclopedia.



Figure A4. The State Militia, called to restore order during the 1906 riot. ("Sweet Auburn Avenue, Triumph of the Spirit," sweetauburn.us/rings/racriot.htm)

The riot made international headlines and threatened Atlanta's image as a thriving New South city. On September 25, as soon as the riot ended, leaders of both the black and white communities met to discuss how to restore Atlanta's image, but hundreds of African Americans left the city.

The riot further separated the races in Atlanta. As white hostility increased after this event, white landlords raised rents for black tenants in downtown spaces, forcing out both existing and potential tenants. African Americans recognized the need to develop their own communities and began moving their stores and services east to Auburn Avenue between Courtland and Jackson Streets.

A few black men had earlier opened businesses on that part of Auburn Avenue (then named Wheat Street). In the 1880s, David T. Howard operated a funeral home, one of the first successful black businesses in the city.²⁰ In 1891, H.A. Hagler started the *People's Advocate* newspaper in the Auburn community.²¹ The same year, the Atlanta Loan and Trust Company was established. By 1900, the census showed ten black businesses and two black professionals on Auburn Avenue.²²

As the area flourished, whites began to leave for other parts of the city. The street experienced continued growth, becoming the business, cultural, and social hub of the black community.

20. Dan Moore, Sr., *Sweet Auburn, Street of Pride, A Pictorial History* (self-published, nd). The name was changed to Auburn Avenue in 1893.

21. Ibid.

22. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta, 1900-1960* (National Park Service, MLK, Jr. National Historic Site, 1983), p.9.



Figure A5. French newspaper devotes full front page to the riot. (*Le Petit Journal*, 7 October 1906)

An Emerging Middle Class

Atlanta's rapid expansion provided jobs at all socioeconomic levels, not only for whites but for African Americans as well. Despite the oppressive and discriminatory conditions that sought to confine them to industrial or menial jobs, African Americans achieved success and prominence as they established businesses, entered professions, and provided services to improve their community.

Educational opportunities for African Americans were also developing. Atlanta University had been founded just after the Civil War in 1865 by the American Missionary Association (AMA), an abolitionist group interested in educating black freedmen and promoting racial equality. Assisted by the federal Freedmen's Bureau, it was among eleven colleges founded by the AMA. The school trained black teachers and librarians and by the 1870s, granted bachelor's degrees.²³

23. In 1929, the university joined a consortium later known as the Atlanta University Center with Morehouse College and Spelman College. Clara M. DeBoer, "Blacks and the

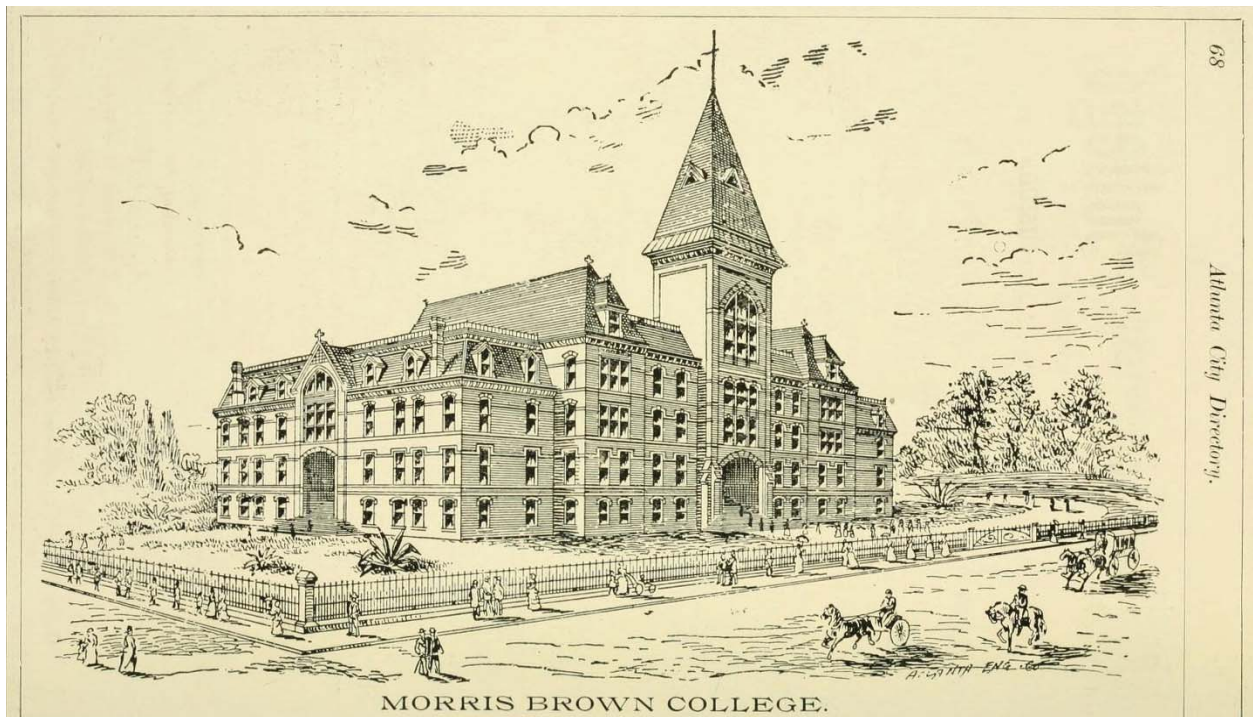


Figure A6. Morris Brown College as depicted in 1892 Atlanta city directory.

In 1885, Morris Brown College opened in Atlanta's Fourth Ward on the corner of Boulevard and Houston Streets near Auburn Avenue, founded by the nearby Big Bethel AME Church. It was the first Georgia educational institution established and funded by African Americans. As its website states, "The College at that time was largely dependent upon a denomination whose constituency was primarily unskilled, untrained, and economically unstable."²⁴ At the same time, Atlanta was developing a national reputation as an area of unusual possibility for blacks, and became home to a prosperous and growing black middle class drawn from throughout the South.

Among those who moved to Atlanta was Henry Rutherford Butler. Born in North Carolina, he attended Lincoln University and graduated from Meharry Medical College in Nashville in 1890. He moved first to Atlanta as a physician and in 1895, studied at Harvard to specialize in children's diseases and surgery. In 1897, at Atlanta's First Congregational Church, Butler, with Dr. Thomas H. Slater and others, organized the National Medical Association.

American Missionary Association," United Church of Christ, 1973, www.ucc.org/about-us/hidden-histories/blacks-and-the-american.html.

24. Morris Brown College, "Our College History," www.morrisbrown.edu.

Butler was active in the Masons and in 1911, published a history of black masons, entitled *The History of Masonry Among the Colored Men in Georgia*. He was also the first black columnist for the *Atlanta Constitution*, a white paper, contributing "What the Colored People are Doing."²⁵

Like Butler, Thomas H. Slater attended Meharry and came to Atlanta as a physician. Slater was the medical director of the black-owned Standard Life Insurance Company of Atlanta.²⁶ Physicians Slater and Butler were both listed in the 1919 edition of *The National Cyclopedia of the Colored Race*.²⁷

Wesley C. Redding was an African-American bank teller serving the black customers of one of Atlanta's white banks. In the 1890s, he helped establish the first black hotel, located on the northeast corner of Auburn and Bell, and served as its manager. He became a founder and president of the 1891 Atlanta Loan and Trust Company.²⁸ He is said to have been the first black man to move into the white residential section of Wheat Street (later Auburn Avenue), buying a house east of Jackson Street in 1884.²⁹

25. The Most Worshipful Prince Hall Grand Lodge of Georgia, College Park, Georgia, <http://mwphglga.org>.

26. Advertisement for Standard Life in *The Crisis*, November 1913. *The Crisis* was the official publication of the NAACP.

27. *Lincoln University Herald*, February 1921.

28. Henderson, and Walker, *The Thriving Hub*, p. 8.

29. Moore, *Sweet Auburn, Pictorial History*.



Figure A7. Alonzo Herndon with his wife Adrienne and son Norris. (The Herndon Foundation)

Businessman and politician Henry A. Rucker was born a slave and became a barber serving white men. He attended Atlanta University, was a delegate to the 1880 Republican National Convention in Chicago, and was appointed Collector of Internal Revenue for the District of Georgia by President William McKinley, serving for 14 years from 1896 to 1910. Rucker built Atlanta's first African-American office building in 1904, the Rucker Building on Auburn Avenue.³⁰

Perhaps the most notable story is that of former slave Alonzo F. Herndon. He left a sharecropping family and, like Rucker, studied barbering, eventually owning a string of barbershops in downtown Atlanta serving white patrons. One was said to be elegant with marble floors and a chandelier.³¹ Herndon invested in real estate and by 1900 was the largest black property owner in Atlanta. He later founded the Atlanta Life Insurance Company on Auburn Avenue and became Atlanta's first black millionaire.³²

Auburn Avenue thrived, with businesses generally west of Jackson Street and residences east.³³ In

30. Atlanta History Center, <http://ftp.atlantahistorycenter.com/MSS/MSS%20400-499/MSS%20468.pdf>.

31. Ibid.

32. National Park Service, "Atlanta: Herndon Home," www.nps.gov/nr/travel/atlanta/her.htm. The company was first named the Atlanta Mutual Insurance Association.

33. Blythe et al., *Historic Resource Study*, p. 19.



Figure A8. John Wesley Dobbs (1882-1961). (www.georgiaencyclopedia.org)

the commercial section, small businesses, such as groceries and cleaners, operated next to banks and large insurance companies.

By 1920, Auburn Avenue was already a widely known, vigorous black commercial, residential, and religious community, and became increasingly so. In 1930, operating from Courtland Street east to Randolph were an African-American bank, six insurance companies, fourteen realtors, four drugstores, two hotels, a branch library, three churches, several restaurants and entertainment places, and other black firms and establishments.³⁴ In 1926, the *Atlanta Independent* claimed, "Auburn is not just a street: it is an institution with influence and power not only among Georgians but American Negroes everywhere. It is the heart of Negro big business, a result of Negro cooperation and evidence of Negro possibility."

Together with businesses, several service-oriented associations were organized here, and church congregations increased. The area was dubbed "Sweet Auburn" by John Wesley Dobbs, a respected civil and political leader known as the Mayor of Auburn Avenue.³⁵ The name stuck as Sweet Auburn became recognized as one of the

34. Ambrose et al., *Historic Resource Study, Auburn Avenue Community of Atlanta 1865-1930*, introduction.

35. Dobbs was a social activist who helped to organize the Negro Voters League in the 1940s. He and his family lived on Houston Street near Auburn Avenue.



Figure A9. Albert Ruger's Bird's-Eye View of Atlanta, 1871. Rectangle shows Wheat Street. (Kenan Research Center, Atlanta History Center)

more significant black commercial districts in the United States.

Dobbs and others were members of the Prince Hall Masons, Georgia's most influential black Masons. In 1937 the Prince Hall Masonic Temple was built on Auburn Avenue. Among the businesses housed there were radio station WERD, which in 1949 became the first broadcast station owned and operated by African Americans, and the Madam C.J. Walker Beauty Shoppe. Walker was an African-American entrepreneur who developed a nationwide business, operating out of Indianapolis. The business continued after her death in 1919, and opened one of its salons in Atlanta.³⁶

Residential Development of Auburn Avenue

Auburn Avenue's residential use began long before Sweet Auburn. Named for Augustus M. Wheat, a local merchant, it opened as Wheat Street as early as 1853; the first ethnic population was German American.³⁷

36. WERD oral history interviews, Auburn Avenue Research Library. David Garrow, *Bearing the Cross: Martin Luther King, Jr., and the Southern Christian Leadership Conference* (New York: William Morrow, 1986). "The Madame C.J. Walker Museum," www.atlantapreservationcenter.com/event_detail?id=1489

37. Henderson and Walker, *The Thriving Hub*, p. 5; Moore, *Sweet Auburn, Pictorial History*.

Wheat Street is depicted on several early maps. The first is an 1871 Bird's Eye map of Atlanta, showing the street only to Fort Street with scattered residential structures extending east past Butler (Fig. A9). A series of Sanborn Fire Insurance Maps traces the street's development eastward from its main business district at the intersection of Peachtree Street. In 1884, a horsecar line ran from the central business district along Pryor Street to Wheat Street and along Wheat to Jackson Street, then north on Jackson.³⁸ Two years later, the 1886 Sanborn Map shows Wheat Street to Ivy (now Peachtree Center). By 1892, the map covers the newly named Auburn Avenue extending three blocks further east. The 1899 Sanborn Map shows Auburn Avenue all the way to Howell Street (Fig. A10). The progress of development

38. National Register nomination (1994), section 7, p. 2.

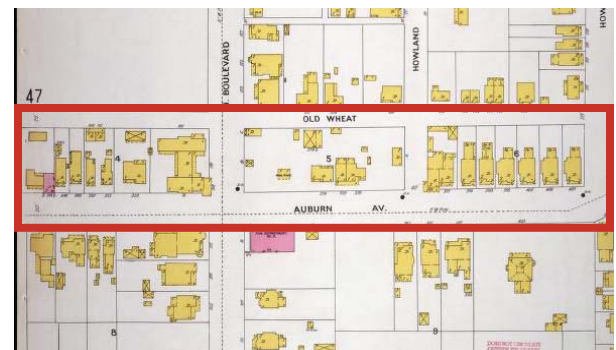


Figure A10. Sanborn Map 1899, p. 48. Rectangle shows Auburn Avenue and Old Wheat Street.

can be attributed, in part, to electrification of the streetcars starting in 1889.³⁹

The street developed as a white neighborhood. After petitions from residents to change the name, the city council on 17 April 1893 approved the change to Auburn Avenue. The change apparently was anticipated when city directories and the Sanborn Map listed Auburn Avenue in 1892.⁴⁰

Lined with elms and sycamores, the street was characterized by fashionable houses and smaller houses for the less well-to-do. Most residences were owned and occupied by whites, though the 1890 city directory shows 52 African Americans living among them.⁴¹

The Race Riot of 1906 contributed to changes in the city and on Auburn Avenue. A remarkable turnover occurred in 1909-1910 as the black population grew. White residents left the neighborhood, replaced by affluent middle-class African Americans who moved in almost immediately. By 1909, African Americans who owned or rented houses on Auburn Avenue outnumbered whites 117 to 74.⁴² A year later, the neighborhood's makeup had become almost completely African American.

The house at 501 Auburn Avenue was bought in 1909 by the Reverend Adam Daniel Williams. He was the grandfather of Martin Luther King, Jr., who would be born in that house twenty years later.

In the 1910s, the now-black neighborhood was socially and economically diverse, home to professionals, service workers, and laborers. The houses were similarly diverse; several double shotguns—duplexes—had been built in 1905 near single-family dwellings at the corner of Boulevard, and more multifamily residences were built between 1911 and 1928 behind Auburn Avenue and on side streets and alleys. Small stores shared the blocks between Jackson and Howell Streets with these dwellings.⁴³

39. Lucy A. Lawliss, *Cultural Landscape Report: Birth Home Block. Martin Luther King, Jr. National Historic Site*. (Cultural Resources Planning Division, SERO, NPS, 1995), p. 13; Blythe et al., *Historic Resource Study*, p. 57.

40. Mason, Herman "Skip," Jr. *Going Against the Wind* (Atlanta: APEX Museum, 1992), p. 28; city directory.

41. Henderson and Walker, *The Thriving Hub*, pp. 5-6.

42. Blythe et al., *Historic Resource Study*, p. 18.

43. *Ibid.*, pp. 58, 60.

Between 1910 and 1930, the commercial part of Auburn Avenue remained robust, but the black residential area began to decline. In May 1917, Atlanta's Great Fire burned across 300 acres of Atlanta, including much of the Fourth Ward. Spread by a strong southern wind, the fire broke out at a store near the corner of Fort and Decatur Streets, then raged northeasterly through parts of the main residential area around Auburn Avenue.⁴⁴ By the time the fire was extinguished it had consumed a large part of the Fourth Ward, burning the blocks west and north of Ebenezer Baptist Church, destroying nearly 2,000 buildings and leaving 10,000 people homeless, most of them African Americans.⁴⁵ The devastation caused many black residents to relocate to the city's west side, where land was more available and where a thriving black community had developed around Atlanta University.

Other factors contributed to the changing face of the neighborhood. Morris Brown College left the neighborhood in 1932 for the west side where buildings were made available by Atlanta University. In part a result of this move and in part due to overcrowding in the Auburn Avenue neighborhood, many professionals and the more affluent African Americans also moved west.⁴⁶

44. "The Atlanta Fire," www.gpb.org/georgiastories/videos/atlanta_fire.

45. "Industrial Atlanta," www.nps.gov/nr/travel/atlanta/text.htm#whd. The fire delayed completion of Ebenezer Baptist Church, which was rebuilt starting in 1920. Large open spaces left by the fire include the area now home to the King Memorial.

46. Blythe et al., *Historic Resource Study*, pp. 20-21. Atlanta University Center Consortium, Inc., www.aucenter.edu/history.php.



Figure A11. The Great Fire burning through northeast Atlanta, 1917. (Atlanta Housing Authority)

These moves left Auburn Avenue with a less diverse population.⁴⁷ By 1930, few middle-class families remained, and the neighborhood suffered greatly from the Depression.⁴⁸ In the 1930s, during the period of significance of the Birth-Home Block, several single-family dwellings on Auburn Avenue were subdivided into apartments as fewer remained occupied by their owners. Between 1930 and 1950, the street became home to an increasingly poor working-class population of tenants.

By 1939 the neighborhood was in severe decline. In that year, the New Deal's Works Projects Administration (WPA) completed a *Real Property Survey of Atlanta* that gives an indication of the worsening physical condition of houses on the block. Its figures show that in the "Birth-Home Block," only 13 percent of the buildings were owner-occupied, and 67 percent were "in need of major repairs or unfit for use." The north side of the street between Hogue and Howell Streets, where 530 Auburn is located, fared better. Even so, only 36 percent of those houses were owner-occupied and almost one quarter required major repairs.⁴⁹

The 1940 census reported that three-fourths of the dwelling units in the National Historic Site lacked a private bath,⁵⁰ reflecting their subdivision into multifamily units and boarding houses, and the diminishing socioeconomic status of their occupants. By the next year, "running down" was the way Martin Luther King, Sr. described the block when he moved his family to Boulevard several blocks away. Martin Luther King, Jr. was twelve years old.⁵¹

Distinct from the failing residential section, the commercial part of Auburn Avenue had its heyday from the 1930s through the 1950s. A 1956 article in *Fortune* cited it as "the richest Negro street in the world," pointing to the wealth and achievement of its businesses, including the Atlanta Life Insurance Company, Mutual Federal Savings and Loan Association, and the Citizens Trust Company.⁵²

47. Lawliss, *Cultural Landscape Report*, p. 13.

48. Blythe et al., *Historic Resource Study*, p. 60.

49. In contrast, one block west where double shotguns predominated, 92 percent of buildings were in need of major repairs. Lawliss, *Cultural Landscape Report*, p. 14 and note 12.

50. Ambrose et al., *Historic Resource Study, Auburn Avenue Community*, pt. 1, pp. 2-33.

51. Stephen B. Gates, *Let the Trumpet Sound: The Life of Martin Luther King, Jr.* (New York: Mentor, 1985), p. 12. The Boulevard house was later demolished. The family kept their association with Ebenezer Baptist Church.

52. Emmet John Hughes, "The Negro's New Economic Life," *Fortune*, 54 (September 1956), p. 248.



Figure A12. Registering to vote, 1946. (conservapedia.com)

Martin Luther King, Jr. and the Civil Rights Movement

The federal laws passed in the 1860s and 1870s during Reconstruction granted blacks certain freedoms, including training for employment as skilled artisans through the 1890s. Political changes near the end of the century slashed these gains as white supremacy laws were restored in Georgia. Disenfranchising measures set back the move towards racial equality for several generations, increasingly restricting opportunities after 1900.

A Civil Rights Movement gradually formed in response to Jim Crow laws. The National Association for the Advancement of Colored People (NAACP) was formed in 1909 and opened its Atlanta branch in 1917 with offices in the Odd Fellows Building on Auburn Avenue.⁵³ The struggle for equality and integration was well underway by 1947 when John Wesley Dobbs and Austin Walden established the Atlanta Negro Voters League.⁵⁴ Dobbs had coined the name Sweet Auburn, and through voter registration, he was to "make it even sweeter."⁵⁵

53. Moore, *Sweet Auburn, Pictorial History*.

54. Ibid.

55. "Sweet Auburn Avenue, Triumph of the Spirit," www.sweetaurnburn.us.



Figure A13. Martin Luther King, Jr. (*Seattle Times*, <http://old.seattletimes.com/special/mlk/>)

As Martin Luther King, Jr. grew up, he experienced the richness of Auburn Avenue's diverse residents, although under the repressive constraints of racial prejudice and infringement. He had close ties to Ebenezer Baptist Church; his father and maternal grandfather were both ministers there and leaders in the black community. After completing his undergraduate work at Morehouse College in 1948, King left Atlanta to study at Crozer Theological Seminary in Pennsylvania. From there he went to Boston University to continue his study of ethics and philosophy, earning his Ph.D. in systematic theology in 1955.⁵⁶

In Montgomery, Alabama, he became the pastor of Dexter Avenue Baptist Church in 1954 and was increasingly involved in the Civil Rights Movement. His childhood on Auburn Avenue and his life-long involvement in the church helped shape the course of his life, which he devoted to the fight for racial equality.

In the 1950s, the Southern Christian Leadership Conference (SCLC) was formed as a result of the Montgomery Bus Boycott. King travelled to Atlanta from Montgomery to meet in 1957 with ministers from eleven states. They established the SCLC as a formal civil rights organization, with King as its first president. SCLC's purpose was to fight racial discrimination nonviolently through passive resistance.

56. www.bu.edu/admissions/bu-basics/who-we-are/mlk/. He became "Dr. King" upon earning his doctorate.

King moved back to Atlanta in 1960, where he emerged as the national leader of the Civil Rights Movement. He also continued his involvement with his church and, with his father, co-pastored at Ebenezer Baptist Church on Auburn Avenue where he grew up. King was assassinated in Memphis in 1968.

Decline of Sweet Auburn

The successes of the Civil Rights Movement ironically contributed to the decline of the Sweet Auburn commercial hub. Laws prohibiting segregation gave African Americans new access to white-owned shops, restaurants, and theaters. As the need for a separate black commercial center was reduced, many black business owners and shopkeepers closed or moved to other areas of the city.

Other contributors to Sweet Auburn's decline were its age and the vibrancy of development on the west side. The newer buildings were there. An Atlanta planning map shows the west side's African-American community doubling in area every decade from 1920 to 1970.⁵⁷ Businesses followed consumers as the city's increased African-American population outgrew Sweet Auburn. At the same time, construction of Atlanta's Downtown Connector (I-75/I-85) cut the once thriving area in half.⁵⁸

The residential area suffered similarly. Not only in the west side, but throughout the city, the collapse of Jim Crow laws shifted demographics as job opportunities improved for a growing black middle class, and blacks began to move out of established segregated neighborhoods. Many Auburn Avenue residents migrated to other areas of the city. In turn, whites fled to the suburbs as they sold their houses to African Americans. Auburn Avenue's residential neighborhood continued its steady decline, though former residents returned each week to attend services at neighborhood churches.

57. Information provided by MALU park staff, 1 November 2011.

58. Edward A. Hatfield, "Auburn Avenue (Sweet Auburn)," *New Georgia Encyclopedia*, www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2507.

National Historical Park (formerly National Historic Site)

Several historic designations identify the Auburn Avenue area, though with different boundaries. Two National Register historic districts were established in the 1970s: the Martin Luther King, Jr. Historic District (1974) and the Sweet Auburn Historic District. The latter was designated a National Historic Landmark in 1976; the former in 1977.⁵⁹

In October 1980, the Martin Luther King, Jr. National Historic Site (MALU) was established to commemorate his life and accomplishments. MALU includes a number of facilities operated by the National Park Service, some under lease agreements with Ebenezer Baptist Church, the City of Atlanta, and The Martin Luther King, Jr. Center for Nonviolent Social Change, known as the King Center. The Park is within the National Register Historic District boundary established in 1974.

The legislated mandate of the Park is to:

protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked, and worshipped, and where he is buried.⁶⁰

Historic resources within the Park include the houses along the Birth-Home Block, Ebenezer Baptist Church, Fire Station No. 6 and commercial buildings along Edgewood Avenue. The same 1980 legislation established the Martin Luther King, Jr. Preservation District, which embraces the larger Sweet Auburn community.

In 1980, as a result of the national designation, the Historic District Development Corporation (HDDC) was organized by residents and the King Center as a nonprofit, all-volunteer neighborhood association to rehabilitate both residential and commercial buildings in the historic area. It focused first on houses surrounding the Birth Home and then aimed to work outward. The HDDC emphasizes redevelopment and restoration of the neighborhood as mixed-income without

displacing existing residents. It has rehabilitated existing structures and built hundreds of new housing units on vacant lots.⁶¹

In 1986, the National Park Service (NPS) developed a General Management Plan (GMP) for the area. All vacant and tenant-occupied structures on the Birth-Home Block were to be acquired and rehabilitated by the NPS and, in some cases, resold to individuals. The Birth-Home Block is noted as “the primary cultural resource of the national historic site,” with a stated goal in the GMP to “restor[e] the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [i.e., 1929-1941].”⁶²

In 1989, the City of Atlanta, through the Atlanta Urban Design Commission, established the Martin Luther King, Jr. Landmark District, consolidating two existing city preservation districts.

In 1994, a Historic Resource Study was completed for the entire National Historic Site, followed by a 1995 Cultural Landscape Report (CLR) on the Birth-Home Block. The CLR addressed the streetscape and yards within the Birth-Home Block, including the double shotguns, in anticipation of the expanded scope of rehabilitation planned before the 1996 Atlanta Olympics.⁶³

Also in 1994, updated documentation was accepted for the National Register of Historic Places listing of the National Historic Site. The boundaries of the National Register designation were expanded in 2001. The area remains primarily residential.

In the 1980s after the HDDC was in place, the Trust for Public Land (TPL) began buying neighborhood properties to preserve them. In the mid-1990s, the National Park Service’s preparations for the 1996 Olympics included the purchase of several historic properties on Auburn Avenue, and in 2018, Congress changed the designation of the National Historic Site to National Historical Park and extended its boundaries.⁶⁴

59. The various designations have different boundaries.

60. Public Law 96-428, 10 October 1980. The original site was roughly bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue. In 1992, it was expanded to include properties between Jackson Street and Boulevard north to Cain Street.

61. Historic District Development Corporation, www.hddc.net; Atlanta History Center neighborhood files.

62. *General Management Plan and Development Concept Plan*, p. 36.

63. Lawliss, *Cultural Landscape Report*, p. 2.

64. P.L. 115-108, 8 January 2018.

The *Foundation Document* for MALU was finalized in August 2017. It calls (p. 18) for implementation of the treatment recommendations made in the 1995 *Cultural Landscape Report*.

Records from the 1930s and 1940s demonstrate that most structures in the district during King's boyhood years were in only fair if not poor condition. It was not an untroubled neighborhood of well-kept residences, as discussed above, but instead a socio-economic mix reflected in the varied conditions of the houses, an example of the reality of many black communities across America, and the reason King's father moved his family, saying the neighborhood was "running

down." The General Management Plan of 1986 called for the restoration of the neighborhood to the period appearance of Dr. King's pre-1942 years. The anticipation of large numbers of visitors to the Park during the 1996 Summer Olympic Games in Atlanta led instead to the rehabilitation of a number of the houses, some to an appearance of comfortable success in contrast to the various stages of care and disrepair of the period of significance.

In 1989, the NPS acquired the property at 480 Auburn Avenue as part of its purchase of a row of double shotguns, and converted it into a single-family residence for continued rental use.

I.B Chronology of Development and Use

The double-shotgun house at 480 Auburn Avenue (originally 368-368a) was built in 1905 by the Empire State Investment Company. It was in a row of identical buildings, the first multifamily rental housing built on what had been a street of two-story houses for middle-class white residents. The building and its neighbors on each side were sold immediately and rented to semi-skilled white workers. By 1910, the residents of the shotgun apartments and other dwellings in the area were African American. African-Americans occupied the two units of the Auburn Avenue house until the National Park Service bought and rehabilitated it as a single-family residence. Under NPS ownership, the house retains its original use as rental housing.

Initial Development

In 1880, the heirs of John Lynch began to sell his extensive holdings along Auburn Avenue, then known as Wheat Street. Residential development began at that time but took off after 1890. Most of the homeowners were white.⁶⁴

In 1881, the Lynch heirs conveyed part of land lot 46, a rectangle at the northeast corner of Boulevard and New Wheat, to Adolphus Teitlebaum, known as Adolph. In 1887, Teitlebaum purchased adjacent

64. Robert W. Blythe, Maureen A. Carroll, and Steven H. Moffson, *Martin Luther King, Jr. National Historic Site Historic Resource Study* (Atlanta: National Park Service, 1994), pp. 57-58.

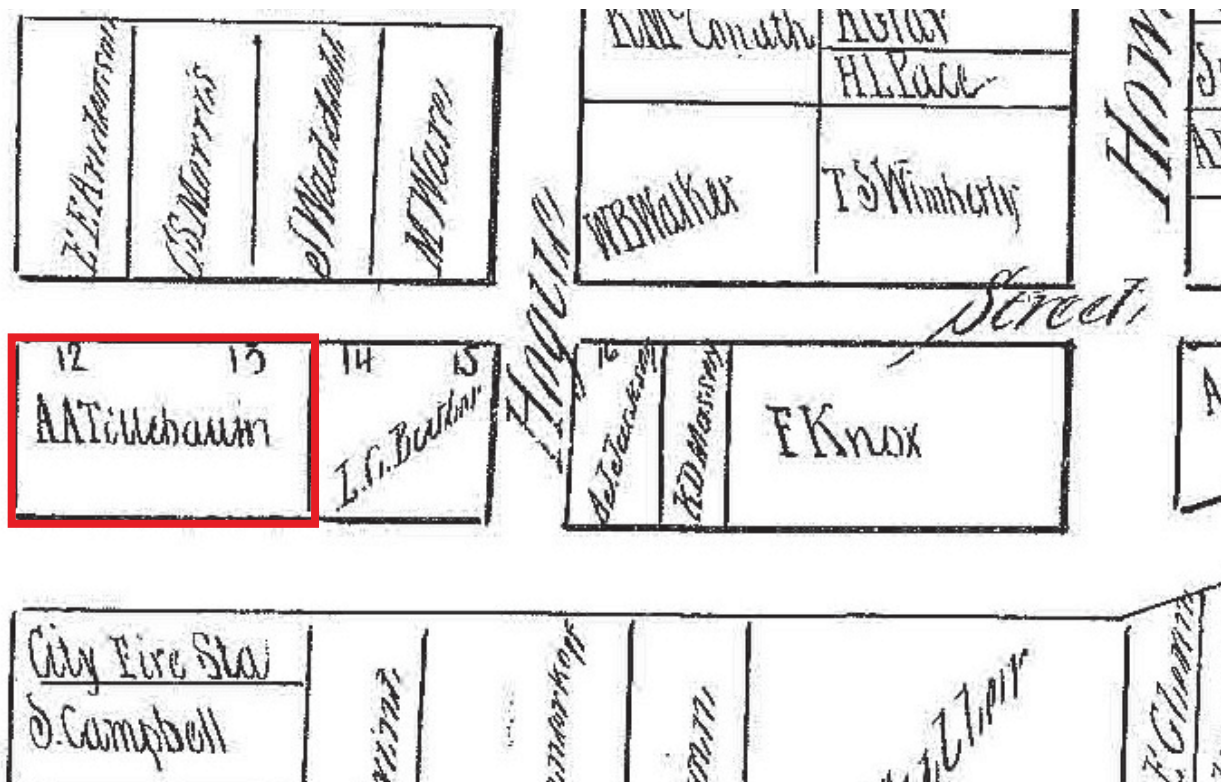


Figure B1. Latham and Baylor's *Atlas of Atlanta*, 1894, showing property ownership. Red outline indicates Adolph Teitlebaum's property, the future site of rows of double-shotgun houses, including today's 480 Auburn.

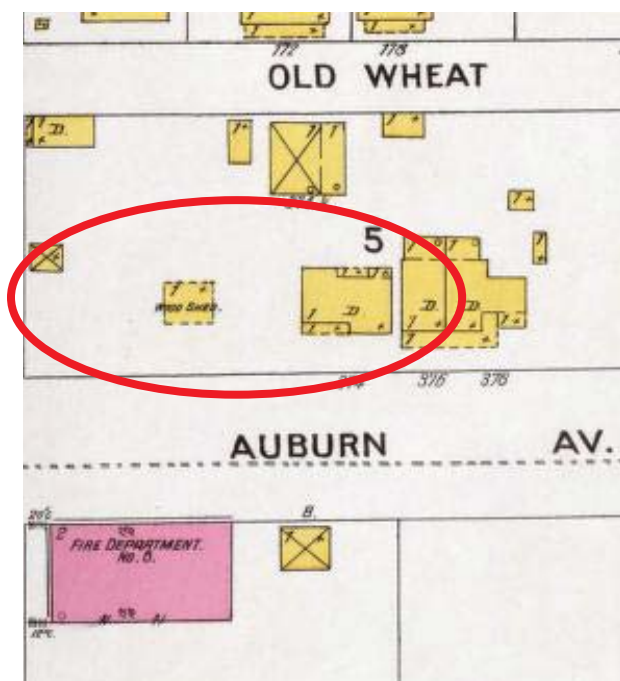


Figure B2. Sanborn map of 1899 showing the block at the northeast corner of Boulevard and Auburn Avenue. Red oval indicates future location of the double-shotgun houses.

land to the north, his lots now comprising more than half of the block. Latham and Baylor's *Atlas of Atlanta* shows that he still owned the properties in 1894 (Fig. B1). The previous year, the Atlanta City Council had approved renaming the street Auburn Avenue.⁶⁵

There may have been two generations named Adolph Teitlebaum; one was the first employee of his cousin Morris Rich in 1867 at the new M. Rich and Co. Dry Goods, which Morris Rich and his brothers developed into the popular Rich's Department Store.⁶⁶ City directories show Adolph at Rich's at least until 1881; after a gap in directories, Adolph is shown in 1892 as a bookkeeper at Sou. Furn. Co., at that time living on S. Pryor Street. By 1899, he was boarding on Washington Street and working as a clerk at Bluthenthal and Bichart, a large distillery. In 1899 he was a bookkeeper at Oppenheim Saloon, and in 1905, a bookkeeper at the Atlanta Brewery, again boarding on Washington Street with Simon Teitlebaum, also a bookkeeper, at Eiseman

65. Deed book HH/642 (Lynch heirs to Adolphus Teitlebaum), 6 March 1905; E.B. Latham and H.B. Baylor, *Atlas of Atlanta* (n.p., 1894), Kenan Research Center, Atlanta History Center, Box G1314.A8L3.

66. Jeff Clemmons. *Rich's, A Southern Institution*. Arcadia Publishing, 2012, Chap. I, n.p.



Figure B3. Sanborn map of 1911 showing the row of shotgun houses facing Auburn Avenue. Blue rectangle identifies current-day 480 Auburn. It is the westernmost of the three houses bought by Mattie Mays in 1905 and sold together thereafter. The one-story double shotguns contain two side-by-side dwelling units, each with a separate front porch and an inset corner back porch. In 1911, all roofs were wood shingle.

and Weil. Perhaps he held some of these jobs simultaneously.

Adolph's jobs and residences do not reflect the typical owner of investment property. Nevertheless, Adolph held the property for almost 25 years before selling it to the Empire State Investment Company, a large firm with many holdings, in 1905. The sale was accomplished in two stages. A bond agreement on March 6, 1905 specified two payments from Empire totaling \$3,650; the second was due in two years. Empire apparently paid earlier, and the deed was executed just five months later on August 21, 1905.⁶⁷

On March 15, 1905, just nine days after the bond agreement, Empire obtained a building permit for construction of nine "one story frame houses" on the north side of Auburn Avenue and around the corner on Boulevard and the south side of Old

Wheat Street. The estimated cost was \$8,000 for all nine. The stated dimensions are 28 by 40 feet,

67. Deed book 201/328, 6 March 1905, and DB177/370, 21 August 1905, both from Adolphus Teitlebaum to Empire State Investment Company showing sale price of \$3,650. DB 194/78 W.A. Foster to Empire State Investment Company.



Figure B4. Promotional image of the M. Rich & Co. store in 1917. (Jeff Clemmons. *Rich's, A Southern Institution*. Arcadia Publishing, 2012, n.p.)

10 feet in height, with shingled roof, 4"-by-8" girders, 2"-by-8" joists with 14-inch spans, and 8 feet between supports.⁶⁸ The five structures facing Auburn Avenue were built first (*Figs. B2-B3*).

Of particular interest is the permit's identification of E.C. Seiz as the architect. Emil Charles Seiz (1873-1940) came to Atlanta from Philadelphia in 1892 and apprenticed at the firm of G.W. Foote for two years before forming a partnership with a Mr. Jones. The duration of that firm is not known; the 1905 building permit lists Seiz alone as the architect of the double shotguns. He had great success in Atlanta, founding the Seiz Construction Company in 1913 and, in 1915, becoming the in-house architect for the Massell Realty Company until his death in 1940. He designed over 1,000 commercial structures, hotels, and office buildings, including the Massellton Apartments, Massell Office Building, Massell Hotel, Jefferson Hotel, and Chrysler Motor Company Building. He is well known for the Westinghouse Electric Company

68. Atlanta Building Department, Fulton County Permit #581 to #589. The permit was in city records in 1982 but is not in the Kenan Research Center's microfilm collection of city records.

Building and the Rufus Rose House on Peachtree (*Fig. B5*).⁶⁹

Double-shotgun houses were typical in nearby neighborhoods, but these were the first low-cost, multifamily housing in the Auburn area. Shotguns were popular for inexpensive residences throughout the urban south, and by the 1920s, eighteen double shotguns were built on the Birth-Home Block; all were built as speculative rental housing.⁷⁰

In October 1905, Mattie Russell Mays bought the three easternmost houses of the Empire group, including what is now 480 Auburn Avenue, for \$5,280, and rented the six units. City directories record her as the widow of John Glascock Mays, who had been a superintendent at Southern

69. The 1905 city directory lists Clara R. Seiz as his wife. His birth has been reported also as 1871; however, his death certificate lists his age as 67, estimated birth in 1873, and Clara as wife; Georgia Office of Vital Records. Gretchen B. Kinnard and Bamby Z. Ray, National Register nomination, Westinghouse Electric Company Building, Atlanta, 2001; "Historic Massellton Apartments," *Ponce Press*, March 2014, p. 7.

70. Lawliss, *Cultural Landscape Report: Birth-Home Block*, pp. 15-16.



Figure B5. Emil Seiz, architect of the Auburn Avenue double shotguns, designed the Rufus Rose House, completed 1901. (Wikipedia image)

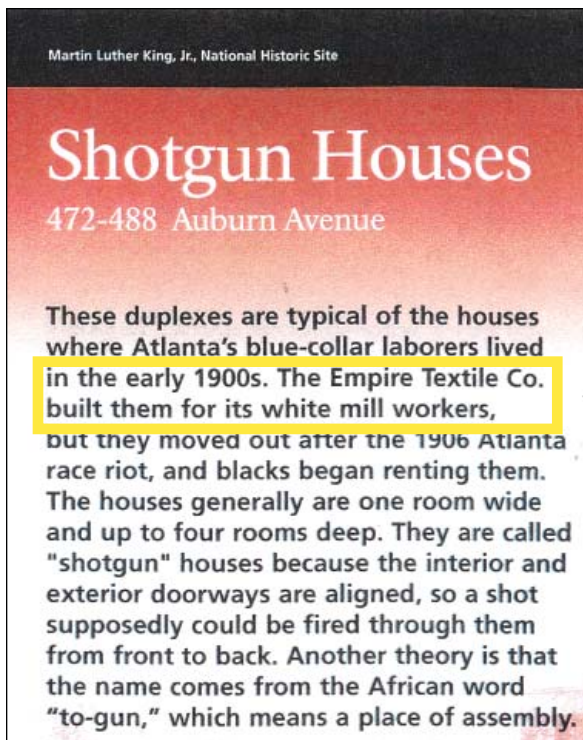


Figure B6. Wayside sign in front of 488 Auburn Avenue with inaccurate information about both the company that built the double shotguns and the occupations of the residents. The Empire State Investment Company was the actual owner, and occupants were not mill workers. (NPS-MALU website)

Express Company before his death, apparently in the mid-1890s. Mattie lived at 522 Spring Street.

The deed describes the property as beginning 66 feet from the corner of Boulevard, running 99 feet east along Auburn, 75 feet deep, “[h]aving thereon three (3) double houses numbered, according to the present system of numbering in the city of Atlanta, as 368-368a [today’s 480], 370-370a and 372-372a Auburn Avenue.”⁷¹ From their original purchase to today, the three houses have remained together, their individual lots sold as a group to the next owner.

The first graphic depiction of the Auburn shotguns is the Sanborn Map of 1911 (*Fig. B3*). It shows the row of five south-facing buildings, each one-story and divided into two units of rectangular plan. Two small front porches serve the two residences, and a porch is inset at each back corner. All roofs were of wood shingle, as indicated in the building permit.

71. Deed book 179/492 (Empire State Investment Company, a corporation, to Mrs. Mattie Russell Mays), 12 October 1905.

An NPS wayside interpretive sign in front of neighboring 488 Auburn, two doors east of 480, states that the shotgun houses were built by the “Empire State Textile Company” as housing for mill workers (*Fig. B6*), when in fact they were built by the Empire State Investment Company and not associated with any mill or textile business. This error may stem from the permit itself, or from a 1982 MALU research project in which the owner listed on the building permit card was transcribed as “Empire Tex Co.” Despite searches of city and business directories, deed records, Kenan Research Center collections, and MALU staff search of other Park files, no documentation on the company nor any record of the research conducted for the information on the wayside sign could be found. The building permit card and others are missing from the microfilmed records at the Kenan Research Center, which holds the only remaining documentation of the permits.

Fulton County deed books include an Empire State Roofing Company and an Empire State Cigar Company as well as an Empire Cotton Oil Company, Empire Tire Company, and Empire glass, furniture, and box companies. A downtown office building carried the name Empire Life Building. There is no Empire Textile Company.

The incorrect information on the wayside sign has been repeated and published in books, periodicals, and online. Both the National Register nomination and the 1995 Cultural Landscape Report (CLR) correctly indicate the Empire State Investment Company as owner/builder, with no mention of a textile company or textile workers.

In fact, Mattie Mays rented her three double shotguns, presumably from the start, to various white, blue-collar workers with no textile jobs recorded. The first listing in city directories is 1907, when Alexander Strachan, a machinist with Southern I&E Company, and his wife Mary lived at 368 Auburn. George V. Boers, no occupation listed, lived there in 1908. Mrs. Dora Adams, widow of Beauregard [also William B.], lived in the adjoining apartment at 368a (both later 480) and remained there in 1908 and 1909. Renters in other shotguns in the row include a rubber-tire repairer, carpenter, a dressmaker, a hostler at Georgia Railroad and Electric, a boiler maker, a foreman at the Coca Cola Company, a printer, and a streetcar conductor.

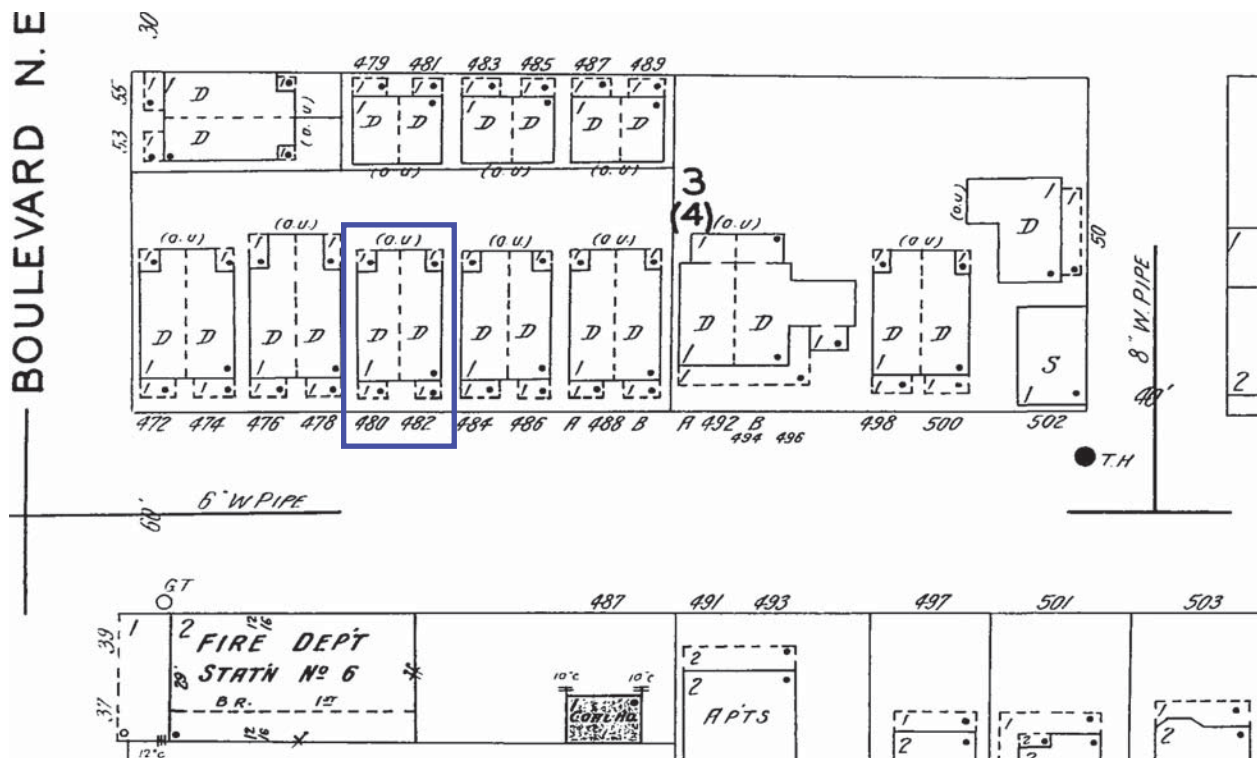


Figure B7. Sanborn map of 1931-32 shows all roofs now covered in composition, either shingles or more likely the roll roofing so widespread in similar Atlanta neighborhoods. No other changes are apparent. The notation o.u. (open underneath) indicates that the buildings sat on foundation piers.

Neighborhood Changes

The 1906 race riot began the neighborhood's demographic shift from white to black residents. In 1909, the shotguns' occupants were still white, though three of the ten listings were vacant. By 1910, Auburn Avenue had become a predominantly black neighborhood. In the Birth-Home Block, all but two residents were African American. Those who bought the single-family dwellings were educated middle-class families; the shotgun tenants living nearby reflect the neighborhood's socio-economic mix. They were all African American, with occupations including laborer, bricklayer, and blacksmith. Frederick Fowler, a postal carrier, and Albert Wagner, driver, occupied 368 and 368a, respectively.⁷²

In 1915, Mattie Mays sold the three buildings to Charles C. Harrison of Philadelphia for \$2,000, less than half of her original \$5,280 purchase price. The drop undoubtedly reflects the reduction in property values after the demographic change. Harrison's deed contains the same description as Mays's 1905 deed and outlines her financing,

stipulating that "One Hundred (\$100) of the principal sum shall be paid at the expiration of the first, second, third and fourth years." A note in the margin dated 6 November 1920, exactly five years after the deed, states that Harrison satisfied the loan.⁷³

Charles Harrison died in February 1929.⁷⁴ His will and deed books show that he was a large landowner in Atlanta. The estate was transferred to a trust in April 1938, though the decree gives no information on the disposition of the Auburn Avenue property or others. A search of deeds from his 1915 purchase to 1951 found no record of a transfer of the property by known names, nor was a transfer listed in probate records or discharge of executors in deed books. City directories indicate Harrison continued the properties' use as rental units.

Although little documentation has been found, Harrison apparently made the first known alteration to the house by replacing the twenty-year-old main and front and back porch roofs,

72. City directories.

73. Deed book 389/583, 6 November 1915.

74. Deed book 1278/413.



Figure B8. Roll roofing covers houses in this ca. 1940 photograph. Photographs taken during the period of significance of the Birth-Home Block show a preponderance of roll roofing in African-American neighborhoods, and the 1995 CLR reports roll roofing still evident on many Auburn buildings. (Atlanta History Center)



Figure B9. Double shotguns on Craven Alley, among the many in Atlanta destroyed for highways and the urban renewal program, photographed ca. 1940. (Atlanta Housing Authority Collection, Atlanta History Center)



Figure B10. Another row of double shotguns, destroyed ca. 1940. All have the roll roofing typical of the time. (Atlanta Housing Authority Collection, Atlanta History Center)



Figure B11. Front elevation of 480 (right) Auburn Avenue, drawn by HABS in 1985 before NPS ownership and before front porches were linked. To the left are 472-474, on the corner of Boulevard, and 476-478. (Library of Congress: HABS GA,61-ATLA,49-sheet 2)

which had been sheathed with wood shingles according to the 1905 building permit and the 1911 Sanborn map. After the 1917 fire, the city of Atlanta required fire-resistant replacement roofs, and by 1931-1932, the Sanborn map shows composition on all roofs. The 1982 MALU research file indicates this work was done in 1925, though no source is given. The material was probably roll roofing.

Composition roll roofing was a standard, inexpensive material, advertised as a fire-retardant measure, and ubiquitous in Atlanta's working-class neighborhoods during the period of significance, even after composition shingles became popular. Roll roofing is seen in many ca. 1940 photographs of Atlanta's rundown neighborhoods (*Figs. B8-B10*). The 1995 CLR noted that several houses on the Birth-Home Block retained roll roofing; on others, it remained among the layers of roofing. An undated inventory note in MALU files for this building states that the roof is "rolled comp," and several photographs show roll roofing on the row of shotguns before their 1991-92 reroofing.⁷⁵

Another change to the building, perhaps made during Harrison's ownership, was the creation of a bathroom in each residence. The shotguns were probably built without bathrooms, and like most low-income housing in Atlanta were served by outhouses, as seen in 1940 photographs of Atlanta's poorer neighborhoods.

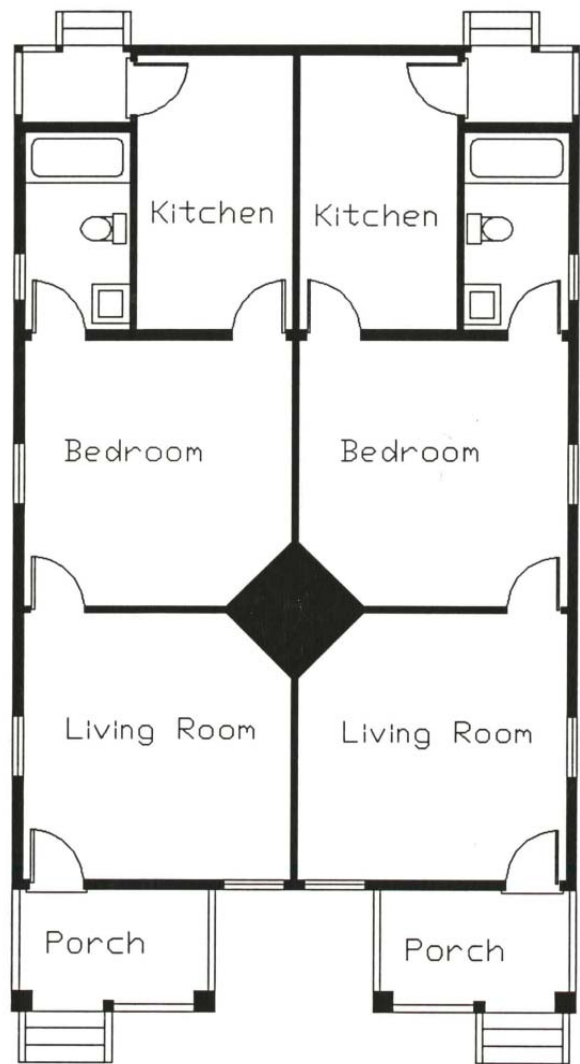


Figure B12. Floor plan after addition and later expansion of bathrooms and associated reduction of porch size, and before 1991 reconfiguration. (1991 Historic Structure Assessment Report [HSAR])

75. MALU Building File: 480-482 Auburn Avenue, 1981-1982, 1990-, Box 2, Folder 7.

Plans from the early 1990s and photographs of both 480 and 484 Auburn provide the majority of information on the changes, which were concentrated in the back room of each residence and significantly altered those spaces. When built, the back room, probably a multi-purpose room serving primarily as kitchen, was the same size as the other rooms with the exception of the outer corner devoted to the open corner porch. The new bathroom was partitioned within the kitchen, just south of and the same width as the porch. The bathroom windows on each side of the building were probably added at that time; they are smaller and unlike all other windows, which were identical at time of construction.

Photographs, Sanborn maps, and physical evidence suggest that the bathrooms initially held only a basin and toilet, and were later expanded to add a bathtub at the north end. This expansion reduced the size and shape of the back porch to a small rectangle (*Figs. B3, B7, B12-B15*). The interior photograph (*B13*) shows the west bathroom of 480 Auburn and, at the bathtub, weatherboards previously exposed on the house side of the porch.

The floor beneath the bathtub is distinct from the earlier interior floor. Exterior photographs of 480 and 484 show the corresponding addition of weatherboards on the new outer wall of the expansion. On 480, the seam is protected by a vertical board (*Figs. B14-B15*).

The evolution of the bathrooms is consistent with a 1991 interview with former neighborhood resident Lavata Lightner, who remembered that the Auburn shotguns had no bathtubs, and the toilets were on the back porch.⁷⁶

After Charles Harrison, the next known owner was Rene J. Martin, Sr., whose son Rene J. Martin, Jr. took ownership in September 1960.⁷⁷ The younger Martin owned the property for over twenty years, and the addition and expansion of bathrooms may have been made during his ownership. In 1977 and 1980, he received building permits to “repair wood

76. Lavata Shaw Lightner, interviewed 28 June 1991, p. 16, MALU Oral History transcripts, Box 2 Folder 14.

77. Deed book 3616/124; the elder Martin died in May 1959, leaving the property to his wife and two sons. In September 1960, the others conveyed full title to Rene Martin, Jr.



Figure B13. West bathroom of 480 Auburn before 1991 work, showing expansion into back porch when bathtub added. Red border outlines east exterior siding of porch and change in flooring. (HSAR)

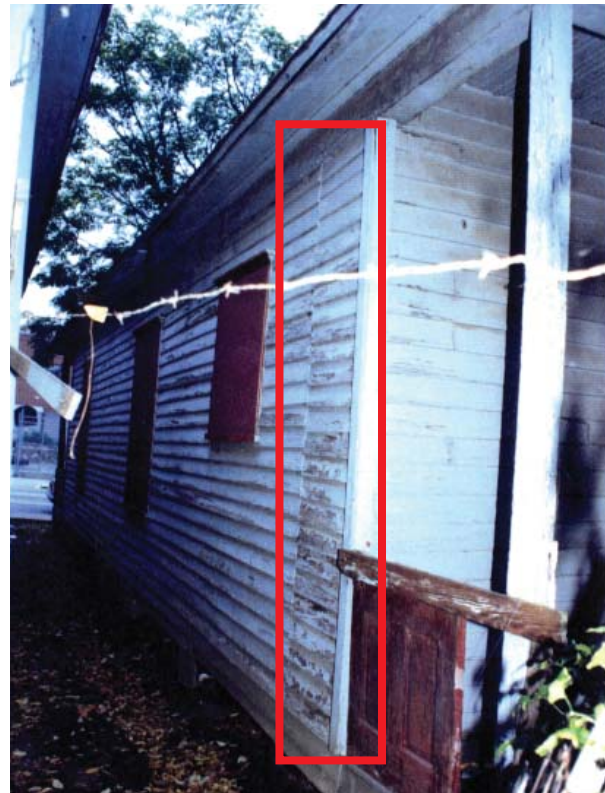


Figure B14. East side of 484 Auburn before 1991 work, showing smaller window probably added when bathroom introduced, and siding added later to accommodate bathtub expansion into porch. (HSAR)



Figure B15. Back and east side of 480 Auburn Avenue showing similar expansion into back porch when bathtub added. A vertical board covers the seam between original and later siding. (HSAR)

frame duplex” at 484 and 488, though there is no permit for work at 480.⁷⁸ In 1982, he sold the three houses, including 480, to Marsha J. Reese for an undisclosed sum. The deed again identifies “three double houses” on the lots.⁷⁹

Marsha Reese sold the houses to Gregory M. Leydon of Gwinnett County, Georgia, in 1987. He also continued the rental use, and two years later, on June 8, 1989, sold the property to the National Park Service for \$50,000.⁸⁰ Many tenants during the decades of private ownership were short-term, unskilled workers, moving often to seek other jobs.

A confusing document is a transaction recorded as a deed on September 22, 2004. In a will dated August 10, 2004, Evelyn Jordan bequeathed to her daughter Sandra Johnson “my property at 480

Auburn Avenue,” though all three buildings (480, 484, 488) have consistently been sold together, and NPS bought the properties in 1987. Sandra Johnson lived at 480 Auburn at the time.⁸¹

National Park Service: 1989-Present

In 1990, the Park Service began a major, two-phase rehabilitation of the double shotguns on Auburn. The first included a house on Boulevard and the two westernmost houses in the Auburn row. Work on the other three was next, with 480 and 484 preceding 488.⁸² Most were occupied at the time, so the tenants were given the option either to accept money and find housing on their own, or to move into other NPS-owned apartments nearby while work was underway and move back into the rehabilitated houses upon their completion.⁸³

78. Atlanta Building Department, Fulton County Permit #5404. The permit was in city records when MALU research was conducted but is not in the Kenan Research Center’s microfilm collection of city records.

79. Deed book 3616/124 (Martin Sr. to Martin Jr., 2 May 1959), DB 8296/125 (Martin to Reese, 1 November 1982).

80. Deed book 10755/29 (Reese to Leydon, 13 April 1987), DB12575/108 (Leydon to USA, 8 June 1989).

81. Deed book 38449/0265, Evelyn Jordan to Sandra Johnson, by estate documentation, recorded as a real estate transfer, 22 September 2004.

82. LCS entries, <http://hsl.cr.nps.gov/insidenps/report.asp?5TATE=GA&PARK=&STRUCTURE=&SORT=2&RECORDNO=78>.

83. Interviews, MALU staff, September 2016.



Figure B16. The double shotgun houses in the 1980s, or more likely earlier, showing front yards and separate porches. Undated photograph. (MALU Collection)



Figure B17. The double shotguns before porches were linked. Roofs are sheathed with roll roofing, and trees provide shade. Undated photograph. (MALU Collection)



Figure B18. Front and west side of 480-82 Auburn Avenue in 1991 before work. To the right is 484-86. Farther right (east) and not visible is 488-90 Auburn, which was in similar condition. (HSAR)

To determine the scope of the project, NPS conducted Historic Structure Assessment Reports (HSAR), which included an ICAP assessment (Inventory/Condition Assessment Program) of features. An HSAR may have been completed for each shotgun, but MALU staff found none for 488 Auburn in Park files. The HSAR of 480 Auburn is the most complete; that for 484 retains only photographs and a floor plan. The photographs show the poor condition of the buildings at the time.

As shown in the 1991 plan (*Fig. B12*), each mirror-image apartment had the typical shotgun floorplan of three rooms back-to-back: living room at the front, bedroom, then the kitchen at the back with a door to the small inset corner porch. A centered chimney provided corner fireplaces for the living room and bedroom of each residence. Though not shown in the drawing, each kitchen was served by a flue. By 1991 when the plan was drawn, the bathrooms had been added and expanded.

Additional photographs in the HSARs for 480 and 484 show other interior rooms and the condition and colors of the exteriors (*Figs. B18-B22*).

Recommendations in the HSAR guided the NPS project. The 1991-92 work reconfigured the interior plans of the three double shotguns, including 480, to combine the two dwelling spaces into one single-family house (*Fig. B23*). On the exterior, the historic twin front porches were joined by a connecting piece with railing to



Figure B19. Corner mantelpiece in front room of 484 before work began, showing the mantel and upper shelves in place, firebox with tile surround, board floor, baseboards and plaster walls. (HSAR)

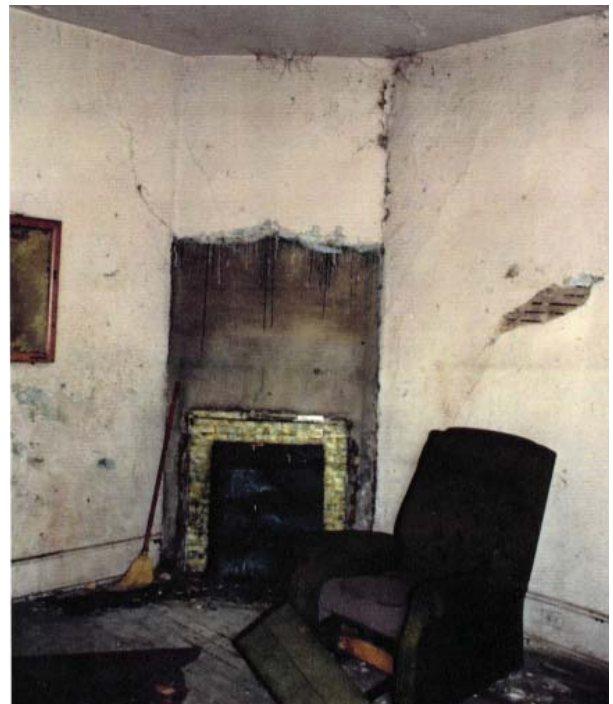


Figure B20. Mantel and shelves have been removed from the front room of 480 western unit; it retains the firebox, surround, and room features. (HSAR)



Figure B21. West front room of 484 Auburn Avenue, looking south towards the front door and two-over-two front window. (HSAR)

become a single porch; the front doors and two hipped porch roofs were preserved, and retain the appearance of separate dwelling entrances. The rear corner porches were enclosed to provide more interior space, and a full-width rear addition contained a bathroom and a longer porch.

The initial Work Statement and Task Directives for interior and exterior work indicate that the floor systems, handrails, and turned posts of the front porches would be removed, and all except the posts replaced with pressure-treated materials. The posts were to be repaired and reinstalled. Other elements of the houses, including walls, siding, windows, doors, and exterior trim, would be repaired or replaced as needed.⁸⁴

However, construction drawings show that far more replacement took place than anticipated. Most foundation piers were replaced as well as all exterior trim, several windows, all siding, and many porch posts. The roll roofing was replaced with diamond-shaped composition shingles as recommended in the Historic Structure Assessment Report, though without historic precedent in the Birth-Home Block.

Inside, most partitions were retained, though all plaster was removed and replaced with gypsum board. The new uses of rooms reflect the change from two residences. Where the three rooms of each unit had served as living room, bedroom, and kitchen, with the later addition of a bathroom



Figure B22. West kitchen of 480 before 1991 work, showing original two-over-two window and doorway to back porch. Bathroom addition is just south of the porch though not shown in this photograph. (HSAR)

in the kitchen space, the new configuration created a living room, dining room, two bedrooms, two bathrooms, kitchen, laundry, and utility room (*Fig. B23*).

Doorways were widened, several introduced, and some closed. A doorway was closed between the west front and middle rooms with another opened nearby in the same wall to allow the addition of a bedroom closet and conversion of the middle room to two rooms to serve as bathroom and hall. A doorway was cut in the party wall to provide access between the dining room and new hall.

Farther north on the west side, the later bathroom in the kitchen was removed, the kitchen doorway closed and another placed to the east, and the space converted to a bedroom with closet.

On the east side, with that bathroom removed, a door from the middle room accessed the new kitchen, and new partitions created the utility and laundry rooms beyond.

84. Compliance files at NPS Southeast Regional Office (SERO).

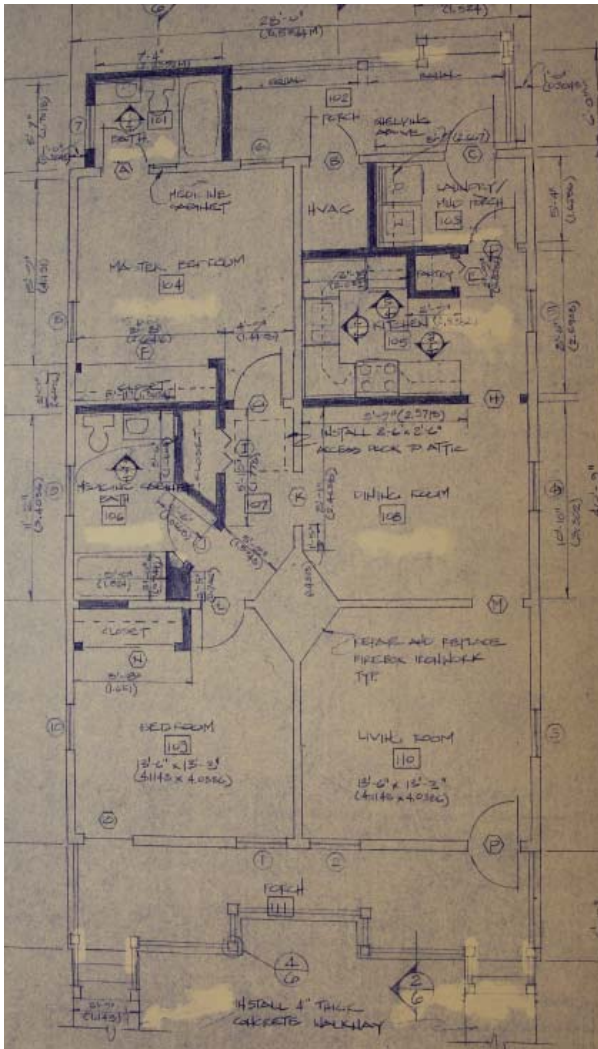


Figure B23. Interior plan as proposed in 1991, showing new doorway openings and removal of bathrooms and rear porches. New partitions are shaded. (MALU)

To add interior space, the corner porches on both sides were enclosed, their house-side walls removed, and an exterior doorway opened in each, one from the laundry room to the back porch addition, the other from the back bedroom to the added rear bathroom. One of the two back windows was converted to a door to the utility room.

All finishes were changed, with the exception of the wood floors that were refinished in most rooms. New floors were laid in bathrooms, kitchen, laundry and utility room.

All interior trim was replaced, including door and window surrounds and baseboards seen in the 1991 photographs. Randall Brothers of Atlanta provided much of the replacement millwork as well as new windows. The NPS Historic

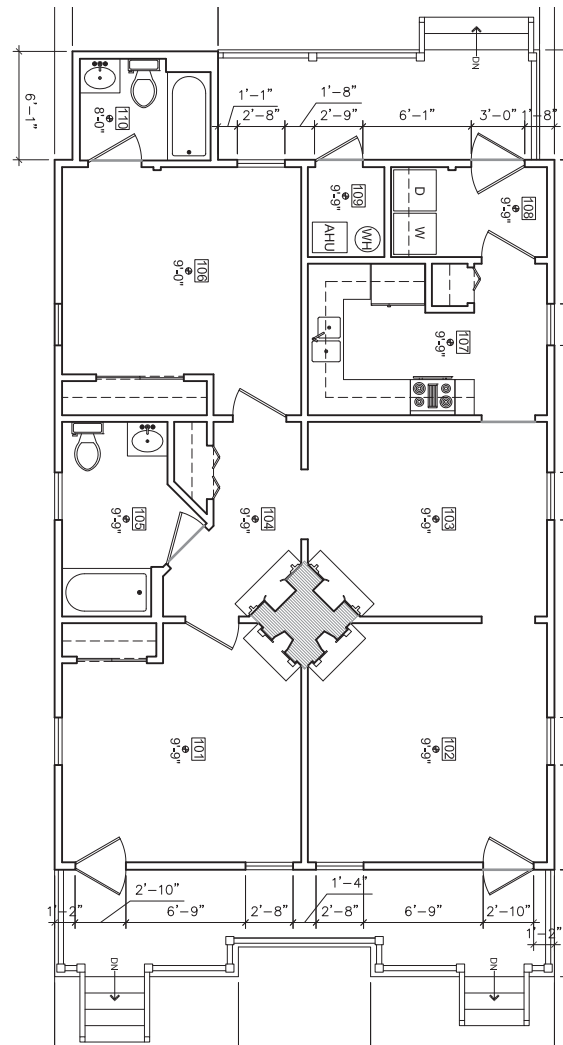


Figure B24. Interior plan today, showing 1991 reconfiguration to a single residence, and later alterations and updates. (JKOA 2016)

Preservation Team, which worked on NPS projects throughout the southeast, rehabilitated some of the Auburn shotguns. Later, LaFae Construction, Inc. of Atlanta served as contractor, represented by owner/manager Vickie L. Martin.⁸⁵

1995 Cultural Landscape Report

Research for the Cultural Landscape Report (CLR) on the Birth-Home Block was conducted in the early 1990s when work was underway. The report, published in 1995, explains, “Because the NPS policy is to restore the shotguns to residential use, there has been an effort to upgrade the interiors

85. Cheryl Shropshire, former contracting officer, MALU, interviewed 15 September 2016, and MALU Contract Project File.

and landscape to contemporary residential standards. This policy has resulted in many changes because in current thinking the historic size and condition of this house type is considered substandard. Therefore, many non-historic features have been added [to the landscape].”⁸⁶

The CLR describes the yards and porches of the shotgun houses in the early 1990s and during the period of significance (1929-1941). Front yards were very small, and most were swept dirt. Flowers were grown in simple wooden boxes on porch railings. The front porches were too small for dedicated furniture, though chairs would be brought out when people gathered.⁸⁷

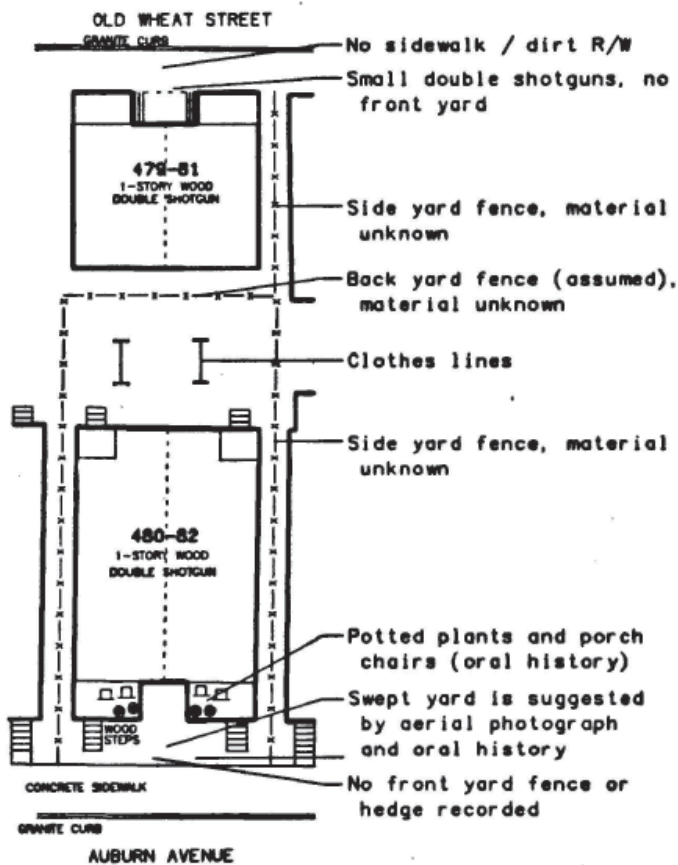
In her 1991 interview, Mrs. Lightner, who owned the shotgun on the corner of Boulevard and had “fixed it up,” said that the other shotguns were not

86. Lawliss, *Cultural Landscape Report: Birth-Home Block*, p. 68.

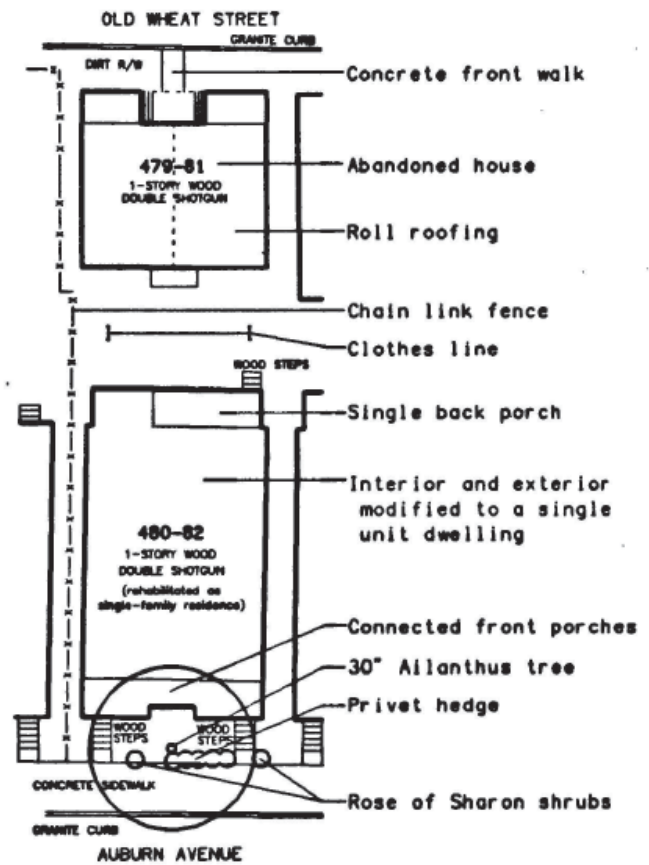
87. *Ibid.*, p. 63.



Figure B25. Women working on back porch in Atlanta's John Hope Homes area, photographed ca. 1940 before being demolished. (Atlanta Housing Authority Collection, Atlanta History Center)



HISTORIC CONDITION



EXISTING CONDITION

Figure B26. Site plan from Cultural Landscape Report showing probable landscape features during the period of significance (left), and those in place in 1995 (right).



Figure B27. Back yard of the row of the Auburn Avenue double shotguns after the 1991 work (left), showing the new back porch addition and back stair. The distinct yards of the individual residences have been incorporated into one long open strip, no longer dirt but grassed. A clothesline remains in the neighboring yard, and trees and chain link fence identify the property line immediately behind the small shotguns facing Old Wheat Street (right), now demolished. (Lawliss, *CLR*, p. 42)

kept up, and the yards were dirt, “the worst looking places on the street; the owners did not live in the area.”⁸⁸

The back yards, like the back porches, were work spaces used for bathing, food preparation, and laundry. They were usually fenced and contained one or, more likely, two clotheslines for the two residences, piles of ashes from stoves, and wood piles.⁸⁹ The NPS rehabilitation project removed the fences and replaced the individual yards with a long swath of grass running behind the row of buildings (*Figs. B26-27*).

88. Lightner, interview.

89. *Ibid.*, pp. 67-68.

The *Foundation Document* for MALU, published in August 2017, recommends (p. 18) that the treatment recommendations of the Cultural Landscape Report be implemented in collaboration with the NPS Denver Service Center.

The row of double shotguns has been painted in recent years. The 1991 photographs of 480 and 484 Auburn, when still in use as two residences, show them painted off-white with deep red trim. Bethanie Grashof of the Georgia Institute of Technology conducted paint sampling to get an idea of the sequence of colors on the buildings, and colors for the 1991-92 work were apparently



Figure B28. Members of the HOPE Crew sanding a turned porch post of one of the shotgun houses on Auburn Avenue. ("HOPE Crew Restores Historic Shotgun Houses in Atlanta," 6 November 2014, savingplaces.org)

chosen from those recommendations.⁹⁰ Today, the two shotguns west of 480 towards Boulevard are dark brown with contrasting trim. Those at 480, 484, and 488 are pale colors, also with contrasting trim, with 484 having a different color scheme.

Exterior siding is of material of marginal quality, very thin and brittle, with knots and checks that weaken the boards and shorten their lifespan.

The Park Service funds maintenance of some houses with revenue from leasing about 30 of its historic buildings in the Park for residential use, including the shotgun houses.⁹¹ The National Trust for Historic Preservation's Hands-On Preservation Experience, or HOPE Crew, assisted with the exterior painting of the shotguns as well as with work on other buildings in the Park. The group represents a collaboration among the National Trust, NPS, and the Greening Youth Foundation, a nonprofit Atlanta-based youth corps (*Fig. B28*).⁹²

Significance

These shotgun houses reflect the social mix of the neighborhood when Martin Luther King, Jr. was a boy living across the street. In a series of oral history interviews made in the mid-1980s and early 1990s, former residents commented on the unity among neighbors, regardless of economic status and social background, and remembered that all the neighborhood children played together.

The biographies that are referenced in the 1994 Historic Resource Study (HRS) emphasize that his parents "drew no class lines in determining whom young Martin could play with, insisting only that his playmates be well behaved."⁹³ Perhaps this experience of equality and respect influenced his civil disobedience strategy to achieve human rights.

90. Correspondence from Bethanie Grashof to Paul Hatchett, August 2, 1993. Grashof's sampling seems to have occurred at least a year earlier than her written report.

91. National Trust for Historic Preservation, "Historic Leasing in the National Park System: Preserving History through Effective Partnerships," 2013, pp. 42-43.

92. "HOPE Crew Restores Historic Shotgun Houses in Atlanta," 6 November 2014, <https://savingplaces.org/stories/hope-crew-restores-historic-shotgun-houses-atlanta#.WJzZ1DhhSDE>.

93. Ambrose et al., *Historic Resource Study, Auburn Avenue Community of Atlanta 1865-1930*, p. 2-35.

Timeline

1871	Ruger's bird's-eye map of Atlanta shows little development on Wheat Street (later Auburn Avenue) east of Butler Street.
1880	Heirs of John Lynch begin to sell his extensive property holdings, which leads to eastward expansion of Wheat Street (later Auburn Avenue).
1881	Lynch heirs convey tract to Adolphus Teitlebaum.
1887	Teitlebaum buys adjacent land to the north, now owning more than half the block.
1892	Sanborn map shows portions of Auburn Avenue and Old Wheat Street.
1893	After petitions from white residents, Atlanta City Council renames Wheat Street to Auburn Avenue. Name change apparently anticipated when 1892 city directory and Sanborn map list Auburn.
1894	<i>Atlas of Atlanta</i> shows property with Teitlebaum as owner.
Mar. 6, 1905	Teitlebaum sells three easternmost lots on Auburn Avenue to Empire State Investment Company.
Mar. 15, 1905	Empire obtains building permit for nine one-story frame houses, building the five on Auburn Avenue first. Emil C. Seiz listed as architect.
Oct. 1905	Mattie Russell Mays buys three easternmost of the Empire group, including 368a-368b Auburn, today's 480, for use as rental housing. The three thereafter are sold as a group.
1906	Four-day race riot.
1908	First listings in city directories record white, blue-collar workers as tenants.
1910	Tenants now African American, reflecting neighborhood's demographic shift, due in part to the 1906 riot.
1915	Mays sells the three buildings to Charles C. Harrison of Philadelphia.
1927	City street numbers change; 368a-368b Auburn Avenue becomes 480-482 Auburn.
Jan. 15, 1929	Martin Luther King, Jr. born across the street at 501 Auburn Avenue.
Feb. 1929	At Harrison's death, properties held by his estate. Date of sale unknown.
1931-32	Sanborn map shows wood shingle roof replaced with composition, probably roll roofing.
1941	12-year-old Martin Luther King, Jr. moves from the house across the street; his father says the neighborhood is "running down."
Sept. 1960	Rene J. Martin, Jr. takes ownership from estate of his father, Rene J. Martin, Sr. and continues rentals.
1968	Martin Luther King, Jr. assassinated.

1974	Martin Luther King, Jr. Historic District listed in National Register.
1977, 1980	Rene Martin, Jr. obtains building permits to “repair wood frame duplex” at 484 and 488, though there is no record of a permit for 480. Continues rentals.
1976-77	Two National Historic Landmark districts designated.
1980	Martin Luther King, Jr. National Historic Site (NHS) established.
1982	Marsha J. Reese purchases the three shotgun houses, continues rentals.
1985	HABS drawing of front facade.
1986	NPS develops General Management Plan for the Site, including this property.
1987	Gregory M. Leydon of Gwinnett County purchases the three, continues rentals.
1989	City of Atlanta establishes Martin Luther King, Jr. Landmark District.
June 1989	Leydon sells property to NPS.
1990	NPS begins major two-phase rehabilitation of Auburn row of shotguns. Tenants given options for housing during and after work.
1991	NPS drawings show floor plans of the duplexes and proposed work. Major alterations and replacement conducted to reconfigure the two spaces into a single-family apartment.
1994	National Register documentation updated.
1994	Streetscape Rehabilitation Schematic Design Plan.
1994	Historic Resource Study.
1995	Cultural Landscape Report stresses significance of back yards, fences, porches, recommending features be preserved.
1996	Olympics bring increased visitation to the NHS.
2001	National Register boundary increased.
Aug. 2017	<i>MALU Foundation Document</i> calls for implementation of treatment recommendations in the <i>Cultural Landscape Report</i> (CLR).
2018	Congress redesignates the National Historic Site to National Historical Park.
2018	Historic Structure Report.

I.C Physical Description

General Description

Auburn Avenue and the Old Fourth Ward

The Old Fourth Ward is a historically mixed-use neighborhood located just east of present-day downtown Atlanta, Georgia. Developed in the late nineteenth century, it is structured primarily as a grid. Among its more well-known streets is Auburn Avenue, which maintains a strong association with the mid-twentieth-century Civil Rights Movement.

The 400-500 block of Auburn Avenue, from Boulevard to Howell Street, with addresses ranging from the 470s to the 530s, is home to the birthplace of Civil Rights leader, Dr. Martin Luther King, Jr. and is known as the Birth-Home Block. Just a few blocks to the west, on the same side of the street

as the King home, is Ebenezer Baptist Church, where Martin Luther King, Sr., a prominent early Civil Rights activist, was pastor, and where Martin Luther King, Jr. later co-pastored with his father.

The grassy lots of the Birth-Home Block are narrow; most of the one- and two-story residences along both sides have a shallow front yard and no side yard except where adjacent to a side street. Sidewalks are paved with dry-laid brick or concrete with exposed aggregate; gray Stone Mountain granite-block curbs separate them from the asphalt streets. Small shrubs, especially privet, are common. Some lots have fences, typically low, and some yards have mature trees, occasionally adjacent to the street. The houses are all wood frame, and the vast majority are set above grade on short masonry piers (*Figs. C1-2*).



Figure C1. 480 Auburn Avenue viewed from south side of street. Unless otherwise specified, all photos in this section taken by JKOA in 2016.



Figure C2. Row of five double-shotgun houses along north side of Auburn Avenue in the Birth-Home Block.

These buildings and the surrounding land stretching east-west between Boulevard and Howell Street and north-south between Old Wheat and Chamberlain Streets are part of the Martin Luther King, Jr. National Historic Site (MALU).

Climate

As part of the Inland South, Atlanta's climate is classified as humid subtropical. It has four distinct seasons. Summers are typically hot and humid, while winters tend to be variable with average temperatures (°F) ranging from the mid-50s during the day to the mid-30s at night. Annual precipitation is around 50 inches, distributed relatively evenly throughout the year. While snow is rare, ice storms frequently occur in the winter months.

Atlanta is susceptible to severe thunderstorms and tropical storms. Given its relative proximity to both the Atlantic and Gulf coasts, hurricane season (early summer to late fall) poses a major threat; although hurricanes usually subside into tropical storms or tropical depressions this far inland, they still cause widespread flooding and often spawn tornadoes. A direct hit from Hurricane Opal in

September 1995 caused flooding and major wind damage, and downtown Atlanta sustained heavy damage from a tornado in March 2008. The most recent tornado activity in Metro Atlanta occurred in December 2016.

The House Site: 480 Auburn Avenue

The plot of land at 480 Auburn Avenue is on the north side of the Birth-Home Block, just northwest of the Birth Home at 501 Auburn Avenue. Sloping gently to the west, the site conforms to the level of both sidewalk and street. It measures approximately 33' wide along the street by 74' deep and is just over 0.05 acres.

The house faces south and is set back from the street by about 12', much closer than the surrounding single-family residences. A short concrete pathway and set of wooden steps lead to the front porches connected to each unit (*Fig. C2*). A small back porch at the northeast corner leads to a compact back yard sharing a lot line with an adjacent property fronted by Wheat Street. It is one of five adjacent double shotguns facing Auburn Avenue, two to the west and two to the east, each

separated by a 6'-wide side yard (*Figs. C4-5*). Originally, they were identical; however, the three at 480, 484, and 488 Auburn were later renovated identically and no longer match the other two.

Architectural Style and Description

This single-story double-shotgun house is simple in design and vernacular in style, except for the front porch, which has a number of Victorian details. It retains much of its original bilateral symmetry. The hip-roofed rectangular main block, 28' wide by 40' deep, is fronted by two hip-roofed porches, one at each of the south corners and originally separate; they are now connected by a central unroofed section set back 1'-8" from the front edge of the original porch. The current full-width porch measures 6' deep.

A modern shed addition, 26' wide by 6' deep, is centered on the rear of the main block. Breaking the original bilateral symmetry, the west side of the rear addition is enclosed, while the remaining 18' to the east is an open porch (*Fig. C3*).

The main block and rear ell are wood-framed and set on low, regularly spaced masonry piers. The walls are clad in weatherboard siding, and both the hip and shed roofs are clad in composition shingles. An interior brick chimney is centered on the ridge line of the main block and set back about 14' from the front façade. Two smaller interior chimneys, one serving each unit's original kitchen, are near the rear of the main block on either side of the ridge line.

Except for the rear façade, fenestration is symmetrically arranged on each exterior wall plane. Two-over-two, double-sash windows appear



Figure C3. Rear facade viewed from the north.



Figure C4. East side yard looking north.



Figure C5. West side yard looking north.

in three sizes. The original front exterior doorway of each unit is still in place. The rear façade has two exterior doorways, neither original.

Inside, the original symmetry was lost when the two units were combined into one. They had been three rooms deep - a living room, bedroom, and a third room subdivided into a kitchen, bathroom, and back porch for a total of four rooms. During renovation, the east unit was turned into the “public” space, and the west became the “private” space. The east side has a living room, then a dining room, then a reconfigured kitchen, laundry room, utility room, and back porch. The west side has a bedroom, then a reconfigured hall and bathroom, then another bedroom and bathroom. The units are connected through the party wall in the second room.

Construction Characteristics

Structural System

Foundations and Footings

The first-floor plan is approximately 1,044 square feet and ranges from about 2'-0" to 3'-0" above grade. The house is raised on a grid of low, stuccoed brick piers placed at regular intervals along the perimeter. They are rectangular and sized at 8" by 18" to within a 2" tolerance. Beneath the structure, intermediate rows of girder piers run parallel to the perimeter piers. The piers of the rear addition are 16" square (*Figs. C6-8*).

Between the perimeter piers, stuccoed cement-board panels are attached to a wood frame of 2x4s. While none of the panels provides designated access, they can be removed to gain access to the crawl space, which is continuous beneath the main block, the front porch, and the rear addition. Two 8" by 16" vents are mounted in the cement board panels on the east and west sides of the main block.

Framing

Much of the framing information comes from a 1991 MALU Historic Structure Assessment Report (HSAR). It was field verified where possible, but much of the structural framing is inaccessible.

The floor framing is of 2x8s spaced 16" on center, running north-south.⁹⁴ Girders running east-west between piers are a combination of original

94. The use of a lowercase "x" in a written dimension indicates those dimensions are nominal, i.e. "2x8" means nominally 2" by 8".



Figure C6. Typical stuccoed masonry foundation pier of main block and cement board infill wall. Photograph taken at 484 Auburn Avenue, where access was provided.



Figure C7. Typical stuccoed masonry foundation pier or rear addition. Photograph taken at 484 Auburn Avenue, where access was provided.



Figure C8. View into crawl space. Note the modern PVC plumbing lines and the modern insulation. Photograph taken at 484 Auburn Avenue, where access was provided.

4x8s and modern replacement doubled 2x8s. Sill plates are 2x8s. Much of the floor framing has been replaced with modern material.

Wall studs are 2x4s spaced 16" on center. Nail holes in the siding confirm this spacing. Top plates are concealed. Ceiling framing members and roof rafters are 2x6s spaced 16" on center. It is likely, given the degree of deterioration present by the early 1990s and the number of interior modifications that much of these framing members are modern replacement.

The front and back porch floor framing systems are identical to that of the main block. The hipped roof of the front porch is supported by four Victorian turned columns and a simple entablature. Roof framing is concealed but probably similar to that of the main house. The shed roof of the back porch is supported by four evenly spaced square posts and a simple entablature.

Utility Systems

Heating and Cooling

The house was designed so that each main room had a fireplace for heat. Of the three chimneys, only the front one remains inside the house. It serves fireplaces in Rooms 101, 102, 103, and 104, all inoperable.⁹⁵ The interior portions of the two rear chimneys were removed, but the exterior portions remain, supported in the attic.

At the time of construction, the only presumable means of cooling would have been passive ventilation effected by the raised piers, open front porch, and operable window sash.

Modern mechanical heating and cooling systems were added during rehabilitation in the early 1990s. A Carrier Weathermaker 8000 forced-air gas furnace is located in Room 109, and a Lennox heat pump is just north of Room 110. A thermostat is mounted on the north wall of Room 103 (*Figs. C9-10*).

Electrical

Municipal electrical service was available on Auburn Avenue at the time the house was constructed, and there is no reason to believe it would not have had electricity. However, all traces of early electrical wiring were removed when it was rewired during the 1990s interior rehabilitation. The house now has a modern electrical panel box mounted on the east exterior wall near the back porch.

95. For a references to room numbers, a floor plan has been included as Figure C34. A larger version can be found in the *Appendix* of this report.



Figure C9. Heat pump at north side of building.



Figure C10. Water heater and Furnace in Room 109, the mechanical closet. Photograph taken at 484 Auburn Avenue, where access was provided.

Plumbing and Water Supply

Municipal water and sewer service would have been available on Auburn Avenue at the time the shotguns were constructed; however, it was typical of shotgun houses of this time to have originally had separate outhouses. Later, a portion of the original kitchen of each unit was likely enclosed as a bathroom with a lavatory and toilet located in the southwest corner of present-day Room 106 and the southeast corner of present-day Room 107. The bathrooms were later expanded to include bathtubs.



Figure C11. Panel box for modern security system.



Figure C12. Ceiling-mounted, combination smoke and carbon monoxide detector.

During the 1990s interior rehabilitation, plumbing supply and waste lines were stripped and replaced. A four-piece bathroom was added to the west middle room, and the northwest corner of the addition was constructed with a second four-piece bathroom. A modern Bradford White 40-gallon natural gas water heater was installed in the mechanical room (Room 109). The water meter is mounted on the exterior wall at the northeast corner of the house. Supply and waste lines are a combination of copper and PVC.

Security

Both the front and rear doors are secured with mortise locks and mortise deadbolts. The exterior door to Room 109 is kept locked at all times. The house has a modern electric security system (*Fig. C11*).

Fire Detection and Life Safety

The residence is outfitted with ceiling-mounted, combination smoke and carbon monoxide detectors (*Fig. C12*).

Exterior Features

Piers and Foundation Infill Walls

The piers of the main block and front porch measure about 18" wide by 12" deep. While their



Figure C13. Weatherboard siding and plank cornerboards.



Figure C14. Note the checks and splitting of the siding.

location is presumably original, they were all rebuilt during the 1990s rehabilitation. The piers of the rear addition and the cement board infill panels were added at this time. The piers measure 16" square and are more-or-less evenly spaced around the perimeter and along girders as described in the *Footings and Foundations* section above. All piers are approximately 2'-0" to 3'-0" above grade.

Siding and Trim

All siding and trim are painted. The house exterior is clad with tapered weatherboards with an exposure ranging from about 4" to 5" and a maximum thickness of ½" at the exposed end. On all the outside corners, plank cornerboards measure 4"-wide by 1"-thick (*Figs. C13-14*). A skirt board, 8"-tall by 1"-thick, wraps the exposed

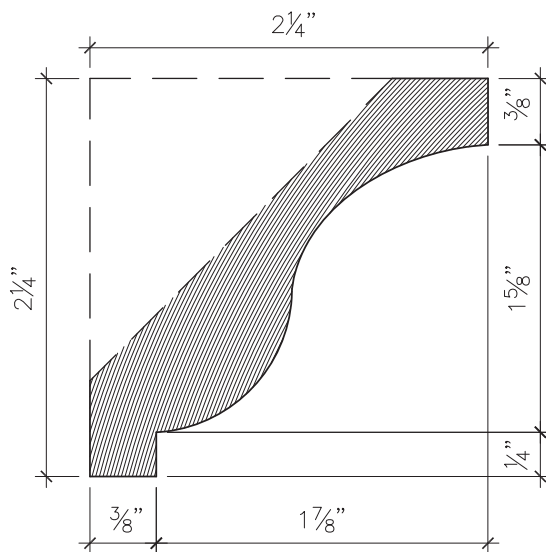


Figure C15. Section of cornice molding.

sides of the front and back porches. The siding terminates at the top of the brick piers around the remainder of the house perimeter.

At the soffit ed eaves, a 3"-tall cornice molding is applied to a 1x8 cornice board (*Fig. C15*). All windows have 4½"-wide by 1"-thick, lintel-cut, plank-board molding and 1½"-thick angled sills. All windows have an angled drip edge, below which is a 1½"-tall cyma recta molding (*Fig. C19*). Exterior doors have the same casing and drip edge as the windows.

Windows

The house has three window types: one is original, one is presumably a later addition, and one was added during the 1990s rehabilitation. All window sash are painted, and trim is described in the *Exterior Trim* section above.

At the south and north elevations and in the southernmost two bays of the east and west elevations are a total of seven two-over-two-light, double-sash, wood windows measuring 2'-8" wide by 5'-2" tall. These are presumably original to the structure (*Fig. C16*). In the northernmost bays of the east and west elevations are two-over-two-light, double-sash, wood windows measuring 2'-4" wide by 2'-11" tall. These were likely added when a portion of the original kitchen was enclosed for a bathroom (*Fig. C17*). On the west wall of the 1990s rear addition is a single two-over-two-light, double-sash, wood window measuring 3'-0" wide by 3'-0" tall, that is contemporaneous to the addition (*Fig. C18*).



Figure C16. Window type one on all sides of the main block.



Figure C17. Window type two on the north portion of the east and west side of the main block. Obscured by the screen, this is a two-over-two double sash wood window.



Figure C18. Window type three at the west side of the rear addition.

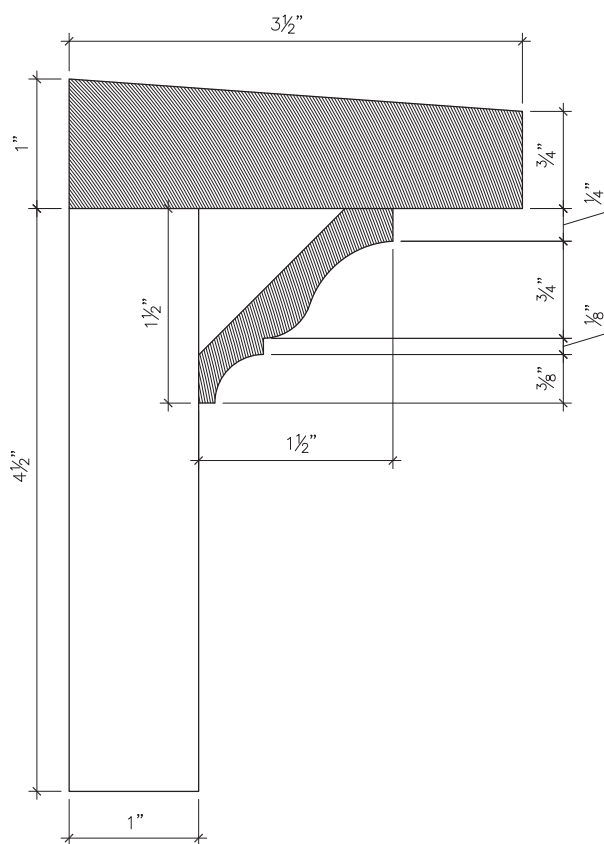


Figure C19. Section through drip edge and drip molding on windows and doors.

All windows have a wood-framed two-panel screen attached to the exterior face of the window casing with two metal hangers at the lintel.

Front Entrance Doorways

While both original entrances to the duplex are still present and operable, the eastern doorway is now the primary entrance to the combined unit. These doorways are identical except that their respective doors have opposite swings.

The primary doorway is in the easternmost bay of the main block. Its wood door with a single light and a combination of horizontal and vertical panels is early, if not original. Measuring 7'-0" tall by 2'-10" wide by 1 1/8" thick, it is hung with two 4"-tall, brass, five-knuckle, butt hinges. Other hardware includes a rectangular brass escutcheon with a mortise lock and crimped brass doorknob and a modern brass mortise deadbolt. Panels are raised and have molded sticking (*Fig. C20*).

Also in the doorway is a two-light, wood screen door measuring 7'-0" tall by 2'-10" wide by 1"



Figure C20. Primary entrance doorway.

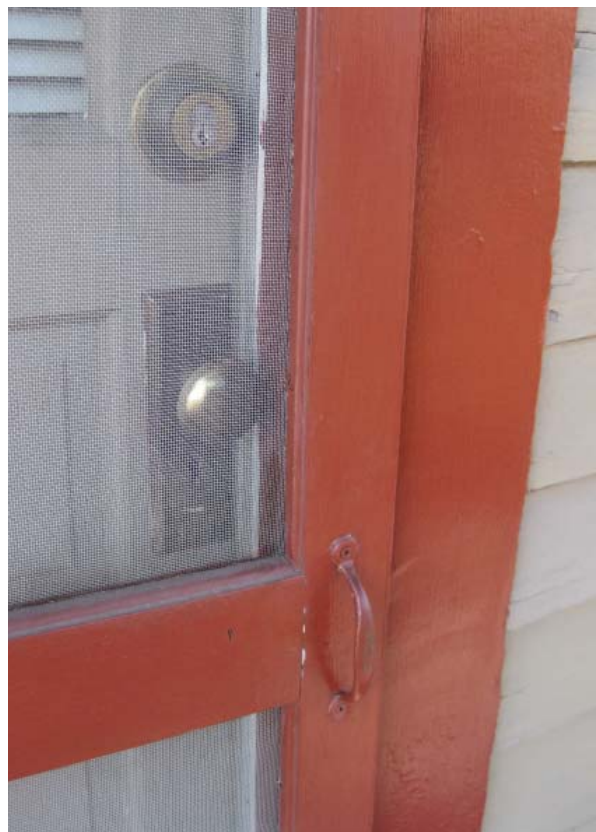


Figure C21. Hardware of front door and screen door.



Figure C22. Front porch of original west unit.

thick, hung with three 3"-tall, brass, spring-loaded hinges. Each of the two openings holds a fine wire mesh. The only other hardware is a 3"-tall metal pull. This door, too, is early, if not original (*Fig. C21*).

Door trim is described in the *Siding and Trim* section above.

Front Entrance Steps and Porch

A set of wooden steps with an open stringer provides access to the formerly-separate porch of each original unit. The eastern set has three treads, and the western, four treads, both measuring 3'-7½" wide by 11" deep and composed of two modern 2x4s. Risers range from 5" to 7" tall.

The tongue-and-groove porch floorboards measure 3¼" wide by ¾" thick and run north-south. The original flooring was replaced during the 1990s rehabilitation, when the two separate porches were connected (*Fig. C24*).

The hipped roof of each unit's original porch measures 5½" square and is supported by two elaborately turned, Victorian-style, wood columns topped by a simple box-beam with a cyma recta cornice molding matching that of the main block. Decorative scroll-work wooden brackets



Figure C23. Decorative bracket and crown molding at front porch.



Figure C24. Front porch floorboards and balustrade.

measuring 13" square are set on either side of each column and where the box beam intersects with the south wall of the main block (*Figs. C22-23*).

The ceiling is composed of double-beaded boards measuring 3¼" wide and running north-south. The same cyma recta molding used as the cornice is used here as crown molding.

A wood balustrade is composed of a rounded top rail, square balusters, and a rectangular bottom rail with a chamfered top. The top rail measures 3½" wide by 1¼" tall; the bottom rail measures 1¾" wide by 4" tall; and the balusters measure 1¾" square. At each set of steps, two newel posts at the top measure 5½" square and two at the bottom measure 3½" square. All newel posts have chamfered tops. Much of the material is modern replacement (*Fig. C24*).



Figure C25. Modern rear door of combined units.

Back Entrance Doorways

Two doorways provide entry to the back of the house. One accesses the combined unit, and the other, located in a former window opening, the mechanical closet (Room 109). Neither is original.

The doorway accessing the combined unit is in the easternmost bay of the main block's north elevation. It has a modern, four-panel, wood door measuring 6'-9" tall by 3'-0" wide by 1 3/8" thick, hung with two modern, 3 1/2"-tall, brass, five-knuckle butt hinges. Other hardware includes a rectangular brass escutcheon with a mortise lock and crimped brass doorknob and a modern brass mortise deadbolt. Panels are raised and have molded sticking (*Fig. C25*).

This doorway also has a two-light, wood screen door measuring 7'-0" tall by 2'-10" wide by 1" thick, hung with three 3"-tall, brass, spring-loaded hinges. Each of the two openings holds a fine wire mesh. The only other hardware is a 3"-tall metal pull. This door is a modern reproduction of the early screen doors on the front entrances.

The back doorway accessing the mechanical closet is in the eastern central bay of the main block's



Figure C26. Modern back porch.

north elevation. It has a salvaged, four-panel, wooden door measuring 6'-10" tall by 2'-8" wide by 1 3/8" thick, hung with two modern, 3 1/2"-tall, brass, five-knuckle butt hinges. Other hardware includes a rectangular brass escutcheon with a mortise lock and crimped brass doorknob and a modern brass mortise deadbolt. Panels are raised and have molded sticking. This door may have been salvaged from the interior of one of the original units.

Door trim is described in the *Exterior Trim* section above.

Back Entrance Steps and Porch

A set of wood steps with open stringers provides access to the back porch. The three treads, each composed of two modern 2x4s, measure 5'-10" wide by 11" deep, and the risers range from 7" to 7 1/2" tall. They rest on a poured-in-place concrete pad at grade.

The tongue-and-groove porch floorboards measure 3 1/4" wide by 3/4" thick and run north-south. The shed roof is supported by four square wooden posts. A modern 4x4 post is engaged to the eastern edge of the enclosed portion of the rear addition. Three box columns composed of modern 1x5s are more-or-less equally spaced along the length of the porch and support a simple box beam. The ceiling is composed of 4'-0" by 8'-0" plywood panels with 1 1/4"-wide by 1/4"-thick batten strips. A wooden balustrade matches the design of the front porch (*Figs C25-26*).

Roofs

Both the hipped and shed roofs are covered in 16"-by-16" Owens Corning French Method



Figure C27. "French Method" composition shingle roof and front chimney.



Figure C28. Typical valley flashing of roof. Photograph taken at 484 Auburn Ave.



Figure C29. Paired rear brick chimneys with corbelled integrated cap.

fiberglass shingles. The ridges are shingled, and the flashing is galvanized. The 6" half-round gutters are galvanized and have 5" downspouts (Figs. C27-28).

Chimneys

The square front chimney rises approximately 2'-0" above the ridge line and is composed of medium-to-dark red bricks. The top has no corbelling, and no evidence suggests that it ever did (Fig. C27).

The paired chimneys at the rear of the main block are utilitarian and slightly cruder in construction - square, smaller and shorter than the front chimney, with a corbelled top and an integrated vent cap (Fig. C29).

All three chimneys have galvanized flashing.

Common Interior Features

Baseboards

With few exceptions, the baseboards throughout the house are 5"-tall by ¾"-wide plank board with an integral ½" tall molded cap. These baseboards are modern replacement introduced during the 1990s rehabilitation (Fig. C30).

Door and Window Casing

Door and window casing throughout the house is miter-cut and measures 6" wide by ¾" thick with a ¼" chamfer on each edge. The molding is a modern replacement introduced during the 1990s rehabilitation (Fig. C31).

Windowsills

Windowsills throughout the house are ½" tall, molded, and have molded returns. Aprons measure 6" wide by ¾" thick with a ¼" chamfer on the three exposed edges. The sill and apron are both modern replacements introduced during the 1990s rehabilitation (Fig. C32).



Figure C30. Typical baseboards.



Figure C31. Typical door and window casing.



Figure C32. Typical windowsill and apron.



Figure C33. Typical interior door.

Doors

With few exceptions, interior doors measure 6'-8" tall by 3'-0" wide by 1 $\frac{3}{8}$ " thick and are hung with two 3 $\frac{1}{2}$ "-tall modern, brass, butt hinges. The four-panel wood doors have raised panels with molded sticking. Door hardware includes a 2"-diameter brass knob with a privacy lock set and a 2 $\frac{3}{4}$ "-diameter brass rosette. Doors are stained and varnished (*Fig. C33*).

Walls and Ceilings

The walls and ceilings throughout the house are clad in modern gypsum board.

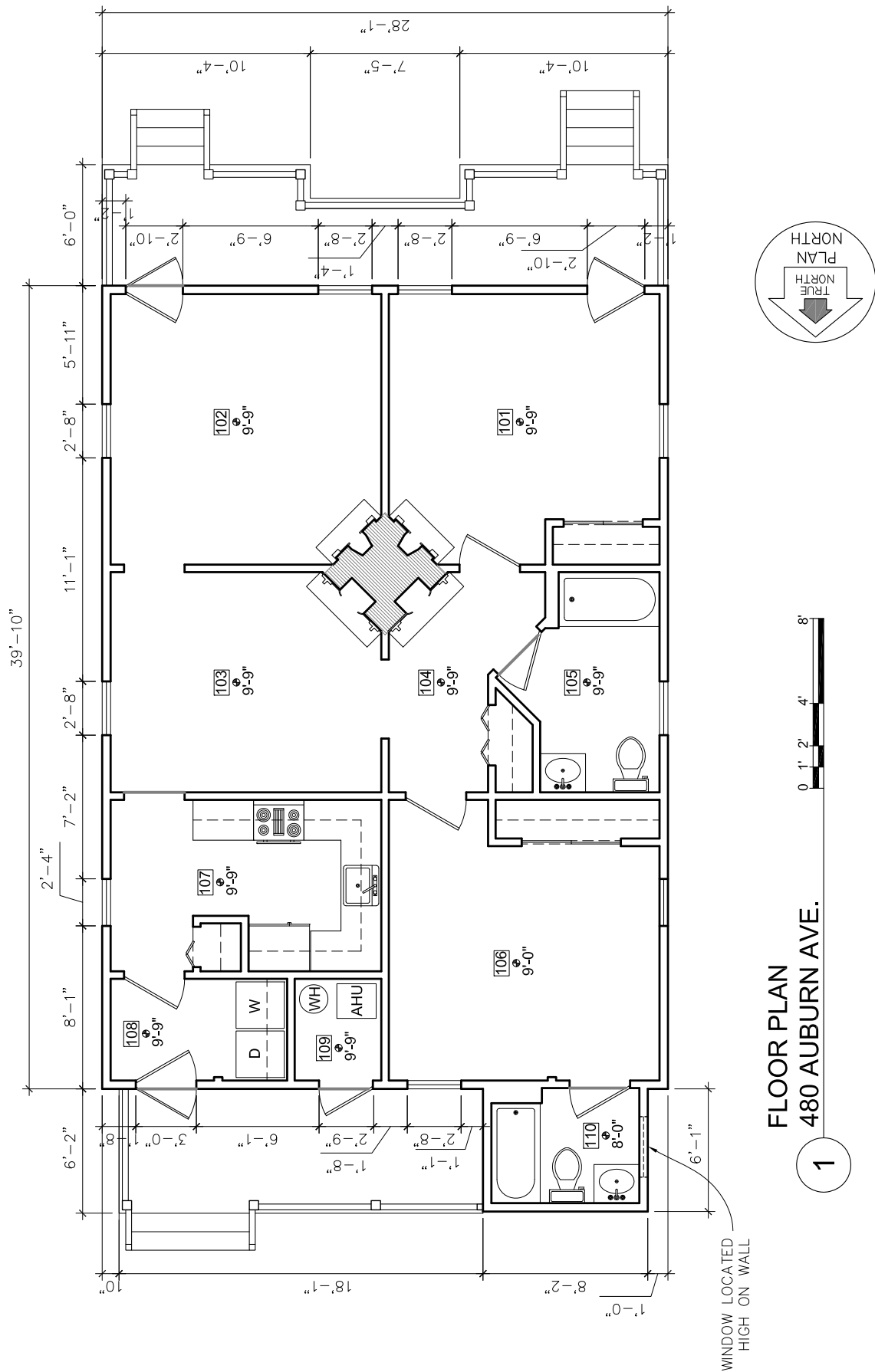




Figure C35. Room 101, northeast oblique.



Figure C36. Room 101, southwest oblique.

Interior Features Room by Room

Room 101 – Bedroom

Measuring 13'-5" east-west by 13'-5" north-south, this room occupies the southwest corner and is original to the duplex (*Figs. C35-37*).

Flooring

This room contains golden-brown, wall-to-wall carpeting.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has three doorways, one on the south wall and two on the north wall. The doorway on the south wall is an exterior door described in the preceding *Exterior Features* section.

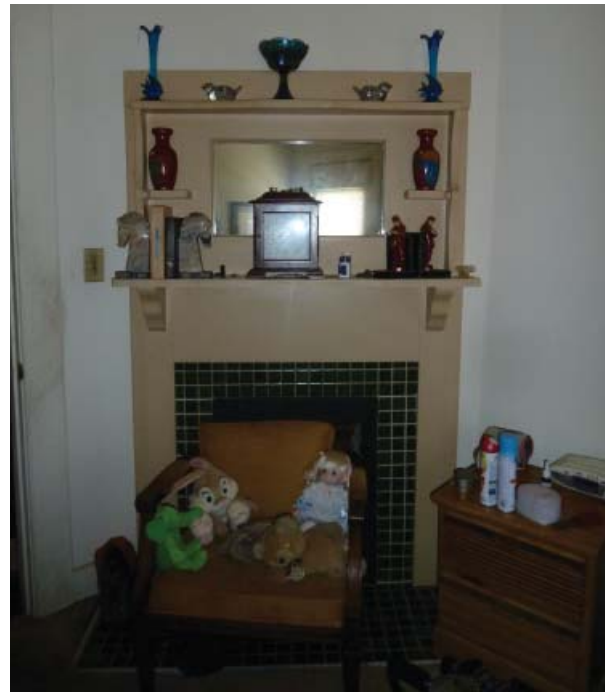


Figure C37. Fireplace and mantel in northeast corner of Room 101.

On the north wall, one doorway, not original, leads to Room 104. It measures 6'-8" tall by 3'-0" wide and holds an interior door typical of the house. The other doorway, also not original, accesses a closet and holds a pair of stained and varnished sliding doors measuring 6'-8" tall by 1'-11½" wide by 1⅝" thick with louvered panels and a round, recessed, brass pull.

All doorways have casing typical of the house.

Windows

Two windows provide light, one on the south wall and one on the west wall. They are described in the preceding *Exterior Features* section. Both have casing and windowsills typical of the house.

Finishes

All surfaces except the floor and the doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling fan and modern electrical outlets.

Plumbing

None.

Security

Except for the closet door, all doors have locks.

Fire Protection and Life Safety

There is a modern smoke detector.

Other Features

A fireplace with a decorative cast-iron, coal-burning insert is in the northeast corner. The hearth measures 1'-0" deep by about 3'-6" wide and is laid with faux green onyx glazed tile. A bracketed wood mantel measuring 9¾" deep by 3'-9¾" wide is attached to a built-up wood surround with matching tile. There is a short decorative overmantel. The fireplace is inoperable.

A modern closet measuring 5'-8" wide by 2'-3" deep is built into the northwest corner.

Room 102 – Living Room

Measuring 13'-5" east-west by 13'-5" north-south, this room occupies the southeast corner and is original to the duplex (Figs. C38-39).

Flooring

Tongue-and-groove wood floorboards measure 3¼"-wide.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has two doorways, one on the south wall and one on the north wall. The south wall holds the exterior doorway described in the preceding *Exterior Features* section. The doorway on the north wall leads to Room 103. It measures 6'-8" tall by 3'-0" wide. While original, it has been widened to meet accessibility standards.

Both doorways have casing typical of the house.

Windows

Two windows provide light, one on the south wall and one on the east wall. They are described in the preceding *Exterior Features* section. Both have casing and windowsills typical of the house.

Finishes

All surfaces except the floor are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.



Figure C38. Room 102, northwest oblique.



Figure C39. Room 102, southeast oblique.

Electrical System

The room has a modern, wall-switched ceiling fan and modern electrical outlets.

Plumbing

None.

Security

The exterior door has a mortise lock and a mortise deadbolt.

Fire Protection and Life Safety

None.

Other Features

A fireplace with a decorative cast-iron, coal-burning insert is in the northwest corner. The hearth measures 1'-0" deep by about 3'-6" wide and is laid in faux green onyx glazed tile. A bracketed wood mantel measuring 9¾" deep by 3'-9¾" wide is attached to a built-up wood surround with matching tile. There is a short decorative overmantel. The fireplace is inoperable.



Figure C40. Room 103, southwest oblique.



Figure C41. Room 103, northeast oblique.



Figure C42. Firebox and hearth in southwest corner of Room 103.

Room 103 – Dining Room

Measuring 13'-5" east-west by 10'-11" north-south, this room occupies the central east side and is original to the duplex (*Figs. C40-42*).

Flooring

Tongue-and-groove wood floorboards measure 3¼"-wide.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has three doorways, one on the south wall, one on the west wall, and one on the north wall. The doorway on the south wall is described in the preceding *Room 102* section. The one on the west wall is a cased opening measuring 6'-8" tall by 3'-11" wide and not original. The north wall doorway leads to Room 107. It measures 6'-8" tall by 3'-0" wide, and while early, if not original, it has been widened to meet accessibility standards.

All doorways have casing typical of the house.

Windows

A single window on the east wall provides light. It is described in the preceding *Exterior Features* section. Its casing and windowsill are typical of the house.

Finishes

All surfaces except the floor are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling fan and modern electrical outlets.

Plumbing

None.

Security

None.

Fire Protection and Life Safety

None.

Other Features

A fireplace with a decorative cast-iron, coal-burning insert is in the southwest corner. The hearth measures 1'-0" deep by about 4'-0" wide and is laid in painted concrete. A bracketed wood mantel measuring 9¾" deep by 4'-3" wide is attached to a built-up wood surround. The fireplace is inoperable.



Figure C43. Room 104, looking south.

Room 104 – Hall

Measuring 7'-9" east-west (at its widest point) by 10'-11" north-south, this room occupies the central west side of the duplex just west of the party wall. This room was subdivided from a larger original room during the 1990s rehabilitation (*Figs. C43-44*).

Flooring

Tongue-and-groove wood floorboards measure 3¼"-wide.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has five doorways, one on the south wall, two on the west wall, one on the north wall, and one on the east wall. The doorways on the south and east walls are described in the preceding *Room 101* and *Room 103* sections respectively. On the west wall, the doorway on the angled portion measures 6'-8" tall by 3'-0" wide and holds an interior door typical of the house. The second doorway accesses a closet and holds a pair of louvered, bi-fold doors measuring 6'-8" tall by 1'-6" wide by 1½" thick. They are stained and



Figure C44. Room 104, looking northwest.

varnished and have a pair of decorative 3"-tall metal pulls. The doorway on the north wall measures 6'-8" tall by 3'-0" wide and holds an interior door typical of the house. The north-wall doorway is early, but likely not original, and has been widened. All other doorways have been added.

All doorways have casing typical of the house.

Windows

None.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets.

Plumbing

None.

Security

All doors except the closet doors have privacy locks.

Fire Protection and Life Safety

None.



Figure C45. Room 105, northwest oblique.



Figure C46. Room 105, southeast oblique.

Other Features

A fireplace with a decorative cast-iron, coal-burning insert is in the southeast corner. The hearth measures 1'-0" deep by about 4'-0" wide and is laid in painted concrete. A bracketed wood mantel measuring 9¾" deep by 4'-3" wide is attached to a built-up wood surround. The fireplace is inoperable.

Room 105 – Bathroom

Measuring 8'-1" east-west (at its widest point) by 10'-11" north-south, this room occupies the central west side of the main block, just west of Room 104. It was subdivided from a larger original room during the 1990s rehabilitation (*Figs. C45-46*).

Flooring

The floor is clad in 2" by 2" white ceramic tile.

Baseboards

Baseboards are 6"-wide by 4"-tall white ceramic tile.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

The one doorway on the east wall, described in the preceding *Room 104* section, has casing typical of the house.

Windows

A single window on the west wall provides light. It is described in the preceding *Exterior Features* section and has casing and a sill typical of the house.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets.

Plumbing

The room has a modern bath tub, toilet, and lavatory.

Security

The door has a privacy lock.

Fire Protection and Life Safety

None.



Figure C47. Room 106, northeast oblique.



Figure C48. Room 106, southwest oblique.

Room 106 – Master Bedroom

Measuring 13'-5" east-west by 13'-11" north-south, this room occupies the northwest corner of the main block. While the space is original to the duplex, the room was created during the 2005-2010 interior rehabilitation (*Figs. C47-48*).

Flooring

This room contains golden-brown, wall-to-wall carpeting.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has three doorways, two on the south wall and one on the north wall. On the south wall, one doorway is described in the preceding *Room 104* section; the other accesses a closet and holds a pair of stained and varnished sliding doors

measuring 6'-8" tall by 2'-5½" wide by 1⅜" thick, with louvered panels and round, recessed, brass pulls. This doorway and the one on the north wall, leading to Room 110 and measuring 6'-8" tall by 3'-0" wide, are not original.

All doorways have casing typical of the house.

Windows

One window on the west wall and one on the north wall provide light. It is described in the preceding *Exterior Features* section. Its casing and sill are typical of the house.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling fan and modern electrical outlets.

Plumbing

None.

Security

The doors, with the exception of the closet door, have privacy locks.

Fire Protection and Life Safety

There is a ceiling-mounted smoke detector.

Room 107 – Kitchen

Measuring 13'-5" east-west by 8'-6" north-south, this room occupies the southern portion of the northwest corner of the main block. While the space is original to the duplex, this room was created during the 2005-2010 interior rehabilitation (*Figs. C49-50*).

Flooring

The floor is clad in roll vinyl.

Baseboards

Baseboards are typical of the house.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has three doorways, one on the south wall, one on the north wall, and one leading to a pantry built out from the north wall. The doorway on the south wall is described in the preceding



Figure C49. Room 107, northwest oblique.



Figure C50. Room 107, southeast oblique.

Room 103 section. The one on the north wall leads to Room 108. It measures 6'-8" tall by 3'-0" wide, holds a door typical of the house, and is not original. The pantry doorway, also not original, measures 6'-8" tall by 2'-0" wide and holds a stained and varnished bi-fold door with a decorative 3"-tall metal pull.

All doorways have casing typical of the house.

Windows

A single window on the east wall provides light. It is described in the preceding *Exterior Features* section. Its casing and sill are typical of the house.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets. Kitchen appliances include a modern electric range and a refrigerator.

Plumbing

There is a modern kitchen sink and dishwasher.

Security

None.

Fire Protection and Life Safety

There is a ceiling-mounted smoke detector.

Other Features

Modern upper and lower kitchen cabinets are installed on the north, south, and west walls. Modern solid-surface countertops and a modern ceramic tile backsplash separate the upper and lower cabinets. A compact pantry is attached to the north wall roughly in the center of the room.

Room 108 – Laundry Room

Measuring 8'-9" east-west by 5'-3" north-south, this room occupies the northeast corner of the main block. While the space is original to the duplex, this room was created during the 2005-2010 interior rehabilitation (*Figs. C51-52*).

Flooring

The floor is clad in roll vinyl.

Baseboards

Baseboards are typical of the house.



Figure C51. Room 108, northwest oblique.



Figure C52. Room 108, southeast oblique.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has two doorways. The south wall doorway is described in the preceding *Room 107* section, and the one on the north wall is described in the preceding *Exterior Features* section.

All doorways have casing typical of the house.

Windows

None.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets. There is also a dryer.

Plumbing

There is a washing machine.

Security

The exterior door has a mortise lock and deadbolt.

Fire Protection and Life Safety

None.

Room 109 – Mechanical Closet

Measuring 4'-3" east-west by 5'-3" north-south, this room occupies the northeast corner of the main block just east of the party wall. While the space is original to the duplex, this room was created during the 2005-2010 interior rehabilitation (*Fig. C53*).

Flooring

The plywood subfloor is exposed.

Baseboards

None.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has one doorway on the north wall, which is described in the preceding *Exterior Features* section and has casing typical of the house.



Figure C53. Room 109, looking south. Photograph taken at 484 Auburn Ave.

Windows

None.

Finishes

None.

Heating and Cooling

This room contains a gas-powered furnace.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets.

Plumbing

There is a 40-gallon, natural gas water heater.

Security

The exterior door has a mortise lock and a mortise deadbolt.

Fire Protection and Life Safety

A wall-mounted fire extinguisher is on the south wall.

Room 110 – Master Bathroom

Measuring 7'-4" east-west by 5'-8" north-south, this room occupies the western portion of the rear addition. It was added during the 1990s rehabilitation (*Figs. C54-55*).



Figure C54. Room 110, southwest oblique.

Flooring

The floor is clad in 2"-by-2" white ceramic tile.

Baseboards

Baseboards are 6" wide by 4" tall white ceramic tile.

Walls and Ceilings

The walls and ceilings are typical of the house.

Doorways

This room has one doorway on the south wall, described in the preceding *Room 106* section, with casing typical of the house.

Windows

A single window on the west wall provides light. It is described in the preceding *Exterior Features* section, and its casing and sill are typical of the house.

Finishes

All surfaces except the floor and doors are painted.

Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the floor.

Electrical System

The room has a modern, wall-switched ceiling light fixture and modern electrical outlets.



Figure C55. Room 110, northwest oblique.

Plumbing

The room has a modern bath tub, toilet, and lavatory.

Security

The door has a privacy lock.

Fire Protection and Life Safety

None.

Character-Defining Features

Distinctive Characteristics of the Site

- Level grade.
- Open front yard.
- Siting of house in yard, close to street.
- Open grassy side yards to east and west.
- Concrete sidewalk with granite curb along street.
- Proximity of 472-74, 476-78, 484 and 488 Auburn.
- Unobstructed vistas across Auburn Avenue in both directions. (*Figs. C56-57*)

Distinctive Characteristics of the Exterior

- Open, paired front porches (now connected) with Victorian columns, brackets, and simple entablature.
- Wood balustrade of front porch with top rail, bottom rail, and balusters.
- Tongue-and-groove wood floor boards of porch deck.
- Wood double-beaded board front porch ceiling.
- Tapered weatherboard wood siding.
- Wood cornerboards.
- Two-over-two, double-sash, wood window design.
- Wood-framed window screen design.
- Window and door casing, sill, drip edge, and drip molding.
- Stuccoed brick piers.
- Brick chimneys, especially the distinctive corbelling and integrated cap detail on the rear chimneys.
- Closed soffits and cornice molding.
- Hipped roofs on the main block and front porches.
- Distinctive design of the early front exterior doors.
- Physical locations of window openings.

Distinctive Characteristics of the Interior

- Fireplace mantels, hearths, tile, and inserts in Rooms 101, 102, 103, and 104.
- Remaining exposed 3¼"-wide wood floorboards.
- Physical layout of Rooms 101, 102, and 103.
- Physical location of remaining interior partitions.

Summary of Physical Conditions

Interior and exterior rehabilitation work in the 1990s was extensive and left the house in good-to-excellent physical condition. For the past several years, a long-term tenant has occupied the residence. Cyclical maintenance during this time has addressed only the exterior of the structure, leaving the interior essentially untouched. Many interior fixtures and finishes are in need of repair and/or refinishing.



Figure C56. View of houses along south side of Auburn Avenue, including the Birth Home.

The recent interior changes made to 484 Auburn Avenue during the recent transition of tenants can be used as a basic model for the interior work required at 480 Auburn.

While most current concerns are aesthetic in nature and represent no present threat to the safety of the general public, NPS staff, or the building, some require attention. The majority of the conditions requiring attention are on the exterior of the building.

High Concern: Immediate Threat to the Life/Safety of People or Immediate and Serious Threat to the Building

- The railings of the front porch are loose, constituting a safety threat to anyone who leans against them, especially visitors to the site.
- The weatherboard siding shows significant damage and signs of wear. In many areas, the weatherboards are warped and pulling away from the building, exposing the structure to water damage. It should be noted that the siding used is very thin and has obvious knots and checks. When replaced, a higher quality of wood siding will prevent these easily-avoidable problems of splitting and warping, and ultimately result in lower future maintenance costs.



Figure C57. View of Fire Station #6 on south side of Auburn Avenue, from the porch of 488 Auburn.

Medium Concern: Delayed Threat to the People or Building

- During the site visit, it was noted that the ground around the building, especially at the sides and rear, retains standing water. Prolonged and unmitigated water accumulation in these areas will cause damage to the foundations.

Low Concern: Aesthetic Issues Affecting Interpretation, but Posing No Threat to People or Building

- The current roofing material, while recently installed, is not appropriate to the period of significance. There is clear evidence that this building, like many others, was roofed with roll asphalt. At the appropriate time for replacement, roll asphalt roofing would be a more appropriate choice.
- Interior and exterior rehabilitation work introduced a variety of non-historic elements to both the exterior and interior of the house.
- Due to the current long-term tenant, cyclical maintenance has not been performed on the interior. As a result, many interior fixtures and finishes such as painted walls and carpeted floors are in need of repair and/or refinishing.

II.A Ultimate Treatment and Use

The double-shotgun house at 480 Auburn Avenue is part of the physical context – the setting – of the Birth Home. Its exterior appearance has a direct visual impact critical to telling the story of Dr. King’s childhood. It is an extension of the Birth Home story.

The Park’s 1986 General Management Plan (GMP) and 2011 Long-Range Interpretive Plan (LRIP) both note the importance of the row of shotgun houses as an extension of that story. The GMP’s stated goal is “...to restor(e) the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy”, that is, from 1929-1941. The LRIP adds that this visual backdrop can play an active role in the interpretive tour.

The location – just across the street from the Birth Home – makes 480 Auburn Avenue a critical element of this “visual backdrop.” This double-shotgun house is a rare survivor of a once-common housing type, built for persons of very modest means. It stands in stark contrast to the houses of their more affluent neighbors,

among them the King family’s house. The LRIP recognizes the importance of the socio-economic mix and encourages exploration of Dr. King’s early exposure to the poor of his neighborhood, like the tenants of the shotgun houses. This economic diversity was a major influence on his dedication to promoting the civil and human rights of all citizens, especially the poor.

The Park administration agrees with the following recommendations for 480 Auburn Avenue:

- *The Recommended Ultimate Treatment for the exterior of the dwelling is Restoration to the period of Dr. King’s youth, with the exception of the modern addition at the rear of the building, which should be maintained.*
- *The Recommended Ultimate Treatment for the interior of the dwelling is continued maintenance of the rehabilitated interior as rental housing.*
- *The Recommended Ultimate Use for the dwelling is the continuation of single-unit rental housing.*

II.B Requirements for Treatment and Use

The treatment and use of all historic properties maintained by the National Park Service are guided by federal laws and regulations as well as NPS policies, directives, and functional requirements. In addition to protecting cultural resources, they address safety, fire protection, energy conservation, handicapped access, and abatement of hazardous materials. If rigidly interpreted, some of these requirements may be contradictory or at cross purposes. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

National Historic Preservation Act

The 1966 National Historic Preservation Act (NHPA) as amended encourages federal protection of significant cultural resources, including buildings, landscapes, and archaeological sites. Its implementation has established laws and authorities that are binding on the NPS.

Section 106

Section 106 of the NHPA requires a consultative process prior to any federal agency undertaking, or federal involvement in an undertaking, that may have an effect on historic properties listed in or eligible for listing in the National Register of Historic Places. An agency, including NPS, must determine whether such undertaking has the potential to affect such historic resources, and for those that do, initiate consultation under the regulations for Section 106. The agency must assess potential effects; take steps to avoid, minimize, or mitigate adverse effects; and give the Advisory Council on Historic Preservation “a reasonable opportunity to comment with regard to such undertaking.”

Section 106 strives to ensure that all interested parties have a voice in the preservation of our nation’s cultural heritage. The published regulations (36 CFR Part 800, “Protection of

Historic Properties”) require, among other things, consultation with interested parties, which may include local governments, government or non-government applicants, State Historic Preservation Officers (SHPOs), Tribal Historic Preservation Officers and tribal leaders, other parties, the general public, and the Advisory Council.

The regulations establish criteria under which the Advisory Council may comment, but the vast majority of federal undertakings do not involve Advisory Council review.

A programmatic agreement between the Advisory Council for Historic Preservation, the National Council of State Historic Preservation Officers, and the NPS expedites the Section 106 review process. With certain conditions, routine repairs and maintenance that do not alter the appearance of the historic structure or involve widespread or total replacement of historic features or materials are not subject to review outside the NPS.

The Secretary’s Standards

The Secretary of the Interior’s Standards for the Treatment of Historic Properties articulate best practices for protecting a wide range of historic properties. They provide a philosophical rationale for historic preservation that is almost universally accepted in the United States and apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Standards are codified as 36 CFR Part 68, and treatment guidelines under the Standards were revised in 2017. A pdf of the updated Standards and guidelines can be downloaded at nps.gov/tps/standards/treatment-guidelines-2017.htm.

The Standards describe four broad approaches to the treatment and use of historic properties. These are, in hierarchical order:

- **Preservation** places a high premium on retaining the historic fabric through

conservation, maintenance, and repair. It reflects a building's continuum through successive occupancies and any respectful changes and alterations made.

- **Rehabilitation** applies to properties that have deteriorated prior to work and, while emphasizing the retention and repair of historic materials, provides more latitude for replacement. Both Preservation and Rehabilitation standards focus on preserving those materials, features, finishes, spaces, and spatial relationships that together give a property its historic character.
- **Restoration** focuses on retaining materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** establishes limited opportunities to re-create with all new materials a site, landscape, building, structure, or object that has not survived.

Regardless of treatment approach, the Standards put a high priority on preserving historic materials and features, not just the architectural form and style. They also require that any alterations, additions, or other modifications be reversible; that is, they must be designed and constructed, so they can be removed or reversed in the future without loss of historic materials, features, or character.

Americans with Disabilities Act of 1990

The 1990 Americans with Disabilities Act (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and their right to free, unaided access to public buildings. While people with restricted mobility have most benefited, protection extends to those with impaired vision or hearing or other disabilities.

Requirements for full compliance with ADA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult. When it would require significant alterations to their historic character, ADA authorizes a process for arriving at alternatives that can preserve historic character while maximizing disabled visitors' access to the building.

International Building Code

NPS policy is also guided by the International Building Code, which states:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard [emphasis added].

Threats to public health and safety must be eliminated, but alternative ways to prevent them are always sought when full code compliance would needlessly compromise the integrity of a historic building.

NFPA Code 914

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures." As a matter of policy, NPS recommends installing fire-suppression systems in every historic building.

NPS Management Policies

NPS General Management Policies (2006), especially chapter 5, "Cultural Resource Management," guide its oversight of historic properties. Based on the authority of some nineteen Acts of Congress and many more Executive orders and regulations, these policies require planning to ensure that decision-making and priority-setting processes integrate information about cultural resources and consultation and collaboration with outside entities. They also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.

Section 5.3.5, Treatment of Cultural Resources

This section of the General Management Policies provides specific directives, including one stipulating that "the preservation of cultural

resources in their existing states will always receive first consideration.” It also states:

... treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives.... Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states. Except for emergencies that threaten irreparable loss without immediate action, no treatment project will be undertaken unless supported by an approved planning document appropriate to the proposed action. (p. 50)

This HSR is the approved planning document.

Park Long-Range Interpretive Plan

The Martin Luther King, Jr. National Historic Site (NHS) Long-Range Interpretive Plan was prepared in 2011 by Harpers Ferry Center Interpretive Planning and Martin Luther King, Jr. NHS staff and partners. Described in Section II.A of this report, it calls attention to these shotgun houses as a specific housing type for persons with few economic resources and spotlights their

importance along with the associated cultural landscape in the historical interpretation of the Birth Home. The plan also urges opportunities for visitors to experience the restored interiors of these small houses and to view exhibits exploring the impact of regular contact with “poorer families” on young Martin.

Park General Management Plan

In 1986, NPS developed a General Management Plan (GMP) for the Martin Luther King, Jr. National Historic Site. A stated goal of that document, described in Section I.A of this report, is to “restor(e) the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [i.e. 1929-41].”

Foundation Document

The 2017 *Foundation Document* for MALU calls for implementation of treatment recommendations in the 1995 Cultural Landscape Report. It also recommends updating the 1994 Historic Resource Study, described as the primary document for identifying and managing historic resources in the park (pp. 18, 28).

II.C Alternatives for Treatment and Use

In accordance with NPS policy, alternatives for both treatment and use have been considered in addition to the Ultimate Treatment and Use described in Section II.A. While not recommended under current circumstances, these alternative approaches fulfill the park mandate to protect the historic resources of the Birth-Home Block.

The Alternative Treatment for the exterior is Preservation of the remaining historic design elements, removal of the modern rear shed addition and the connection between the originally separate front porches, and Reconstruction of the original back porches based on photographic evidence and the remaining original back porches of the two double-shotgun houses closest to Boulevard.

The Alternative Treatment for the interior is Preservation of the remaining original design elements, removal of all added elements, and a return to the historic floor plan of two-unit housing.

The Alternative Use is rental housing, returning the dwelling to its original configuration as a two-unit double-shotgun house.

This approach has the following advantages:

- Remains consistent with the recommendations of the Park's GMP and LRIP.
- Is more consistent with the historic use of the building as two-unit housing.
- More accurately portrays the physical character of the building as a double-shotgun house.
- Provide potential increase in revenue. Typically, two one-bedroom apartments earn more rent than one two-bedroom apartment.

However, it has the following disadvantages:

- Incurs a significant cost to make changes.
- Might create public perception of unnecessary expenditures as the current apartments are already viable living spaces.
- Might create less viable rental housing when the units change from two bedroom/two bathroom to one bedroom/one bathroom.
- Creates increased management overhead and liability for NPS.
- Consists primarily of interior changes not experienced by the public.

II.D Recommendations for Treatment and Use



Figure II-1. Front (south) elevation, 480 Auburn Avenue.

The Ultimate Treatment and Use recommendations for 480 Auburn Avenue echo the treatment and use strategy of the Park's administration, its General Management Plan (GMP), and Long-Range Interpretive Plan (LRIP). All call for restoring the exteriors to their appearance during Dr. King's youth in the neighborhood (1929-1941). The Park administration agrees with the recommendations.

The actions recommended below are intended to provide a conceptual framework for achieving the ultimate treatment and use. They do not provide and are not intended to provide the level of specific guidance that architectural/engineering plans and specifications present.

The restoration process for museum interpretation, which the buildings and sites of the Birth-Home Block warrant, would require research, building fabric investigations, and materials testing far beyond the scope of this HSR. Such additional information will be critical in guiding the production of appropriate plans and specifications.

Actions recommended here are made with continued use of the dwelling as rental housing in mind.

Complicating the work of Park stewards is the building's vulnerability to the increasingly extreme climate, so we include recommendations for addressing predicted climate changes.

Auburn Avenue - General

Atlanta weather consists of relatively short, mild winters with occasional freeze-thaw cycles, and much longer, hot, humid summers with periodic thunderstorms. These weather conditions are beneficial for a wide variety of plants, insects, and animals that damage buildings. Vegetation must be kept in check, land well drained, and buildings dry.

Worldwide, average temperatures are predicted to rise continually, extending the growing season. In Atlanta, summer storms are expected to be more severe, with stronger winds and more intense rainfall. Many countries have noted an increase in the intensity of wind-driven rain, which requires heightened attention to regular maintenance for all buildings.

A 2015 NPS assessment of the correlation between climate and park attendance notes that visitation is generally on the rise and highest in summer, already the peak visitation months due to school and vacation schedules.

With the projected increase in frequency and intensity of summer storms, visitors may need more places to take shelter.

Recommendations:

- To inform management policies, consult regularly with the NPS SER Climate Change, Socioeconomics, and Adaptation Coordinator.
- To inform management decisions, use results from climate-change studies, such as “Protected area tourism in a changing climate: Will visitation at US national parks warm up or overheat?” (Fisichelli, Schuurman, Monahan, & Ziesler, 2015).

The Site

Though this HSR focuses on the house, the character of the site is important in providing the proper historic setting as advocated in the Cultural Landscape Report (CLR) completed in 1995 and acknowledged in the LRIP.

The lot size, configuration of the front yard, and relationship to the sidewalk has changed little since the period of significance. The swept dirt yard had been grassed by 1995 to encourage rental use. While modifications to the rear yard are less visible to the public, the front yard presents an excellent opportunity to return to the historic setting. The

CLR presents a historic description of the site that could be used to guide such decisions.

Site drainage is a problem at the side yards between the double shotguns and at the rear of the building where poor drainage allows water to pool, creating routinely wet conditions that foster harmful plants and insects damaging to the buildings.

Recommendations for the Site

- Prepare or update a topographic survey for the site.
- Prepare and maintain a site drainage log. Use reduced drawings of the topo survey to mark, at the very least, the direction of runoff and the approximate size and location of pooling and runoff during storms. Retain the marked survey sheets to correlate with weather data, and for comparison with future observations.
- Observe the site’s drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from the building, adding fill where erosion occurs, and modifying the grade to prevent pooling.
- Secure clearance from an archaeologist before commencing work that might require ground disturbance.
- Use the CLR to guide site treatment.

Interpretive Recommendations for the Site

- When implementing the 2017 Foundation Document’s recommendation to replace the wayside signs due to age, correct the inaccurate information on the wayside sign in front of 488 Auburn Avenue: 1) change the incorrect “Empire Textile Company” to “Empire State Investment Company” as the builder; 2) change “for its white mill workers” to “for rental housing.”

The Double-Shotgun House—Exterior

Many character-defining features of the exterior of the dwelling have been replaced, including but not limited to the doors, windows, trim, and front porches. From the limited field investigation of three of the six remaining double-shotguns, it is difficult to discern what material may be original, what has been replaced in-kind, and what non-conforming features may have been introduced. The double shotguns at 472-4 Auburn Avenue,

476-8 Auburn Avenue, and 53 Boulevard remain closer to their original design and have undergone less replacement of features. They present an opportunity to learn more about the original design and features of 480 Auburn Avenue. A comprehensive comparison of all six buildings would allow a more informed assessment of the historic integrity of this building's exterior. Further recommendations are dependent on such a comparison.

The most pressing issues on the exterior are the loose front porch balustrade and the damaged weatherboard siding. The present weatherboard siding is also a source of concern for future maintenance due to the marginal quality of the material. The roof, gutters, and downspouts were recently replaced; however, the current roofing material is not appropriate to the period of significance. At the appropriate time for replacement, roll asphalt roofing would be a more suitable choice.

Recommendations for the Front Porch

- Secure the railings and other elements of the balustrade at the front porch. Monitor for stability and condition.

Recommendations for the Siding

- Repair/replace weatherboard siding where it is damaged and pulling away from the wall surface, leaving the wall framing and interior finish exposed to water infiltration.
- The siding is of marginal quality. It is very thin and has visible knots and checks.

When replaced, a higher quality of wood siding will diminish the avoidable problems of splitting and warping, and reduce maintenance costs.

Recommendations for the Roof

- When needed, replace the current historically inappropriate roofing material with roll asphalt roofing consistent with the period of significance.

Recommendations for Historic Paints & Finishes

- Prepare a comprehensive analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, faux finishes, varnishes and wallpapers. Include archived as well as *in situ* elements.

The Double-Shotgun House—Interior

The interior has been rehabilitated as modern rental housing in keeping with the Park's objectives. Nevertheless, the rehabilitated interior retains several original features, which are outlined in the Character-Defining Features section at the end of section I.C of this report.

Recommendations for Interior

- Maintain the current use and floor plan.
- Preserve identified original features.
- Perform regular cyclical maintenance on the interior both during and between tenancies to ensure the interior remains in a state of good repair.

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Primary Sources and Archival Collections Investigated

Atlanta City Directories

Atlanta Department of Community Planning and Development

Atlanta-Fulton County Public Library's black studies photographic collection

Atlanta History Center neighborhood subject files, photographic collection, maps, etc.

Atlanta Urban Design Commission

Auburn Avenue Research Library collections

City of Atlanta Building Permits, on microfilm in Kenan Research Center, Atlanta History Center.

Emory University African-American Collections

Federal Census records

Fulton County Property Records, deeds, probate records

Georgia State Historic Preservation Office (SHPO) survey files

Georgia State University Special Collections, photographic collection; Sanborn Maps

Historic District Development Corporation

MALU documentary materials, maps, property files, drawings, oral history transcripts

NPS Southeast Regional Office (SERO) documentary materials, drawings, maps

Sanborn Fire Insurance Maps

Selected Websites

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“Sweet Auburn Avenue, Triumph of the Spirit,” www.sweetauburn.us.

Appendix:

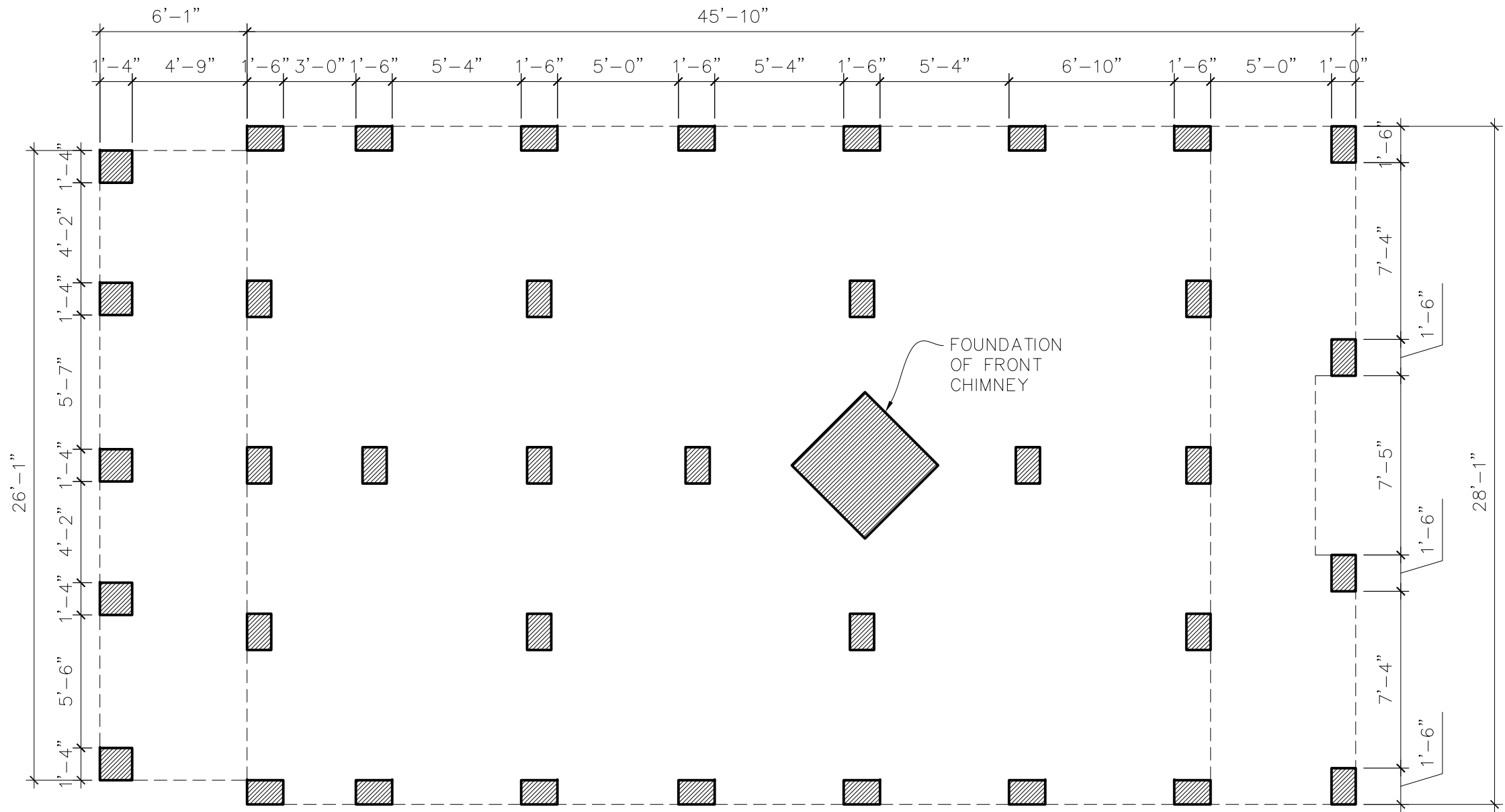
Documentation Drawings

Sheet 1: Foundation Plan

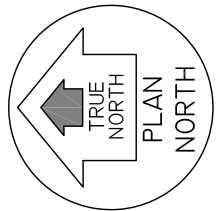
Sheet 2: Floor Plan

Sheet 3: Roof Plan

Sheet 4: Detail Drawings



1 FOUNDATION PLAN
480 AUBURN AVE.
SCALE: 3/16" = 1'-0"



RECORDATION
DATE:
09.14.2016

RECORDED BY:
JKO
CMW

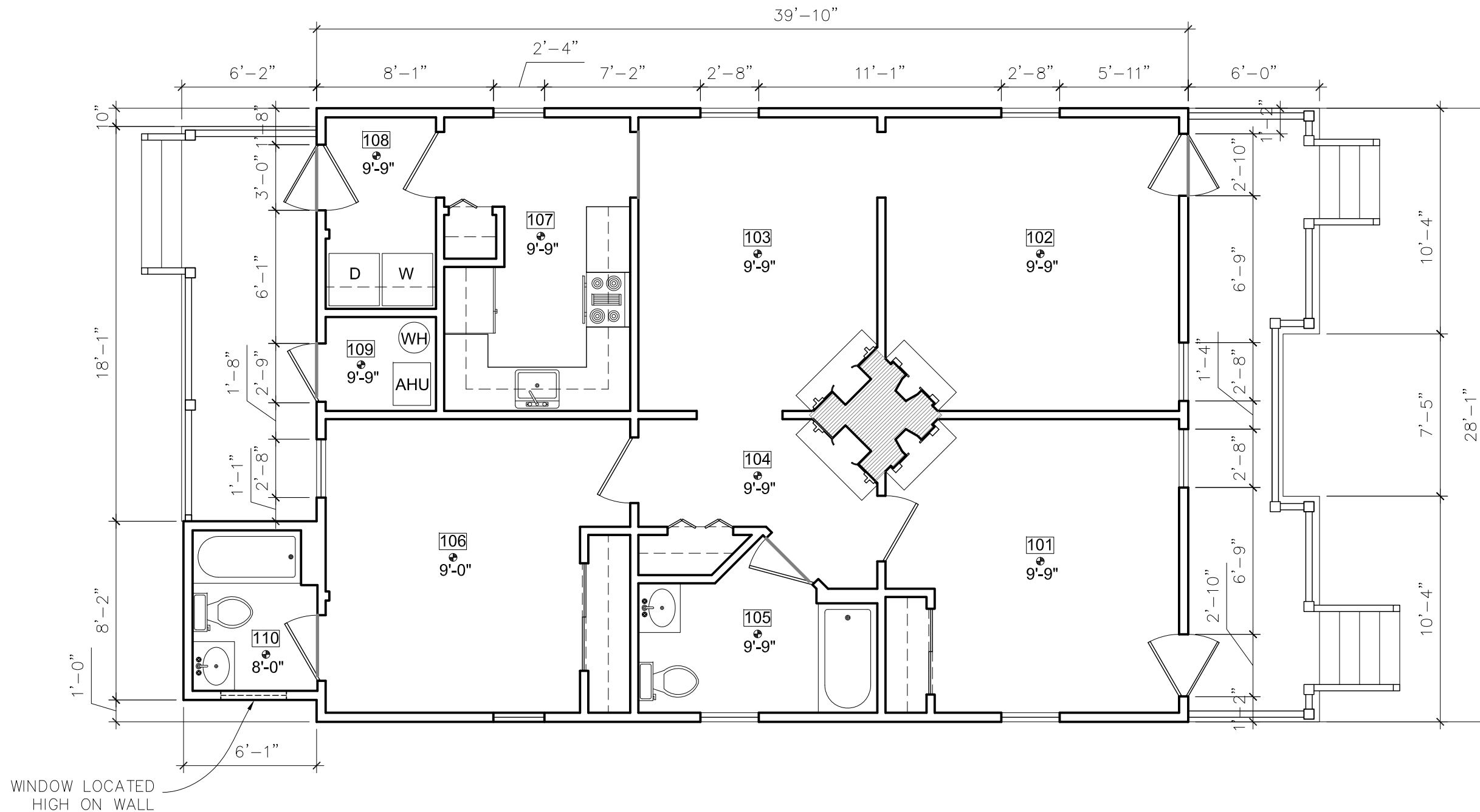
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3/16" = 1'0"

HSR
APPENDIX:
SHEET

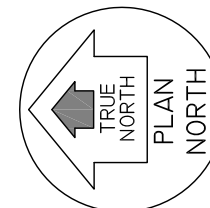
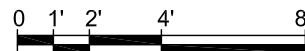
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480 AUBURN AVE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK
ATLANTA, GEORGIA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

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WINSTON-SALEM, NORTH CAROLINA



1 FLOOR PLAN
480 AUBURN AVE.
SCALE: 3/16" = 1'-0"



480 AUBURN AVE

MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK
ATLANTA, GEORGIA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION
DATE:
09.14.2016

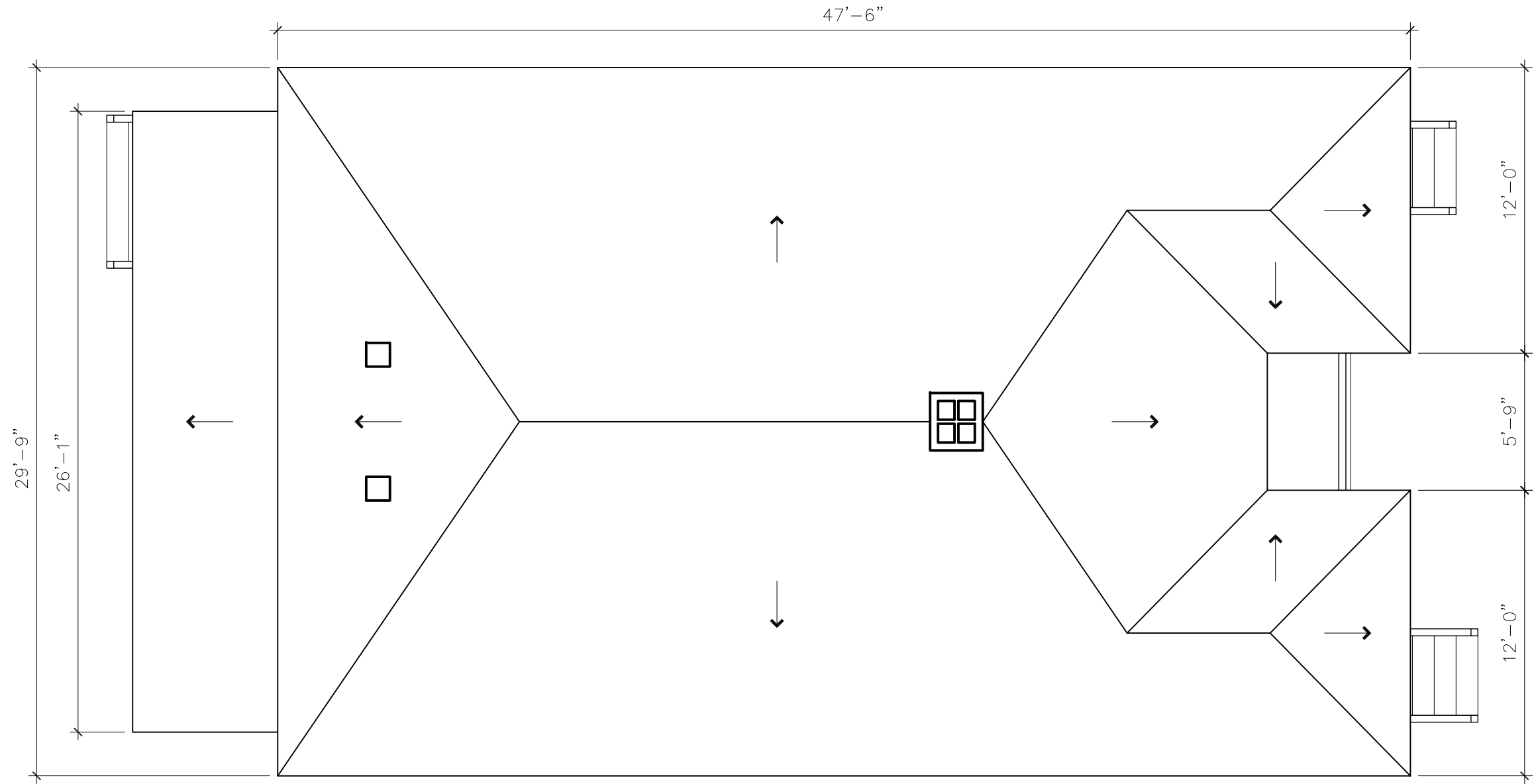
RECORDED BY:
JKO
CMW

SCALE:
3/16" = 1'0"

HSR
APPENDIX:
SHEET

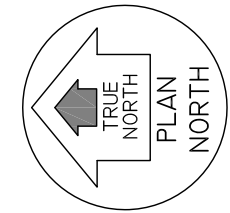
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JOSEPH K. OPPERMAN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

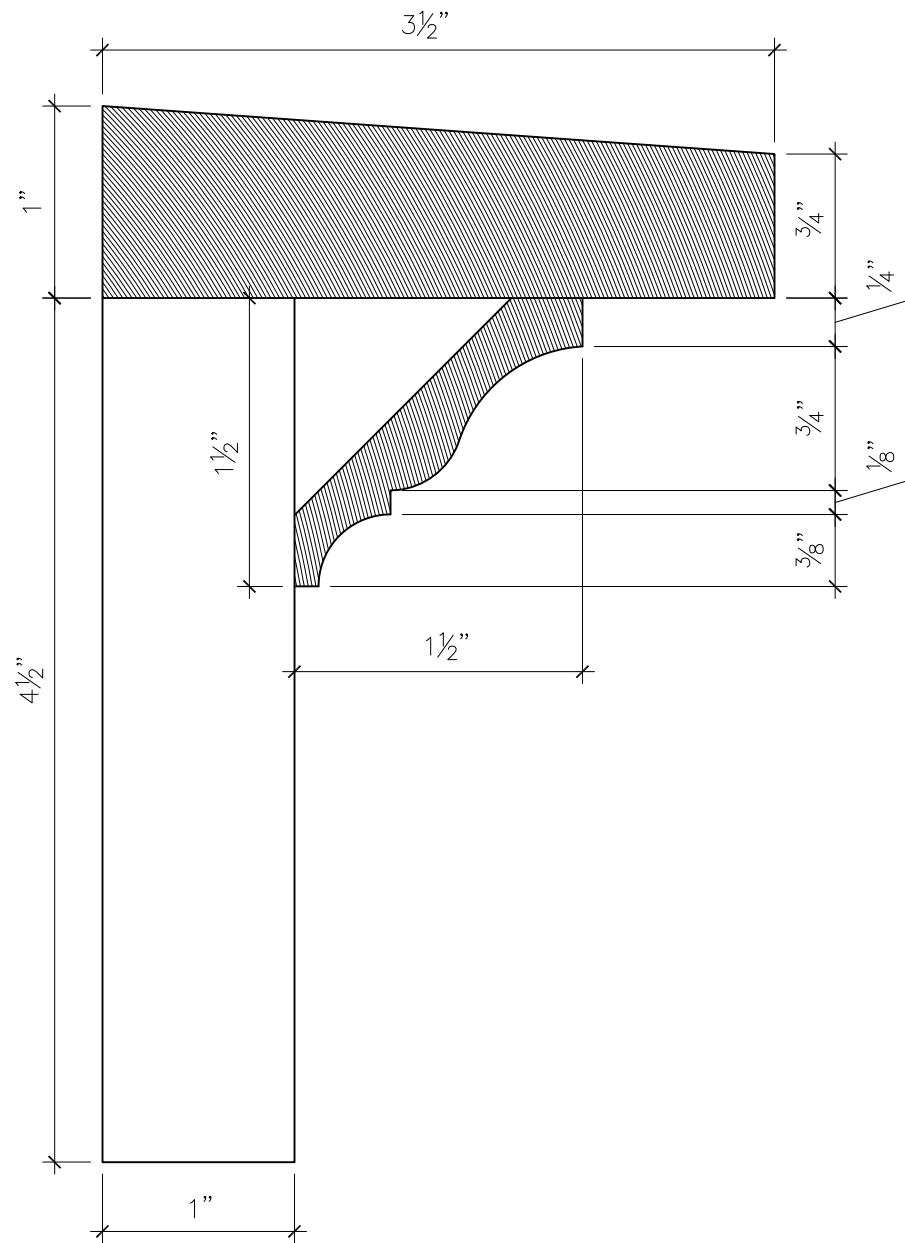


1 ROOF PLAN
480 AUBURN AVE.
SCALE: 3/16" = 1'-0"

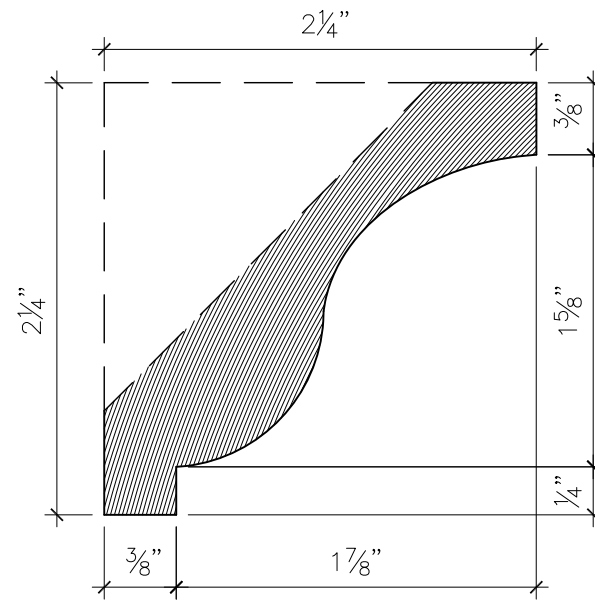
0 1' 2' 4' 8'



JOSEPH K. OPPERMAN - ARCHITECT, P.A. WINSTON-SALEM, NORTH CAROLINA
480 AUBURN AVE MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK ATLANTA, GEORGIA UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, SOUTHEAST REGION
RECORDATION DATE: 09.14.2016
RECORDED BY: JKO CMW
SCALE: 3/16" = 1'0"
HSR APPENDIX: SHEET 3



1 DRIP EDGE
AND DRIP CORNICE
SCALE: FULL SCALE



2 CORNICE MOLDING
SCALE: FULL SCALE

480 AUBURN AVE.
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK
ATLANTA, GEORGIA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION
DATE:
09.14.2016
RECORDED BY:
JKO
CMW
SCALE:
1/4" = 1'0"
HSR
APPENDIX:
SHEET

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