



Martin Luther King Jr. Birth Home
501 Auburn Avenue, NE

Historic Structure Report Amendment



September 2019

Cultural Resources, Partnerships and Science Division
Southeast Region

Martin Luther King Jr. Birth Home
501 Auburn Avenue, NE
Martin Luther King, Jr. National Historical Park
Atlanta, Georgia

Historic Structure Report Amendment

September 2019

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About the front cover: View of living room (F-3), Martin Luther King Jr. Birth Home, 501 Auburn Avenue, NE, 2017.
(Photograph by the authors)

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501 Auburn Avenue, NE

Martin Luther King, Jr. National Historical Park

Atlanta, Georgia

Historic Structure Report Amendment

Approved by:  8/14/19
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Foreword

The telling of Dr. Martin Luther King Jr.'s life and legacy is larger than the historic structures within the park and cannot be told just through the preservation of the historic buildings within the Martin Luther King, Jr. National Historical Park. However, Historic Structure Reports (HSRs) are important treatment documents that help with preservation efforts on the historic structures throughout the park, through architectural assessments, historic background information for context, and chronology of development and use, all of which condensed provides the park a tool for repair, rehabilitation and preservation for those homes that Dr. King knew in his childhood. The reports will give the reader a better understanding of the architectural landscape of Dr. Martin Luther King Jr.'s Birth Home neighborhood and the people who lived there and helped shape the life of one of the greatest leaders of the civil rights movement.

This scholarly work is dedicated to the stewardship of thirty-five historic structures, four of which have historic significance as the places where Dr. King was born, lived, worked, and worshipped. These structures include 501 Auburn Avenue, the Birth Home of Dr. King, where he lived until he was twelve years old; Ebenezer Baptist Church, where his grandfather, father and later himself served as pastors; the Prince Hall building that housed the Southern Christian Leadership Conference (SCLC); and 234 Sunset Avenue where Dr. Martin Luther King Jr. and Coretta Scott King made a home and lived with their children, Yolanda, Martin, Dexter, and Bernice, from 1965 to his death in 1968 and until Mrs. King left the home in August 2004.

The HSRs began in 2016, when the park was awarded funds to complete thirty-one HSRs for historic buildings within the park's boundary.

We are grateful for the cooperation of all those who helped to make this document possible.

Judy Forte
Superintendent
Martin Luther King, Jr. National Historical Park
2019

Management Summary

At the request of the National Park Service (NPS), Panamerican Consultants, Inc. and its subconsultants, Wiss, Janney, Elstner Associates, Inc. (WJE) and WFT Architects (WFTA), have developed this amendment to the 1986 Historic Structure Report (HSR) for the Martin Luther King Jr. Birth Home at 501 Auburn Avenue at Martin Luther King, Jr. National Historical Park in Atlanta, Georgia.¹ Refer to Figure 1 through Figure 3 at the end of this chapter for maps showing the location of the Birth Home and the Martin Luther King, Jr. National Historical Park. Figure 1 is a map of the state of Georgia showing the location of Atlanta and Martin Luther King, Jr. National Historical Park. Figure 2 is an aerial photograph of Atlanta showing the location of the Martin Luther King, Jr. National Historical Park. Figure 3 is a map of Martin Luther King, Jr. National Historical Park showing the location of 501 Auburn Avenue.

The Martin Luther King Jr. Birth Home at 501 Auburn Avenue is listed in the National Register of Historic Places (NRHP) as a contributing resource to the historic district that comprises Martin Luther King, Jr. National Historic Site (now Martin Luther King, Jr. National Historical Park), and the house is nationally significant under Criterion B for its association with Martin Luther King Jr., as the place of his birth and early life. The building is also locally significant under Criterion

A as part of the Auburn Avenue African American community.²

The scope of this HSR Amendment addresses only the interior of the Martin Luther King Jr. Birth Home, including windows, doors, floors (non-structural, i.e., finish flooring), ceilings, walls, and wood trim and interior architectural woodwork, such as stair railings, newel posts, etc. The amendment also provides a general condition assessment of visible components of the building's electrical systems.

A separate study completed in 2017 by Lord Aeck Sargent, with Palmer Engineering and Newcomb and Boyd Engineers, for the National Park Service Southeast Region addresses the building exterior, structural systems, and other building systems. The findings of that study are presented in the

1. Denver Service Center, Branch of Design and Cultural Resources, Eastern Team (originated by the Southeast / Southwest Team), *Historic Structure Report: The Martin Luther King Birth Home, Martin Luther King, Jr. National Historic Site, Atlanta, Georgia* (Denver: US Department of the Interior, National Park Service, 1986).

2. Robert W. Blythe, Maureen A. Carroll, and Stephen Moffson, *National Register of Historic Places Registration documentation for Martin Luther King, Jr., National Historic Site*, certified by the Keeper of the National Register on May 4, 1994, (National Archives Identifier 93208246), Section 7, 4 and 15, and Section 8, 30. National Register nomination documentation for the Martin Luther King Jr. Birth Home, 501 Auburn Avenue, was prepared in 1976. The individual nomination for the Birth Home was provided as an attachment to the 1977 National Historic Landmark documentation for Martin Luther King Jr. Historic District, forwarded to the authors by the NPS Southeast Region. The copy of the individual nomination is not signed and does not indicate that it was entered into the National Register. In addition, the National Register web site does not indicate that the Birth Home is individually listed.

report entitled, *Martin Luther King, Jr. National Historic Site, Martin Luther King, Jr. Birth Home, MALU 234427 – Condition Assessment of Exterior Envelope and Systems*, final report dated July 31, 2017.

The condition assessment provided as part of this HSR Amendment documents visible changes since preparation of the 1986 HSR by the National Park Service. The 1986 HSR has been referenced in preparation of this document for comparison to conditions observed during site work for the current study.

Historical Data

Because this document is an amendment to the 1986 HSR, a full history of the Birth Home before 1986 is not provided. However, a brief summary of the home's history from construction to 1986 is presented as an introduction for later history. The documentation of the construction and sale of the house begins with Louis P. Hunerkopf's purchase and subdivision of the land in 1889 and continues with the subsequent sale of the property and house through the Holbrook family eventually to Reverend Adam Daniel (A.D.) Williams, grandfather of Martin Luther King Jr., in 1908. Upon Reverend Williams's death in 1931, the house and property passed to his wife, Mrs. Jennie C. Williams. Upon Mrs. Williams's death in 1941, the house and property passed to her daughter, Mrs. (Alberta) Martin Luther King Sr., the mother of Martin Luther King Jr. It is at this time that the King family moved from the house, which was subsequently used as a duplex with Mrs. King Sr. retaining ownership. In 1971, Mrs. King Sr. conveyed the house and property to the Martin Luther King Jr. Memorial Center (the King Center) for the sum of \$10. In 1983, the National Park Service assumed responsibility for the preservation, maintenance, and security of the Birth Home, while the King Center retained ownership.

Partly because of the results of the 1986 HSR, the National Park Service began a large restoration program at the Birth Home in 1989 that took two years to complete. The interior, exterior,

mechanical systems, and landscape of the house were repaired, refitted, reconstructed, refinished, replaced, and redesigned. There was seemingly no part of the house that was not touched in the restoration.

Throughout the 1990s, the Birth Home underwent or was part of a number of National Park Service technical studies or reports including: a Structural Assessment Report (1991); Martin Luther King, Jr. National Historic Site National Register Nomination (1994); Martin Luther King, Jr. National Historic Site Historic Resources Study (1994); and Martin Luther King, Jr. National Historic Site Birth Block Cultural Landscape Report (CLR) (1995). In 1996, Atlanta and the park welcomed the Summer Olympics.

During the 2000s, the Birth Home has undergone routine and corrective maintenance. A Construction Assessment Report (2016) was completed on the building. In August 2016, a structural problem with the floor in the front foyer resulted in the temporary closure of the house. The house was reopened in April 2017 after the floor was stabilized.

The Birth Home was sold to the National Park Foundation, the charity arm of the NPS, in late 2018 by the King Center. The money for the purchase came from private gifts by anonymous donors, and the home was turned over to the NPS on November 27, 2018.

Martin Luther King, Jr. National Historical Park is currently updating the 1995 CLR which will include the Birth Home landscape.

Treatment and Use

The Birth Home is significant for its association with Martin Luther King Jr.'s birth and early life, and it is also a key resource of the Birth Home block and the historic district that comprises Martin Luther King, Jr. National Historical Park. The building is anticipated to remain in use for interpretation by the National Park Service and accessible to visitors. The recommended overarching treatment for the structure is therefore *Restoration*.

The 501 Auburn Avenue house is generally in good condition. Ongoing maintenance-type repairs are being implemented by the park. Further restoration (e.g., wallpaper replacement) is also planned by the park.

Administrative Data

Locational Data

Building Name: 501 Auburn Avenue, Martin Luther King Jr. Birth Home

Location: Martin Luther King, Jr. National Historical Park, Atlanta, Georgia

LCS Number: 090011

Related Studies

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

_____. National Park Service, Southeast Regional Office. *National Register documentation for Martin Luther King, Jr., National Historic Site*. Certified by the Keeper of the National Register on May 4, 1994.³

Denver Service Center, Branch of Design and Cultural Resources, Eastern Team (Originated by the Southeast / Southwest Team). *Historic Structure Report: The Martin Luther King Birth Home, Martin Luther King, Jr. National Historic Site, Atlanta, Georgia*. Denver: US Department of the Interior, National Park Service, 1986.

Levy, Benjamin, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, Afro-American Bicentennial Corporation). *National*

Historic Landmark documentation for Martin Luther King, Jr., Historic District, January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

Macgregor, Elizabeth Z., Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta. *National Register nomination documentation for Martin Luther King, Jr. Historic District*, March 25, 1974. Entered in the National Register May 2, 1974.

Moffson, Steven H., Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia. *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation*. Accepted by the National Register on June 21, 2001.

Lawliss, Lucy A. *Martin Luther King, Jr. National Historic Site Cultural Landscape Report: Birth-Home Block*. Prepared under Cooperative Agreement between National Park Service and Georgia State University. Atlanta: National Park Service, Southeast Regional Office, 1995.

Lord Aeck Sargent, with Palmer Engineering, and Newcomb and Boyd Engineers. *Martin Luther King, Jr. National Historic Site, Martin Luther King, Jr. Birth Home, MALU 234427 – Condition Assessment of Exterior Envelope and Systems*. Prepared for the National Park Service Southeast Region. Final Report July 31, 2017.

In addition to the above studies and other publications and archival documents noted in the Bibliography, the *Martin Luther King, Jr. National Historic Site Long-Range Interpretive Plan* (2011) and *Martin Luther King, Jr. National Historic Site Foundation Document* (2017) were referenced in preparation of this report.

3. Blythe, Carroll, and Moffson, *National Register documentation*.

Cultural Resource Data

In 1974, National Register of Historic Places documentation was prepared for the Martin Luther King, Jr. Historic District, bounded approximately by Irwin Street, Randolph Street, Edgewood Avenue, Jackson Street, and Auburn Avenue. The documentation included the Birth Home as one of several significant resources within the historic district.⁴

National Historic Landmark documentation was prepared in 1977 for the Martin Luther King, Jr. Historic District, including Auburn Avenue between Jackson and Howell Streets. The 1977 documentation described the Birth Home in detail and noted:

501 Auburn Avenue: Martin Luther King, Jr., Birth Home, ca. 1895. This residence was built by a white fireman who worked at Fire Station #6. In 1909, it was purchased by Rev. A.D. Williams, Dr. King's grandfather. Dr. King was born here January 15, 1929, and lived here until 1941, when the King family moved two blocks north. The Queen Anne style house has been

restored to its 1929 appearance and operates as a museum.⁵

In October 1980, federal legislation created the Martin Luther King, Jr. National Historic Site and Preservation District "to protect and interpret for present and future generations the area where Dr. King was born, where he lived, worked, and worshipped, and where he is buried."⁶

In 1983, the Birth Home was documented with a data sheet and photographs for the Historic American Buildings Survey (HABS).⁷ In 1985, the Birth Home Block street facades were recorded for the HABS (GA-1171; GA 62-ATLA, 49).⁸

In 1994, Martin Luther King, Jr. National Historic Site, which comprises a historic district approximately bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue, was

4. Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta, *National Historic Landmark Documentation for Martin Luther King, Jr., Historic District (Landmark)*, March 25, 1974; entered in the National Register May 2, 1974 (National Archives Identifier 93208244). The nomination form notes that the Atlanta Baptist Preparatory Institute site was, at the time the nomination documentation was prepared, occupied by apartments.

5. Benjamin Levy, *National Historic Landmark Documentation for Martin Luther King, Jr., Historic District (Landmark)* 1976, designated May 6, 1977 (National Archives identifier 80000435_NHL). See also Joseph Scott Mendinghall, *National Register of Historic Places Registration Form: Martin Luther King Jr. Historic District (Landmark)*, (Washington, DC: Afro-American Bicentennial Corporation, 1973). The historic district was listed as a National Historic Landmark on May 5, 1977.

6. Public Law 96-428, October 10, 1980

7. Druscilla J. Null, compiler, Historic American Buildings Survey, *Martin Luther King, Jr. Birth Home, 501 Auburn Avenue, Atlanta, Fulton County, Georgia: Photographs, Written Historical and Descriptive Data* (Washington, DC: Historic American Buildings Survey, 1983). The documentation can be accessed on the Library of Congress (LOC) web site, at <http://www.loc.gov>. The LOC call number is HABS GA, 61-ATLA, 48-.

8. Historic American Buildings Survey, Creator, and Alexander Hamilton, *Martin Luther King Jr., National Historic Site, 472-550 Auburn Avenue Street & 39 Boulevard Avenue [Street Facades Survey]*, Atlanta, Fulton County, New York (Washington DC: Historic American Buildings Survey, 1985), Sheet 11. The documentation can be accessed on the LOC web site, at <http://www.loc.gov>. The LOC call number is HABS GA, 61-ATLA, 1C-.

entered in the National Register. The documentation, certified by the Keeper of the National Register on May 4, 1994, indicated that the historic district is significant under Criteria A, B, and C, and Criteria Considerations A, C, and G. Areas of significance cited include the following: Ethnic Heritage, black; Social History, Commerce, and Architecture.⁹

The documentation indicated that the Birth Home is nationally significant under Criterion B, and locally significant under Criterion A.¹⁰ The documentation noted with respect to the National Register Criteria Consideration C that birthplaces are eligible for National Register listing if the person is of outstanding historical importance and other appropriate sites connected with the individual's productive life are not available, thus Martin Luther King Jr.'s birthplace is considered eligible.¹¹ The documentation also concluded that the house, which had recently been restored on both the exterior and interior by the National Park Service, possessed all seven aspects of integrity.¹²

In 2001, a Boundary Increase and Additional Documentation were prepared for the Martin Luther King, Jr. Historic District for an area approximately bounded by Freedom Parkway and John Wesley Dobbs Avenue on the north, Decatur Street on the south, the Southern Railway line on the east, and Interstate 75/85 on the west.¹³ The Boundary Increase and Additional Documentation also noted the significance of the Birth Home within the Historic District.¹⁴

On January 8, 2018, President Donald J. Trump signed into law H.R.267, Martin Luther King, Jr. National Historical Park Act of 2017, designating

Martin Luther King, Jr. National Historic Site as Martin Luther King, Jr. National Historical Park. Noted civil rights activist and congressman, John Lewis, sponsored the bill in Congress.¹⁵ The status of 501 Auburn Avenue remains a contributing resource to the historic district.

Period of Significance: 1929–1941.¹⁶ The period of significance for 501 Auburn Avenue is associated with Martin Luther King Jr.'s birth and early life in the home, from 1929 through 1941 (his formative years in Atlanta).¹⁷

Proposed Treatment: Restoration

Project Scope and Methodology

The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of this historically significant structure. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized

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9. Blythe, Carroll, and Moffson, *National Register documentation*, Section 8, 32 and 66.
 10. *Ibid.*, Section 8, 30.
 11. *Ibid.*, Section 8, 31.
 12. *Ibid.*
 13. Steven H. Moffson and John A. Kissane, *National Register of Historic Places Nomination: Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation* (Atlanta: National Park Service, Southeast Regional Office, 2001).
 14. *Ibid.*

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15. Public Law 115–108, “Martin Luther King, Jr. National Historical Park Act of 2017.”
 16. Refer to the report chapter on Significance and Integrity for further discussion of the period of significance for 501 Auburn Avenue. Note that the park interprets the Birth Home block to the period 1929–1941, Martin Luther King Jr.'s formative years in Atlanta.
 17. As further discussed in the Significance and Integrity section of this report, the 1986 HSR identifies three primary periods of the Birth Home's history, including the period during which Martin Luther King Jr. was born and lived in the home (1929–1941), but does not explicitly identify a period of significance. The 1993 National Register documentation for the Martin Luther King, Jr. National Historic Site identifies a period of 1906 through 1948 for its historic context titled, “The Development of a Black Community and Leader: Atlanta's Auburn Avenue Neighborhood and Martin Luther King, Jr.,” and an overarching period of significance for the historic district of 1880–1968). The 1995 Cultural Landscape Report identifies a period of significance of 1929 through 1941 for the Birth Home block.

significance. They are developed to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; to document the performance and condition of the structure's materials and overall physical stability; to identify an appropriate course of treatment; and, following implementation of the recommended work, to document alterations made through that treatment.¹⁸

As noted, the NPS previously prepared a Historic Structure Report for the Martin Luther King Jr. Birth Home in 1986. An updated assessment of the exterior, structural system, and other building systems was conducted by Lord Aeck Sargent in 2017. The scope of this HSR Amendment was therefore developed to update and supplement the 2017 assessment of existing conditions with specific focus on the interior of the building, as well as a limited review of the electrical system.

The following project methodology was used for this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. The specific focus of this research was on the changes that have occurred since the previous HSR was completed in 1986, and to support assessment of the building interior. Documents reviewed included maps, drawings, specifications, historic photographs, and other written and illustrative documentation about the history of construction and repairs to the house. The research for this study built upon prior historical and archival research completed by the National Park Service and others, as outlined in the bibliography provided with this report. Primary reference material for this study included documents available from the Martin Luther King, Jr. National Historical Park and records held at the

National Park Service Southeast Region.

Additional research material was obtained from the National Park Service Technical Information Center (TIC) in Denver, Colorado, and the Kenan Research Center of the Atlanta History Center, Atlanta, Georgia. The Auburn Avenue Research Library on African American Culture and History was consulted as were multiple online sites associated with the life and work of Dr. King and his family; the history of the City of Atlanta, Sweet Auburn, and African American commercial activities and education in the South; and other pertinent cultural and social topics.

Condition Assessment and Documentation.

Concurrent with the historical research, a condition survey of the building was performed and observations were documented with digital photographs, field notes, and annotations on baseline drawings. For purposes of the field survey, drawings were prepared by the project team to update available existing drawings. These drawings were further developed as measured drawings, which are provided in Appendix A. The condition assessment addressed the interior spaces and features of the building. A limited review of visible features of the electrical system was also included in the scope of work. Observed conditions were compared to those documented in the 1986 HSR, and the findings of the 2017 exterior and structural assessment were also referenced in this study.

Development of History, Chronology of Construction, and Evaluation of

Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. This historical narrative includes a summary of the building's history since 1986, with further detail on its evolution since that date. An evaluation of the significance of the building was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the*

18. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, DC: National Park Service, Technical Preservation Services, 2005).

National Register Criteria for Evaluation.¹⁹ This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Preservation. Based on the evaluation of historical and architectural significance of the structure, guidelines were prepared to assist in the selection and implementation of preservation treatments.

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant interior features of the buildings. Following the overall treatment approach of *Restoration* for the house, as previously established by the National Park Service, the specific recommendations were developed to address the observed existing distress conditions as well as the park's intended future use and long-term objectives.²⁰

Preparation of Historic Structure Report Amendment. Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR Amendment was compiled following the organizational guidelines of the National Park Service *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this limited study.²¹



FIGURE 1. Map of Georgia showing location of Martin Luther King, Jr. National Historical Park (black star) (not to scale). (Source: US Census Bureau, modified by the authors)

19. National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, National Register of Historic Places, 1997).
20. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 2017).
21. Slaton.

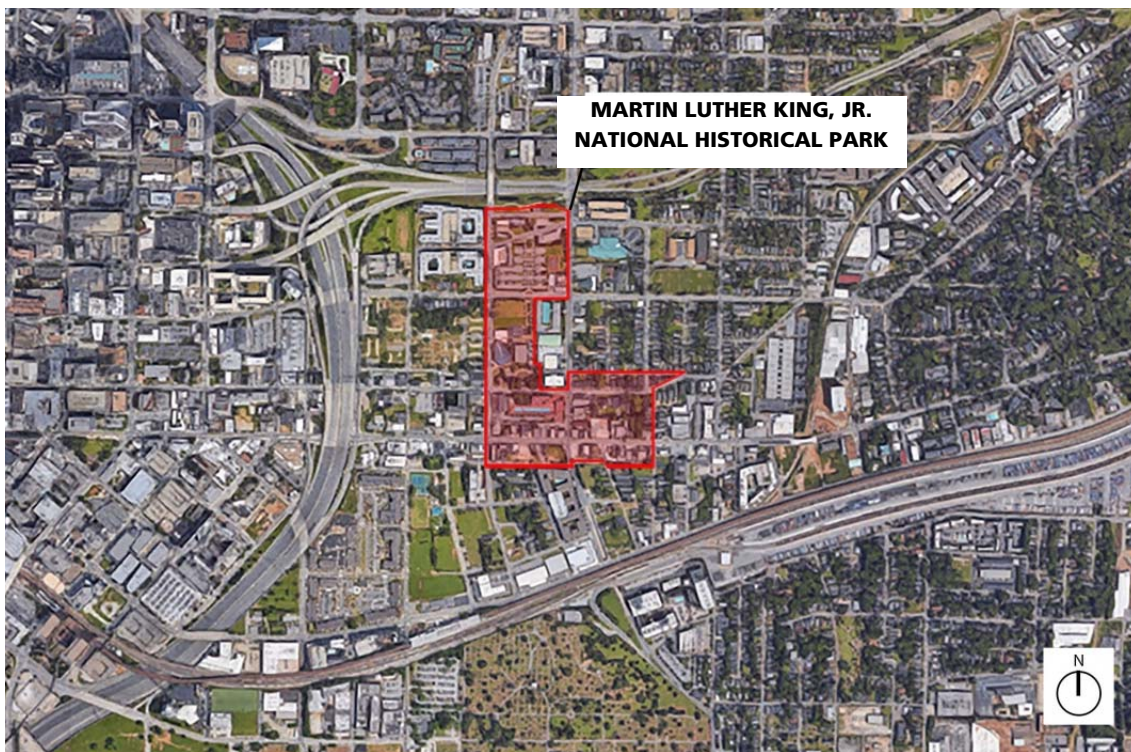


FIGURE 2. Aerial photograph of Atlanta showing location of Martin Luther King, Jr. National Historical Park. (Source: Google Earth, annotated by the authors)

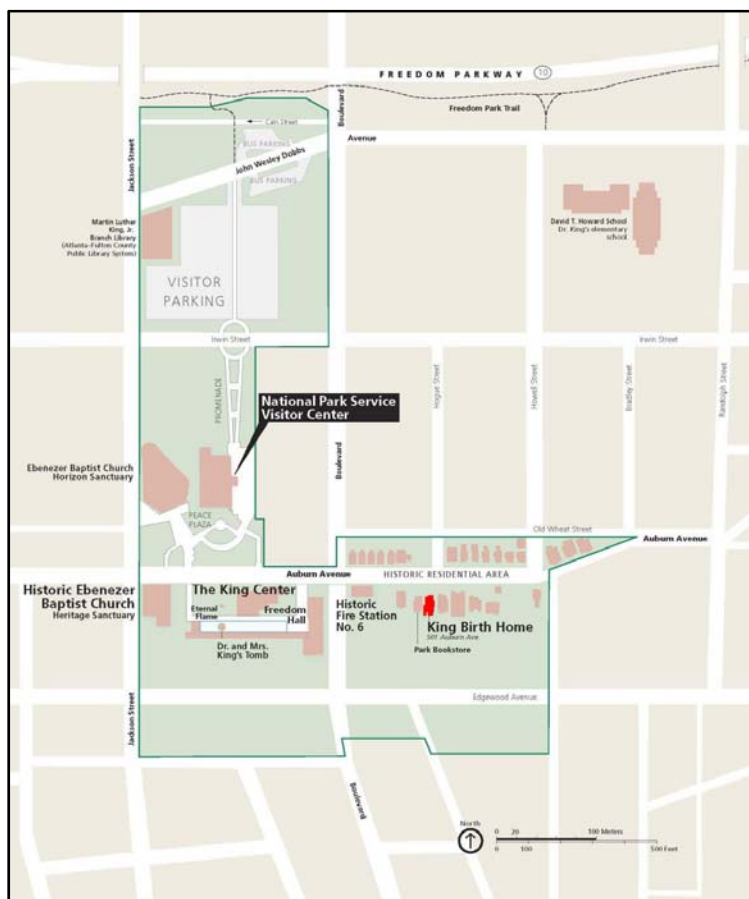


FIGURE 3. Martin Luther King, Jr. National Historical Park showing the location of the Martin Luther King Jr. Birth Home, 501 Auburn Avenue. (Source: National Park Service baseline map, annotated by the authors)

Developmental History

Historical Background and Context

Situated in the Sweet Auburn neighborhood and the Old Fourth Ward on Atlanta's east side, the Martin Luther King Jr. Birth Home at 501 Auburn Avenue is part of Martin Luther King, Jr. National Historical Park. The neighborhood comprises commercial, residential, and religious buildings associated with Atlanta's African American community dating from the late nineteenth century through the early twentieth century. At the time of Dr. King's birth in January 1929, Auburn Avenue was a thriving center of African American commercial, social, religious, and political activity.²² The neighborhood surrounding the King Birth Home on Auburn Avenue includes a cohesive grouping of residential buildings constructed from 1893 through 1931.²³

African Americans in Nineteenth-Century Atlanta

In 1837, Western & Atlantic Railroad engineers staked a point at the end of the line they planned to build south from Chattanooga, Tennessee. First known as "Terminus," a small community grew around the railroad crossroads, later becoming Marthasville and, finally, Atlanta. By 1846, the town had two other railroad lines which connected it to other areas of the state and the

Southeast. The railroad spurred the town's rapid early development. When incorporated in 1847, Atlanta's municipal boundaries included a one-mile radius centered on the terminus, or the zero-mile marker.²⁴ Beginning in the same year, Atlanta's City Council placed a number of restrictions on African Americans that defined for them an inferior position and role in society.²⁵

During the period before the Civil War, Atlanta had a relatively small black population in comparison to older and larger southern cities, such as Savannah.²⁶ With only a few exceptions, enslaved persons in Atlanta were forbidden to engage in entrepreneurial activity unless their owners or representatives were present.²⁷ Most of the enslaved population in Atlanta worked as general laborers and domestic servants. Others served in skilled trades as brick masons, carpenters, and blacksmiths.²⁸ Free African Americans in antebellum Atlanta, though few in number, were also prohibited by law from participating in the city's commercial life. Census data reveals Atlanta's free black people did not own real estate or personal property.²⁹

In 1860, 1,939 African Americans were reported to be living within Atlanta's municipal boundary, only

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22. A. Ambrose, V. Fort, A. Henderson, D. Rowley, C. Stevens, and B. Taggart, *Historic Resource Study Auburn Avenue Community of Atlanta 1865-1930* (Atlanta: Martin Luther King, Jr. National Historic Site and Preservation District, n.d.), n.p.
23. For this context, the Birth Home block includes the section of Auburn Avenue located between Boulevard NE and Howell Street NE.

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24. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta*. (Atlanta: US Department of the Interior, National Park Service, 1983), 3.
25. Ambrose et al., *Historic Resource Study*, 1-1.
26. Ibid., 2-1.
27. Ibid., 1-1.
28. Andy Ambrose, Karen Leathem, and Charles Smith, "Antebellum Atlanta," Atlanta; A National Register of Historic Places Travel Itinerary. National Park Service, accessed May 1, 2019, <https://www.nps.gov/nr/travel/atlanta/antebellum.htm>.
29. Ambrose et al., *HRS Auburn Avenue*, 1-3.

twenty-five of whom were free.³⁰ After the Civil War, the African American population of Atlanta increased as the newly freed from the surrounding countryside came to the city seeking opportunities for education and employment. By 1870, the city's 9,929 African Americans constituted more than 45 percent of the population.³¹ Many in Atlanta's African American communities continued to live in the post-bellum period as they had during the years of slavery: in servant's homes or quarters located to the rear of a white person's residence. An increasing number of others began to settle in developing black tenements and settlements throughout the city. These clusters of African American settlements developed along railroads and in low-lying areas where land was less expensive and generally considered by the larger community as undesirable.³² The railroad lines served as barriers between segregated neighborhoods. By 1883, at least six African American urban clusters were located in Atlanta's five wards. In the Old Fourth Ward, a large black community developed along Decatur Street east of Pratt Street in the formerly named Butler Street Bottoms, which is now the general area of the Martin Luther King, Jr. National Historical Park and Preservation District.³³

During the late nineteenth century, African American residents established a variety of successful retail trades and services. The most popular black-owned enterprises in the city included grocery stores, dry goods stores, and eating establishments. In the 1880s and early 1890s, the largest number of African American businesses operated along Marietta Street in the central business area with others scattered along Alabama, Broad, Forsyth, Peachtree, Pryor, and Whitehall Streets. Few black businesses were located on Wheat Street (Auburn Avenue) during this time, since it was still primarily a residential street. In 1896, the Old Fourth Ward had the greatest proportion of African Americans, who constituted 46 percent of the ward's population.³⁴

Atlanta experienced economic boom and growth during the last two decades of the nineteenth century, while during the same period, the city's African American community was in serious political and economic decline.³⁵ Retaliation by white supremacists at the end of Reconstruction and federal rule followed by the disenfranchisement of African American voters triggered a rise in racial segregation in the city. Booker T. Washington, president of Tuskegee Institute and an African American proponent of the "New South," gave his famous "Atlanta Compromise" speech in Atlanta at the 1895 International Cotton States Exposition.³⁶

In September 1906, Atlanta erupted into a three-day race riot, the Atlanta Race Riot, resulting in the deaths of at least a dozen African American citizens and a large number of injuries. The Atlanta Race Riot of 1906 significantly affected the city's black residential development. As the number of African American residents in the city continued to grow, efforts to restrict them to well-defined areas of the city intensified. In 1913, Atlanta passed a segregation ordinance and became the first city in Georgia to legislate residential segregation.³⁷ Two years later, the Georgia Supreme Court ruled against racial zoning ordinances.³⁸ Increasing segregation during the years leading up to World War I resulted in the transformation of mixed neighborhoods such as Auburn Avenue into predominantly African American communities. Despite the earlier ruling, city officials focused on racial segregation, and it was again incorporated into the city's first zoning ordinance in 1922.³⁹ Even though the law was declared unconstitutional in 1925, zoning was authorized

30. Ibid., 2-1.

31. Ibid.

32. Ibid, 2-2.

33. Ibid.

34. Ibid., 2-4.

35. Lucy A. Lawliss, *Martin Luther King, Jr., National Historic Site Cultural Landscape Report: Birth-Home Block* (Atlanta: National Park Service, Southeast Region Office 1995), 12.
36. Ibid. Information on the "Atlanta Compromise" speech gleaned from Lawliss.
37. John Dittmer, *Black Georgia in the Progressive Era, 1900-1920* (Urbana: University of Illinois Press, 1977), 13-14. Information on the 1913 Atlanta Ordinance was gleaned from this document.
38. Ibid, 14.
39. Ambrose et al., *HRS Auburn Avenue*, 2-10.

by the state legislature in 1927 and supported by a constitutional amendment in 1928.⁴⁰ The ordinance did not recognize the African American business and residential neighborhoods which had developed in the Old Fourth Ward.

Development of Auburn Avenue

Opening in 1853 as Wheat Street, Auburn Avenue extends east from Whitehall Street in downtown Atlanta.⁴¹ Laura Lavinia (Kelly) Combs, a free black woman in pre-Civil War Atlanta, was the first African American property owner on Auburn Avenue.⁴² One of two African American landowners in the antebellum period, Combs purchased a lot at the intersection of Wheat and Peachtree streets prior to 1854.⁴³ She sold the property in 1856 to buy her husband's freedom from slavery.⁴⁴ Auburn Avenue and the surrounding area developed slowly until 1880 when John Lynch began subdividing his large landholdings, which encompassed property on both sides of Auburn Avenue between Jackson Street and Howland (now Howell) Street.

The area between Boulevard (then Jefferson Street) on the west and Randolph Street on the east and between Wheat Street on the south and Houston Street to the north was largely subdivided by the late 1870s and contained several dozen houses. Early residential development in the area occurred primarily north of Auburn Avenue. Several houses were constructed on and near Auburn Avenue in the 1880s, though only one house remains from the pre-1890 period. By 1892, the entire Auburn Avenue community was well established with the exception of a few sections. With increased development on Auburn Avenue, residents petitioned to have the street's name

changed to a more stylish one out of concern that their street might be confused with the adjacent, and less desirable, Old Wheat Street.⁴⁵ The Atlanta City Council officially changed the name on April 17, 1893.⁴⁶

Expansion and improvement of Atlanta's transportation infrastructure in the late nineteenth century contributed to the commercial and residential development of the Auburn Avenue community. In 1884, Gate City Street Railroad Company constructed a horse-car line from downtown Atlanta along Auburn Avenue to Jackson Street, and then extending north on Jackson.⁴⁷ Atlanta's first electric street railway line opened along Edgewood Avenue in 1889, and in the early 1890s, the horse-car lines were electrified, and new electric lines were built.⁴⁸ By the mid-1890s, the Auburn Avenue community had direct transportation to downtown, where many residents worked and shopped.⁴⁹

In the period from the 1850s to 1906, Auburn Avenue "developed as a primarily white residential and business district that included a substantial black minority."⁵⁰ The majority of African Americans in the community were working class, while its black middle class were proprietors of grocery stores, meat markets, restaurants, wood yards, and other businesses.⁵¹ African American professionals were primarily teachers, ministers, doctors, dentists, and lawyers. From 1884 to 1900, the racial make-up of the area bounded by Old Wheat, Howell, Edgewood, and Jackson Streets (now a portion of the National Historical Park) remained substantially constant at approximately

40. Ibid.

41. Henderson and Walker, 5.

42. Ibid., 6.

43. Paul K. Graham, "A Love Story Proved: The Life and Family of Laura Lavinia (Kelly) Combs of Atlanta and Augusta, Georgia," *National Genealogical Society Quarterly* 101 (December 2013):246-266.

44. Ibid.; Cathy J. Kaemmerlen, *The Historic Oakland Cemetery of Atlanta Speaking Stones* (Charleston, SC: The History Press, 2013).

45. Lawliss, 21. Most of the information on Auburn Avenue and the Birth Home block is gleaned from this document.

46. Ibid.

47. Blythe, Carroll, and Moffson, *National Register documentation*, Section 7, 3.

48. Ibid.

49. Ibid.

50. Ibid, Section 8, 24.

51. Moffson and Kissane, 30.

55 percent white and 45 percent black.⁵² An examination of Atlanta city directories from the 1880s and 1890s revealed the Auburn Avenue community was closer to integrated than almost any other southern community at the end of the nineteenth century.⁵³

During the years following the Atlanta Race Riot of 1906, nearly all African American-owned businesses vacated downtown Atlanta as African American businesses were forced to leave the central business district as a result of rising rents and increased hostility. By 1911, a Sanborn Fire Insurance map showed the Auburn Avenue community almost entirely built out. Auburn Avenue was residential west to Fort Street, although several commercial establishments were situated between Hilliard and Fort Streets. Industrial properties were located in the eastern section of the community along the Southern Railway, and Decatur Street to the south was primarily commercial with a few industrial facilities on Decatur toward downtown.⁵⁴ The section of Edgewood Avenue at the east end of the community consisted of both commercial establishments and some residential development.

Auburn Avenue reflected “the changing nature of southern race relations during the late nineteenth and early twentieth centuries.”⁵⁵ From 1910 to 1930, Auburn Avenue became the center of African American business, institutional, religious, and social life.⁵⁶ During the 1920s, some African Americans started to migrate to the west side of Atlanta.⁵⁷ By the time Martin Luther King Jr. left in 1948 to attend Crozier Seminary in Chester, Pennsylvania, the majority of residential structures in the Auburn Avenue neighborhood had

deteriorated. By the 1950s, the West Side had replaced the Auburn Avenue residential district as the preferred neighborhood.⁵⁸

Birth Home Block

By 1899, most of the lots along Auburn Avenue between Jackson and Howell Streets were developed.⁵⁹ Residences in the Birth Home block are representative of vernacular adaptations of popular domestic architecture styles of the 1890s and early twentieth century found in American cities.⁶⁰ Most single-family houses built in the 1890s exhibit Queen Anne-stylistic elements. The residences are mostly two-story, wood-frame dwellings with one-story rear extensions. Typical characteristics of these houses include irregular massing, projecting bays, broad front porches carried on columns or posts, contrasting surface areas of shingles and clapboard siding, and decorative millwork. In 1894, the Romanesque Revival Style Fire Station No. 6 was constructed on the southeast corner of Boulevard and Auburn Avenue.

The Empire State Investment Company developed the northeast corner of Auburn Avenue and Boulevard in 1905 with the construction of nine duplex buildings.⁶¹ The smaller one-story, frame, double-shotgun houses contrasted with the existing houses on the block but were typical of the dwellings in the neighborhood to the north.

The first middle-class African American families to purchase single-family dwellings on the block were enticed by the appeal of living in one of the large attractive homes on Auburn Avenue.⁶² Following the construction of additional double shotgun houses on the remaining undeveloped lots, the block acquired a distinct mix of African American socioeconomic classes where middle-

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52. Robert W. Blythe, Maureen A. Carroll, Steven Moffson, *Martin Luther King, Jr. National Historic Site Historic Resource Study* (Atlanta: Cultural Resources Planning Division Southeast Regional Office, National Park Service 1994).
53. Moffson and Kissane, 30.
54. Ibid.
55. Blythe, Carroll, and Moffson, *National Register documentation*, Section 8, 24.
56. Blythe, Carroll, and Moffson, *Historic Resource Study*, 1-24.
57. Ibid., 2-21.

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58. Ibid., 2-36, 2-39, and 2-21.
59. Sanborn Map Company, *Insurance Maps of Atlanta, Georgia* (1899), accessed May 22, 2019, <http://dlg.galileo.usg.edu/sanborn/CityCounty/Atlanta1899/Sheet48.html>.
60. Blythe, Carroll, and Moffson, *National Register documentation*, 8-50.
61. Ibid., 8-57.
62. Lawliss, 17.

class professionals lived alongside with working-class laborers.⁶³ Martin Luther King Jr.'s maternal grandfather, Reverend A.D. Williams purchased the circa 1894 single-family house at 501 Auburn Avenue in 1909.⁶⁴ Dr. King was born in the Auburn Avenue house on January 15, 1929. He lived in the Birth Home until 1941, when his family moved three blocks away to 193 Boulevard near Houston Street.⁶⁵

By 1929, African American middle-class families in the neighborhood were in the minority among the total population of residents on the Birth Home block.⁶⁶ During the Great Depression, Auburn Avenue and the Birth Home block experienced the subdivision of many single-family dwellings, the deterioration of its existing housing stock, and increased tenancy.⁶⁷ A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home Block was occupied by African Americans, though only 13.3 percent of the buildings were owner occupied and 67.4 percent needed major work or were unfit for use.⁶⁸

Beginning in the 1950s, physical changes occurred to the Auburn Avenue setting. In 1954, two brick apartment buildings were erected at 531 Auburn Avenue on a lot formerly containing four wood dwellings of the Baptist Memorial Institute School.⁶⁹ The apartment buildings are no longer extant. During the 1970s and 1980s, the overall condition of Auburn Avenue area's historic housing stock continued to decline. Fire Station

No. 6 closed in 1991, after being in service for nearly 100 years.⁷⁰

With more than thirty years of historic preservation efforts, the Birth Home block has become a highly intact historic residential area.

Martin Luther King, Jr. National Historical Park

Martin Luther King, Jr. National Historic Site and Preservation District were established on October 10, 1980, to "protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Jr., was born, where he lived, worked and worshipped, and where he is buried."⁷¹ Historic resources within the park include the houses on the Birth Home block, Ebenezer Baptist Church, Fire Station No. 6, Our Lady of Lourdes Catholic Church, and commercial buildings along Edgewood Avenue.

The 1980 legislation creating the Martin Luther King, Jr. National Historic Site authorized a 23.78-acre park. The Reclamation Projects Authorization and Adjustment Act of 1992, enacted October 30, 1992, expanded the park boundaries to include properties located between Jackson Street and Boulevard north to Cain Street. The Martin Luther King, Jr. Preservation District, also established by the 1980 legislation, adjoins the site (now National Historical Park) on the east, north, and west and embraces the larger Auburn Avenue African American community in which Dr. King grew up. The Preservation District links Dr. King's career to the African American business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during his lifetime.

Martin Luther King, Jr. Historic District was placed in the National Register of Historic Places

63. Blythe et al., *Historic Resource Study*, n.p.

64. Ibid.

65. Ibid.

66. Lawliss, 21.

67. Ibid., 14.

68. Ibid.

69. Blythe, Carroll, and Moffson, *National Register documentation*, 7-9.

70. National Park Service, *General Management Plan & Development Concept Plan, Martin Luther King Jr. National Historic Site & Preservation District, Atlanta, Georgia* (Atlanta: National Park Service, Southeast Region, 1986).

71. Public Law 96-428, October 10, 1980.

on May 2, 1974 and on May 5, 1977 designated a National Historic Landmark.⁷² The Sweet Auburn Historic District was designated a National Historic Landmark on January 8, 1976.⁷³ Martin Luther King, Jr. Historic District (Landmark) included some portions of the Sweet Auburn Historic District. On May 4, 1994, Martin Luther King, Jr. National Historic Site was administratively listed on the National Register of Historic Places.⁷⁴

In 2001, the original boundary of Martin Luther King, Jr. Historic District was increased.⁷⁵ The purpose of the addition was to expand the district's boundaries to include contiguous and intact portions of the Old Fourth Ward neighborhood not included in the original National Register nomination. The boundary increase includes historically residential properties as far as the Interstate 75/85 corridor. The elevated interstate was rebuilt and widened three times its original width since 1980, and it is a large visual and physical barrier between Martin Luther King, Jr. Historic District and the Sweet Auburn Historic District farther west. Historically, these two historic districts were once part of a single African American community. Sweet Auburn is now considered downtown, while the Auburn Avenue community is generally viewed as a residential neighborhood on the east side of Atlanta. Freedom Parkway forms the northern boundary of the historic district and DeKalb Avenue forms the boundary on the south.

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, the Martin Luther King, Jr. National Historical Park Act which redesignated Martin Luther King, Jr. National Historic Site a National Historical Park.⁷⁶

72. Macgregor and Summers; and Levy.

73. Blythe, Carroll, and Moffson, *National Register documentation*.

74. Ibid.

75. See Moffson and Kissane.

76. The White House, "President Donald J. Trump signs H.R. 267 in law," Statements and Releases, January 8, 2018, accessed January 12, 2018, <https://www.whitehouse.gov/briefings-statements/president-donald-j-trump-signs-h-r-267-law>.

Additionally, H.R. 267 further modifies the boundaries of the park to include Prince Hall Masonic Temple, where the Southern Christian Leadership Conference (SCLC) established its initial headquarters on Auburn Avenue in Atlanta, Georgia, in 1957. This will also "enable the National Park Service to provide technical assistance to the building's owners with respect to repairs, renovations, and maintenance to help preserve its historic integrity."⁷⁷ Dr. King was one of the founders and first president of the SCLC, serving until his death in 1968.

Current land use within the National Historical Park is mostly residential on Auburn Avenue and largely commercial on Edgewood Avenue. The NPS has rehabilitated many of the dwellings on the Birth Home block, restoring the exteriors to the 1929-1941 period. The historic streetscape features and the major spatial relationships that define the streetscape within the Birth Home block have remained relatively constant since its development in the late nineteenth century. The residential buildings on the Birth Home block are used as park offices or private residences.

Birth Home History since 1986

This HSR covers the period 1986 to present, picking up where the last HSR ended. A brief summary of the 1986 HSR is provided below.

Summary of History from 1986 HSR

The HSR for the Martin Luther King Jr. Birth Home, prepared in 1986 by the Denver Service Center, prepared a history of the house that covered the period from 1889, when land for construction of the house was purchased, to 1985, including the National Park Service administrative history. This history included complete deed documentation for ownership of the house. (This documentation appears in Appendix B.)

77. 115th Congress Senate Report 115-49, *Martin Luther King, Jr. National Historical Park Act 2017*, May 9, 2017, accessed January 12, 2018, <https://www.congress.gov/congressional-report/115th-congress/senate-report/49/1?overview=closed>.

Ownership of the property recorded in the deed documentation begins with the purchase and subdivision of the land by Louis P. Hunerkopf (sometimes spelled Hunerkopff) in 1889. The property and house were subsequently sold to the Holbrook family and eventually to Reverend Adam Daniel (A.D.) Williams, grandfather of Martin Luther King Jr., in 1908. Upon Reverend Williams's death in 1931, the house and property passed to his wife, Mrs. Jennie C. Williams. Upon Mrs. Williams's death in 1941, the house and property passed to her daughter, Mrs. Alberta Williams King, mother of Martin Luther King Jr., and the King family moved from the house. The house was then used as a duplex with Mrs. King retaining ownership. In 1971, Mrs. King sold the house and property to the Martin Luther King, Jr. Memorial Center (the King Center), which retained ownership of it until November 2018, when the National Park Foundation acquired the property.

In 1926, Martin Luther King Jr.'s father, Reverend Martin Luther King Sr. (Daddy King) married Alberta Williams, the daughter of Reverend Williams, and moved into the Williams household. Martin Luther King Jr. was born in the middle bedroom on the second floor of 501 Auburn Avenue on January 15, 1929. He followed a sister, Christine, and was followed by a brother, Alfred Daniel ("A.D."). Dr. King and his siblings grew up at 501 Auburn Avenue and the surrounding Sweet Auburn neighborhood.

The 1986 HSR also provided a brief written historical summary of changes made to the Birth House during the period 1889–1985. No changes to the house were documented in the report after 1974, when the house was restored by the Martin Luther King, Jr. Center for Nonviolent Social Change (the King Center) for use as a historic house museum.

The 1986 HSR describes the Birth Home as:

... a Victorian house in the Queen Anne style, sitting back from the street, surrounded by lawn and plantings. Its hipped roof with projecting gable contributes greatly to the structure's elegant, pleasing proportions. A

short flight of banistered steps leads up to a one-story entrance porch nearly spanning the entire front, then continuing partway along the west side of the house where there is a side entrance. This wrap-around porches' major features are of somewhat clean, simple ornamentation: tuned posts, scroll brackets, and open-work railing. Also, on the front of the house there is a partial second-story open porch.⁷⁸

1980s Birth Home Activities Not Documented in 1986 HSR

Two activities took place at the Birth Home, in 1983 and 1985, which were not documented in the 1986 HSR. They were the 1983 and 1985 Historic American Buildings Survey (HABS) recordings of the Birth Home.

1983 and 1985 Birth Home Preservation Activities

In 1983, HABS documentation (HABS GA-1171) was completed for the Birth Home.⁷⁹ This documentation included color photographs (Figure 4). In 1985, HABS recordation was completed of the Birth Home block street facades, including the Birth Home (HABS GA-2169-A, Sheet 11 of 13) (Figure 5).⁸⁰ This HABS documentation includes drawings of the street facades of all buildings on the Auburn Avenue Birth Home block.

By the mid-1980s, visitors had begun to comment on the poor condition of the Birth Home's interior and exterior finishes. These comments had become so numerous that the park initiated

78. Denver Service Center, *Birth Home Historic Structures Report*, 19.

79. Null, n.p. The documentation can be accessed on the Library of Congress (LOC) web site, at <http://www.loc.gov>. The LOC call number is HABS GA, 61-ATLA, 48-.

80. HABS and Hamilton, *Street Facades Survey*, Sheet 11. The documentation can be accessed on the LOC web site, at <http://www.loc.gov>. The LOC call number is HABS GA, 61-ATLA, 1C.

activities to address them.⁸¹ In addition, significant concerns were raised about the perceived immediate threat of structural failure of the house's floors and stairways. These concerns were fueled by a draft of the 1986 HSR, which indicated that the Birth Home "... need[ed] major restoration from foundation to roof."⁸² In April 1988, the Chief of the Historic Architecture Division estimated that the cost of the work needed to restore and rehabilitate the house was \$112,790 for National Park Service work and \$250,000 for design, contracts, and purchase orders.⁸³

In March 1988, an agreement was made between the National Park Service and the King Center. This agreement stated that the NPS would obligate \$1,750,000 for acquisition of the property and the construction of a parking lot for the King Center, and \$250,000 for rehabilitation of the Birth Home.⁸⁴

In April 1988, a detailed condition assessment of the Birth Home was conducted. The assessment report, which included recommendations for treatments, cost estimates, and an approximate schedule for the work, was issued by Billy D. Garrett, Chief, Historic Architecture Division,

Cultural Resources, NPS Southeast Region, to the Superintendent of the National Historic Site.⁸⁵ The cost of the prioritized work outlined in the report was \$250,000, in accordance with the agreement with the King Center.⁸⁶



FIGURE 4. The Birth Home at 501 Auburn Avenue, circa 1983. (Source: HABS, Martin Luther King, Jr. National Historic Site Birth Home, 1983)

81. Randolph Scott, "Structural Repair and Rehabilitation of Birth Home," to Chief, Cultural Resources Management, SERO, September 5, 1985, 1, 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

82. Denver Service Center, *Birth Home Historic Structures Report*, 12.

83. Chief of Historic Architecture Division, "Preservation of Birth Home," Superintendent, Martin Luther King, Jr. [SIC], April 19, 1988, 2-3, 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

84. Agreement Number CA 5560-8-8001, between NPS SERO/MALU and the Martin Luther King, Jr. Center for Nonviolent Change, signed by Contracting Officer March 16, 1988. Series 1, Subseries D, Box 1, Folder 8. Although the agreement was for the "rehabilitation" of the Birth Home, NPS letters, memos, and other materials identify this large project by a number of different terms seemingly indicating other levels of undertaking such as "preservation" and "restoration."

85. Billy D. Garrett, Chief, Historic Architecture Division, Cultural Resources, NPS Southeast Region, to the Superintendent of the National Historic Site., "Condition Assessment, Recommendations for Treatment, and Cost Estimates for the Birth Home, Martin Luther King, Jr. National Historic Site." April 19, 1988. Series 5, Subseries G, Box 11, Folder 10.

86. Ibid.

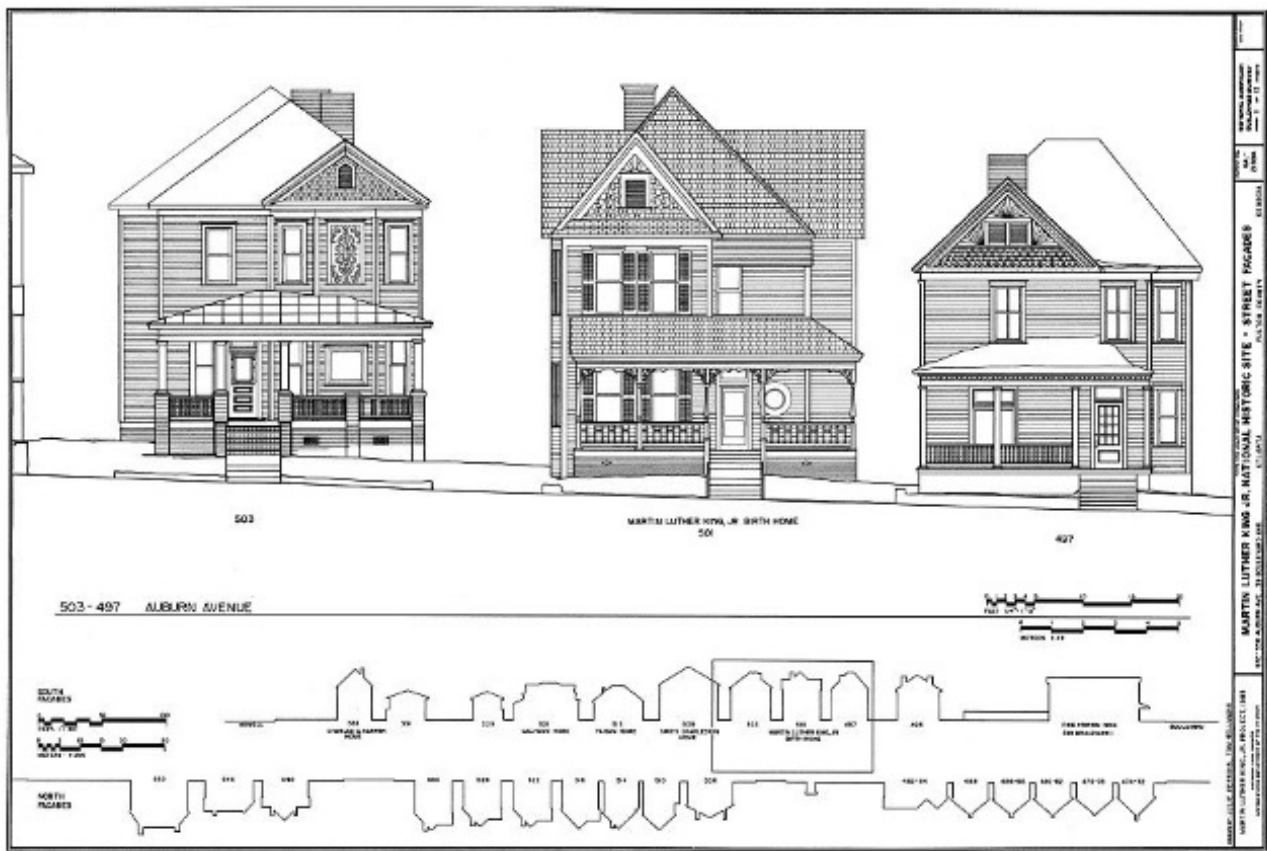


FIGURE 5. HABS Birth Home Block Street Facades, 505-497 Auburn Avenue, north side facade, Sheet 11. (Source: Historic American Buildings Survey, Creator, and Alexander Hamilton, *Martin Luther King Jr., National Historic Site, 472-550 Auburn Avenue Street & 39 Boulevard Avenue [Street Facades Survey], Atlanta, Fulton County, New York* (Washington, DC: HABS and Hamilton, 1985))

Available documentation of the work completed on the Birth Home under the terms of the agreement is not complete, as few specifications and no drawings have been found in the documents reviewed for this study. In particular, no as-built or record drawings showing completed work were located.⁸⁷ There are, however, task directives and memoranda documenting work in progress, work completed, and changes to budgets throughout the process. Information gathered through review of this documentation is presented below.

A memo to the Chief, Historic Architecture Division, National Park Service Southeast Regional Office (SERO), from Earl Gillespie, Supervisory Exhibit Specialist, Historic Architecture Division, NPS SERO, dated May 9,

1988, included a list of work undertaken and percentages of that work completed to that date.⁸⁸ The percentages of work completed in some cases were rather small, and the memo seemed to suggest that the work undertaken was somewhat early in the rehabilitation process. The work undertaken is listed as follows:

- Replacement of paving stones front walkway, 100 % [Figure 6].
- Reset metal railing at front steps, 100%

87. 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

88. Earl Gillespie, Supervisory Exhibit Specialist, Historic Architecture Division, NPS SERO, to Chief, Historic Architecture Division, Southeast Region, "Completed preservation work and obligated funds Birth Home," MALU, n.d., n.p. 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

Developmental History

- Foundation (construct new piers, repoint existing piers and foundation walls, clean exterior bricks of green fungus or algae, 99%)
- Repair exterior siding and woodwork, 20%
- Reinforce first floor, floor joists, close unused ducts, 100%
- Porch repairs, 60%⁸⁹
- Shutter repairs, 50%
- Support cribbing and jacking up building, 80%
- Erection of emergency exit platform and staircase (east elevation), 100%
- Adaption of 510 Auburn for shop use, 30%
- Adaption of basement of 443 Edgewood for storage and tool storage, 60%.⁹⁰



FIGURE 6. Front walk of Birth Home, circa 1983.
(Source: HABS, HABS GA-1171-1)

By May 1988, according to the memo noted above, the cost of salaries, materials, and supplies to the project was \$40,176.61 in obligated funds.

89. Ibid.

90. Ibid.; Leah Berry, Museum Technician, Martin Luther King, Jr. National Historical Park, after speaking with a long-time maintenance employee, believes, despite official records, that 510 Auburn Avenue was unofficially used as office space for the project, while 443 Edgewood Avenue was used for shop and storage space until it flooded (correspondence May 2018).

However, the project was over budget by \$7,901.61 in actual costs. Additional costs were anticipated as follows:

- Fire suppression design and installation, \$84,340.
- Fire escape replacement, \$6,500.
- Historic furnishings, \$22,500 (Figure 7).
- Interior finishes application, \$24,000.⁹¹

It is interesting to note that the project at the Birth Home was sufficiently large that the Park created a shop in 510 Auburn Avenue, across the street, and adapted the basement of 443 Edgewood Avenue as a separate storage area for tools and materials.

During a 1988 inspection by the Chief of the Historic Architecture Division, several suggestions were made regarding the work force and priorities for completing work on the Birth Home. However, it is not clear whether or not these suggestions were implemented. It was recommended that project work be carried out in the SERO Preservation Shop. Initial work would begin using the current preservation carpenter and maintenance workers under the supervision of the exhibits specialist (restoration), Historic Preservation Division. A preservation crew would be hired to augment the carpenter and maintenance workers, and the Preservation Shop would have full responsibility for the crew. It was thought that using the crew's preservation expertise would serve as quality control for critical areas of work, such as the wood shingle roof. It was also thought that the crew could rapidly move into projects as needed without work order changes. It was planned that the Birth Home would be opened during the rehabilitation.⁹² It is not known whether or not the staffing was carried out in this way.

91. Gillespie, n.p.

92. Chief of Historic Architecture Division, April 19, 1988, n.p.



FIGURE 7. Furnishings in the front room; note the wallpaper, circa 1983. (Source: HABS, HABS GA-1171-7)

The Chief of the Historic Architecture Division also proposed a schedule and priorities for the work, as follows:

(Work prior to Memorial Day)⁹³

- Support of cribbing and jacking of building (staircase repairs based upon engineer's report).
- Replacement and grading of paving stones at front walkway.
- Resetting of metal railing at front steps.
- Reinforcing of first-floor, floor joists, and close unused ducts.

(Work between Memorial Day and Labor Day)

- Repair siding and exterior woodwork.
- Foundation: construct new piers as needed, repoint existing piers and foundation walls, clean exterior brick of green fungus or algae.
- Front porch repairs.
- Handicapped ramp construction.
- Window repairs.
- Shutters.

(Work after Labor Day)

- Rebuild front chimney cap.
- Install new wood shingle roof with gutters.

93. Date of Memorial Day is not indicated. It was May 30th.

Developmental History

- Exterior painting including preparation.
- Interior finishes applications.
- Interior: misc. repairs, such as flooring, wainscoting and fireplace tiles.⁹⁴

Although this schedule was recommended for the project, the completion to date memo by Gillespie seems to indicate that the projects were not following the plan as outlined.

On June 6, 1989, the Chief of the Historic Architecture Division, NPS SERO, sent another memo to the Superintendent of the Martin Luther King, Jr. National Historic Site indicating the work status and schedule of the preservation crew.⁹⁵ This memo stated the crew had completed the following tasks:

- Jacking up building and installing cribbing.
- Foundation repairs.
- Repairing sidewalk (replacing pavers).
- Resetting metal handrail at steps.
- Repairing and painting front porch.
- Repairing and painting shutters.

The memo also revealed the following work was scheduled to occur:

- Between June 5 and July 7 exterior repairs and painting of house would be completed.
- Between July 10 and August 4 park preservation crew would be augmented with mason from a regionwide crew to repair stone walls and brick sidewalks in “triangle” area.

- From August 7 to September 6, chimney caps would be repaired, reroofing with composition shingles would be performed, and sheathing repairs would be made as needed.
- From September 8 to October 8, repair and refinishing of Birth Home interior would take place, including staircase stabilization (Figure 8).

It was anticipated that by the end of September, 1989, a design proposal for accessibility egress from the second floor and fire suppression would be completed. Since the design was being done by contract, it was noted that this proposals dependent upon the balance of funds remaining.⁹⁶



FIGURE 8. Staircase and newel post, circa 1983.
(Source: HABS, HABS GA-1171-8)

At the end of July, 1989, John Wood, the new NPS SERO Mechanical Engineer in the Engineering and Facilities Resource Management Division, visited the Birth Home to evaluate its heating, ventilation, and air conditioning (HVAC) and

94. Chief of Historic Architecture Division, April 19, 1988.

95. Chief of Historic Architecture Division, memo to Superintendent, Martin Luther King, Jr., National Historic Site, June 6, 1989, n.p., 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder, 8.

96. Chief of Historic Architecture Division, June 6, 1989.

electrical systems. The condensing units in the backyard, the air handler in the attic, and the air handler in the basement were of special concern, as were the house's main electrical panel as a result of the structure's exceptionally high power bills.⁹⁷

Wood noted that the condensing units, which would have to be moved for the construction of the new universally accessible ramp, should have liquid and suction lines run and replaced to minimize the distance to the air handlers. Further, he recommended all lines should be purged and the system recharged properly. The air handler in the attic, serving the second floor, had recently developed a condensation leak caused by the quick thaw of the evaporation coils due to an extended running condition. The thermostat was locked to prevent this reoccurrence. Wood also noted additional ducts should be considered on the second floor, and a powered, thermostatically controlled attic exhaust fan should be installed. The air handler in the basement, which had been experiencing mechanical problems, was determined to have dirt on its pad that was being introduced into the airstream, fan motor, etc. This condition, combined with the lack of ventilation in the basement, was contributing to the unit's early demise. It was recommended that the unit be replaced, and the vent openings in the basement reopened.⁹⁸

The electrical service to the Birth Home consisted of two supply lines running from the same utility pole feeding a 400-amp main panel. Wood thought that the electrical service required a full evaluation for system safety and efficacy by a licensed electrician with proper equipment, accompanied by Park, NPS SERO, and ADT (security system) personnel. Wood recommended removal of all unused circuits.⁹⁹

The power bills for the Birth Home for eight months were reviewed by Georgia Power. It was determined that the rate paid was probably a commercial rate and not appropriate for the structure. While the winter season bills appeared excessive (in February 1989 the bill was nearly \$800), the house was determined to not be very energy efficient. As a result, steps were suggested to make the house more energy efficient. These measures included:

- Install powered exhaust fans to reduce heat buildup in the attic.
- Replace the air handlers with those having higher energy efficiency ratios, with the basement handler replaced first.
- Add additional insulation in the walls, since the existing insulation was thought to have probably settled.
- Request a special reduced rate from Georgia Power; a plaque indicating their contribution could be displayed; the Park would receive a reduced bill and Georgia Power would obtain a tax deduction.
- Replace thermostats with units having a staging program.¹⁰⁰

While the Chief of the Historic Architecture Division wrote an exhaustive memo discussing the findings of the mechanical engineer from the Engineering and Facilities Resource Management Division during the 1989 rehabilitation work, it is not clear that any of the mechanical engineer's suggestions were followed.

On August 1, 1989, as part of a larger document related to the Birth Home Lease Agreement, the records and status of work completion, their completion date, and the cost for the Birth Home rehabilitation were noted as follows:¹⁰¹

97. Chief of Historic Architecture Division, "MALU HVAC and Electrical Design in Birth Home," August 8, 1989, 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

98. Chief of Historic Architecture Division, August 8, 1989, 1-2.

99. *Ibid.*, 2.

100. *Ibid.*, 2-3. It is not known if the recommendations for approaching Georgia Power were followed.

101. Paul L. Hatchett, "Revised exhibit "B" – Lease Agreement/MLK Birth Home," August 1, 1989,

Developmental History

- Install support cribbing and stabilize building \$5,500—Completed
- Replacement and grading of paving stones at front walk \$6,600—Completed
- Reset metaling railing at front steps \$1,000—Completed
- Reinforced first floor and floor joists \$10,100—Completed
- Repair siding and exterior wood work \$13,600—Completed
- Foundation: construct new piers where needed, repoint existing piers and foundation walls, clean exterior brick of green fungus and algae \$8,100—Completed
- Front porch repairs \$12,100—Completed
- Window repairs \$4,900—Completed
- Shutter repairs \$12,100—Completed
- Exterior painting including preparation \$30,600—[August 1989]¹⁰²
- Rebuild front chimney \$6,600—[September 1989]
- Install new shingle roof with gutters and downspouts \$18,100—[September 1989]
- Remove existing cracked driveway and repour to include handicapped ramp and relocation of HVAC compressor units \$15,900—[September 1989; Figure 9]
- Repair interior stairs and second floor hallway \$5,600—[September 1989]
- Upgrade electrical system \$5,400—[September 1989]

- Design and install new fire escape to meet codes \$15,100—[October 1989]
- Interior: misc. repairs, flooring, wainscoting, and fireplace tiles \$11,600—[November 1989]
- Application of interior finishes \$28,600—[January 1990]
- Application of furnishings (furniture project by Harpers Ferry) \$22,500—1990-1991

Sub Total	\$234,000
Contingencies	<u>\$16,000</u>
Grand Total	\$250,000



FIGURE 9. Location of compressor units at the rear of the Birth Home, 1989. (Source: HABS, HABS GA-1171-4)

The document also noted that the design and installation of a fire suppression system had been eliminated and the cost absorbed in “other work elements.”¹⁰³

On September 11, 1989, a task directive was issued for the reroofing of the Birth Home. The chief of Historic Architecture proposed to the Superintendent of the Park that the existing wood shingles be replaced with new black, fiberglass shingles in a diamond pattern, thereby returning the Birth Home to its “appearance during the time of Dr. King’s childhood and [to] provide at least 20

1–2, 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8. The larger Lease Agreement document was not included in this file.

102. Although it is not indicated within the document, the dates appear to be the proposed completion times for the activity.

103. Hatchett, cover.

years of weather protection for the structure.”¹⁰⁴
The job would specifically involve the following work:

- Remove all shingles and sheathing to deteriorated underlayment and damaged drip ends; haul away and dispose of it in an approved landfill; and thoroughly clean job site of all trash and debris with attention to nails.
- Repair sheathing, install two layers of felt underlayment, repair approximately 40 feet of drip edge, and repair and reuse existing flashing.
- Install fiberglass shingles weaving all valleys and cap with similar material.
- Erect and remove scaffolding on east and west elevations employing roof jacks on all sides.

Total cost for the job was \$11,985.49, with \$8,187.36 for labor, \$2,160.78 for materials, and \$1,637.45 to administration. It was believed that the project could be completed in four weeks.

An unsigned, handwritten note to the file dated October 10, 1989, titled “Birth Home work remaining” indicated the work remaining on the project:

- Interior finishes: floors, balusters, baseboards, casing.
- Replace wallpaper.
- Repair floor.
- Reinforce and repair stair.
- Rear fire escape.
- Pave rear area and raise grade.

104. Chief of Historic Architecture Division, “Task Directive for re-roofing of Birth Home”, September 11, 1989, 501 Auburn, Restoration files, 1989, Series 5, Subseries G, Box 11, Folder 8.

- Widen rear door.
- Install suppression system.¹⁰⁵

As of October 26, 1989, \$163,348 of the initial \$250,000 allocation had been expended. Work elements finished or substantially completed included the following:

- Repairs to foundation and first floor.
- Replacement of sidewalk pavers and repair of metal handrail.
- Repair of siding, surface preparation and repainting of building exterior.
- Replacement of porch decking, repair of posts and brackets, stripping and paring of all wood elements.
- Repair and refinishing of all exterior wood shutter to operable condition.
- Restoration of asphalt shingle roof and installation of gutter system.
- Replacement of driveway in a ramp configuration with allows handicapped access to the rear of the house.
- Design of a fire suppression system for the house.¹⁰⁶ (Contract documents for the fire suppression system were completed by January 1990. The cost of a sprinkler system and associated electrical and architectural work was noted as \$70,713; however, funds to

105. “Birth Home -Work Remaining,” October 18, 1989, 501 Auburn, Restoration files, restoration, 1989, Series, 5, Subseries, G, Box 11, Folder 8. The fire suppression system was included here, although its cost had been eliminated from the Birth Home project itself. Also noted here for the first time were the replacement of wallpaper, the widening the rear door, and the raising the grade of backyard.

106. Chief of Historic Architecture Division, “Preservation of the Birth Home,” October 26, 1989, 501 Auburn, Restoration files, 1989, Series, 5, Subseries, G, Box 11, Folder 8.

implement the system had not been identified at that time.¹⁰⁷)

According to the last memo, the remaining activities and anticipated timeframes were as follows:

- Floors and millwork to be completed by the preservation crew 10/31 – 12/22/1989.
- Driveway (change order) to be completed by the preservation crew 11/31 with a new allocation of funds to cover the costs of side steps, increased retaining wall, extra slab base, and extra excavations due to unforeseen site conditions.
- Interior stair repair by preservation crew completed in late November or early December 1989 in conjunction with interior refinishing.
- Wall paper removal by preservation crew to be done 10/31 to 12/22/1989 in conjunction with interior refinishing.
- Rear access to be done by preservation crew in coordination with the installation of the new exterior stair, relocation of air conditioning units, site grade changes, installation of sidewalk, widening of rear door, and preparation of slab for stairs all by 1/12/1990 – weather permitting.
- Wall paper installation to be done by preservation crew and contracted labor by 11/15 – 12/22/1989 in coordination with interior refinishing. Park Service will purchase material, park will secure paper hangers through a purchase order as block of rooms are ready for installation.
- Exterior stair by contractor to be advertised in November with invitation for bids to close in late January and award by February 1, 1990 with 60 days for fabrication and installation. Additional two weeks for preservation crew to

complete the trellis installation, roof repair and landscaping. Whole completed by May 15, 1990.¹⁰⁸

It was anticipated that the rehabilitation project would be completed by May 15, 1990.

One of the work activities that extended into 1990 was the creation of the new exterior rear stair. A contract and record of contract negotiations exist for this project.¹⁰⁹ The project, awarded to a certified small business, Latco Construction Company of Norcross, Georgia, on October 15, 1990, included providing all necessary labor to remove the existing stair and install a new metal stair, in accordance with specifications and drawings, and a modification that included the addition of four sections of handrail on the staircase system. Latco bid \$19,339.92 for the project, while the NPS had estimated the cost of the stair would be \$15,100.¹¹⁰ It is interesting to note that on October 7, 1990, a Latco Construction concrete truck, while backing up to the Birth Home site to pour the concrete foundation for the rear stair, hit the east retaining wall, knocking down almost six feet of the structure. Park masons repaired the wall, but then, on October 10, the Latco truck again knocked down the same six feet of wall that had just been repaired.¹¹¹

Furnishings and Wallpaper. The largest remaining project related to the rehabilitation was the interior furnishing of the house. The house furnishings study, which was carried out by the National Park Service Harpers Ferry Center,

107. Acting Chief, Historic Architecture Division, NPS SERO, to Deputy Associate Regional Director, Cultural Resources, re: fire suppression system/MALU Birth Home, January 25, 1990. Series 5, subseries G, Box 11, folder 10.

108. Chief of Historic Architecture Division, October 26, 1989, n.p. Please note that the "trellis installation" is not described so the nature of this structure is not known.

109. "Replace exterior metal stair," 1990, Series 5, Subseries 5, Box 11, Folder 5.

110. "Lump Sum Contract, Installation of New Metal Staircase," Martin Luther King Jr. National Historic Site, October 15, 1990, in "Replace exterior metal stair," 1990, Series 5, Subseries 5, Box 11, Folder 5; Hatchett, 1989, 2.

111. Earl Gillespie to Lynn Walling, "Birth Home retaining wall," Replace exterior metal stair," 1990, Series 5, Subseries 5, Box 11, Folder 5.

Division of Historic Furnishings, was an extensive project that included interviewing Mrs. Christine King Farris and Reverend Joel King. Members of the Division of Historic Furnishings made several trips to the Birth Home and to visit Reverend King. Before the actual furnishing of the house was begun, the *Historic Furnishings Report* notes:

... Russell V. Keune, Director of Field Services, National Trust for Historic Preservation, noted that “almost all of the interior plaster had already been removed from the first and second floors.” He “urged that immediate steps be taken to salvage whatever sections might be available so as to provide some documentary evidence of what the interior colors and wallpapers were.” There is nothing to indicate that his recommendation was followed, except, perhaps for the trim paint. Interior paint colors and finishes for the 1929–1941 period were selected on the basis of Mrs. Alberta King’s memory, as confirmed by “analysis of the old paint chips.”

Wallpapers for the rooms to be furnished were chosen by Mrs. King “as those available patters that were chose closest to those she remembered.” In rooms not refurnished, paint was applied directly in the new plaster; there is no recorded evidence of the original wallpaper in these rooms.¹¹²

The furnishings report includes an analysis of occupancy, evidence of furnishings, and a furnishings plan, with each room discussed in terms of location, name(s) it was called by the family, furnishings that family members recalled being in the room at the time of the study, wall and floor coverings remembered and in the room at the time of the study, and stories remembered by family and friends about the spaces. This report covers a wealth of interesting details about things that are not commonly associated with “furnishing

a house,” such as heating the house, location of conveniences such as the telephone, etc.

As part of the furnishings plan, in January 1990, Deputy Regional (SERO) Curator Steven Harrison traveled to the Birth Home to assist with the documentation of wallpaper (Figure 10, Figure 11, Figure 12, and Figure 13). During this time, he met with Mrs. Christine King Farris. Harrison brought with him, for discussion, the original catalogue, *Wall Paper Samples, Season 1925, Sears, Roebuck & Co.* He later stated in a memo about the meeting, “The only point of reference the National Park Service has had is the existing wallpaper in the Birth Home, which was selected in the 1970s with the assistance of Mrs. Martin Luther King, Sr.”¹¹³



FIGURE 10. Only a few photographs remain of the house prior to work undertaken in the late 1980s and early 1990. They are not formal site photographs, and many are not especially clear; however, they are the only known record of the wallpaper in the rooms except for the front room and the hall, which were captured by the 1983 HABS recordation photographs. This image shows the dining room wallpaper in 1984. (Source: Martin Luther King, Jr. National Historic Site, Series 8, Subseries A, Box 1, Folder 62, December 1984)

112. David H. Wallace, *Historic Furnishings Report, Martin Luther King, Jr. Birth Home, Martin Luther King, Jr. National Historic Site* (Division of Historic Furnishings, Harpers Ferry Center, National Park Service, March 1989), 6 and 7, citing Russell V. Keune, Director, Field Services, National Trust for Historic Preservation, field report of meeting on February 21, 1974.

113. Steven Harrison, “Field Trip Report [Wallpaper],” Memorandum to Superintendent, Martin Luther King, Jr. National Historic Site, January 31, 1990, Series 1, Subseries B, Subseries 2, Box 2, Folder 9.



FIGURE 11. Birth room, middle bedroom, wallpaper, 1984. (Source: Martin Luther King, Jr. National Historic Site, Series 8, Subseries A, Box 1, Folder 62, December 1984)



FIGURE 12. Kitchen wallpaper used as a kind of wainscoting, 1984. (Source: Martin Luther King, Jr. National Historic Site, Series 8, Subseries A, Box 1, Folder 62, December 1984)



FIGURE 13. Christina's room, wallpaper, 1984. (Source: Martin Luther King, Jr. National Historic Site, Series 8, Subseries A, Box 1, Folder 62, December 1984)

When Harrison and the Park Superintendent met with Mrs. Farris in her office at the King Center, they discussed the need to identify any wallpaper in the 1925 catalogue that might be more accurate

as a basis for restoration than what was available to select from in the 1970s, as a result of changes in wall paper design and colors over the years. Mrs. Farris looked through the catalogue and commented on several of the papers but wanted to take the book into the house to look at the samples there. While in the house, Mrs. Farris noted that her mother's selections were more accurate than the examples in the catalogue. No definitive papers seem to have been chosen, although she apparently liked "Sweet Anne," page 29 of the 1925 catalogue, and "Gloria," page 36. For the hall, she liked "Aldine," page 47.¹¹⁴

Review of limited available archival documentation as well as physical evidence suggests that the paper in place at the time of the meeting between the Harpers Ferry team and Mrs. Farris remains in place today, with the exception of the wallpaper in the first- and second-floor hallways. It is not clear when the newer wallpaper was put up in the hallways. What is clear, however, is that none of the wallpaper in place during the National Park Service tenure in the house is original, and that all extant paper is based on remembrances of Mrs. (Alberta) King, Sr., and possibly (for the hallways) Mrs. Christine King Farris.

Work Completed in 1990. In addition to the work discussed above, a task directive for accessibility modifications to the Birth Home was issued in August 1990. The project was to include modifications to the rear doorway, installation of a graded ramp leading from the driveway to the door, and placement of concrete pads to support the new staircase, at a total estimated cost of \$18,100.¹¹⁵

A document titled "Martin Luther King, Jr., National Historic Site, Birth Home – Summary of Preservation Activity," hand-annotated "Draft"

114. Harrison, n.p.

115. Chief, Historic Architecture Division, Cultural Resources, Southeast Region, to Superintendent, Martin Luther King, Jr. National Historic Site, re: Task directive for accessibility modifications, Birth Home, August 29, 1990. Series 5, Subseries G, Box 11, folder 10.

and dated October 16, 1990, enumerated completed work, work not yet completed, and the budget and cost of each line item. This document appears to be the best available record of work completed as of October 1990. The total of the budgeted work was \$250,000, consistent with the total budget assigned by the National Park Service to the Birth Home rehabilitation by the terms of its 1988 agreement with the King Center. The work recorded in the table includes the following items:

- Level building
- Repair front walk
- Repair metal stair railing
- Reinforce floor systems
- Repair exterior woodwork
- Repair and clean foundation
- Repair front porch
- Construct handicapped access ramp
- Repair widows
- Repair and repaint shutters
- Rebuild chimney cap
- Reroof and install gutters
- Prepare and paint exterior
- Refinish selected interior
- Selected interior repair
- Replace driveway
- Design new rear stair
- Engineering analysis of interior stair
- Design fire suppression system
- Install fire alarm and suppression system

- Acquire furnishings
- Contingencies

Although several items had been designed but not yet constructed, or were referenced to task directives prepared in 1989 and not yet completed, it appears that the requirements of the agreement would be met in accordance with the total budget reflected in this document.¹¹⁶

On January 12, 1993, a memo from the Superintendent of the Martin Luther King, Jr. National Historic Site to Contract Specialist, Agreements Branch, Southeast Region, stated: “All rehabilitation work identified to be performed on the King Birth Home, against the 1988 cooperative agreement CA5560-8-8001 Article II item 2, has been completed, inspected, and accepted.”¹¹⁷

1991–1999 Birth Home Work Activities.

Throughout much of the 1990s, the Park was engaged in completing technical reports assessing the condition of the Birth Home and the surrounding neighborhood. During this period, the Martin Luther King, Jr. Historic District became the National Historic Site. Also during this period, the City of Atlanta was preparing to host the 1996 Summer Olympics. The park underwent several changes in preparation for the onslaught of visitors that would arrive from around the world (Figure 14). Certainly, the Birth Home played a central role in park planning, since Dr. King’s significance is international, and the opportunity to see his home would be enticing. Planning and implementation of changes made to the home after 1990 to accommodate the Olympic visitors was not documented in the materials available for review as part of this study, with the exception of the National Park Service reports discussed below.

116. Martin Luther King, Jr. National Historic Site, Birth Home – Summary of Preservation Activity, draft, October 16, 1990. Series 5, Subseries G, Box 11, Folder 10.

117. Series 1, Subseries D, Box 1, Folder 8.

In 1991, a Historic Structure Assessment Report (HSAR) was completed for the Birth Home.¹¹⁸ The HSAR found that the home was in “good condition” and placed a “high” maintenance priority on it.¹¹⁹ Additionally, it found that major work related to preservation needed to be conducted to address accessibility to building, fire marshal requirements for the upper level corridor from balcony to stairs (a dead-end corridor), an exterior paint study to determine original colors, wallpaper repair, and west side walk repair and drainage problems.¹²⁰



FIGURE 14. A 1996 Olympic run passed in front of the Birth Home as NPS rangers and observers cheered the participants on; note the flower box on the second-story porch. (Source: Martin Luther King, Jr., National Historic Site, Series 8, Subseries B, King Center Olympics 1996, Box 5, Folder 49)

In 1994, the Martin Luther King, Jr. National Historic Site was added to the National Register of Historic Places. The Birth Home, which was already a contributing resource to the Martin Luther King, Jr. Historic District, was designated as a contributing resource to the historic site under National Register Criteria A and B, and described as:

501 Auburn Ave., ca. 1900 (IDLCS # 090011). A two-story, single-family house, the birthplace of Martin Luther King, Jr., was restored by the

NPS. The house incorporates a number of Queen Anne stylistic elements irregular massing, a side entrance, a hip roof with lower cross gables, decorative brackets, and a plain, openwork balustrade.¹²¹

Also completed that same year was a Historic Resources Study for the Martin Luther King, Jr. National Historic Site. The Birth Home was found to be:

... nationally significant under criterion B (persons) as the birthplace and boyhood home of Martin Luther King, Jr., a nationally recognized civil rights leader. King's own autobiographical writings as well as the written and taped recollections of his father and sister document his childhood in this house ... The Birth Home is also locally significant under Criterion A (events) as a component of the larger Auburn Avenue black community ...

The NPS has restored the interior and exterior of the Birth Home to represent its appearance during King's years of residence. The Birth Home possess integrity of location, design, setting, materials, workmanship, feeling, and association. The essential physical features that defined the appearance of the house 1929-1941 are intact.¹²²

In 1995, a Cultural Landscape Report (CLR) was completed for the Birth Home block of the Martin Luther King, Jr. National Historic Site. The Birth Home landscape itself was found to “lack historic integrity” (Figure 15).¹²³ Many recommendations were made for the yard:

- The octagonal pavers on the front sidewalk should be replaced with the documented concrete sidewalk with scoring patterns used by the City of Atlanta during the historic period (like that on the north side of Auburn Avenue).

118. Center for Architectural Conservation, *Historic Structure Assessment Report, Martin Luther King Jr. Birth Home, 501 Auburn Avenue, Martin Luther King Jr., National Historic Site* (Atlanta: College of Architecture, Georgia Institute of Technology, 1991).

119. *Ibid.*, 3.

120. *Ibid.*, 5.

121. Blythe, Carroll, and Moffson, *National Register documentation*, 12.

122. Blythe, Carroll, and Moffson, *Historic Resources Study*, 28 and 29.

123. Lawliss, 136.

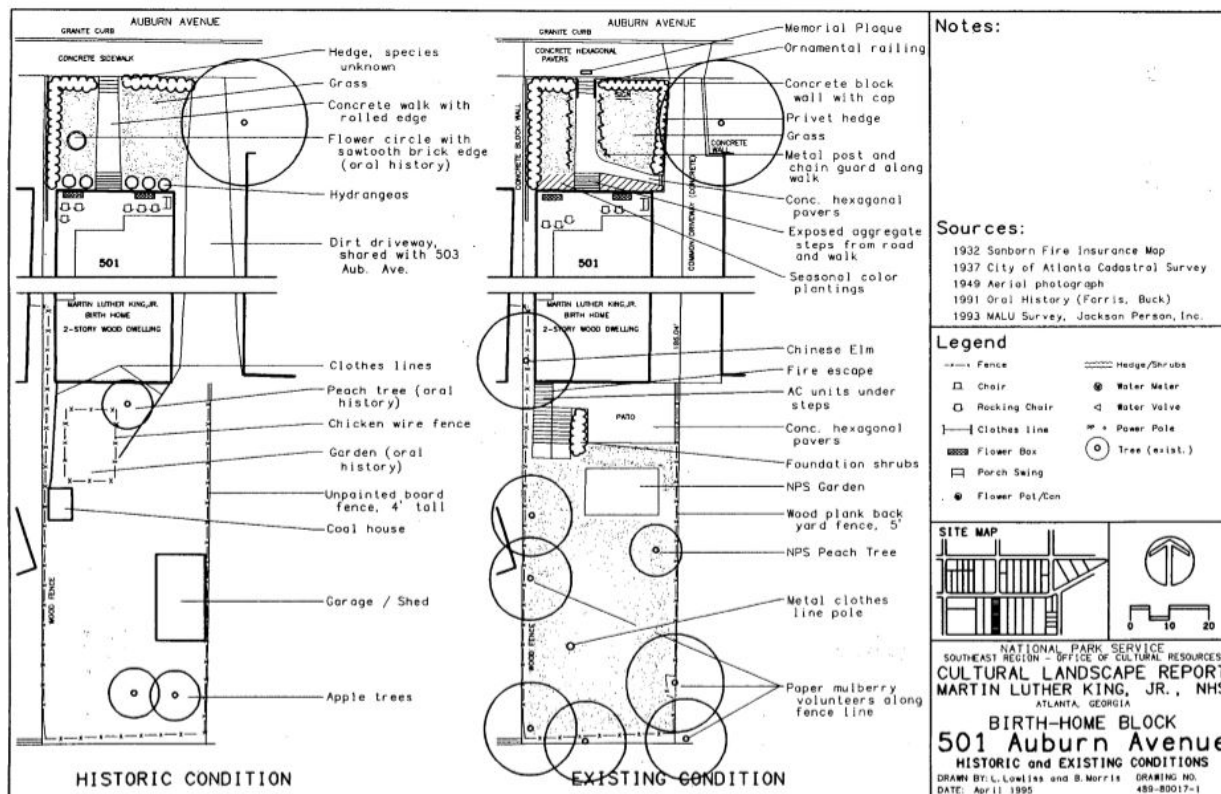


FIGURE 15. Existing and historic landscape from the 1995 CLR. (Source: Lawliss, Figure 76)

- Archeology should be conducted to determine the location of the backyard garage / shed and fence, and front flower beds.
- Front lawn should be reconfigured to eliminate sodded grass, replace the manicured look of shrubs, and add seasonal colored flower beds.
- Conceal air conditioning units.
- Remove ornamental railing and sidewalk through front yard.
- The driveway between 501 and 503 Auburn is out of proportion in scale and in the wrong material—an intent to replace should be in future plans.
- There are several unsubstantiated stories about the King children and the yard, these should be followed up and checked; these involve the front hedge and a peach tree in the back yard.

No part of the current backyard is historic, and changes have been dramatic—the recommended highest priority for the Birth Home backyard is an archeological investigation to discover the location of historic outbuildings to provide some dynamic features to the yard. The existing fence should be removed, and an appropriate fence placed in the original location, and photographic sources should continually be sought to add to the understanding of the Birth Home yard.¹²⁴ In December 1999 and June 2000, Dr. Ali Miri of the Architecture Division, National Park Service SERO, visited the Birth Home and conducted a condition assessment to evaluate damage in the basement, the rear wall (south elevation), the patio in front of the south elevation, the driveway to the east of the building, and the exterior paint. The

124. Lawliss, 137–139; the yard at the Birth Home has changed in some ways since the 1995 report, but many recommendations have not been followed. Panamerican Consultants, Inc. and its sub-consultants are currently engaged in completing a new Cultural Landscape Report for the Martin Luther King, Jr. National Historical Park which will include the Birth Home.

inspection report presented the findings of this study, together with recommendations for repair as well as paint removal, finishes analysis, and repainting.¹²⁵ Recommendations were made, and a budget was created to solve the problems, but it is not clear from available documentation whether or not the recommendations were implemented.

2000 to present work activities. While the 1990s were in many ways a period of assessment for the Birth Home, the 2000s have been a period of maintenance.

The recordation of most of the work undertaken at the Birth Home during this period was found on the Facility Management Software System (FMSS) database used by the National Park Service to track work orders.¹²⁶ The database provided appears to start about 2007. All files, reports, and paper work provided were examined carefully.¹²⁷

In 2006, an Archeological Site Condition Assessment of Martin Luther King, Jr. National Historic Site, Southeast Archeological Center (SEAC) acc. no. 2062, was conducted by Robert Hellmann of the National Park Service SEAC. This was part of a corrective action plan to address deficiencies regarding the backlog of archeological sites requiring current site condition assessments in parks without qualified archeologists. Toward this end, Hellmann visited both Kennesaw

Mountain National Battlefield Park and Martin Luther King, Jr. National Historic Site on June 19, 2006.¹²⁸

The Birth Home is currently listed in the Archeological Sites Management Information System (ASMIS) database as MALU-1.01. The site assessment conducted on June 29, 2006:

... did not reveal any disturbances or threats to any potential resources that may be present on the property [Birth Home] ... with respect to archeological resources, no investigations have been undertaken within the historic district to date. A historic resource study was prepared by Robert Blythe, Maureen Carroll, and Steve Moffson in 1994 but this focuses on the standing historic structures within the district. A site condition assessment conducted on June 29, 2006, revealed that any potential archeological resources are currently covered by sidewalks, roads, parking lots, homes, etc. As such they are currently stable and ostensibly in Good condition.¹²⁹

According to the FMSS database, the following activities were begun in 2008 and completed within that year or subsequent years:

- Repair wallpaper (location not specified).
- Repair hall floor (problem not specified).
- Preventive maintenance was carried out.¹³⁰

The following activities were begun in 2010 and completed within that year or subsequent years:

- HVAC replaced (exact replacement not specified).
- Repair wallpaper (location not specified).

125. Ali Miri, NPS SERO, *Inspection Report for the Birth Home, Martin Luther King, Jr., National Historic Site*, August 10, 2000. Series 5, Subseries G, Box 11, Folder 4.

126. All files, reports, and paper work provided were examined carefully. MALU Work Order FMSS Database. Working with this database to determine a historical record is time consuming since there are many dates associated with each entered project. For purposes of this HSR, only those projects with "Actual Start" and "Actual Finish" dates were used. In some cases, projects that are many years old with "Actual Start" dates but no "Actual Finish Dates" were also referenced. In all cases, attempts were made to find supporting paper work files; many times, supporting paperwork could not be found and is noted in this report.

127. Miri.

128. Robert Hellmann, *Trip Report of Archeological Site Condition Assessments for Kennesaw Mountain National Battlefield Park, 6/19-29/06, SEAC Acc.2061, and Martin Luther King, Jr., National Historic Site, SEAC Acc.2062* (Tallahassee, Florida: Southeast Archeological Center, February 9, 2007).

129. Ibid., 21 and 22.

130. FMSS database.

- Replace fire escape.
- Inspect porch columns.
- Cut shingles for roof.
- Replace door (location not specified).
- Repaint interior.
- Install backflow.
- Repair ceiling above ironing board (problem not specified).
- Seal door to crawl space in boy's room.
- Seal basement (it is not clear what this means).
- Repair roof leak in washroom.
- Seal and caulk walls and ceiling in second-story bathroom.

The following activities were begun in 2011 and completed within that year or subsequent years:

- Repair screens (number and placements not specified).
- Run telephone line (location not specified).
- Run telephone line to lift (it is not clear if this is the same as above).
- Corrective maintenance.

The following activities were begun in 2012 and completed within that year or subsequent years:

- Replace fire escape and add wheelchair lift; also design services for same.¹³¹
- Upgrade sprinkler system.

The following activities were begun in 2013 and completed within that year or subsequent years:

- Repair screen door (location not specified).

131. The database indicates that the fire escape was replaced in 2010.

The following activities were begun in 2014 and completed within that year or subsequent years:

- Repair wallpaper (location not specified).
- Replace carpet in hallway.
- Replace fire escape.¹³²
- Repair fence.
- Repair backdoor knob.
- Replace flood lights.
- Emergency porch roof repairs.
- Install screens on gutters.
- Replace screen door (location not specified).
- Replace window screen (location not specified).
- Prep and paint exterior clapboard.

The following activities were begun in 2015 and completed within that year or subsequent years:

- Repair south-facing kitchen window.
- Remove graffiti from plaque.
- Repair light (location not specified).
- Repair front yard lights (it is not clear if this is the same as above).
- Repair roof.
- Pressure wash building exterior.

The following activities were begun in 2016 and completed within that year or subsequent years:

- Repair / replace screen door (location not specified).
- Repair side screen door (it is not clear if this is the same as above).¹³³

132. This appears to be a carry-over from 2013.

In 2016, several work activities occurred in the house including a mortar analysis to determine the types of materials used in construction.¹³⁴ Additionally, Lord Aeck Sargent of Atlanta, Georgia, began a Condition Assessment Report (CAR) for the Birth Home; the report was completed in 2017. The goal of the project was to assess the condition of the exterior envelope of the house as well as structural, mechanical, electrical, and other building systems.¹³⁵ The CAR includes a brief list of modifications to the building, as well as treatment recommendations for the exterior and building systems.

In early August 2016, the National Park Service discovered a structural problem in the front foyer. Further investigation revealed that the 1x4 wood ledger beam supporting the existing 2x8 wood floor joists had failed, causing the floor in that area of the house to be unstable.¹³⁶ This problem prompted the Park to temporarily close the Birth Home on August 12, 2016, while emergency repairs were undertaken. The home was once again opened on April 3, 2017, after the floor structure had been stabilized.

The following activities were begun in 2017 and completed within this year:

- Remove floor padding.
- Repair HVAC duct (location not specified).
- Replace exterior lights.
- Remove graffiti (location not specified).
- Replace door knob (location not specified).

- Repair brick paver behind the house.
- Replace roof.¹³⁷
- Replace stanchions in front of house.¹³⁸

In 2018 the National Park Service and the King Center began negotiations for the sale of the Birth Home to the NPS. There were months of complicated discussions between the groups, and some King Center board members were reluctant to sell the building. Nevertheless, Bernice A. King, Dr. King's daughter and chief executive of the King Center, told *The New York Times*, "...the time was ripe to do this, and it gives us an opportunity to transfer this to an entity that does an extremely good job at preserving and telling the stories of our history in America."¹³⁹

The Birth Home was sold to the National Park Foundation, the charity arm of the NPS, for \$1.9 million. The money for the purchase came from private gifts by anonymous donors, and the home was turned over to the NPS on November 27, 2019. Wil Shafroth, the foundation president commented, "This is a big deal and one of [our] most important acquisitions." He indicated that the National Historic Site (now National Historical Park) planned to "improve and enhance" the house which would "include repairs not visible to visitors such as heating, which are still being determined." He speculated that the repairs would cost in "in the millions of dollars but had no specific figure." Shafroth also commented on the purchase price of the Birth Home stating that it "accounts for both the value of the property and for its historic significance. . . . This is a fairly priceless part of our nation's history."¹⁴⁰

133. Years 2010 through 2016 from MALU Work Order FMSS Database, NPP, ND.

134. National Center for Preservation Technology and Training, *Mortar Analysis for Martin Luther King, Jr. NHS Preliminary Report*, (Natchitoches, Louisiana, May 23, 2016),

135. Lord Aeck Sargent, *Martin Luther King, Jr. Birth Home Condition Assessment of Exterior Envelop and Systems*, Draft (Atlanta: Lord Aeck Sargent, 2017), 7.

136. *Ibid.*, 31.

137. No corroborating paperwork was noted in the files for this activity, although a finish date was included in the database.

138. MALU Work Order FMS Database, N.p, n.d.

139. Mihir Zaveri, "National Park Service Now Owns the Home Where Martin Luther King Jr. Was Born," *The New York Times*, December 15, 2018, accessed February 15, 2019, <https://www.nytimes.com/2018/12/15/us/mlk-home-national-park-service.html>

140. *Ibid.*

Timeline: Martin Luther King Jr. Birth Home, 501 Auburn Avenue

circa 1895	383 (now 501) Auburn Avenue built by Louis P. Hunerkopf (“Hunerkopff” in some reports).
1908	Purchased by Reverend A.D. Williams (Martin Luther King Jr.’s grandfather), Pastor, Ebenezer Baptist Church.
1926	Reverend Martin Luther King Sr. (Daddy King) married Reverend Williams’s daughter, Alberta Christine (“Celeste” in some reports), and moved into the household.
1895–1928	Changes believed to have happened during this period: ▪ Glazing was replaced in the “porthole” windows on the north and east elevations. ▪ The kitchen, porch, bathroom, and storage area on the first floor as well as the kitchen attic space, hallway, and bathroom on the second floor indicate some type of change in this portion of the house; the exact nature of this change is much debated.
January 15, 1929	Martin Luther King Jr. was born in the middle bedroom on the second floor of the house.
Circa 1930	Shingle roofing was replaced with composition roofing. ¹⁴¹
1931	Upon Reverend Williams’s death, the house was willed to his wife, Jennie C. Williams.
1941	Upon Mrs. Williams’s death the house was willed to her daughter, Alberta Williams King (Mamma King), Dr. King’s mother; Reverend King Sr. (Daddy King) moved his family to 139 Boulevard NE, but Mrs. (Alberta) King Sr. retained ownership of the building.
1929–1941	Changes believed to have happened during this period: ▪ Second-floor door converted to a window leading to the balcony on the second-floor north elevation. ▪ Furnace with stoker installed. ▪ Gas heaters added as a heating supplement. ▪ Toilets may have been changed from old gravity tanks to modern toilets. ▪ Coal house removed from backyard.
By 1955	House converted to duplex.
1971	House vacant.
1973	Mrs. (Alberta) King Sr. signed over the Birth Home to the Martin Luther King, Jr. Memorial Center, Inc.

141. Martin Luther King, Jr. National Historical Park, 501 Auburn Avenue [original building file] (Atlanta, Georgia: n.d.).

1974	House restored by the Dr. Martin Luther King, Jr. Center for Nonviolent Social Change (the King Center), following a design by J.W. Robinson and Associates, including: ▪ Changed from a duplex back to single-family residence. ▪ New concrete driveway. ▪ Reconstruction of existing chimney. ▪ Miscellaneous repairs to deteriorating exterior and interior wood on porch, windows, shutters, siding, trim. ▪ Installation of plywood roof sheathing and split wood shakes. ▪ New gutters and downspouts. ▪ Installation of insulation. ▪ Weather stripping of windows and doors. ▪ Reglazing of windows. ▪ New window shades. ▪ Select new doors. ▪ New interior walls (potentially) plaster or gypsum wall board. ▪ Repainting of exterior and interior.* ▪ Installation of interior wall papers (with guidance from Mrs. (Alberta) King Sr.). ▪ Soil treatment at basement. ▪ Creation of a small second-story apartment for caretaker.¹⁴² Martin Luther King, Jr. Historic District created; Martin Luther King Jr. Birth Home is indicated as a contributing resource.
1975	Martin Luther King Jr. Birth Home placed on the National Register of Historic Places as an individual property; the King Center opens the Birth Home for tours.
1977	Martin Luther King, Jr. Historic District listed as a National Historic Landmark.
1980	Martin Luther King, Jr. National Historic Site and Preservation District created.
January 1984	National Park Service begins the operation and management of the Birth Home; the King Center retains ownership.
1983	HABS recordation photographs completed for Birth Home (HABS-GA-1171).
1985	HABS recordation drawings completed for Auburn Avenue street facades, including the Birth Home (HABS GA-1171, Sheet 11 of 13).
1986	Historic Structure Report prepared.
1988	Agreement established between the National Park Service and the Martin Luther King, Jr. Center for Nonviolent Social Change (King Center) for management of Birth Home.
1989	Rehabilitation by the National Park Service, including: ▪ Replacement of paving stones on front walk and sidewalk. ▪ Resetting metal railing on front steps. ▪ Construct new foundation piers as needed. ▪ Repointed existing foundation piers and foundation wall.

142. Lord Aeck Sargent, 19-20.

- Cleaned brick of green fungus or algae.
- Repaired exterior siding and wood work.
- Reinforced first floor, floor joists, and close-up unused ducts.
- Front porch repairs.
- Shutter repairs.
- Supported cribbing and jacked up building.
- On east elevation, erected emergency exit platform and staircase.
- Adapted 510 Auburn Avenue for shop use.
- Adapted basement of 443 Edgewood for storage and tool storage.
- Removal of all wallpaper – addition of wallpaper.
- Restoration of asphalt shingle roof and installation of gutter system.
- Replacement of driveway in a ramp configuration with allows handicapped access to the rear of the house.
- Design and installation of a fire suppression system for the house.
- Pave rear area and raise grade.
- Widen rear door.
- Rebuild front chimney.
- Historic furnishings.
- Interior finishes applications.
- Painting of interior and exterior.
- Reinforce and repair stairs, balustrade, floors.
- Door and window repairs and replacements.
- Window screen repairs and replacements.

1990

Items carried over into this year from 1989 rehabilitation work:

- Wallpaper research, including visit from Mrs. Christine King Farris; it is not clear if new wallpaper was installed.
- Interior refurnishing (creation of historic furnishing plan).
- Design and installation of rear metal stairway.
- NPS internal inspection conducted.

October 1990

Martin Luther King, Jr. National Historic Site tenth anniversary.

1991

Historic Structure Assessment Report (Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology) completed.

1993

Cultural Landscape Report (Lawliss) for Birth Home block including Birth Home landscape.

1994

Historic Resource Study (Blythe et al.) completed for Martin Luther King, Jr. National Historic Site; Birth Home identified as nationally significant and contributing to the site's national significance; National Register nomination (Blythe et al.) completed for Martin Luther King, Jr. National Historic Site; Birth Home identified as a contributing resource under Criteria A and B.

2006

A site assessment by a NPS Southeast Archeological Center archeologist indicated no threats or site disturbances to any potential archeological resources on the property of the Birth Home.

2008

Work orders indicate following work activities:

- Repair wallpaper (location not specified).

- Repair hall floor (problem not specified).
- Preventive maintenance.

2010

Work orders indicate following work activities:

- HVAC replaced (exact replacement not specified).
- Repair wallpaper (location not specified).
- Replace fire escape.
- Inspect porch columns.
- Cut shingles for roof.
- Replace door (location not specified).
- Repaint interior.
- Install backflow.
- Repair ceiling above ironing board (problem not specified).
- Seal door to crawl space in boy's room.
- Seal basement (it is not clear what this means).
- Repair roof leak in wash room.
- Seal and caulk walls and ceiling in second story bathroom.

2011

Work orders indicate following work activities:

- Repair screens (number and placements not specified).
- Run phone line (location not specified).
- Run phone line to lift (it is not clear if this is the same as above).
- Corrective maintenance.

2012

Work orders indicate following work activities:

- Replace fire escape and add wheel chair lift/also design services for same.¹⁴³
- Upgrade sprinkler system.

2013

Work orders indicate following work activity:

- Repair screen door (location not specified).

2014

Work orders indicate following work activities:

- Repair wallpaper (location not specified).
- Replace carpet in hallway.
- Replace fire escape.¹⁴⁴
- Repair fence.
- Repair backdoor knob.
- Replace flood lights.
- Emergency porch roof repairs.
- Install screens on gutters.
- Replace screen door (location not specified).
- Replace window screen (location not specified).
- Prep and paint exterior clapboard.

2015

Work orders indicate following work activities:

143. The database indicates that the fire escape was replaced in 2010.

144. This appears to be a carry-over from 2013.

- Repair south facing kitchen window.
- Remove graffiti from plaque.
- Repair light (location not specified).
- Repair front yard lights (it is not clear if this is the same as above).
- Repair roof.
- Pressure wash building exterior.

2016

Work orders indicate following work activities:

- Repair / replace screen door (location not specified).
- Repair side screen door (it is not clear if this is the same as above).¹⁴⁵

Condition Assessment Report of Exterior Envelope and Systems (Lord Aeck Sargent) completed.

August 12, 2016

Temporary closure of Birth Home due to structural problem in foyer floor.

2017

Work orders indicate following work activities:

- Remove floor padding.
- Repair HVAC duct (location not specified).
- Replace exterior lights.
- Remove graffiti (location not specified).
- Replace door knob (location not specified).
- Repair brick paver behind the house.
- Replace roof.¹⁴⁶
- Replace stations in front of house.

April 3, 2017

Birth Home reopened after foyer floor structural stabilization.

2018

Martin Luther King, Jr. National Historical Park created.

November 27, 2018

Martin Luther King Jr. Birth Home, 501 Auburn Avenue, is sold to the National Park Service by the King Center.

The Martin Luther King Jr. Birth Home, 501 Auburn Avenue, is a contributing resource to the Martin Luther King, Jr. Historic District (1973), the Martin Luther King, Jr. National Historic Landmark (1976), and the Martin Luther King, Jr. National Historical Park (1994). It is eligible for the National Register of Historic Places under Criteria A (events) and B (people). The house is a nationally significant property.

145. Years 2010 through 2016 from MALU Work Order FMSS Database, n.p.

146. No corroborating paperwork was in the files for this activity although a finish date was included in the database.

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Physical Description and Condition Assessment

The scope of this Historic Structure Report Amendment addresses only the interior of the Martin Luther King Jr. Birth Home, including windows (as observed on the interior face of the exterior doors), doors (the interior face of exterior doors, as well as interior doors), floors (non-structural, i.e., finish flooring), ceilings, walls, and wood trim and architectural woodwork, such as stair railings, newel posts, etc. The amendment also provides a general condition assessment of visible components of the building electrical systems.

A separate study completed in 2017 by Lord Aeck Sargent, with Palmer Engineering, and Newcomb and Boyd Engineers, for the National Park Service Southeast Region addresses the building exterior, structural systems, and other building systems. The findings of that are presented in the report entitled, *Martin Luther King, Jr. National Historic Site, Martin Luther King, Jr. Birth Home, MALU 234427 – Condition Assessment of Exterior Envelope and Systems*, final report dated July 31, 2017.

The condition assessment provided as part of this Historic Structure Report Amendment documents visible changes since preparation of the 1986 Historic Structure Report by the National Park Service. The 1986 HSR has been referenced in preparation of this chapter for comparison to conditions observed during site work for the current study.¹⁴⁷

Interior

Description

The interior arrangement of the Birth Home consists of three primary rooms stacked along one side of a central hall, with support spaces and circulation occupying the opposite side, a common parti for residential structures in the Queen Anne Style. In lieu of a centrally placed window which would face the narrow yard between the homes, the center room at each floor includes a projecting bay with windows on the diagonal walls bringing light into the rooms from the north and south. The center room on the first floor was used as the master bedroom by Reverend and Mrs. Williams and later by Reverend and Mrs. King Sr. The King family resided upstairs from beginning of their marriage in 1926 until the birth of Martin Luther King Jr. In 1931 the Kings moved to the lower floor room, and Dr. King's grandmother, Mrs. Williams, resided upstairs until her death in 1941.¹⁴⁸

Except for the birth room itself, the other rooms retain the names used by the Williams and King families during their time in the home. Floor plans included in Appendix A and references to rooms herein follow the naming convention of the 1986 HSR and the 1989 Historic Furnishing Report which combine the family's name for the room with a room number.¹⁴⁹

Each floor consists of three large rooms along the east side of the central hall and a single smaller room opening off the hall to the southwest. Each of the rooms on the east side of the house, with the

147. Denver Service Center, *Birth Home Historic Structures Report*.

148. Wallace, n.p.

149. Ibid.

exception of the kitchen, has a coal-burning fireplace with a cast-iron register, a tile surround, and a decorative wood mantel. The front two rooms share a chimney with back-to-back fireboxes flanked by closets. The south room on each floor is served by a chimney on the south elevation, possibly the exterior wall of the home before the construction of the kitchen addition. Conversely, the rooms on the west side of the Birth Home do not have fireplaces.

A central stair with an open banister connects the halls of each floor which widen to the north of the stair as a foyer on the first floor and a sitting room on the second. To the south, the rear of the home was augmented with kitchen and bathroom spaces. Although the date of construction of these spaces is not known, they are thought to have been present when the Williams and Kings resided there and at the time of Martin Luther King Jr.'s birth and during his childhood.¹⁵⁰

Although the interpretive uses of the rooms have changed slightly, the layouts of the two floors have been maintained in their historic configuration since the home's primary restoration in 1974. Major modifications to the home since the 1986 HSR include the addition of a steel-framed egress stair and accessibility lift on the rear of the home, modification of finishes necessitated by repairs, installation of a dry pipe sprinkler system, and replacement of HVAC components.¹⁵¹ The installation of the sprinkler system involved the removal of original ceilings in some closets. These have been repaired with unfinished gypsum board. Recent structural repairs have also involved the removal of plaster near the ceiling at the perimeter of some walls. Floor plans are included in Appendix A.

Currently, the rooms in 501 Auburn Avenue are furnished with original artifacts and other pieces selected in consultation with the family to interpret and exhibit the Birth Home as it was

during the boyhood of Martin Luther King Jr. At the time of the site visit for this report, daily tours by the park staff were limited to the first floor. Tours began on the front porch and continued down the first-floor hall with stops at the dining room, the kitchen, and the rear porch. The second floor was under repair, with most artifacts removed.

The main entrance to the home is from the north-facing front porch on Auburn Avenue through a decorative door aligned with the central hall of the first floor (Figure 16 and Figure 17). A second entrance, opening from the west porch, was rarely used by the Williams and King families during their tenure in the house. This side door is also not commonly used when tours are conducted.



FIGURE 16. Overall view of entrance hall (F-1). (Source: All photographs by the authors unless otherwise noted)

150. Denver Service Center, *Birth Home Historic Structures Report*.

151. Summary of Preservation Activity, October 16, 1990, 501 Auburn Files, Series 5; Subseries G; Box 11; Folder 10.



FIGURE 17. Overall view of entrance hall (F-1).

The entry foyer occupies the northwest corner of the building on the first floor and is connected to the central hall by a pair of French doors (refer to Figure 17). On the east side of the foyer, a pair of large sliding pocket doors opens into the living room (Figure 18). The French doors were used by the family to separate the front of the house from the family areas during cold months and when meetings were held in the living room. The foyer and living room are furnished as they would have been during the period of significance. For example, the living room houses the King's piano (Figure 19).

Beyond the pair of twelve-light French doors, the hall continues to the rear of the house, passing the Williams-King bedroom and dining room to the east and a single, small bedroom to the west. Although a large space, the central hall was and is the hub for circulation among the rooms of the first floor. The hall widens where the main stair winds up to the second floor. Beneath the stair, a hatch in the floor provides access to the basement, and, for safety and security, the hatch and the opening are surrounded by a non-original, black metal railing (Figure 20).



FIGURE 18. View from entrance hall (F-1) to living room (F-3).



FIGURE 19. Overall view of living room (F-3).

The Williams-King bedroom, occupying the center room on the east, is interpreted as a game room and office for Martin Luther King Sr. The bedroom contains an exhibit of toys and games that was originally installed on the second floor (Figure 21). The exhibit is viewed through the doorway from the hall.

The tour route continues into the dining room and along the west side, through a communicating door that is next to the fireplace, and into the kitchen (Figure 22). Both the dining room and kitchen have an exhibit installation of furniture and artifacts representing the period of

significance (Figure 23). The small bedroom on the west side of the hall across from the dining room was used by Christine, Martin Luther King Jr.'s sister. Currently, the room is viewed from the hall and is decorated to represent Christine's childhood bedroom (Figure 24).¹⁵²



FIGURE 20. Overall view of stair hall (F-2).



FIGURE 21. Overall view of master (Williams-King) bedroom (F-4).



FIGURE 22. Overall view of dining room (F-5).



FIGURE 23. Overall view of kitchen (F-6).

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FIGURE 24. Overall view of Christine's room (F-7).



FIGURE 25. Overall view of back porch (F-10).

The central hall terminates at a door to the enclosed back porch where there is laundry equipment from the period of King's childhood (Figure 25). The original door from the back porch to the outside has been widened and reversed to swing out. It also has panic hardware and serves as an egress door that is required by the building and life safety codes. Although it was called a porch by the King family, it was likely enclosed as it presently exists for most, if not all, of the time that the Williams and Kings occupied the house.¹⁵³ The kitchen, bathroom, and pantry are all accessible from the back porch. The bathroom retains the original bead board on the walls and ceilings; however, wainscot has been added to some walls (Figure 26). (The wainscot appears to be hardboard rather than gypsum wall board.) The current plumbing fixtures are representative of those appropriate to the period of significance. On the first floor, the pantry is the only space not used for interpretive purposes. Electrical, lighting controls, and fire and security alarm panels are in the pantry, and it is also used for general storage (Figure 27).



FIGURE 26. Overall view of downstairs bathroom (F-8).

153. Ibid.



FIGURE 27. Overall view of pantry (F-9).



FIGURE 28. Overall view of upstairs hall (S-1, S-2).

The plan of the second floor matches that of the first. The main hall opens off of the stair and extends along the central, north-south axis from the front of the house to a rear exit door (Figure 28). At the north end, the hall widens into a sitting room where there was once a door to the second-floor front porch that faces Auburn Avenue. The door was replaced with a tall divided window topped by a single-light transom that was there along with the door (Figure 29). The sitting room was used as a socializing space by the King family. Three large bedrooms open off the central hall. The middle room served as the bedroom of Reverend and Mrs. King's at the time of Martin Jr.'s birth. It is considered the birth room. A small bedroom located across the hall was converted for

use as a kitchen during the 1974 renovations. It contains a small kitchen unit with a sink and a hot water heater. Previous reports have recommended the removal of the kitchen unit and hot water heater. The room is currently used as a catchall space for storage (Figure 30).



FIGURE 29. Overall view of upstairs hall (S-1, S-2).

The second-floor central hall continues to the rear of the home, through a cased opening and terminates in a small interior space referred to as a back porch, like the one below it. An exit door in the south wall opens out to the landing of the contemporary steel stair that was added to the rear of the house along with a wheelchair lift that makes the second floor accessible (Figure 31). A small bathroom is in the southwest corner of the upper floor adjacent to the back porch. This historic bathroom has a water closet and clawfoot bathtub but no lavatory (Figure 32). The wall-hung lavatory is in the back porch outside the bathroom. It is believed to date from the period when the property was a duplex.

The front bedroom on the second floor is referred to as Aunt Ida's room when she lived with the King family. Aunt Ida was Mrs. Williams' sister. This bedroom was also used by visiting guests, commonly ministerial students. Unlike the living room below, the bedroom on the northeast corner

does not have a window on the east wall, likely to allow room for a bed. The room is interpreted and furnished as a bedroom, but at the time of the site visit all artifacts except for a few major pieces of furniture had been removed (Figure 33).



FIGURE 30. Overall view of spare room (S-6).



FIGURE 31. View from rear porch, looking north to central hall and sitting room beyond.



FIGURE 32. Overall view of upstairs bathroom (S-7).



FIGURE 33. Overall view of front bedroom (S-3).

The central bedroom has a similar plan to the master bedroom on the first floor and belonged to Reverend and Mrs. King from the time of their marriage in 1926 until their move to the downstairs room in 1931.¹⁵⁴ The room was decorated and furnished to match the condition of the bedroom at the time of Martin Luther King Jr.'s birth on January 15, 1929. At the time of the site visit, the Birth Home was under repair. Wallpaper had been removed at areas of major delamination or water damage (Figure 34). Major furniture pieces, such as the bed, vanity dresser,

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and chifforobe, remained in the room, and some were protected with fabric (Figure 35).



FIGURE 34. Overall view of birth room (S-4).



FIGURE 35. Overall view of birth room (S-4).

The third major room on the second floor is interpreted as the room of Martin Jr. and his younger brother, Alfred Daniel (A.D.), although oral history notes that this room was used by Martin Luther King Jr.'s uncle, Joel King, when he lived with the family while attending seminary.¹⁵⁵ He left the home in 1937, and the room was then occupied by the two boys. The layout of the room matches that of the dining room below. The bedroom has a fireplace in the center of the south wall and two double-hung windows in the east wall. To the left of fireplace is a door to a single closet (Figure 36). Another door to the right of the fireplace provides access to the low attic above the kitchen. As interpreted, the room displays the toys

and games that were popular for boys at the time; toys and games of this type may have been used by the young King brothers. At the time of the site visit, toys and games had been moved downstairs temporarily and only major furnishings remained in the bedroom (Figure 37). Martin Jr.'s and A.D.'s room is the only main bedroom without wall covering. The walls are painted.



FIGURE 36. Overall view of Martin Jr. and A.D.'s room (S-5).



FIGURE 37. Overall view of Martin Jr. and A.D.'s room (S-5).

155. Correspondence with Martin Luther King, Jr. National Historical Park personnel, 2018.

Walls and Ceilings

Walls and ceilings throughout the main structure of the home were originally plaster on wood lathe. Records indicate that the majority of the original interior plaster walls and ceilings were removed during the 1974 restoration.¹⁵⁶ Although some original plaster walls and ceilings remain, most have non-original plaster. The 1986 HSR indicated original “1895” plaster as remaining on walls in portions of the master bedroom and closets, and walls and ceilings in the dining room.¹⁵⁷ The extent and specific locations of original plaster cannot be determined without additional investigation.

The additions to the house on the south side have walls and ceilings framed and clad with wood. The kitchen, pantry, and bathrooms have beaded board wall and ceiling planks, and the back porch on the first floor is clad with lap siding similar to that found on the exterior of the house.

The 1989 addition of a dry-pipe sprinkler system necessitated the removal of portions of plaster ceilings and walls.¹⁵⁸ These locations are isolated and concealed from view, such as ceilings in closets. Repairs at these locations were observed to have been made with gypsum board, taped, and floated, but not painted.

Walls and ceilings throughout the hallways and bedrooms have wall coverings, except Martin Jr. and A.D.’s (S-5) bedroom and the spare bedroom (S-6). Apart from the wallpaper in the halls on each floor, wall coverings on the bedroom walls and ceilings appear to date from the 1974 restoration. Vinyl wall coverings in the hall appear to have been installed since the early 1990s. A significant quantity of additional wall covering is stored in the spare bedroom (S-5). In contrast to the patterned wall coverings in the other rooms, the painted plaster walls in Martin Jr. and A.D.’s bedroom (S-5) and the spare room (S-6) are an ordinary off-white color.

Wallpaper installed during the 1974 restoration was selected by Mrs. (Alberta) King. A 1990 report by Steven Harrison indicated that Superintendent Scott and Regional Curator Durham selected the following wallpapers from the 1925 Sears and Roebuck wall paper catalogue as being closest to what was installed in the home at the time: Columbine (Figure 38); Romany (Figure 39); Sussex (Figure 40); Lochlere (Figure 41); Moire (Figure 42); and Silverlace (Figure 43).¹⁵⁹



FIGURE 38. Sears wall paper catalogue, 1925, page 13, Columbine. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)



FIGURE 39. Sears wall paper catalogue, 1925, page 20, Romany. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)

156. Denver Service Center, *Birth Home Historic Structures Report*.

157. Ibid.

158. 501 Auburn, Drawings: Fire Suppression System, 1989.

159. Harrison.



FIGURE 40. Sears wall paper catalogue, 1925, page 41, Sussex. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)



FIGURE 41. Sears wall paper catalogue, 1925, page 43, Lochlere. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)



FIGURE 42. Sears wall paper catalogue, 1925, page 58, Moire. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)



FIGURE 43. Sears wall paper catalogue, 1925, page 60, Silverlace. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)

During the 1990 interview and visit, Mrs. Christine Farris, King's sister, also selected wallpaper from the catalogue, then visited the home with Superintendent Scott and Steven Harrison. Harrison wrote, "Mrs. Farris stated that what her mother chose was the best match to the historic wallpaper. Mrs. Farris added that she had not seen anything closer to the historic than what was put up in the 1970s." Harrison continued,

In the living room, she selected the Sears sample on page 29, Sweet Anne, but said the historic was paler. She also selected the sample on page 36, Gloria, but said that the historic had less blue in it. In the hall, she selected the sample on page 47, Aldine, but stated that what is now up is closer to the historic wallpaper (Figure 44 through Figure 46).¹⁶⁰

Before visiting the home, Mrs. Farris was asked to selected wallpapers from the catalogue based on her memory of the home. She mentioned the living and dining rooms as having something similar to Columbine (refer to Figure 38); wallpaper in the house similar to June (Figure 47), but not as "busy"; wallpaper in the halls similar to Lenroch (Figure 48), later she added that the installed wallpaper was closer in design and color than the Sears wallpaper; and wallpaper in the home with green birds similar to Miami (Figure 49), but smaller. She stated that the ceilings all had the

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same paper, similar to Silverlace (refer to Figure 43).¹⁶¹



FIGURE 44. Sears wall paper catalogue, 1925, page 29, Sweet Anne. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925, 1925*, image courtesy of Matthew Corso)



FIGURE 45. Sears wall paper catalogue, 1925, page 36, Gloria. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925, 1925*, image courtesy of Matthew Corso)



FIGURE 46. Sears wall paper catalogue, 1925, page 47, Aldine. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925, 1925*, image courtesy of Matthew Corso)



FIGURE 47. Sears wall paper catalogue, 1925, page 27, June. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925, 1925*, image courtesy of Matthew Corso)



FIGURE 48. Sears wall paper catalogue, 1925, page 45, Lenroch. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925, 1925*, image courtesy of Matthew Corso)

161. Ibid.



FIGURE 49. Sears wall paper catalogue, 1925, page 56, Miami. (Source: Sears, Roebuck and Co., *Wall Paper Samples: Season 1925*, 1925, image courtesy of Matthew Corso)

The currently installed wallpaper in the home appears to be the paper selected by Mrs. (Alberta) King during the 1974 renovation. The wallpaper in the living room (F-3) and dining room (F-5) is an off-white paper with a pink and yellow floral pattern and vertical gold stripe (Figure 50). The wallpaper in the master (Williams-King) bedroom (F-4) is also an off-white floral pattern with a vertical gold stripe, but with a more muted and delicate design than the bold floral pattern in the living and dining rooms (Figure 51). The wallpaper installed in Christine's bedroom (F-7) has a medium pink background with a vertical, white floral and vine pattern (Figure 52). Wallpaper in the second-floor front bedroom (S-3) has the same pink floral pattern as the first floor, but with a blue tinted background and purple stripe (Figure 53). The birth room (S-4) wallpaper has a gold tinted background with gold and pink vertical bars with pink and blue flowers and coiled vines (Figure 54).

Wallpaper in the halls on both floors appears to have been recently replaced with a contemporary vertical stripe pattern (Figure 55). The design can be seen against what is likely the previous vertical stripe pattern at isolated locations where devices have been removed since the installation of the newer wall covering (Figure 56).



FIGURE 50. Wallpaper at living room (F-3) and dining room (F-5).



FIGURE 51. Wallpaper at Williams-King bedroom (F-4).



FIGURE 52. Wallpaper Christine's room (F-7).



FIGURE 53. Wallpaper front bedroom (S-3).



FIGURE 54. Wallpaper birth room (S-4).



FIGURE 55. Typical wallpaper at foyer, stair, and halls (F-1, F-2, S-1, S-2).



FIGURE 56. Exposure of previous wallpaper at wall mounted device in hall.



FIGURE 57. Typical wallpaper at ceiling and frieze.

The ceiling wallpaper is typically continued down the frieze panel, above the picture rail. The pattern is an organic gold print on a cream-colored background (Figure 57). This print is typical in all rooms. The age of the ceiling fabric is not known given the available documentation or photographic information.

Windows

Window openings are all wood framed, feature wood casing, and include fixed sash and single-hung sash of various configurations. The type and configuration of windows follows a hierarchical pattern based on location in the building. Fixed window sash are either circular oxeye windows located near the main entrance at the north elevation or multi-light windows located near the back entrance at the south elevation. Windows with single-hung sash are the predominant type. Variations in the window type include different light configurations, casing profiles, jamb profiles, and aprons.

Fixed Sash. There are two, prominent, round fixed windows. One on the north elevation is located just to the west of the front door in the entrance hall. The other one is in the west-facing wall above the lower stair landing in the stair hall. They are circular oxeye windows with broad wood trim approximately 6-1/4 inches wide and 1-3/8 inches thick. The bead molding or casing has concentric beading at the outer edge, and is painted brown like most of the trim in the house (Figure 58).

Both windows are 24 inches in diameter. They have wood frames, painted brown, which measures 1-3/8 inches wide, and they have textured amber glass.



FIGURE 58. Overview of circular window in the north wall of the entrance hall.

Another fixed window is also located on the south elevation, adjacent to the south exit door. This nearly-square window has flat wood trim that is 3-1/2 inches wide and is painted brown. The four-light window has a 5/8 inch deep wood stool that projects approximately 1 inch beyond the wall. Below the stool is a wood apron measuring 3-1/2 inches tall. A non-original roller shade is mounted to the jambs of the window. The window has a white lace curtain on an adjustable metal curtain rod that is anchored to the window casing.

The window sash has a 1-3/4-inch wood frame, painted brown (Figure 59). The glazing is divided into four lights by 1/2-inch-wide vertical wood muntins.



FIGURE 59. Overview of the multi-light fixed window at the south elevation.

Single-Hung Sash. The single-hung windows typically have wood casings, aluminum sash tracks (on non-original windows) with rope cords and counterweights, brass hardware, non-original wood-framed screens at the lower operable sash, and window-mounted roller shades and / or curtains.

The typical casing at window has bead molding and consists of multiple wood trim components that are fit together. The casing measures 5-3/8 inches wide and is 1-3/8 inches thick. At some locations, the jamb trim engages the casing and gives the appearance of a wider casing measuring 6-1/8 inches.

Wood stools and aprons are located at each single-hung window opening. Wood stools measure 1-1/8 inches deep, and project 1-3/4 inch beyond the face of the wall and 1 inch beyond the edge of the casing. Below the stool is a wood apron, 4 inches tall, consisting of a flat trim piece with applied cove molding below the stool (Figure 60).

Typical window hardware includes aluminum sash tracks (on non-original windows) and sash pockets with counterweights and rope cords, brass sash locks at the meeting rails, and either brass surface-mounted sash lifts or decorative inset sash lift pockets at the bottom rail of the sash (Figure 61 through Figure 64).



FIGURE 60. Typical wood stool and apron below window).



FIGURE 62. Typical brass sash lock at window meeting rail.



FIGURE 61. Typical rope chord at lower sash track.



FIGURE 63. Typical surface-mounted brass lift at bottom rail.

The non-original wood-framed screens are set into the window frame, and secured with hooks that engage eye bolts in the window sill. Although screen material and window screens were commercially available when the King family occupied the house, no archival documentation has been identified that confirmed the presence of window screens during the period of significance. Non-original roller shades are mounted to the jamb trim (Figure 65). Either white lace or fabric curtains have adjustable aluminum curtain rods that are anchored to either the wood casing or the plaster wall (Figure 66 and Figure 67.)

One-over-one single-hung windows are located on the north elevation and on the north end of the east elevation at the first-floor level. These windows have typical bead mold casings, stools, and aprons.



FIGURE 64. Decorative brass inset lift pocket at bottom rail.



FIGURE 65. Typical roller shade at window opening.



FIGURE 66. Curtain rod anchored to wall.



FIGURE 67. Curtain rod anchored to wood trim.

There are variations within the one-over-one windows primarily related to the casing and jamb trim. At the first-floor windows on the north elevation, parting strips are anchored to the window jamb and create four sash pockets. The upper and lower sash occupy the outer two pockets (Figure 68). The inner parting bead is

flush with the casing, thus giving the appearance of a wider trim measuring 6-1/8 inches wide (Figure 69). The other sash pockets may be for screens.



FIGURE 68. Window jamb with parting strips separating the jamb into pockets.



FIGURE 69. Casing with parting bead at first floor windows on the north elevation.

At the north end of the east elevation, the one-over-one single-hung window openings do not have the additional wood parting strips at the jamb, and instead have a bead molding sash stop (Figure 70).

The windows on the second floor at the east end of the north elevation also do not have the parting strips but instead have an additional larger jamb trim that is grooved to form three pockets. The trim extends 7/8 inch beyond the edge of the casing, and gives the appearance that the casing is 6-1/8 inches wide (Figure 71 and Figure 72).



FIGURE 70. Window casing and jamb with bead molding sash stop.



FIGURE 71. Profile of beaded casing with jamb trim at second floor windows on the north elevation.



FIGURE 72. Window jamb at the second-floor north elevation. Note the addition grooved trim piece.

At all one-over-one, single-hung windows, the sash include 1-1/2-inch-wide stiles, a 1 inch meeting rail, and a 2-1/4 inch bottom rail. The windows have single, monolithic, clear float glass set with glazing putty. The frames and putty are painted brown.

Two-over-Two Single-Hung. The remaining windows on the east, west, and south elevations are two-over-two single-hung windows (Figure 73). The openings have the typical wood bead-molding casing, wood screen, rope sash cords, stool, and apron described above. The windows have typical brass sash locks and sash lifts. Non-original features include the roller shades and curtains. At the two-over-two single-hung windows, the curtains are mounted to the wood casing. At the jamb is a wood sash stop that defines the interior side of the lower sash pocket. The sash stop is set back 1-1/4 inches from the face of the casing (Figure 74).



FIGURE 73. Typical two-over-two single-hung window unit.



FIGURE 74. Typical two-over-two window opening jamb.

The window sash members are similar to those of the one-over-one windows. Sash stiles and top rails are 1-1/2-inch-wide with 1-inch-wide meeting rails and 2-1/4-inch-wide bottom rails. The glass is divided into two lights by a 1/2-inch-wide vertical wood muntin. The clear glass panes are set with glazing putty, and the windows are painted brown.

The window in the second-floor bathroom is located at the south end of the west elevation. The opening measures 24 inches wide by 52 inches tall, and has a flat wood casing with 1/2 inch beaded molding between the casing and jamb (Figure 75). The window has a wood stool measuring 2-3/4 inches deep that projects approximately 1 inch beyond the face of the wall, and extends 1 inch beyond the edges of the casing. There is no apron below the stool. There is no sash for the lower, operable sash (Figure 76). The window frame, sash and trim are painted light green.

The window in the first-floor bathroom is also a two-over-two single-hung unit. However, the glazing is divided horizontally by a 1/2-inch-wide muntin (Figure 77). The window has flat wood casings that measure 5-1/2 inches wide, and sit directly above a wood chair rail that is 2 inches wide. The window stool is 1 inch thick and has a

bullnose edge that projects 1-1/2 inches from the face of the wall. The stool extends 2 inches beyond the casing on both sides. The stool overlaps the top of the chair rail (Figure 78). The window frame and sash are painted light green, and have an aluminum sash track with sash cords, a roller shade, and a fabric curtain. This window may also not be original.



FIGURE 75. Overview of the bathroom window.



FIGURE 76. Sash pocket showing the aluminum sash track. Note that there is no sash chord. This window is likely not original.



FIGURE 77. Lower sash of first-floor bathroom window.



FIGURE 78. Detail of the window stool and chair rail.

Other Windows. A unique window is located on the second floor at the west end of the north elevation in the sitting room (S-2). It is a full-height window extending from the floor to the ceiling and measuring 28-1/2 inches wide by 9 feet 2 inches tall. The window consists of an upper and lower sash with a wood-paneled transom.

The opening has similar casing and jamb details as the other second-floor north elevation windows. The bottom operable sash, measuring 56-1/2 inches tall, is divided horizontally by a 1/2-inch-wide wood mullion. The single-light upper sash is approximately 28 inches tall. When open, the window provides the only access to the second-floor north balcony. Above the sash is a wood-paneled transom measuring 26 inches tall, and consisting of two recessed panels. As with other window openings, there is a non-original roller shade mounted to the window jamb (Figure 79).



FIGURE 79. Second-floor hall window. Window provides access to balcony when sash is raised.

Exterior Doors

The Birth Home has four exterior doors—two that appear original to the structure, and two that are non-original. All are single-leaf, hinged, multi-panel wood doors with wood casing and non-original security devices. The doors are distinguished by their configuration of panels and differences in wood casing and hardware.

The main entrance is located slightly off center and to the west side of the north elevation of the house, which faces Auburn Avenue. This “front” door opens into the entrance hall from the wrap-around front porch. The stile-and-rail door has a full glass panel and a transom. On the interior, the compound casing measures 5-5/8 inches wide by 1-3/4 inches thick and consists of two beaded molding pieces fitted together. The door and trim are painted brown (Figure 80).

A right-hand door that swings into the entrance hall, the door leaf measures 36 inches wide by 83-1/2 inches tall (Figure 81). The bottom rail of the door is 15-1/2 inches tall, the top rail measures 10 inches, and the stiles are 6-1/2 inches wide. The door is mounted with three five-knuckle ball-tipped hinges, also painted brown. The round doorknob has a cast oval escutcheon plate with

decorative perimeter trim (Figure 82). The hardware includes a steel knob and brass thumb turn. Above the escutcheon plate is a non-original deadbolt lock. A non-original white lace curtain with curtain rods at the top, and bottom is mounted to the interior face of the door with brass brackets at the top and bottom. There is also an exterior wooded screen door that was not included in this survey.

The door and transom are separated by a 3-3/4-inch wood transom bar, which features two decorative bead bands in the center of the bar that extend horizontally across the interior face (Figure 83). The transom light consists of wood framing measuring 1-3/4 inches wide surrounding a single panel of clear glass (Figure 84).



FIGURE 82. Main entrance – door knob and oval escutcheon plate.



FIGURE 83. Detail of wood transom bar at main entrance door.



FIGURE 80. Typical bead mold casing at west side and main entrance doors.



FIGURE 81. Overview of main entrance door.



FIGURE 84. Overview of transom above main entrance door.

The side door on the first floor is located on the west elevation, and opens into the stair hall (F-2) from the west side of the wrap-around porch. The door has compound wood casing consisting of two profiles of beaded molding fitted together and measuring 5-5/8 inches by 1-3/4 inches. The metal railing that surrounds the floor hatch leading to the basement is mounted to the wood casing (Figure 85).



FIGURE 85. Detail showing the interface between the wood casing and metal railing.

The side door is 36 inches wide by 83 inches tall and consists of an upper half with divided glass lights, a single raised panel, and a pair of raised panels in the lower one-third (Figure 86). Similar to the front door, this one is a stile-and-rail, right hand door that swings into the central hall below the upper stair landing. The bottom rail of the door is 9 inches tall, and the stiles, the top rail, the cross rail, and the mullion between the lower two raised panels are all 5-1/4 inches wide. The lock rail between the glazed upper half and the center raised panel is approximately 8 inches wide. Two vertically oriented raised panels each measure 12-3/4 inches tall by 10 inches wide, and the horizontal center panel is 26-1/2 inches wide by 6-1/4 inches tall. The fifteen-light, clear glass panel measures 26-1/2 inches wide by approximately 36 inches tall. Wood muntins are 1-1/2 inches wide (Figure 87).

The door is hung with two brass five-knuckle ball-tipped hinges (Figure 88). Hardware includes a decorative cast brass doorknob, a thumb-turn lock, and a brass keyhole escutcheon (Figure 89). A white lace curtain covers the glass panel.

Assessment of the exterior screen door was not included in the scope of this report.



FIGURE 86. Side entrance door in the stair hall.



FIGURE 87. Multi-light glazed panel at side entrance door.



FIGURE 88. Hinge at side entrance door.



FIGURE 89. Brass hardware at side entrance door.

Non-original wood doors are located at the back porches on the first and second floors of the Birth Home. The door on the first floor has flat wood trim measuring 3-1/2 inches wide inside and 5-1/2 inches outside. It has a wood sub-sill with a modern aluminum threshold (Figure 90). The six-panel door measures 36 inches wide by 76-5/8 inches tall by 1-3/4 inches thick (Figure 91). It is hung on a pair of painted five-knuckle ball-tipped hinges that are painted brown like the door and the trim. To comply with egress requirements of the local building code, it swings out to the exterior. Hardware includes a non-original deadbolt lock, and push bar panic exit device. There are no operable door knobs, but there is a cast brass dummy knob on the exterior side of the door, a decorative brass escutcheon on the interior, and a contemporary double cylinder dead lock to secure the door (similar to Figure 92).

Similar to the non-original first-floor door, the second-floor door is a six-panel, wood-framed door hung on two hinges. A non-original aluminum threshold, deadbolt lock, push bar panic exit device, and cast bronze dummy door knob complete the door (Figure 92 and Figure 93). The door measures 30-1/2 inches wide by 76 inches tall and is a left hand door that swings out to the exterior. On the interior, it has beaded molding perimeter trim similar to the casings on the front and side doors on the floor below. The exterior side has flat wood casing that is 6 inches wide. Both rear doors are painted brown.



FIGURE 90. Door sill and threshold at south exit.



FIGURE 91. First-floor exit at south elevation.



FIGURE 92. Hardware on second-floor rear exit door.



FIGURE 93. Hardware at second-floor exit at south elevation.

Interior Doors

Most of the interior doors are original to the house and retain their original hardware. All have been painted with a brown, opaque enamel matching the paint of the door frames and trim. The large pocket doors between the entrance hall (F-1) and the living room (F-3) are nine-panel stile and rail doors with decorative flush pulls (Figure 94 and Figure 95). French doors between the entrance hall and the central hall (F-2) are 12-light stile and rail doors with surface mounted flushbolts on the inactive leaf and a mortised latch with glass knobs on the active leaf (Figure 96 through Figure 98).



FIGURE 94. Paired pocket doors to living room.

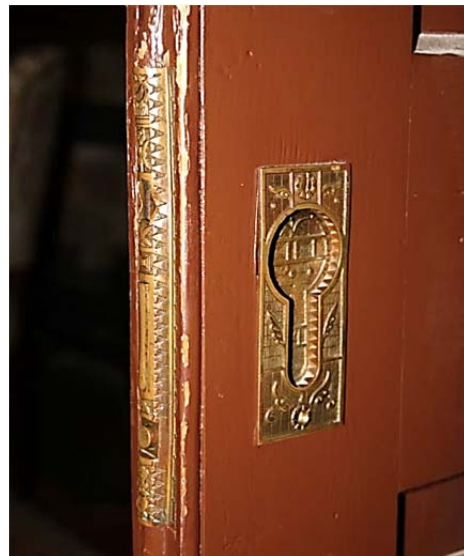


FIGURE 95. Hardware on sliding pocket doors.



FIGURE 96. French doors between the entrance hall and the central hall on the first floor.



FIGURE 97. Flush bolt at French door.

The door entering the central hall from the back porch is particularly unique, and may have originally served as an exterior door before the back porch was enclosed (Figure 99). The 7-foot-tall door is in a transom frame with a beaded transom bar matching the detail of the front entry door (refer to Figure 83). The interior face of the door is plain, with simple raised panels bordered by profiled stops. The ornamental exterior face of the door has applied moldings along the stiles and rails that terminate in a trifid or dog's nose pattern. There are rosettes at the panel intersections and at the tops and bottoms of the stiles. The top rail contains an incised sunburst motif above a narrow, horizontal band of reed molding applied between the rosettes. The clear glass light in the door is framed by four square lights at the corners of the panel, each containing opaque blue glass. Two rectangular lights, with orange glass, are centered between the four corner lights, above and below the clear glass. All the glass appears to be original. The muntins that hold the glass have a groove detail like the motif found on other architectural woodwork throughout the home. The lock rail is wide, with a decorative, raised relief above a vintage brass doorbell (Figure 100). The two lower raised panels are framed by profiled moldings, and they also have designs carved into their flat surfaces. The vintage brass hardware includes decorative doorknobs, escutcheon plates and a deadbolt lock (Figure 101). Butt hinges on this door are dark bronze, or possibly cast iron, with a vine motif cast into the leaf. The hinge pins have a minaret tip (refer to Figure 191).



FIGURE 98. Mortised latch set with glass knob at French door.



FIGURE 99. Door to central hall from back porch.



FIGURE 100. Carving and applied carved ornament at back porch door.

Typical interior doors are four-panel, stile and rail doors with a plain raised panel (Figure 102). Most doors are painted with an opaque brown enamel matching the adjacent frames and trim. Most hinges are original and have been painted (Figure 105). Hardware consists of both decorative and ordinary mortised latch sets with various types of knobs (Figure 103 and Figure 104). Bathroom doors are secured by surface applied rim latches with decorative faceplates (Figure 106). Knobs of various types were found in the Birth Home including simple brass knobs (Figure 107) and, as a rule, black knobs on the interior of closet doors (Figure 108). Some doors, such as the spare bedroom (S-6) upstairs, which is currently used as a storage room, had modern dead-bolt locks and period hardware (Figure 109).



FIGURE 101. Decorative brass latch set and knob at back porch door.



FIGURE 102. Typical interior door.



FIGURE 103. Mortised latch set with decorative knob.



FIGURE 104. Detail of decorative faceplate with no knob at dining room.



FIGURE 105. Painted hinge at birth room.



FIGURE 106. Surface-mounted latch set at bathroom.



FIGURE 107. Mortised latch set with plain brass knob.

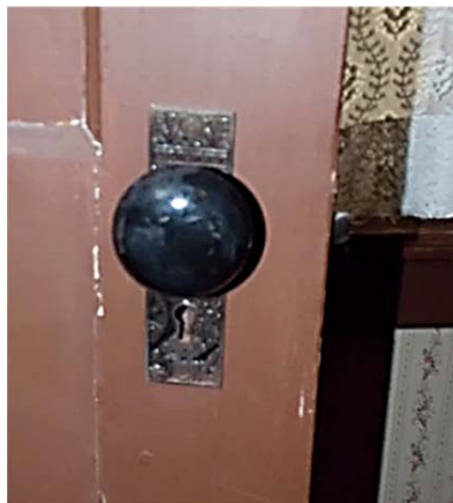


FIGURE 108. Mortised latch set with black knob at closet interior.



FIGURE 109. Modern brass deadbolt lock above the historic doorknob latch set.

Trim and Architectural Woodwork

Trim and architectural woodwork is original to the home, except where minor repairs have been made. All architectural woodwork including door and window casings, baseboards, wainscots, and chair and picture rails were noted to be varnished in previous reports. Photographic evidence prior to this Historic Structure Report Amendment indicated a dark colored varnish at all trim as was common to Victorian or Queen Anne homes of the period of significance. Currently, all architectural woodwork and trim has been coated with a brown opaque enamel.

Typical wall base consists of an 8-inch-high flush board with a 2 inch cove and a 1-3/8-inch exposure (Figure 110 and Figure 111). The base cap is 2-1/8 inches high with a quirked ogee, torus, and cove matching that found at the typical door casings. A 1-1/2-inch shoe mold with a beaded ovolo occurs at all floors. All wall base is painted brown.

Picture rail, also painted brown, is original to the construction of the home. Two types of picture rail occur. The first is found in the entrance hall (F-1), the living room (F-3), and the master bedroom (F-4). In these rooms, the picture rail is approximately 13-1/4 to 14 inches below the ceiling. The molding consists of a 1-1/2-inch-high quirked ogee with torus, similar to the molding on door frames and the caps on baseboards. A 1/2-inch cove completes the bottom edge (Figure 112). A second picture rail with a simpler profile occurs in the other bedrooms. The second type is installed approximately 12 inches below the ceiling and consists of a 3/4 inch bullnose bead with a 3/4 inch cove at the bottom (Figure 113).

An original, painted (brown) wood wainscot occurs in the entrance hall (Figure 114). The wainscot is capped with a 1-inch-thick chair rail installed at 36-3/4 inches above the floor. There is typical shoe molding where wainscot meets the floor. The chair rail has a full depth bevel at the top, and an asymmetrical 3/8-inch bevel at the bottom, leaving a 1-7/8-inch face. Wainscot panels consist of tongue-and-groove beaded boards. A similar wainscot and chair rail occur in the kitchen; however, in contrast to the wainscot in the entrance hall, it consists of

vertical boards with a double bead, and it is painted light blue-green (Figure 115).



FIGURE 110. Typical wall base.



FIGURE 111. Wall base at an outside corner.



FIGURE 112. Picture rail matching cap molding.



FIGURE 113. Simple picture rail in the dining room.



FIGURE 114. Chair rail trim at wainscot.



FIGURE 115. Double-beaded wainscot and chair rail in the kitchen.

Woodwork in the Rear Addition.

As documented in the 1986 HSR, the kitchen and bathrooms at the rear of the house are thought to have been added after the initial construction of the house, but in place during most, if not all, of the Williams-King tenure in the home. The age of finishes in these rooms is not confirmed, but they likely date to the time of construction. The bathroom walls and ceilings are clad in a combination of single- and double-bead tongue-and-groove paneling that is painted a light blue-green on the first floor (Figure 116) and a light green on the second. A wainscot with a 3/4-inch by 3-inch chair rail with symmetrical 1/2-inch bevels occurs at 37-1/2 inches high on the exterior (south and west) walls of the first-floor bathroom (Figure 117). The walls are finished with plaster above the wainscot in both rooms. A non-original, gypsum board wainscot is in the second-floor bathroom (Figure 118). The substrate behind this wainscot is not known. The ceiling in the first-floor bathroom is likely plaster, while the second-floor ceiling has a painted, double-bead board paneling similar to the back porch ceiling. Joints at corners and wall-to-ceiling transitions are covered with 3/4 inch quarter-round molding.



FIGURE 116. Beaded tongue-and-groove wall and ceiling panels in the first-floor bathroom.

The first-floor rear porch is the space between the kitchen and the bathroom and pantry additions to the south side of the house (Figure 119 and Figure

120). It is actually an extension of the central hall. Although the space is believed to have been enclosed during the early years of the Williams occupancy, or possibly prior to it, the room was always called the “back porch” by both the Williams and the King families. The back porch retains the original exterior wood siding. It is 1 inch thick with a 5-inch exposure, and it is painted to match the interior wall color.



FIGURE 117. Beaded tongue-and-groove wainscot in the first-floor bathroom.

When the second-floor back porch was enclosed is uncertain, but it probably coincides with the addition of the upstairs bathroom as some finishes in the two spaces are similar. Walls are clad in horizontally oriented, double-bead wood paneling except for the west wall adjacent to the bathroom. This wall has vertically oriented, single-bead wood cladding (Figure 121). A plain, brown-painted wood base is continuous around the room (refer to Figure 154). The ceiling of the back porch consists of two types of tongue-and-groove wood strips. Some boards have a single bead and some have a double bead, and they that run east to west and through the adjacent bathroom. The wall-to-ceiling intersection is finished with 1-inch quarter-round molding.



FIGURE 118. Beaded tongue-and-groove ceiling and wall paneling with gypsum board wainscot at the second-floor bathroom.



FIGURE 119. Clapboard siding and beaded wood ceiling at back porch.



FIGURE 120. Clapboard siding inside the first-floor back porch.



FIGURE 121. Single- and double-beaded board walls and ceiling at the second-floor back porch. Note vertical orientation of the beaded board on the right (west wall).

Interior Stair. The two floors of the Birth Home are joined by a generous stair in the center of the house along the west wall of the main hall. Although previous restoration projects involved structurally augmenting the stair, the architectural woodwork is considered to be original. All of the woodwork is painted in an opaque brown, except for the treads and risers which are painted with an opaque red enamel.

The wood stair has twenty-one total risers with the bottom two radiused around the lower newel post as they return to the base of the stair (Figure 122). The stair starts at the north end of the main hall and winds up and to the left (south) as it ascends to an upper landing and turns left (east) again before ending at the second-floor hall (S-1). A typical step has a 6-3/4- to 7-inch riser and 10-1/2-inch tread with a bullnose nosing. The treads and risers are covered with a continuous maroon carpet runner.

The wide outer stringer is embellished with five trapezoid-shaped, recessed, flat panels framed by wood molding. At the beginning of the stair, the newel post is 7-1/2 inches square with similar recessed panels on each side and a simple beveled cap (Figure 123). The other newel posts are also 7-1/2 inches square but have chamfered corners and a quirk above and below the handrail (Figure 124). Each newel post terminates with a turned acorn cap and a turned drop pendant at the bottom (Figure 124 and Figure 125). Treads and risers join a closed stringer along the hall walls which merges into standard baseboards at the top and bottom of the stair.



FIGURE 122. Beginning of the stair in first-floor hall.

Handrails are 4-1/2 inches high and 2-1/2 inches wide with a 2-inch round grip profile at the top and a 2-inch-high bottom block that has a beaded face. The rail height is 29 inches at the second floor landing and approximately 31 inches high above the nosings of the treads. Balusters are 1-5/8 inches square with a triple bead on the two faces. They are set approximately 8-1/2 inches on center along the outer stringer and 7-1/2 inches on center at the second floor. Horizontal pickets occur between balusters at mid-height above the stringer and at alternating third-points between balusters in the railing surrounding the stair on the second floor.



FIGURE 123. Cap on bottom newel post.



FIGURE 124. Railing and newel posts at the stair on the second floor.



FIGURE 125. Turned newel pendant at first-floor ceiling.¹⁶²

Fireplace Mantels and Surrounds. Fireplace mantels and surrounds are original and are in excellent condition. The woodwork appears to be finished with an opaque stain or a dark varnish with a brown hue similar to the other painted architectural woodwork. It appears that some have been painted with an opaque enamel rather than varnished.

The fireplace surround in the living room (F-3) has an overmantel with an inset mirror and an upper shelf supported by turned and tapered spindles (Figure 126). The legs of the surround have round pilasters, and centered in the apron below the mantel shelf is a carved floral motif extending from a rosette at the center and ending in a stylized fleur-de-lis. The overmantel has similar carved designs flanking the mirror (Figure 127). The upper mantel shelf has radiused ends and has a projecting profiled edge. A black cast-iron coal grate and register fill the firebox which is bordered

162. The park has a similar unmarked newel pendant in curatorial storage that is believed to be original to the Birth Home. (Information provided by Martin Luther King, Jr. National Historical Park personnel in correspondence with the authors, 2019.) Further research and comparison to the newel pendant shown in the photograph are needed to confirm its authenticity.

by mottled glazed tile. Unique decorative tiles in the upper corners have picturesque images of male and female figures (Figure 128). The hearth is tiled with a dark grey-brown tile laid in a running bond with a diamond pattern border (Figure 129).



FIGURE 126. Fireplace surround at living room.



FIGURE 127. Detail of decorative carved motif on the overmantel.

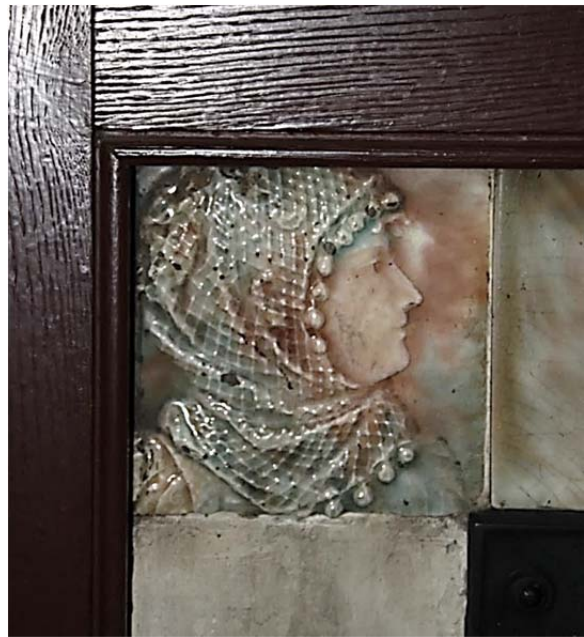


FIGURE 128. Detail of ceramic tile at fireplace.



FIGURE 129. Tile hearth.

The fireplace in the master (Williams-King) bedroom (F-4) has a simple mantel with no overmantel (Figure 130). The shelf has a bullnose edge and is supported by thin pilasters which have a decorative edge profile. The apron below the mantel has a raised undulating design with a symmetrical pair of carved vines. The black cast-iron register has an arched opening and is set in a painted plaster surround. The grille is missing. The hearth is likely Portland cement plaster that is painted black (Figure 131). Infill wood strip flooring on either side of the hearth suggests that the original floor was damaged or the hearth was larger at one time.



FIGURE 130. Fireplace surround at Williams-King bedroom.



FIGURE 131. Hearth at Williams-King bedroom.

The fireplace surround and built-in china cabinet in the dining room (F-5) appear to have been painted with a dark opaque stain or paint (Figure 132). Photographic documentation indicates that the mantel and adjacent architectural trim were originally finished with a dark varnish.

The fireplace surround has a rectangular mantel shelf with an inverted ogee edge. It is supported by three ogee brackets. The apron below the shelf is carved with a pair of flowers and simple rosettes. The overmantel has an inset mirror and an upper shelf supported by thin vertical pilasters with a decorative edge profile. The pilasters continue above the shelf. The panels flanking the mirror have a carved multi-stemmed vine motif similar to the simpler mantel in the master bedroom (Figure 133). The rectangular cast-iron register is framed by flashed, dark-red glazed tiles. Like the living room fireplace, tiles in the two upper corners have picturesque images of male and female figures that face each other, and possibly have some cryptic symbolism (Figure 134).

The hearth is infilled with a smaller, square dark-red glazed tile arranged in a running bond (Figure 135). Small square tiles set in a diamond pattern form a border. These small, reddish-brown tiles are embossed with a small floral design that makes them distinctive (Figure 136).



FIGURE 132. Fireplace and china cabinet in the dining room.



FIGURE 133. Detail of overmantel in the dining room.

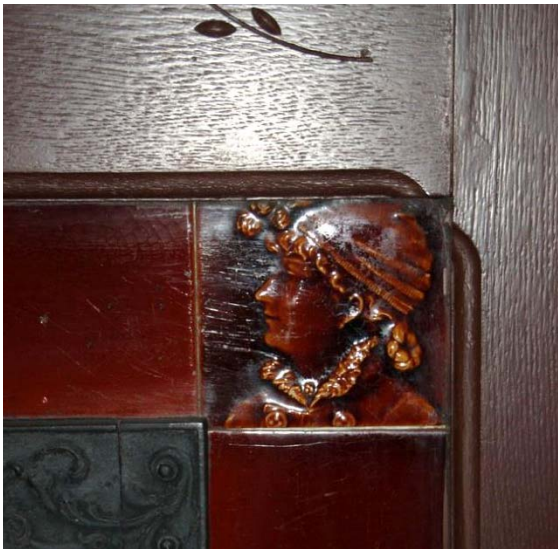


FIGURE 134. Detail of tile surround at the fireplace in the dining room.



FIGURE 135. Tiled hearth in the dining room.

The china cabinet appears to have been built into the original closet space as evidenced by the plaster walls at the back and sides of the cabinet and the continuation of flooring at the bottom of the cabinet (Figure 137). The date of construction of the cabinet is not known. The upper doors have a single glass light and protect three shelves on the interior. A full-width drawer is built into the center rail. The lower cabinet doors have a panel with a simple design.



FIGURE 136. Tile border detail at the dining room hearth.

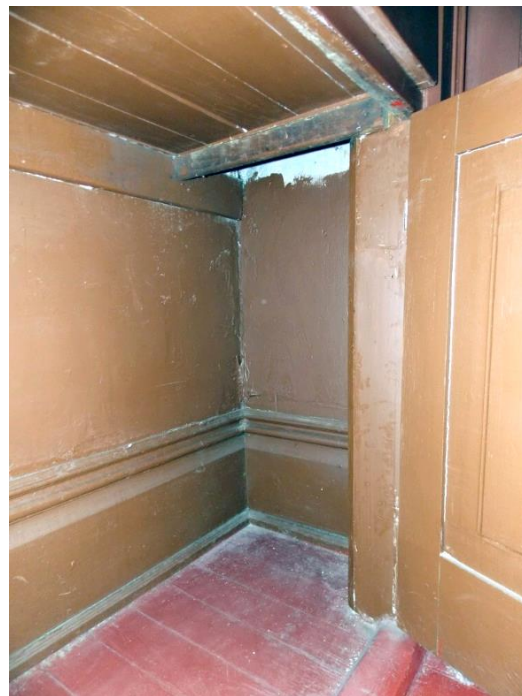


FIGURE 137. Underside of china cabinet at dining room.

The fireplace surround in the second-floor front bedroom (S-3) has a design similar to the mantel in the first-floor master bedroom (Figure 138). The rectangular mantelshelf is supported by thin decorative pilasters that also support a second, narrower shelf at the bottom edge of the apron.

This shelf is ornamented with line of evenly spaced indentations along its top edge (Figure 139). The undulating applique on the apron below the mantel shelf is like the one on the fireplace surround in the master bedroom. Only the carved vine motifs differ (refer to Figure 130 and Figure 138). The cast-iron register has an arched opening and is missing a grille. The register is set in a plaster surround, painted a cream color.

The fireplace in the birth room (S-4) is nearly identical to the fireplace in the front bedroom, except that the apron below the mantel shelf in the birth room does not have a shelf for a bottom edge. Instead, the apron is finished with a simple beaded molding (Figure 140). The arched-top cast-iron register matches those in the other rooms, and it is also surrounded by painted plaster. The surface of the cementitious hearth is scored with a running bond tile pattern and painted black (Figure 141).



FIGURE 138. Fireplace surround at second-floor front bedroom.



FIGURE 139. Mantel shelf with decorative indentations.

The design of the fireplace surround in Martin Jr. and A.D.'s room (S-5) (also referred to as Uncle Joel's room) is unique to the home. Even though the rectangular arched-top register with painted plaster surround and painted cementitious hearth are comparable to fireplaces in the other rooms, the mantelpiece has a much different design. Each leg has two raised panels separated by a rosette, and the apron has two slightly angled raised panels that flank a rosette at the center (Figure 142). The mantelshelf, which overhangs the apron and legs below it, is visually a bit heavier than the others. Generally, the design of this mantel appears to be more Classical than Victorian.



FIGURE 140. Fireplace surround at birth room.



FIGURE 141. Hearth with scored pattern at birth room.



FIGURE 142. Fireplace surround in Martin Jr.'s and A.D.'s room.



FIGURE 143. Cementitious fireplace hearth in Martin, Jr.'s and A.D.'s room.

The mantel appears to have been painted with a brown enamel or dark stain, matching the adjacent woodwork. The cementitious hearth is cracked and spalled but appears to be stable (Figure 143).

Floors

Floors throughout the house are solid tongue-and-groove wood, which is likely pine. Nearly all of the original wood floors remain, and the 3-inch-wide boards are generally oriented north-south. The floors are painted with an opaque reddish-brown enamel paint which obscures the grain of the wood (Figure 144 and Figure 145). Previous documentation indicated that the flooring was varnished. Wood thresholds also appear to be original to the home, and they are painted to match the flooring (Figure 146).

A scuttle door under the stair in the first-floor hall (F-2) provides access to the basement where coal was stored (Figure 147). The scuttle door is constructed of 2-inch-by-4-inch lumber that is faced with painted, wood strip flooring that aligns with the adjacent floor boards. It is hinged on the left side, so it leans against the west wall of the hall when it is open. When closed, the top surface is flush with the surrounding floor.

On the first floor, the living room (F-3) is the only space that has an antique textile rug (Figure 148). Floors in some of the other rooms are partially covered with sheets of vinyl fabric that are imprinted with bold floral designs (Figure 149 through Figure 152). The use of vinyl floor cloths was mentioned in the 1989 Historic Furnishings Report. It noted that these “rugs” were installed until period appropriate linoleum floor covering could be obtained.¹⁶³ The age of the current vinyl floor cloths was not documented, and, at the time of the site visit for this report, no floor coverings were found in the front bedroom (S-3), in Martin Jr.'s and A.D.'s bedroom (S-5), or in the spare room (S-6) on the second floor.

163. Wallace, n.p.



FIGURE 144. Typical wood flooring.



FIGURE 145. Wood floor with hearth and vinyl rug beyond.



FIGURE 146. Typical historic threshold.



FIGURE 147. Floor scuttle and wood stair to basement.



FIGURE 148. Textile rug in the living room.



FIGURE 149. Floral floor covering in the Williams-King bedroom.



FIGURE 150. Decorative floor covering in the dining room. Christine's room has the identical floor covering.



FIGURE 151. Floor covering in the kitchen.

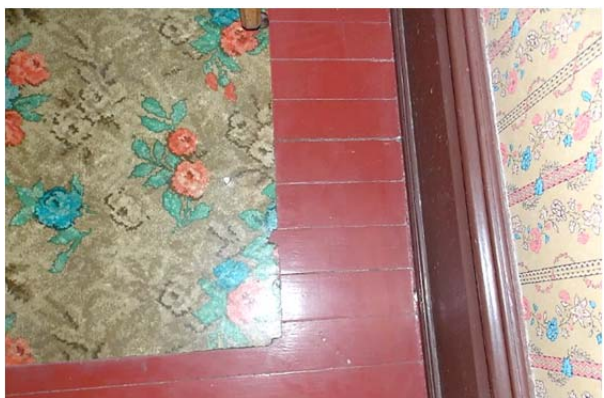


FIGURE 152. Floor covering in the birth room.

Public circulation areas are protected with red cut-pile carpet. The protective carpet is edged and typically extends wall-to-wall in the hallways but not in the other rooms. Carpet covers the wood flooring and stairs in the Birth Home where tour groups are allowed, like the main hall, the dining room, and the kitchen downstairs (Figure 153). Upstairs, public circulation areas are carpeted, including the hall (S-1) and the sitting room (S-2).

Carpeting continues into the back porches on both floors where there are exit doors for tour groups. The level of the back porch at the second floor is lower than the main floor, so small carpeted ramp was installed at the cased opening at the end of the hall. The ramp height appears to exceed the maximum rise allowed under the guidelines of the Architectural Barriers Act (ABA) (Figure 154).

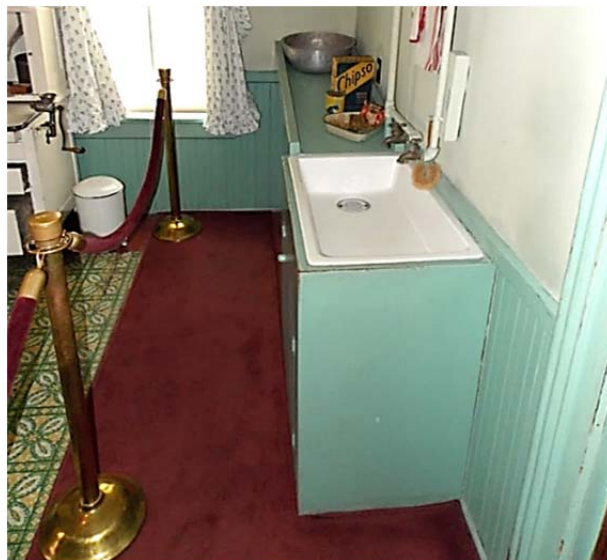


FIGURE 153. Carpet runner in public area of the kitchen.



FIGURE 154. Carpeted ramp at upstairs rear porch.

Floors in the bathrooms consist of a wood subfloor covered with wall-to-wall linoleum or sheet vinyl. The first-floor bathroom has two apparent layers for sheet floor covering (Figure 155). The upper, grey layer is a non-original, sheet vinyl with a contemporary design. The lower layer is only partially visible at the threshold and could not be assessed for age or condition. The second-

floor bathroom has a gold-colored linoleum which could not be dated (Figure 156).



FIGURE 155. Exposure of older linoleum at bathroom.

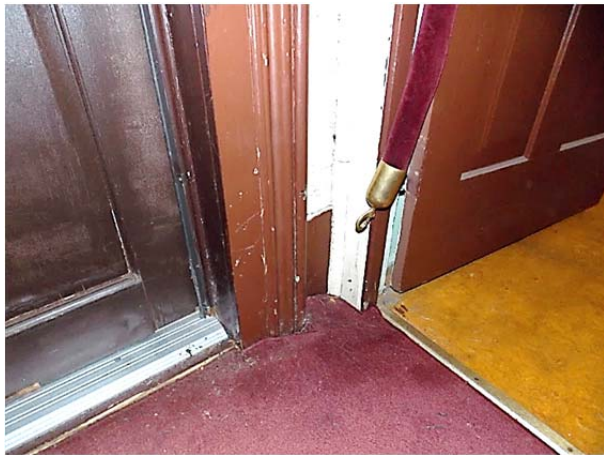


FIGURE 156. Carpet and linoleum at upstairs bathroom.

Condition Assessment

The interior of 501 Auburn Avenue is in good condition overall. The following items represent conditions that require repair or periodic monitoring and cyclic maintenance.

Walls and Ceilings

- Structural repairs to the second-floor framing were completed in 2017. Portions of the plaster wall and ceilings were removed to provide access to the framing. The openings were patched with gypsum board which was taped and floated with joint compound, but was not yet painted at the time of the site visit for this report (Figure 157). In some areas the surfaces had been painted to match the general color of the adjacent wall covering.
- Wallpaper that was damaged due to moisture buildup in the plaster was found in various stages of deterioration. Minor delamination, puckering, and peeling at joints was apparent to some degree in most spaces (Figure 158 and Figure 159).
- It was observed that wallpaper in the hallways on both floors was recently replaced with a vinyl wall covering (refer to Figure 56). Additional stock of this new wall covering was stored in the spare bedroom (S-6) on the second floor.
- Generally, wallpaper on exterior walls was in good condition. Several areas were noted where wallpaper was peeling below window aprons, possibly due to moisture infiltration at the perimeter of the window (Figure 160 and Figure 161).
- A large area of moderate damage to the plaster ceiling was observed in the birth room. The damage was located near the position of the HVAC unit in the attic above and could have been from a condensate leak (Figure 162). Ceiling paper had delaminated where the plaster sustained moisture damage.
- Wallpaper was observed to be delaminating due to mold and mildew growth behind the wallpaper where supply air ducts were located (Figure 163 and Figure 164). This condition was severe in the birth room, where wallpaper peeled away from the wall. The location of the mold and mildew appears to follow the cold surface of the duct for the full height of the wall.



FIGURE 157. Joint compound repair at structural repairs.

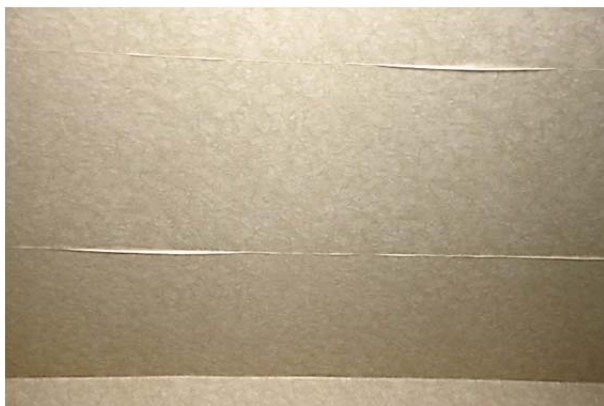


FIGURE 158. Typical delamination of ceiling paper.



FIGURE 159. Wallpaper damage at Christine's room.



FIGURE 160. Deterioration of plaster below window.



FIGURE 161. Delamination of wallpaper below window.



FIGURE 162. Moisture damage to the ceiling paper and plaster ceiling of birth room.



FIGURE 163. Mold and mildew following paths of two in-wall HVAC ducts in the birth room.



FIGURE 164. Mold / mildew following paths of two in-wall ducts at birth room.

Control of Humidity

Damage to the wallpaper due to high humidity in the home has been a significant and well-documented issue since the initial restoration of the home. Several attempts to prevent the high humidity conditions have been documented. Currently, portable dehumidifiers are in use and are emptied daily by staff members. In addition to the general lack of airtightness of the structure's envelope, several issues were observed which may contribute to the high level of humidity that affects the Birth Home.

- The closet in the southeast corner of Martin Jr. and A.D.'s room serves as a return air plenum, collecting air through a grille in the door and returning it to an open duct that extends into the attic (Figure 165). The penetration around the duct at the ceiling of the closet is not fully sealed and could result in humid air from the attic being drawn into the closet. It is not known if the free area of the return grille in the door is sufficient to provide adequate air flow to the duct above (Figure 166).

- The low attic over the kitchen is accessed from a door at the southwest corner of Martin Jr. and A.D.'s bedroom. The door was observed to have some thermal insulation added to the attic side. However, no door seal or weather stripping was provided (Figure 167). The high temperature in the attic exacerbates the extremely humid air that gradually percolates into the air conditioned spaces upstairs and increases moisture content. This path for hot, humid attic air is likely to be a main source of moisture that has to be removed by the portable dehumidifiers.



FIGURE 165. Return air opening in closet of Martin Jr. and A.D.'s room. Grille was removed when duct was cleaned.



FIGURE 166. Return air grille in the door to of the closet in Martin Jr. and A.D.'s bedroom.



FIGURE 167. Access door to low attic from Martin Jr. and A.D.'s bedroom.



FIGURE 168. Attic access ladder. Previous seal over the access door has deteriorated.

- There is a pull-down ladder in the ceiling of the upstairs hall for access to the attic where the HVAC equipment is found. Previous attempts to seal the air gap around the perimeter of the stair hatch have not been successful (Figure 168). Hot, humid air from the attic is pulled through the gaps around the ladder and into the conditioned spaces of the second floor.

Windows

Overall, the windows are in good condition. The following conditions were observed that require repair or future maintenance.

- Deterioration of the wood sash was observed (Figure 169). The deterioration was typically located at the bottom rail of the lower sash or at the meeting rail. The distress included

weathering and cracking of the paint and of the wood, potentially due to exposure to water and ultraviolet light.

- A few windows had open joints in the bottom rail of the lower sash (Figure 170). Joints separated by as much as 1/4-inch wide were visible from the interior.
- At a few windows, the interior wood stop, and exterior glazing putty were missing (Figure 171). The edge of the glass and gaps between the glass and the wood sash were evident.
- At many windows, the exterior glazing putty was cracked, dry, and loose. Pieces of deteriorated putty have fallen off, exposing the glazing channel of the wood sash or the muntin to the weather (Figure 172). When paint applied to wood and putty surfaces degrades, both materials deteriorate more rapidly. Failure to adequately maintain paint on windows and trim is apparent, both inside and outside.



FIGURE 169. Top surface of meeting rails between sash. Note that the upper sash rail has degraded paint and extensive weathering of the wood.



FIGURE 170. A second-floor window sash on the north elevation with an open joint. Note daylight visible at the joint.



FIGURE 171. The sash where the wood stop and exterior glazing putty were missing.



FIGURE 172. Exterior glazing putty that is cracking and deteriorating. The paint coating appeared to be keeping the putty in place.

- Deteriorated wood was observed at the meeting rail of the upper sash at a first-floor window on the east elevation. The remaining portion of the meeting rail had separated and dropped from the sash and mullions above (Figure 173).
- A broken parting strip was observed at the bathroom window on the second floor (Figure 174). The wood parting strip was cracked and was no longer plumb.
- One window unit appeared to be inoperable because of a screw placed in the joint between the sash and the frame (Figure 175).



FIGURE 173. Note, the meeting rail of the upper sash has deteriorated and dropped.



FIGURE 174. Damaged parting strip above lower window sash.

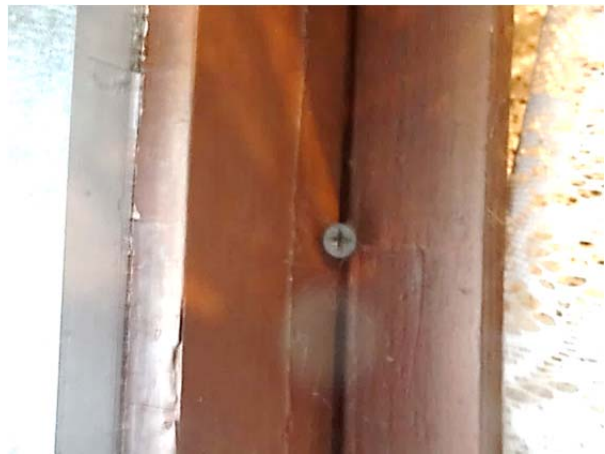


FIGURE 175. Screw installed at the joint between the sash and frame at one location.



FIGURE 176. View from the interior looking at the exterior portion of the window sash.

- Alligatoring, cracking, and peeling paint were observed on both the interior and exterior surfaces of windows. At interior locations, the area of peeling paint was small and localized. At the exterior, large flakes of peeling paint were observed. Degrading is most pronounced at the top surface of the bottom sash rail (Figure 176). At areas of peeling paint, the underlying wood was exposed to view.
- Mud dauber nests were observed in the space between the window sash and the exterior screen at the first-floor bathroom window (Figure 177). The screen was loose with gaps between the framing and the window opening which allow the insects to get behind the screen.



FIGURE 177. Mud dauber nests between the window sash and screen.



FIGURE 179. Tear in the window screen at west elevation.



FIGURE 178. Deteriorated plaster and moisture staining above the window unit.



FIGURE 180. Previous dutchman repair to this window stool has open joint.

- Moisture staining and evidence of water infiltration were observed on the plaster above the first-floor bathroom window (Figure 178). The staining and delamination are signs of moisture infiltration from above.
- One window opening on the west elevation has a hole in the exterior window screen (Figure 179). The hole is approximately 1 inch in diameter.
- A previous dutchman repair was made to the stool of a window on the second floor on the east side (Figure 180). The dutchman joint extends across the full width of the stool and is open.

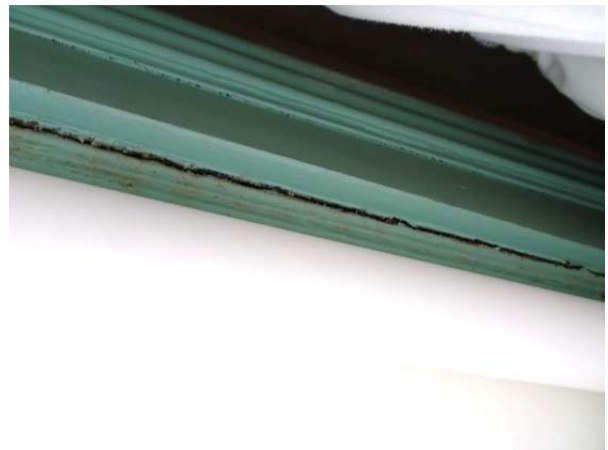


FIGURE 181. Open joint between the window casing and jamb framing.

- Separated joints were observed between the casing and the window framing at two windows (Figure 181). The joint was 1/8 inch wide.

- Damaged wood was observed at window casing where curtain rods had previously been installed (Figure 182). The damage consisted of holes and small divots in the wood.
- Damage, including small chips and divots, was observed at the wood sash stop between the casing and jamb at one first floor window (Figure 183). The damage was most likely related to physical impacts.



FIGURE 182. Wood casing where a curtain rod had been previously removed.



FIGURE 183. Jamb with bead molding at first-floor window. Note damage including chips and divots at bead molding.

Doors

The exterior doors are in good condition. Most distress was observed at the non-original doors in the south elevation of the building, specifically the door at the second floor. The following items represent conditions that require repair or periodic monitoring and cyclic maintenance.

- Deteriorated wood was observed at the bottom rail of the second-floor door leaf and at the bottom of the door casing and jambs (Figure 184). The distress consisted of wood that was friable when probed, and peeling paint. The deterioration was observed at both the interior and exterior face of the door.
- A displaced recessed wood panel was observed at one location on the second-floor door (Figure 185). The panel was displaced approximately 3/8 inch. The most significant displacement was located at the bottom corner, adjacent to a deteriorated wood rail.
- A continuous gap was observed at the door casing at the exterior face of the first-floor door at the south elevation (Figure 186). The gap, measuring approximately 3/8-inches wide, was located at the hinge side of the casing where the casing was applied over one leaf of the hinge.
- Displaced casing trim was located at the second-floor door casing (Figure 187). The casing consists of two pieces fit together. At the top 6 inches of the side casing, the outer trim was displaced approximately 1/2 inch.
- Repairs were made to the latch-side jamb of the first-floor exterior door at the rear of house. The dutchman repair may be recent, but the new wood was left unpainted and subject to deterioration (Figure 188).
- The finish on the front door hardware was tarnished and worn (Figure 189).
- Peeling paint was observed on door casing and doors, especially at the rear of the Birth Home (Figure 190). The deterioration consisted of small chips or abrasions on wood surfaces. Typically, an underlying paint coating was visible; however, at some locations bare wood was visible.



FIGURE 184. Severe damage at the bottom of the rear door on the first floor.



FIGURE 187. Displaced trim at second-floor exterior door.



FIGURE 185. Displacement of recessed wood panel on the first-floor rear door.



FIGURE 188. Unpainted dutchman repair to exterior door jamb, first floor rear hall.



FIGURE 186. Open joint between the door casing and door jamb.



FIGURE 189. Door knob and escutcheon plate on the front door. Note the original finish has been worn away at some places.

- On the first floor, the original upper hinge of the unique door between the hall and the back porch is displaced (Figure 191). The hinge leaf is not set fully into the mortised jamb, probably because the screws for the new hinge did not have sufficient solid wood for a snug installation as a result of the screw holes from the original hinge.
- One glass pane in the French doors at the entrance hall is cracked (Figure 192).

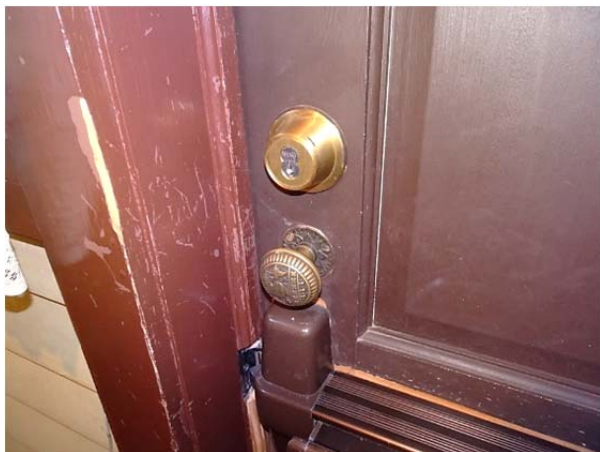


FIGURE 190. Peeling paint on rear door casing.



FIGURE 191. Displaced door hinge. Note the white wood filler in the screw holes of the original hinge.

- One wood panel of the closet door in the upstairs front bedroom is split vertically (Figure 193).



FIGURE 192. Cracked glass light at French door.



FIGURE 193. Crack in closet door panel.

Trim and Architectural Woodwork

- Trim and woodwork are marred and scratched from normal wear-and-tear that should be expected because of the large numbers of visitors and daily tours through the Birth Home (Figure 194 and Figure 195).

- Many elements of architectural woodwork were coated with an opaque brown enamel or opaque stain. Photographs as recent as the 1991 Historic Structure Assessment Report indicated architectural woodwork and trim were finished in a dark transparent varnish that would be common during the period of significance of the Birth Home (Figure 196).¹⁶⁴
- Pocket doors between the living room and the entrance hall seem to have been touched-up where they meet with paint that has a higher gloss than the earlier finish (Figure 197).
- The finish on the acorn caps of the newel posts has worn off (Figure 198).



FIGURE 194. General wear at wood casing and base.



FIGURE 195. General wear at a door casing.



FIGURE 196. Photograph of dining room, 1991.

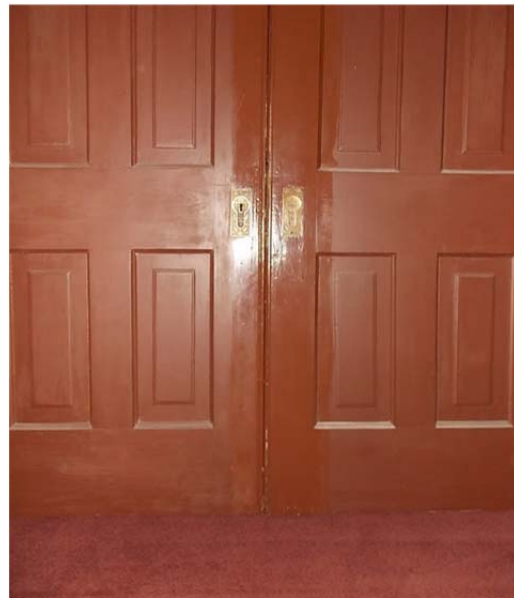


FIGURE 197. Paired pocket doors observed to have been painted in the closed position. Note the difference in the sheen of the paint where the two doors meet.

164. Center for Architectural Conservation.

- Isolated areas of wood wall and ceiling paneling in the bathrooms exhibit signs of advanced deterioration (Figure 199 and Figure 200).
- Wood clapboard siding in the rear porch was has indications of rot, apparently from exposure of the end-grain to moisture at the exterior wall (Figure 201).



FIGURE 198. Worn finish on newel posts.



FIGURE 199. Damaged wainscot panel behind the toilet.



FIGURE 200. Deteriorated ceiling boards in the bathroom.



FIGURE 201. Deteriorated wood siding inside the back porch.

Floors

- Wood floors throughout the house are painted with a reddish-brown opaque enamel. Historic photographs and documentation revealed the floors may have been coated with a transparent varnish during the period of significance.
- The majority of the tongue-and-groove floors in the home appeared to be in good condition with some joint separations and general wear-and-tear from furniture and foot traffic (Figure 202 and Figure 203). Isolated areas of moisture damage were also observed.
- Vintage vinyl floor cloths or “vinyl rugs” have deteriorated, especially at edges. They are in fair condition (Figure 204). The vinyl floor coverings are in good condition.

- Flooring in the bathrooms is in poor condition (Figure 205). Sheet vinyl flooring in the first floor is torn and is not fully adhered to the subfloor at pipe penetrations, and does not seem to be appropriate to the period of significance. Sheet linoleum in the upstairs bathroom is also torn and deteriorated around pipe penetrations and bath fixtures. The appropriateness of the linoleum flooring in the Birth Home should be determined.



FIGURE 202. Aged separation at wood flooring.



FIGURE 203. Typical wear on wood flooring.



FIGURE 204. Deteriorated edges of vinyl floor cloth.



FIGURE 205. Sheet vinyl flooring in the first-floor bathroom.

Fire suppression system

- Where risers for fire protection lines were installed and then concealed behind furring and gypsum board, the gypsum board is finished to match the room, but the baseboard does not continued around the new furred wall. Instead, the bottom of the gypsum board is painted brown to the height of the adjacent baseboard (Figure 206 and Figure 207).



FIGURE 206. Non-original furred enclosure in the dining room, bottom painted brown to match trim but with no actual wood trim.

- Other pipes installed in the house are exposed to view and have been painted. Typically, these pipes are installed in the rooms rather than in the hallways. However, due to the conspicuous nature of these pipes and the support brackets at floor penetrations, they may distract from the experience of the rooms and the exhibits (Figure 207 and Figure 208).



FIGURE 207. Sprinkler riser at Christine's bedroom. Furred enclosure painted brown above picture rail and at the bottom.

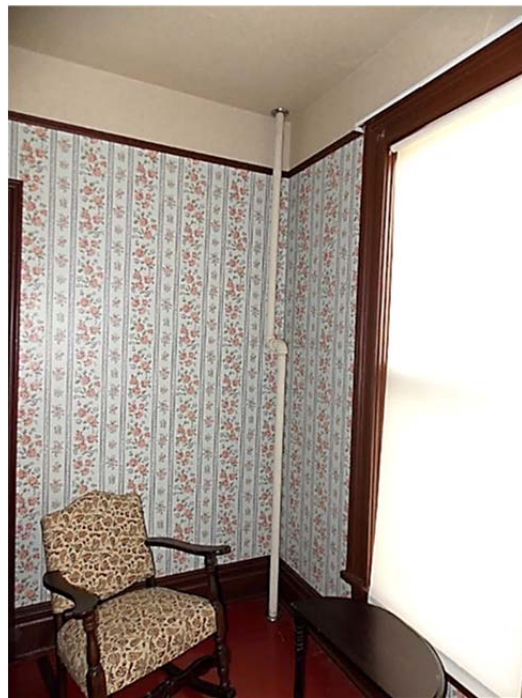


FIGURE 208. Sprinkler riser at front bedroom.

Electrical System

Condition Assessment

A detailed assessment of the electrical system is included in the 2017 *Condition Assessment Report of Exterior Envelope and Systems* (Lord Aeck Sargent). The following specific conditions were observed during the site visit conducted for this study.

- The main panels for the electrical and security systems are located in the pantry (F-9) (Figure 209). This first-floor room is also used for secured general storage on the first floor. Items stored in this room should not block or interfere with access to the electrical and security panels and devices. Code required clearances should be maintained.
- In general, electrical and security devices are located inside the rooms so that they are not highly visible from the public areas (Figure 210). Security devices mounted on walls in public areas may distract from the visitor's experience of the interpreted spaces because they are incongruous with the period of significance (Figure 211).

- At the stair landing, the ceiling wallpaper was discolored by excessive heat from the wall-mounted light fixture below (Figure 212).
- The 1989 Historic Furnishings Report noted that “the shadeless ceiling light, with pull chain, was restored in 1975 on Mrs. Farris’s authority.”¹⁶⁵ The current light has a brass base with a frosted globe similar to other lights added throughout the home after the restoration (Figure 213).
- Several open electrical junction boxes were observed in the interior of closets (Figure 214).



FIGURE 209. Main electrical panel at rear porch pantry.



FIGURE 210. Typical installation of devices along room side of corridor walls.



FIGURE 211. Typical installation of alarm and security devices in the second-floor hall.



FIGURE 212. Discolored wallpaper above wall mounted light fixture at the stair landing.

165. Wallace, n.p.



FIGURE 213. Typical non-original pendant fixture.

- Penetrations of electrical conduit were not fully sealed, allowing air gaps to attic and interstitial spaces (Figure 215).
- Obsolete security devices were present in interpreted areas along the tour route. Many of the devices distract from the authenticity of historical experience (Figure 216).
- No illuminated exit signage or emergency lighting was observed inside the Birth Home.
- Lighting controls are managed by main circuits rather than individual room control.



FIGURE 215. Open junction box and conduit penetrations at closet.



FIGURE 216. Security device likely obsolete.



FIGURE 214. Open junction box in a closet.

Significance and Integrity

As noted in the Management Summary of this report, the scope of work for this Historic Structure Report Amendment focuses on the history of the Birth Home since the completion of the original HSR in 1986, the changes to the building interior since that date, and the current condition of visible architectural features of the interior. Preparation of a Significance and Integrity chapter is not explicitly included in the scope of work for the Amendment. However, given that the previously prepared HSR is more than thirty years old at this writing, and a significance and integrity analysis (summary of relevant National Register documentation, statement of National Register status, review of relevant eligibility criteria, discussion of period of significance, and assessment of integrity) was not a part of the previous HSR or other recent condition assessment documentation prepared for the Birth Home, this chapter has been prepared by the authors as part of the Amendment. The addition of this section reflects National Register documentation prepared both prior to and since completion of the previous HSR, as well as the current condition of the building and its context in terms of integrity. With inclusion of this chapter, the current Amendment also offers a more comprehensive complement to the original HSR.

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts

to identify, evaluate, and protect America's historic and archeological resources.¹⁶⁶

Properties are nominated to the National Register of Historic Places through preparation of documentation related to the historical development, current conditions, and historic integrity of its resources. National Register nominations also include a significance evaluation that identifies the important historical associations of the property, and comments on its architectural, archeological, and social values as they relate to the criteria for listing in the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

166. National Park Service, "National Register of Historic Places," accessed May 22, 2019, <https://www.nps.gov/subjects/nationalregister/index.htm>.

- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration

master plan, and when no other building or structure with the same association has survived; or

- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.¹⁶⁷

National Register Status of 501 Auburn Avenue, NE

National Register of Historic Places documentation pertaining to Martin Luther King, Jr. National Historical Park reviewed for purposes of this project includes the following:

- *National Register nomination documentation for Martin Luther King, Jr. Historic District*, bounded approximately by Irwin, Randolph, Edgewood, Jackson, and Auburn Avenues. Documentation prepared by Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta, March 25, 1974; entered in the National Register May 2, 1974.¹⁶⁸

The National Register form used at the time allowed preparers to select date ranges as significant periods. The preparers of the NHL documentation selected 1800–1899 and 1900—as significant periods. The form identifies areas of significance including Architecture, Education, Political, Religion / Philosophy, and Other: History. The nomination documentation cites several structures that together “comprise an identifiable and definable historic district”;

167. *Code of Federal Regulations*, Title 36, Part 60, “The National Register Criteria for Evaluation.”

168. Macgregor and Summers. The nomination form notes that the Atlanta Baptist Preparatory Institute site was, at the time the nomination documentation was prepared, occupied by apartments.

these structures include Martin Luther King Jr.'s birthplace and boyhood home at 501 Auburn Avenue; as well as Ebenezer Baptist Church; King's gravesite; shotgun row houses and Victorian houses on Auburn Avenue; the Alexander Hamilton House at 102 Howell Street; the Atlanta Baptist Preparatory Institute at 535 Auburn Avenue; Our Lady of Lourdes Catholic Church Mission; and Fire Station No. 6.¹⁶⁹

- *National Historic Landmark documentation for Martin Luther King, Jr. Historic District*, including Auburn Avenue between Jackson and Howell Streets. Documentation prepared by Benjamin Levy, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, Afro-American Bicentennial Corporation), 1976. The historic district was listed as a National Historic Landmark on May 5, 1977.¹⁷⁰

The National Historic Landmark nomination was prepared using a National Register form, as was the convention at the time. As noted above, the form allowed preparers to select date ranges as significant periods. The National Historic Landmark documentation cites the period of significance as 1800–1899 and 1900–, and relevant areas of significance as Architecture, Education, and Religion. An inventory of individual buildings provided with this documentation is entitled, “Martin Luther King [Jr.] National Historic Landmark – Inventory.”¹⁷¹

The NHL documentation describes the Birth Home as follows:

Birthplace and Boyhood Home: Martin Luther King, Jr.'s birthplace, located at 501

Auburn Avenue, is a two-story frame Queen Anne style house built in 1895. There is a one-story partial front and side porch with scroll cut woodwork trim, two “porthole” windows, a shingled gabled end, and a side facade bay - all details of the Queen Anne style. Other windows of the house are doubled hung one-over-one single light sashes. Those of the Auburn Avenue facade are adorned with shutters. Four steps, with balustrade which continues to encircle the porch, rise to the porch landing. The porch sits on an enclosed brick foundation; these bricks laid in common bond.

A long straight stair with short returns at the lowest point ascend on the west side, above a lift-door to the partial cellar space. Also, leading from this middle hall space is a small bedroom with a bath directly behind it. Upstairs three (3) bedrooms are located to the west with a smaller bedroom and bath on the west side above comparable first floor rooms. Fireplaces with late Victorian wooden frames and mantels, and ceramic tile inserts remain in the large eastern rooms on each floor.

The Birth Home has been restored, with exacting specifications, to a close resemblance of the house as when Dr. King, Jr. knew it. Paint for the exterior surfaces were remembered by Mrs. King, Sr., then checked with those obtained from analysis of the house's old paint chips. Exterior hardware, i.e., lights, fixtures, etc., were replaced in accordance with old photographs.

On the interior of the house wall papers were chosen by Mrs. King, Sr. of those available patterns which most closely resemble those that she remembered. Many interior features remained unchanged. The built-in cupboard in the dining room, the tile of the fireplaces and the mantels are all original as are the lights in the ceilings with pull chains. On the other hand, fireplace grates, heatrola or circular heaters, used before central heating are being researched in an attempt to replace them. Floor coverings were also chosen by Mrs. King, Sr. as similar to ones used when Dr. King, Jr. resided here.

169. Ibid.

170. Levy, n.p. The historic district was designated a National Historic Landmark on May 5, 1977.

171. Ibid.

Many of the interior furnishings date from the period of the Williams' occupancy and others are of King family provenience.¹⁷²

The inventory notes:

501 Auburn Avenue: Martin Luther King, Jr., Birth Home, ca. 1895. This residence was built by a white fireman who worked at Fire Station #6. In 1909, it was purchased by Rev. A.D. Williams, Dr. King's grandfather. Dr. King was born here January 15, 1929, and lived here until 1941, when the King family moved two blocks north. The Queen Anne style house has been restored to its 1929 appearance and operates as a museum.¹⁷³

- *National Register nomination for the Martin Luther King Jr. Birth Home, 501 Auburn Avenue.* Documentation prepared by Benjamin Levy, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, ABC),

January 5, 1976.¹⁷⁴ The documentation highlights the life and work of Martin Luther King Jr.; briefly describes the history of the Auburn Avenue area; and notes the restoration work undertaken at the Birth Home. The nomination identifies areas of significance including Architecture, Education, and Religion, and a period of significance of 1800–1899 and 1900–. (As noted above, the National Register form in use at the time allowed preparers to select date ranges as significant periods.)

- *National Register documentation for Martin Luther King Jr. National Historic Site*, which comprises a historic district approximately bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue. This documentation was prepared by Robert Blythe, Maureen A. Carroll, and Steven H. Moffson, National Park Service, Southeast Regional Office, and certified by the Keeper of the National Register on May 4, 1994.¹⁷⁵

The 1994 documentation indicates that the historic district is significant under Criteria A, B, and C, and Criteria Considerations A, C, and G. Areas of significance cited include the following: Ethnic Heritage, black; Social History, Commerce, and Architecture. The period of significance is given as circa 1880–1968, and specific significant dates cited

172. Ibid., Section 7, 1 and 2. Note that the 1976 National Historic Landmark documentation indicated that the recollections of Mrs. Alberta King served as the basis for selection of exterior paint colors and floor coverings during restoration work. The 1989 *Historic Furnishings Report* discussed information provided by Mrs. King and others regarding interior finishes and furnishings of the Birth Home, citing interviews conducted during the 1970s with King family members and friends. The *Historic Furnishings Report* also cited "Restoration of Martin Luther King, Jr. Birth Home: Plans and Procedures" (1975), and a field report by Russell V. Keune, Director, Field Services, National Trust for Historic Preservation, of a meeting on February 21, 1974, with officials of the King Center and representatives of other organizations interested in the restoration of the Birth Home. See Wallace, n.p.

173. Levy, Inventory, 2.

174. The individual nomination for the Birth Home was provided as an attachment to the 1977 National Historic Landmark documentation for Martin Luther King Jr. Historic District, forwarded to the authors by the NPS Southeast Region. The copy of the individual nomination is not signed and does not indicate that it was entered into the National Register. In addition, the National Register web site does not indicate that the Birth Home is individually listed.

175. Blythe, Carroll, and Moffson, *National Register documentation*. Blythe, Carroll, and Moffson also prepared a *Historic Resource Study for the Martin Luther King, Jr., National Historic Site* (1994), which includes a significance assessment consistent with that provided in the 1994 National Register nomination documentation.

include 1929, 1968, and 1906. The documentation notes that the district includes thirty-five contributing buildings, and explores three historic contexts, as further discussed below. The documentation addresses three historic contexts, as follows:

- A. The Development of a Black Community and Leader: Atlanta's Auburn Avenue Neighborhood and Martin Luther King, Jr., 1906–1948
- B. Martin Luther King, Jr.'s Leadership of the American Civil Rights Movement, 1955–1968
- C. Architectural Resources of the Martin Luther King, Jr., National Historic Site, ca. 1880–1950

The Birth Home is discussed under Context A. It is noted as nationally significant under Criterion B, and locally significant under Criterion A, as follows:

The Birth Home is nationally significant under Criterion B (persons) as the birthplace and boyhood home of Martin Luther King, Jr., a nationally recognized civil rights leader. King's own autobiographical writings as well as the written and taped recollections of his father and sister document his childhood in this house. King's national significance as an adult civil rights leader is documented below in Context B. The Birth Home is also locally significant under Criterion A (events) as a component of the larger Auburn Avenue black community.¹⁷⁶

The 1994 documentation notes the following with respect to Criteria Considerations and Integrity:

In general, birthplaces are eligible for National Register listing if the person is of outstanding historical importance and other appropriate sites connected with the individual's productive life are not available. For Martin Luther King, Jr.,

Congress specifically authorized the protection and interpretation of King's birthplace as part of the Site. King is unquestionably of national historical importance as a civil rights leader.

The NPS has restored the interior and exterior of the Birth Home to represent its appearance during King's years of residence. The Birth Home possesses integrity of location, design, setting, materials, workmanship, feeling, and association. The essential physical features that defined the appearance of the house in 1929–1941 are intact.¹⁷⁷

- *National Register documentation for Martin Luther King, Jr. Historic District Boundary Increase and Additional Documentation*, for an area approximately bounded by Freedom Parkway and John Wesley Dobbs Avenue on the north, Decatur Street on the south, the Southern Railway line on the east, and Interstate 75/85 on the west. This documentation was prepared by Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia. It was certified by the National Register on June 21, 2001.¹⁷⁸

The documentation cites a period of significance of 1853–1968, beginning with the opening of Auburn Avenue (then called Wheat Street), and citing specific dates including 1906, the Atlanta Race Riot; 1917, the Atlanta fire; 1929, the birth of Martin Luther King Jr.; 1964, the strike at the Scripto plant and the opening of the Wheat Street Gardens I Housing Complex; 1968, the death of Martin Luther King Jr.; and 1976, construction of the Martin Luther King Jr. grave site.

The Boundary Increase and Additional Documentation indicates that there are 443 contributing buildings, 1 contributing site, and

176. Ibid., Section 8, 30.

177. Ibid., Section 8, 31.

178. Moffson and Kissane, n.p.

1 contributing structure (not including 37 previously listed resources) and 79 non-contributing buildings.¹⁷⁹

The Boundary Increase and Additional Documentation further notes the following, with respect to Criteria Considerations (discussion of Criteria Consideration C in particular pertains to the Birth Home):

- C. Ordinarily, a birthplace or grave of a historical figure is not eligible for listing in the National Register. However, the Martin Luther King, Jr., Birth Home and the Martin Luther King, Jr., grave site are eligible because they are integral parts of the historic district and relate directly to King's childhood development and his activities in the American Civil Rights Movement. Both sites were identified by Congress in the legislation that created the Martin Luther King, Jr., National Historic Site.
- G. A property achieving significance within the past 50 years is not ordinarily eligible unless the property is of exceptional importance. The Martin Luther King, Jr., Historic District Boundary Increase meets the exceptional significance test through its direct associations with Martin Luther King, Jr., and the American Civil Rights Movement.¹⁸⁰

The findings of this Historic Structure Report Amendment concur with those of previous National Register and National Historic Landmark documentation regarding the national significance of 501 Auburn Avenue under Criterion B for its association with Martin Luther King Jr. and its local significance under Criterion A as a component of the larger Auburn Avenue black community.

Period of Significance

The period of significance for 501 Auburn Avenue is associated with Martin Luther King Jr.'s birth and early life in the home, from 1929 through 1941.

179. Ibid.

180. Ibid., 23.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.¹⁸¹

The following list identifies existing character-defining features found on the exterior and interior of 501 Auburn Avenue:

Exterior

- General configuration and orientation
- Brick foundation walls
- Horizontal wood siding
- Wrap-around covered porch at north elevation, including ornamental wood trim, columns, and railings
- Wood-framed exterior doors
- Double-hung wood windows
- Gable and hipped roofs over the residence
- Masonry chimneys

Interior

- Overall floor plan with central hall from the front to the rear of the house, and living spaces organized along each side of the hall on both floors
- The main stair in the center of the house connecting two floors

181. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC: National Park Service, Technical Preservation Services, 1988).

- Original interior woodwork, wainscot, trim and cabinetry
- Wood floors
- Masonry fireplaces, mantels and tile hearths and surrounds
- Interior wood doors, double-hung windows, and round fixed windows with colored glass in the foyer and stair hall
- Unique, original, decorative door hardware
- Plaster walls and ceilings
- Wall coverings

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link

between an important historic event or person and a historic property.¹⁸²

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."¹⁸³

The historic integrity of 501 Auburn Avenue has been assessed with respect to the national significance of the Birth Home, as follows:

Integrity of Location. The residence at 501 Auburn Avenue retains a high degree of integrity of location in relationship to its site. The location of the building has remained unchanged since it was originally constructed, and since the time that Martin Luther King Jr. lived there.

Integrity of Design. The 501 Auburn Avenue residence retains a moderate to high degree of integrity of design. The exterior of the house remains generally similar to its appearance during the period of significance, with the exception of the universal access lift addition at the rear of the building. The interior was changed after the period of significance, but has been largely restored by the National Park Service.

Integrity of Setting. The residence at 501 Auburn Avenue retains a high degree of integrity of setting. Although the streetscape and landscape of the Birth Home has changed somewhat since the period of significance, the Sweet Auburn neighborhood continues to consist of single-family and multi-unit residences, as it did during the building's period of significance. Additionally, most of these residences were present during the period of significance.

182. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

183. *Ibid.*

Integrity of Materials and Workmanship.

The 501 Auburn Avenue residence retains a moderate to high degree of integrity of materials and workmanship. Repair and replacement of selected materials on the building exterior to address deterioration has occurred, but has not significantly diminished the integrity of materials and workmanship. The building interior was altered in the past, and then restored, thus some materials and finishes are similar to their historic appearance although they are not original.

Integrity of Feeling. The residence at 501 Auburn Avenue retains a high degree of integrity of feeling. The exterior and interior of the house maintain the historic character of the period in which Martin Luther King Jr. lived there.

Integrity of Association. The residence at 501 Auburn Avenue has a high degree of integrity of association. The house strongly retains its association with Martin Luther King Jr. and his early life there.

Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the Birth Home, 501 Auburn Avenue, has been prepared based on historical research, condition assessment, and discussion with the National Park Service to understand intended current and future use of the building. The house is individually significant as the home of Martin Luther King Jr. during his childhood and formative years, and it is a key contributing structure within its immediate neighborhood and Martin Luther King, Jr. National Historical Park. It survives with sufficient integrity to convey its historic associations.

As such, treatment and use of the house should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28), as well as the *Secretary of Interior's Standards for the Treatment of Historic Properties*, for the protection of cultural resources. The house should be understood as a contributing context structure for the Birth Home neighborhood, and is itself also individually significant. The exterior of the house is therefore important in providing historic context, although original features of both the exterior and interior are character defining. The 501 Auburn Avenue building is expected to remain in use for interpretation of the property to visitors.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act, which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are also to be guided by the following:

- *Secretary of Interior's Standards for the Treatment of Historic Properties*
- National Park Service Management Policies, 2006
- Architectural Barriers Act Accessibility Standards (ABAAS)
- International Building Code (IBC), 2018
- International Existing Building Code (IEBC), 2018
- International Plumbing Code (IPC)
- National Electrical Safety Code (NESC)
- National Fire Protection Association (NFPA) 101: Life Safety Code (LSC), 2015, and NFPA 1 Uniform Fire Code
- NPS Guiding Principles of Sustainable Design

The State of Georgia has adopted the 2012 IBC with Georgia Amendments (2018) for statewide applicability. The State of Georgia has also permitted local jurisdictions the option of adopting the 2012 IEBC with Georgia State Amendments (2015); however, based on information available on the county web site, Fulton County has not adopted this code. (Based on the county web site, Fulton County has adopted the National Electrical Code [NEC] with Georgia State Amendments.) The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Martin Luther King, Jr. National Historical Park is therefore not legally subject to local or state building code requirements. When undertaking repairs to buildings and structures, the National Park Service endeavors to have the work comply with model building code standards. At this time, the 2018 IBC is the model building code used by the National Park Service for design and construction. The NPS Denver Service Center also references the 2018 IEBC, with appendices and Resource A.

With historic structures, attempts to achieve strict conformance with model building code standards that are intended for new buildings can lead to destruction of the historic fabric. Alternative compliance procedures, such as Chapter 12 of the IEBC relating to historic buildings, should be referenced in determining code compliance. For 501 Auburn Avenue, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the structure.

The 2018 IEBC includes the following statements in Section 507, Historic Buildings:

507.1 Historic buildings. The provisions of this code that require improvements relative to a building's existing condition or, in the case of *repairs*, that require improvements relative to a building's pre-damage condition, shall not be mandatory for *historic buildings* unless specifically required by this section.

507.2 Life safety hazards. The provisions of this code shall apply to *historic buildings* judged by the building official to constitute a distinct life safety hazard.

507.3 Flood hazard areas. Within flood *hazard areas* established in accordance with Section 1612.3 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable, where the work proposed constitutes *substantial improvement*, the building shall be brought into compliance with Section 1612 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable:

Exception: *Historic buildings* need not be brought into compliance that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the US Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

507.4 Structural. Historic buildings shall comply with the applicable structural provisions in this chapter.

Exceptions:

1. The *code official* shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of *substantial structural damage* is not required to comply with Sections 405.2.3, and 405.2.4. *Substantial structural damage* shall be repaired in accordance with Section 405.2.1.¹⁸⁴

The IEBC exceptions noted above pertain to Martin Luther King, Jr. National Historical Park as a property listed in the National Register. In addition, Executive Order 13693 issued in 2015

184. International Code Council, Inc., *International Existing Building Code 2018* (Country Club Hills, Illinois: International Code Council, 2017).

directs all federal agencies to implement sustainable design and construction practices, including reducing agency building energy intensity by 2.5 percent annually through the end of fiscal year 2025, relative to the baseline of the agency's building energy use in fiscal year 2015, and reducing agency potable water consumption intensity by 36 percent by fiscal year 2025 through reductions of 2 percent annually through fiscal year 2025, relative to a baseline of the agency's water consumption in fiscal year 2007.¹⁸⁵

Also, newly installed electrical systems and components, including any significant alterations to existing electrical systems, should comply with applicable provisions of the NFPA 70: NEC.

Alternatives for Treatment and Use

The National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.¹⁸⁶

Of the four treatment approaches, *restoration*, which would return the building to its appearance during the period of significance, is most appropriate for the 501 Auburn Avenue building. This treatment approach has been followed by the National Park Service in prior work on the building. This approach also permits certain alterations, such as implementation of universal access and fire protection measures, to meet the needs of contemporary park visitation,

185. "Executive Order 13693: Planning for Federal Sustainability in the Next Decade," signed March 19, 2015.

186. Grimmer.

interpretation, and National Park Service management needs.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park. Further, similar preservation efforts would be incorporated in the overarching restoration treatment approach. *Rehabilitation*, which would include alterations to make possible a compatible use for the property, is not considered appropriate for this historic structure given the significance of the building as well as its anticipated use. Any restoration measures undertaken should be based on accurate and reliable archival documentation and physical evidence.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for 501 Auburn Avenue have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Restoration.

The Secretary of the Interior's Standards for Restoration are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from

other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Archeological resources will be protected and preserved in place. If such resources must be

disturbed, mitigation measures will be undertaken.¹⁸⁷

Guidelines for implementing the treatment recommendations provided herein are as follows:

- Undertake all work on the structure in compliance with the *Secretary of the Interior's Standards for Restoration*.
- Retain the character of the historic structure and environs by protecting the house and significant site features.
- Ensure that proposed alterations are compatible with the historic character of the structure and its site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the building and its immediate site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in the National Park Service archives.
- Retain features and materials at both the exterior and interior of the buildings that survive from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Recommendations

The following specific recommendations for treatment of 501 Auburn Avenue respond to the overarching treatment approach *restoration*, which would return the building to its appearance during the period of significance.

Walls and Ceilings

- Finishes at locations of recent structural repairs should be restored to match adjacent finishes.
- Loose wood baseboards and trim should be secured into place with finishing nails. Countersink nail heads, and putty the indentation before touching up the finish (i.e., paint or stain and varnishing).
- Stained, loose, cracked, and blistered paint should be removed, the material sanded as needed to prepare the surface, primed, and repainted or re-stained and varnished to match original and or adjacent finish.
- When restoring, repairing or replacing interior walls and ceilings that are covered with wood (e.g., back porches and bathrooms) confirm that the wood was present during the period of significance. If it is historic, only replace wood that cannot be restored with epoxy consolidant. New wood should be the same size and have the same profile as the existing wood material, and the new wood should be coated with primer or sealer on all sides and edges to mitigate the absorption of moisture. The new wood should be painted to match the surrounding finish.
- When restoring, repairing or replacing wall and ceiling materials, first consider using plaster, an original material, before gypsum board.
- Minor cracks and deterioration in plaster finishes should be repaired in place by filling cracks or damaged areas with compatible new material, then sanding and re-painting or covering the area with the appropriate wall covering.
- Moderate deterioration of the plaster should be repaired in place by applying a compatible new plaster finish coat, then sanding and re-painting or covering the area with the appropriate wall covering.

187. Ibid.

- Severely deteriorated plaster should be removed and replaced with a three-coat plaster system that matches the original plaster texture and finish.
- Consider using moisture resistant gypsum board on walls and ceilings when making repairs or replacing plaster.
- Replace wall coverings following recommendations of a comprehensive finishes analysis study and after completion of recommended building envelope and HVAC systems repairs, to ensure humidity control within the home. Do not replace wall coverings on walls until mold and mildew are eliminated, and the moisture content of the plaster or the gypsum board is tested. The level of moisture in the wall material must not contribute to biological growth.
- New, replacement ceiling and wall coverings should be breathable and allow moisture vapor to move through them and dry. Also, consider using adhesives that do not promote biological growth.

Control of Humidity

The following items related to controlling humidity are based on recommendations in the current *HVAC Testing, Adjusting, and Balancing Report* (TAB) and the 2017 *Condition Assessment Report of Exterior Envelope and Systems* (Lord Aeck Sargent).

- Provide weather stripping and secure latching of the attic door in Martin Jr.'s and A.D.'s room (S-5; also known as Joel's room) and the attic hatch on the second-floor hall (S-1) to prevent infiltration of hot, humid air from the attic.
- Evaluate the return air path at the closet of Martin Jr.'s and A.D.'s room (S-5) to ensure sufficient air flow through the door louver to the open return air duct in the ceiling of the closet. Evaluate the return air duct from the ceiling to the unit to ensure that there are no leaks, and prevent a negative pressure in the

closet that might draw humid attic air through the closet and into the room.

- HVAC ducts concealed in the second-floor walls likely fill the wall cavity, and are neither insulated adequately nor sufficiently isolated from the adjacent plaster or gypsum board surfaces to prevent condensation at the relative humidity sustainable within the home. This condition is particularly apparent in the birth room where mold has developed on the wall where the ducts are. As a result, these ducts should be abandoned prior to reinstallation of finishes and artifacts in the space. In the short term, re-route ducts in the attic to provide supply air through ceiling registers. Consider replacement of the system with a high-velocity type direct expansion (dx) air conditioning system with minimally intrusive diffusers, such as that manufactured by Unico, Inc.
- Close openings from the attic into interior and exterior wall cavities to prevent the movement of hot, humid attic air in wall cavities.
- Seal / caulk around penetrations through floors and ceilings. For example, seal / caulk around fire sprinkler risers and plumbing stacks that pass through ceilings and floors.

Doors and Windows

- Deteriorated wood windows and screen sash should be repaired or replaced. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash removed and replaced with new wood dutchman and epoxy. First consider repairing original windows by using epoxy consolidant. If using a consolidant is not expected to result in a satisfactory restoration of the window, then use a new wood dutchman before complete replacement. Window and screen sash should be adjusted and joinery reinforced so that frames are square and sturdy.
- Remove loose and deteriorated glazing putty on windows. Clean and repair wood components as described above and then

apply new glazing putty and paint it after it cures.

- Loose and damaged screens at windows and doors should be removed, and the screens replaced with new metal screen fabric.
- At locations where there is a loss of paint or it has degraded, the wood surface should be scraped, spot primed, and painted to match the historic color scheme using alkyd-based paints formulated for exterior applications.
- Small gaps between joints in the wood stools and nail holes in the upper casing at window openings should be cleaned and filled with wood putty and painted.
- Displaced wood trim and casing at window openings should be removed and reset.
- Install weather stripping at all operable windows and doors. Spring bronze weather stripping is historically appropriate for double- and single-hung windows and doors.
- In conjunction with weather stripping and repairs to windows and doors, seal gaps and joints around windows and doors to reduce the potential for infiltration of humid air.
- Original interior wood doors that have deteriorated should be repaired and refinished. Non-original doors should be repaired and refinished or replaced if repairs are not feasible. As part of repairs, the door should be taken down, and only the deteriorated portions of the door should be removed and replaced with new wood dutchman and epoxy. Any displaced recessed door panel should be reset.
- Repair damaged door frames and casing using wood dutchmen and epoxy. Frames that are damaged or weakened at hinge locations should be repaired using new wood dutchmen or epoxy consolidant before re-installing doors. When repairs are made as described here, consider repainting the entire door and/or the complete frame and casing to avoid

the potential for not matching the color and sheen of the original or existing finish.

- Replace broken glass panes in windows and doors noted in Chapter 3 of this report.
- Lightly sand and fully repaint the pocket doors between the entrance hall (F-1) and the living room (F-3) to eliminate the mismatched sheen of the finish on stiles as noted in Chapter 3.
- Although not a critical item, repair and restore original architectural hardware to operable condition. Remove non-original hardware, such as deadbolts, where not required for security purposes.

Trim and Architectural Woodwork

- After taking into account previous and additional finishes analyses, consideration should be given to restoring the transparent stain and varnish finish(es) on trim and architectural woodwork where such finishes exist or originally existed.
- In the first-floor bath, replace areas of deteriorated beaded wainscot with new material to match the original. In the upstairs bath, remove the gypsum wainscot panels, they are not original to the period of significance. Evaluate the condition of the substrate behind the wainscot and the beaded board wood paneling in the room. Make the needed repairs to the existing beaded board, replace missing boards, and fix areas around and behind piping and plumbing fixtures and repaint.
- Repair wood clapboard siding in the first-floor rear porch.

Floors

- After further researching original finishes in the Birth Home, consider restoring the transparent varnish on floors where this original finish occurred. This recommendation is not a priority, because researching and refinishing floors will not

affect the home's ongoing interpretation or restoration over the short term.

- Replace isolated areas of severely damaged wood flooring by installing new material that matches the existing material. This could be accomplished in conjunction with recommendation above.
- Replace vinyl floor cloths / rugs with linoleum rugs as recommended in the Historic Furnishings Report, if equivalent patterns and colors are available. Vinyl floor cloths are also available.
- Replace sheet vinyl flooring in the first-floor bathroom with sheet linoleum. Evaluate the age and condition of the flooring below the vinyl to determine if it is original. If it is original, the flooring should be maintained if in serviceable condition or replaced with new linoleum flooring matching the original color and pattern.
- Carpeting should continue to receive scheduled cyclical cleaning and repairs. Because of the amount of foot traffic in the Birth Home, plan to replace the carpet and stair runner when as they approach the end of their serviceable life.

Electrical Systems

A detailed assessment of the electrical system is included in the *2017 Condition Assessment Report of Exterior Envelope and Systems* (Lord Aeck Sargent). The following recommendations are based on specific conditions observed during the site visit conducted for this study. Assessment of the electrical system is limited to non-destructive visual surveillance of the Birth Home interior.

- Consider replacing contemporary light fixtures with period-appropriate exposed bulb fixtures where previous documentation of the historic fixture type can be confirmed, such as in the birth room.
- Consider replacing of the exposed light bulb in the wall-mounted fixture at the stair landing

with a bulb that will operate at a lower temperature and provide equivalent lumens. An electrician should check the line voltage at the fixture before replacing the bulb. Some modern LED or fluorescent bulbs are available that look like standard incandescent bulbs, and they are more energy efficient. The wallpaper on the ceiling above this light fixture appears to be discolored from heat. Changing the bulb and removing the discoloration should address this problem.

- Provide cover plates at all open junction boxes. This is a building code requirement.
- Seal around all electrical and security system conduits that pass through walls and ceilings to make the penetrations airtight.
- Remove obsolete and abandoned electrical and security devices.
- Evaluate possibilities for providing exit signage that will not detract from the interpretation of the historic spaces. Consider installation of emergency lighting and replacement of alarms and strobes with concealed devices such as those manufactured by Concealite Life Safety Products. Devices such as these can recessed into wall and ceilings and concealed with a cover that can be painted or wallpapered to match the surrounding surface. In the event of an emergency, the cover opens and the exit sign and the emergency light become visible.
- Evaluate the effectiveness, programmability, and energy savings that are possible with the replacement of the interior and exterior lighting controls.

Current and forthcoming work

The Park has indicated that recent work has included repair and replacement of finishes in the birth room.

Recommendations for Further Research

1. Conduct a finishes analysis of interior trim and architectural woodwork to determine the dates and colors of transparent varnish and opaque (paint) finishes in all rooms.
2. Conduct a finishes analysis of wood floors to determine the dates and colors of transparent varnish and opaque (paint) finishes.
3. An industrial hygienist should be engaged to review and make recommendations for treatment of mold and mildew in the Birth Home.
4. Archival document existing wall coverings selected by Mrs. (Alberta) King during the 1974 restoration. Develop wallpaper standards for each room based on the selections made by Mrs. King in 1974 and Harpers Ferry staff in consultation with Mrs. Christine King Farris in 1989. If possible, the *Wall Paper Samples, Season 1925, Sears, Roebuck & Co.*, consulted by Mrs. Farris in 1989, should be located. Consideration should be given to the likelihood that wallpaper in the Birth Home was purchased earlier than 1925, possibly as early as the original construction of the house. Consider replication of patterns available as early as the initial construction of the home. Some of them may have been present during the period of significance. Consider additional interviews with family members to determine if known replacements of wall coverings occurred during the time of the Williams-King occupancy. Additionally, samples of the paper currently on the walls and ceiling of the house should be gathered and archived into a file with information relating to the wallpaper installed in the house. This may include information regarding any future wallpaper installed in the house, such as manufacturer, cost, and date of installation.
5. It is recommended that a call for historic materials —photographs, documents, contracts, drawings, blueprints, illustrations, newsletters, brochures, etc.—related to 501 Auburn Avenue be issued to all Park departments for collection in Park archives. If items such as drawings need to be retained in a department, then a copy should be made for the archives with a notation as to the location of the original document within the park. All past places of park storage, old administrative offices, former maintenance sites, and any area that may have served as some type of park administrative, interpretive, maintenance, or shop area should be searched for files related to 501 Auburn Avenue. Files on maintenance, construction activities, furnishings, etc., should be researched at the King Center, and copies made and added to the park archives. Their location within the King Center archives should be noted. Additionally, the archives of the nationally significant Atlanta architectural firm of J.W. Robinson and Associates, which undertook the first restoration of the house, should be consulted and any materials related to the Birth Home copied and filed with the park archives.
6. There are still employees working at the park who performed the initial park work on the Birth Home in the 1980s. These employees should be interviewed and their recollections gathered as part of the permanent file on the Birth Home, since so little is currently documented about the initial work on the house by park staff.
7. Consideration should be given to updating the individual National Register of Historic Places nomination documentation (1976) and the HABS recordation (1983).

Resilience to Natural Hazards

Although Martin Luther King, Jr. National Historical Park is located in urban Atlanta and is not sited in a coastal location, the site is still considered vulnerable to current and future threats associated with natural hazards.

Increasingly frequent strong storms and heavy rainfall have been noted for several years in the southeastern United States. Studies of effects of natural hazards on the State of Georgia and the

Atlanta area have also indicated a predicted significant rise in average temperatures, coupled with periods of intense rainfall and associated flooding.¹⁸⁸ However, the more significant threat to the region may be drought, together with increased water demand in the Atlanta region.

Weather- and climate-related threats to resources have already been felt in the Atlanta area. For example, the remnants of Hurricane Frances caused extensive damage estimated at \$41 million in the region, primarily from flooding, and 2007 saw a severe drought and the largest forest fire in over a century, with damage estimated at \$1 billion.¹⁸⁹

Although threats are more immediate to coastal historical parks, inland historical parks similarly require identification of the resources anticipated to be threatened—both buildings and landscapes—and planning for protection as well as mitigation in the face of increased storms.

As loss of historic resource integrity may occur, suddenly or slowly, from conditions related to natural hazards, documentation is the first response to mitigate anticipated loss or diminishment, or to plan for the impacts associated with natural hazards. This Historic Structures Report Amendment, including the historical narrative, condition assessment, and recommendations, together with photographs and measured drawings, is an important part of the documentation process.

As part of future efforts to build on and update the documentation provided in this Historic Structures Report, the NPS should consider such approaches as more detailed documentation resulting from new three-dimensional scanning technology, monitoring weather-related deterioration, updating emergency and disaster planning to address natural hazards-related issues,

and strategic planning for mitigation of the effects of natural hazards on park resources. The latter may include special protection, documentation, and interpretation measures to address resources that are especially vulnerable to damage or loss due to natural hazards.

In addition to threats to the historic resources, natural hazards will affect visitation patterns. A park-specific brief has been prepared on this issue, and notes the historical relationship between visitation and temperature, finding that temperature was a significant predictor of visitation. The brief further notes that understanding this relationship, and taking advantage of continued study, will help park management “adapt to the effects of natural hazards and remain effective resource stewards while promoting visitor experience.”¹⁹⁰

Efforts conducted for Martin Luther King, Jr. National Historical Park will benefit from coordination with other planning and documentation projects to address effects of natural hazards under consideration or in the process of being implemented by the National Park Service in the Southeast Region. Future severe weather events, rising sea levels, and other impacts related to natural hazards should be anticipated and considered in planning for protection and maintenance of the site and its resources.

188. Curry, Judith, “Local Warming: Consequences of Climate Change for Atlanta,” Georgia Tech University, accessed February 13, 2018, http://curry.eas.gatech.edu/climate/pdf/atlanta_rev.pdf.

189. Ibid.

190. “Martin Luther King Jr. National Historic Site: How might future warming affect visitation?” Park Visitation and Climate Change, Park-specific Brief (U.S. Department of the Interior, National Park Service, Natural Resource Stewardship & Science, 2016.)

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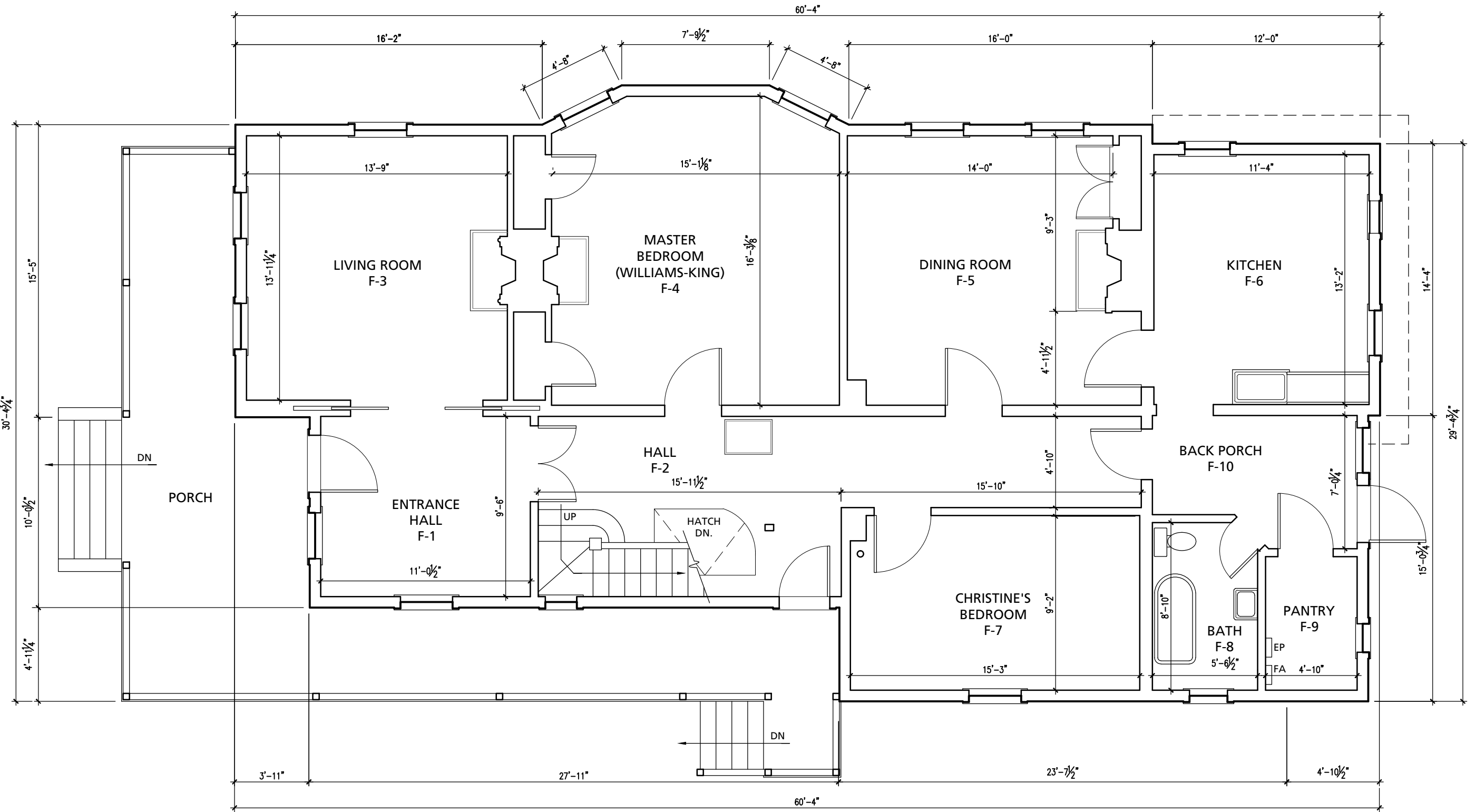
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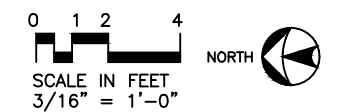
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Appendix A: Measured Drawings



FIRST FLOOR PLAN



DRAWN BY: WFTA, AUGUST 2019

NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

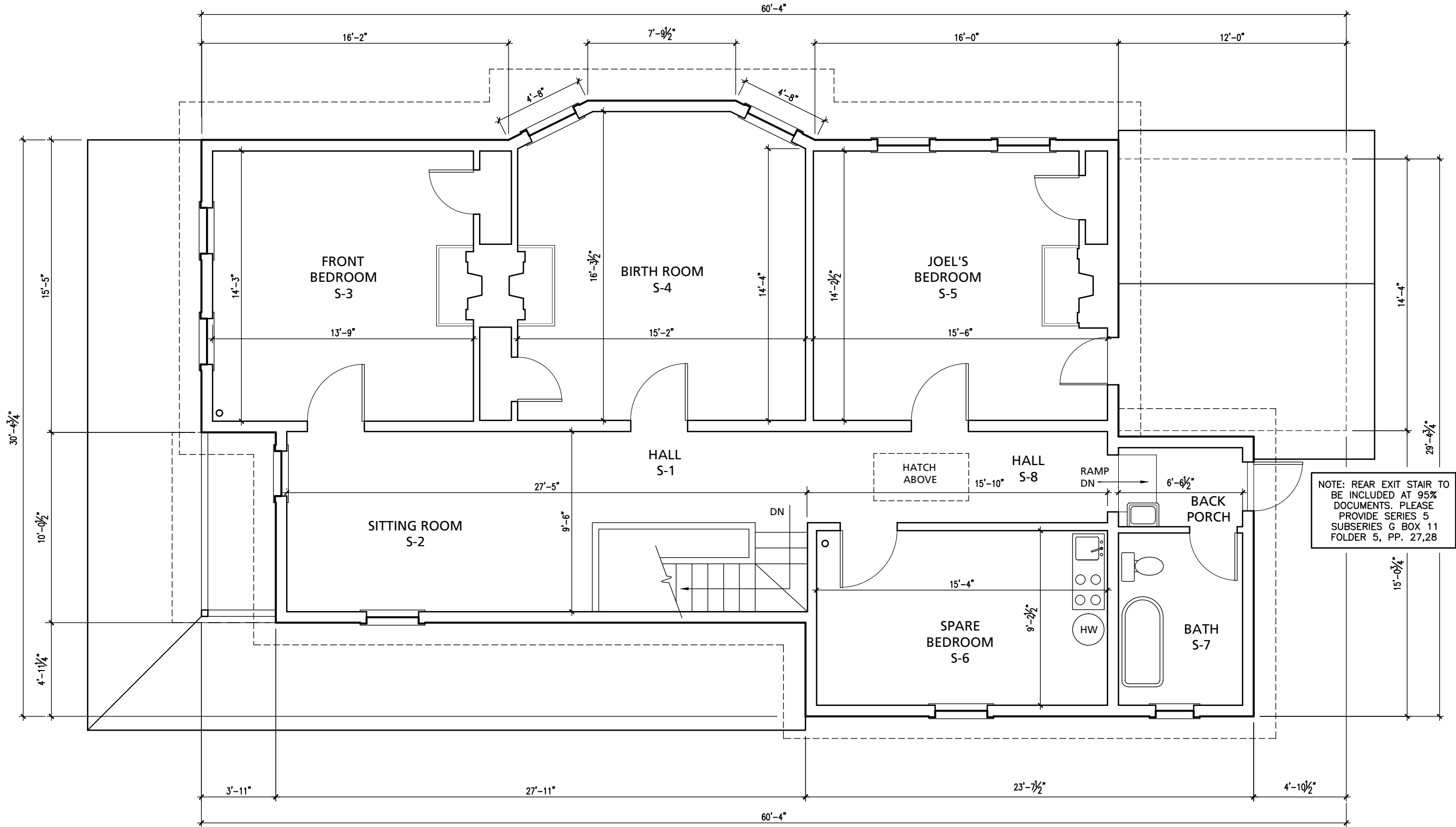
ATLANTA
FULTON COUNTY

501 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

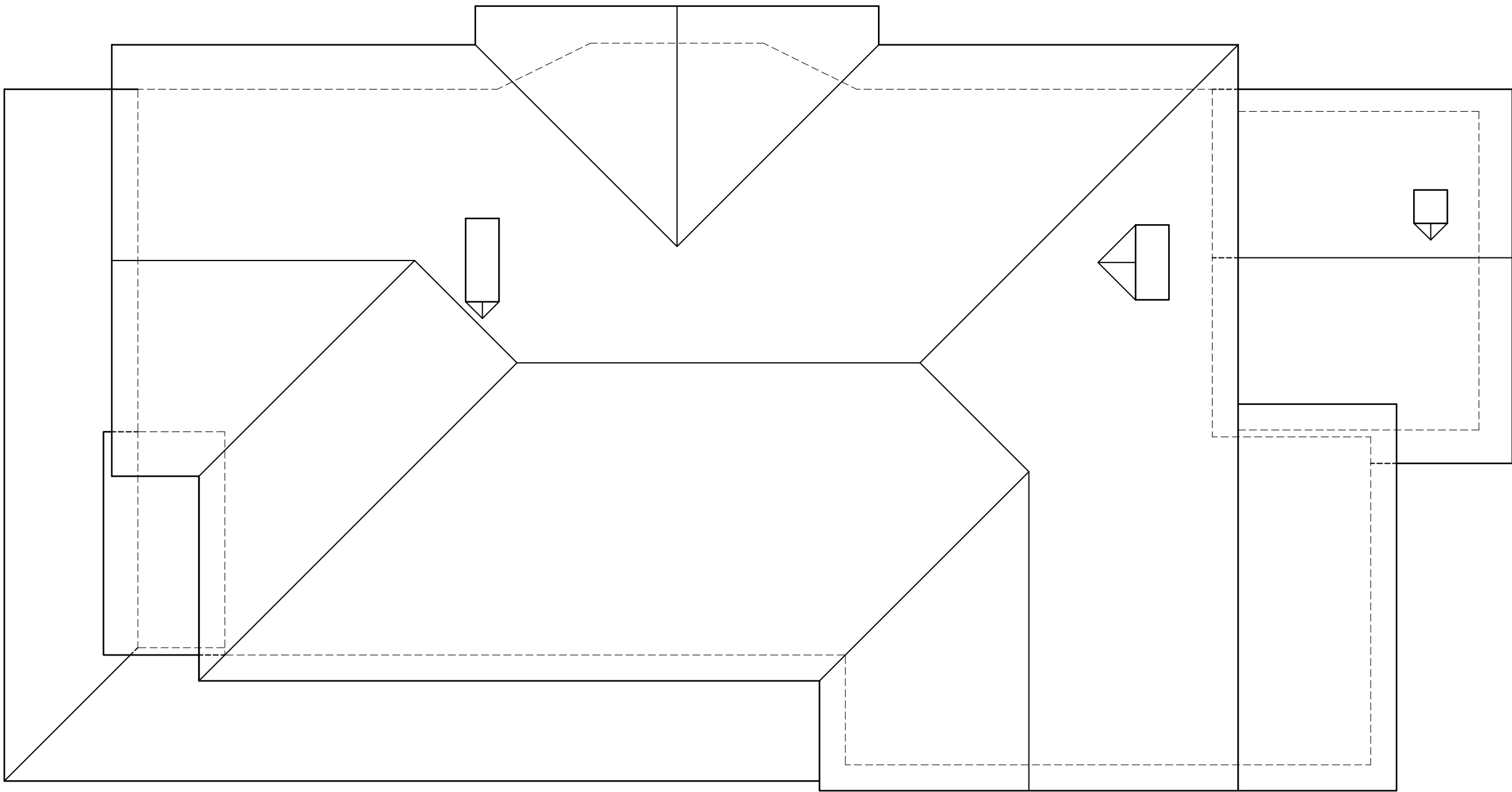
GEORGIA

HISTORIC STRUCTURE REPORT

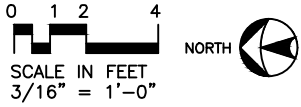
SHEET
1 OF 3



SECOND FLOOR PLAN



ROOF PLAN



DRAWN BY: WFTA, AUGUST 2019

NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

ATLANTA
FULTON COUNTY

501 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
3 OF 3

Appendix B: Deed Documents 501 Auburn Avenue

PROPERTY OWNERSHIP TRANSACTIONS

Deed of October 31, 1883
(from Deed Book RR, Fulton Coutny Courthouse, pp. 582-83)

Georgia/Fulton County This Indenture made this the thirty first day of October Eighteen hundred and Eighty three, between G. Hentschel and Annie Hentschel, both of the County and State aforesaid: Witnesseth: that the said G. Hentschel for & in consideration of the natural love & affection he has and bears his wife the said Annie Hentschel, hereby gives, grants & conveys to the said Annie Hentschel her heirs and assigns, all that tract or parcel of land in the City of Atlanta and being part of land lot forty six (46) in the fourteenth (14) district of originally Henry now Fulton County, Georgia, situated as follows, to wit: Commencing on th South side of running thence East along the South side of Wheat Street at the Northeast corner of Annie Hentschels resident lot & running thence East along the South side of Wheat Street fifty (50) feet, thence South at right angles with Wheat Street fifty (50) feet to said Hentschel's lot, thence North along the line of said Annie Hentschel's One hundred feet to the starting point=

Also two certain lots or parcels of land in the City of Atlanta, being part of land lot Number forty six (46) in the fourteenth district of originally Henry now Fulton County, consisting of lots Number five and eight (5 & 8) of the Goldsmith survey filed with the City Engineer, Number five (5) fronting fifty three (53) feet on the South side of Wheat Street & running backpasse width two hundred (200) feet, bounded East by lots Nos. one, two & four (1, 2 & 4) & West by Number six (6) of said survey & Number eight fronting also on the South side of Wheat Street, beginning the Northwest corner of lot Number seven and the property of said Annie Hentschel, and running South along the West line of said lot Number seven (7) two hundred (200) feet, thence West sixteen (16) feet, thence South twenty two (22) feet, thence West thirty four (34) feet to lot Number nine, thence North along the East line of lot Number nine two hundred and one & two tenths (201.2) feet to Wheat Street, thence East or N.E. by E. fifty four and four tenths (5'4.4) feet along the said South side of Wheat Street to the beginning point=

Also that tract or parcel of land situated, lying & being in the City of Atlanta & being part of land lot forty six (46) in the fourteenth (14) district of originally Henry now Fulton County Georgia, situated as follows, To wit: Commencing on the Southeast side of Wheat Street at the Northwest corner of Annie Hentschel's lot & running thence Southwestwardly along the Southeast side of Wheat Street fifty four and four tenths (5'4.4) feet more or less, thence South One hundred & eighty and four tenths (180.4) feet, thence East fifty feet to Annie Hentschel's lot, thence North along Annie Hentschel's line two hundred and one & two tenths (201.2) feet to the starting point, together with all the rights & privileges thereunto belonging forever in fee simple=

In witness whereof the said G. Hentschel has hereunto set his hand and seal
the day & year above written=

Signed, sealed & delivered
in presence of
Lawson Black
H.L. Culbuson N.P.
Fulton County GA

G. Hentschel (seal)

Recorded Nov-1-1883
C.H. Strong C.S.C.

Deed of April 29, 1889
(from Deed Book K-3, Fulton County Courthouse, p. 157)

STATE OF GEORGIA, Fulton County.

This indenture, made this 29th day of April in the year of our Lord Eighteen Hundred and Eighty-Nine between Mrs. Annie Hentschel of the County of Fulton and State of Georgia of the one part, and Lewis P. Huenerkoff of the County of Fulton and State of Georgia of the other part: Witnesseth, That the said Mrs. Annie Hentschel for and in consideration of the sum of Sixteen Hundred Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Lewis P. Huenerkoff, his heirs and assigns, all that tract or parcel of land situated, lying and being in the 4th Ward of the City of Atlanta and part of Land Lot Number Forty Six, of the 14th district of Fulton County, Georgia, Commencing at the North East corner of lot No. 57; thence running East along the South side of New Wheat Street onehundred and fourteen feet, more or less, to lot of Glenn, and thence back South, same width, one hundred and eighty eight (188) feet, more or less, to the North line of land owned by Peter Lynch. Being part of the land sold by James and Peter Lynch, as executors of estate of John Lynch, to said Mrs. Annie Hentschel, February 24th, 1881 To Have and To Hold the said bargained premises with all and singular the rights, members and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the only proper use, benefit and behoof of him the said Lewis P. Huenerkoff, his heirs, executors, administrators and assigns, in FEE SIMPLE.

And the said Mrs. Annie Hentschel, her heirs, executors and administrators, the said bargained premises unto the said Lewis P. Huenerkoff, his heirs, executors, administrators and assigns, against the said Mrs. Annie Hentschel, her heirs, executors and administrators, and all and every other person or persons whatever, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said Mrs. Annie Hentschel has hereunto set her hand and affixed her seal the day and year first above written.

A. Hentschel (seal)

Singed, sealed and delivered in presence of
A.W. Davis
H.S. Culberson, N.P.

Recorded May 9, 1889
Fulton County GA
G.H. Tanner C.S.C.

Deed of June 4, 1894
(from Deed Book X4, Fulton County Courthouse, p. 282)

State of Georgia, Fulton County

This indenture made this Fourth day of June, in the year of our Lord one thousand eight hundred and ninety four, between Louis P. Huenerkoff of the County of Fulton party of the one part and Miss Judie Holbrook and Miss Vada Holbrook of the County of Fulton parties of the other part: Witnesseth, that the said party of the first part for and in consideration of the sum of Fourteen Hundred Dollars, in hand paid at and before the sealing and delivery of these presents the receipt of which is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in the City of Atlanta, being part of land lot forty six, in the 14th District of originally Henry, now Fulton County, Georgia, beginning at a point on the South Side of now Auburn Avenue at the West line of lot now owned by Dr. William M. Powell, thence South along the line of said Powell's lot One Hundred and eighty eight (188) feet thence West parallel with Auburn Avenue thence east along said Avenue forty (40) feet, thence North parallel with Powell's line and forty feet therefrom One Hundred and eighty eight (188) feet to Auburn Avenue thence east along said Avenue forty (40) feet to beginning point, being part of lot bought by party of the first part from Mrs. A. Hatschel (Hentschel), Recorded Book K, 157.

To have and to hold, the said bargained premises together (written in) the rights, members and appurtenances thereof to the same, being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof, of the said parties of the second part their heirs and assigns forever, in Fee Simple.

And the said party of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property, unto the said parties of the second part their heirs and assigns, against the claims of all persons whomsoever.

In Witness Whereof, the said party of the first part, hath hereunto set his hand and seal, the day and year first above written L.P. Hunerkopf
(signature)

Signed, sealed and delivered in presence opf Jack Castleberry, J.C. Hendrix,
Notary Public Fulton CO., GA.

REcorded June 5th, 1894

G.H. Tanner C.S.C.

Deed of January 15, 1906
(from Deed Book 225, Fulton County Courthouse, pp. 238-39)

Georgia, Fulton County

This indenture made this 15th day of January, 1906, between Parks B. Holbrook, Administrator of the estate of Julia E. Holbrook, late of said County, deceased, as party of the first part and Thomas A. Holbrook, of the County of Fulton, State of Georgia, as party of the second part,

Witnesseth, that whereas the Court of Ordinary of Fulton County, did at its regular December term, 1905, duly authorized the said administrator to sell certain real estate of said deceased, hereinafter described, and whereas the said administrator, after advertising such sale in the Atlanta Constitution, a newspaper having a general circulation in the county where said real estate lies, once a week for four weeks, after the leave was granted and before the sale, did expose the same at public auction on the first Tuesday of the month of January, 1906, between the legal hours of sale, at the court house in said county, when the same was then and there knocked off to said Thomas A. Holbrook, as the highest bidder, at and for the sum of twelve hundred (1200) dollars;

Now therefore, the said administrator in consideration of said sum of twelve hundred (1200) dollars, in hand paid, receipt hereof is hereby acknowledged, doth sell and convey to the said, Thomas A. Holbrook, the following real estate; A one half (1/2) undivided interest in all that tract or parcel of land known as #383 Auburn Avenue and described as follows: the same being a part of land lot No. forty six (46) in the 14th District of originally Henry, now Fulton County Georgia. Beginning at a point on the South side of now Auburn Avenue at the West line of lot now owned by Dr. William M. Powell thence South along the line of said Powell's lot, one hundred and eighty eight (188) feet, thence West parallel with Auburn Avenue forty (40) feet, thence North parallel with Powell's line and forty (40) feet therefrom one hundred and eighty eight (188) feet to Auburn Avenue, thence East along said Avenue forty (40) feet to beginning point, being part of lot bought by party of the first part (Louis P. Huenenkoff) from Mrs. A. Hentschel recorded Book K-3, page 157.

To have and to hold said property as fully and completely as the same was held by the said deceased.

In Witness whereof, the said administrator has hereto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered in presence of;

H.B. Cobb,

Geo. M. King, N.P.

Fulton County Ga.

(Seal of N.P.)

Parks B. Holbrook, (seal)
Administrator of Julia E.
Holbrook

Georgia, Fulton County.

In person, before the undersigned Notary Public, comes P.B. Holbrook, who on oath says that he is the brother of Miss Julia E. Holbrook, who is mentioned as grantee by the name of Judie Holbrook in a certain deed from L.P. Hunerkoff, which deed is dated the 4th day of June 1894, recorded in Book X 4-Page 282 of the Fulton County Record, is one and the same person as Julia E. Holbrook. Deponent says he makes this affidavit that there may hereafter be no confusion as to the identity of Judie Holbrook or Julia E. Holbrook. The proper name of said Miss Holbrook, being Julia E. Holbrook.

Sworn to and subscribed before me this 15th day of January 1906.

Geo. M. King, N.P.
Fulton County Georgia.

Parks B. Holbrook

(Seal of N.P.)

Filed in office 5 P.M. February 2nd., 1906. Recorded February 5th, 1906.

(signed) Arnold Broyles, C.S.C.

Deed of February 3, 1906
(from Deed Book 205, Fulton County, p. 301)

State of Georgia, Fulton County

Know All Men by These Presents: That Miss Vada Holbrook and Thomas A. Holbrook of the County and State aforesaid, party of the first part, are held and firmly bound unto T. B. Hollenshead of the State of Georgia and the County of Wilkes party of the second part, his heirs and assigns, in the penal sum of Fifty eight hundred (\$5800.00) Dollars, for the payment of which well and truly to be made, the said parties of the first part hereby bind themselves their heirs, executors and administrators, jointly, severally and firmly by these presents, signed with their hands and sealed with their seals this third day of February in the year of our Lord One Thousand, Nine Hundred and Six.

The Condition of the Foregoing Obligation Is, That whereas the said parties of the first part have this day agreed to sell to the said party of the second part a certain tract or parcel of land, situated, lying and being in the City of Atlanta, being part of Land Lot forty six (46) of the fourteenth (14th) District of originally Henry now Fulton County Georgia, more particularly described as follows--

Beginning on the south side of Auburn Avenue two hundred and fifty three (253) feet, more or less, East of Boulevard at Kelley's line, and running thence East along the South side of Auburn Avenue forty (40) feet to William M. Powell's line, thence South along Powell's line One hundred and Eighty Eight (188) feet thence West forty (40) feet, thence North along Kelley's line One Hundred eighty eight (188) feet to beginning point, for the consideration or sum of Twenty nine Hundred (\$2900.00) Dollars, said several sum to be paid as follows: Two thousand (\$2000.00) Dollars this day, which is hereby acknowledged and the (sum) of Nine Hundred (900.00) Dollars on or before August 1st, 1906 bearing interest at the rate of seven per cent per annum from this date till paid.

Now, if the said party of the second part shall well and truly pay the said several sums of money at the times specified, then the said parties of the first part are bound to make and execute to the party of the second part, or his assigns, a good and sufficient title to the above described lot or parcel of land; but on failure of the said party of the second part to pay the said sums of money, or either of them, at the times specified, then said obligation to be void and of no effect.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in presence of
W.H. Barker
J.W. Mason
Notary Public Fulton Co Ga
Filed at 1 P.M. Feb. 3rd, 1906
Recorded February 10th, 1906

(signed) Vada Holbrook
(signed) Thos A. Holbrook

(signed) Arnold Broyles C.S.C.

WRITTEN ACROSS THIS DOCUMENT IS THE FOLLOWING:

Georgia, Fulton County

For value received I hereby transfer and assign the written Bond for title,
and convey all my right title and interest in the premises therein described
to W.H. Barker his heirs and assigns.

Witness my hand and seal this February 3rd, 1906.

Signed, sealed and delivered
in presence of

Wm. D. Thomson

J.W. Mason

Notary Public

T.B. Hollenshead (seal)

Entered February 10th, 1906
Arnold Broyles
Clerk S.C.

Deed of April 3, 1906
(from Deed Book 197, Fulton County, p. 95)
No. 55426

State of Georgia, Fulton County

This Indenture, made this 3rd day of April in the Year of Our Lord One Thousand Nine Hundred and Six between Miss Vada Holbrook and Thomas A. Holbrook of the State of Georgia and County of Fulton part of the one part, and T.B. Hollenshead of the State of Georgia and County of Wilkes part of the other part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Twenty-nine Hundred (\$2900.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land, lying and being in the City of Atlanta, being part of Land Lot forty-six (46) of the fourteenth (14th) District of originally Henry now Fulton County, Georgia, now particularly described as follows: Beginning on the South side of Auburn Avenue two hundred fifty-three (253) feet, more or less East of Boulevard at Kelley's line, and running thence East along the South side of Auburn Avenue forty (40) feet to William M. Powell's line, thence South along Powell's line one hundred eighty-eight (188) feet thence West forty (40) feet; thence North along Kelley's line one hundred eighty-eight (188) feet to beginning point.

To Have and to Hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever, in Fee Simple.

And the said parties of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

In Witness Whereof, the said party of the first part, hath hereunto set their hand and seal, the day and year above written.

Signed, Sealed and Delivered in presence of

L.B. Blandworth	P.W. Lynch	LaVada Holbrook(signature) ‡seal
(two preceeding names are signatures)		Thos. A. Holbrook(signature) ‡seal

C.B. Merrill Notary Public Fulton, GA

Filed at 4 P.M. Aug. 8, 1906
Recorded Aug. 13, 1906

(signed) Arnold Broyles C.S.C.

Deed of December 22, 1908
(from Deed Book 263, Fulton County Courthouse, pp. 2, 3)
No. 82745

Georgia, Fulton County.

Know all men by these presents, that I, T.B. Hollenshead, party of the first part, am held and firmly bound unto A.D. Williams, party of the second part, his heirs and assigns, in the penal sum of Seven Thousand (\$7,000.00) Dollars, for the payment of which, well and truly to be made I hereby bind myself, my heirs and assigns, jointly, severally and firmly by these presents. Signed with my hand and sealed with my seal this 22nd day of December, 1908.

The condition of the foregoing obligation is that, whereas, the said first party, has this(sic?) agreed to sell to said second party, a certain tract or parcel of land lying and being in the City of Atlanta, being part of Land Lot #46 of the 14th District of Fulton County, Georgia, more particularly described as follows: beginning on the South side of Auburn Avenue two hundred and fifty-three (253) feet, more or less, East of Boulevard at Kelley's line, and running thence East along the South side of Auburn Avenue forty (40) feet to William M. Powell's line; thence South along Powell's line one hundred and eighty-eight (188) feet; thence West forty (40) feet; thence North along Kelley's line one hundred and eighty-eight (188) feet to the beginning point, the house thereon being known by present City street numbering as #383 Auburn Avenue, upon the following terms and conditions, to wit:

The price agreed upon is thirty five hundred (\$3,500.00) Dollars, said sum to be paid as follows: Five hundred (\$500.00) Dollars, cash, paid this day receipt of which is hereby acknowledged, and the balance of Three Thousand (\$3,000.00) Dollars, to be paid thirty (\$30.00) Dollars each month for one hundred (100) consecutive months, beginning with January 22, 1909, with Seven percent per annum interest on said deferred payments from date. Said deferred payments being evidenced by one hundred (100) promissory notes of the said A.D. Williams, dated the 22nd day of December, 1908, payable to the order of the said T.B. Hollenshead, and bearing interest from date at the rate of Seven percent per annum.

And the said A.D. Williams shall pay the taxes on said bargained property until the above purchase money is fully paid, except taxes for 1908 and prior years, which are to be paid by the said T.B. Hollenshead.

And the said A.D. Williams hereby agrees to keep the improvements on said land insured against loss by fire for the benefit of the said T.B. Hollenshead in the sum of at least Two Thousand Five Hundred Dollars, until said balance of purchase money is fully paid: and in case of his failure to pay the said taxes when due, or to keep up said insurance, or to pay any two (2) of said notes at maturity, the said first party, or his heirs or assigns, may at his option, declare all the remaining unpaid notes to be

at once due and payable, and may proceed to collect the same by law, with Ten percent attorney's fees upon said principal and interest, and also costs of suit, should suit be instituted, time being of the essence of this contract.

Now, if the said second party shall well and truly pay the several sums of money, and perform the other covenants and agreements herein contained at the time or times specified, then the said first party, or his assigns, is bound to execute to the said second party, his heirs or assigns, a good and sufficient title to said described property: but, on failure of the said second party to pay the aforesaid sums of money, or perform the other covenants and agreements herein contained, or any of them, at the time or times specified, then the above and foregoing bond shall be void and of no effect.

In Witness whereof, the said first party has hereunto set his and affixed his seal the day and year first above written.

The words "fifty three" interlined before signing.

Signed, sealed and delivered in the presence of: T.B. Hollenshead, (L.S.)
Leo W. Little,
W.O. Wilson, Notary Public, Fulton County, Georgia

Filed in office 12 A.M. December 22nd, 1908, Recorded January 1st, 1909
(Signed) Arnold Broyles,
C.S.C.

Will of A.D. Williams, June 3, 1929
(from Will Book J, Fulton County, p. 579)

State of Georgia.
Fulton County.

I, A.D. Williams of said State and county, being of sound and disposing mind and memory, do make this my last will and testament, hereby revoking and annulling all others, by me heretofore made.

1. I desire and direct that my body be buried in a decent and Christianlike manner, suitable to my circumstances and condition in life.

2. I direct that all of my just debts be paid by my executrix hereinafter appointed.

3. I give, bequeath and devise to my wife, Mrs. Jennie C. Williams my house and lot known as No. 501 Auburn Avenue, N.E., the same being the home place on which we now reside. It being my desire that she own the same in fee simple, to keep, sell, rent, lease, place on it liens, or dispose of in such manner as she may in her discretion, feel to be to her best advantage.

4. I give, bequeath and devise to my wife, Mrs. Jennie C. Williams my house and lot known as No. 965 Welch Street, S.W., Atlanta, Ga., and formerly known as the Wesley Aikens property, and on which Wesley Aikens now resides by agreement. I make this devise to her in fee simple in the same unreserved manner as I have done with the property in the above item of this will, both of which said pieces of property are located in Atlanta, Fulton County, Georgia. I also give to my said wife all cash money I may have at the time of my death and desire that she divide any other personal property equally with my daughter, Alberta C. King.

5. I give, bequeath and devise to my daughter, Alberta C. King my house and lot known as No. 384 Eureka Street, S.W., Atlanta, Georgia, known as the Charlotte Collier property and on which she now resides by agreement until her death. I make this devise in fee simple to my said daughter, she being authorized to keep or dispose of said property as she may see fit.

I hereby name and appoint my wife, Mrs. Jennie C. Williams, the sole executrix of this my last will and testament, with full power to administer my estate without order of any court and without giving bond or making any returns to the Court of Ordinary.

This 3rd day of June, 1929

A.D. Williams

Signed, sealed, declared and published by A.D. Williams, as his last will and testament, in the presence of us, the undersigned, who subscribe our names hereto in the presence of said testator, after he had signed his name

thereto, and at his special instance and request, and in the presence of each other.

This 3rd day of June, 1929

T.W. Holmes

Geo. L. Goosby
Ben H. Townsley

State of Georgia
Fulton County.

I do solemnly swear that this writing contains the true last Will of the within named A. D. Williams, deceased, so far as I know, or believe, and that I will well and truly execute the same in accordance with the law of this State. So help me God.

Mrs. Jennie C. Williams

Sworn to and subscribed before me,
this 4th day of May, 1931.

THOS. H. JEFFRIES, Ordinary.

Filed in office April 23, 1931. Proven in solemn form and ordered recorded.

Recorded May 4, 1931
Ordinary

May Term, May 4th 1931, Thos. H. Jeffries,

Application for Letters of Administration,
August 2, 1941

(Note: An application for Letters of Administration is made when the decedent had no will.)

Fulton Court of Ordinary
No. 17926
Sept. Term, 1941
In Re
Estate of
Mrs. Jennie C. Williams
Deceased.
Application of
Mrs. Alberta Williams King
For Letters of Administration
(169)
Filed in Office
Aug. 2, 1941
Claude C. Mason
Ordinary.
Recorded Minute Book 39, Page 169
T.W. Holmes
Petitioner's Attorney.

Application for Letters of Administration
State of Georgia, County of Fulton
To the Ordinary of Said County:

The Petition of Mrs. Alberta Williams King, a citizen of the United States, residing in said State, sheweth that Mrs. Jennie C. Williams departed this life on or about the 18th day of May, 1941, a resident of said county, intestate, leaving an estate of real property of the probable value of Five Hundred & no/100 dollars, and that under the law it is necessary that said estate should be administered; that Petitioner is the daughter and sole heir at law of said deceased, Mrs. Jennie C. Williams.

Wherefore, Petitioner prays an order directing that citation be issued herein and be published as the law requires, and that if no good cause be shown to the contrary, your Petitioner be appointed Administratrix on the estate of said deceased.

(signed) (Mrs.) Alberta Williams King
Residing at 501 Auburn Avneue, N.E.
Atlanta, GA

Fulton Court of Ordinary
Chambers Aug. 7, 1941

Upon reading the foregoing Petition, it is ordered that citation therein be issued and published as required by law.

(signed) Claude C. Mason
Ordinary

Fulton Court of Ordinary
September Term, 1941

The Petition of Mrs. Alberta Williams King for Letters of Administration of the estate of Mrs. Jennie C. Williams, deceased, Having been duly filed, and it appearing that citation therein was issued and published according to law, requiring all concerned to appear at this Term and show cause, if any they could, why said letters should not be granted; and it also appearing that said deceased died a resident of said County, on or about the 18th day of May, 1941, Intestate, and that said applicant is a citizen of this State, and lawfully qualified for said administration and no objection being offered thereto: It is therefore ordered by the Court, that the said Mrs. Alberta Williams King be, and she is hereby appointed Administratrix on the estate of said deceased, and that Letters issue to her as such, upon her giving bond, with approved security in the sum of One Thousand dollars, and taking and subscribing the oath as provided by law.

(signed) T. H. Jeffries, Ordinary
(initials hard to read)

Application for Leave to Sell Land,
February 6, 1942
(No. 19006, from Fulton County Courthouse,
Fulton Court of Ordinary 431740)

No. 19006
Fulton Court of Ordinary
March Term, 1942
Ex parte
Alberta Wms. King
Administrator of
estate of Jennie C. Williams
Application for leave to sell land
Filed in Office Feb. 6, 1942
Claude C. Mason
Ordinary
Minutes 40, Page 6
T.W. Holmes
Attorney

State of Georgia, Fulton County

To the Ordinary of Said County: The petition of Alberta Williams King as administratrix of the estate of Jennie C. Williams, deceased, sheweth that the estate of said deceased consists of: Lot No. 18, etc. (description of a property in Maryland).

All that tract or parcel of land lying and being in the City of Atlanta, in land lot 46 of the 14th District of Fulton County, Georgia, more particularly described as follows: BEGINNING at a point on the south-side of Auburn Avenue, N. E., two hundred fifty three (253) feet, more or less, East of the Boulevard, at now or formerly Kelly's line, and running thence East along the south-side of Auburn Avenue, forty (40) feet to Darden's line; thence South along Darden's line one hundred eighty eight (188) feet; thence West forty (40) feet; thence North one hundred eighty eight (188) feet to the beginning point, having a house thereon known as No. 501 Auburn Avenue, (formerly #383) Atlanta, Georgia.

Tract No. Three, etc. (description of a property on Jackson Street, N.E., Atlanta, Georgia; that is, #134 Jackson Street, N.E.), and that for the purpose of payment of debts and distribution it is necessary to sell the said land.

Wherefore, Petitioner prays an order directing citation do issue and be published as the law requires, and if no good cause be shown to the contrary, your Petitioner be granted leave to sell said lands.

T. W. Holmes, attorney for Petitioner

Fulton Court of Ordinary, Chambers Feb. 6, 1942

Upon reading the foregoing Petition, it is ordered that citation issue therein and be published as the law requires.

(signed) Claude C. Mason, cc Ordinary

FULTON COURT OF ORDINARY
March Term, 1942

The written petition of Mrs. Alberta Williams King as administratrix of the estate of Jennie C. Williams, deceased, praying for leave to sell the land of said deceased, having been duly filed, and it appearing that notice of same has been published as required by law; that it is necessary for the purpose of distribution and payment of debt that said land be sold, and no objection being filed thereto, it is ordered by the court that the said Mrs. Alberta Wms. King be, and is hereby granted leave to sell for the purpose aforesaid, the following described land of said deceased.

All that tract or parcel of land lying and being in the City of Atlanta, in land lot 46 of the 14th District of Fulton County, Georgia, more particularly described as follows: BEGINNING at a point on the southside of Auburn Avenue, N.E. two hundred fifty three (253) feet, more or less, East of the Boulevard, at now or formerly Kelly's line, and running thence East along the south-side of Auburn Avenue, forty (40) feet to Darden's line; thence South along Darden's line one hundred eighty eight (188) feet; thence West forty (40) feet; thence North one hundred eighty eight (188) feet to the beginning point, having a house thereon known as No. 501 Auburn Avenue, (formerly #383) Atlanta, GA.

TRACT NO. TWO: etc. (description of property #134 Jackson Street, N.E., Atlanta, Georgia)

Also Lot Eighteen, etc. (description of property in Maryland)

(Signed) (initials unintelligible) Duffries
Ordinary

Deed of August 17, 1971

(No. 2254860, from Deed Book 5442, Fulton County Courthouse, p. 545)

State of Georgia, County of Fulton

This INDENTURE, Made this 17th day of August in the Year of Our Lord One Thousand Nine Hundred and Seventy-one between Mrs. Albeta Williams King of the State of Georgia and County of Fulton of the first part, and THE MARTIN LUTHER KING, JR. MEMORIAL CENTER, INC. of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollara and Other Valuable Consideration Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledge, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 46 of the 14th District of Fulton County, described more fully as follows:

BEGINNING at a point on the south side of Auburn Avenue, N&E., two hundred fifty-three (253) feet east of Boulevard, N&E., running thence east along the south side of Auburn Avenue forty (40) feet; thence south one hundred eighty-eight (188) feet; thence west forty (40) feet; thence north one hundred eighty-eight (188) feet to the point of beginning and being improved property known as 501 (Formerly 383) Auburn Avenue, N.E., according to the present system of numbering houses in the City of Atlanta.

Fulton County, Georgia
Real Estate Transfer Tax
Pais \$16.00
Date Aug. 18, 1971
L.W. Simmons
Clerk of Superior Court
by Grace Carter, Deputy Clerk

TO HAVE ANDDD TO HOLD THE said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behooff of the said party of the second part, its successors and assigns, forever, in Fee Simple.

And the said party of the first part, for herself, her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in presence of Willie (middle name illegible) Simpson
Mrs. Alberta Williams King

(Name illegible) Wood

Notary Public, Georgia, State at Large
My Commission Expires July 28, 1974
Georgia, Fulton County, Clerk's Office Superior Court
Filed & Recorded Aug. 18, 1971 at 4:02 P.M. J.W. Furman, Clerk

Deed of November 15, 1973

(No. 2388357, from Deed Book 5942, Fulton County Courthouse, p. 113)

State of Georgia, County of Fulton

This INDENTURE, Made this 15th day of November in the Year of Our Lord One Thousand Nine Hundred and Seventy-three between Mrs. Alberta Williams King of the State of Georgia and County of Fulton of the first part, and Martin Luther King Memorial Center, A Corporation of the District of Columbia of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 46 of the 14th District of Fulton County, described more fully as follows:

BEGINNING AT A POINT ON THE SOUTH SIDE OF Auburn Avenue, N.E., two hundred fifty-three (253) feet east of Boulevard, N.E. running thence east along the south side of Auburn Avenue forty (40) feet; thence south one hundred eighty-eight (188); thence west forty (40) feet; thence north one hundred eighty-eight (188) feet to the point of beginning and being improved property known as 501 (formerly 383) Auburn Avenue, N.E., according to the present system of numbering houses in the City of Atlanta.

The deed is being made solely for the purpose of correcting the name of the grantee in a deed executed by the grantor on August 17, 1971, and recorded in Deed Book 5442, page 545, Fulton County Records. The grantee was listed as "THE MARTIN LUTHER KING, JR. MEMORIAL CENTER, INC." of the state of Georgia and County of Fulton, but should have been "MARTIN LUTHER KING MEMORIAL CENTER, A CORPORATION OF THE DISTRICT OF COLUMBIA."

To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part its successors and assigns, forever, in Fee Simple.

And the said party of the first part, for herself, her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

In witness whereof, the said party of the first part has hereunto set her hand seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Halta Honta

(signed) Mrs. Alberta Williams King

Witness

Mrs. Alberta Williams King

(Initial illegible) Rogers
Notary Public
Notary Public, Georgia, State at Large
My Commission Expires Jan 18 1977

Georgia, Fulton County Clerk's Office Superior Court
Filed & Recorded Nov 19 1973 at 1:57 PM, Barbara J. Price Clerk

Deed of November 15, 1973

(No. 2388357, from Deed Book 5942, Fulton County Courthouse, p. 113)

State of Georgia, County of Fulton

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WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 46 of the 14th District of Fulton County, described more fully as follows:

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To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part its successors and assigns, forever, in Fee Simple.

Martin Luther King Jr. Birth Home
501 Auburn Avenue, NE
Martin Luther King, Jr. National Historical Park
450 Auburn Avenue, NE
Atlanta, Georgia 30312
www.nps.gov/malu