National Park Service
Department of the Interior

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

53-55 Boulevard, NE (Duplex)

Historic Structure Report





The historic structure report presented here exists in two formats. A traditional, printed version is available for study at Martin Luther King, Jr. National Historical Park, the Southeast Regional Office of the NPS, Denver Service Center of the NPS, and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit www.nps.gov for more information.

Martin Luther King, Jr. National Historical Park

53-55 Boulevard, NE (Duplex)

Historic Structure Report

February 2020

for

Martin Luther King, Jr. National Historical Site
Atlanta, GA

and

Cultural Resources, Partnerships & Science Division, Region 2
(formerly Southeast Region)

PMIS 224679A: Prepare Historic Structure Reports

by

Historic Architecture Team

Historic Preservation Training Center
Office of Learning and Development
Directorate of Workforce and Inclusion (WASO)
National Park Service

This page intentionally blank.

Martin Luther King, Jr. National Historical Park

53-55 Boulevard, NE (Duplex)

Historic Structure Report

Approved by: JUDY FORTE Digitally signed by JUDY FORTE Date: 2020.04.22 09:08:44 -04'00'

Superintendent,
Martin Luther King, Jr. National Historical Park — Date

Recommended by: Susan Montelaro 6/4/2020

Chief, Cultural Resources, Partnerships & Science Division,
Region 2 (formerly Southeast Region) — Date

Recommended by: _____

Deputy Regional Director, Region 2 (formerly Southeast Region) — Date

Approved by: _____

Regional Director, Region 2 (formerly Southeast Region) — Date

This page intentionally blank.

Table of Contents

Foreword *vii*
Project Team *1*
Executive Summary *3*
Administrative Data *11*
List of Abbreviations *15*
List of Figures *17*
List of Tables *23*

Part 1 | Developmental History
Historical Background and Context *27*
Chronology of Development and Use *35*
Architectural Descriptions *57*
Physical Description *65*
Character-Defining Features *101*
Condition Assessment *119*

Part 2 | Treatment and Use
Requirements for Treatment and Use *153*
Ultimate Treatment and Use *161*
Recommended Treatments by Feature *167*
Effects of Recommended Treatments *193*

Appendices
A | Bibliography
B | Archival Photographs
C | Archival Drawings
D | List of Owners and Tenants
E | Architectural Documentation Drawings
F | Building Feature Master List (Asset Specific)

This page intentionally blank.

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, 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. 501 Auburn Avenue, the Birth Home of Dr. King, where he lived until he was 12 years old, Ebenezer Baptist Church, where his grandfather, father and later himself served at 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 from all those who helped to make this document possible.

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

This page intentionally blank.

Project Team

Historic Preservation Training Center (HPTC), National Park Service (NPS)

Thomas Vitanza, RA, AIA, Senior Historical Architect
Mark Slater, Historical Architect
Rebecca Cybularz, Assoc. AIA, Historical Architect
Jennifer Leeds, Historical Architect
Dulce Castillo Casarez, Historic Architecture Intern, Greening Youth Foundation (GYF)
Elijah Jefferson, Historic Architecture Intern, GYF
Taurean Merriweather, Historic Architecture Intern, GYF

Martin Luther King, Jr. National Historical Park (MALU), NPS

Judy Forte, Superintendent
Rebecca Karcher, Chief of Interpretation, Education, and Cultural Resource Management
Leah Berry, Museum Technician (former)

Cultural Resources, Planning & Stewardship, Region 2 (formerly Southeast Region), NPS

Dan Scheidt, Chief, Cultural Resources, Partnerships, and Science Program (retired)
Barbara Judy, Branch Chief, Cultural Resources, Planning, and Stewardship
Danita Brown, AIA, Historical Architect & COR

This page intentionally blank.

Executive Summary

This Historic Structure Report (HSR) was produced for the Martin Luther King, Jr. National Historical Park and the Southeast Regional Office to determine the ultimate treatment and use for 53-55 Boulevard, NE (Duplex). Maintaining the building in active use is preferred according to National Park Service policies, *Cultural Resource Management Guideline* (NPS-28), and *Executive Order 130006: Locating Federal Facilities on Historic Properties*. This HSR will guide future treatment and use of the building.

The project was conducted under a project agreement between the Historic Preservation Training Center (HPTC) and Martin Luther King, Jr. National Historical Park (MALU) entitled: "Prepare Multiple (6) Historic Structure Reports" (PMIS #224679A).[1] Funding was allocated through the Southeast Regional Office (SERO) through the National Park Service (NPS) Cultural Resources Civil Rights Program.[2] Program and project management were provided by SERO. HPTC, MALU, and SERO are units of the NPS, U.S. Department of the Interior. NPS policies and guidelines were adhered to in the production and distribution of this HSR.

A Historic Structure Report is the National Park Service's primary guide to treatment and use of a historic building and is required by *Cultural Resource Management Guideline* (NPS-28). It is prepared to identify and minimize the loss of character-defining features and materials and provides a basis upon which to address anticipated management objectives. This HSR aims to provide a current understanding (as of August 2018) of 53-55 Boulevard, NE (Duplex) and meet the following goals: provide a historical background for the building; supply a current physical description and timeline for changes to the building; identify character-defining features for the building; document the condition of the building; and provide treatment recommendations for the ultimate use of the building and return it to good condition.

The historical background, building chronology, and technical evaluations provide an understanding of the integrity of the building. This information is valuable for guiding sustainable treatment of 53-55 Boulevard, NE (Duplex) by offering research and insight to park management. The contents are used by the park when scoping new projects. These new projects contain parameters for reuse functions and physical modifications that complement resource protection and preservation goals. This HSR informs management and directs planning and construction alternatives.

An HSR typically includes a Historic Background and Context section which provides a brief history of the building's context, its designers and builders, if known, and persons associated with its history and development. 53-55 Boulevard, NE is significant because it was extant when Martin Luther King, Jr. lived a block to the east (Period of Interpretation for the Birth Home Block: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and

[1] The six HSRs included the following addresses: 53-55 Boulevard, NE (Duplex)—the subject of this HSR, 472-474 Auburn Avenue, NE (Duplex), 476-478 Auburn Avenue, NE (Duplex), 492-494 Auburn Avenue, NE (House), 514 Auburn Avenue, NE (House), and 443-445 Edgewood Avenue, SE (Commercial Building).
[2] Additional funding was provided in FY2019.

attempting to summarize or refine relevant information on the man is not the intent of this HSR. Therefore, MALU, SERO, and HPTC staff determined together that a context section for 53-55 Boulevard, NE is not required regarding Dr. King. SERO Historians have provided several modern and updated scholarship suggestions that could be used in the future when developing an adequate context. Refer to the Recommendations for Future Use/Study in the Administrative Data section below. HPTC staff have chosen to include a context section on the form of 53-55 Boulevard, NE: the Shotgun House Type.

The Chronology of Development and Use section is the culmination of significant primary and secondary research to tell the building's story, including original construction, modifications by later owners, and uses through time. Constructed in 1905 by the Empire State Investment Co., the building retains its original overall shape and mass. The 1906 race riot marked the neighborhood's demographic shift from being predominantly white to predominantly black. Through 1984 the double-shotgun house was a rental property. The property was sold to the Federal Government in 1984. In 1985-87, the NPS restored the exterior and rehabilitated the interior of the property retaining it as two individual units (as it was during the Period of Interpretation: 1929-1941). Since then only minor updates and preservation maintenance have occurred to the property.

Research Conducted to Produce HSR

The following activities were conducted to gain a thorough understanding of 53-55 Boulevard, NE (Duplex) at Martin Luther King, Jr. National Historical Park:

- Primary and secondary historic research into the sequence of changes and evolution of construction by the NPS:
    - Denver Service Center, Technical Information Center (TIC), Denver, CO
    - Martin Luther King, Jr. National Historical Park, Atlanta, GA
    - Atlanta History Center, Kenan Research Center, Atlanta, GA
    - Digital Library of Georgia (website): Sanborn Fire Insurance Maps
    - Ancestry (website): Atlanta City Directories and various primary sources
    - Newspapers (website): various primary sources (newspaper articles)
    - Review of other completed and approved HSRs for MALU[3]
- Architectural documentation by HPTC
- Condition assessments by HPTC
- Recommended treatments by HPTC

[3] Previously completed and approved HSRs reviewed by HPTC include:
Joseph K. Oppermann-Architect, P.A. "Double-Shotgun House, 480 Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report*. 2018.
Joseph K. Oppermann-Architect, P.A. "Three Double-Shotgun Houses, 493ABC Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report*. May 2017.
WLA Studio, SBC+H Architects, and Palmer Engineering. "550 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report.* May 2017.
WLA Studio, SBC+H Architects, and Palmer Engineering. "526 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report.* May 2017.
WLA Studio, SBC+H Architects, and Palmer Engineering. "540 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report.* May 2017.
WLA Studio, SBC+H Architects, and Palmer Engineering. "546 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report.* May 2017.

Condition Assessment Summary

The condition assessment of 53-55 Boulevard, NE was conducted using the NPS Facility Maintenance Software System (FMSS). FMSS is organized using the Uniformat II[4] method for describing various assets and determining their Qualitative Condition Rating and their Maintenance Deficiency Rating. The structures at MALU are included in asset category 4100–Buildings and have been assessed using Inspection Guidance for Buildings. The condition assessment was based on visual observation obtained while conducting hand-measured architectural drawings and used a Building Feature Master List (BFML) designed specifically for each unique asset. Once identified, each building feature is assessed using the Qualitative Condition Rating system to determine if each feature is in *Good*, *Fair*, or *Poor* condition. Each feature is also assigned a Maintenance Deficiency Rating of *Critical*, *Serious*, or *Minor* which allows for development of immediate, short-term, and long-term treatment strategies. Definitions of these terms can be found at the beginning of the Condition Assessment section of the report.

Note: The building has undergone repairs since the date of the HSR site assessment visits in July/August 2018. Conditions may have changed for certain building component features and may not be included in this HSR.

Exterior

Overall Condition Rating: Fair. The features generally provide an adequate level of service to operations, but require more than routine maintenance, and treatment will be required within one to three years.

Overall Deficiency Rating: Serious. The features define a deteriorated condition that if not corrected within one to three years will result in failure of the feature or a threat to health and/or safety.

Interior of 53 Boulevard[5]

Overall Condition Rating: Poor. The features require immediate attention (within one year). Routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements. Cyclic maintenance should be scheduled for the current year, or a special repair/rehabilitation project should be requested consistent with park requirements, priorities, and long-term management objectives.

Overall Deficiency Rating: Critical. The features are in an advanced state of deterioration which has resulted in failure, or will result in failure, if not corrected within one year. There is accelerated deterioration of adjacent or related materials or systems as a result of deficiencies. There is immediate threat to the health and/or safety of the user.

[4] Uniformat II Work Breakdown Structure (WBS) (rev. 02/18/2008), ASTM E1557-09 (2015).
[5] Interior conditions were assessed by each separate unit as there was a distinct difference in the condition between units.

Interior of 55 Boulevard

Overall Condition Rating: Fair. The features generally provide an adequate level of service to operations, but require more than routine maintenance, and treatment will be required within one to three years.

Overall Deficiency Rating: Serious. The features define a deteriorated condition that if not corrected within one to three years will result in failure of the feature or a threat to health and/or safety.

Recommendations for Treatment and Use Summary

Recommendations for the treatment and use of the residential duplex shotgun structure at 53-55 Boulevard, NE generally follow the strategies outlined in the park's 1986 *General Management Plan* (GMP) and 2011 *Long Range Interpretive Plan* (LRIP), and the National Park Service's 1995 *Cultural Resources Management Guideline* (NPS-28) (see Chapter 8: Management of Historic and Prehistoric Structures).

For tenant-occupied and vacant buildings on the Birth Home Block (of which 53-55 Boulevard is included) the GMP states, "The National Park Service will seek to acquire and rehabilitate the tenant occupied and vacant residential buildings that form the immediate surroundings of the birth home." Later it clarifies the treatment,

> The building exteriors and surrounding grounds will be restored as closely as possible to their appearance during the 1929-41 period[6], when Dr. King lived on the block. Restoration of the interiors is not an objective, but any original intact detailing or finishes [Character-Defining Features] will be retained. If the original building fabric has become so damaged that it is not economical to repair, it will be replaced using modern construction methods and materials. . . .[7]

It is realized that interior spaces will require modifications, and the GMP states,

> Other modifications may include changes in interior walls to accommodate a different density of occupancy. In buildings now [1986] used as boarding houses, the number of units will eventually be reduced to lessen the wear on the buildings, increase their life expectancy, and minimize the maintenance costs. Buildings will be brought into compliance with all applicable life-safety and occupancy codes.[8]

It is well-known National Park Service policy that "It is better to preserve than to repair, better to repair than to restore, better to restore than to reconstruct," and that "It is ordinarily better to retain genuine old work of several periods, rather than arbitrarily to 'restore' the whole, by new work, to its aspect at any single period."[9] The recommended treatments in this Historic Structure Report also look at the structure in the context of the neighborhood and the urban environment in which it is

[6] 1929-1941 is now referred to as the period of interpretation, while the longer, more inclusive time period 1888-1968 is considered the period of significance as per the National Register package.
[7] GMP, pp. 39-40.
[8] GMP, pp. 41-42.
[9] The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments policy statement (1936) included in the NPS Cultural Resources Management Guideline, Introduction, p. 2 (Section 3 Stewardship), Release No. 5, 1987.

included (the Birth Home Block) and the MALU Historic Preservation District, both in the city of Atlanta.

Exterior Treatment

Continued restoration of the exterior provides for the continued maintenance and repair (selective replacement "in-kind") of exterior character-defining features and the removal of non-sympathetic modern accretions. Restoration will improve the general overall appearance, functionality, and natural resiliency (sustainability) of the building and it will more closely resemble its appearance during the Period of Interpretation (1929-1941). Restoration may also remove incongruous previously applied exterior component feature treatments (modern shingle roof system) and replace them with more sympathetic or functionally better replacements (roll roofing).

Interior Treatment

Rehabilitation of the interior spaces provides for improving the overall condition for universal accessibility (as applicable), upgrading all building services to meet contemporary required codes, operational requirements, and compatible uses, which support the continued use of the structure. This while retaining interior character-defining features, such as room patterns, individual room spaces, sequences through spaces, and details, such as wood floors under wall-to-wall carpet, historic interior doors and hardware, and interior features, such as mantelpieces and historic plaster-and-lath walls and ceilings, where they exist. Rehabilitation includes the removal of modern accretions installed during the occupation of the building after the Period of Interpretation (1929-1941).

Use

While considering the applicable laws, agreements, and policies, the Ultimate Use of the duplex residential structure at 53-55 Boulevard, NE is to maintain its residential, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

Planning for Resiliency (Response to Natural Hazards)

Preservation maintenance of the historic structure's exterior component features (Foundations, Superstructure, Exterior Enclosure, Roof Closure, Site Improvements, and Site Work) are directly related to its long-term restoration and will extend the serviceability and life expectancy of its materials. A structure in Good condition will have a natural tendency to be resilient and have built-in resistance to wind and rain events, temperature extremes, increases in visitation, and other unpredictable events, which could otherwise lead to a structure in declining condition which exhibits the effects of critical maintenance deficiencies.[10]

Documents referenced to benchmark the best practices for resiliency include:

[10] See NPS CRCC Strategy, *Climate Change Related Impacts by Cultural Resources – Buildings & Structures*, pp. 19-25.

- *National Park Service Cultural Resources Climate Change Strategy* (CRCC Strategy), by Marcy Rockman, Marissa Morgan, Sonya Ziaja, George Hambrecht, and Alison Meadow. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service, December 2016.
- *NPS Climate Change Response Program, Cultural Resources Brief*, National Park Service, Natural Resources Stewardship and Science, Climate Change Response Program. Washington, DC, July 2019.
- NPS *Director's Policy Memorandum 14-02, Climate Change and Stewardship of Natural Resources*. February 10, 2014.
- *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitation of Historic Resources*. National Park Service, 2012.
- MALU *Park Visitation and Climate Change Brief*, NPS Natural Resources Stewardship & Science. Washington, DC, June 2015.
- *Protected Area Tourism in a Changing Climate: Will Visitation at US National Parks Warm Up or Overheat?*, by Fisichelli, Schuurman, Monahan, & Ziesler, 2015.
- NPS *Preservation Brief 47: Maintaining the Exteriors of Small and Medium Sized Historic Buildings,* 2007.
- NPS *Preservation Brief 39: Holding the Line, Controlling Unwanted Moisture in Historic Buildings*. 1996.
- *Architecture*, *(*the AIA (American Institute of Architects) Journal), "Architecture, Resiliency and the Changing Environment (The Climate IS Changing)", by Ned Cramer, October 2017.
- *AIA Architect,* "Future Proofing the Past – Predicting and preparing for future impacts may be the greenest approach to preservation" by Kim A. O'Connell. November 15, 2014;
- Consultation with NPS Southeast Regional Office's Climate Change, Socioeconomics, and Adaptation Coordinator (Dr. Janet Cakir)
- Consultation with FEMA Emergency Management Guidelines, as applicable, and integration into long-term NPS planning projects.[11]

Specific treatments in response to resiliency are recommended in Part II of the HSR for each component feature. Highlights of the prioritized recommended treatments as related to resiliency of the exterior building envelope include a comprehensive exterior envelope repair and restoration project with repairs and upgrades to all wood siding, doors and windows, roof and roof drainage system (flashings and gutters and downspouts), porches, and all other exterior wood component features, while maintaining all exterior character-defining features; and repairs to exterior yard features based on the approved *Cultural Landscape Report*.

The component features with the most Serious or Critical Maintenance Deficiencies (Poor and Fair Condition Rating), listed in Table 3: Prioritized Treatment List, and those with the highest treatment priorities for the exterior, are listed below and accompanied by treatment recommendations.

- Lack of a certified lightning protection system (D509004) to protect building and electrical system from potentially catastrophic direct lightning strike.

  Recommended Treatment: Install lightning protection system (D509004) to ground buildings electrical system and to protect building from lightning strikes. Installation according to the National Electrical Code, the IBC and *NFPA 780 Standard for the Installation of Lightning Protection Systems*. Installed systems must be certified by installer according to code. See also NPS *Preservation Brief 50: Lightning Protection for Historic Structures* (2017). Structures with

[11] Refer to https://www.fema.gov/media-library/assets/documents/89518 for more information.

NFPA certified systems are known to withstand direct lightning strikes intact with little structural damage.

- Non-functional or disconnected life/safety systems within the units including smoke/heat detectors system, lack of fire alarm system (D503001), lack of fire suppression system (D4010), and non-operable security system (D503008).
- Maintenance deficiencies of domestic water distribution system (D2020) and sanitary waste lines (D2030).
- Maintenance deficiencies of domestic cooling system (D30).

Recommended Treatment: Prioritized certified inspection and repairs to all building services (utilities and systems) for continued occupancy or use to comply with all federal, state, and local codes.

- Deteriorated exterior porch and stair structures (C201001) and incorrectly graded localized site drainage issues which allow localized flooding and accelerated deterioration of wood structural floor system components (B201007).
- Degradation of exterior painted wood siding and exterior building trim due to improper previous preparation, priming and painting, or poor quality materials (B201001).
- Deferred preservation maintenance at wood double-hung windows rendering them inoperable in some places (B202001).
- Deterioration of fences and gates, debris and garbage positioned on porches, visible non-historic features in yards (trash and recycling containers) and unmanaged vegetation (G204001).
- Deferred preservation maintenance at wood screen doors and metal security gates (B203009).
- Deterioration of associated interior wall and ceiling finishes (C3010-C3030) including historic wood floors (C3020).

Recommended Treatments: Implement exterior building treatment as described in Prioritized Recommended Treatment Projects, Exterior Shell Preservation Repairs (windows, doors, siding, etc.), as maintaining the building exterior in good condition is a primary factor in its ability to withstand severe weather events. Make repairs to all exterior porch structures, correct localized drainage issues to prevent flooding and deterioration of wood components (C201002 and B201007). Inspect exterior porches, stairs, and rails using NPS Operational Risk Management Analysis (ORMA) procedures; any structures with unsafe conditions should immediately flagged and closed to visitor use until temporary repairs are completed. A detailed preservation maintenance/repair scope of work should be developed to guide any further repair work on these structures.

- Unventilated under-building area (due to foundation enclosure panels) trapping moisture under building and possibly causing accelerated deterioration of wood first floor frame [unknown condition of first floor frame (B101099), masonry piers, and metal connections to frame (A101002).
- Likely wet insulation between first floor joists due to no vapor barrier, ineffective installation, disturbance from contract work on building systems, and high moisture content allowing mildew and mold in certain areas and possible mold and mildew growth with deteriorated wood structural members (B101099); likely similar conditions at attic floor insulation.

Recommended Treatment: Improve conditions at unventilated area under building (due to foundation enclosure panels) trapping moisture under building and weakening foundation piers (A101002) and wood first floor frame (and insulation (B101099), create comprehensive

building science solution to foundation enclosure system and increase passive ventilation to the under-building area.

- Inferior quality and incorrectly installed exterior flashing at brick chimneys (B301004) leads to water infiltration, possible mold and rot, and degradation of structural roof framing members and interior finishes (ceiling and floor finishes) and loss of mortar in chimney joints (B102009).
- Unvented chimney structures with non-historic top courses, deteriorated bricks, and mortar joints (B102099).

  Recommended Treatment: Install upgraded exterior flashing at brick chimneys; include durable and resilient materials (noble metals) and meet all industry-wide roof standards for flashing systems (B301004) and local building codes for roofs.

- Roof drainage system downspouts with non-compliant connections to underground drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005).

  Recommended Treatment: Improve inadequate and negative site drainage adjacent to house perimeter (G9087) and correct all deficiencies to partial underground drainage system and site topography (negative drainage), update all site drainage to create positive drainage away from buildings and controlled discharge to perimeter drainage system.

Specific recommended treatments will be found in Part II section: Prioritized Recommended Treatments.

Administrative Data

Project Identification

PMIS Number:	224679A
Project Title:	Prepare Multiple (6) Historic Structure Reports
Project Location:	Martin Luther King, Jr. National Historical Park, Atlanta, GA

Name and Location Data

Preferred Structure Name:	53-55 Boulevard, NE (Duplex)
Structure Number:	B53-55
LCS ID:	023364
Park:	Martin Luther King, Jr. National Historical Park
Structure's County:	Fulton
Structure's State:	Georgia
NPS Region:	Southeast
Cluster:	Atlantic Coast
Administrative Unit:	Martin Luther King, Jr. National Historical Park

Related Studies

Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson (Cultural Resources Planning Division, Southeast Regional Office, National Park Service, Department of the Interior). "Martin Luther King, Jr., National Historic Site." *Historic Resource Study*. August 1994. NPS TIC No. MALU 489 D21.

Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson (National Park Service, Southeast Regional Office). "Martin Luther King, Jr., National Historic Site." *National Register of Historic Places Registration Form*. NRHP No. 80000435. October 15, 1993.

Note: For additional information on NR and NHL documentation refer to the October 3, 2018 Memorandum from the National Historic Landmarks Program Manager entitled "National Register and National Historic Landmark Documentation – Martin Luther King, Jr. NHP and Preservation District."

Lawliss, Lucy A. (Regional Historical Landscape Architect). "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report*. May 1995. NPS TIC No. MALU 489 D23.

National Park Service, Department of the Interior. "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." May 1984. NPS TIC No. MALU 489 62055. MALU Archives.

Urban Design Plus. "472-474 Auburn." *Architectural Survey: Martin Luther King Historic District.* 1981. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

Cultural Resource Data

National Register of Historic Places

National Register Status:	Entered – Documented
National Register Date:	May 4, 1994
National Historic Landmark?	Yes
National Historic Landmark Date:	May 5, 1977
Significance:	Contributing: 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 Historical Park, ca. 1880-1950.
NR Information System No.:	80000435

Period of Significance

53-55 Boulevard, NE (Duplex), like all the contributing buildings and landscape features within the historic district, is important because it represents a part of the neighborhood in which Martin Luther King, Jr. was raised. The largely self-contained and African American Sweet Auburn neighborhood influenced King's development into a civil rights leader. The Martin Luther King, Jr. National Historical Park buildings are physical links to the community that existed from 1929 to 1941 when Martin Luther King, Jr. lived there. This is the Period of Interpretation, according to the *General Management Plan* (p. 39). The National Register of Historic Places Period of Significance is more encompassing: 1880-1968.

Recommended Treatment & Use

The recommended treatment for 53-55 Boulevard, NE (Duplex) is exterior restoration and interior rehabilitation with retention of character-defining features. The recommended use is to continue its residential occupancy.

Recommendations for Cataloguing & Storage of Materials Generated by HSR

All project materials will be turned over from HPTC to the Martin Luther King, Jr. National Historical Park Archives. Electronic files and media will be transferred via the NPS ftp network site and through archival CDs mailed to DSC. Copies of materials will also be submitted to the Southeast Regional Office.

Recommendations for Future Research & Study

A Historic Background and Context section has not been included in this HSR, as Martin Luther King, Jr. and the civil rights movement are the subjects of numerous professional and educational texts and studies. The intent of this HSR is to describe the building at 472-474 Auburn Avenue, NE, assess the condition, and recommend treatments. Therefore, attempting to summarize or refine relevant information of the man or the movement is not the intent of this HSR. MALU, SERO, and HPTC staff determined together that a context section is not required. SERO Historians can provide modern scholarship suggestions that could be used in the future when developing an adequate context, e.g.:

- New Georgia Encyclopedia (website): each entry includes a "Further Reading" section with modern and evaluated scholarship.[1]
- Atlanta Studies (website): includes peer-reviewed articles, including on race and urban renewal.[2]
- Jacquelyn Dowd Hall, "The Long Civil Rights Movement and the Political Use of the Past," *Journal of American Historic,* March 2005.
- Kevin Kruse, *White Flight: Atlanta and the Making of Modern Conservatism,* Princeton, NJ: Princeton University Press, 2005.
- Taylor Branch. *Parting the Waters: America in the King Years, 1954–63*. New York: Simon and Schuster, 1988.
- Taylor Branch. *Pillar of Fire: America in the King Years 1963-65*. New York: Simon and Schuster, 1998.
- Taylor Branch. *At Canaan's Edge: 1965-68*. New York: Simon and Schuster, 2006.
- Tomiko Brown-Nagin. *Courage to Dissent: Atlanta and the Long History of the Civil Rights Movement*. Oxford: Oxford University Press, 2011.
- Thomas F. Jackson. *From Civil Rights to Human Rights: Martin Luther King, Jr., and the Struggle for Economic Justice*. Philadelphia: University of Pennsylvania Press, 2007.
- Steven F. Lawson. *Black Ballots: Voting Rights in the South, 1944–1969*. New York: Columbia University Press, 1976.

Through research of the building for the Chronology of Development and Use, very little information was found for the building during the Period of Interpretation (1929-1941). Future research and study could continue refining the history of the building, particularly during the Period of Interpretation.

The following future research would aid in the knowledge of how the building is structurally assembled and how it performs from a building science standpoint:

[1] Accessed at https://www.georgiaencyclopedia.org/ on September 23, 2019.
[2] Accessed at https://www.atlantastudies.org/ on September 23, 2019.

- Thermal scanning of the exterior of the building to determine voids in walls and the location of (if any) wet wall insulation within the wood frame wall cavity;
- Detailed observation of first- and second-floor wood floor framing systems and the structural roof frame will further inform the load capacities of the building. Load capacity may be increased if the identification of the wood species and grade of the systems are determined.
- Documentation of frame connections will permit engineers to determine if strengthened connections (tie-downs, hurricane clips, etc.) are required to improve the weather-resistance of the structural system against uplift, shifting, etc. Removal of selected exterior coverings and/or interior finishes (floors, walls, and ceiling finishes) will be required to observe the structural connections and members;
- Door-by-door and window-by-window inventory of historic materials and hardware, to be developed into an architectural schedule to be added to the HSR and used for future preservation maintenance treatments;
- Identification of wood species and grade on any significant exterior historic fabric (siding, substantial trim, windows, doors);
- Selective mortar analysis to determine appropriate repointing mortar for foundation piers and chimneys;
- Completion of an update to the historic finishes analysis to determine, using modern scientific finish analysis techniques, the appropriate exterior color palette for the building;
- Conduct survey and limited, selective destructive fabric investigation to identify remaining historic fabric at the exterior and interior of the building, including siding and plaster.

List of Abbreviations

ABAAS Architectural Barriers Act Accessibility Standard

ACHP Advisory Council for Historic Preservation

AMP Asset Management Process (NPS PFMD)

BFML Building Feature Master List (NPS)

CDF character-defining feature

D### Door number

DOI Department of the Interior

DSC Denver Service Center (NPS)

FCAS Facility Condition Assessment Survey (NPS PFMD)

FMSS Facility Management Software System (NPS PFMD)

FY Fiscal Year

GMP General Management Plan

HABS Historic American Building Survey (NPS)

HPTC Historic Preservation Training Center (NPS)

HSR Historic Structure Report

IBC International Building Code

LOC Library of Congress

MALU Martin Luther King, Jr. National Historical Park (NPS)

NARA National Archives and Records Administration

NFPA National Fire Protection Association

NPS National Park Service

NRHP National Register of Historic Places (NPS)

PFMD Park Facility Management Division (NPS)

PMIS Project Management Information System (NPS)

SERO Southeast Regional Office (NPS)

SHPO State Historic Preservation Office

TIC Technical Information Center (DSC)

VCT vinyl composition tile

W### Window number

List of Figures

Figure 1. Single shotgun-type building outside New Orleans (Edwards, *Shotgun…*) 28
Figure 2. Arawak *bohio* (Vlach, *The Shotgun House*) 30
Figure 3. Haitian wattle-and-daub shotgun (Vlach, *The Shotgun House*) 30
Figure 4. Haitian urban shotgun buildings (Vlach, *The Shotgun House*) 31
Figure 5. Single and double shotgun plan (Foster, *American Houses*) 33
Figure 6. Camelback shotgun (Foster, *American Houses*) 33
Figure 7. Empty lot of land on which 53-55 Boulevard would eventually be constructed (*City Atlas of Atlanta,* 1878; Emery University Digital Collections) 35
Figure 8. Empty lot of land on which 53-55 Boulevard would eventually be constructed (*Atlas of Atlanta,* 1894) 35
Figure 9. 1899 Sanborn map of lot before 53-55 Boulevard was constructed (The Digital Library of Georgia) 37
Figure 10. Westinghouse Electric & Manufacturing Company warehouse building, designed Emil C. Siez, Sr. (easementsatlanta.com) 39
Figure 11. Rufus Rose House, designed by Emil C. Seiz, Sr. (wikimedia.com) 39
Figure 12. 1911 Sanborn map of 53-55 Boulevard and surrounding shotgun houses (The Digital Library of Georgia) 41
Figure 13. 1932 Sanborn map of 53-55 Boulevard and surrounding shotgun houses (MALU Archives) 42
Figure 14. West elevation of 53-55 Boulevard (MALU Archives, 10/1979) 42
Figure 15. West elevation of 53-55 Boulevard (MALU Archives, 07/1981) 43
Figure 16. Poster outlining adaptive reuse of 53-55 Boulevard, and 472-474 and 476-478 Auburn Avenue (MALU Archives, 05/1984) 45
Figure 17. West elevation (MALU Archives, 1984) 46
Figure 18. South elevation from the west (MALU Archives, 1984) 46
Figure 19. North elevation from the west (MALU Archives, 1984) 46
Figure 20. East elevation of the north (MALU Archives, 1984) 46
Figure 21. West elevation of 55 Boulevard's front porch (MALU Archives, 1984) 46
Figure 22. East elevation of 53 Boulevard's front porch (MALU Archives, 1984) 46
Figure 23. Front stair of 55 Boulevard (MALU Archives, 1984) 47
Figure 24. Front porch details of 55 Boulevard (MALU Archives, 1984) 47
Figure 25. Original front porch bracket on 53 Boulevard (MALU Archives, 1984) 47
Figure 26. Original brick foundation pier with modern concrete infill (MALU Archives, 1984) 47
Figure 27. Parged central chimney (MALU Archives, 1984) 47
Figure 28. Rear chimneys (MALU Archives, 1984) 47
Figure 29. North elevation roof slope (MALU Archives, 1984) 48
Figure 30. North elevation window (MALU Archives, 1984) 48
Figure 31. East elevation windows (MALU Archives, 1984) 48
Figure 32. South elevation windows (MALU Archives, 1984) 48
Figure 33. Infilled rear porch of 55 Boulevard (MALU Archives, 1984) 48
Figure 34. South elevation (MALU Archives, 03/1985) 49
Figure 35. Northeast corner (MALU Archives, 03/1985) 49
Figure 36. Front entrance of 53 Boulevard (MALU Archives, 03/1985) 49
Figure 37. Front room fireplace surround in 53 Boulevard (MALU Archives, 03/1985) 49
Figure 38. Center room fireplace surround and modern closet in 53 Boulevard (MALU Archives, 03/1985) 50
Figure 39. Bathroom fixtures in 53 Boulevard (MALU Archives, 03/1985) 50
Figure 40. Kitchen fixtures in 53 Boulevard (MALU Archives, 03/1985) 50
Figure 41. Interior of enclosed rear porch of 53 Boulevard (MALU Archives, 03/1985) 50

Figure 42. Roof reframing (MALU Archives, 04/1986) 51
Figure 43. Roof reframing (MALU Archives, 04/1986) 51
Figure 44. West elevation; new roof frame and covering ((MALU Archives, ca. Fall 1986) 51
Figure 45. West elevation; doors, windows, siding, and porch bases removed (MALU Archives, 01/1987) .. 51
Figure 46. West elevation with exposed plaster and lath (MALU Archives, 01/1987) 52
Figure 47. Temporary posts support porch roofs (MALU Archives, 01/1987) 52
Figure 48. Northwest corner after completion of work (MALU Archives, ca. Summer 1987) 52
Figure 49. Southwest corner after completion of work (MALU Archives, ca. Summer 1987) 52
Figure 50. Location of 43-45 Boulevard within Martin Luther King, Jr. National Historic Site and the Preservation District (HRS, 1994) 53
Figure 51. Historic and existing landscape conditions of 53-55 Boulevard (CLR, 1995) 55
Figure 52. Proposed landscape treatments for 53-55 Boulevard (CLR, 1995) 56
Figure 53. Location of 53-55 Boulevard within Martin Luther King, Jr. National Historic Site and the Preservation District (CLR, 1995) 58
Figure 54. Location of 53-55 Boulevard within the Birth-Home Block surrounded by other duplex shotgun residences (google, 2018) 59
Figure 55. Southwest corner of 53-55 Boulevard (HPTC, 06/15/18) 60
Figure 56. Northwest corner of 53-55 Boulevard (HPTC, 06/15/18) 60
Figure 57. Northeast corner of 53-55 Boulevard (HPTC, 06/15/18) 60
Figure 58. Southeast corner of 53-55 Boulevard (HPTC, 06/15/18) 60
Figure 59. West (front) elevation drawing (HPTC, 02/2020) 60
Figure 60. North elevation drawing (HPTC, 02/2020) 61
Figure 61. East (rear) elevation drawing (HPTC, 02/2020) 61
Figure 62. South elevation drawing (HPTC, 02/2020) 62
Figure 63. Floor plan (HPTC, 02/2020) 63
Figure 64. Brick foundation piers along south elevation (HPTC, 06/14/18) 65
Figure 65. Brick foundation pier in common bong (HPTC, 06/14/18) 65
Figure 66. Interior foundation pier (HPTC, 06/14/18) 65
Figure 67. First-floor structural floor joists (HPTC, 06/14/18) 66
Figure 68. First-floor structural floor frame overlaid on foundation pier plan (HPTC, 02/2020) 66
Figure 69. Attic structural floor frame overlaid on first-floor plan (HPTC, 02/2020) 67
Figure 70. Traditional attic floor framing (HPTC, 06/14/18) 67
Figure 71. Loadbearing members and non-traditional attic floor framing (HPTC, 06/14/18) 68
Figure 72. Identification of interior loadbearing walls on first-floor plan (HPTC, 02/2020) 69
Figure 73. Interior loadbearing walls in Room 103 of 53 Boulevard (HPTC, 06/14/18) 69
Figure 74. Modern structural roof frame around main chimney (HPTC, 06/14/18) 70
Figure 75. Modern structural roof frame at a front porch (HPTC, 06/14/18) 70
Figure 76. Original main chimney (HPTC, 06/14/18) 71
Figure 77. Main chimney in attic (HPTC, 06/14/18) 71
Figure 78. Reconstructed kitchen chimneys (HPTC, 06/14/18) 71
Figure 79. Kitchen chimneys in attic (HPTC, 06/14/18) 71
Figure 80. Removed siding exposes original exterior wall framing and lath (MALU Archives, 01/1987) 72
Figure 81. Painted wood siding on south elevation (HPTC, 06/14/18) 72
Figure 82. Reconstructed wood front porch of 55 Boulevard (HPTC, 06/14/18) 73
Figure 83. ST-1 of 53 Boulevard's front porch (HPTC, 06/14/18) 73
Figure 84. Rear porch of 55 Boulevard (HPTC, 06/14/18) 74
Figure 85. ST-2 at 53 Boulevard's rear porch (HPTC, 06/14/18) 74
Figure 86. ST-4 at 55 Boulevard's rear porch (HPTC, 06/14/18) 74
Figure 87. Painted wood floor boards at 55 Boulevard's front porch (HPTC, 06/14/18) 74
Figure 88. Painted wood floor boards at 55 Boulevard's rear porch (HPTC, 06/14/18) 74
Figure 89. Painted wood box soffits at southeast rear porch (HPTC, 06/14/18) 75
Figure 90. Painted wood box soffits at northwest front porch (HPTC, 06/14/18) 75

Figure 91. Window numbers identified on first-floor plan (HPTC, 02/2020) 76
Figure 92. W110, W101 exterior (HPTC, 06/14/18) 76
Figure 93. W103, W103, W104 exterior (HPTC, 06/14/18) 76
Figure 94. W105, W106 exterior (HPTC, 06/14/18) 77
Figure 95. W107, W108, W109 exterior (HPTC, 06/14/18) 77
Figure 96. W109 interior (HPTC, 06/14/18) 77
Figure 97. W107 interior (HPTC, 06/14/18) 77
Figure 98. D101 exterior (HPTC, 06/14/18) 78
Figure 99. D106 exterior (HPTC, 06/14/18) 78
Figure 100. D101 interior (HPTC, 06/14/18) 79
Figure 101. D105 exterior (HPTC, 06/14/18) 79
Figure 102. D110 exterior (HPTC, 06/14/18) 79
Figure 103. D105 interior (HPTC, 06/14/18) 79
Figure 104. Modern diamond-shaped fiberglass roof shingles (HPTC, 06/14/18) 80
Figure 105. Galvanized main chimney flashing (HPTC, 06/14/18) 80
Figure 106. Galvanized kitchen chimney flashing (HPTC, 06/14/18) 80
Figure 107. Painted wood cornice and bed molding (HPTC, 06/14/18) 81
Figure 108. Reproduction painted wood porch brackets (HPTC, 06/14/18) 81
Figure 109. Roof plan with perimeter gutter and downspout locations (HPTC, 06/14/18) 82
Figure 110. North elevation gutter and three downspout locations (HPTC, 06/14/18) 82
Figure 111. South elevation gutter and three downspout locations (HPTC, 06/14/18) 82
Figure 112. Non-loadbearing partition walls highlighted on first-floor plan (HPTC, 02/2020) 83
Figure 113. East partition wall, Room 101 (HPTC, 06/14/18) 83
Figure 114. East partition wall, Room 109 (HPTC, 06/14/18) 83
Figure 115. D101 (HPTC, 06/14/18) 84
Figure 116. Historic hinge (HPTC, 06/14/18) 84
Figure 117. D104 (HPTC, 06/14/18) 84
Figure 118. D201, attic hatch (HPTC, 06/14/18) 84
Figure 119. Counters, Room 104 (HPTC, 06/14/18) 85
Figure 120. Counters, Room 110 (HPTC, 06/14/18) 85
Figure 121. Cabinets, Room 110 (HPTC, 06/14/18) 85
Figure 122. Interior trim at W106 (HPTC, 06/14/18) 86
Figure 123. Interior baseboard and door surround (HPTC, 06/14/18) 86
Figure 124. Mantelpiece, Room 102 (HPTC, 06/14/18) 87
Figure 125. Mantelpiece, Room 108 (HPTC, 06/14/18) 87
Figure 126. Ceramic tile surround and firebox insert, Room 102 (HPTC, 06/14/18) 88
Figure 127. Ceramic tile surround and firebox insert, Room 108 (HPTC, 06/14/18) 88
Figure 128. Mantelpiece, Room 103 (HPTC, 06/14/18) 88
Figure 129. Mantelpiece, Room 109 (HPTC, 06/14/18) 88
Figure 130. Painted tile hearth, Room 109 (HPTC, 06/14/18) 89
Figure 131. Metal firebox insert, Room 109 (HPTC, 06/14/18) 89
Figure 132. Exposed lath from exterior (MALU Archives, 01/1987) 90
Figure 133. Painted drywall walls, Room 108 (HPTC, 06/14/18) 90
Figure 134. Modern ceramic wall tile, Room 111 (HPTC, 06/14/18) 90
Figure 135. Modern wall-to-wall carpet, Room 102 (HPTC, 06/14/18) 91
Figure 136. Historic wood flooring, Room 103 (HPTC, 06/14/18) 91
Figure 137. Modern vinyl sheet flooring, Room 104 (HPTC, 06/14/18) 91
Figure 138. Modern vinyl sheet flooring, Room 105 (HPTC, 06/14/18) 91
Figure 139. New vinyl sheet flooring, Room 110 (HPTC, 06/14/18) 92
Figure 140. New vinyl sheet flooring, Room 111 (HPTC, 06/14/18) 92
Figure 141. Painted drywall ceiling, Room 111 (HPTC, 06/14/18) 92
Figure 142. Kitchen sink, Room 104 (HPTC, 06/14/18) 93

Figure 143. Kitchen sink, Room 110 (HPTC, 06/14/18) 93
Figure 144. Bathroom fixtures, Room 111 (HPTC, 06/14/18) 93
Figure 145. Bathtub, Room 105 (HPTC, 06/14/18) 93
Figure 146. Electric water heater for 53 Boulevard in attic (HPTC, 06/14/18) 94
Figure 147. Natural gas water heater for 55 Boulevard in attic (HPTC, 06/14/18) 94
Figure 148. Forced air units in attic (HPTC, 06/14/18) 95
Figure 149. Exterior condenser units (HPTC, 06/14/18) 95
Figure 150. Fire extinguisher, Room 110 (HPTC, 06/14/18) 96
Figure 151. Electrical panel, Room 110 (HPTC, 06/14/18) 96
Figure 152. Ceiling fan, Room 108 (HPTC, 06/14/18) 97
Figure 153. Temporary light, Room 103 (HPTC, 06/14/18) 97
Figure 154. Fluorescent light, Room 110 (HPTC, 06/14/18) 97
Figure 155. Ceiling fixture, Room 111 (HPTC, 06/14/18) 97
Figure 156. Battery-operated smoke detector, Room 109 (HPTC, 06/14/18) 98
Figure 157. Wood and wire fence along north elevation (HPTC, 06/14/18) 99
Figure 158. Gate on north lot line (HPTC, 06/14/18) 99
Figure 159. Wood and wire fence along east lot line (HPTC, 06/14/18) 99
Figure 160. Sod along north elevation (HPTC, 06/14/18) 100
Figure 161. Tree at southeast corner (HPTC, 06/14/18) 100
Figure 162. 53-55 Boulevard at corner of Boulevard and Old Wheat Street (HPTC, 06/14/18) 102
Figure 163. Symmetrical west (front) elevation with projecting front porches (HPTC, 06/14/18) 103
Figure 164. Rear porches recessed under main hipped roof (HPTC, 06/14/18) 103
Figure 165. Hipped roofs and brick chimneys are CDFs; roof shingles are not CDFs (HPTC, 06/14/18) 104
Figure 166. Hipped roof and brick chimneys are CDFs; roof shingles are not CDFs (HPTC, 06/14/18) 104
Figure 167. Doors, windows, and porches symmetric on front elevation (HPTC, 06/14/18) 105
Figure 168. Recessed rear porch (HPTC, 06/14/18) 105
Figure 169. Projecting front porches and eaves on front elevation (HPTC, 06/14/18) 106
Figure 170. Rear porch stair (HPTC, 06/14/18) 106
Figure 171. Main brick chimney is CDF (HPTC, 06/14/18) 106
Figure 172. Kitchen brick chimneys are CDFs (HPTC, 06/14/18) 106
Figure 173. Opening trim is a CDF (HPTC, 06/14/18) 107
Figure 174. Window openings are CDFs (HPTC, 06/14/18) 107
Figure 175. Exterior trim is CDF (HPTC, 06/14/18) 108
Figure 176. Porch brackets are CDFs (HPTC, 06/14/18) 108
Figure 177. Front porch railings (HPTC, 06/14/18) 108
Figure 178. Rear porch railings (HPTC, 06/14/18) 108
Figure 179. Setting is CDF (HPTC, 06/14/18) 109
Figure 180. Siding and windows are CDFs (HPTC, 06/14/18) 110
Figure 181. Porch ceiling beadboard is CDF (HPTC, 06/14/18) 110
Figure 182. Porch flooring is CDF (HPTC, 06/14/18) 110
Figure 183. Main brick chimney is CDF (HPTC, 06/14/18) 110
Figure 184. Front porches are CDFs (HPTC, 06/14/18) 110
Figure 185. Front porch elements are CDFs (HPTC, 06/14/18) 111
Figure 186. Rear porch elements are CDFs (HPTC, 06/14/18) 111
Figure 187. Brick foundation piers are CDFs (HPTC, 06/14/18) 111
Figure 188. Brick chimneys are CDFs (HPTC, 06/14/18) 111
Figure 189. Doors and trim are CDFs (HPTC, 06/14/18) 112
Figure 190. Windows and trim are CDFs (HPTC, 06/14/18) 112
Figure 191. Floor plan shows circulation through rooms typical of shotgun residence (HPTC, 06/14/18) 113
Figure 192. Fireplaces and mantelpieces are CDFs (HPTC, 06/14/18) 114
Figure 193. Interior doors openings are CDFs (HPTC, 06/14/18) 114
Figure 194. Wood finish floor is CDF (HPTC, 06/14/18) 114

Figure 195. Mildew on brick pier; deteriorated infill panel and lattice (HPTC, 06/14/18)..... 125
Figure 196. Deteriorated cementitious panel (HPTC, 06/14/18) 125
Figure 197. Inadequate crawlspace vent; failed mortar in pier; undermined curb (HPTC, 06/14/18)..... 126
Figure 198. First-floor structural floor frame in good condition (HPTC, 06/14/18)..... 127
Figure 199. Insulation between attic floor joists (HPTC, 06/14/18)..... 127
Figure 200. Water-damaged roof sheathing (HPTC, 06/14/18)..... 129
Figure 201. Main chimney in good condition (HPTC, 06/14/18) 129
Figure 202. Deteriorated mortar in a kitchen chimney (HPTC, 06/14/18) 130
Figure 203. Wood siding in good condition (HPTC, 06/14/18)..... 131
Figure 204. Soiled wood siding (HPTC, 06/14/18)..... 131
Figure 205. Deteriorated front porches (HPTC, 06/14/18)..... 132
Figure 206. Deteriorated porch railing connection (HPTC, 06/14/18) 133
Figure 207. Deteriorated porch railing connection (HPTC, 06/14/18) 133
Figure 208. Poorly executed stair tread and post connection (HPTC, 06/14/18)..... 133
Figure 209. Poorly executed porch column repair and turning (HPTC, 06/14/18) 133
Figure 210. Exterior window deficiencies (HPTC, 06/14/18)..... 134
Figure 211. Exterior window deficiencies (HPTC, 06/14/18)..... 134
Figure 212. Deficient door hinge (HPTC, 06/14/18)..... 135
Figure 213. Deficient door hardware (HPTC, 06/14/18) 135
Figure 214. Threshold and door jamb deficiencies (HPTC, 06/14/18) 136
Figure 215. Deficient door hardware (HPTC, 06/14/18) 136
Figure 216. Damaged screen door (HPTC, 06/14/18)..... 137
Figure 217. Damaged screen door (HPTC, 06/14/18)..... 137
Figure 218. Damaged roof covering (HPTC, 06/14/18)..... 138
Figure 219. Rusted main chimney flashing (HPTC, 06/14/18)..... 139
Figure 220. Mortar and brick erosion on main chimney due to deficient flashing (HPTC, 06/14/18)..... 139
Figure 221. Rusted kitchen chimney flashing (HPTC, 06/14/18)..... 139
Figure 222. Mortar and brick erosion on kitchen chimneys due to deficient flashing (HPTC, 06/14/18) 139
Figure 223. Gutter rollover, south elevation (HPTC, 06/14/18)..... 140
Figure 224. Missing downspout, south elevation (HPTC, 06/14/18) 140
Figure 225. Missing splashblock, northeast corner (HPTC, 06/14/18) 140
Figure 226. Downspouts drain to grade (HPTC, 06/14/18)..... 140
Figure 227. Incorrect drywall used in bathroom (HPTC, 06/14/18)..... 142
Figure 228. Historic wood flooring exposed due to roof leak (HPTC, 06/14/18) 143
Figure 229. Soiled, worn sheet vinyl flooring (HPTC, 06/14/18)..... 143
Figure 230. Soiled, worn sheet vinyl flooring (HPTC, 06/14/18)..... 143
Figure 231. Deteriorated drywall ceiling, Room 103 (HPTC, 06/14/18) 144
Figure 232. Bathroom drywall ceiling (HPTC, 06/14/18)..... 144
Figure 233. Dated bathtub, missing toilet and sink, Room 105 (HPTC, 06/14/18) 145
Figure 234. Inoperable gate (HPTC, 06/14/18)..... 149
Figure 235. Missing fence rails (HPTC, 06/14/18) 149

This page intentionally blank.

List of Tables

Table 1. UNIFORMAT II Building Feature Master List 57
Table 2. 53-55 Boulevard, NE (Duplex) Summary of Conditions Table 123
Table 3. 53-55 Boulevard, NE (Duplex Prioritized Treatment List 171
Table 4. 53-55 Boulevard, NE (Duplex) Recommended Treatment Effects 193

This page intentionally blank.

Part 1 | Developmental History

This page intentionally blank.

Historical Background and Context

A typical HSR includes this section which briefly describes the history of the building's context, its designers and builders, if known, and persons associated with its history and development. 53-55 Boulevard, NE is significant because it was extant when Martin Luther King, Jr. lived a block to the west (Period of Interpretation: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and attempting to summarize or refine relevant information on the man is not the intent of this HSR. Examples of modern, vetted scholarship on Martin Luther King, Jr. and the Civil Rights Movement can be found in the Recommendations for Future Research & Study *in the* Administrative Data *section above.*

A separate context section, on the Shotgun House Type, particularly the Folk-Victorian Style, is included below. 53-55 Boulevard, NE is a duplex shotgun residential structure.

The Shotgun House Type, Folk-Victorian Style

The character of the Martin Luther King, Jr. National Historical Park Birth-Home Block is defined by the built environment. While the landscape and streetscape features are important, as detailed in the 1995 *Cultural Landscape Report,*[1] the architecture of the neighborhood's structures also contributes to the definition of character of the Birth-Home Block. The mix of single-family and duplex houses created the environment for a mixed socio-economic class amongst which Dr. King spent his childhood. "With the construction of the double shotgun houses on the remaining undeveloped lots [in the first quarter of the twentieth century], the block acquired a distinct mixture of African American social classes—middle-class professionals living side-by-side with laborers—and all contributing to the character of the neighborhood."[2]

The development and use of the shotgun house has not been extensively studied in the Atlanta metropolitan area as it has been for New Orleans, LA—often described as its port-of-entry into the United States—and for Louisville, KY. Both cities' history and development have been studied, resulting in a better understanding and impact of this particular housing type within their respective urban contexts. Atlanta has no such contextual history, known to these authors, at this time.

History of a Type

What is a shotgun house? While there are several competing origin-stories, to be discussed later, there seems to be a prevailing definition about the structure itself. Described by noted cultural geographer Fred B. Kniffen in his 1936 article, *Louisiana House Types,*[3] "The folk-term here employed is commonly used in Louisiana to designate a long, narrow house. It is but one room in width and from one to three or more rooms deep, with frontward-facing gable." Historian Jay D.

[1] Lawliss, Lucy A., Regional Historical Landscape Architect. "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report.* May 1995. NPS DSC TIC MALU 489 D23. p. 58.
[2] Lawliss, *Cultural Landscape Report*, pp. 17-19.
[3] Kniffen, Fred B. "Louisiana House Types." *Annals of the Association of American Geographers* 26 (1930), pp. 179-193.

Edwards adds to this, "This definition has been expanded since Kniffen's time. A shotgun house may have either a hip or a gable roof. Its narrow front must face a street, path or waterway, if one is present. The roof ridge always run perpendicular to the front of the building."[4]

The Georgia Historic Preservation Division definition of the shotgun type building also includes a bit of context:

> Shotgun – One of the better-known house types statewide in Georgia, shotgun houses are predominantly an urban phenomenon, built mainly for low-income workers between the 1870s and the 1920s. Shotgun houses are one room wide and two or more rooms deep, usually three. There is no hallway, and all doors typically line up front to back. The roof is usually gabled, but hipped roofs were also used. The shotgun house was especially popular in the larger cities of Georgia, but it may be found in small and medium-sized towns as well.
>
> Double Shotgun – A two-family dwelling, the double-shotgun consists of two shotgun houses side by side with no openings in the shared party wall. Usually a single hipped or gabled roof covers both sections. Like the shotgun type, the double shotgun was built mostly for low-income workers in the late 19th and early 20th centuries, but unlike the shotgun type, the double shotgun was limited almost entirely to the state's eight to ten largest cities."[5]

An important recent architectural and socio-political history, "Shotgun The Most Contested House in America," was published by historian Jay D. Edwards in 2009. It presents an in-depth overview of the evolution of the shotgun dwelling from his New Orleans perspective and presents additional information concerning the origin story than was previously recognized. Edwards reviews the work of previous architectural historians including New Orleans architect and preservationist Sam Wilson, Jr. (often referred to as the Dean of Historic Preservation in New Orleans) and anthropologist and historian John Michael Vlach. Edwards overview of both men's work allows the reader to understand the shotgun house is not just a historical architectural house type, but it represents cultural value: "Just how important is the architectural and historical value of the shotgun house? Part of the reason for its uncompetitive position in the scale of vital cultural resources may lie in the historical perceptions that surround the shotgun in the popular imagination."[6]

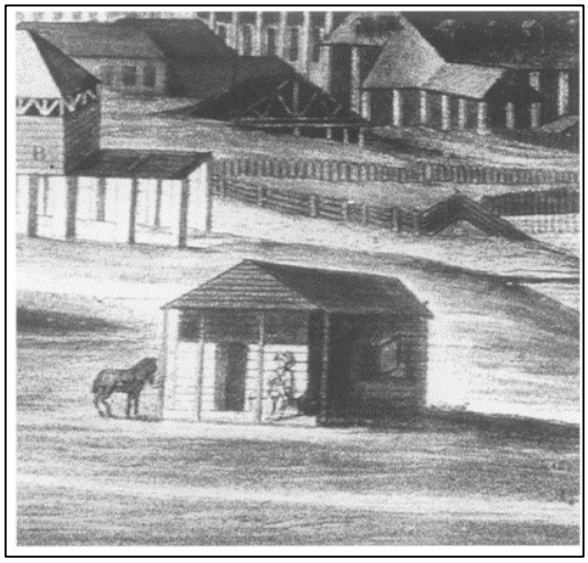


Figure 1. A single Shotgun-type building on the fringes of New Orleans. Source: Edwards, *Shotgun*, p. 71.

As Edwards explains the two positions (Wilson and Vlach), he intertwines his own New Orleans-centric theories which have application to the urban centers of the southeast, Atlanta included. Wilson, he says, articulated the shotgun house as finding its roots in the narrow urban lots of New Orleans in the 1830s, out of necessity (fig. 1). "Wilson's

[4] Edwards, Jay D. "Shotgun, The Most Contested House in America." *Buildings & Landscapes: Journal of the Vernacular Architecture Forum, Vol. 16, No. 1 (SPRING 2009)*. University of Minnesota Press, pp. 62-69.
[5] "House Types in Georgia", Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, GA. Undated. Accessed at www.gashpo.org on 09/23/19.
[6] Edwards, p. 64.

landscape-determinist theory has become the accepted account for the shotgun origins in New Orleans, but the position requires scrutiny."[7] The non-nativist theory offered by Vlach in 1975 is an alternative view. "His dissertation described the findings of a year of comparative study on the shotgun-type houses of Louisiana, Haiti, and the Yoruba culture of south Nigeria. Vlach, he explains, argued that the shotgun house of Louisiana found its origins in a small rural Haitian folk cottage called the, "*ti kay*" or small house.[8]

Edwards asserts that without further academic research the history and importance of the shotgun house goes undocumented. "How does one reexamine the architectural history of a historic city when the very best resources *in the entire country* for nineteenth-century architecture have proved unsupportive? Not only must we uncover sweeping new evidence, but we must also explain why the traditional sources have failed so completely to record a once popular house type."[9]

He goes on to describe that architectural history must be reassessed:

> The history of the shotgun house reminds us that architectural histories are never neutral. They are, rather, inherently political documents that require close scrutiny. Even in those cases in which the vast majority of the scholarly community appears to agree on a single account of architectural origins, reevaluation is always essential. Indeed, conceptual unanimity amounts to a call to scholars everywhere to test the presuppositions of a master narrative against new ideas and novel perspectives. More socially responsible histories cannot help but result.[10]

One general take away from his article is that every city which has a population of shotgun houses must conduct documentation and research to determine its socio-cultural value to each particular location and its native origin story.

This HSR for 53-55 Boulevard, NE for Martin Luther King, Jr. National Historical Park, and others for surrounding buildings, goes onto to describe the sense of place it occupies within the Birth-Home Block. The HSR does not however provide the historical or architectural context; a much more detailed study is required to determine that story.

The African Architectural Legacy

A summary of Vlach's work, which is the regarded as the most widely accepted, is presented here for context.

The Shotgun House, researched extensively by professor and folklorist John Michael Vlach, claims the origin for this house type can be traced to Africa. Vlach's essay "The Shotgun House. . ." in his 1986 *Common Places: Readings in Vernacular Architecture,*[11] argues the shotgun house is a much older house type than originally thought; a converse thought to many previous architectural historians who hypothesized that the shotgun house was native to America, mostly Louisiana, and only came into existence after 1880.

[7] Ibid.
[8] Ibid, p. 65.
[9] Ibid, p. 69.
[10] Ibid, p. 84.
[11] Vlach, John Michael. "The Shotgun House: An African Architectural Legacy." *Common Places: Readings in American Vernacular Architecture.* Dell Upton, John Michael Vlach, editors. Athens: University of Georgia Press, 1986, p. 59.

Vlach's exhaustive research ultimately claimed African origins to the Yoruba people, in an area now known as Nigeria. The Yoruba house—or *to-gun*, meaning "place of assembly"[12]—was brought with them during the slave trade from that area (the Bight of Benin) to Haiti, which peaked in the 1780s. During that decade, the French transported 26,100 slaves annually, a large portion going to Haiti, and a large portion likely Yoruban.[13]

Upon arrival in Haiti, the Yoruba were required to construct their own houses and their "response was to make sense of their new environment by transforming it so that it resembled a familiar pattern."[14]

The indigenous people in Haiti, the Arawak, had a similar house type called the *bohio* (fig. 2). This Haitian form "was affected by an aboriginal population, European settlers, and unwilling African migrants. In the commingling of peoples each saw in the *bohio* their own type of dwelling"[15] (fig. 3).

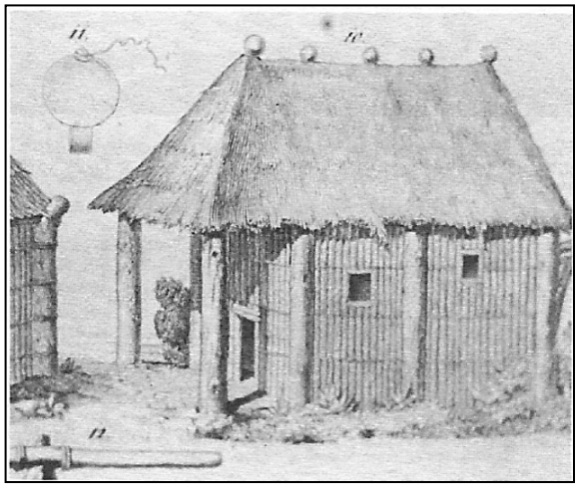


Figure 2. A sixteenth-century engraving of an Arawak *bohio*. Source: Vlach, *The Shotgun House*, p. 73.

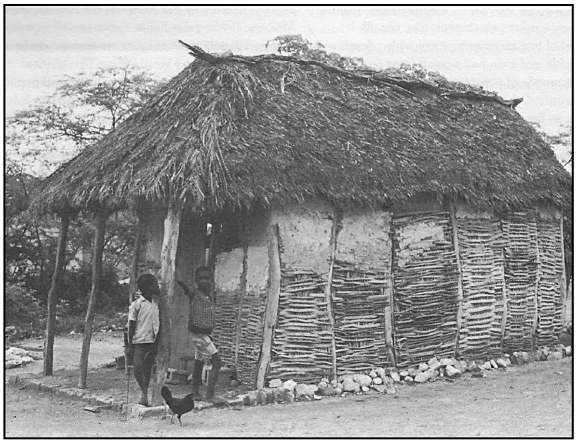


Figure 3. Rural Haitian wattle-and-daub shotgun located in Chancerelles, Haiti, one-half mile north of Port-au-Prince, Haiti. Source: Vlach, *The Shotgun House*, p. 72.

Within Haiti, the shotgun form transitioned from being a primarily rural, plantation-based house type to an urban dwelling in Port-au-Prince, the nation's capital city, becoming the house for a freedman and a slave (fig. 4). According to Vlach, "The shotgun had been an element of the slave experience and became an architectural expression with a distinct mulatto identity. The house was a signal of difference and perhaps independence."[16]

Vlach theorizes that free Haitians built the first shotgun houses in New Orleans, not Indians or Haitian slaves, as has been otherwise suggested. "The shotgun house developed in New Orleans about the same time that there was a massive infusion of free blacks from Haiti."[17] He goes on to say:

[12] Preservation Alliance of Louisville and Jefferson County, Inc. *The Shotgun House.* Study, Louisville, KY: Preservation Alliance of Louisville and Jefferson County, Inc., 1980. p. 7
[13] Vlach, *The Shotgun House,* p. 71.
[14] Vlach, p. 76.
[15] Vlach, p. 71.
[16] Vlach, p. 70.
[17] Vlach, p. 67.

> The architectural links between Port-au-Prince and New Orleans cannot be denied. All the nonessential details that are associated with the shotgun in Haiti are also associated with the shotgun in Louisiana [including plan sizes, ceiling heights, and ventilation shutters], although not always to the same degree. It is evident that the concept of the shotgun house was imported from Haiti.[18]

Therefore, New Orleans is considered the center of shotgun house development, with the form radiating out into the countryside from the city. Sub-types can be seen throughout the area as it became more pervasive; these include the single shotgun, the double shotgun, and the camelback.[19]

With the division of city lots in New Orleans in the 1830s and 1840s,[20] the orientation of the shotgun house became fixed unofficially by the dimensions of the lots; directly affecting the room dimensions.

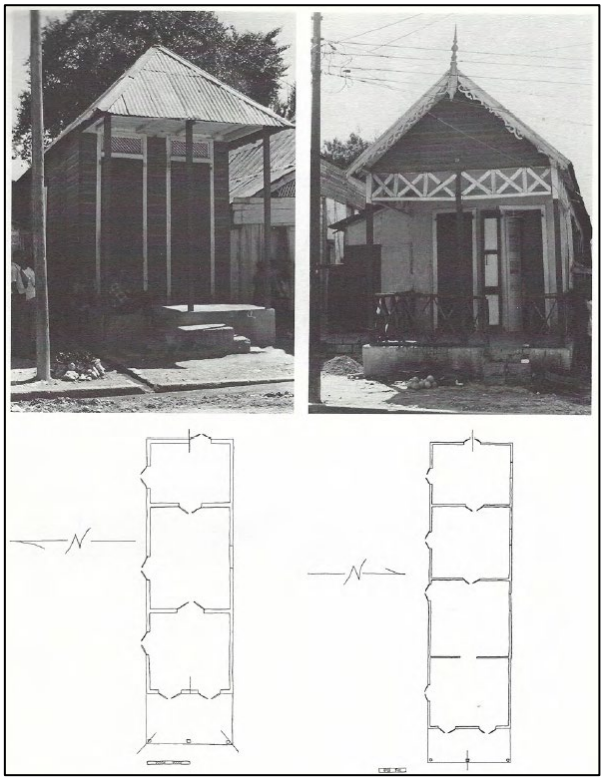


Figure 4. Urban Haitian shotgun buildings. Source: Vlach, *The Shotgun house,* p. 66.

The emergence of the Folk Victorian-style movement beginning in the 1850s through the 1920s had elements of Greek Revival, Italianate, and Queen Anne and allowed for the addition of the front-facing gable to the shotgun house, and ultimately the introduction of the porch concept. With the construction of the railroad the type expanded throughout the country.[21]

Atlanta Connections

The specific introduction of the shotgun house into Atlanta has not been discovered. According to noted American folklorist Dr. Henry Glassie in his seminal work *Vernacular Architecture*,[22] while discussing the evolution of American domestic architecture in the nineteenth century and the introduction of new ideas and reinvention of old ones, he defines the introduction and evolution of the shotgun house following Vlach's theory:

> Developed in Haiti out of African and native forms, then brought to New Orleans, the shotgun house is an African-American contribution to the landscape. From Louisiana, the shotgun house diffused east and west, and it was carried against the grain of history, up the Mississippi and along the Ohio River, where it was adopted in the cities by new immigrants from Europe. A narrow run of rooms with a door in the gable end, the shotgun house breaks the American pattern in size and

[18] Vlach, p. 70.
[19] Vlach, p. 61.
[20] Edwards, Jay D. "New Orleans Shotgun: A Cultural Geography." *Culture After Hurricanes Rhetoric and Reinvention on the Gulf Coast.* ed. M.B. Hackler. Jackson: University Press of Mississippi, 2010, pp. 44-90.
[21] McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2005.
[22] Ibid.

> orientation. It is formally distinct, unrelated to houses brought west from the Atlantic, but like houses created in compromise, its entry is direct. Nothing architectural blocks your way in.[23]

Missing from this description, and perhaps yet to be written, is the idea that the shotgun house also followed the railroads into Atlanta. The profusion of inexpensive lumber and architectural ornament (especially the prevalent Folk Victorian style, ca. 1870-1920[24]) associated with the post-Civil War lumber boom in Atlanta, contributed to the proliferation of this modest home in areas where larger, more ostentatious Victorian-style houses could not be built due to either lot size limitations or the social-economic dictums of the era.

It is unknown when "shotgun house" was actually first used. However, an early mention of "a shotgun house" relating to a dwelling was found in a classified advertisement in *The Atlanta Constitution* on August 30, 1903: "37 & 39 Tyler St.—Two 3-room houses near the railroad yards at Simpson st. crossing, rent $12 a month to good tenants who pay in advance; price $1,200 on terms or $100 cash, balance %15 a month; a combination of investment and savings bank: these are not shacks, but good shot-gun houses in good repair."[25]

Five years later, *The Southern Architect and Building News,* of Atlanta, through *The Charlotte Observer* questioned the nomenclature of shotgun houses:

> We have always been in the dark and have been curiously anxious to know the meaning of an expression which has been going the rounds, especially in the 'Old North State' for many years, which is not down in the building code." The Charlotte, N.C. Observer recently contained the following advertisement:
>
> 'WANTED—Contractors to bid on 30 shot-gun houses for cheap renters on my place beyond Dilworth. C.B. Flourney.'
>
> Shot gun houses are certainly new to us, and we would like to know just how the name originated. We have thought that sometime in the past some of the landlords around Charlotte might have had trouble collecting their rents, and doubtless in the heat of passion used instruments of warfare which we doubt not was quite effective. Will some of our North Carolina friends come to our rescue? Doubtless the editor of The Charlotte Observer could lead us out of the dark."

The Charlotte Observer reached out to the Mr. Flourney in question and supplied the following answer:

> The Atlanta paper speculates correctly. We have waited upon Mr. Flourney and asked for an explanation, eliciting from him this statement: That he will use a shot gun in the collection of his rents. He expects to kill fifteen of his tenants and to intimidate the other fifteen, collecting from them by means of coercion. This is his customary method of rent collection and his per centage of homicides to collections is as stated. His statement was made without hesitation or evasion and The Southern Architect and Building News knows now what is meant by shot gun houses.[26]

A kinder oral tradition assigned to "shotgun house" states that "a person could stand at the front door and shoot a gun the length of the building and out the back door without piercing a wall."[27] As stated before, Vlach believes the etymology lies with the Yoruban work *to-gun*.

---

[23] Glassie, Henry. *Vernacular Architecture.* Bloomington: Indiana University Press, 2000, p. 143.
[24] "Residential Architectural Styles in Georgia." *Georgia's Living Places: Historic Houses in Their Landscapes*, pp. I-10. Accessed at www.gashpo.org on 09/23/19.
[25] *The Atlanta Constitution*, August 30, 1903, p. 7. Newspapers.com
[26] "As to Shot Gun Houses." *The Charlotte Observer*, April 11, 1908, p. 4. Newspapers. com
[27] Preservation Alliance of Louisville and Jefferson County, Inc. *The Shotgun House.* p. 7.

Shotgun House Types and Characteristics

There are generally three different shotgun house types recognized:

1. The *single shotgun* is typically one-story, one room-wide, and a minimum of two rooms deep which are perpendicular to the street (fig. 5). The rooms typically range from twelve to fifteen feet in width, arranged behind one another, and are roughly square with high ceilings.[28]
2. The *double shotgun,* or double-barrel shotgun, places two standard shotgun houses side by side with a shared party wall (see fig. 5).[29]
3. The *camelback shotgun*, or humpback (fig. 6), is a variation of the standard shotgun with a second floor above the rear room of the main structure and accessed via stairs in the rear room. The second floor typically contains one to four rooms.

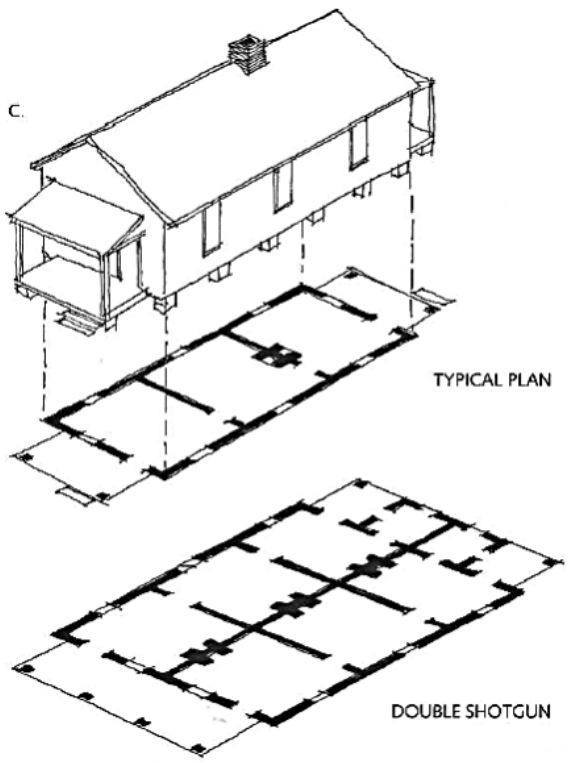


Figure 5, left. Single Shotgun plan and Double Shotgun plan. Source: Foster, *American Houses,* p. 195.

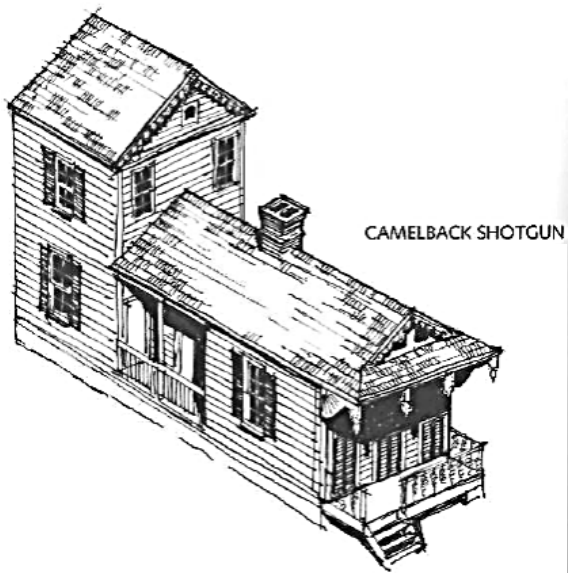


Figure 6, above. Camelback Shotgun. Source: Foster, *American Houses,* p. 194.

No matter the plan, the stylistic detail for each can range from exceedingly plain (which is the most common) to classically ornamented; in Georgia known as Folk Victorian. Common construction of shotgun houses is typically wood frame, with some masonry examples, particularly in New Orleans.[30] Most shotgun houses identify the front room as the parlor, the second room as a dining room or bedroom, and if there is a third room, it was traditionally another bedroom; these have generally been converted to kitchens, because kitchens and bathrooms were not originally common in shotgun houses since they were originally built without indoor plumbing.[31]

[28] Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home.* Boston; New York: Houghton Mifflin Company, 2004, pp. 192-194.
[29] Ibid.
[30] Ibid, p. 192.
[31] Preservation Alliance, *The Shotgun House*, p. 5.

Most, if not all, had windows on all sides to allow for passive air circulation and were placed offset of windows on an adjacent shotgun structure; so as to discourage peering. Duplex shotguns however are disadvantaged as the interior wall is a shared wall between units so there is not any cross-ventilation in this design. Having multiple similar shotgun types on the same block—with the same spacing, height, and street setback—created a coherent "blockscape"; comparable to row houses.[32] This is an asset which should be preserved.

A Unique Resource

The 1995 *Cultural Landscape Report* summarizes its efforts to articulate the importance of the built environment on Dr. King as a child and on today's visitors to the park:

> The Martin Luther King, Jr. National Historic Site is a unique resource, not only for its association with a great figure in American Civil Rights history, but for its mandate to interpret the place where [he] was born, grew up, and returned to for a significant part of his professional life.
>
> It is now [1995] a widely accepted theory that to understand the person, one must understand the child, and here within a few blocks' walk, a visitor can experience the place and conditions that shaped Dr. King's new vision of race relations in the United States. Published bibliographies can begin to explain why Martin Luther King, Jr, a child who was raised as part of an educated and elite African-American society, yet who lived peacefully among a range of social and economic classes, could envision a world where all people shared in a peacefully integrated society. What would be harder to understand if it were not for the existence and integrity of the Birth Home block, is the heart of his martyred life—the willingness to lose all, including social position, as well as personal and financial security—for people who had achieved none of those things. King's belief and actions become more comprehensible when visitors can see and experience the environment of his youth—the proximity of substantial middle-class homes and extremely modest shotgun cottages and the inevitable intertwining of the lives of the very diverse residents of the Birth-Home Block.[33]

The shotgun houses of the Birth-Home Block represent a unique neighborhood architectural context which reflects the reality of the styles and conditions during Dr. King's residency (1929-1941), the Period of Interpretation.

[32] Ibid, p. 11
[33] Lawliss, *Cultural Landscape Report,* pp.197-198.

Chronology of Development and Use

Note: 53-55 Boulevard, as it is known today, was originally 117-119 until 1922, and then 127-129 Boulevard before the streets were renumbered in 1929. All three addresses are used in the following chronology.

Initial Development

"In 1880, the heirs of John Lynch began to sell his extensive holdings along…" Wheat Street, now Auburn Avenue (fig. 7).[2] "In 1881, the Lynch heirs conveyed part of land lot 46, a rectangle at the northeast corner of Boulevard and New Wheat, to Adolphus Teitlebaum, known as Adolph. In 1887, Teitlebaum purchased adjacent land to the north, his lots now comprising more than half of the block. Latham and Baylor's *Atlas of Atlanta* shows that he still owned the properties in 1894" (fig. 8).[3] (For more information on this early owner, refer to Sidebar: Adolph Teitlebaum.)

In 1893, Wheat Street was renamed Auburn Avenue by the Atlanta City Council, "at the request of residents who thought Auburn Avenue sounded more stylish."[4]

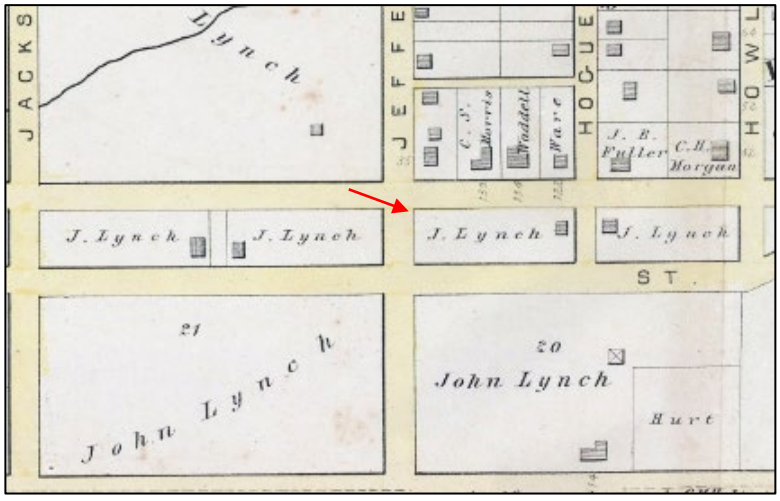


Figure 7. The land holdings of John Lynch appear to have been extensive in the Fourth Ward. The arrow denotes the future site of 53-55 Boulevard. Map: *City Atlas of Atlanta, Georgia.* Southern and Southwestern Surveying and Publishing Company, 1878.[1] Cropped by author.

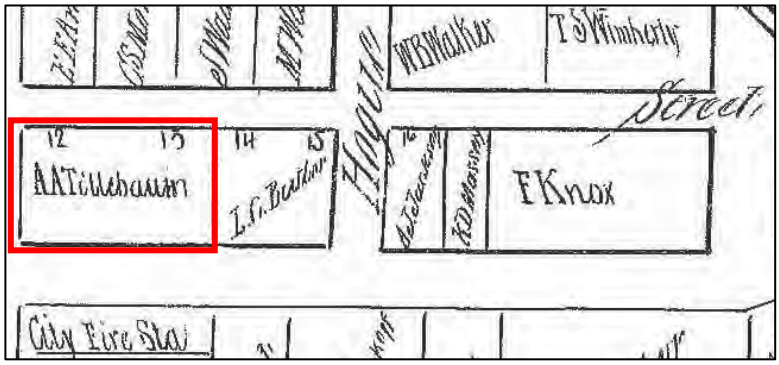


Figure 8. A detail of Latham and Baylor's 1894 *Atlas of Atlanta* shows A.A. Titlebaum as owner of the property which would soon include the building now known as 53-55 Boulevard. Source: Opperman, "Double-Shotgun House, 484 Auburn Avenue." Cropped by author.

[1] Emery University Libraries Digital Collections. Accessed at http://disc.library.emory.edu/atlantamaps/2012/10/ on August 13, 2018.
[2] Joseph K. Opperman—Architect, P.A. "Double-Shotgun House, 484 Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report.* 2018. p. 21.
[3] Ibid, pp. 21-22.
[4] Blythe, Robert W., Maureen A. Carroll, Steven H. Moffson. "Martin Luther King, Jr. National Historic Site." *Historic Resource Study.* August 1994. U.S. Department of the Interior, National Park Service, Southeast Region. NPS TIC No. MALU 489 D21. p. 17.

Sidebar: Adolph Teitlebaum[5]

Adolph was born March 8, 1844 in Kaschay, Austria-Hungary. He arrived in the United States with his parents, William and Fannie, younger sister Julia, and older brother John, in 1856, at the age of 12. (They would become naturalized citizens in 1878.) In 1867, he was a salesman for his cousin Morris Rich.

The 1870 United States Federal Census places Adolph in Atlanta Ward 1 with his parents and sister. His father, 49, worked as a hoop skirt manufacturer. Adolph, 25, was a clothing merchant.

The 1871 Atlanta City Directory shows Adolph working at M. Rich & Co. and residing on Whitehall near Garnett. The next year he resides in the same location.

The 1875 Atlanta City Directory shows Adolph selling "Notions and Fancy Goods" and residing at 33 Whitehall. Mother Fannie died in 1875. She is buried in the Jewish section of Oakland Cemetery.

The 1880 United States Federal Census places Adolph, 35, a dry goods clerk, in the home of his sister, 26, and brother-in-law Daniel Rich, 35, a dry goods merchant, and their two young daughters, at 174 Forsyth St. Father William, 60, a retired merchant, resided there, as did brother John, 32, a merchant.

The 1880, 1881, and 1883 Atlanta City Directories show Adolph working as a clerk at M. Rich & Bros. and still residing at 174 S. Forsyth Street. It is during this time that he begins purchasing the lots at the northeast corner of Boulevard and Wheat Street. The 1885 and 1886 Atlanta City Directories maintain his employment, but he moved to 59 W. Garnett, then The Arlington.

Father William died in 1886. He is buried in the Jewish section of Oakland Cemetery.

The 1887 to 1889 Atlanta City Directories show Adolph boarding at 360 Pryor Street. In 1887 he was a floor manager for M. Rich & Bros and in 1888 a clerk there.

The 1900 United States Federal Census places Adolph, 54, a merchant, in the owned home of his sister and brother-in-law, also a merchant, and their six children at 330 Pryor St. The house has two servants, both black.

In 1905 Adolph sold the land at Boulevard and Auburn Avenue to the Empire State Investment Company. A 1906 newspaper article suggests that Adolph was a real estate commissioner for Fulton County, GA. The property being sold was that of his brother-in-law, D. Rich.

The 1910 United States Federal Census places Adolph, 66, no longer working, in the owned home of his sister and brother-in-law, still a dry goods merchant, and five of their children, at 330 S. Pryor St.

The 1912 and 1914 Atlanta City Directories maintain Adolph at 330 S Pryor St. The 1919 Atlanta City Directory shows him residing at 116 Peachtree Circle.

The 1920 United States Federal Census places Adolph, 75, a real estate agent, in the owned home of his sister and brother-in-law, a Vice President of a dry goods company, and three of their children, at 116 Peachtree Circle. The house has three servants. The 1921 Atlanta City Directory maintains Adolph there.

Adolph died in October 1922. He is buried in Oakland Cemetery.[6]

The 1899 Sanborn map of Atlanta (fig. 9) shows that the portion of the block owned by Adolph Teitlebaum had been marginally developed. A one-story dwelling (374 Auburn Avenue) is located on the eastern edge of the lot, with several support buildings, including a wood shed. A one-story dwelling is located at the northwest corner fronting Boulevard. All building components are wood.

[5] Note: A second Adolph Teitlebaum lived in Atlanta. He was born in 1861, also in Hungary, and immigrated in 1880. In the 1890s and 1900s, he worked as a bookkeeper, first at Southern Furniture Company, then Bluenthal & Bickart, and later at the Atlanta Brewery. He lived at 377 S. Pryor, 381 S. and 347 Washington St throughout his time in Atlanta. In 1909 he moved to Memphis and began work as secretary and treasurer of the Rose Spring Bed Co. He worked there until at least 1924. The 1920, 1930, and 1940 United States Federal Censuses place him, single, in Memphis, TN. He died there in 1942.
(1892-1894, 1896, 1901-1902, 1905-1909, 1915-1916, 1918, 1919-1920, and 1924 Atlanta City Directories. 1920, 1930, and 1940 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. Ancestry.com.)

[6] 1871, 1872, 1875, 1880, 1881, 1883, 1885-1889, 1912, 1914, 1919, and 1921 Atlanta City Directories. Georgia, Deaths Index, 1914-1940. Georgia, Wills and Probate Records, 1742-1992. 1870, 1880, 1900, 1910, and 1920 United States Federal Censuses. Ancestry.com.
"August Adolph Teitlebaum." Findagrave.com.
"Legal Advertisement. Georgia, Fulton County." *The Atlanta Constitution.* March 15, 1906. Newspapers.com

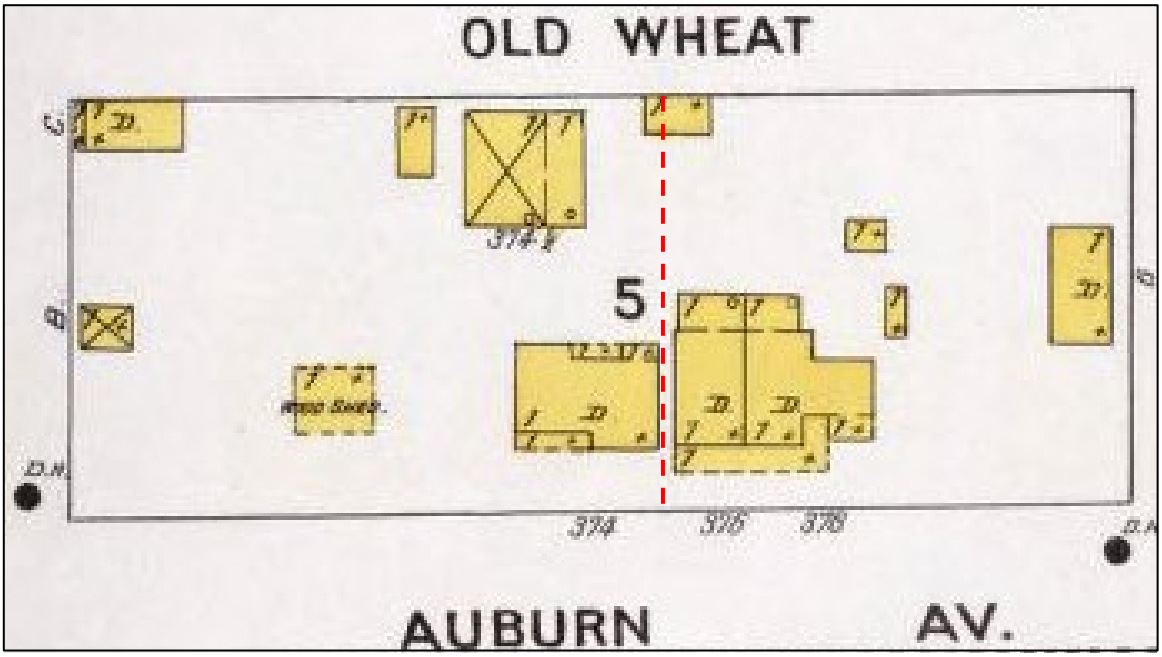


Figure 9. 1899 Sanborn map shows the block bounded by Auburn Avenue to the south, Old Wheat Street to the north, Boulevard to the west, and Hogue Street to the east. The division of the block relating to the two owners identified on the 1894 *Atlas* (see fig. 8) can be easily discerned (dashed red line). The western portion, owned by Adolph Teitlebaum has been marginally developed. The duplex shotgun houses seen today have not yet been constructed. Source: The Digital Library of Georgia.[7] Cropped by author.

In March 1905, Adolph entered into a bond agreement with the Empire State Investment Co. for $7,300 (two payments due him at $3,650 each) for the lot of land on Auburn Avenue. Later that year (August), presumably after the company had constructed the shotguns extant today, Adolph sold the land to the company for the second payment installment of $3,650.[8]

Nine days after their original bond agreement, Empire State Investment Co. obtained a building permit for the construction of nine one-story frame houses, including the modern addresses of 472-474, 476-478, 480-482, 484-486, and 488A-B Auburn Avenue, 53-55 Boulevard, and 479-481, 483-485, and 487-489 Old Wheat Street. The cost was estimated at $8,000 for the nine structures. The buildings were to be 28'-0" wide by 40'-0" deep and 10'-0" in height, with shingled roofs. The girders were to be 4x8 with 8'-0" between supports. The longest span of the 2x8 joists was to be 14'-0". The permit also identified the architect as E.C. Seiz.[9] (See Sidebar: Emil Charles Seiz for more information.)

"Double-shotgun houses were typical in nearby neighborhoods, but these were the first low-cost, multifamily housing in the Auburn area. Shotguns were popular for inexpensive residences throughout the urban south, and by the 1920s, eighteen double shotguns were built on the Birth Home Block; all were built as speculative rental housing."[10] (See Context section for more information on this architectural type.)

[7] Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1892 on February 10, 2020.
[8] Deed Book 201, Page 328. Fulton County Real Estate Records, Fulton County Courthouse. Deed Book 177, Page 370. Fulton County Real Estate Records, Fulton County Courthouse.
[9] MALU Archives, Series 5, Subseries D, Box 2, Folder 4, 1895-1980 List of Occupants.
[10] Opperman, p. 23.

Sidebar: Emil Charles Seiz, Sr.

Emil Charles Seiz, Sr. was born December 1872 in Philadelphia. The 1880 Census maintains the family there. By 1892, Emil had moved to Atlanta and worked as a draftsman for G.W. Foote, where he worked until 1894. At the end of 1892, he married Clara Ruth Davis in Fulton County.

In 1895, Seiz formed an architecture partnership, Jones & Seiz, with Robert L. Jones, at 51 Inman Building; however, the following year Mr. Jones had partnered with a different man in the same location. In 1896, Seiz practiced alone and in 1898 he again worked for G.W. Foote at 56 Inman Building. In 1899, he is listed as a contractor, but 1900-1906 is in private practice, including 1905 when he designed the shotgun houses for the Empire State Investment Co. at the corner of Boulevard and Auburn Avenue.

From 1907 to 1909, Mr. Seiz was the general manager of the architecture firm E.C. Seiz & Co., located at 408 Lowndes Building (with D.J. Ray, president, and J.W. Mathews, secretary). From 1910 to 1912, he was in private practice at his home. In 1913, he founded the Seiz Construction Co. with Charles R. Seiz (unknown relation) and William Wofford. This too was short lived. From 1914 to 1916 he again was in private practice. In 1918 he worked for contractor J.N. Renfroe & Co. at 401 Gould Building, but in 1919 he was again in private practice.

In 1920, Mr. Seiz had an architectural practice at 305 Healey Building, next door to the Massell Realty Co. (304), "Real Estate and Builders." This would continue for three years. In 1923, both entities moved their companies to new locations, Mr. Seiz to 286½ Peachtree and Massell to 43½ Peachtree. In addition, Emil Seiz, Jr. worked for Massell Realty Co. that year as a draftsman. In 1924 and 1925, Emil Seiz, Sr. is listed at the same address as Massell Realty Co. (43½ Peachtree); his son is listed as his employee. The elder Seiz would continue to work with Massell Realty Co. until his death in 1940.

The 1900, 1910, 1920, and 1930 Federal Census maintain him as an architect, but show him residing at different locations each year (64 Fulton, 252 Ivy, East Avenue, Buckhead, and Peachtree Road, Buckhead, respectively).

The elder Emil died in August 1940 of carcinoma. He is buried at West View Cemetery. According to his obituary, "As architect for the Massell Realty Company, he had designed more than 1,000 mercantile structures, hotels, and office buildings [in Atlanta]. His work included the Robert Fulton hotel, the Red Rock building, the Massell office building, and the Jefferson hotel." Also attributed to him are Massellton Apartments (1924) on Ponce de Leon Avenue, the Massell Hotel, the Chrysler Motor Company Building, the Westinghouse Electric & Manufacturing Company Building (1923) located at 426 Marietta Street (fig. 10), and the Rufus Rose House (1900) at 537 Peachtree St (fig. 11).[11]

[11] Pennsylvania and New Jersey, Church and Town Records, 1669-2013. Ancestry.com
Georgia Marriage Records from Select Counties, 1828-1978. Ancestry.com
1892-1896, 1898-1916, 1918-1922, and 1924-1940 Atlanta City Directories. Ancestry.com
1880, 1900, 1910, 1920, and 1930 United States Federal Census. Ancestry.com
Georgia, Deaths Index, 1914-1940. Ancestry.com
"Emil C. Seiz." Findagrave.com
"E.C. Seiz Sr., Architect, Dies at Age of 67." *The Atlanta Constitution*. August 21, 1940. p. 24. Newspapers.com
Jones, Sharon Foster. "Atlanta's Ponce de Leon Avenue: A History." Arcadia Publishing, 201. Books.google.com
"Westinghouse Electric & Manufacturing Company Building." Accessed at http://album.atlantahistorycenter.com/cdm/ref/collection/athpc/id/2908 on September 6, 2018.
"Standing on Peachtree 100 Years: Historians mark anniversary for Rose home." *The Atlanta Constitution.* November 29, 2001. p. JD3. Newspapers.com



Figure 10. The Westinghouse Electric & Manufacturing Company warehouse building, built in 1923. It has been rehabilitated into loft apartments.[12]

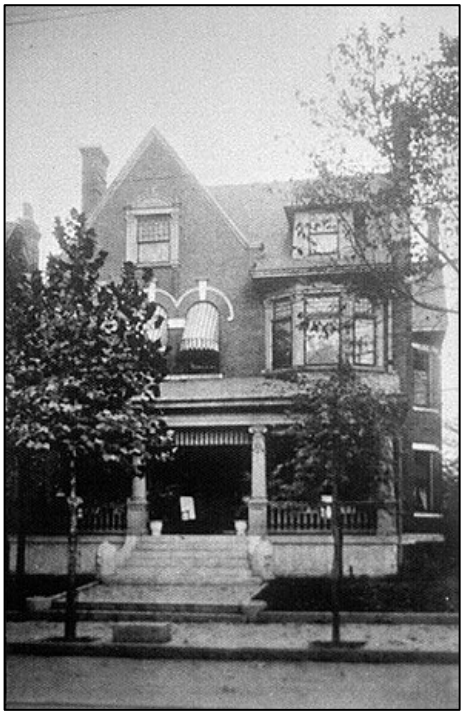


Figure 11, right. The Rufus Rose House was designed by Emil C. Seiz, Sr. It is shown here in 1903, a few years after it was constructed. It is still extant.[13]

In September 1905, the Empire State Insurance Company sold 117-119 (now 53-55) N. Boulevard to Mrs. Mary S. Jackson for $1,800.[14] (See Sidebar: Mary Silver Jackson & Mary Lamar Jackson Davis for more information.)

Throughout the first few years of the building's life (1906-1909), the building was home to several white and blue-collar tenants. Additional information on the people who lived in the house can be found in Appendix D. Interestingly, the area around the home, bounded by Old Wheat Street, Howell, Edgewood, and Jackson, had a racial makeup of 55 percent white and 45 percent black. Furthermore, in 1896, the area had the highest degree of integration at "26 percent of residences located adjacent to or across from a residence of another race, a possible indication of the area's appeal to both blacks and whites," but also the decades between the Civil War and 1900, were less rigidly segregated. After 1900, Jim Crow was more firmly established."[15]

[12] Accessed at http://easementsatlanta.org/portfolio-items/the-giant-lofts/.
[13] Accessed at https://commons.wikimedia.org/wiki/File:Rufus_M._Rose_Historic_Photo.jpg.
[14] Deed Book 177, page 383. Fulton County Real Estate Records, Fulton County Courthouse.
[15] Blythe, Carroll, Moffson, *Historic Resource Study*, pp. 17-18.

Sidebar: Mary Silver Jackson & Mary Lamar Jackson Davis

Mary Silver was born in Maryland in 1842 and spent her childhood in Missouri, where she married young and was widowed. She then met and married James Jackson, twenty-three years her senior and also widowed with five children of his own. They moved to his home in Macon, GA. James Jackson (1819-1887) was a U.S. Congressman and Justice of the Supreme Court of Georgia. "Her husband's children were her children; his people were her people; his state her state…"

Upon Mr. Jackson's appointment to Georgia's Supreme Court, the family moved to Atlanta, where Mrs. Jackson was "outstanding in the religious, philanthropic, civic, social, and patriotic life of Atlanta." During the 1880 Federal Census, the couple lived at 205 Peachtree St., with three of Mary's stepdaughters, aged 17-22. At that time, Mr. Jackson was a Justice.

Mr. Jackson died in 1887 and is buried at Rose Hill Cemetery in Macon.

The 1890 Federal Census no longer exists, and Mrs. Jackson cannot be found in 1900 Census, so her whereabouts during these years are unknown.

In 1905, she purchased 117-119 (now 53-55) N. Boulevard.

The 1910 Federal Census shows Mrs. Jackson living with cousins Vassar and Elizabeth Wooley on Spring St., Atlanta. He was a physician.

By the 1920 Federal Census Mrs. Jackson, 79, had moved to 76-78 W. 105th St., Manhattan, to live with her stepdaughter, Mary Lamar Jackson Davis, 60, "whom Mrs. Jackson loved as though she had been of her own flesh," son-in-law Webster Davis, 62, and his mother Mary A.C. Davis, 86. (Webster lived with three Marys!) Webster's profession is illegible. The four continued to live at the same residence during the 1925 New York State Census. Mary and husband Webster ran their residence as a boarding house.

Mary Silver Jackson died in 1926. She was buried beside her late husband in Macon.

Upon her death, she left the Boulevard property to her stepdaughter (transaction was completed in 1928). Stepdaughter Mary Lamar Jackson died in 1929. The executor of her last will and testament sold the property in 1933.

Mary Lamar Jackson Silver (1859-1929) was a progressive woman. She graduated from Wesleyan College in Macon, and became "a pioneer woman journalist of the south." She wrote under the pseudonym Emil Jay, which was based upon her maiden name initials. Prior to her marriage in the 1890s, she was the society editor and a feature writer for the *Atlanta Journal.* After marrying Webster Davis (1857-1938) of New York, the pair moved to that city, "where she maintained her connection with the paper as a correspondent." She and her husband are buried at Cedar Grove Cemetery in Queens, New York.[16]

Neighborhood Transition

The 1906 race riot marked the beginning of the neighborhood's demographic shift from being predominantly white to being predominantly black. Through 1909, 117-119 N. Boulevard was rented by white tenants. In 1910, the residences were rented by black tenants. This would continue until the National Park Service's ownership in 1984. Additional information on the people who lived in the house can be found in Appendix D.

The 1911 Sanborn map shows the block densely developed (fig. 12). 117-119 are located at the corner of N. Boulevard and Old Wheat St. The double-shotgun house is composed of two connected one-

[16] "Tribute Paid to Mrs. Jackson as Federation President." *The Atlanta Constitution.* July 4, 1926, p. 34. Newspapers.com
"James Jackson." Findagrave.com
1850, 1860, 1880, 1910, and 1920 United States Federal Census. Ancestry.com
1925 New York State Census. Ancestry.com
"Mary Silver Jackson." Findagrave.com
"Mary Lamar Jackson Davis" and "Webster Arthur Davis." Findagrave.com

story dwellings (denoted by "1" and "D"), each with one-story porches on the front and rear corners. The buildings are wood frame (yellow color). The roofs are clad with wood shingles (denoted by "x").

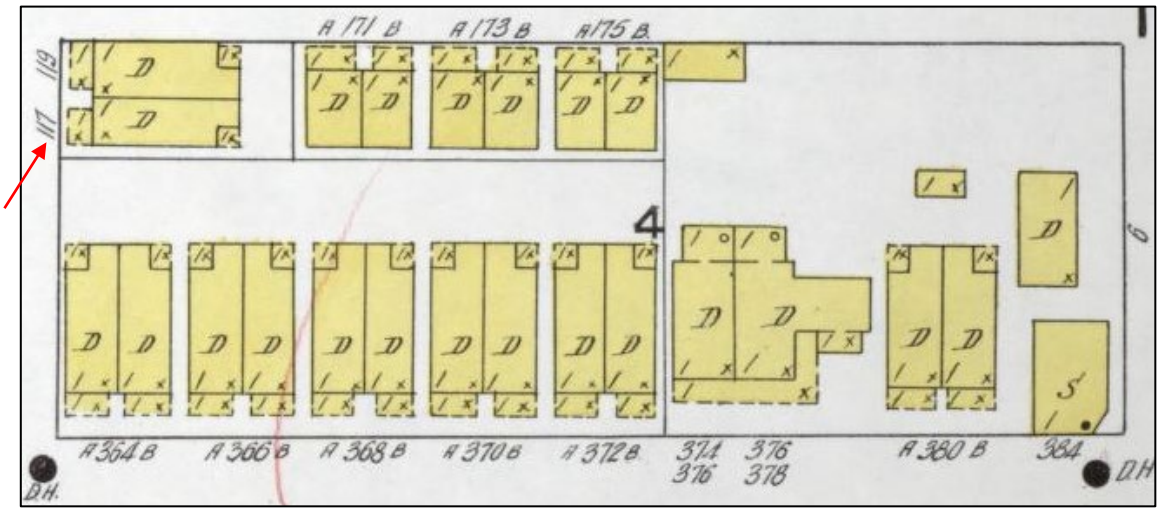


Figure 12. 1911 Sanborn map shows the same block as above. The division of the block into its original lots is discernible with a line drawn on the map. Nine pairs of shotgun houses have been built on the lot formerly owned by Adolph Teitlebaum. 117-119 is located at the corner of Boulevard and Old Wheat St. (red arrow). Source: The Digital Library of Georgia.[17] Cropped by author.

In 1923, the property was unofficially renumbered to be 127-129, which would last until 1926. In 1927, the city of Atlanta officially renumbered the streets; 127-129 N. Boulevard became 53-55 Boulevard, NE.

Owner Mary Silver Jackson died in 1926. Her last will and testament, executed by W.F. Slaton in 1928, left the Boulevard rental to her stepdaughter Mary Lamar Jackson Davis of New York, NY.[18] (See Sidebar: Mary Silver Jackson & Mary Lamar Jackson Davis for more information.)

Mary Lamar Jackson Davis died in 1929. Her last will and testament, executed by her husband, Webster Davis, sold the property to Lavata Shaw for $10.[19] Shaw lived east of this address at 514 Auburn Avenue. She continued to own the property until she sold it to the NPS in 1984. (See Sidebar: Lavata Shaw Lightner for more information.)

The new addresses are clearly marked on the 1932 Sanborn map (fig. 13). The building is labelled 53 and 55. The only alteration is in its roof covering. All of the roofs are now covered with composition roofing. The house is also described as being open underneath ("O.U.").

[17] Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1911 on February 10, 2020.
[18] Deed Book 1119, Page 361. Fulton County Real Estate Records, Fulton County Courthouse.
[19] Deed Book 1530, Page 366. Fulton County Real Estate Records, Fulton County Courthouse.

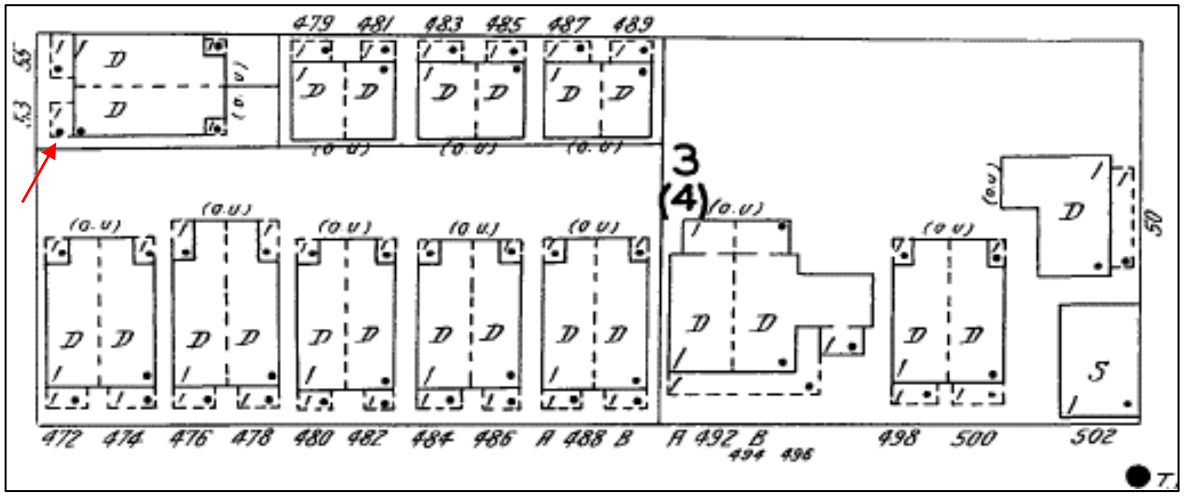


Figure 13. 1932 Sanborn map shows 53-55 Boulevard has a new composition roof covering. Source: MALU Archives. Cropped by author.

Very little information is available on the house over the next several decades, including the Period of Interpretation (1929-1941). A single picture of the house was taken in 1979 before the federal government purchased the property (fig. 14). By this time, the roof was covered with rolled roofing laid vertically and concrete block infilled between the brick foundation piers. It is assumed that the rear porches had also been infilled, as was the case in neighboring properties and in later photographs of this property.



Figure 14. West elevation, October 1979. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.

Sidebar: Lavata Shaw Lightner

Lavata Kirk (1894-1996) married James Shaw (1879-1930) by 1920. The 1920 Federal Census shows the extended Kirk family living at 406 Auburn Avenue. James and Lavata Shaw resided with her parents, two sisters and their husbands, and a cousin. All residents were adults and worked (expect for Lavata's mother Eula), most in middle-class careers. Frank Kirk (Lavata's father) owned the house and was a real estate accounting agent. James Shaw was a railway mail clerk for the United States mail service and Lavata was a public school teacher.

James and Lavata moved to 396 (now 514) Auburn Avenue in 1924, according to Atlanta City Directories. The 1930 Federal Census (enumerated April 15 of that year) lists the Shaw family at 514 Auburn Avenue (the address changed from 396 to 514 in 1929). James and Lavata lived with their three biological daughters, Anita, Annabelle, and Frances, aged 2-9, and adopted daughter Helen Pryor, 16. James is listed as a real estate bookkeeper.

In August 1930 James Shaw died "very suddenly" of heart disease at the age 45. His obituary stated he was a "railway clerk running between Augusta and Atlanta for a number of years." He is buried at Oakland Cemetery. Lavata Shaw purchased 472-474 Auburn Avenue, along with adjacent 53-55 Boulevard, in 1931, after the death of her husband, perhaps in order to develop rental income for her and her children after his passing.

The 1940 Federal Census shows Lavata, 40, widowed and living with her three daughters, ages 12-19, at 514 Auburn Avenue. She is listed as college educated and a caseworker for the Department of Public Welfare.

It is unknown when Lavata and Allen Lightner married, but by the 1950 City Directory, he appears at the address and Lavata's last name is now Lightner. City directories and Federal Censuses show he owned a restaurant on Boulevard.

Allen Lightner died in September 1964. His gravestone at Oakland Cemetery says he was a Private for Company B of the 514th Engineer Service Battalion in World War I. Lavata Lightner died in February 1996 in Los Angeles, CA. She is buried in Oakland Cemetery in Atlanta next to both of her husbands.[20]

Enter National Park Service

Martin Luther King, Jr. National Historic Site was established by federal legislation 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, Junior, was born, where he lived, worked and worshipped, and where he is buried." Simultaneously, the Martin Luther King, Jr. Preservation District was established via the same legislation; it surrounds the Site on the west, north, and east. "The Preservation District links King's career to the black business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during King's lifetime." Both the Site and District were expanded in 1992.[21]



Figure 15. West elevation from the north, July 1981. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.

[20] Georgia, Deaths Index, 1914-1940, for James H. Shaw. Ancestry.com
"Shaw." *The Atlanta Constitution.* August 8, 1930. p. 20. Newspapers.com
1920, 1930, and 1940 United States Federal Census. Ancestry.com
"Atlanta City Directory." 1950, pp. B-25, 859. Ancestry.com
"Allen P. Lightner." Findagrave.com
"Lavata Kirk Shaw Lightner." Findagrave.com
[21] *Historic Resource Study*, pp. 5-6.

A survey of the house in 1981 gave the following materials for major building systems (those systems without any description omitted):

Foundation:	Brick Pier	Fair	Painted Red
Foundation Infill:	Concrete Block	Fair	Painted Red
Façade/Siding:	Clapboard	Fair	Medium Grey
Trim:	Original Wood	Fair	Light Green
Roof:	Roll Roofing	Poor	Light Grey
Chimney:	Brick/Mortar Parge	Fair	
Soffit/Cornice:	Original Wood	Fair	
Windows:	2/2	Fair	
Doors:	Original	Fair	
Porch:	Original Wood	Fair	
Steps:	Concrete	Good	
Sidewalk:	Concrete	Good	
Curb:	Granite	Good[22]	

Plans for the phased restoration of 53-55 Boulevard and 472-474 and 476-478 Auburn Avenue began in early 1984, before purchase of the properties had been completed. A poster was assembled to describe the work needed for each of the three structures (fig. 16). Mentioned work included:

- Exterior colors will be selected after paint scrapings are analyzed. Structures will be interpreted to the time of Dr. King's childhood (1929-1941).
- Present open flame gas heaters will be replaced with an efficient heating system. If exterior components are required, they will be located unobtrusively in the back of the structure.
- Replacement roof will match existing.
- Present tenants will return to structures. Landscaping of grounds will not be dictated. Existing clothes lines, flower beds, gardens, etc., will be allowed by the N.P.S.
- Masonry will be stabilized and repointed where necessary. Replacement mortar will approximate the original "soft mortar" in composition.
- Existing windows will be stabilized. If existing windows are completely deteriorated, replacement portions will be milled to match existing.
- Exterior doors, including screens, will be appropriate to interpreted period.
- Deteriorated siding will be replaced with similar material where necessary.
- General Notes:
    - All work will be in conformance with the "Secretary of the Interior's Standards for Rehabilitation" and "NPS 28"
    - Existing floor plans will be retained
    - Kitchens have been continually altered. Interior will be adaptively reused to meet current building codes and NPS policy.
    - Bathrooms will be brought up to current codes. Historic plumbing fixtures will be retained where possible. Faucets on tubs will be replaced so that they extend over the top edge of the tub to meet codes. All work will be under the direct supervision of the park historical architect and restoration specialist.
    - Interior millwork will be retained and repainted.
    - Plaster walls will be skimcoated and finished. Gypsum drywall can be used if historic plaster has deteriorated extensively. (Estimated to occur less than 20% of existing surface area)
    - Extant wood flooring will be stabilized. Non-destructive finishes or coverings may be used where appropriate.
    - Historic fabric will be preserved wherever possible. Replacement of deteriorated elements will be with like or similar materials (exceptions as noted)

[22] Urban Design Plus. "472-474 Auburn." *Architectural Survey: Martin Luther King Historic District.* 1981. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

- Buildings will be rewired to meet current standards.[23]

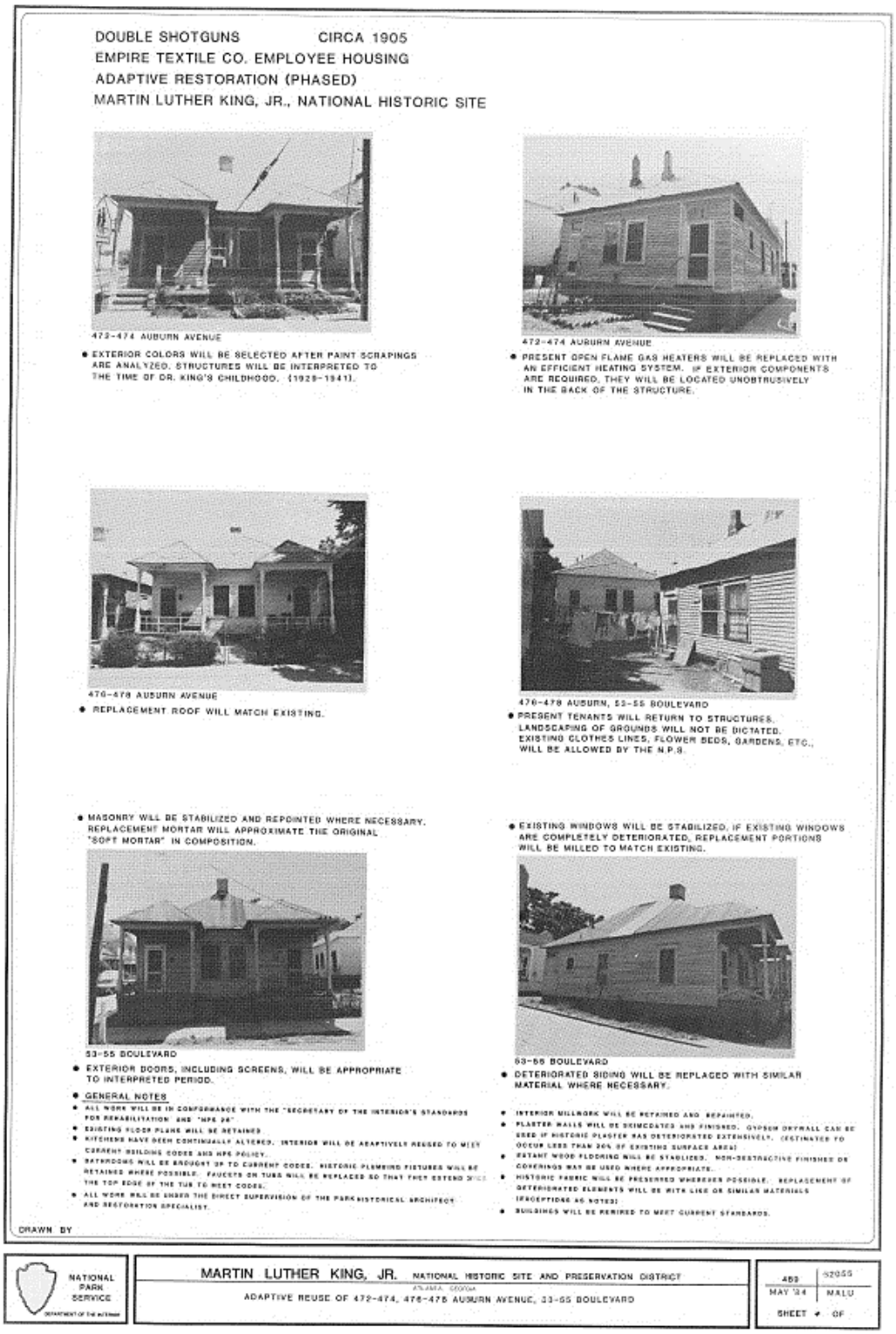


Figure 16. Poster outlining the adaptive reuse plans for 53-55 Boulevard and 472-474 and 476-478 Auburn Avenue. Drawing: MALU Archives.

[23] National Park Service, Department of the Interior. "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." NPS TIC No. MALU 489 62055. May 1984. MALU Archives.

In July 1984, Lavata Shaw Lightner sold 53-55 Boulevard to the United States federal government for $55,000 (also included 514 Auburn Avenue and 472-474 Auburn Avenue).[24] A series of photographs show the condition of 53-55 Boulevard the same year as the sale (figs. 17-33).



Figure 17. West elevation, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 18. South elevation from the west, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46. Cropped by author.



Figure 19. North elevation from the west, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 20. East elevation from the north, 1984. Note infilled rear porches. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 21. West elevation of 55's front porch, 1984. Note the inappropriate alterations to the railing. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 22. East elevation of 53's front porch, 1984. Note the inappropriate replacement railing. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

[24] Deed Book 9105, Page 307. Fulton County Deed Records, Fulton County Courthouse.



Figure 23. Front stair to 55 Boulevard, 1984. Concrete is not original. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 24. Front porch details of 55 Boulevard appear original, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 25. Original bracket on front porch of 53 Boulevard, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 26. Original brick foundation pier surrounded by modern concrete infill, 1984. The entire foundation is painted a uniform red color. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 27. Central chimney has been parged, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 28. Rear chimneys, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 29. North elevation roof slope, 1984. Note the two colors of roofing, suggesting periodic replacement. Deterioration is located at the peak. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 30. North elevation window, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 31. East elevation windows, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 32. South elevation openings, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



Figure 33. Infilled rear porch of 55 Boulevard, 1984. Note the failing paint and unmaintained appearance. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

A series of interior photographs were taken in March 1985 once tenants vacated the property (figs. 34-41). These show the conditions of the exteriors and interiors.



Figure 34. South elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 35. Northeast corner, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 36. Front entrance to 53 Boulevard, March 1985. The door is not original. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 37, right. Fireplace surround is completely painted in 53 Boulevard, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 38. Center room, 53 Boulevard, March 1985. Fireplace surround has been enclosed and painted. A closet has been added to the west wall. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 39. Historic bathroom fixtures, 53 Boulevard, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 40. Kitchen components, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 41. Enclosed rear porch, 53 Boulevard, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.

From photographic documentation, it appears that exterior repairs were undertaken in early 1986 lasted through middle of 1987. This included repairs to and removal of the siding, reconstruction of the roof structure and installation of new roofing, reconstruction of the porch bases, replacement of doors and windows, site work, and rehabilitation of the interior. See captions of figs. 42-49 for more details on this work.



Figure 42. Reframing the roof, April 1986. Note side window openings have been boarded. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.



Figure 43. Reframing the roof, April 1986. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 44. West elevation. Undated, but likely Fall 1986. Note the new shingles, suggesting this photo was taken after the roof was rebuilt. The porch bases have been removed. Photo: MALU Archives, Series 5, Subseries D, Box 3, Folder 46. Cropped by author.



Figure 45. West elevation, January 1987. Doors, windows, siding, and porch bases have been removed, likely for reaplacement. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 46. Removed siding on west elevation shows the back side of interior lath and keyed plaster. Undated, but likely January 1987. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 47. Porch roofs supported by temporary posts while work is completed on brick porch piers. Undated, but likely January 1987. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



Figure 48. Northwest corner after completion of work. Undated, but likely Summer 1987. Note the concrete curbs and latice added between each of the brick foundation piers. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.



Figure 49. Southwest corner after completion of work. Undated, but likely Summer 1987. Note rear porch has been restored. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.

A paint study was completed for the nine buildings in the block bounded by Boulevard, Auburn Avenue, Hogue Street, and Old Wheat Street in 1993. At 53-55 Boulevard historic paint samples were located on a rear porch. Cratering was used on siding and fascia to determine the paint color history. There were many layers intact. Therefore two recommended paint colors schemes, using some "artistic license," were proposed:

Color Scheme #1:
Body Color: Sherwin Williams Biltmore Buff #2345
Trim Color: Sherwin Williams Natchez Moss #2223

Color Scheme #2:
Body & Trim Color: Sherwin Williams Steely Gray #2120[25]

[25] Grashof, Bethanie C. (Architect, Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology). *Letter to Paul Hatchett, Southeast Regional Office, National Park Service*. August 2, 1993. MALU Archives.

53-55 Boulevard is located within the original boundary of the Martin Luther King, Jr. National Historic Site, and therefore was captured with the *Historic Resource Study* completed in 1994 (fig. 50). The *HRS* assessed the individual buildings within the Site and found that 53-55 Boulevard was "Contributing to the Site's National Significance" and the grouping of Double Shotgun Houses were eligible for the National Register for Local Significance.[26]

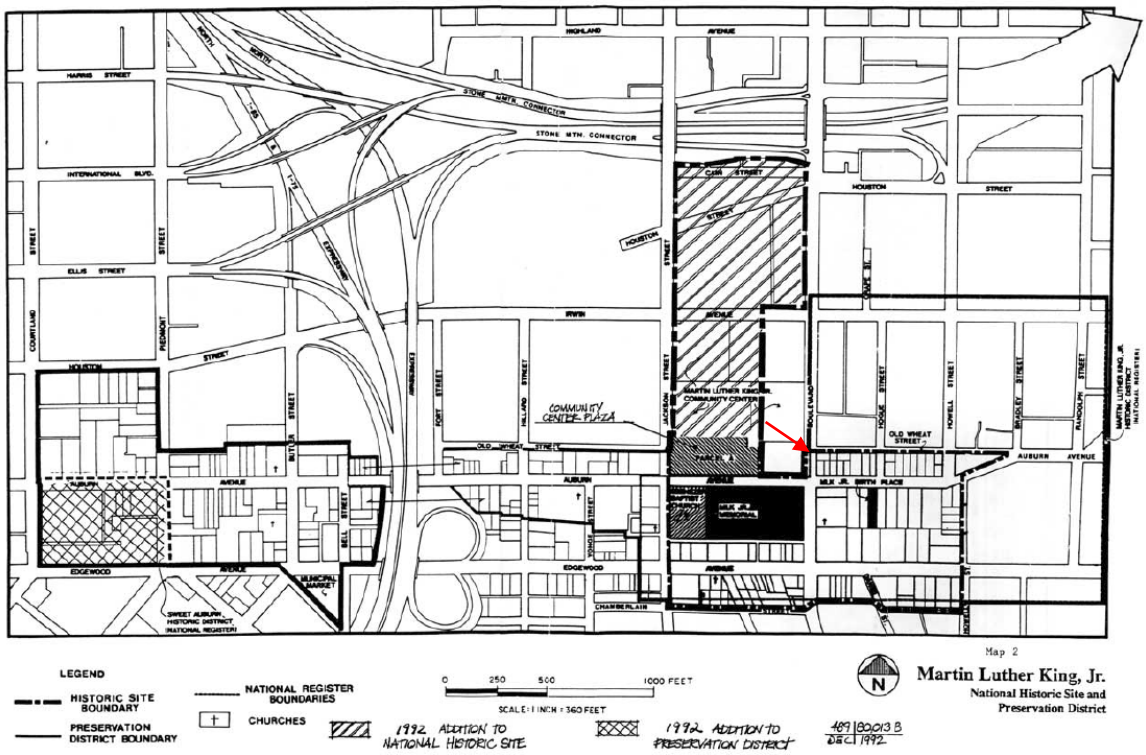


Figure 50. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study*.

In December 1993, the Southeast Regional Office proposed the replacement of the chain link fences at 472-474, 476-478, 480-482, 484-486, 488-490, and 492-494 Auburn Avenue with more historic precedents, to include a combination of post-mesh, post-rail-mesh, and picket fences, depending on location. The regional office determined that there would be no adverse effect for these changes. The SHPO required additional information after their first review, but eventually concurred with the finding of no adverse effect for the replacement fences for 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard, in March 1994. The ACHP also concurred with the finding of no adverse effect for the replacement of fences at 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard the next month.[27]

[26] *Historic Resource Study*, pp. 31, 88.
[27] Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Elizabeth A. Lyon (State Historic Preservation Officer, Department of Natural Resources).* December 16, 1993.
Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472, 474, 476, 480, 484, 488 & 492 Auburn Avenue, NPS # - MALU-94-07, Fulton County, Georgia, HP931221-004." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office).* January 21, 1994.
Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472-474, and 476-480 Auburn Avenue, and 53-55 Boulevard, NPS # - MALU-94-07, Fulton County, Georgia,

Another project was proposed in spring 1994 to repair exterior wood components and repaint the exteriors of 472-474, 476-478, 480-482, 484-486, 488, 482-494, and 510 Auburn Avenue, and 53-55 Boulevard. The project was approved by the Southeast Regional Office, under the Programmatic Agreement.[28] It is unknown if or when this work was completed, but it is curious that 53-55 Boulevard required wood repairs and repainting so soon after its rehabilitation and other subsequent repainting.

A *Cultural Landscape Report* (CLR) was completed for the Birth-Home Block in 1995.[29] The group of shotguns, of which 53-55 Boulevard is one, is part of a sub-context to the *CLR*. The following description is provided for this grouping, supplemented by a former neighborhood resident, Silas Lackey:

> Typically, the shotgun yards were very small and composed of dirt. This type of yard was commonly referred to as a "swept yard," because tenants would maintain a tidy surface by sweeping the loose dirt and debris from the compacted sub-base with a switch broom. Typically the switch brooms were made of tree limbs with a fan of branches. Mr. Lackey recalled that his yard was swept quite often, because he and his friends needed a smooth and hard surface on which to play marbles.
>
> Although individual who had swept yards may have preferred to plant grass or other types of vegetation, they were hindered by finances, as well as the compacted stated of the yards. Most of these yards were too small for mules to be used to till up the ground, and the dirt was too hard to till by hand. If residents wanted to make the yard more decorative, it was not uncommon for them to purchase plants—flowering annuals were most typical—and place them in the porch railings. Sometimes plants were transferred to wooden flower boxes that were easily constructed from one-by-six boards. Plants such as pansies, coleus, or marigolds were often planted in these boxes because they were less expensive in that they were easily grown from seed and required little maintenance. Some individuals also grew collards in these planter boxes.
>
> Other than flower pots or boxes, the small shotgun porches had no room for additional items. For social gatherings, chairs would be brought out from the house only for older family members, while younger people sat on banisters and steps.
>
> The back-yard surface of the typical shotgun was also composed of dirt and, like the single-family dwellings, was a work space. The dominant feature of the back-yard landscape was the clothesline. The line was usually a long piece of electrical wire that had been gather from the street or vacant lots. One end was attached to the house and the other to a pole at the end of the yard. Often the pole was an old railroad tie that resembled a two-by-four. The line was twisted around the pole to secure it and was propped in the middle by a tick cut from a tree at a "V" branch in

---

HP931221-004 (Follow-up)." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office).* March 2, 1994.
Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Robert D. Bush (Executive Director, Advisory Council on Historic Preservation).* March 11, 1994.
Klima, Don L. (Director, Eastern Office of Review, Advisory Council on Historic Preservation). "Proposed Replacement of Fences at 472-474 & 476-480 Auburn Avenue and 53-55 Boulevard, Martin Luther King, Jr. National Historic Site., Atlanta, Fulton County, Georgia." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, National Park Service).* March 28, 1994.
Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, replace fences at 472-474, 476-478 Auburn Avenue and 53-55 Boulevard." *Memorandum to Superintendent, Martin Luther King, Jr. National Historic Site.* April 12, 1994.
SERO Archives, CRD Central Files, MALU-94-07, Replace fences at 472-474, 476-480 Auburn Avenue and 53-55 Boulevard, 1994.
[28] Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494, and 510 Auburn." *Memorandum to Superintendent, Martin Lither King, Jr. NHS.* June 1, 1994. SERO archives, CRD Central Files, MALU-94-08, Restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494 and 510 Auburn Avenue, 1994.
[29] Lawliss, Lucy A. (Regional Historical Landscape Architect). "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report.* May 1995. NPS DSC No. MALU 489 D23.

order to have a notch in which the line would rest. The lines were always wiped with a wet rage prior to using in order to clean off the dust from the yard.

Other aspects of the typical back-yard landscape included the piles of ashes that people threw out from their stoves. The Lackey family also had a wood pile that was used for kindling. Mr. Lackey recalled that it was his job to go around the neighborhood collecting scraps of wood wherever he could find them, in order to maintain the wood pile.[30]

The historical conditions for 53-55 Boulevard included no front fences or front yards, front porches with flower boxes and potted plants on porch railings, side yard fences between buildings, back porches with wood steps, clothes lines in the back yard, and a cramped back yard of compacted dirt (fig. 51). The existing conditions in 1995 included very little historic character: a chain link fence on the north side (in the right of way), rose bushes at the northwest and northeast corners, no definition of back yard spaces, and sodded back yards (fig. 51).

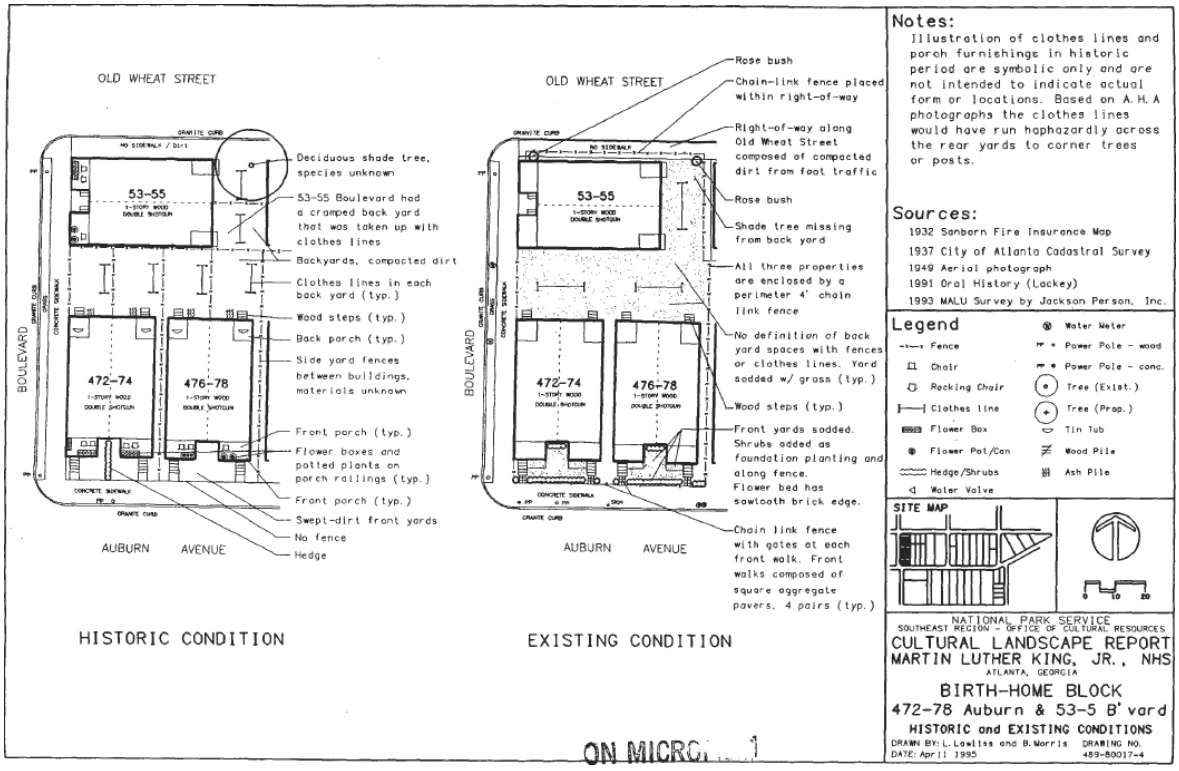


Figure 51. Historic and existing landscape conditions of 53-55 Boulevard and the adjacent shotguns to the south. Drawing: DSC TIC No. MALU 489 80017, CLR, April 1995.

[30] Ibid.

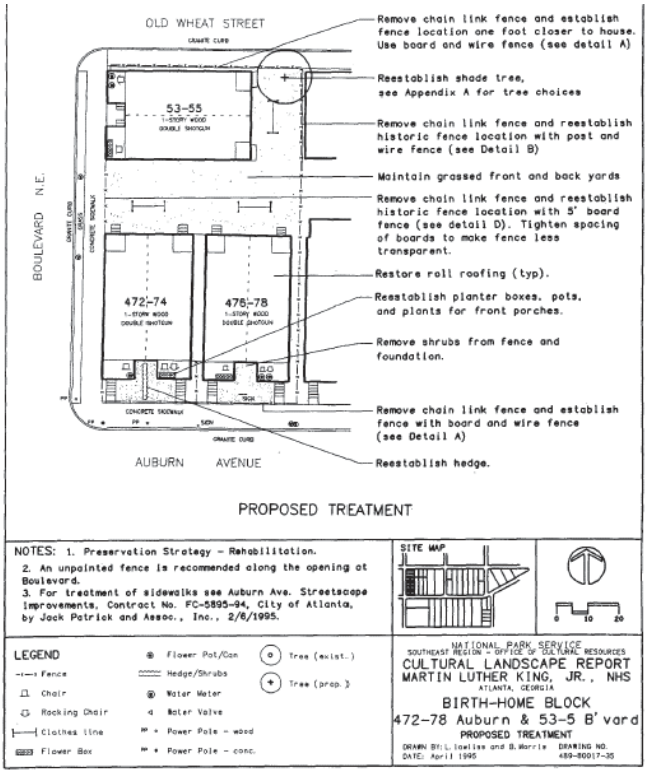


Figure 52. Proposed landscape treatments for 53-55 Boulevard. Drawing: DSC TIC No. MALU 489 80017, CLR, April 1995.

The *CLR* also provided a recommendation drawing for the address (fig. 52). Recommendations included removing the chain link fence on the north elevation and establishing fence location one foot closer to house with a board and wire fence, reestablishing a shade tree in the back yard of 55 Boulevard, establishing a fence with board and wire fencing in the rear yard, reestablishing planter boxes, pots, and plants for front porches, restoring roll roofing, restoring unpainted 5' board fence along Boulevard opening, maintaining grassed back yards.

Recent Modifications

A project was assembled in July 2013 to "paint approximately 2000 square feet of siding, trim and porches of historic homes, located at 53-55 Boulevard and 472-474/476-478 Auburn Avenue" with one coat of paint matching the current colors.[31] It was approved by park employees and regional employees the next month. The project was completed in 2016.

[31] "Porch painting of Historic Structures." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 48293. Date prepared 07/15/2013 by Leah Berry. MALU Archives.

Physical Description

The Historic Preservation Training Center visited 53-55 Boulevard, NE several times over the course of the investigation phase (June-August 2018). A large collection of field photographs, notes, and measured drawings were compiled during the visit. Through this work, detailed physical descriptions of features, condition assessments, and a compilation of character-defining and non-character-defining features have been made. Logistical assistance was provided by the Martin Luther King, Jr. National Historical Park Resource Management, Maintenance, and Law Enforcement Divisions.

Building Feature Master List

The Building Feature Master List (BFML) is an overall outline-format checklist used for creating a physical description of 53-55 Boulevard, NE. The BFML describes features using a hierarchal system based on industry standards adopted by the federal government—the UNIFORMAT II (ASTM E1557 Standard, 2008) used by many facility management industry leaders, including the National Park Service's Park Facility Management Division (PFMD) and the Facility Management Software System (FMSS). The BFML uses headings and sub-headings to divide architectural components, structural systems, mechanical systems, etc. into a simple organizational tool (Table 1).

A	Substructure	
	A10	Foundations
B	Shell	
	B10	Superstructure
	B20	Exterior Enclosure
	B30	Roof Closure
C	Interiors	
	C10	Interior Construction
	C20	Stairs
	C30	Interior Finishes
D	Services	
	D20	Plumbing
	D30	HVAC
	D40	Fire Protection Services
	D50	Electrical
G	Building Sitework	
	G20	Site Improvements
	G90	Other Site Work

Table 1. The basic UNIFORMAT II Building Feature Master List includes the above headings and subheadings.

Physical Description Summary

53-55 Boulevard, NE has seen continuous use as a tenant-occupied residential duplex since its construction in 1905. The National Park Service acquired the building in 1984. Between 1985 and 1987, extensive restoration of the building included repairs to and removal of the siding, reconstruction of the roof structure and installation of new roofing, reconstruction of the porch bases, replacement of doors and windows, site work, and rehabilitation of the interior (some original interior features were retained).

Despite the extensive restoration, the original design, construction methodology, and form are apparent and the building has retained many of its interior and exterior character-defining features.

Photographs included in the following section are intended to give the reader an overview of the general construction of the building and its selected component features in conjunction with the architectural measured drawings produced by HPTC as part of this project.

53-55 Boulevard, NE (Duplex) Physical Description

Location within the Park

Old Fourth Ward

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

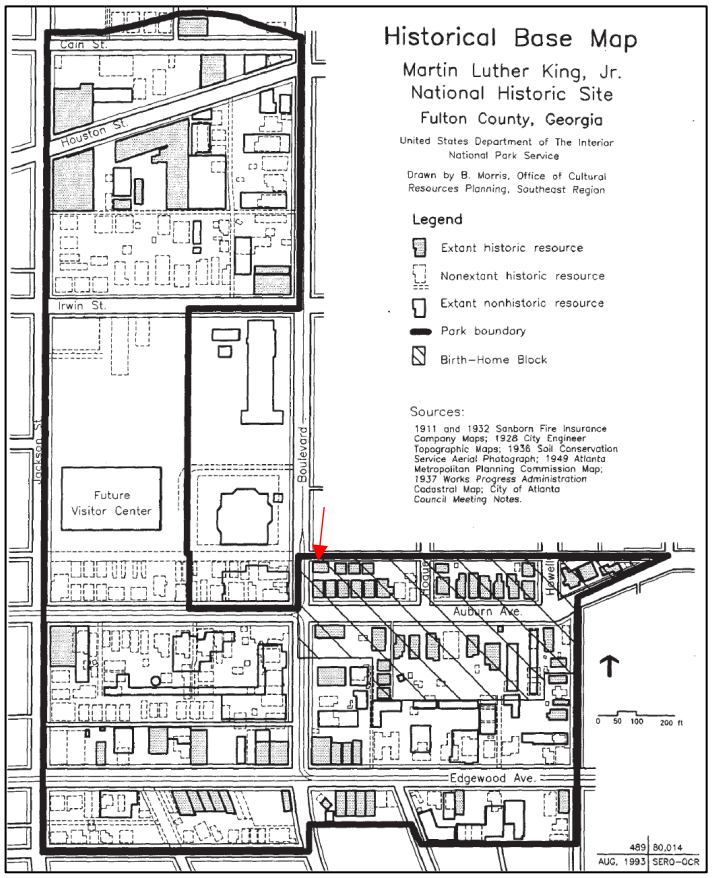


Figure 53. Location of 53-55 Boulevard, NE within Martin Luther King, Jr. National Historical Park (arrow), and the Birth-Home Block. Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site," *Cultural Landscape Report*, p. 7. Cropped by author.

Dr. King's birthplace (the Birth Home) is located at 501 Auburn Avenue, around the corner from 53-55 Boulevard. The 500 block of Auburn, between Boulevard and Howell Street, comprises the Birth-Home Block, including 53-55 Boulevard (fig. 53). Today, it retains its historic residential character and setting as do other surrounding blocks. The majority of the structures in the neighborhood, and within the Birth-Home Block, are owner-occupied, tenant-occupied, or used and managed by the NPS.

Historic houses line both sides of the Birth-Home Block of Auburn Avenue. These houses are all frame structures that occupy narrow city lots. The buildings reflect a variety of architectural forms and styles, including the two-story Queen Anne-style house of King's birth and other Victorian and Vernacular styles and forms. Most of the lots on the 500 block feature shallow front yards. Some of the yards feature shrubs and the occasional shade tree. The houses occupy most of the lot width leaving only narrow side yards. Several of the houses feature wooden fences along the front property line or low retaining walls that create terraced front yards.

Auburn Avenue runs east-west and is part of the street grid system that is characteristic of the overall neighborhood. The road accommodates two-way traffic. It is approximately forty-feet wide, with

parallel parking spaces on either side. Brick sidewalks occupy both sides of the street in the 500 block of Auburn Avenue. There are low curbs consisting of Stone Mountain granite between the sidewalks and the streets. There are overhead utility lines suspended from utility poles located near curbs on both sides of the street. The modern Atlanta skyline is clearly visible to the west.

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

Building Site

The 1905 duplex shotgun residence at 53-55 Boulevard, NE sits squarely at the intersection of Old Wheat Street (north) and Boulevard (west) directly on the public sidewalk and lot lines, with no setbacks (fig. 54). The rear yard (east) is shared with adjacent lots at Old Wheat Street and Auburn Avenue. The street side (north) of the building is separated from Old Wheat Street by a small setback planted with sod and separated from the street by a fence.



Figure 54. 53-55 Boulevard, NE (red outline) sits north of a row of other double shotgun houses fronting Auburn Avenue, all part of the Birth-Home Block. Photo: Google Maps, 2018.

The south elevation adjoins the neighboring properties of 472-474 and 476-478 Auburn Avenue. The rear yard is enclosed with a fence and planted with grass, a mature tree, and small shrubs along the east perimeter. An old clothesline pole structure sits in the shared area of the yard. The site consists of mostly flat grade with a slight slope down toward the northwest corner.

Exterior Overall

The prominent overall visual aspects of 53-55 Boulevard are its one-and-one-half-story rectangular massing elevated on brick piers, projecting wood front porches abutting the sidewalk, symmetrical front elevation, painted exterior wood components, steeply-pitched hipped roof with diamond-shaped fiberglass shingles, and recessed rear porches (figs. 55-58).



Figure 55. 53-55 Boulevard from the southwest. Photo: HPTC, 06/15/18.



Figure 56. 53-55 Boulevard from the northwest. Photo: HPTC, 06/15/18.



Figure 57. 53-55 Boulevard from the northeast. Photo: HPTC; 06/15/18



Figure 58. 53-55 Boulevard from the southeast. Photo: HPTC, 06/15/18.

West (Front) Elevation (fig. 59)

The west elevation is two rooms wide (28'-8"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. This wood-clapboard-sided façade is symmetric with two units—each with a front door, 2/2 window, and projecting wood porch (10'-7" wide and projecting 6'-2" from front façade) under a hipped roof. The main brick chimney is centrally located at the highest point of the hipped roof and is a rectangular brick structure. The porch stairways face inward toward the center of the building. Located at the base of the stairways is a concrete slab.



Figure 59. West (front) elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

North Elevation (fig. 60)

The north elevation is asymmetrical. It is three rooms wide (42'-0"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Three 2/2 windows are spaced across the elevation. At the west end (front), the front porch projects 6'-2" from that elevation on brick piers and a lower hipped roof. At the east end (rear), the rear porch recesses into the structure 5'-6" from the rear elevation and 6'-2" from the north elevation. A single door opening is located under the rear porch.



Figure 60. North elevation (55 Boulevard). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

East (Rear) Elevation (fig. 61)

The east elevation is symmetrical. It is two rooms wide (28'-8"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Two 2/2 windows and smaller brick chimneys are centrally located under the main brick chimney. This elevation has two recessed porches at each end which recess from the side elevations by 6'-2" and the rear elevation by 5'-6". Projecting off the porches are short stairs to grade.

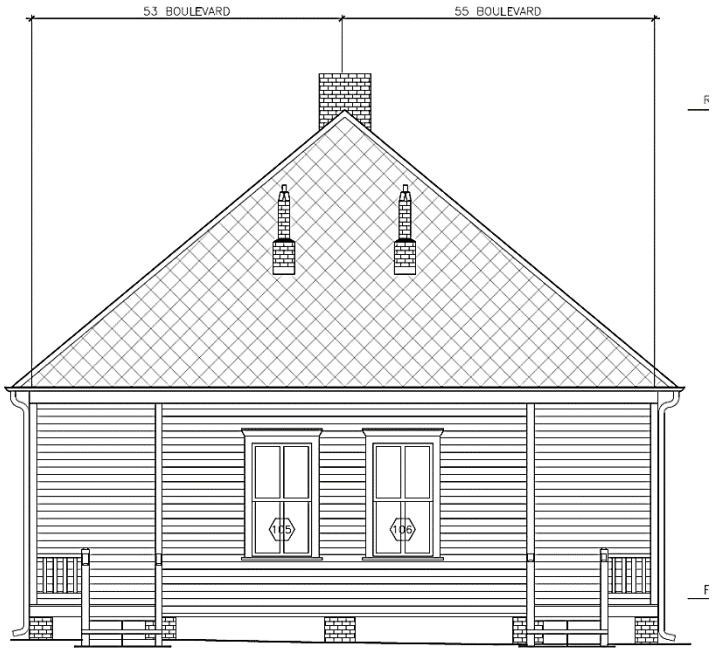


Figure 61. East (rear) elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

South Elevation (fig. 62)

The south elevation is asymmetrical. It is three rooms wide (42'-0"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Three 2/2 windows are spaced across the elevation. At the west end (front), the front porch projects 6'-2" from that elevation on brick piers and a lower hipped roof. At the east end (rear), the rear porch recesses into the structure 5'-6" from the rear elevation and 6'-2" from the south elevation. A single door opening is located under the rear porch.



Figure 62. South elevation (53 Boulevard). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Organization

First Floor (fig. 63)

The building has experienced modern interior finish modifications but has retained its original arrangement of spaces. The mirrored floor plan is typical of the duplex shotgun residences extant in the community during the first quarter of the twentieth century.

Each unit consists of four interior spaces including a living room, bedroom, bathroom, and kitchen (listed front to rear). The main entrances into the units are located on the west elevation under two separate front porches. The rear entrances are accessed through the recessed rear porches. The living rooms and bedrooms each feature fireplaces, however the living room fireplaces are decorated with more ornate surrounds than those seen in the bedrooms. The four fireplaces are grouped around a central brick chimney mass and radiate into each of the main rooms (two each side), locating a fireplace in a corner of each main room. The eastern bay contains two interior rooms in each unit—the bathroom and kitchen—and the rear porches.

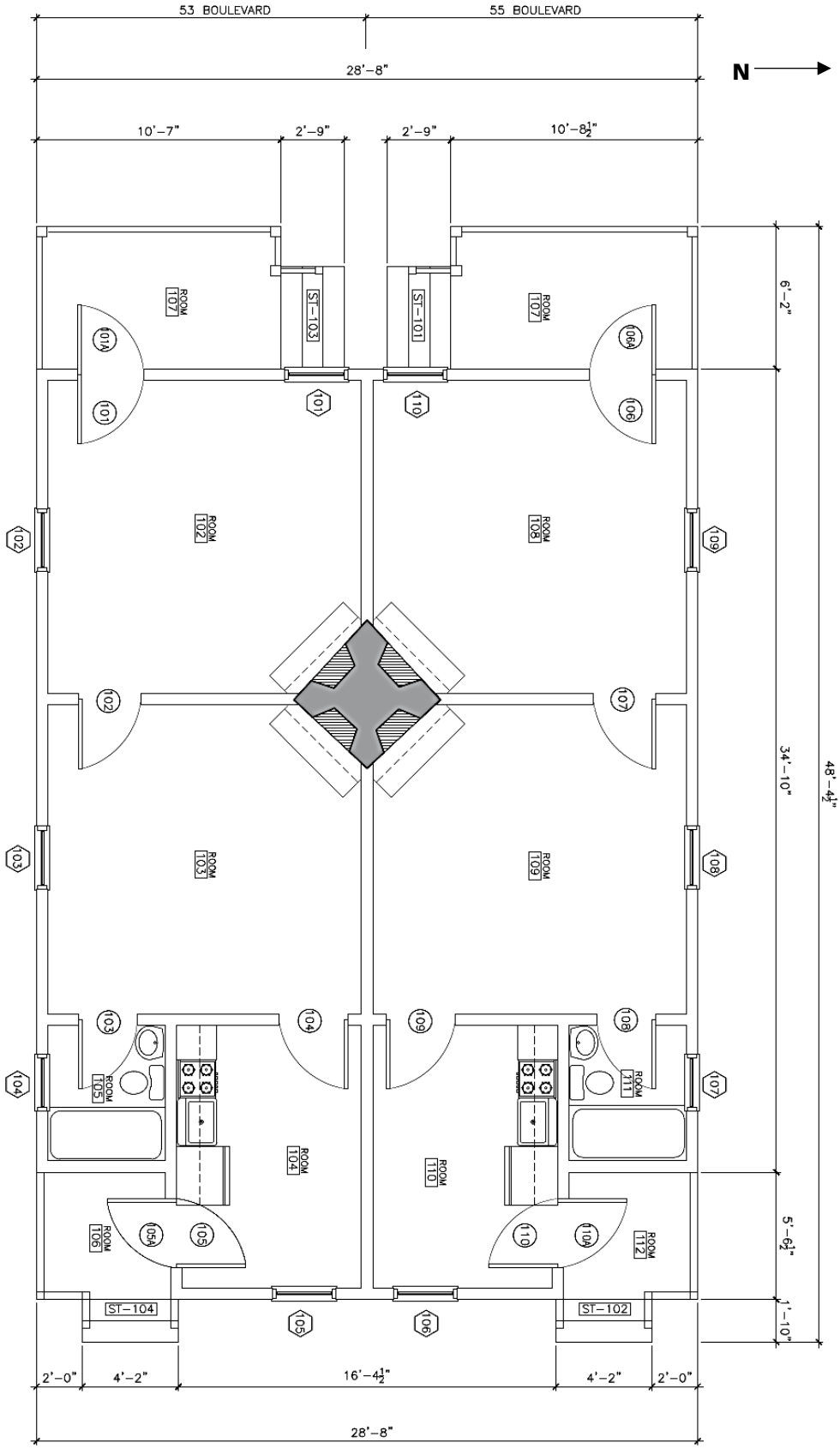


Figure 63. Floor plan. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Attic

The attic is accessible through a ceiling hatch in the kitchen of 53 Boulevard. The attic includes the space under the hipped roof of the main block and the front porches.

Building Feature Master List Descriptions

A	SUBSTRUCTURE
A10	FOUNDATIONS
A1010	Standard Foundations
A101002	Column Foundations & Pile Caps – Foundation Piers

Brick foundation piers support the entire building (fig. 64) including front porches (front porch piers were retained through the 1985-87 restoration). The brick is laid in a running bond pattern (fig. 65). It is unknown if the piers have footers; however, this would be a typical detail for 1905. Each pier seen on the perimeter measures approximately 16”x16” in plan (see fig. 68). Heights vary depending on the sloping grade, from 1’-2” to 3’-0” (see fig. 64). The piers within the interior of the crawlspace were only partially seen by the assessment team and are smaller than those at the perimeter (fig. 66).

Modern cast-in-place concrete curbs are located between each of the perimeter piers to deter water infiltration under the building (see fig. 64) and were installed in 1987. The curbs are flush with the exterior plane of the adjacent piers and penetrate 0’-7¾” into the crawlspace. The heights of the curbs vary depending on the grade: the higher the grade, the shorter the curb, and vice versa.

Painted cementitious exterior panels are located between the piers (side to side) and between the curb and first-floor structural framing (bottom to top) to keep trash and rodents from the interior of the crawlspace (see fig. 64). Originally these openings were open or infilled with lattice.



Figure 64. The building is supported by brick foundation piers, as seen on the south elevation. Piers vary in height based on grade. Note modern concrete curbs and painted cementitious panels between piers. Photo: HPTC, 06/14/18.



Figure 65. Brick perimeter pier laid in running bond. Photo: HPTC, 06/14/18.



Figure 66. Interior foundation piers are smaller than those at the perimeter. Photo: HPTC, 06/14/18.

B	SHELL
B10	SUPERSTRUCTURE
B1010	Floor Construction
B101001	Structural Frame
B101001-1	First-Floor Structural Floor Frame

The exact details of the first-floor structural floor frame are unknown. Based on an area where assessment team members could gain access to the crawlspace (fig. 67) and the known conditions in adjacent shotgun houses, the first-floor structural floor framing consists of paired 2x8 rim joists, or girders, at the perimeter and along the E-W centerline of the building supported by brick foundation piers (described in A101002 Foundation Piers above). The girders support 2x8 floor joists at approximately 16" on center, spanning N-S (fig. 68). This system also applies to the front porches and integrated rear porches.



Figure 67. First-floor structural floor frame joists. Photo: HPTC, 06/14/18.

Fiberglass insulation is located between every joist and was added during the 1985-87 restoration or later.

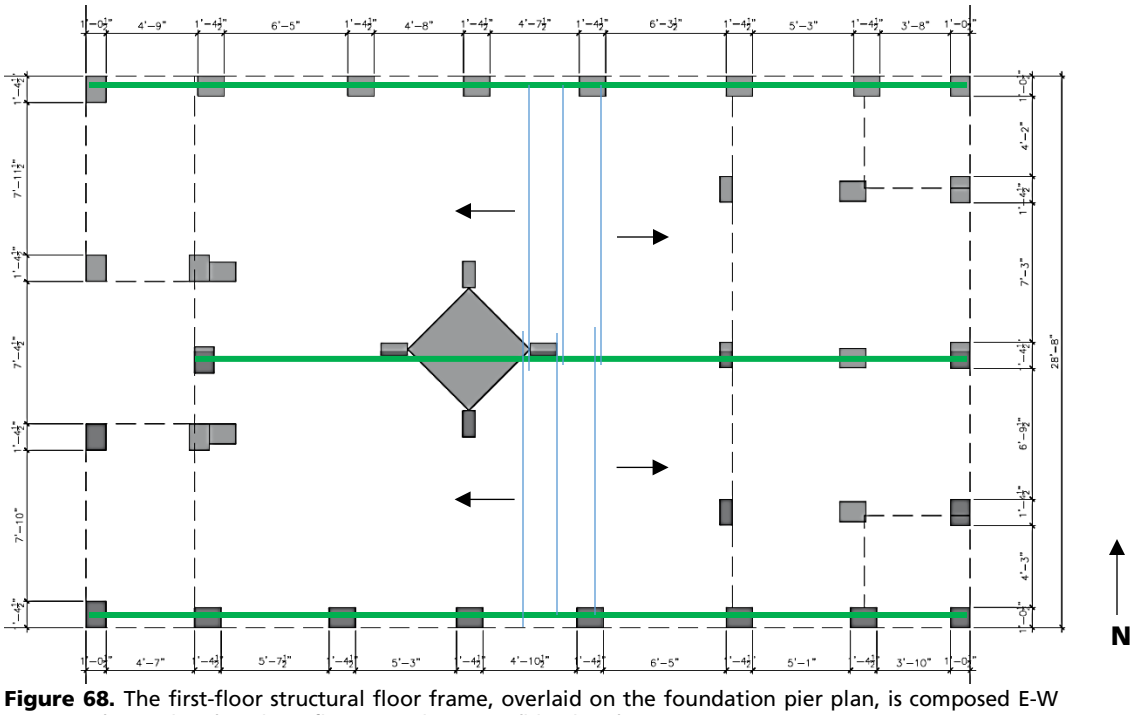


Figure 68. The first-floor structural floor frame, overlaid on the foundation pier plan, is composed E-W rim joists (green lines) and N-S floor joists between (blue lines). Drawing: HPTC, 02/2020.

B101001-2	Attic Structural Floor Frame

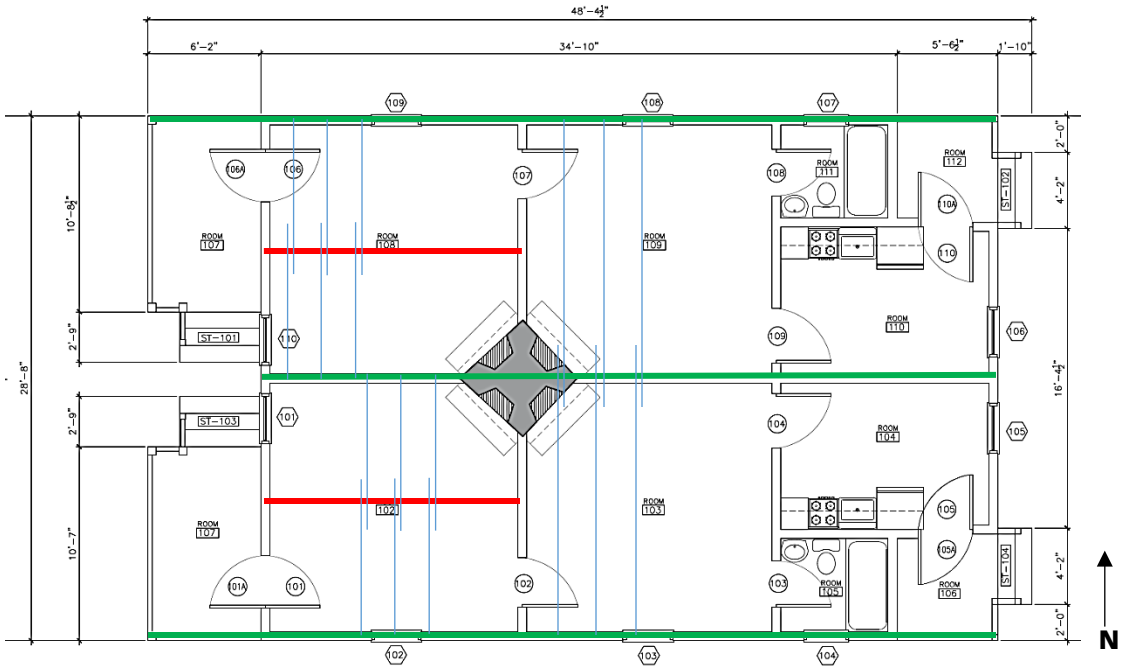


Figure 69. The attic structural floor frame, overlaid on the first-floor plan, is composed of two distinct framing systems: a common system over the eastern two thirds of the building and a separate system over the western third. Drawing: HPTC, 02/2020.

The attic structural floor frame is composed of two different framing systems, both of which appear to be original (fig. 69).



Figure 70. The eastern two thirds have traditional framing which overlap at the center loadbearing wall. Photo: HPTC, 06/14/18.

In most of the attic (over the eastern two thirds of the building), the structural floor frame is framed in a conventional manner. The 2x4 floor joists spaced at 16" on center are supported by the north and south exterior walls and overlap at the center interior loadbearing wall of the first floor (fig. 70).

At the western third of the building (over the two living rooms), the north and south exterior walls support the joists, but the joists are then supported by a pair of intermediate 3x5 girders at the quarter points of the attic (N-S)—essentially directly over the center of the living rooms below. Another set of joists run between these girders (center third) but overlap at the center interior loadbearing wall of the first floor (fig. 71). The girders are supported by the west exterior wall at their west ends and the interior walls separating the living rooms and bedrooms

Fiberglass insulation is located between every joist, except over the two front porches and two rear porches, and was added during the 1985-87 restoration or later. Additionally, plywood is located atop the joists in the center on either side of the interior loadbearing wall for a walking surface. The plywood is not fastened to the joists below.



Figure 71. The center loadbearing wall (green) arrow supports the overlapping joists at the center of the building. The pair of intermediate girders (red arrows) is not conventional. Photo: HPTC, 06/14/18.

B101002	Structural Interior Walls

The center party wall between the two units is a structural (loadbearing) interior wall (see fig. 71), as are the walls separating the living rooms and the bedrooms of each unit (fig. 72). The walls are each constructed of wood framing members, likely 2x4s at 16" on center; however, the frame was not directly accessible.

The center party wall is supported by the brick foundation piers (described in A101002 above) and supports the overlapping floor joists of the attic structural floor frame (described in B101001-2 above).

The walls separating the living rooms and bedrooms of each unit are supported by brick foundation piers adjacent the central chimney mass. These walls support the intermediate girders of the attic structural floor frame (described in B101001-2 above). The large central chimney bisects both walls (fig. 73).

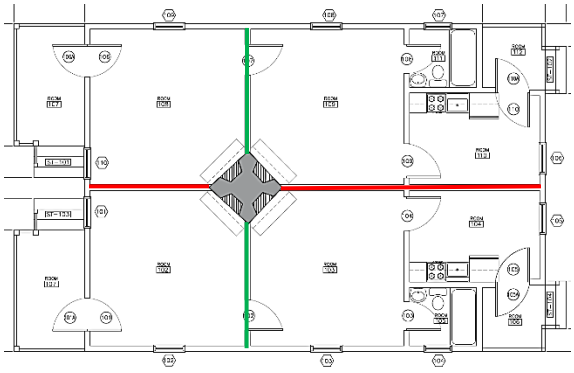


Figure 72. The center party wall (red line) and the perpendicular living room-bedroom walls (green lines) are loadbearing and support ceiling joists (attic floor joists) above. Drawing: HPTC, 11/2018.



Figure 73. Room 103 (bedroom) of 53 Boulevard. The wall straight ahead is the center party wall. The wall to the left is also loadbearing, separating this room from the living room. The chimney bisects the walls. Photo: HPTC, 06/14/18.

B1020	Roof Construction
B102001	Structural Frame

The structural hipped roof frame was completely reconstructed during the 1985-87 restoration. The frame is composed of 2x6 rafters at 16" on center with 2x8 ridge and hip boards (fig. 74). The rafters are covered with plywood (fig. 75).



Figure 74. Modern roof frame surrounding the central chimney. Note 2x8 hip rafters and ridge rafter. Photo: HPTC, 06/14/18.



Figure 75. Hipped roofs over front porches are a part of the main roof frame system. Note the modern rafters and plywood. Photo: HPTC, 06/14/18.

B102099	Other Roof Construction (Chimneys)
B102099-1	Main Chimney
B102099-2	Kitchen (Rear) Chimneys

Three chimneys penetrate the roof of the building.

The running-bond brick main chimney measures approximately 2'-4" square and projects thirteen courses (approximately 2'-4") above the finished roof (fig. 76). This chimney contains the flues for four fireplace openings; however, one flue is used to vent the natural gas-powered water heater located in the attic (fig. 77). The chimney is original, but historic stucco finishes were removed, and the brickwork repointed in 1986. The cap condition is unknown.

Two chimneys are located above the kitchens (fig. 78). These chimneys are smaller at 12" square at the base and 10" square at the neck and extend approximately 3'-4" above the roof line. They are topped with a brick gable-shaped cap. These chimneys were reconstructed in 1986 to match historic chimneys in place. The current chimneys are supported by the attic structural floor frame and do not penetrate through to the first floor (fig. 79). These are still functional chimneys and are used to vent the furnaces located in the attic.



Figure 76. Original main chimney. Photo: HPTC, 06/14/18.



Figure 77. Main chimney in the attic. The natural gas water heater vents through one of its flues. Photo: 06/14/18.



Figure 78. Smaller kitchen chimneys on east elevation were reconstructed in 1986. Photo: HPTC, 06/14/18.



Figure 79. The kitchen chimneys penetrate the roof but stop and are supported by attic structural floor frame. Exhaust pipes vent through these chimneys. Photo: HPTC, 06/14/18.

B20	Exterior Enclosure	
	B2010	Exterior Walls
		B201001 Exterior Skin – Wood Siding

Details into the framing members of the building's exterior walls are largely unknown. Photographs from 1987 show the clapboards of the front elevation removed and the wall studs exposed (fig. 80). They appear to be traditional 2x4 studs at approximately 16" on center. Diagonal braces are located at the corners.

The exterior walls are covered with painted wood siding (fig. 81). Exterior siding is random length and approximately 1" thick and 6" wide, with 5" exposed to the weather.

It is unclear how much of the original siding is extant and how much has been replaced, but a paint study completed in 1993 found many layers of paint on the exterior siding, except where it had been replaced on the west elevation, suggesting historic siding was still extant at that time.[1]



Figure 80. Removed siding on west elevation shows the back side of interior lath and keyed plaster. Undated, but like January 1987. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.



Figure 81. Painted wood siding covers the exterior walls. Photo: HPTC, 06/14/18.

B201002	Wall Insulation & Vapor Barrier

It is unknown if the exterior walls have had insulation and/or a vapor barrier installed. Because much of the interior plaster and the west elevation siding was removed during the 1985-87 rehabilitation, insulation could have been placed in the exterior walls of this building; however, there is no documentation to prove either condition.

[1] Grashof, Bethanie C. (Architect, Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology). *Letter to Paint Hatchett, Southeast Regional Office, National Park Service*. August 2, 1993. MALU Archives.

B201007	Balcony Walls & Handrails – Porches

The front porch roofs are supported by loadbearing corner porch columns which are supported by brick piers (fig. 82). The columns are turned Victorian in style. Between the columns and at one side of the stair, painted wood balustrades with simple square- and rectangle-profile components exist. ST-1 is located at the front porch of 53 Boulevard; it has three treads (0'-11" deep) and four risers (0'-7" high) (fig. 83). ST-3 is located at the front porch of 55 Boulevard; it has two treads (0'-11" deep) and three risers (0'-6" to 0'-7" high). All wooden stair components are painted. Each stair has an open back with no risers. Each stair is supported by a concrete slab on grade.

The rear porches each have a single corner box column supporting the corners of the main roof and are supported by a single brick pier likely retained during the restoration (fig. 84). Surrounding the porch and at one side of the stair, painted wood balustrades, matching those seen at the front porches, exist. ST-2 Is located at the rear porch of 53 Boulevard; it has two treads (0'-11¼" deep) and three risers (0'-6½" high) (fig. 85). ST-4 is located at the rear porch of 55 Boulevard; it has three treads (0'-11" deep) and four risers (0'-6¾" high) (fig. 86). All wooden stair components are painted. Each stair has an open back with no risers. Each stair is supported by a concrete slab on grade.

The floors of all four porches consist of 3½"-wide tongue-and-groove painted wood flooring which is ¾" thick (figs. 87-88). The ceilings consist of tongue-and-groove painted wood beadboard.

The front porches and rear porches, including their stairs, were reconstructed during the 1985-87 restoration and it is assumed that no wood columns or balustrades were reused at that time. Brick foundation piers appear to have been retained.



Figure 82, left. Wood front porch components date to 1987. The brick piers are historic. Photo: HPTC, 06/14/18.



Figure 83, above. ST-1 accesses the front porch of 53 Boulevard; ST-3 at the front porch of 55 Boulevard is similar. Note the painted wood treads and stringers. Photo: HPTC, 06/14/18.



Figure 84. Rear porch components date to the 1985-87 rehabilitation; the brick pier is likely historic. Photo: HPTC, 06/14/18.



Figure 85. ST-2 accesses the rear porch of 53 Boulevard. Note the painted concrete slab at grade. Photo: HPTC, 06/14/18.



Figure 86, right. ST-4 accesses the rear porch of 55 Boulevard. Note the painted wood treads and stringers and concrete slab. Photo: HPTC, 06/14/18.



Figure 87. Painted wood floor boards of 55 Boulevard's front porch. Photo: HPTC, 06/14/18.



Figure 88. Painted wood floor boards of 55 Boulevard's rear porch. Photo: HPTC, 06/14/18.

B201008	Exterior Soffits

Because the building has a hipped roof, the entire perimeter includes painted wood boxed soffits (fig. 89). These continue around the projecting front porches and recessed rear porches in the same style (fig. 90). See also B301004-2 Exterior Trim.



Figure 89. Painted wood boxed soffits at the rear porch at the southeast corner of the building. Photo: HPTC, 06/14/18.



Figure 90, right. Painted wood boxed soffits at the front porch at the northwest corner of the building. Photo: HPTC, 06/14/18.

B2020	Exterior Windows

The exterior windows are two-over-two (2/2) double-hung painted wood sash windows. The sash are hung on sash cords (rope) and retain built-in pulleys. All the windows are thought to be historic and include historic hardware (sash locks and lifts) although they were not individually inspected for construction details. There are two different opening sizes: most windows are approximately 2'-9" wide and 5'-1" tall. Bathroom windows measure approximately 2'-5" wide and 2'-9" tall.

W104-107 and W110 have exterior screens. W101-102 and W108-110 have interior metal security bars located at the lower sash.

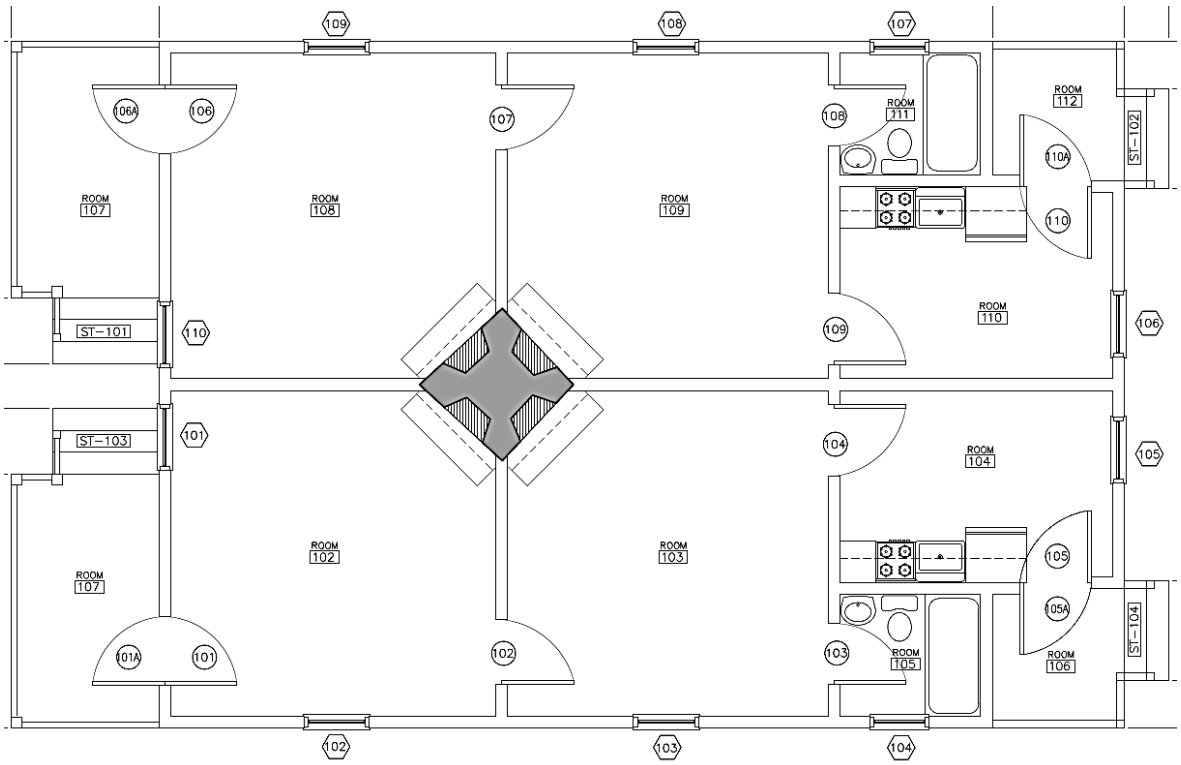


Figure 91. Location of exterior windows and their numbers; note also exterior and interior door locations and numbers. Drawing: HPTC, 11/2018.





Figure 93, above. Left to right: W102 with interior security bars, W103, and W104 with exterior screen, at 53 Boulevard. Photo: HPTC, 06/14/18.

Figure 92, left. The exterior of W110 of 55 Boulevard, left, with exterior screen and W101 of 53 Boulevard, right, with interior security bars. Photo: HPTC, 06/14/18.





Figure 95, above. Left to right: W107 with exterior screen, W108, and W109, at 55 Boulevard. Photo: HPTC, 06/14/18.

Figure 94, left. W105 of 53 Boulevard, left, and W106 of 55 Boulevard, right; both have exterior screens. Photo: HPTC, 06/14/18.

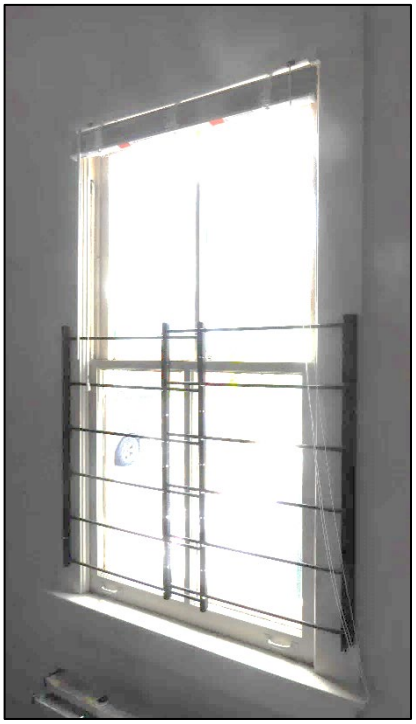


Figure 96. Interior of larger window W109 of 55 Boulevard with interior security bars. Photo: HPTC, 06/14/18.



Figure 97. Interior of smaller window W107 of 53 Boulevard. Note sash lifts on lower sash. Photo: HPTC, 06/14/18.

B2030	Exterior Doors
B203001	Glazed Doors – Front
B203002	Solid Doors – Rear
B203099	Other Exterior Personnel Doors – Screen Doors (all)

The two front doors (D101 at 53 Boulevard and D106 at 55 Boulevard) were replaced during the 1985-87 restoration (figs. 98-100). They are solid wood construction with two vertical panels and two horizontal panels with one lite between. All hardware (lockset, hinges, and deadbolt) is modern. The lockset is in a historic style.

The two rear doors (D105 at 53 Boulevard and D110 at 55 Boulevard) are historic four-panel painted wood doors (figs. 101-103). These doors have historic hinges and modern locksets (in a historic style) and deadbolts.

All exterior doors were outfitted with replica screen doors during the 1985-87 restoration. These are simple two-panel painted wood frame doors with screen-filled openings. They have simple hand pulls and hinges; ghost marks indicate that spring returns were installed at some point but have since been removed. All hardware (hinges, spring, and catch) is modern.



Figure 98. D101 of 53 Boulevard has a modern door, hardware, and exterior screen door. Photo: HPTC, 06/14/18.



Figure 99. D106 of 55 Boulevard has a modern door, hardware, and exterior screen door. Photo: HPTC, 06/14/18.



Figure 100. Interior of D101. Photo: HPTC, 06/14/18.



Figure 101. D105 of 53 Boulevard has a historic door and modern hardware and exterior screen door. Photo: HPTC, 06/14/18.



Figure 102. D110 of 55 Boulevard has a historic door and modern hardware and exterior screen door. Photo: HPTC, 06/14/18.

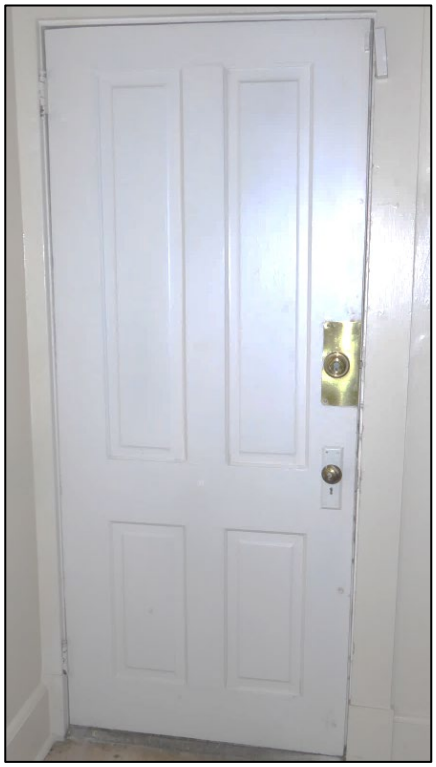


Figure 103. Interior of historic D105. Photo: HPTC, 06/14/18.

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

The roof finish consists of fiberglass architectural shingles (GAF Sienna Cut Shingles in Chateau Gray) (fig. 104), with individual ridge and hip courses.

Originally the roofs were clad with wood shingles. By 1932 the roof was covered with composition roofing (typically means asphalt based). The earliest archival photograph available from 1979 shows the roof covered with vertical rolled roofing. It is believed that rolled roofing would have been in place during the Period of Interpretation. The current roof covering was first installed on the building in 1986 (according to archival photographs) and may have been replaced one time (date unknown).



Figure 104. The roof is covered with modern diamond-shaped fiberglass roof shingles. Photo: HPTC, 06/14/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

The flashing surrounding all chimneys consists of galvanized metal step flashing let into the masonry joints. This flashing likely dates to the 1987 roof replacement.



Figure 105. Galvanized flashing at the main chimney. Photo: HPTC, 06/14/18.



Figure 106. Galvanized flashing at one of the small chimneys. Photo: HPTC, 06/14/18.

B301004-2	Exterior Trim

The exterior trim of this building consists of painted wood cornice (historic), fascia (historic), bed molding (historic), and decorative porch brackets (modern).



Figure 107. Historic painted wood cornice and bed molding (arrow). Photo: HPTC, 06/14/18.

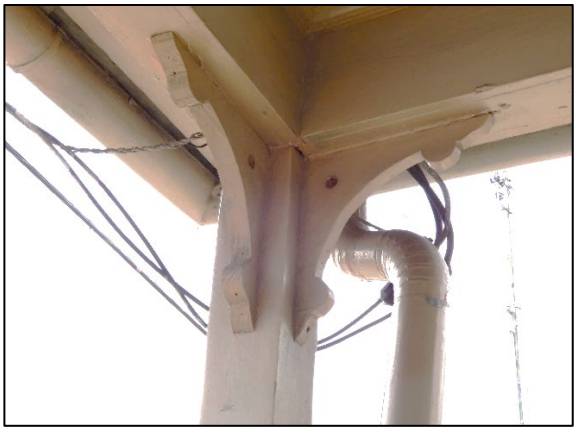


Figure 108. Reproduction painted wood porch brackets. Photo: HPTC, 06/14/18.

B301005	Gutters & Downspouts

The roof drainage system consists of painted metal half-round gutters and round downspouts. The gutters are located on the entire perimeter of the building, due to the hipped roof (fig. 109). Six downspouts—three each on the north and south elevations—drain to grade (figs. 110-111). The center downspout on the south elevation is missing. There are no splash pads at the base of any of the downspouts.

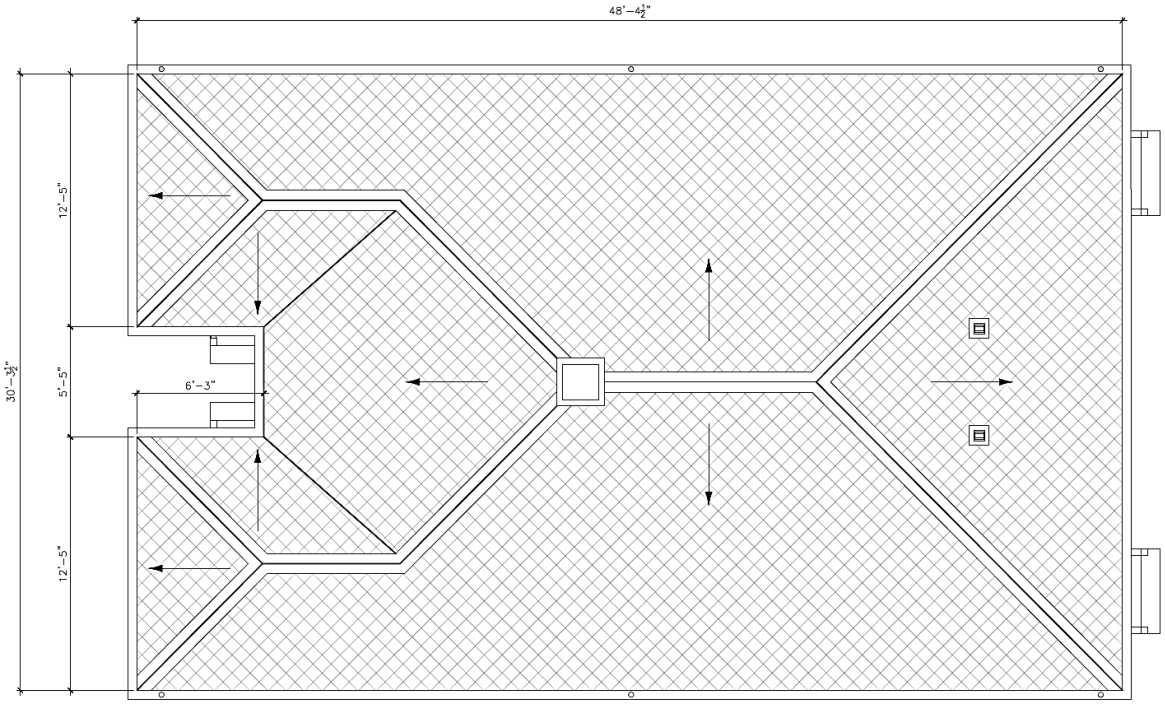


Figure 109. Roof plan showing perimeter gutter and locations of six downspouts. Drawing: HPTC, 02/2020.



Figure 110. The gutter on the north elevation drains to three downspouts (arrows). Photo: HPTC, 06/14/18.



Figure 111, right. The gutter on the south elevation drains to three downspouts (arrows); the center downspout is missing. Photo: HPTC, 06/14/18.

C	INTERIORS
C10	INTERIOR CONSTRUCTION
C1010	Partitions

Non-loadbearing partition walls include the walls dividing the bedrooms from the kitchens and bathrooms, and the walls separating the kitchens and bathrooms (fig. 112). The walls are assumed to be constructed using 2x4 studs at 16” on center.

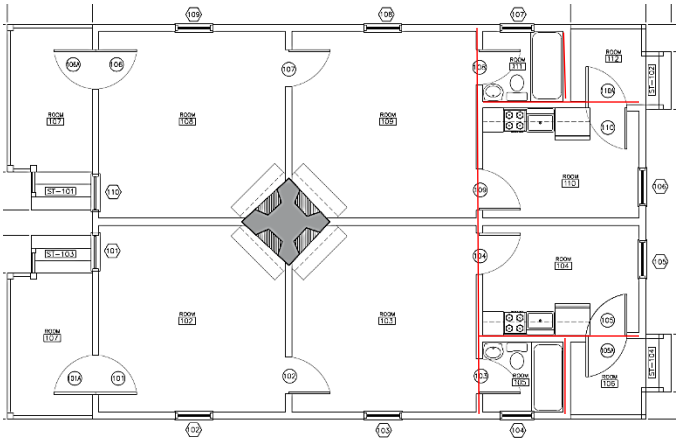


Figure 112. Non-loadbearing parition walls are highlighted in red. Photo: HPTC, 06/14/18.



Figure 113. East partition wall in Room 101 of 53 Boulevard. Photo: HPTC, 2018.



Figure 114. East partition wall in Room 109 of 55 Boulevard. Photo: HPTC, 06/14/18.

C1020	Interior Doors

D102, D103, D107 (fig. 115), and D108 include historic four-panel painted wood doors with historic hinges (fig. 116) and modern locksets (in a historic style). D104 and D109 (kitchens) do not include doors in the cased openings (fig. 117). Originally there were likely doors in these openings, but the jambs could have been replaced in 1985-87, eliminating any evidence of hinges.

An attic hatch (D201) is located on the west side of the ceiling of Room 104 in 53 Boulevard (fig. 118). The "door" consists of unpainted drywall.



Figure 115. D107 is an example of a historic four-panel interior door seen throughtout the building. The modern is historically stylized. Photo: HPTC, 06/14/18.



Figure 116. Painted five-knuckle hinge with ball finials is historic. Photo: HPTC, 06/14/18.

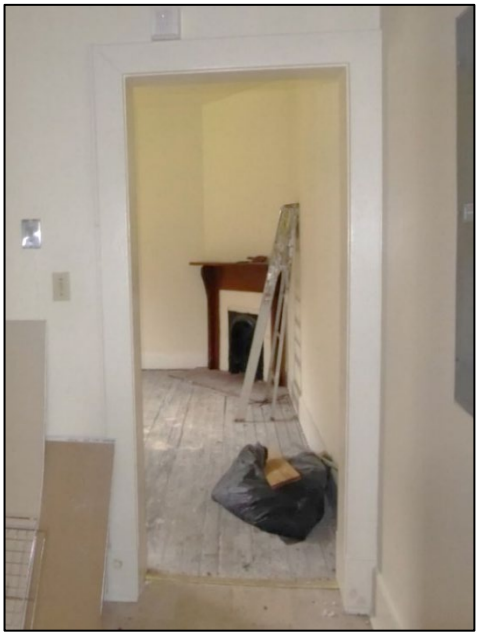


Figure 117, left. D104: cased opening with no door. Photo: HPTC, 06/14/18.



Figure 118, above. D201, located in the kitchen ceiling of 53 Boulevard, is an attic hatch and consists of unpainted drywall. Photo: HPTC, 06/14/18.

C1030	Fittings
C103008	Counters

The kitchens of both units (Room 104 in 53 Boulevard and Room 110 in 55 Boulevard) have counters consisting of modern laminate (figs. 119-120). These counters may have been installed more recently than the 1985-87 restoration.



Figure 119. Counters in the kitchen (Room 104) of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 120. Counter in the kitchen (Room 110) of 55 Boulevard. Photo: HPTC, 2018.

C103009	Cabinets

The kitchens of both units (Room 104 in 53 Boulevard and Room 110 in 55 Boulevard) have wall and floor wood cabinets (fig. 121). These cabinets may have been installed more recently than the 1985-87 restoration.



Figure 121, right. Room 110 wall and floor cabinets; cabinets in Room 104 are similar. Photo: HPTC, 06/14/18.

C103098	Other Casework – Interior Trim

The interior trim in the building consists of modern painted wood door and window surrounds, and baseboards (figs. 122-123).



Figure 122. Painted window surround of W106. Photo: HPTC, 06/14/18.



Figure 123. Modern painted door surround and baseboard. Photo: HPTC, 06/14/18.

C103099	Other Interior Specialties – Mantelpieces

Each side of the shotgun house (53 and 55) is outfitted with two fireplace openings radiating from the central chimney stack (four total flues). The primary fireplace openings are located in the front rooms (Room 102 in 53 Boulevard and Room 108 in 55 Boulevard). These fireplaces are outfitted with mantelpieces that are more ornate than the fireplaces located in the secondary middle rooms (Room 103 in 53 Boulevard and Room 109 in 55 Boulevard).

The fireplace surrounds in the front rooms include decorative stained wood mantels and overmantels with a bracketed primary mantel shelf, two half-shelves and an over-shelf surrounding a central recessed beveled glass mirror, decorative glazed tile surrounds (tiles differ between units), brick fireboxes, cast-iron coal firebox inserts (inserts differ between units), and painted brick hearths (figs. 124-127).

The simpler fireplaces in the middle rooms include stained wood mantels with elongated bracketed mantel shelves, parged masonry surrounds, cast-iron coal firebox inserts, and painted ceramic tile hearths (figs. 128-131).



Figure 124. Mantelpiece in Room 102 of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 125. Mantelpiece in Room 108 of 55 Boulevard. Note decorative glazed tile surround. Photo: HPTC, 06/14/18.



Figure 126. Ceramic tile sourround, cast iron coal firebox insert, and painted brick hearth in Room 102. Photo: HPTC, 06/14/18.



Figure 127. Cast iron firebox insert in Room 108. Insert and sourrounding tile differ from those in Room 102. Photo: HPTC, 06/14/18.



Figure 128. Wood mantelpiece in Room 103 of 53 Boulevard with ceramic tile surround and cast iron insert for coal. Photo: HPTC, 06/14/18.



Figure 129. Mantelpiece in Room 109 (similar to R103) of 55 Boulevard. Photo: HPTC, 06/14/18.



Figure 130. Painted ceramic tile hearth in Room 109. Photo: HPTC, 06/14/18.



Figure 131, right. Metal firebox insert and cover with parged masonry surround in Room 109. Photo: HPTC, 06/14/18.

C30	INTERIOR FINISHES
C3010	Wall Finishes

The interior wall finishes were originally composed of plaster over lath. Archival photographs from January 1987 show the exterior siding removed on the front (west) elevation exposing the back side of the lath. Some keyed plaster appears to have been retained at that time, and some plaster was removed (fig. 132).

It appears that most of the interior wall finishes are currently composed of modern painted drywall (fig. 133), perhaps applied over the historic lath.

Modern ceramic tiles are located around the bathtub and lower half of the bathroom walls in Room 111 only (55 Boulevard) (fig. 134). The bathroom in 53 Boulevard consists of painted drywall without ceramic tiles.



Figure 132. Removed siding on west elevation shows the back side of interior lath and keyed plaster. Some plaster is still keyed into the lath (red arrow). Other plaster has been removed (green arrow). Undated, but likely January 1987. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 20. Cropped by author.

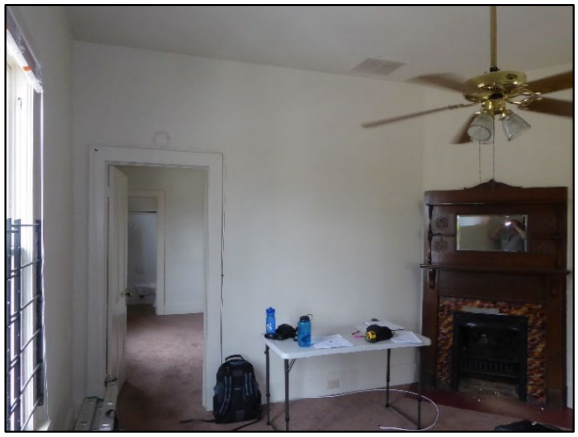


Figure 133. Painted drywall in Room 108 of 55 Boulevard. Photo: HPTC, 06/14/18.



Figure 134, right. Modern ceramic tile in Room 111 of 55 Boulevard. Photo: HPTC, 06/14/18.

C3020	Floor Finishes

Room 102 of 53 Boulevard and Rooms 108 and 109 of 55 Boulevard has new wall-to-wall carpet (fig. 135). Room 103 of 53 Boulevard had the same carpet; however due to a roof leak this carpet was removed and the original tongue-and-groove wood flooring is exposed (fig. 136).

Rooms 104 and 105 of 53 Boulevard have modern vinyl sheeting which appears to be at least ten years old (figs. 137-138). Rooms 110 and 111 of 55 Boulevard also have modern vinyl sheeting, but these floors are quite new (figs. 139-140).



Figure 135. Modern wall-to-wall carpet in Room 102 of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 136. Historic wood flooring exposed in Room 103 of 53 Boulevard. Photo: HPTC, 06/14/18.

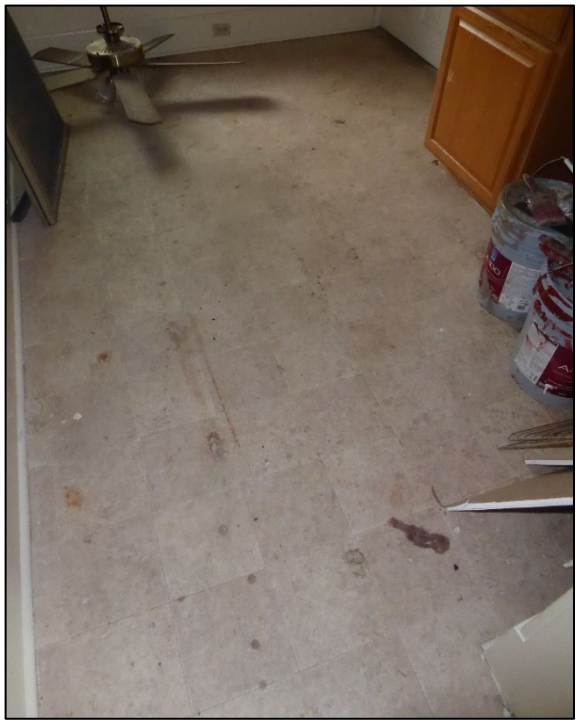


Figure 137, left. Modern, but well-used sheet vinyl flooring in Room 104 of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 138, above. Modern, but well-used sheet vinyl flooring in Room 105 of 53 Boulevard. Photo: HPTC, 06/14/18.

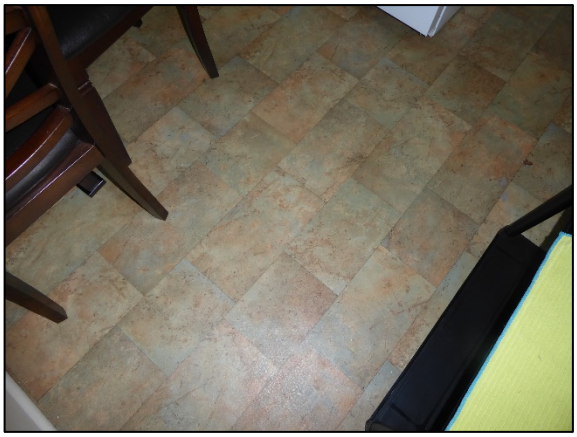


Figure 139. New vinyl flooring in Room 110 of 55 Boulevard. Photo: HPTC, 06/14/18.

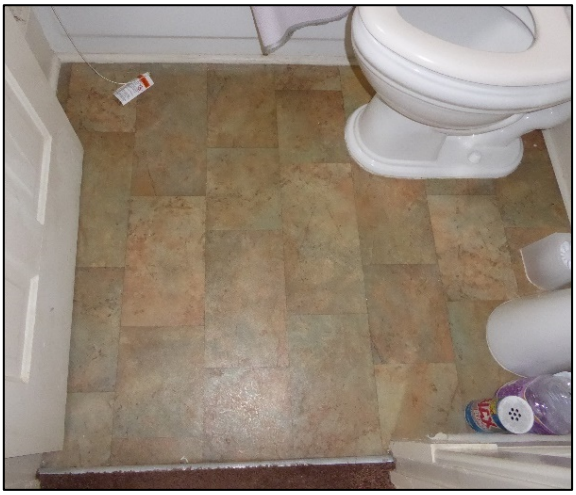


Figure 140. New vinyl flooring in Room 111 of 55 Boulevard. Photo: HPTC, 06/14/18.

C3030	Ceiling Finishes

The interior ceiling finishes were originally composed of plaster over lath. It is assumed that when the interior wall plaster was removed during the restoration, the ceiling plaster was also removed.

It appears that most of the interior ceiling finishes are currently composed of modern painted drywall (fig. 141), perhaps applied over the historic lath.



Figure 141, right. Modern painted drywall ceiling in Room 111 of 55 Boulevard. Photo: HPTC, 06/14/18.

D	SERVICES	
	D20	PLUMBING
		D2010 Plumbing Fixtures

Room 104 of 53 Boulevard and Room 110 of 55 Boulevard each have a modern single-basin stainless-steel kitchen sink (figs. 142-143).

Room 111 of 55 Boulevard has a modern ceramic pedestal sink, toilet, and bathtub (fig. 144). All appear to be new.

Room 105 of 53 Boulevard has a modern bathtub which appears to be at least ten years old. The sink and toilet are missing (fig. 145).

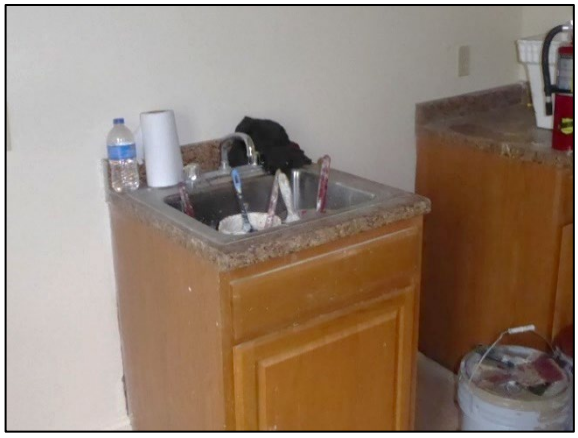


Figure 142. Sink in Room 104 (Kitchen) of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 143, right. Sink in Room 110 (Kitchen) of 55 Boulevard. Photo: HPTC, 06/14/18.



Figure 144. Modern pedestal sink and toilet in Room 111 of 55 Boulevard. Photo: HPTC, 2018.



Figure 145, right. Modern, but dated bathtub in Room 105 of 53 Boulevard. Note the toilet and sink are missing. Photo: HPTC, 06/14/18.

D2020	Domestic Water Distribution

A forty-gallon electric water heater serves 53 Boulevard. It is in the southeast corner of the attic (fig. 146). A forty-gallon natural gas water heater serves 55 Boulevard. It is centrally located in the attic and vents through one flue in the large, main chimney (fig. 147).



Figure 146. The electric water heater serving 53 Boulevard in the southeast corner of the attic hidden by insulated HVAC ductwork. Photo: HPTC, 06/14/18.



Figure 147, right. The natural gas water heater serving 55 Boulevard vents through the main chimney. Photo: HPTC, 06/14/18.

D2030	Sanitary Waste

Details of the sanitary waste line are unknown. Vent lines for the two bathrooms can be seen penetrating the roof. It is unknown if the kitchen sinks are vented through the same lines.

D30	HVAC

Each unit has its own central heating and air conditioning system. It is assumed these modern systems were added during the 1985-87 restoration and individual components have been replaced as needed.

The interior forced air units are in the attic (fig. 148) and each unit vents through one of the smaller kitchen chimneys. The exterior condenser units are located at the rear (east) elevation (fig. 149). All rooms contain modern supply vents while Room 103 of 53 Boulevard and Room 109 of 55 Boulevard also contain return vents. Insulated ductwork is located in the attic.



Figure 148. The interior forced air units in the attic. Note insulated ductwork supplying vents to first floor. Photo: HPTC, 06/14/18.



Figure 149. Exterior condenser units. They are replaced as needed and at different times. Photo: HPTC, 06/14/18.

D40	FIRE PROTECTION SYSTEM	
	D4010	Sprinklers

No sprinkler system is currently extant at 53-55 Boulevard.

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

Each unit contains its own fire extinguisher. In 53 Boulevard, the fire extinguisher is located on the counter of Room 104 (Kitchen). In 55 Boulevard, it is located north of W106 in Room 110 (Kitchen) (fig. 150). Both contain ABC dry chemical. According to park staff, the extinguishers are maintained on an annual basis.



Figure 150, right. Fire extinguisher in Room 110 of 55 Boulevard. Photo: HPTC, 06/14/18.

D50	ELECTRICAL
D5010	Electrical Service & Distribution

The modern electrical system includes panels (fig. 151), wiring, outlets, switches, a stove, and a refrigerator. It is assumed the electrical system dates to the 1985-87 restoration.

Each unit has its own 200-amp panel: Room 104 of 53 Boulevard and Room 110 of 55 Boulevard. Room 110 also includes an electric stove and refrigerator. The connections for the same appliances are located in Room 104, but none are currently extant.



Figure 151, right. Electrical panel located in Room 110 of 55 Boulevard. Photo: HPTC, 2018.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Room 102 of 53 Boulevard and Rooms 108 and 109 of 55 Boulevard each have a modern ceiling fan with light (fig. 152). A similar fixture was also located in Room 103 of 53 Boulevard, but it was removed likely due to the ceiling leak. The fixture is currently located on the floor in Room 104 (Kitchen). In its place is a single bulb (fig. 153).

Room 104 of 53 Boulevard and Room 110 of 55 Boulevard each have a florescent light fixture (fig. 154). Room 105 of 53 Boulevard and Room 111 of 55 Boulevard each have modern, generic light fixtures (fig. 155).



Figure 152. Ceiling fan and light in Room 108 of 55 Boulevard. Fixtures in Rooms 102 and 109 are similar. Photo: HPTC, 06/14/18.

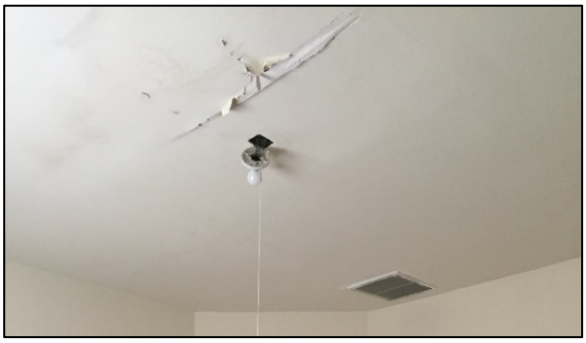


Figure 153. The ceiling fan in Room 103 of 53 Boulevard has been temporarily replaced with a single light. Photo: HPTC, 06/14/18.



Figure 154. Fluorescent light fixture in Room 110 of 55 Boulevard. Photo: HPTC, 06/14/18.



Figure 155. Generic ceiling fixture in Room 111 of 55 Boulevard. Photo: HPTC, 06/14/18.

D5030	Communications & Security
D503001	Fire Alarm Systems

No standalone fire alarm system is currently extant at 53-55 Boulevard.

Battery-operated smoke detectors are located in Room 103 of 53 Boulevard and Rooms 108 and 109 of 55 Boulevard (fig. 156).

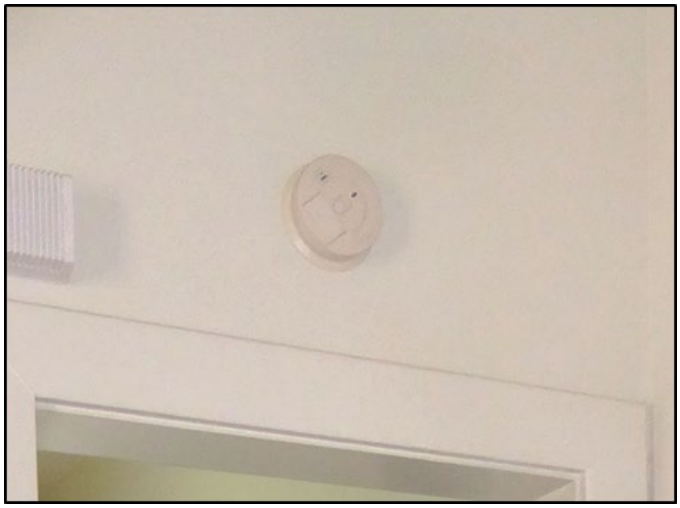


Figure 156, right. Smoke detector in Room 109 of 55 Boulevard. Photo: HPTC, 06/14/18.

D503008	Security Systems

Various types of security equipment are located throughout both units.

In 53 Boulevard, both exterior doors and W103 and W105 have security sensors. A motion detector and the code panel are located in Room 103.

In 55 Boulevard, both exterior doors and W106 and 108 have security sensors. The code panel is located in Room 110. There are no motion detectors in this unit.

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 53-55 Boulevard.

G	BUILDING SITEWORK
G20	SITE IMPROVEMENTS
G2030	Pedestrian Paving (Sidewalks)

According the NPS List of Classified Structures (LCS), the concrete sidewalk located along the front elevation of the building adjacent the street is not an NPS asset and is maintained by the City of Atlanta.

G2040	Site Development
G204001	Fences & Gates

Fencing consisting of wood 4x4 posts and 2x4 rails and rolled grid wire affixed to the interior is located along the north and east sides of the lot. The fence was installed according to the 1995 *Cultural Landscape Report* recommendations.



Figure 157. A modern wood and wire fence is located along the north elevation. Photo: HPTC, 06/15/18.



Figure 158. A gate is located in the fence located along the north lot line. Photo: HPTC, 06/14/18.



Figure 159, right. The fence located on the east lot line does not have horizontal rails. Photo: HPTC, 06/14/18.

G2050	Maintained Landscapes (Landscaping)

The landscape of the house is simple and consists mostly of turf areas, with the exception of a mature tree located on the south east corner of the site and shrubs along the east lot line fence.





Figure 161, above. An overgrown tree is located at the southeast corner of the lot and encroaches on the southeast corner of 53 Boulevard. Photo: HPTC, 06/24/18.

Figure 160, left. Sodded area along north elevation and lot line. Photo: HPTC, 06/14/18.

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to northwest. Directly around the building, the site is positively drained; however negative drainage must have been an issue at some point in the building's history to allow for the installation of the concrete curbs between the foundation piers in 1987.

Character-Defining Features

Each historic building is unique with its own identity and its own distinctive character. Character refers to all visual aspects and physical features that comprise the appearance of every historic building. Character-defining features (CDFs) include the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Identifying and preserving a building's character-defining features is essential.

Character-defining features are defined in the National Park Service *Cultural Resources Management Guidelines* (NPS-28) as follows:

> A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

The first step in the process of an overall condition assessment project is to develop the list of character-defining features. In order to ascertain the important aspects of a building for future reference, an analysis of character-defining features must be recorded. These are prominent or distinctive aspects, qualities, and characteristics of a historic property that contribute significantly to its physical character as represented at the time of intervention or treatment.

The observations that follow are intended as an aid in preserving the character and other distinguishing qualities of the subject structure. It is not intended as a means of understanding the significance of the property, or the events or people associated with the property (see Historical Background & Context and Chronology of Development & Use sections for this information). It is an outline of the prominent physical materials, features, and spaces important to the structure.

The process used in this assessment for determining the character-defining features was adapted from the National Park Service *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, and are in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and NPS Management Policies and Guidelines, specifically *Director's Order 28: Cultural Resources Management Guidelines*.

Preservation Brief 17 divides the assessment of character-defining features into three steps:

1. Identify the Overall Visual Aspects
2. Identify the Visual Character at Close Range
3. Identify the Visual Character of Interior Spaces, Features and Finishes

This system of steps outlines a process to fully define the distinct character of the building. This basic visual characterization provides a useful tool in analyzing the building and its features, including shape, materials, craftsmanship, decorative details, interior spaces, features, site and environment. The following report segment outlines the structure and feature characteristics.

The purpose of *Preservation Brief 17* is to help the owner or architect identify those features or elements that give the building its visual character and that should be considered in order to preserve them to the maximum extent possible. The Brief states:

> There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function…. Buildings can be studied as examples of using specific materials…. They can also be considered as examples of an historical period, which is often related to a specific architectural style….
>
> There are many other facets of an historic building besides its functional type, its materials, or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those *tangible elements* both on the exterior and interior that should be preserved.
>
> Therefore, the approach taken in this Brief is limited to identifying those visual and tangible aspects of the historic building. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located.
>
> If the various materials, features, and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.
>
> A building's character can be irreversibly damaged or changed in many ways, for example, but inappropriate repointing of the brickwork, by removal of a distinctive side porch, by changes to the window sash, by changes to the setting around the building by changes to the major room arrangements, by the introduction of an atrium, by painting previously unpainted woodwork, etc.

In summary, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* embody two important goals:

1) Preservation of historic materials.
2) Preservation of a building's distinguishing character.

By succeeding at these two goals, it is likely that building's historic integrity will be preserved.



Figure 162, left. 53-55 Boulevard, NE is located at the intersection of Boulevard and Old Wheat Street. It is on the east side of Boulevard and the south side of Old Wheat Street (north). Photo: HPTC, 06/14/18.

Extant Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

53-55 Boulevard consists of the primary rectangular residential block with two small projecting front porches on the front (west) elevation. The symmetrical placement of the front porches at each end of the building provides individual porches for each unit. The rear porches are arranged with a similar concept but are recessed into the main block of the building. In addition, contributing to the mass of the building, the building is elevated on brick piers between 1'-2" and 3'-0" above grade due to the sloping topography.



Figure 163. Symmetrical west (front) elevation with projecting front porches. Photo: HPTC, 06/14/18.



Figure 164. Northeast corner. Note rear porches are recessed under main roof structure. Photo: HPTC, 06/14/18.

Roof and Roof Related Features

The building has a prominent high-pitched hipped roof with two small projecting hipped roofs over the front porches. Steeply pitched roofs assist in cooling of lower floors of a building—a passive ventilation technique in warmer climates as it promotes air movement. The main brick chimney is centrally located along the ridge of the hipped roof and symmetrically placed smaller rear brick chimneys are located on the east slope. The shingle pattern and color currently installed on the building are not character-defining features.



Figure 165. Hipped roofs and brick chimneys visible from the southwest. The roof covering does not replicate any historic covering and is not considered a CDF. Photo: HPTC, 06/14/18.



Figure 166. Smaller rear chimneys on the east slope of the main roof. These chimneys have a pointed gable-shaped cap and ridge and are unique to the duplex shotgun architecture of the Old Fourth Ward. Photo: HPTC, 06/14/18.

Openings

Character-defining openings include the location and size of all doors and windows as well as the position of the projecting front porches and recessed rear porches. Window and door openings and front (west) and rear (east) porches are symmetrical on the front and rear elevations while the window openings on the two side (north and south) elevations mirror each other. It is believed the window sash are historic, and therefore are character-defining features.



Figure 167. Doors and windows and the two front porches are symmetrically arranged on the front (west) elevation. Photo: HPTC, 06/14/18.



Figure 168, right. Northeast recessed porch opening under spread of main hipped roof. Photo: HPTC, 06/14/18.

Projections

Projecting features of this building include the front porches, all exterior stairs, all chimneys, and slightly projecting eaves and soffits.

The projected front porches are located on the west elevation and encompass a large portion of the space. In addition, two of the stairs connected to the front porches and the two sets of back porch stairs are also considered projecting features.

The slightly projecting eaves and soffits, in addition to chimneys, are considered character-defining features. The main brick chimney projects approximately 2'-4" above the peak of the roof while the two smaller kitchen chimneys project about 3'-4" above the roof.





Figure 170, above. Rear porch stair projection of 53 Boulevard. Photo: HPTC, 06/14/18.

Figure 169, left. Projecting front porches and eaves along the front (west) elevation provide street presence to these otherwise modest structures. Photo: HPTC, 06/14/18.



Figure 171. Main chimney projects from the hipped roof ridge. Photo: HPTC, 06/14/18.



Figure 172, right. The architecturally significant rear kitchen chimneys with pointed gable brick caps are unique to these structures; while reconstructed by NPS ca. 1985, these are still significant character-defining features. Photo: HPTC, 06/14/18.

Trim and Secondary Features

Trim and secondary features include the exterior window and door trim, cornices, bed moldings, boxed soffits, porch brackets, and wood porch railings and posts.

The window and door trim are uniform throughout the exterior of the building. Uniform and simple wall cornice, bed molding, and boxed soffit are found along the eaves of the building.

Located at the top of each front porch post are simple decorative curvilinear scroll-like pierced brackets. These brackets are like others from adjacent residences. The railings and posts are also similar to adjacent residences. The front porches have turned posts (lathe) while the rear porches have simple, square posts. The front porch components below the roof structure date to 1987.



Figure 173. Typical exterior trim above an opening is a CDF. Photo: HPTC, 06/14/18.



Figure 174, right. Typical exterior window trim is a CDF. Photo: HPTC, 06/14/18.



Figure 175. Exterior wall cornice, bed molding, and soffit are CDFs. Photo: HPTC, 06/14/18.



Figure 176. Replacement curvilinear pierced porch brackets match the historic brackets and are considered CDFs. Photo: HPTC, 06/14/18.



Figure 177. Replacement front porch railings are likely similar to those originally on the building and are CDFs. Photo: HPTC, 06/14/18.

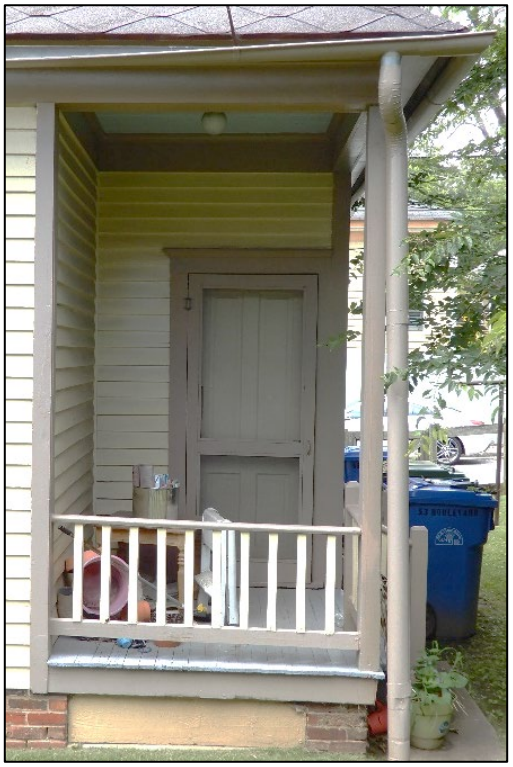


Figure 178. Rear porch is a CDF. Photo: HPTC, 06/14/18.

Setting

The duplex shotgun houses are the anchor element of the architectural type of the Birth-Home Block. A uniform row of houses lines the street and turns the corner to create a backdrop to Dr. King's adolescent neighborhood.

This 1905 residential structure sits squarely at the intersection of Old Wheat Street and Boulevard, NE, directly on the sidewalk lot lines with no setbacks. All residences are elevated above street level which provides a modicum of privacy with elevated windows and porches. Structures are close together, but the advantage of this corner position provides a wider side yard along Boulevard between 53-55 Boulevard and its closet neighbor which faces Auburn (see 472-474 Auburn HSR). Additionally, due to the geometry of the lots, a larger rear yard is provided along Old Wheat Street.



Figure 179. The duplex residence abuts the sidewalk, like other residences within this neighborhood. Photo: HPTC, 06/14/18.

Visual Character at Close Range (Exterior)

Materials

The original exterior wall material of the structure was painted wood horizontal siding, as is currently found on the entire building. All trim and secondary features consist of painted wood.

All porches have painted tongue-and-groove wood floor boards with painted wood beadboard ceilings—similar to that found on adjacent structures. The porch railings consist of painted wood rails and square balusters. All porch stairs consist of painted wood treads and stringers with open risers.

Additional materials include the brick foundation piers and chimneys constructed using 8" bricks laid in a running bond pattern.



Figure 180. Painted wood siding and exterior window are both CDFs. Photo: HPTC, 06/14/18.



Figure 181. Painted porch ceiling beadboard is a CDF. Photo: HPTC, 06/14/18.



Figure 182. Rear porch tongue-and-groove flooring is a CDF. Photo: HPTC, 06/14/18.



Figure 183. Brick main chimney laid in running bond is a CDF. Photo: HPTC, 06/14/18.



Figure 184. Painted wood porch components, including stairs, balustrades, and turned porch posts are replacement but are CDFs. Note also the unpainted brick piers. Photo: HPTC, 06/14/18.

Craft Details

The uniform use of running bond on all brick elements is a craft detail appropriate to this scale of architecture. Square and turned porch posts (replaced in 1987) also contribute to the overall simple nature of these structures. The front porches have decoratively turned posts while the rear porches were constructed with square posts. Other exterior details include the simple painted wood door, window, and other building trim, and simple horizontal painted wood siding.



Figure 185. Turned posts and simple balustrades on the front porches are replacement but are CDFs. Photo: HPTC, 06/14/18.

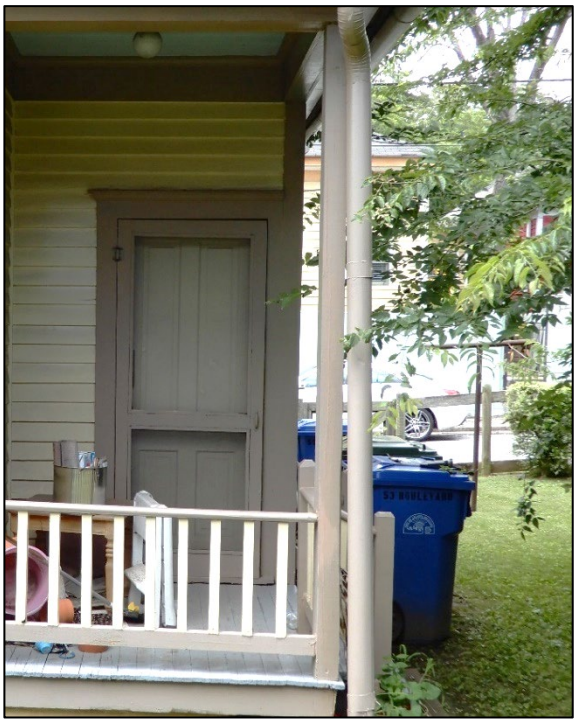


Figure 186. Simple square porch post and railing on a rear porch are replacement but are CDFs. Photo: HPTC, 06/14/18.



Figure 187. Running bond brick foundation piers are historic and CDFs. Photo: HPTC, 06/14/18.



Figure 188, right. Rear chimney with unusual gable-shaped cap is a reconstruction but is a CDF. Photo: HPTC, 06/14/18.



Figure 189. Typical decorative door trim in a refined Greek revival style is character defining. Photo: HPTC, 06/14/18.



Figure 190. Typical exterior wood window surround, also simplified Greek revival style, is character defining. Photo: HPTC, 06/14/18.

Interior Visual Character

Prominent Individual Spaces

Prominent individual spaces include the four main rooms and the front and rear porches. Each individual space has retained its size, configuration, and proportion from the original design. The location of the fireplaces in most prominent rooms (102, 103, 108, 109) are relative to the location of the main chimney shaft. The dimension and location of the bathrooms (Rooms 105 and 111) and kitchens (Rooms 104 and 110) dictate the size of the rear porches.

Related Spaces and Sequences of Spaces

The configuration of the interior spaces from front porches to rear porches has remained the same as the historic design. The basic relationship between interior spaces is that they are adjacent to one another and circulation is from room to room, as is typical in a shotgun residence (see Context section). The privacy of the bedroom is violated by the need for passage to move from front to rear through the building.

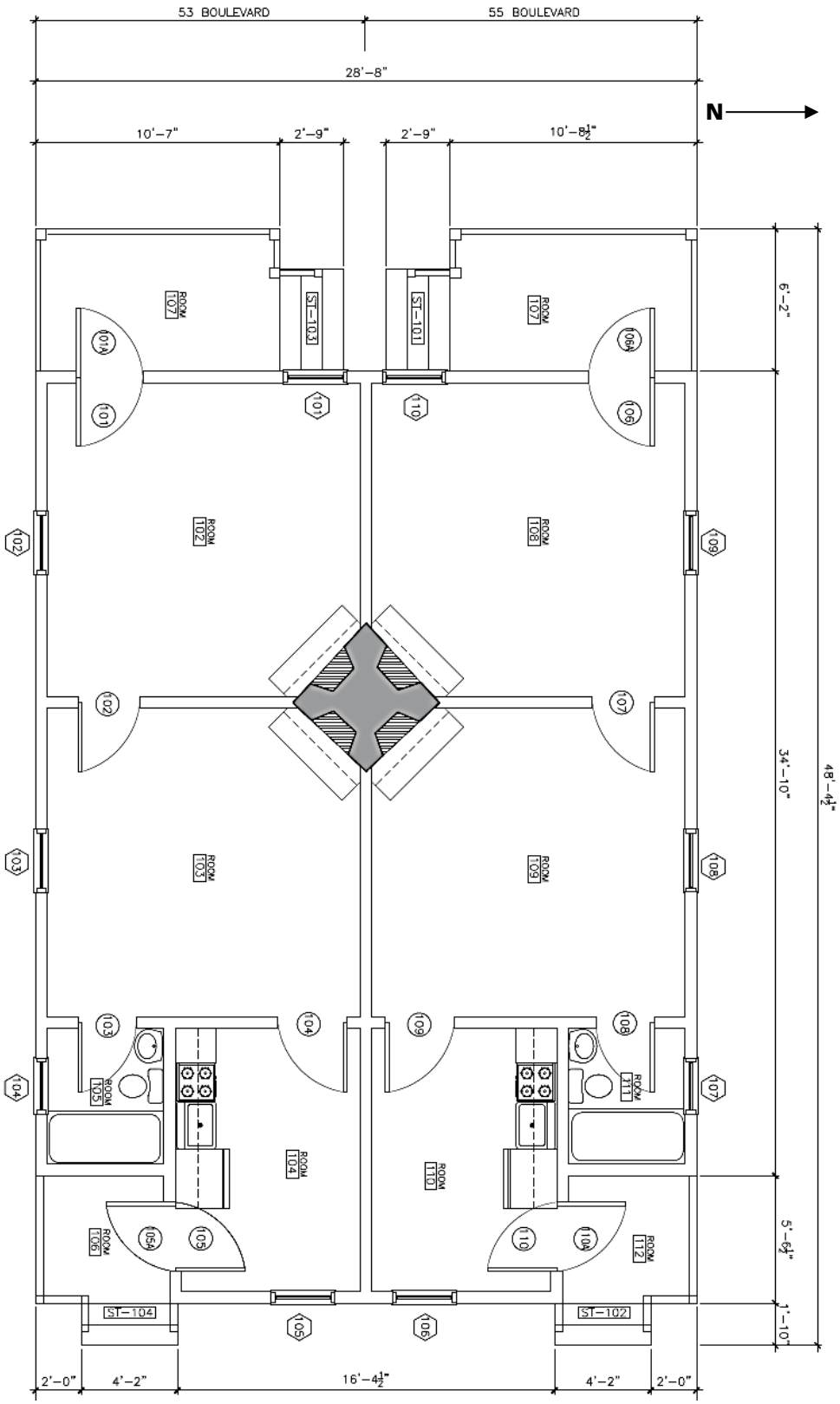


Figure 191. First-floor plan with room, window, and door numbers. Note how the primary rooms are located side-by-side without any secondary circulation spaces, typical of shotgun residences. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Features

The most significant interior features are the four fireplace surrounds and interior trim. All four fireplaces have retained their historic mantelpieces.



Figure 192. Fireplace and mantelpiece in Room 108 is a CDF. Photo: HPTC, 06/14/18.

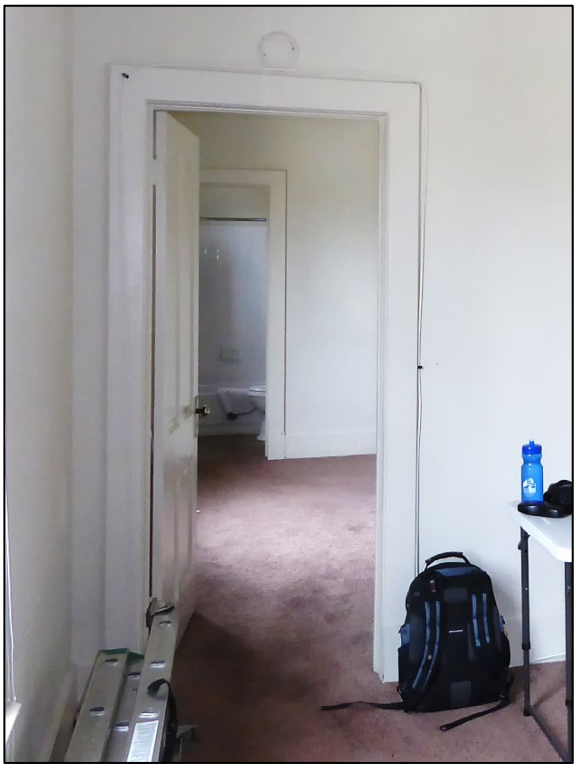


Figure 193. Interior door openings are CDFs. Photo: HPTC, 06/14/18.

Surface Finishes and Materials

Many of the original interior finishes and materials were replaced or covered during the NPS restoration due to deteriorated conditions. Therefore, most of the interior surface finishes and materials are not considered character-defining features with the exception of the tongue-and-groove wood floors (fig. 194).



Figure 194. T&G wood plank finish floor in Room 103 likely original and a CDF. Photo: HPTC, 2018.

Exposed Structure

There is no exposed structure on the interior of the building.

Non-Extant Character-Defining Features

Features removed or covered during modern alterations to the interior were the floor finishes. It is speculated that the interior floors originally consisted solely of stained wood flooring. The original plaster-over-lath walls and ceilings have been replaced with modern painted drywall. Additional features that have been removed are the shafts of the small kitchen chimneys.

Non-Character-Defining Features

Non-character defining features include the diamond-shaped fiberglass roof shingles and the painted cementitious panels and concrete curbs located between the brick foundation piers.

Summary of Character-Defining Features

EXTERIOR

Shape and Mass

- Rectangular main building with two smaller square porch projections.
- Symmetrical façades of the linear side elevations.
- Elevated first-floor level on brick foundation piers creating a crawlspace.
- Recessed rear porches within the main block rectangular plan and roof.

Roof and Roof Features

- Steeply pitched hipped roof.
- Smaller hipped roofs over the front porches project outward from the main hipped roof.
- Brick chimney centrally located at the peak of the hipped roof.
- Symmetrically placed gable-topped kitchen chimneys on rear slope of roof (replacement).

Openings

- Window and door placements and openings.
- Window sash (likely).
- Uniform size of 3'-0"-wide and 5'-5"-tall wood sash windows openings.
- Uniform size of all exterior doors.
- Symmetrical door and window openings on the front and rear elevations.
- Mirrored placement of window openings on the two side (north and south) elevations.

Projections

- Symmetrically placed front porches and roof structures.
- All porch stairs.
- Slightly projected eaves and soffits.
- Main chimney and two smaller rear chimneys.

Trim and Secondary Features

- Simplified exterior window and door trim typical of duplex shotgun details.
- Wall cornice, bed molding, boxed soffit, and fascia trim.
- Simple pierced curvilinear porch brackets.
- Brick piers.
- Wood porch railings and posts (replacement.

Setting

- One story with hipped roof and twin porches with narrow side yards
- Elevated floor level on brick piers.
- Side- and rear-yard fences and shared yard areas.
- Front porches abut public sidewalk

Materials

- Horizontal painted wood siding.
- Brick piers and chimneys.
- Simple painted wood cornice trim board, fascia, soffit, brackets, and window and door trim.
- Painted wood porch railings with angled top rail, simple bottom rail, and square balusters.
- Simple painted wood stair treads and open stringers.
- Platform frame wood construction of porches and living spaces.
- Porch tongue-and-groove floorboards and beadboard ceilings.

Craft Details
- Running bond brick piers and chimneys.
- Pointed gable-shaped brick caps on rear (kitchen) chimneys.
- Turned porch posts on front porches.
- Square porch posts on rear porches.
- Simplified Greek revival-style exterior door and window frames.

INTERIOR

Prominent Individual Spaces
- Shape, size, and location of rooms.
- Retention of original configuration of spaces.
- Central location of primary chimney with four fireplace openings is key to layout and function of interior spaces (Rooms 102, 103, 108, and 109).

Related Spaces and Sequences of Spaces
- Configuration of spaces from living room to bedroom to kitchen and bathroom (room circulation pattern); "room-to-room" circulation typical of shotgun residences.
- Organization of rooms sharing party wall between the two units.

Interior Features
- Location of windows in relation to the interior spaces.
- Fireplaces located at interior corners of Rooms 102, 103, 108, and 109.
- Location of interior door openings providing room-to-room passage.

Surface Finishes and Materials
- Historic wood tongue-and-groove painted floors (in some areas).

Exposed Structure
- None

NON-EXTANT CHARACTER-DEFINING FEATURES
- Original floor (wood), and wall, and ceiling finishes (plaster).
- Rear chimneys extending down through first floor to grade.
- Historic roof covering material (rolled roofing during Period of Interpretation).

NON-CHARACTER-DEFINING FEATURES
- Diamond-shaped roof shingles.
- Infill cementitious panels and concrete curbs between brick foundation piers.
- Drywall ceiling and wall finishes.
- Carpeted floors.

This page intentionally blank.

Condition Assessment

The condition assessment definitions used for this Historic Structure Report (HSR) are based on those outlined in the NPS Park Facility Management Division Asset Management Process (AMP), the Facilities Management Software System (FMSS), and the Facility Condition Assessment Survey (FCAS) and are adapted for use by the Historic Preservation Training Center (HPTC) Historic Architecture Team. For the purpose of this report, these definitions were strictly adhered to as a way to qualitatively assess the current condition of the duplex shotgun residential structure at 53-55 Boulevard, NE at Martin Luther King, Jr. National Historical Park, Atlanta, GA.

Qualitative Condition Ratings (10-Year Rating Period)

Good

- Routine maintenance should be sufficient to maintain the current condition; and/or
- A cyclic maintenance or repair/rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

Fair

- The feature generally provides an adequate level of service to operations, but
- The feature requires more than routine maintenance, and
- Cyclic maintenance or repair/rehabilitation work may be required in the future (one to three years).

Poor

- Feature requires immediate attention (within one year);
- Routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- Cyclic maintenance should be scheduled for the current year; and/or
- A special repair/rehabilitation project should be requested consistent with park requirements, priorities, and long-term management objectives.

Maintenance Deficiency Priority Ratings (10-Year Rating Period)

Minor – Short-Term/Long-Term Priority

- This rating indicates standard preventative maintenance priorities and preservation methods have not been follow; or
- There is reduced life expectancy of affected adjacent or related materials and/or systems within five to ten years and beyond; or
- There is condition with a long-term impact within three to five years and beyond.

Serious – Immediate/Short-Term Priority

- This rating defines a deteriorated condition that if not corrected within one to three years will result in the failure of the feature; or

- A threat to the health and/or safety of the user may occur within one to three years if the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent or related materials and/or features as a result of the feature's deficiency.

Critical – Immediate Priority

- This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature if not corrected within one year; or
- There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies if not corrected within one year; or
- There is immediate threat to the health and/or safety of the user; or
- There is failure to meet a legislated requirement.

Not Individually Assessed or Rated (NIAR)

- The feature was not individually assessed or rated at the time of the report, it was included within the larger group sub-heading to which it is assigned, or is not included in the scope of work for the assessment but is listed as a placeholder for future conditions assessments.

Code Compliance

Both NPS policies and federal regulations stipulate that when a historic structure is preserved and/or rehabilitated, attempts should be made to meet applicable nationally-accepted model building codes to the maximum extent feasible. Compliance with nationally accepted codes does not automatically trigger a complete code-based upgrade. Alternative criteria exist for alterations to historic structures; these typically encourage flexibility in the literal application of the code intent.

The *Public Buildings Amendment of 1988* instructs Federal agencies to follow "to the maximum extent feasible," as determined by the administrator or head of the agency, the "…nationally recognized model building codes and other applicable nationally recognized codes such as electrical codes, and fire and life safety codes." The National Park Service intends to consult pertinent national, state, and local codes, and typically adheres to the most strident code requirements. The NPS Southeast Regional Office Structural Fire Safety leader will be the Authority Having Jurisdiction (AHJ) for final determination of code applications for these structures.

The National Park Service has prepared Design Standards for all construction projects, including those affecting historic structures.[1] The design standard presents all codes that should be reviewed and includes the most recent copies of the following major codes and applicable laws, policies, codes, directives, standards, and NPS guidelines. The design standards present requirements for accessibility, civil, and environmental engineering, landscape architecture, architecture, including roofing and waterproofing, structural, mechanical, safety and fire protection, electrical, lighting, and sustainability disciplines.

[1] Denver Service Center. "Design Standards." *Denver Service Center Workflows.* National Park Service, Department of the Interior, 2009. Accessed at http://www.nps.gov/dscw/dstandards.htm on March 6, 2012.

Major codes, laws, standards, and guidelines include:

- *Architectural Barriers Act Accessibility Standard* (ABAAS) for Federal Facilities, 2004
- *International Building Code* (IBC), 2009
- *International Existing Building Code* (IEBC), 2009
- *National Fire Protection Association 101* (NFPA 101), Life Safety Code
- *National Historic Preservation Act of 1966* (NHPA), amended
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (36 CFR 68), 1995
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes*
- *The Secretary of the Interior's Standards and Guidelines for Archeological Documentation*
- *Uniform Code for Building Conservation*
- *Building Construction and Safety Code* (NFPA 5000)
- *National Fire Protection Association 70* (NFPA 70), National Electrical Code
- *Installation of Lightning Protection Systems* (NFPA 780)
- *Code for the Protection of Cultural Resource Properties* (NFPA 909)
- *Code for the Fire Protection of Historic Structures* (NFPA 914)
- *Safeguarding Construction, Alteration, and Demolition Operations* (NFPA 241)
- *Director's Order (DO) 5oB, Risk Management* (Manual 50B)
- *Director's Order (DO) 58, Structural Fire Management* (Manual 58)
- *5 U.S.C § 7902* (Safety Program)
- *15 U.S.C § 2225* (Fire Prevention and Control)
- *29 U.S.C § 668* (Occupational Safety and Health)
- *40 U.S.C § 619* (Construction, Alteration, and Acquisition of Public Buildings)

Accessibility Assessment

The structure has not been assessed for its compliance with the Architectural Barriers Act Accessibility Standards (ABAAS). This type of assessment requires a professional inspector and was not included in the scope of work for this report.

Refer to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* and NPS *Preservation Brief 32*: *Making Historic Properties Accessible* for more information.[2]

[2] Jester, Thomas C. and Sharon C. Park. "Making Historic Properties Accessible." Preservation Brief 32. Washington, DC, September 1993. Accessed at http://www.nps.gov/hps/tps/briefs/brief32.htm.

Summary of Conditions

Based on FMSS terminology, as previously defined, the historic duplex shotgun residential building located at 53-55 Boulevard, NE has been rated as follows:

Exterior Building Features

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Interior Building Features of 53 Boulevard

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Interior Building Features of 55 Boulevard

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Note: The building has been undergoing repairs since the date of the HSR site assessment visit in June-August 2018. Conditions may have changed for certain building component features.

The component features of the asset with the most Serious or Critical Maintenance Deficiencies (Poor and Fair Condition rating), listed in priority order in Table 3, are as follows:

- Lack of lightning protection system (D509004);
- Non-functional smoke/heat detector system and lack of fire alarm system (D503001);
- Deterioration of roof system including roof finish (shingles) (B301001), chimney flashing and caps (B301004-1), and gutters and downspouts (B301005);
- Life-safety concerns at porches and porch stairs due to weakened railings, stairs, and floor systems (B201007);
- Wet insulation between first-floor joists and in attic floor joists due to no vapor barrier, leaking roof and flashing, ineffective installation, disturbance from contract work on building systems, and high moisture content allowing mildew and mold in certain areas (B101099);
- Unventilated under-building area due to foundation enclosure panels trapping moisture under building and possibly causing accelerated deterioration of wood first floor frame, masonry piers, and metal connections to frame (fasteners);
- Loss of mortar in kitchen chimney joints leading to deficient structure (B1020009-1);
- Lack of plumbing fixtures 53 Boulevard (D2010);
- Inoperable cooling system in 55 Boulevard (D30 - D3030);
- Degradation of exterior painted wood siding and exterior building trim due to improper previous preparation, priming, and painting (B201001);
- Deferred maintenance at wood double-hung windows rendering them inoperable (B202001);
- Deterioration of fences and gates, debris and garbage positioned on porches, visible non-historic features in yards (trash and recycling containers) and unmanaged vegetation (G2040, G204001);

- Deterioration of interior floors (C3020) and ceiling finishes (C3030) due to deferred maintenance and active roof leaks; and
- Deferred preservation maintenance at wood screen doors (B203009)

Table 2. 53-55 Boulevard, NE (Duplex) Summary of Conditions Table

UNIFORMAT II Outline Data				Condition Rating	Deficiency Rating
A	SUBSTRUCTURE				
	A10	FOUNDATIONS			
		A1010	Standard Foundations		
			A101002 Column Foundations & Pile Caps – Foundation Piers	Fair	Serious
B	SHELL				
	B10	SUPERSTRUCTURE			
		B1010	Floor Construction		
			B101001 Structural Frame		
			B101001-1 First-Floor Structural Floor Frame	Good	Minor
			B101001-2 Attic Structural Floor Frame	Good	Minor
			B101002 Structural Interior Walls	Good	Minor
			B101099 Other Floor Construction		
			B101099-1 Insulation at First-Floor SFF	Poor	Serious
			B101099-2 Insulation at Attic SFF	Poor	Serious
		B1020	Roof Construction		
			B102001 Structural Roof Frame	Good	Minor
			B102099 Other Roof Construction		
			B102099-1 Main Chimney	Good	Minor
			B102099-2 Kitchen (Rear) Chimneys	Poor	Serious
	B20	EXTERIOR ENCLOSURE			
		B2010	Exterior Walls		
			B201001 Exterior Skin – Wood Siding	Fair	Serious
			B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR
			B201007 Balcony Walls & Handrails – Porches	Poor	Critical
			B201008 Exterior Soffits	Good	Minor
		B2020	Exterior Windows	Fair	Serious
		B2030	Exterior Doors		
			B203001 Glazed Doors – Front	Good	Minor
			B203002 Solid Doors – Rear	Fair	Minor
			B203099 Other Exterior Personnel Doors – Screen Doors (all)	Fair	Serious
	B30	ROOF CLOSURE			
		B3010	Roof Covering		
			B301001 Roof Finishes	Poor	Serious
			B301004 Flashing & Trim		
			B301004-1 Chimney Flashing	Poor	Serious
			B301004-2 Exterior Trim	Fair	Minor
			B301005 Gutters & Downspouts	Poor	Serious
C	INTERIOR				
	C10	INTERIOR CONSTRUCTION			
		C1010	Partitions	Fair	Minor
		C1020	Interior Doors	Fair	Minor
		C1030	Fittings		
			C103008 Counters	Good	Minor
			C103009 Cabinets	Good	Minor
			C103098 Other Casework – Interior Trim	Good	Minor
			C103099 Other Interior Specialties – Mantelpieces	Fair	Minor

(Table 2 continued)

C30	INTERIOR FINISHES			
C3010	Wall Finishes		Good	Minor
C3020	Floor Finishes		Fair	Serious
C3030	Ceiling Finishes		Fair	Serious
D	SERVICES			
D20	PLUMBING			
D2010	Plumbing Fixtures			
D2010-1	55 Boulevard Plumbing Fixtures		Good	Minor
D2010-2	53 Boulevard Plumbing Fixtures		Poor	Serious
D2020	Domestic Water Distribution		NIAR	NIAR
D2030	Sanitary Waste		NIAR	NIAR
D30	HVAC			
D30-1	55 Boulevard HVAC		Poor	Serious
D30-2	53 Boulevard HVAC		Good	Minor
D40	FIRE PROTECTION SYSTEMS			
D4010	Sprinklers		NIAR	NIAR
D4030	Fire Protection Specialties			
D403001	Fire Extinguishing Devices		Good	Minor
D50	ELECTRICAL			
D5010	Electrical Service & Distribution		Good	Minor
D5020	Lighting & Branch Wiring			
D502002	Lighting Equipment		Fair	Minor
D5030	Communications & Security			
D503001	Fire Alarm Systems		Poor	Critical
D503008	Security Systems		Fair	Critical
D5090	Other Electrical Systems			
D509004	Lightning Protection System		Poor	Critical
G	BUILDING SITEWORK			
G20	SITE IMPROVEMENTS			
G2040	Site Development			
G204001	Fences & Gates		Fair	Serious
G2050	Maintained Landscapes (Landscaping)		Fair	Minor
G90	Other Site Work			
G9087	Site Drainage		Fair	Minor
End of Table.				

Building Feature Master List Condition Assessment

A	SUBSTRUCTURE
A10	FOUNDATIONS
A1010	Standard Foundations
A101002	Column Foundations & Pile Caps – Foundation Piers

Brick foundation piers show some evidence of deteriorating brick units (spalling) and mortar loss (open joints). Some staining is noticeable, evidence of water at the base of the pier (fig. 195). Perimeter piers were fully assessed. Interior foundation piers were difficult to assess. Visual inspection from the perimeter and partial crawlspace observation indicates they are stable but likely require similar preservation masonry treatments. Pier footings are unknown but appear to be individually placed and not a part of a unified footing system.

Modern cast-in-place concrete curbs were installed in 1987 between each of the perimeter piers to deter water infiltration under the building (fig. 196). These appear in good condition although some are undermined and damaged from water erosion and yard maintenance activities (fig. 197).

Painted cementitious exterior panels are deteriorated in many locations along the edges and have been punctured. The system is a poor solution for a crawlspace enclosure as they prevent crawlspace ventilation and inhibit inspection of the building's primary floor frame. The vents that have been added in these panels are inadequate to ventilate the entire crawlspace of the building (fig. 197). Painted wood lattice would be more appropriate for infill between piers and would allow ventilation to the crawlspace.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 195. Note discoloration at base of pier (mildew) and deteriorated infill panel and lattice behind. Photo: HPTC, 06/14/18.



Figure 196. Concrete curbs inhibit water from draining water into crawlspace but are a modern addition. The cementitious panels are deteriorated. Photo: HPTC, 06/14/18.



Figure 197. Inadequate ventilation grille (red oval) inserted at center of cementitious panel. Building science indicates virtually no air flow is conducted through this type of interior louvered grille, especially when painted. Masonry pier to left exhibits failed mortar and unstable base courses (red square). Concrete curb has been undermined due to water. HPTC photo, 06/26/18.

B	SHELL
B10	SUPERSTRUCTURE
B1010	Floor Construction
B101001	Structural Frame
B101001-1	First-Floor Structural Floor Frame

The exact condition of the first-floor structural floor frame is unknown. Based on an area where assessment team members could gain access to the crawlspace and the known conditions in adjacent shotgun houses, the structural floor frame appears to be in good condition (fig. 198). The building does not exhibit interior deflection or other loss of support for the floor system.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 198. First-floor structural floor frame joists supported by interior brick pier. Photo: HPTC, 06/14/18.

B101001-2	Attic Structural Floor Frame

The attic structural floor frame (also the first-floor ceiling frame) is in good condition. It does not exhibit any signs of deterioration as seen from the first floor.

Due to the former roof leak in 53 Boulevard (repaired since the HPTC assessment team was on site), there may be water damage to the attic floor frame, however the HPTC assessment team did not note any interior framing damage due to the roof leak.

Loose plywood covering the floor framing is a tripping hazard and violates building and safety codes throughout the National Park Service.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 199. Pink insulation batts are located between regularly spaced joists. Note plywood is not attached to joists. Joists are in good condition. Photo: HPTC, 06/14/18.

B101002	Structural Interior Walls

The center party wall between the two units is a structural (loadbearing) interior wall, as are the walls separating the living rooms and the bedrooms of each unit. These component features appear to be in good condition and do not exhibit any deflection or other indications of maintenance deficiencies.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101099	Other Floor Construction
B101099-1	Insulation at First-Floor Structural Floor Frame

Insulation is in poor condition and does not exhibit a vapor barrier or any support structure. It is loose and has become detached from the floor frame in many locations or has been crushed/pushed up into the joist space. With the absence of a vapor barrier, the insulation is of limited value, as it likely has a high moisture content. Where the insulation is pushed up against the underside of the floor boards, insulative value is also diminished, as a minimum two-inch air space must be maintained between the insulation and the wood floor. Maintenance deficiencies include missing, damaged, loose, torn, and wet insulation material.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

B101099-2	Insulation at Attic Structural Floor Frame

Fiberglass insulation was installed between every joist, except over the two front porches and two rear porches during the 1985-87 restoration or later. Mold-blackened and wet insulation was noted under areas of the roof sheathing where water has infiltrated (roof leak repaired since HPTC assessment occurred). Several areas of insulation have been removed and not replaced creating an uneven insulation condition. The condition of the insulation indicates little, if any, thermal barrier/protection is being provided; insulation loses its thermal value once it becomes wet/dampened with a high moisture content.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

B1020	Roof Construction
B102001	Structural Roof Frame

The structural roof frame was reconstructed during the 1985-87 restoration. Other than areas of the roof deck now with visible black-mold growth (due to a former roof leak) the attic structural system appears to be in good condition. From the exterior the roof does not exhibit areas of flexural failure, sagging, or other structural distress.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 200. Area of mold- and water-blackened plywood roof sheathing is directly over area of black-molded attic floor insulation (not visible). Photo: HPTC 06/18/18.

B102099	Other Roof Construction – Chimneys
B102099-1	Main Chimney Structure

The main chimney appears to be in good condition with all brick and mortar intact (fig. 202). Due to limited access, the top of the chimney was not assessed, and the presence of a cap is unknown, but unlikely. Chimney flashing is discussed in B301004-1 Chimney Flashing below.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 201. The main chimney is in good condition with tight joints. It is unlikely that a cap exists over the flues. Photo: HPTC, 06/14/18.

B102099-2	Kitchen (Rear) Chimneys

The kitchen chimneys are more vulnerable to mortar erosion in the joints due to their single-wythe construction, especially the gable-shaped brick chimney caps with only one-half inch of mortar to hold them in place (fig. 203). Due to lack of access to the roof, the assessment was conducted from the ground. Visual inspection indicates mortar in fair condition. Deteriorated mortar joints are clearly visible at the apex of the chimney structures. Chimney flashing is discussed in B301004-1 Chimney Flashing below.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 203, right. Reconstructed (1986) kitchen chimney shows significant mortar deterioration in upper courses of exterior brickwork due to single-wythe construction. Photo: HPTC, 06/14/18.

B20	EXTERIOR ENCLOSURE
B2010	Exterior Walls
B201001	Exterior Skin – Wood Siding

Portions of the building retain historic painted wood exterior siding. It is unclear exactly what percentage of exterior siding is original/historic versus replacement, and NPS archival documentation is limited (see Chronology section).

The painted exterior wood siding is beginning to show signs of inadequate and unskilled previous maintenance efforts. Multiple paint layers and poorly repaired wood component features have been prepped using putty and sealant materials that are not suitable for preservation maintenance of historic structures. Overall the condition of the painted surface may be good, but the condition of the substrate is fair with selected areas in poor condition. Certain areas had been flagged with blue painter's tape prior to HPTC assessment. These are areas where replacement/repair of exterior wood siding may be required.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious





Figure 204, above. View of soiled paint surface on north elevation. Photo: HPTC, 06/14/18.

Figure 203, left Area of painted wood siding in good condition. Urban soiling is a common maintenance deficiency. Photo: HPTC, 06/14/18.

B201002	Wall Insulation & Vapor Barrier

It is unknown if the exterior walls have any insulation or a vapor barrier. Some interior plaster and exterior siding are known to have been removed and replaced during the 1985-87 restoration (see Chronology and Physical Description sections), but NPS archival documentation does not detail the insulation or a vapor barrier being placed in the exterior walls at that time. Due to this unknown condition, this component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

B201007	Balcony Walls & Handrails – Porches

In general, the porch structures are in poor to fair condition. Railings and posts are in poor condition and in some instances wood-to-wood joints no longer have structural integrity—they could fail at any time and visitors or park staff may be injured. Floorboards exhibit signs of UV exposure and weathering at the edges (crushing, splitting, and cupping) indicating material fatigue and imminent failure. Paint conditions are inconsistent across all component features of the construction and certain features are in critical need of attention; excessive use of caulk to fill checks and other voids (rather than traditional wood repair techniques) has led to further irreparable deterioration of primary component features. Original porch posts have been previously repaired with unreinforced vertical half-lap splices without proper detailing; these posts are beginning to deteriorate. Stair treads are in poor condition and exhibit paint failure and wood deterioration due to exposure. Stair railings are unsecured in several locations and pose a safety threat to users. Connections which are designed to be reinforced wood-to-wood mortise-and-tenon joints have deteriorated and are secured with drywall screws covered with caulk—not a preferred repair technique.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical



Figure 205. Various component features are deteriorated. Risers and treads at porch stairs, porch floor boards along edges of porch deck, skirt boards along porch frame, and handrails, railings, and porch posts all exhibit signs of maintenance deficiencies. Most deterioration is due to wear and tear (now over thirty years old) and exposure to weather, urban conditions, and UV. Photo: HPTC 06/26/18.



Figure 206. Connection between deteriorated porch railing and building. Front porch components date to 1987. Photo: HPTC, 06/14/18.



Figure 207. A dangerous condition exists where porch railing connections with posts are deteriorated; this railing will no longer support the average person exerting pressure on the rail. Photo: HPTC, 06/14/18.



Figure 208. Previous, poorly executed attempts at maintenance repairs leave component features in poor condition and in need of preservation carpentry repairs or replacements. Photo: HPTC, 06/14/18.



Figure 209. Porch column with poor half-lap Dutchman repair on vertical structural member and loss of sectional area in turnings. Photo: HPTC, 06/14/18.

B201008	Exterior Soffits

Painted soffits exhibit minimal deficiencies. Minimal areas of wood are deteriorated.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B2020	Exterior Windows

Exterior double-hung wood sash and window frame components exhibit a variety of conditions. Factors effecting window conditions include: UV exposure—windows on south and west elevations are generally more deteriorated; exposure to the urban environment—those windows along Boulevard (west elevation) or Old Wheat Street (north elevation) are more prone to deterioration due to grime, soiling, and vandalism; and general wear and tear—windows used most frequently due to their location within the house generally suffer more deterioration than those infrequently used.

General conditions of the windows at the time of the field work include degraded exterior feature components (frame, exterior sill, drip edges, decorative architectural features), lack of functionality as most windows are painted shut on the interior and could not be operated to test functionality, deterioration of horizontal surfaces due to lack of paint (exterior window sills, lintels, etc.), and missing and deteriorated screen frames.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 210. Blocks under meeting rail (arrow) prevent upper sah from being lowered. Deterioration of meeting rail and lower sash lower rail is evident by wood surface micro-checking and deteriorated glazing putty. No weatherstripping is located between the bottom rail and exterior sill. Photo: HPTC, 06/14/18.



Figure 211. Fair condition of exterior window trim shows minor micro-checking of wood. Material is well painted but vulnerable if maintained. Horizontal window casing is not flashed which could allow water infiltration into frame and wall structure. Photo: HPTC, 06/14/18.

B2030	Exterior Doors
B203001	Glazed Doors – Front

Glazed door units used at the primary entrances are in generally good condition. They have been relatively well maintained given the wear and tear and exposure to the urban environment (proximity to street). Deficiencies include loose, rusted, or inoperable hardware (including exterior locks), split or damaged rails and jambs on doors and frames, split door panels, lack of weatherstripping, deteriorated thresholds and lack of door sweeps, and deteriorated paint finish.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 212. Modern hinge with maintenance deficiencies: undersized for door, rust, loose pintle. Photo: HPTC, 06/14/18.



Figure 213. Deterioration of hardware is a maintenance deficiency. Paint finish on door is also deteriorated. Photo: HPTC, 06/14/18.

B203002	Solid Doors – Rear

The two rear doors are in fair condition. The hardware, door frame (including weatherstripping), and wood thresholds all exhibit maintenance deficiencies, including wear and tear and deferred preservation maintenance. Doors exhibit dirt and grime from the urban environment.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 214. Thresholds and bottoms of door jambs exhibit wear and tear and need for preservation maintenance (painting, repairing, etc.). Photo: HPTC, 06/20/18.



Figure 215. Detail of hardware reveals unrepaired damages to door stile and deteriorated weatherstripping at door stop and numerous areas of deteriorated paint. Photo: HPTC, 06/20/18.

B203099	Other Exterior Personnel Door – Screen Doors (all)

All exterior screen doors exhibit similar maintenance deficiencies, including: damaged and broken door frames with broken mortise-and-tenon joints, damaged screens, loose and rusted hinges, missing spring returns.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 216. Damage to middle rail push bar at interior of screen door. Photo: HPTC, 06/20/18.



Figure 217. Cluttered porch prevents proper operation of door leading to damages to screen and door frame. Photo: HPTC, 06/20/18.

B30	ROOFING	
	B3010	Roof Coverings
		B301001 Roof Finishes

No attic ventilation is provided which leads to accelerated deterioration of the entire roof system due to increase in attic temperatures and heat-related deterioration of modern materials such as plywood, felt paper, and fiberglass-shingle systems.

At the time of the field inspection the roof surface over 53 Boulevard (east slope of the main hipped roof) had missing shingles allowing water to enter the structure. This caused failure of various interior finishes (see B102001 Structural Roof Frame, B101001-2 Attic Structural Floor Frame, C3020 Floor Finishes, and C3030 Ceiling Finishes for more information). Since HPTC's assessment, the roof covering has been patched and the roof no longer leaks, however it is unknown if repairs to the related systems have been completed.

The entire roof surface exhibits loose shingles (uplifted along edges), but all were still attached to the roof, especially along the ridge and hip courses. Curling of fiberglass shingles is a key indicator the roof is at the end of its service life.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 218. At least four roof areas exhibit damaged or missing shingles; they appear darker in the photo as either a felt paper repair is seen or the underlayment is exposed. The roof covering has met the end of its life expectancy. Note also damaged gutter on the east eave line of the roof. Photo: HPTC, 06/14/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

The galvanized metal step flashing at the main chimney and the two kitchen chimneys is rusted, exhibits open mortar joints, and does not meet traditional step-flashing standards (per SMACNA 1929). In the attic, water stains and mortar deterioration are visible on the interior surfaces of all the brick chimney stacks, due to failing step flashing.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 219. Rusted galvanized flashing at the main chimney. Photo: HPTC, 06/14/18.



Figure 220. The main chimney exhibits some erosion or interior mortar joints and water staining in the attic. Photo: HPTC, 06/14/18.



Figure 221. Rusted and improperly installed galvanized flashing at the kitchen chimneys. Photo: HPTC, 06/14/18.



Figure 222. Deteriorated mortar is noted at the base of the kitchen chimney. This is not unusual deterioration but requires preservation maintenance. Reconstructed in 1986 these chimneys reused the historic bricks; the mortar mix is undocumented. Photo: HPTC, 06/14/18.

B301004-2	Exterior Trim

The exterior trim exhibits minor deterioration in select areas of the building where exposure to weather and UV degradation is most prevalent (south and west elevations). Paint film is deteriorated due to improper previous paint applications not being properly prepped, primed, or painted.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B301005	Gutters & Downspouts

The roof drainage system is in poor condition and exhibits the following deficiencies: gutters are misaligned and do not conduct water to the downspouts (gutters are missing brackets and have rolled out of alignment allowing water to overspill the edges rather than being conducted to the downspouts), a downspout is missing, other downspouts are crushed at the bottom with restricted outflow, downspouts daylight to grade without elbow outlets or splash blocks, and downspouts which have been removed to allow for carpentry repairs or painting have not been properly rehung on the building.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 223. Area of gutter rollover along south elevation (red circle). Photo: HPTC, 06/20/18.



Figure 224. Missing downspout location (red circle) on south elevation. Gutter strap not attached above gutter. Photo: HPTC, 06/20/18.



Figure 225. Downpout without splash block exhibits soil erosion, undermining of concrete pad, deterioration of adjacent infill panels, and negative drainage allowing water to drain under the building. Photo: HPTC, 06/14/18.



Figure 226, right. Downpouts daylight to strip of grass along north elevation of building and adjacent Old Wheat Street. Photo: HPTC, 06/14/18.

C	INTERIORS

In any duplex structure each unit of the duplex may exhibit differing conditions due to its unique history, its treatment over time, and its use. This is certainly the case for the duplex shotgun house at 53-55 Boulevard. While both units were restored by the National Park Service 1985-87, there are differing interior conditions most recently caused by a roof leak on the southern slope of the hipped roof (over 53 Boulevard) that have impacted the interior, and the lack of air-conditioning and dehumidification systems. In general, the interior of 55 Boulevard is in better condition than that of 53 Boulevard because of water damage and uncompleted plumbing repairs at the time of the assessment.

C10	INTERIOR CONSTRUCTION
C1010	Partitions

All interior fixed partitions appear to be in good structural condition. The building does not exhibit interior deflection or any other visible sign of distress.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C1020	Interior Doors

All interior doors are operable and in fair condition. Significant structural deficiencies were not observed. Some hardware has been painted over but is otherwise operable. Door finishes are generally in fair condition with some scuffing and marred finishes. The attic hatch is composed of unpainted drywall, which is not appropriate for the space or use.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C1030	Fittings
C103008	Counters

The kitchen counters of both units are soiled but are otherwise in good condition with minimal damage, marring, or abuse.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103009	Cabinets

The kitchen wall and base cabinets of both units are in good condition with all hardware (hinges) and shelves intact, and general soiling as the primary deficiency.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103098	Other Casework – Interior Trim

In certain areas the interior trim displays minor scuffing and marring of paint finishes. Wood exhibits nicks and gouges in high-traffic areas.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103099	Other Interior Specialties - Mantelpieces

Mantelpieces are in fair condition. It is unknown if the colors/finishes are based on historic finish analysis or are contemporary finishes. Most finishes have minor checking and some degree of cracking; the ceramic tile surround in Room 108 is missing a few tiles. Beveled-edge mirrors are in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C30	INTERIOR FINISHES
C3010	Wall Finishes

Minor deficiencies of interior drywall wall finishes include soiling and scuffing in some areas, mildew in some areas of bathrooms, and general lack of housekeeping.

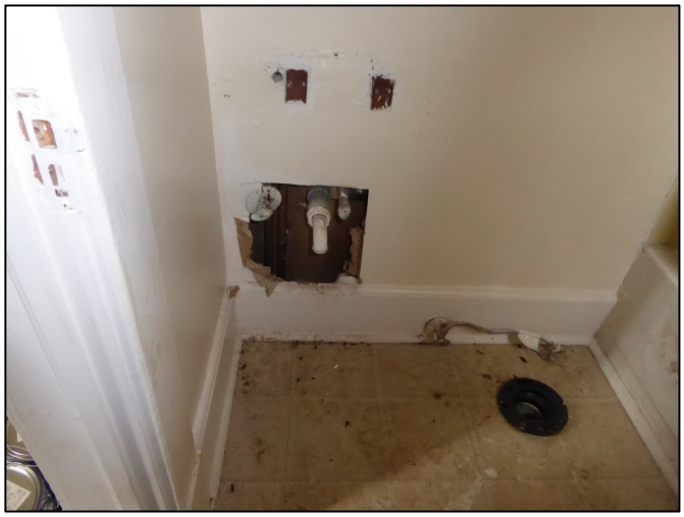


Figure 227. Wall finish in bathroom of Unit 53 is painted drywall which does not appear to be mold and/or water-resistant drywall (greenboard). Photo: HPTC, 06/14/18.

Modern ceramic tiles are located around the bathtub and lower half of the bathroom walls in Room 111 only (55 Boulevard). The bathroom in 53 Boulevard consists of painted drywall without ceramic tiles. Drywall does not appear to be of the mold/water-resistant type (fig. 228), generally called greenboard drywall (its color). While not a code violation, contemporary construction usually incorporates greenboard water-resistant drywall into high-humidity (bathroom and some kitchen) areas.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C3020	Floor Finishes

Room 102 of 53 Boulevard and Rooms 108 and 109 of 55 Boulevard have new wall-to-wall carpet in good condition. Room 103 of 53 Boulevard likely had similar carpet, but due to the roof leak (since repaired) this carpet was removed, and the original tongue-and-groove wood flooring has been exposed (fig. 42); the historic wood floor appears to have been painted historically and is in fair condition despite the water damage.



Figure 228. Historic wood flooring exposed in Room 103 of 53 Boulevard after carpet was removed due to roof leak (since repaired). Photo: HPTC, 06/14/18.

Rooms 104 and 105 of 53 Boulevard have modern vinyl sheeting which appears to be at least ten years old and in poor condition (figs. 43-44). Rooms 110 and 111 of 55 Boulevard also have modern vinyl sheeting, but these floors are new and in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

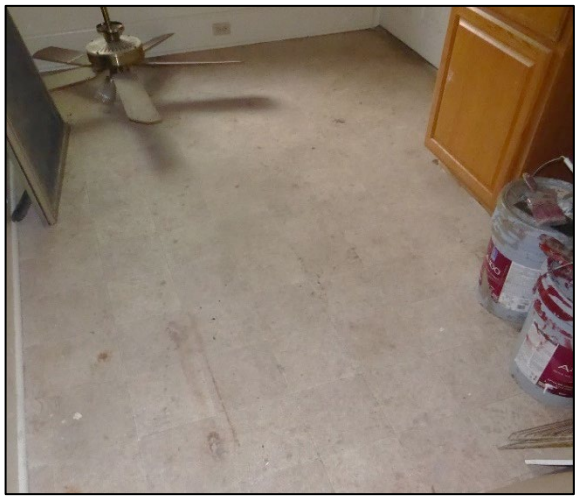


Figure 229. Soiled and worn sheet vinyl flooring in Room 104 of 53 Boulevard. Photo: HPTC, 06/14/18.



Figure 230. Soiled and worn sheet vinyl flooring in Room 105 of 53 Boulevard. Photo: HPTC, 06/14/18.

C3030	Ceiling Finishes

Most drywall ceiling finishes and materials are in good condition except for the ceiling in the center room of 53 Boulevard (fig. 232) which was partially damaged by water from a roof leak in the east slope of the main hipped roof (repaired since HPTC's assessment). The remaining ceilings exhibit minor deterioration of the painted surfaces, especially in bathrooms where no ventilation is provided and humidity is high (fig. 233).

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 231. Buckling and sagging drywall ceiling in Room 103 at 53 Boulevard due to water damage from roof leak. Photo: HPTC, 06/14/18.



Figure 232. Typical bathroom ceiling as seen in Room 111 of 55 Boulevard. Evidence of bleeding and fading at inside corners may indicate moisture issues in bathroom (no vent). Photo: HPTC, 06/14/18.

D	SERVICES

Building services in 55 Boulevard are generally in better overall condition than those in 53 Boulevard, due to water damage (from since-repaired roof leak) and uncompleted repairs at the time of the assessment.

All services are functional and life/safety concerns are addressed in 55 Boulevard. This leads to an overall Good condition rating and Minor deficiency rating.

In 53 Boulevard, several systems are non-operational and life/safety features are no longer maintained. This leads to an overall Poor condition rating and Critical deficiency rating.

D20	PLUMBING
D2010	Plumbing Fixtures
D2010-1	55 Boulevard Plumbing Fixtures

Fixtures in 55 Boulevard appear to be functional and in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D2010-2	53 Boulevard Plumbing Fixtures

Fixtures in 53 Boulevard are not operation due to lack of water and missing bathroom fixtures. The connections to the waste line for the missing fixtures have not been capped, allowing sewer gases to accumulate in the space.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 233, right. Modern, but dated bathtub in Room 105 of 53 Boulevard. The toilet and sink are missing. Photo: HPTC, 06/14/18.

D2020	Domestic Water Distribution

Details of the domestic water system are unknown, therefore this component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D2030	Sanitary Waste

Details of the sanitary waste line are unknown. Connections to City of Atlanta sanitary sewer system are undocumented. Vent lines for the two bathrooms can be seen penetrating the roof. It is assumed the kitchen sink vents are tied to the bathroom vent lines. Connections to City of Atlanta sanitary sewer system are undocumented. This component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D30	HVAC
D30-1	55 Boulevard HVAC
D30-2	53 Boulevard HVAC

Each unit has its own central heating and air conditioning system. It is assumed these modern systems were added during the 1986-87 restoration and individual components have been replaced as needed.

During HPTC field work the air-conditioning system (exterior condenser unit) for 55 Boulevard became disabled and the system ceased functioning.

55 Boulevard:		53 Boulevard:	
Overall Condition Rating:	Poor	Overall Condition Rating:	Good
Overall Deficiency Rating:	Serious	Overall Deficiency Rating:	Minor

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 53-55 Boulevard and therefore this component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

A comprehensive fire extinguishing plan was not exhibited during the assessment. Each unit contains its own fire extinguisher. Both were last inspected on 08/25/17 and contain ABC dry chemical.[1] One extinguisher per unit meets the minimum NFPA standards (one extinguisher every 3,000 square feet).[2]

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D50	ELECTRICAL
D5010	Electrical Service & Distribution

The modern electrical system includes panels, wiring, outlets, switches, a stove, and a refrigerator. It is assumed the electrical system dates to the 1986-87 restoration and appears to be in good condition, though a comprehensive assessment was not performed. The panels were individually assessed or rated.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

All lighting fixtures are modern and in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

D5030	Communications & Security
D503001	Fire Alarm Systems – Alarm & Detection Devices

Smoke and/or heat detectors in the units have not been protected from exposure to dust and mold, are contaminated, and no longer qualify as functional. It is unclear when they were last inspected as no inspection tags are visible. Several existing devices are battery operated which is generally not accepted in modern construction, as hard-wired systems are usually required by code. Several devices did not include batteries. A comprehensive detection and alarm system does not exist.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

[1] Email from park indicates more recent inspection and servicing was completed in 2019.
[2] Standard for Portable Fire Extinguishers (2013).

D503008	Security Systems

Various types of security equipment are located throughout both units. It is unclear when they were last inspected as no inspection tags are visible. Electrical power was not connected to the security panel in 55 Boulevard. A comprehensive security system does not exist.

Overall Condition Rating: Fair
Overall Deficiency Rating: Critical

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 53-55 Boulevard.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

G	BUILDING SITEWORK
G20	SITE IMPROVEMENTS
G2040	Site Development
G204001	Fences & Gates

Fences exhibit weather-related deterioration and damage from mowing equipment. Posts are loose and rotted at the base in a few areas. Various sections of fence rails are missing, and gates are sagging and difficult to operate or inoperable.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 234. Inoperable single gate along Old Wheat Street (north elevation). Photo: HPTC 06/26/18.



Figure 235. Area of interior fence missing top and bottom board rails. Photo: HPTC 06/26/18.

G2050	Maintained Landscapes (Landscaping)

Landscaping is maintained and in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to northwest. Directly around the building, the site is positively drained; however negative drainage must have been an issue at some point in the building's history to allow for the installation of the concrete curbs between the foundation piers in 1987.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

This page intentionally blank.

Part 2 | Treatment & Use

This page intentionally blank.

Requirements for Treatment and Use

The treatment and use of 53-55 Boulevard, NE (Duplex) must be considered within a framework of applicable laws, agreements, and policies. These mandates govern a wide range of management issues beyond the preservation, protection, and interpretation of Martin Luther King, Jr. National Historical Park's cultural resources; they extend to issues of visitor and staff use, safety, and universal accessibility, and resiliency to natural hazards, among others.

Martin Luther King, Jr. National Historic Site Foundation Document, August 2017

Every unit of the national park system will have a foundation level document[1] to provide basic guidance for planning and management decisions—a foundation for planning and management.

Fundamental Resources and Values (FRV) are described as those determined to warrant primary consideration during planning and management processes because they are essential to achieving the purpose of the park and maintaining its significance. The Martin Luther King, Jr. Birth-Home Block has been identified among several other Related Resources. These include the Preservation District.

The Analysis of Fundamental Resources and Values for Historic Structures identifies current conditions and trends as follows (as specifically related to the Birth-Home Block):

> Threats: The extreme fluctuation of the weather in the Southwest United States can lead to maintenance deficiencies of the historic structures; increasing population density has the potential to impact the structures with more vandalism, graffiti, noise, and criminal activity; structures are aging and deterioration is increasing; increased traffic has its detrimental effects on historic structures.
>
> Opportunities: Explore implementation of commercial leases with adequate stipulations for protection of cultural resources; enhance interpretation to improve visitor's understanding of the connection between Dr. King and the surrounding neighborhood [including residential shotgun structures within the park].

Identification of Key Issues and Associated Planning and Data Needs section clearly states the Preservation of Historic Structures and Districts is a key issue for the park.

> The national historic site purpose places a strong emphasis on preservation of historic structures and districts. The ongoing need to maintain these structures is overwhelming current management resources. The national historic site sometimes acquires properties (through donation and other sources) but usually this is without funding for ongoing maintenance and repairs. The establishing legislation identifies the need to purchase the Martin Luther King, Jr. Birth Home and 234 Sunset Avenue. A goal for the national historic site is to establish a friends group to partner with and help with fundraising for projects such as maintaining historic structures. Skilled historic preservation professionals would also be sought to provide the needed

[1] National Park Service, U.S. Department of the Interior. "Martin Luther King, Jr. National Historic Site." *Foundation Document*. August 2017. NPS TIC No. MALU 489 139927.

expertise. A position management plan would aid in identifying which positions are needed to accomplish the facilities management and maintenance operations. In addition, a five-year strategic plan and business plan are needed. The five-year strategic plan would enable the national historic site to identify the priorities, time frames, and funding sources for management for the next five years. A business plan would offer recommendations for increasing revenue and marketing possibilities. A resource stewardship strategy would help the national historic site achieve desired cultural resource conditions.

Appendix C: Analysis of Related Resources assesses the Preservation District with current conditions and trends, and threats and opportunities. It acknowledges the conditions in the preservation district vary from poor to good depending on location (as affirmed by this HSR). It recognizes as a trend the community is becoming more organized to make the area a "Main Street" program location administered by The National Trust for Historic Preservation and that there is "increased visitation associated with commercial increase."

Martin Luther King, Jr. National Historic Site General Management Plan, February 1986 & Long-Range Interpretive Plan, December 2011

The duplex shotgun residential structure at 53-55 Boulevard, NE is part of the physical context—the setting—of the Birth-Home Block. Its exterior appearance has a direct impact critical to telling the story of Dr. King's childhood. It is an extension of the Birth-Home story.

The Park's approved 1986 *General Management Plan*[2] (GMP) and the 2011 *Long-Range Interpretive Plan*[3] (LRIP) both note the importance of the historic residential structures in the neighborhood as an extension of that story. The GMP's stated goal is to restore "the exteriors of the structures and grounds to appear as they did when Dr. King lived there as a boy," that is 1929-1941 (also the Period of Interpretation for this structure/HSR). The LRIP adds that this visual backdrop can play an active role in the interpretive tour.

This HSR verifies that the NPS previously restored the exterior of 53-55 Boulevard, NE (1985-87) and the recommended overall treatment for the exterior is continued restoration (maintenance of the previously restored features) with retention of remaining historic character-defining features; this action contributes to the long-range goals of the GMP, LRIP, and Foundation Document.

Restoration and maintenance of the NPS-owned 53-55 Boulevard, NE structure for continued residential occupancy will enhance the desirability of the lease and will improve the general appearance of the historic preservation district managed by the National Park Service.

Long-term recommendations found in the LRIP[4] for the Birth-Home Block include the idea to, "Restore, furnish, and staff the interior of one or more shotgun homes, so visitors have the opportunity to visit another restored residence in Dr. King's childhood neighborhood."

---

[2] National Park Service, U.S. Department of the Interior. "Martin Luther King, Jr. National Historic Site." *General Management Plan*. February 1986. NPS TIC No. MALU 489 D3A, pp. 39-40.
[3] Harpers Ferry Center, National Park Service, US Department of the Interior. "Martin Luther King, Jr. National Historic Site." *Long-Range Interpretive Plan* (LRIP). December 2011. NPS TIC No. MALU 489 124681.
[4] LRIP, pp. 82-84.

During the limited time visitors spent in the Birth Home, it is difficult to absorb what everyday life was like for M.L. growing up in the 1930s. A restored historic house museum/shotgun house, open to all visitors without tickets, would provide expanded opportunities for interpretation in a more relaxed setting.

Another exhibit idea discussed: During Dr. King's childhood, the shotgun houses were occupied by poorer families. Dr. King's childhood exposure to the impact of poverty led him to dedicate his life both to civil and human rights. One interesting topic to explore in a future shotgun house exhibit would be Dr. King's SCLC work to help the poor through the Poor People's Campaign—the 1968 effort to improve economic conditions. Earlier, in 1966 he moved his family temporarily to Chicago. They lived in the community on the West Side of Chicago and rented an apartment in a neighborhood commonly referred to as a "ghetto slum." During this year in Chicago, Dr. King and many others worked together to improve housing, wages, and job opportunities for Chicago's African American residents. This was the first time Dr. King took the focus of the Movement into a city in the northern section of the United States. Dr. King's later experiences in Mississippi further increased his commitment to working to eliminate poverty. A critical interpretive link for this type of exhibit would be to help visitors make the connection that an important part of Dr. King's childhood was his early exposure to poverty and the impact made on young M.L. regarding how members of the Sweet Auburn community; his father, Reverend Martin Luther King, Sr.; and the Ebenezer Baptist Church community reached out to alleviate the sufferings of neighbors.

National Historic Preservation Act

Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, such as the National Park Service, consider the effects of their actions on properties listed or eligible for listing on the National Register of Historic Places and allow the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment.[5] 53-55 Boulevard, NE is listed as a contributing structure in the Martin Luther King, Jr. National Historic Site (now National Historical Park) and any undertakings involving the expenditure of federal funds will be reviewed in accordance with NPS policy and federal historic preservation laws including the service-wide *Programmatic Agreement Among the National Park Service (U.S. Department of the Interior), the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers for Compliance with Section 106 of the National Historic Preservation Act* (2008).[6]

Section 110 of the NHPA clarifies the broad historic preservation responsibilities of federal agencies with the intention of ensuring that historic preservation is fully integrated into the ongoing programs of all federal agencies by identifying, protecting, and avoiding unnecessary damage to historic properties. Additionally, each agency is required to use historic properties available to it and when managing these properties, must consider preservation of their historic, archaeological, architectural, and cultural values.[7]

[5] The NHPA of 1966 was last amended in 2006. A downloadable copy is located at (http://www.achp.gov/nhpa.html).
[6] A copy of this agreement can be found on the NPS's website at (http://www.nps.gov/policy/106agreement.pdf).
[7] More information on Section 110 can be found on the NPS's website at (http://www.nps.gov/hps/fapa_110.htm).

Executive Order 11593

Executive Order 11593: Protection and Enhancement of the Cultural Environment (1971) mandates that "the Federal Government shall provide leadership in preserving, restoring, and maintaining the historic and cultural environment of the Nation."[8] Responsibilities of federal agencies include:

- Nominating "...to the Secretary of the Interior all sites, buildings, districts, and objects under their jurisdiction of the control that appear to qualify for listing on the National Register of Historic Places."
- Exert caution "...during the interim period until inventories and evaluation...are completed to assure that any federally owned property that might qualify for nomination is not inadvertently transferred, sold, demolished, or substantially altered."
- "Initiate measures to assure that where as a result of Federal action or assistance a property listed on the National Register of Historic Places is to be substantially altered or demolished, timely steps be taken to make or have made records, including measured drawings, photographs, and maps, of the property, and that copy of such records then be deposited in the Library of Congress as part of the Historic American Buildings Survey or Historic American Engineering Record for future use and reference."
- "Initiate measures and procedures to provide for the maintenance, through preservation, rehabilitation, or restoration, of federally owned and registered sites professional standards prescribed by the Secretary of the Interior."

Executive Order 13006

Executive Order 13006: Locating Federal Facilities on Historic Properties (1996) mandates that "the Federal Government shall utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and district...." Furthermore, "any rehabilitation or construction that is undertaken pursuant to this order must be architecturally compatible with the character of the surrounding historic district or properties."[9]

Secretary of the Interior's Standards

Recommended treatments of the 53-55 Boulevard, NE duplex shotgun residential building are to be guided by *The Secretary of the Interior's Standards for Historic Preservation Projects.*[10] Descriptions of the four standards are as follows:

> Preservation is "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. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and

[8] A copy of this E.O. can be found on the NPS's website at (http://www.nps.gov/history/history/online_books/anps/anps_7b.htm).
[9] A copy of this agreement is located on the ACHP's website at (http://www.achp.gov/EO13006.html).
[10] Weeks, Kay D. and 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." United States Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Washington, DC, 1995.

other code-required work to make properties functional is appropriate within a preservation project."

Rehabilitation is "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."

Restoration is "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."

Reconstruction is "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 preferred option for the ultimate treatment of the historic residential building located at 53-55 Boulevard, NE is continued exterior restoration and interior rehabilitation with maintenance of character-defining features. Because the structure stands intact, reconstruction is not a treatment consideration.

Director's Order-28

DO-28 Cultural Resource Management Guideline is intended to guide the National Park Service through successful cultural resource management through three steps[11]:

1. Research: "identify, evaluate, document, register, and establish other basic information about cultural resources;"
2. Planning: "ensure that this information is well integrated into management processes for making decisions and setting priorities;" and
3. Stewardship: "planning decisions are carried out and resources are preserved, protected, and interpreted to the public."[12]

Through the development of this HSR, the research and planning (for treatment and use) of this historic building is addressed. The general preservation philosophy integrated into this HSR is best represented by the following: "Better to preserve than to repair, better repair than restore, better restore than [re]construct. It is ordinarily better to retain genuine old work of several periods, rather than arbitrarily to 'restore' the whole, by new work, to its aspect at a single period."[13] The demolition of a structure listed or eligible for listing on the National Register is allowable "only when all alternatives have been determined infeasible in the planning process."[14]

Decisions for the future stewardship of this historic residential duplex structure are under the purview of Martin Luther King, Jr. National Historical Park. As part of NPS-28, "stewardship focuses on five major activities:

[11] A copy of NPS-28 can be found at http://www.nps.gov/history/history/online_books/nps28/28contents.htm.
[12] NPS-28, p. 1.
[13] The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments policy statement (1936). NPS-28, p. 2.
[14] NPS-28, p. 122.

- Control of treatment and use,
- Monitoring conditions of deterioration and structural failure,
- Protecting from human and environmental threats,
- Retaining or delegating responsibility for structures, and
- Developing the skills, knowledge, and attitudes needed to support the program."[15]

DO-28 provides standards for each of the SOI's Standards. Restoration and Rehabilitation are discussed further above, as these treatments directly apply to 53–55 Boulevard, NE.

Restoration (exterior only at this structure) accurately presents the form, features, and character of a historic structure as it appeared at a specific period. It may involve the replication of missing historic features and removal of later features, some having cultural value in themselves. The following standards, based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties,* apply:

- A historic structure is used as it was historically or given a new or adaptive use that interprets the structure and its restoration period. Adaptive use of prehistoric structures is prohibited.
- Materials and features from the restoration period are retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period is not undertaken.
- Each historic structure is 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 from other structures, are not undertaken. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period is physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Materials, features, finishes, spaces, and spatial relationships that characterize other historic periods are documented prior to their alteration or removal.
- Historic materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period are preserved.
- Deteriorated features from the restoration period are repaired rather than replaced. Where the severity of deterioration requires replacement of a historic feature, the new feature matches the old in design, color, texture and, where possible, materials.
- Replacement of missing features from the restoration period is substantiated by archeological, documentary, or physical evidence. A false sense of history is not created by adding conjectural features or features from other structures, or by combining features that never existed together historically.
- Chemical or physical treatments that cause damage to historic materials are not used.
- Archeological and landscape resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken including recovery, curation, and documentation.
- Designs that were never executed historically are not constructed.

The following additional standards apply to restoration:

- Archeological, documentary, or physical evidence is sufficient to permit accurate restoration with minimal conjecture.
- Restoration is essential to public understanding of the cultural associations of a park.
- Reinforcements required for stability of existing support systems and protective or code-required features (HVAC, electrical, security, fire protection, handicapped accessibility, etc.) are concealed whenever possible so as not to intrude upon or detract from a historic

[15] NPS-28, p. 127.

structure's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant features, materials, or physical or visual relationships.

Rehabilitation (interior only at this structure) improves the utility or function of a historic structure, through repair or alteration, to make possible a compatible contemporary use while preserving those portions or features that are important in defining its significance. Leased historic structures rehabilitated consistent with the *Secretary of the Interior's Standards for Rehabilitation* may be eligible for preservation tax credits. The following standards based on the Secretary's Standards apply:

- A historic structure is used as it was historically or is given a new or adaptive use that maximizes the retention of historic materials, features, spaces, and spatial relationships. Adaptive use of prehistoric structures is prohibited.
- The historic character of a historic structure is retained and preserved. The replacement or removal of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a structure is avoided.
- Each historic structure is 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 from other structures, are not undertaken. Work needed to stabilize, consolidate, and conserve historic materials and features are physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a historic structure that have acquired historical significance in their own right are retained and preserved.
- Historic materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic structure are preserved.
- Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires repair or replacement of a historic feature, the new feature matches the old in design, color, texture, and, where possible, materials. Repair or replacement of missing features is substantiated by archeological, documentary, or physical evidence.
- Chemical or physical treatments that cause damage to historic materials are not used.
- Archeological and landscape resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken including recovery, curation, and documentation.
- Additions, alterations, or related new construction do not destroy historic materials, features, and spatial relationships that characterize the historic structure. New work is differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing of the structure.
- Additions and adjacent or related new construction are undertaken in such a manner that if removed in the future, the essential form and integrity of the historic structure would be unimpaired.[16]

The following additional standards apply to all treatments:

- Use is monitored and regulated to minimize both immediate and long-term damage.
- Use of destructive techniques, such as archeological excavation, is limited to providing sufficient information for research, interpretation, and management needs.
- All work that may affect resources is evaluated by an historical architect and other professionals, as appropriate.
- All modification, repair, or replacement of materials and features is preceded by sufficient study and recording to protect research and interpretive values.

[16] NPS-28, pp. 96-101.

- New work, materials, and replacement features are identified, documented, or permanently marked in an unobtrusive manner to distinguish them from original work, materials, and features. The manner and location of identification is recorded using the Inventory and Condition Assessment Program (ICAP).
- A proposed treatment project is initiated by the appropriate programming document, including a scope of work and cost estimate from an HSR or ICAP. Such projects include preservation maintenance as well as major treatment. No treatment is undertaken without an approved HSR or work procedure documenting the work, and Section 106 compliance.
- A treatment project is directed by a historical architect and performed by qualified technicians.
- Representative features salvaged from a historic structure are accessioned and cataloged, provided that they fall within the park's scope of collection statement.
- All changes made during treatment are graphically documented with drawings and photographs. Records of treatment are managed as archival materials by a curator or archivist within the park's museum collection.

International Existing Building Code

According to The Public Buildings Amendments of 1988, any building constructed or altered by a Federal agency must, "to the maximum extent feasible, be in compliance with one of the nationally recognized model building codes and with other applicable nationally recognized codes." The International Existing Building Code (IEBC) is one of the allowable recognized model building codes.[17]

Treatments of the buildings and site are to be guided by the International Existing Building Code (IEBC).[18] Threats to public life, safety, and welfare are to be addressed; however, because this building is historic, alternatives to full legislative and code compliance are recommended where compliance would needlessly compromise the integrity of the historic building such as the removal of character-defining features or infringement upon the national register characteristics of the site and/or structures.

Accessibility

With no construction activity to initiate changes, it is premature to recommend accessibility design modifications to the 53-55 Boulevard, NE building. Additionally, an accessibility assessment was not included in the scope of work for this project and therefore recommended accessibility treatments will not be provided. However, it should be noted that modifications may be likely as property use evolves and rehabilitation work commences. The most appropriate response will consider scoping and technical design requirements of the Architectural Barrier Act Accessibility Standards and skillful application of preservation principles to preserve the historic character and historical

[17] The General Services Administration had more information on this amendment and other accepted building codes at http://www.gsa.gov/portal/content/101288.
[18] IEBC is overseen by the International Code Council. More information is located at http://www.iccsafe.org/CS/Pages/default.aspx.

integrity of this property.[19] Refer to NPS *Preservation Brief 32: Making Historic Properties Accessible* for more information.[20]

Planning for Resiliency (Response to Natural Hazards)

Note: Terminology used in the 2016 National Park Service *Cultural Resources Climate Change Strategy*[21] is quoted from the report. The usage of "natural hazards" is now more common place than the phrase "climate change."

Then-Associate Director of Cultural Resources Partnerships and Science provided the following description in the Forward to the 2016 National Park Service *Cultural Resources Climate Change Strategy* (CRCC Strategy):

> This strategy was developed in 2016 in conjunction with the centennial of the NPS Organic Act and the 50th anniversary of the National Historic Preservation Act, which established the framework for the current national historic preservation program. The NPS CRCC Strategy responds to the mandates of both Acts and provides guidance for NPS managers to anticipate, plan for, and respond to the real and potential effects of a changing climate on the cultural resources the 1916 Act commits us to protect unimpaired for future generations. Under the NHPA, it further provides guidance to…the national historic preservation program to recognize and respond to a wide range of environmental changes that are threatening cultural resources in communities throughout the Nation.
>
> The CRCC Strategy…defines the impacts of a changing climate on different cultural resources and organizes methods for evaluating these resources, assessing their vulnerabilities, and prioritizing our options to respond.
>
> This strategy builds on the foundation of PM 14-02 (Director's Policy Memoranda, *Climate Change and Stewardship of Cultural Resources*) and is intended primarily as a companion document to the *Climate Change Response Strategy* (2010). The purpose of this strategy is to set out the broad scope of cultural resources in relation to climate change and identify major directions of action in cultural resources and climate change for the NPS.[22]

Goals for the CRCC Strategy include:

1) Connect Impacts & Information: Set the broad scope of cultural resources and climate change response by connecting the concepts of impacts and information with the four pillars of climate change response: science, adaption, mitigation, and communication.
2) Understand the Scope: Coordinate science, management, and communication to identify and improve understanding of the effects of climate change on cultural resources.
3) Integrate Practice: Incorporate climate change into ongoing cultural resources research, planning, and stewardship.
4) Learn & Share: Collaborate with partners to grow and use the body of knowledge and practice for cultural resources and climate change.

[19] The Architectural Barrier Act Accessibility Standards are under the authorization of the United States Access Board. More information can be found through Access Board's website (http://www.access-board.gov/aba/).
[20] Jester, Thomas C. and Sharon C. Park. "Making Historic Properties Accessible." Preservation Brief 32. Washington, DC, September 1993. Accessible at http://www.nps.gov/hps/tps/briefs/brief32.htm.
[21] Rockman, Marcy, et al. 2016. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service.
[22] Ibid, p. 1.

The application of these goals towards the requirements of a historic structure report are most directly seen in Goal 3 where planning and stewardship are identified as "action tasks" along with research. Research, planning, and stewardship are three key components and goals of the work integral to produce a Historic Structure Report; the fit is a "hand-in-glove" approach.

Research is the identification, evaluation, documentation, and full understanding and interpretation of cultural resources and is essential to informed decision making for park planning and operations, including maintenance and visitor services.

Planning includes the definition of the historical context, the character-defining features, and the physical description and condition assessment sections of an HSR. In broader terms planning "…integrates cultural resource concerns into other park planning and management processes"; it also, "identifies the most appropriate uses for cultural resources and determine their ultimate treatment (preservation, rehabilitation, restoration, reconstruction) ....."

Stewardship relates most directly to the recommendations for treatment and use sections where specific action plans are presented for consideration for the treatment of the resources defining features (using NPS systems, such as FMSS for historic buildings)[23]. Planning decisions are carried out and resources are preserved, protected, and interpreted to the public.

Goal 3 also states:

> Integrating climate change into cultural resource management is a merging process…. Goal 3 sets the broad objective of climate change – cultural resource integration. Many NPS programs, regions, and parks have already or are developing detailed guidance, action, and stewardship plans which include cultural resources in a variety of ways. Goal 3 supports these diverse efforts by organizing and illustrating points of intersection between developing approaches for climate change and *established cultural resources management practices* [emphasis by author].[24]

As such, recommendations to the component building features of the subject structure have been incorporated into Prioritized Recommended Treatments below.

Adaptation Options (part of Goal 3 Action Tasks) includes improvement to resilience/resistance. Improving resilience/ resistance consists of one or more actions that change the nature and/or setting of a resource that are designed to make a resource better able to withstand or be recovered from environmental hazards or other forces. The goal of this option is survival of the resource, despite possible impacts of actions on integrity of the resource, although this option does not necessarily mean the resource will be unimpaired. Examples include: treatment of structural materials to better withstand increased moisture, wind, or an invasive species.

For example, a treatment recommendation which integrates cultural resource management and resilience to natural hazards is provided for a lightning protection system. These recommendations have been incorporated into Building Feature Master List Prioritized Recommended Treatments below.

[23] Definitions for Research, Planning and Stewardship are found in the Introduction to NPS-28, pp. 1-4.
[24] Rockman, CRCC Strategy, p. 26.

Resilience to Natural Hazards, example[25]	
FMSS Building Component Feature:	D509004 Lightning Protection System
Recommended Treatment by Feature:	Install lightning protection system on roof of structure and ground. Ground electrical system, if necessary.
Potential Impacts to Structure/ Feature:	Component feature currently rated Poor/Critical. Wind-driven storms with lightning are increasing; structure may be destroyed in the event of a direct lightning strike.
Adaption and Effects"	Install lightning protection system (a non-historic feature introduced into a historic zone). System must be installed by a UL certified installer.
Mitigation (Reduction in Impact):	See NPS *Preservation Brief 50: Lightning Protection for Historic Structures*, as well as the *National Electrical Code*, the *International Existing Building Code*, and the *Standard for the Installation of Lightning Protection Systems (NFPA 780)*.
Resilience:	Structures with NFPA approved lightning protection systems are known to withstand direct lightning strikes intact with little damage.

Preservation maintenance of the historic structure's exterior component features (Foundations, Superstructure, Exterior Enclosure, Roof Closure, Site Improvements, and Site Work) are directly related to its long-term preservation and will extend the serviceability and life expectancy of its materials. A structure in Good condition will have a natural tendency to be resilient, and have a built-in resistance to severe wind and rain events, temperature extremes, increases in visitation, increases in climate control systems (HVAC), invasive species encroachment (both insect and vegetative), material deterioration due to weather extremes, and other unpredictable events, which could otherwise lead to a structure in declining condition and exhibiting the effects of critical maintenance deficiencies.[26]

[25] In same order as prioritized recommended treatments
[26] See NPS CRCC Strategy, *Climate Change Related Impacts by Cultural Resources – Buildings & Structures*, pp. 19-25.

This page intentionally blank.

Ultimate Treatment and Use

Considering the applicable laws, agreements, and policies discussed previously, the Ultimate Treatment and Use of 53-55 Boulevard, NE is as follows:

Exterior Treatment

Continued restoration of the exterior provides for the maintenance and repair (selected replacement) of exterior character-defining features and the removal of unsympathetic modern accretions. Restoration will improve the general overall appearance, functionality, and resiliency to natural hazards, and sustainability of the building. It will more closely resemble its appearance during the Period of Interpretation (1929-1941). Restoration may also remove incongruous, previously applied exterior component feature treatments.

Overall exterior restoration treatments include: installation of a roof system with character-defining features which are sympathetic to the Period of Interpretation, a comprehensive exterior envelope repair project including doors, windows, porches and all other exterior wood component features, and repairs to exterior yard features based on the 1995 *Cultural Landscape Report*.

Interior Treatment

Rehabilitation of the interior spaces provides for improving the overall condition of the interior for universal accessibility (as applicable), upgrading all building services to meet contemporary required codes, operational requirements, and compatible uses, which support the continued use of the structure. This while retaining interior character-defining features, such as room patterns, individual room spaces, sequences through spaces, and details, such as wood floors (under wall-to-wall carpets), historic interior doors and hardware, and interior features, such as mantelpieces and plaster-and-lath walls and ceilings, where they exist. It recommends the removal of modern accretions installed during the occupation of the building after the Period of Interpretation (1929-1941).

Use

The Ultimate Use of the duplex shotgun residential structure at 53-55 Boulevard, NE is to maintain its residential, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

There is basically no difference between the occupancy usage as a rental apartment or an artist-in-residence studio. There would be little, if any, different functional use of the spaces with the possible exception of using the front room as a studio or work space instead of a living room. The implications of light office usage are increased floor loads and possible use of the kitchen area as an additional office area.

This page intentionally blank.

Recommended Treatments by Feature

The following recommended treatments are intended to restore (repair and maintain) the building component features and character-defining features of 53-55 Boulevard, NE with the least degree of intervention while elevating its Facility Condition Index Rating to "Good." These treatments include limited replacement in-kind as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The treatment of the interior and the exterior must conform to the guidance and mandates put forth by the National Historic Preservation Act (Sections 106 and 110), Advisory Council on Historic Preservation (ACHP), *Executive Order 13006, The Secretary of the Interior's Standards for Historic Preservation Projects, NPS-28 Cultural Resource Management Guideline,* the International Existing Building Code, and the Architectural Barrier Act Accessibility Standards (as applicable), as well as the park's *General Management Plan, Long-Range Interpretive Plan*, and other current park management documents.

53-55 Boulevard, NE was found to have an Overall Condition Rating of Fair with an Overall Deficiency Rating of Serious. Several building features were found to be in Poor condition with Critical or Serious maintenance deficiencies. These are described in the Summary of Conditions text at the beginning of this section and in the Prioritized Treatment List which follows this section.

Features found to be in Good or Fair condition with a maintenance deficiency rating of Minor are not included in the recommended treatments section. A Maintenance Deficiency rating of Minor indicates "standard preventative maintenance priorities" should be implemented as part of a routine or cyclical preservation maintenance program. These types of repairs are not "special projects"; they are part of systematic National Park Service routine and cyclic maintenance care for historic structures within the park units as per NPS Cultural Resource Management Guidelines (NPS-28) policies.

Prioritized Treatment List

The following recommended treatments are placed in priority order for the building features with the highest level of maintenance deficiency (Table 3). The list begins with ratings of Poor and Critical and continues through to Good and Minor and presents a path to obtaining a good condition, a reduction of the maintenance burden, and a more sustainable building with more resilience to natural hazards.

The hierarchal list divides the recommended treatments into three basic groups based on the overall maintenance deficiency ratings of Critical, Serious, or Minor. Within these basic groups each item is ordered by its overall condition ratings of Poor, Fair, and Good.

Each section establishes priorities by taking a holistic look at the building and its function; visitor and employee safety are always rated highest as are building loss prevention systems (lightning

protection, detection and alarm systems, safety systems). These are next followed by the exterior envelope of the building (roof, walls and foundations, windows and doors). Establishment of a weather-resistant exterior envelope and removal of water from the building are also high priority items if there are site drainage or foundation drainage issues. Protection of the building and its interior features is also a consideration in the ranking of these items.

The assessment of 53-55 Boulevard, NE determined that several exterior structure and enclosure systems (porches, kitchen chimneys, roof covering, flashing, roof drainage system, exterior walls, and windows and doors) and building systems features were found to be in a state of advanced deterioration (rated Poor) with a Critical or Serious maintenance deficiency. A rating of Critical indicates an advanced state of deterioration which has resulted in the failure, or will result in the failure, of a feature within one to three years.[27]

Due to deferred maintenance of the building several of the other exterior building features are also deficient and were found to be in poor or fair condition with serious or minor maintenance deficiencies. Features in this category exhibit a deficiency that requires either immediate or short-term treatment and should be repaired within the next three to five years or the system may be subject to failure.

Other recently improved features were noted with moderate to low levels of deterioration (rated Fair or Good) and obtain a deficiency rating of Minor; this is a short-term to long-term priority depending on building needs. This rating indicates standard preventative maintenance priorities have not been followed, there is a reduced life expectancy of the feature (ultimately resulting in more costly repairs), and there is a condition with a long-term impact that should be addressed within the next three to five years and beyond.

If carried out on a regular cyclical plan, features will and should be repaired and maintained using traditional preservation techniques rather than replaced. Features found to be in good condition should continue to be maintained as required by NPS policies and guidelines.

Building systems (D Services) varied in operational condition and were observed as part of the assessment but were not assessed for code compliance as part of this project; they were identified as Not Individually Assessed or Rated (NIAR). All building systems should be considered obsolete due to lack of current (within five years) code inspection information and likely to be upgraded and/or replaced in a holistic rehabilitation project.

The treatment recommendations are provided to guide the ultimate treatment and do not provide a construction or architectural program for exterior restoration or interior rehabilitation. The identification of resource impacts should be fully addressed once a comprehensive design treatment package is finalized.

Treatment Timeframes

As part of the planning process required by NPS-28, the recommended treatments for each feature have been divided into different timeframes. The “Immediate” timeframe is for features that must be

[27] A ten-year treatment period was selected by the project team early in the project.

repaired or replaced in the next one to three years and are often the items which are in the worst condition (poor and critical). The "Short-Term" timeframe is for features which should be addressed in the next three to five years and are likely the items which are in moderate condition (fair and serious). Features found to be in good condition with a maintenance deficiency of minor have been categorized in the "Long-Term" timeframe. Typically, these features require routine maintenance to maintain their current condition employing preventative maintenance methodologies but there is a reduced life expectancy within the five- to ten-year period and beyond.

Recommended treatments for items with an immediate need, a less urgent need (short term), and a minor need (long term), as described above, are included under the Uniformat II layout by condition and deficiency rating in the Recommended Treatments section below.

Prioritized Recommended Treatment Projects

The following are a selected range of prioritized recommended treatment projects which may be created in the NPS PMIS/FMSS systems. These projects combine various aspects of the Prioritized Recommended Treatments for exterior restoration and interior rehabilitation which is organized by component feature. The recommended treatment projects gather the related component features into holistic projects. This will allow for integrated projects and facilitate the repair and preservation of features in an organized manner consistent with contemporary architecture and construction management practices.

Projects are presented at the Group Element level although they may be combined into larger projects (exterior/interior) by combining related group elements into logical sequential projects.

Emergency Building Systems

This project combines all prioritized recommended treatments included in D40 Fire Protection Systems and D50 Electrical Systems which include life-safety factors including: lightning protection, fire alarm system detection and alarm devices, the consideration of fire suppression systems, and addresses other life-safety requirements. It will improve the condition of these systems to operational (Good) and comply with building codes and NPS policies. Inspection and updating of the fire extinguishing devices (D403001) is also be included as these are related to occupants' safety according to *NFPA 10 Standard for Portable Fire Extinguishers*.

D40 Fire Protection Systems:
- D4010: Install a fire sprinkler system throughout the building.
- D403001: Inspect and recharge/replace fire extinguishing devices.

D50 Electrical:
- D509004: Install a lightning protection system.
- D503001: Install a fire detection and alarm.
- D503008: Install a security system.

Exterior Shell Preservation Maintenance Repairs

This holistic exterior project combines features from several categories and will maintain/preserve and increase the building's resiliency factor for the exterior building components It also eliminates

further deterioration of remaining historic fabric which was preserved by the NPS during the 1985-87 restoration project:

- A10 Foundations (foundation piers, cementitious panels and concrete curbs),
- B20 Exterior Enclosure (exterior painted wood siding, exterior double-hung wood windows, and exterior glazed, solid, and screened doors).
- B30 Roof Closure (Chimney cap and chimney flashing, exterior building trim).
- C20 Stairs (exterior stair structure – porches)

General Building Services Repairs

This project would collect all remaining building system deficiencies into one package including: plumbing systems (D20), supply (piping) and fixtures, cooling systems and equipment (D30), and other electrical system requirements (may be combined with Emergency Electrical Repairs project) such as security(D50), lighting, electrical panel-boards, electrical service and distribution (D50).

General Interior Rehabilitation

This project gathers all interior finish projects into a comprehensive interior rehabilitation which serves to update and refresh interior surfaces and materials as per the recommendations. The project includes the following C10 features (C3020 Floor Materials and Finishes, C3030 Ceiling Materials and Finishes). Kitchen equipment and appliances may be included as they are component features, but not included in the HSR project.

Note: Other component features rated as Fair/Minor or Good/Minor are not submitted as PMIS/FMSS projects as they are achievable through regular cyclical maintenance programs (Cyclical, Repair/Rehab, other NPS special programs) as defined in the FMSS terminology. See Table 3 for list of component features rated as Fair/Minor or Good/Minor.

Table 3. 53-55 Boulevard, NE (Duplex) Prioritized Treatment List						
Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
CRITICAL						
D SERVICES	D50 Electrical	D5090 Other Electrical System	D509004 Lightning Protection System		Poor	Critical
D SERVICES	D50 Electrical	D5030 Communications & Security	D503001 Fire Alarm Systems		Poor	Critical
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201007 Balcony Walls & Handrails – Porches		Poor	Critical
D SERVICES	D50 Electrical	D5030 Communications & Safety	D503008 Security Systems		Fair	Critical
SERIOUS						
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes		Poor	Serious
B SHELL	B10 Superstructure	B1010 Floor Construction	B101009 Other Floor Construction	B101009-1 Insulation at First-Floor SFF	Poor	Serious
B SHELL	B10 Superstructure	B1010 Floor Construction	B101009 Other Floor Construction	B101009-2 Insulation at Attic SFF	Poor	Serious
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashing & Trim	B301004-1 Chimney Flashing	Poor	Serious
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		Poor	Serious
B SHELL	B30 Roofing	B1020 Roof Construction	B102009 Other Roof Construction	C102009-2 Kitchen (Rear) Chimneys	Poor	Serious
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures	D2010-2 53 Boulevard Plumbing Fixtures		Poor	Serious
D SERVICES	D30 HVAC	D30-1 55 Boulevard HVAC			Poor	Serious

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin – Wood Siding		Fair	Serious
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101002 Column Foundations & Pile Caps – Foundation Piers		Fair	Serious
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows			Fair	Serious
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gates		Fair	Serious
C INTERIORS	C30 Interior Finishes	C3020 Floor Finishes			Fair	Serious
C INTERIORS	C30 Interior Finishes	C3030 Ceiling Finishes			Fair	Serious
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203009 Other Exterior Personnel Doors – Screened Doors (all)		Fair	Serious
MINOR						
G BUILDING SITEWORK	G90 Other Site Work	G9087 Site Drainage			Fair	Minor
G BUILDING SITEWORK	G20 Site Improvement	G2050 Maintained Landscapes (Landscaping)			Fair	Minor
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004 Flashing & Trim	B301004-2 Exterior Trim	Fair	Minor
D SERVICES	D50 Electrical	D5020 Lighting & Branch Wiring	D502002 Lighting Equipment		Fair	Minor
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203002 Solid Doors - Rear		Fair	Minor
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			Fair	Minor
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103099 Other Interior Specialties - Mantelpieces		Fair	Minor

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
C INTERIORS	C10 Interior Construction	C1010 Partitions			Fair	Minor
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		Good	Minor
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures	D2010-1 55 Boulevard Plumbing Fixtures		Good	Minor
D SERVICES	D30 HVAC	D30-2 53 Boulevard HVAC			Good	Minor
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution			Good	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B1010001 Structural Frame	B1010001-1 First-Floor Structural Floor Frame	Good	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B1010001 Structural Frame	B1010001-2 Attic Structural Floor Frame	Good	Minor
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Roof Frame		Good	Minor
B SHELL	B10 Superstructure	B1020 Roof Construction	B102099 Other Roof Construction	B102099-1 Main Chimney	Good	Minor
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201008 Exterior Soffits		Good	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls		Good	Minor
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203001 Glazed Doors – Front		Good	Minor
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103008 Counters		Good	Minor
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103009 Cabinets		Good	Minor

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103098 Other Casework – Interior Trim		Good	Minor
C INTERIOR	C30 Interior Finishes	C3010 Wall Finishes			Good	Minor
NOT INDIVIDUALLY ASSESSED OR RATED (NIAR)						
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201002 Wall Insulation & Vapor Barrier		NIAR	NIAR
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution			NIAR	NIAR
D SERVICES	D20 Plumbing	D203 Sanitary Waste			NIAR	NIAR
D SERVICES	D40 Fire Protection Systems	D4010 Sprinklers			NIAR	NIAR
End of Table.						

Recommended Treatments by Feature (prioritized)

D SERVICES

Introduction to D Services: 53-55 Boulevard, NE is considered one asset in the park's FMSS program. For the purposes of this HSR, it is treated as two separate buildings for inspection, but one unified asset for recommended treatments. Therefore, this description of the building services will be in an abbreviated outline format.

During the summer of 2018 both units in the duplex were unoccupied. Both units were amid being rehabilitated. Due to roof damage on the east slope of the roof (over 53 Boulevard) the interior middle room had suffered water damage and required repair. The bathroom and kitchen were also undergoing maintenance work so fixtures and appliances had been removed. The roof has since been repaired, however it is unknown if the interior work has been completed.

Both units exhibited different conditions for feature components associated with life/safety systems, as documented in the Condition Assessment summary. 53-55 Boulevard's internal building services and systems were last holistically updated during the NPS restoration 1985-87. Although no maintenance records have been found indicating exact dates of upgrades, it is known that incremental upgrades have been made throughout the last three decades as evidenced by the equipment itself.

During the field work the HVAC system for 55 Boulevard (as each has its own system) became inactive; it appeared as though the condenser had ceased operation. It is unknown at the time of the writing of the HSR if any of these deficiencies had been corrected. The HSR is written given the conditions encountered during the site visits.

These conditions lead to an overall Condition Rating of Fair and overall Deficiency Rating of Serious for Building Systems and Services.

Many systems require professional inspections by qualified systems engineers to determine if they are compliant with the NPS policies and guidelines (compliance with building codes). These are noted by the acronym NIAR (Not Individually Assessed or Rated). It is recommended that systems engineers or professionals be retained to determine the exact nature of all system components and recommend repairs and/or upgrades (further studies required).

Continued use of the building will require services and systems to be upgraded, if possible, supplemented, if allowable by Code, or redesigned and replaced with the most efficient and sustainable systems. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* both contain good information concerning this process.

D509004 Lightning Protection System	Poor	Critical

Determine if building electrical system is currently grounded by the power company at the power entrance to the building or location of the external electrical meter(s). Electrical system grounding is of the highest priority if electrical power is operational.

Install lightning protection system to ground building's electrical system and to protect building from lightning strikes. Installation according to the National Electrical Code, the IBC and *NFPA 780 Standard for the Installation of Lightning Protection Systems*. Installed systems must be certified by installer according to code. Structures with NFPA certified systems are known to withstand direct lightning strikes intact with little structural damage. See also NPS *Preservation Brief 50: Lightning Protection for Historic Structures* (2017).

D503001 Fire Alarm Systems	Poor	Critical

Other than individual battery-operated devices, there is no fire alarm system within the structure.

The existing detector devices are considered obsolete as they are battery operated and not hardwired into a central system (recent code advances); system devices were not individually assessed. A fire protection engineer/specialist shall inspect the building to determine the appropriate type, quantity, and locations of smoke and heat (rate-of-rise) detectors for the approved use and occupancy of the building. The engineer/specialist will determine if any elements of the extant system can be reused (due to ten-year service life this is unlikely) or if a new complete integrated system is required. New hardwired detectors with integrated battery backup will replace the existing detectors and will be installed as part of the fire alarm system connected to the local emergency response unit or park/regional dispatch. The fire alarm system shall be designed and installed in accordance with NPS *Director's Order 58: Structural Fire Management*, all local codes, *NFPA 909 Code for the Protection of Cultural Resource Properties—Museums, Libraries, and Places of Worship*, and *NFPA 914 Code for Fire Protection of Historic Structures*.

The NPS structural fire program requires protection of cultural resources including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards.

B201007 Balcony Walls & Handrails – Porches	Poor	Critical

All porches should be inspected using NPS Operational Risk Management Analysis (ORMA) procedures. Any porches with unsafe conditions should immediately be flagged and closed to visitor use until temporary repairs may be completed. A detailed maintenance/repair scope of work should be developed to guide any future repair work on these structures. Previous amateur repairs have failed prematurely and did not comply with building codes when completed. Appropriately designed, code compliant railings, handrails, and hardware should be incorporated into any future restoration repair of the porch stair structures, according to an historical architect or preservation carpenter (exhibits specialist). Appropriate deterioration-resistant wood species and grade and non-corrosive fasteners and hardware should be specified for any treatment projects. All wood material should be pre-treated with rot-inhibiting and mildew-resistant primer and receive the proper number of finish coats based on type of finish system selected.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building

inspections should include monitoring for warping, splitting, bowing, sagging, broken members, damage to wooden parts due to closeness or direct contact with soil, damage from either termites or other ground-based insects and rodents, signs of water damage (staining, warping, surface cracking, and swelling of joints), loose or missing features, and fungus.

D503008 Security Systems	Fair	Critical

The current remnant security systems are considered obsolete (non-operational) and should be replaced. A new, modern security system should be designed and installed by a professional security system contractor. The new system should meet the needs and uses of the building and be zoned accordingly. All components of the existing security system should be removed and recycled to the greatest extent possible, such as wiring, devices, and keypads. Coordinate new system with park law enforcement officials and local responders.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring of visual connections and terminals: poor condition of contacts, contact misalignment, signs of oxidation, overheating, tampering and inadequate capacity; control stations and other devices: visual signs of defective operation, broken or missing parts, painted over contacts.

B301001 Roof Finishes	Poor	Serious

At the time of the HSR field work (August 2018) the east side of the primary hipped roof exhibited an active roof leak. According to park staff, the hole has since been repaired. Regardless, the extant roof covering of architectural fiberglass diamond-shaped shingles should be replaced with a roof covering system which is more accurate to the Period of Interpretation (1929-1941). The 1932 Sanborn Fire Insurance Map indicates "composition roofing" commonly known as "roll roofing" or "rolled-out roofing" (it is manufactured in rolls instead of sheets). Replacement of the existing roof system with a new, more historically accurate roof material is recommended. The GAF Corporation produces a product known as "Flintastic SA,"[1] a self-adhered modified bitumen roof system, which will give the appearance of a rolled-out roof system. The color "Colonial Slate" appears to be an appropriate color for the structures within the MALU Preservation District. An entire compatible roof system should be selected and installed according to the manufacturer's instructions, the *National Roofing Contractors Association (NRCA) Roofing Manual* (2017), the *Residential Asphalt Roofing Manual Design and Application Methods* by the Asphalt Roofing Manufacturers Association (2014).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for weathering, warping, and broken, loose, split, curled, missing shingles and flashing failures. Where possible, without damaging roof cover, use screwdriver or paint scraper to probe under edge of roof covering at overhang to check for rotted decking or dampness.

[1] See https://www.certainteed.com/commercial-roofing/products/flintlastic-sa-cap/ for further technical information

B101009-1 Insulation at First-Floor Structural Floor Frame	Poor	Serious
B101099-2 Insulation at Attic Structural Floor Frame	Poor	Serious

Existing moisture-damaged, deteriorated, and incomplete insulation should be removed from within the first-floor and attic-floor structural floor frames. Joist-plenum pockets areas should then be cleaned and repaired, if necessary. Foundation-level areas should be cleaned of all deleterious materials and objects. Mold and mildew remediation may be necessary as part of the cleaning regime prior to the installation of new insulation. An industrial hygienist should be recruited to investigate, test, and specify the ultimate cleaning protocol in mold-infested areas.

A building scientist, architect, or engineer skilled in southeast regional weather and moisture data should design the correct vapor barrier, insulation, and support system package to provide adequate R-value to floor-frame systems. System components may include: vapor barriers, properly sized (R-value) foil-faced insulation, and a support structure for the first-floor frame (filament type netting). Netting should be used to keep the insulation in place on the underside of the joists allowing a minimum of 2" airspace between the top of the insulation and the underside of the floor boards (or sub-floor). Insulation must be continuous and uninterrupted to be of any noted thermal value.

Consideration of the type on insulation, the attic ventilation, and other passive ventilation features should be grouped into a holistic building science project which includes the crawlspace, exterior wall, and roof insulation systems. See A101002 Column Foundations & Pile Caps – Foundation Piers for a discussion of passive ventilation treatments.

B301004 Chimney Flashing	Poor	Serious

All chimney flashings, including counter-flashing, should be replaced with an appropriate weight and type of non-corrosive metal, i.e. lead-coated copper, copper, zinc, or stainless steel). All flashing installation should be consistent with the *National Association of Sheet Metal Contractors Standard Practice in Sheet Metal Work* (1929), the *National Roofing Contractors Association (NRCA) Roofing Manual* (2017), and the *Residential Asphalt Roofing Manual Design and Application Methods* by the Asphalt Roofing Manufacturers Association (2014).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for rust, open vertical joints, loose flanges, inadequate exposure of fasteners, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, and deteriorated or missing cant strips or crickets.

B301005 Gutters & Downspouts	Poor	Serious

The roof drainage system is in poor condition but could easily be repaired without having to be completely replaced. Simple, traditional preservation maintenance repairs include rehanging gutters along the east and west elevations to ensure proper camber/slope and drain toward the downspouts; replace all missing downspouts; replace crushed and missing elbow outlets at bottoms of downspouts; and install either splash blocks (minimal) or underground drainage system (preferred)

to carry roof runoff to a storm water system. Gutter guards or downspout straining baskets may be used if leaf debris is a cyclical task (cleaning gutters).

If being replaced, roof area and maximum rainfall intensity calculations should be completed to determine appropriate sizes to allow for intensified rainfall events in the next ten years (projected maintenance time period). These calculations may change the appearance of the roof drainage system from its current configuration but should be designed to have similar architectural characteristics; maintaining the half-round gutters with round downspouts.

An appropriate guide for development of the gutter and downspout sizes and number of downspouts is the *Architectural Graphic Standards*[2] (most recent addition) Rainfall Intensity Map roof area calculations and reference local meteorological records for projected maximum rainfall intensity events.

Splash blocks need to be securely positioned and pinned in appropriate locations; and connections to underground drainage system should be in keeping with the building code and the park's *Cultural Landscape Report* (see G9087 Site Drainage above).

The roof drainage system (gutters and downspouts) is a critical component of the weather-resistant membrane of the building. The entire system should be regularly inspected and repairs made to return it to good condition including: quarterly inspection, cleaning and minor repairs to system; monthly checks to verify downspouts and splash blocks are performing properly (especially during lawn mowing season.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for misalignment, rust, corrosion, material accumulations and clogging, breaks, leaks, missing wire guards (if applicable), loose or missing hangers or other fasteners; failure to connect downspouts to available underground drainage or storm sewer systems; and failure to terminate on properly installed splash blocks.

B102009 Kitchen (Rear) Chimneys	Poor	Serious

The slender, one-wythe kitchen chimneys are vulnerable to weather and solar exposure (bending towards south and west sun positions). Chimney mortar joints are critical in the overall bonding of the chimney into a stable structure. The unique chimney cap feature must be maintained in good condition or be subject to premature failure. These chimneys shall be repointed with a mortar consistent with the original mortar or with a mortar designed to be compatible with the strength (hardness) of the brick, match the adjacent mortar in color, texture, strength, and joint width. All loose and missing mortar must be replaced. Damaged brick units shall be replaced with brick units that match adjacent units in size, color, and texture. Refer to NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*

Non-corrosive screening should be inserted into the tops of the chimney shafts to prevent birds and insects from nesting in chimneys. Screening should not be visible from ground level perspective.

[2] *Architectural Graphic Standards*, most recent edition, The American Institute of Architects, Washington, D.C.

D2010-2 53 Boulevard Plumbing Fixtures	Poor	Serious

The bathroom plumbing fixtures in 53 Boulevard should be replaced to match quality and functionality of 55 Boulevard and NPS policy guidelines for use of water-efficient fixtures.

Plumbing fixture components must be maintained in good condition using regular cyclical maintenance standards. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology.

D30-1 55 Boulevard HVAC	Poor	Serious

The HVAC system at 55 Boulevard should be serviced and repaired. If available, service contracts should require annual inspections of all components, including thermostats. The distribution system (concealed and exposed duct work) should be retained and foil-faced insulation installed or repaired with minimal impact to the existing building and historic fabric. Existing chases should be reused whenever possible. Thermostats should be replaced with current technology ("smart thermostats") which allow for programmed and regulated operation of the systems. Refer to NPS *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches*.

The *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* suggest consideration of ground-sourced heating and cooling systems in lieu of fossil fuel-based systems in future rehabilitation projects. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D30 HVAC for a comprehensive inspection checklist.

B201001 Exterior Skin – Wood Siding	Fair	Serious

A comprehensive exterior wood repair and painting project is required. Exterior wood surfaces would first be gently cleaned using non-pressure type cleaning by hand to remove dirt, grime, and particulate matter. A careful inspection of all wood siding will determine if any replacement repairs are required. Historic wood siding should be repaired using traditional techniques prior to replacement. Replacement wood siding found to be in poor condition should be replaced in-kind to match existing exterior wood siding; improving species and grade to more weather-resistant species is encouraged. Wood identification of historic siding components should be completed to determine species.

Paint should be carefully removed retaining any firmly adhered previous paint layers for historic color documentation. Professional preservation painters should be retained to execute a professional and high-grade paint project on the exterior surfaces of the building using approved color pallet; this includes preparation of existing surfaces and complete priming and repainting. Prior to painting, a complete historic preservation carpentry and wood-crafting preservation project should be carried out to secure a substrate in good condition with all historic material properly stabilized for future care. Work of this nature must not be carried out exclusive of other exterior carpentry repairs documented by this HSR.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for looseness; warping, surface cracking, checking; swelling of joints; loose or missing knots; rot; fungus or termite infestation; stains; evidence of dampness; skirting and other wooden features interfere with ventilation and condensation control, damage from rot from proximity to water source or soil; poorly executed previous repairs; use of putty, filler, sealant or caulk rather than correction of deficiency with traditional repair techniques.

A101002 Column Foundations & Pile Caps – Foundation Piers	Fair	Serious

Exterior perimeter piers were fully assessed where they are exposed to view. Enclosed areas of the foundation (all non-perimeter piers) were not accessible for observation due to the foundation panel enclosure system.

All foundation piers need to be inspected to determine their below-grade foundation condition and adverse effects of ground water runoff from roof drainage systems. Due to proximity of first floor to ground level this may require excavation under the house (archeological clearance required). A comprehensive brick repair and repointing project should be programmed.

Brick mortar joints are critical in the overall bonding of the piers into stable structures—each pier is an independent structure. The piers shall be selectively but systematically repointed with a mortar consistent with the original mortar or with a mortar designed to be compatible with the strength (hardness) of the brick, match the adjacent mortar in color, texture, strength, and joint width. All loose and missing mortar must be replaced. Damaged brick units shall be replaced with brick units that match adjacent units in size, color, and texture. Reference: NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.* The pier must be maintained in good condition or be subjected to premature structural failure.

The concrete curbs and cementitious panels are a poor solution for enclosure of the crawlspace. A more sophisticated building science approach to the dated exterior enclosure system which considers dew point, floor insulation, plumbing system insulation, and multiple points of access to the area should be developed. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* both contain good information concerning this process.

Replication of the lattice panel system used by the NPS as part of the 1985-87 treatment project should be considered. Lattice panels may be fabricated from synthetic wood-like materials and installed in such a manner as they are detachable and allow for crawlspace inspections and service calls to utility systems.

B2020 Exterior Windows	Fair	Serious

Prior to any treatment work a window schedule should be developed; this would include an opening-by-opening functional inspection (testing operability, dismantling interior frame to assess operating hardware, determination of window sash and/or frame is historic or replaced in 1985-87, etc.) and

assessment of all component features. As part of the survey a complete hardware schedule would be developed to document any historic hardware still in use and locations where replacement hardware has already been installed. Once field work is completed a prioritized list of preservation repairs will be developed on a feature-by-feature list with appropriate preservation treatment recommendations.

The wood double-hung windows throughout the structure should be repaired to their original working condition including reglazing, hardware repair or replacement, refinishing, and flashing of the horizontal exterior window casing to prevent water infiltration and future deterioration. Exterior window sills should be fabricated to include a drip reglet on the underside as found on several of the existing window sills; this encourages water to fall away from the building rather than run down the side of the exterior. Wood species and grade should be specified as to provide a durable and water-resistant species. See NPS *Preservation Brief 9: The Repair of Historic Wooden Windows* and the *Window Preservation Standards Collaborative Window Preservation Standards Protocol*.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspection guidance for wood sash, frame, casing and trim should include monitoring for splitting, rot, cracking, loose, poor fit, binding, missing, loose or missing glazing, and lack of weather-tightness.

G204001 Fences & Gates	Fair	Serious

A comprehensive repair project is required to replace deteriorated and missing fence and gate features such as posts, rails, fencing, gates, and hardware. A systematic survey and inspection is required of all gate and fence components to determine scope of work and quantities. Specifications should match those used in original installation of historic landscape features. Consult the 1995 *Cultural Landscape Report: Birth-Home Block* (MALU 489 D23).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspection guidance should include monitoring for warping, splitting, bowing, sagging, broken members, damage to wooden parts due to closeness or direct contact with soil, damage from either termites or other ground-based insects and rodents, and non-functional hardware (hinges, locks, latches).

Reference: *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

C3020 Floor Finishes	Fair	Serious

Note: Mold and mildew remediation may be necessary as part of cleaning protocol of interior floor surfaces after other interior surfaces (carpets) are removed. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of interior floor surfaces.

Care should be taken to preserve all historic interior floor finishes including historic wood strip flooring located in various locations throughout the building. All non-sustainable floor coverings (vinyl composition tiles (VCT), sheet vinyl, carpeting, etc.) should be removed and replaced with sustainable floor coverings. Materials including linoleum, recycled carpet squares, cork floor tiles, wool carpets, etc., would be acceptable within NPS Rehabilitation standards. Historic wood strip flooring should be repaired and refinished with a non-petroleum-based product such as a tung-oil product like Waterlox,[3] or other sustainable finish to replicate historic varnish finishes. Polyurethane is not considered an appropriate finish for historic wood floors. If physical evidence is discovered suggesting wood floors were painted, samples should be collected and analyzed, and a determination made if it would be an appropriate finish for the approved ultimate use.

In areas where historic flooring is not present under contemporary interior floors, the above policy guidelines concerning the use of sustainable materials should be considered.

C3030 Ceiling Finishes	Fair	Serious

Moisture, mold and mildew are common problems in unheated, unventilated, or under-cooled historic buildings, especially those with a history of moisture infiltration and leaky roofs. The following notes are applicable to all interior finishes with the presence of mold or mildew. All mildew and mold should be remediated from the interior finish surfaces and cleaned and disinfected according to the NPS National Center for Preservation Training and Technology (NCPTT) guidelines, *Resilient Heritage: Protecting Your Historic Home from Natural Disasters* (2015), Federal Emergency Management Agency (FEMA) recommendations, and the American Institute for Conservation (AIC) guidelines. The moisture and humidity levels in the building must be controlled, particularly in crawlspaces, before repairs to the interior finishes can be successful. See also NPS *Preservation Brief 24: HVAC Historic Buildings – Problems and Recommended Approaches* and *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

All repaired ceiling surfaces should be properly prepared, primed, and painted with quality interior paint according to approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Refer to NPS *Guidelines for the Treatment of Historic Furnished Interiors* (2006), NPS-28 *Cultural Resource Management Guideline* (1995), and *Preventative Conservation for Historic House Museums* (2010).

Once component features are in good condition maintain interior ceiling finishes and materials with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for deteriorated painted finishes including: alligatoring; checking; blistering; fading; loss of pigment; staining caused by insects; splashing; discoloration; complete absence of paint; paint film is less than 3mils in thickness and damages to substrate (holes, water damage, etc.).

[3] Refer to https://www.waterlox.com/solutions/finishing-wood-flooring for more information.

B203009 Other Exterior Personnel Doors – Screen Doors (all)	Fair	Serious

A door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, screening, hardware, and locking devices are included in the scope of work. Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

G9087 Site Drainage	Fair	Minor

All downspouts should have splash blocks directing roof water runoff away from the building perimeter; downspouts currently discharge directly to public sidewalk or side yard area. Discharge to public right-of-way may not be permitted in all municipalities and should be verified. Discharge into underground drainage system or retention on site may be required. Minor regrading of the side yard area site may be required to establish positive drainage away from the building towards site drainage swales or water retention areas or existing underground drainage systems.

Given the nature of the adjoining yards in the Birth-Home Block, all yard areas should be considered as a whole rather than considering each property as a separate entity.

G2050 Maintained Landscapes (Landscaping)	Fair	Minor

The surrounding landscaping should continue to receive routine inspection and maintenance including mowing turf areas, maintaining shrubs and bushes, removal of vegetation growing within ten feet of the building, and removal of accumulated vegetative debris. Implementation of other long-term recommendations of the 1995 *Cultural Landscape Report* should be planned.

B301004-2 Exterior Trim	Fair	Minor

A comprehensive exterior wood repair and painting project is required for the structure's entire exterior. Exterior wood surfaces would first be gently cleaned using non-pressure type cleaning by hand to remove dirt, grime and particulate matter. A careful inspection of all wood trim will determine if any replacement repairs are required. Historic wood trim should be repaired using tradition techniques prior to replacement. Refer to NPS *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*

New or replacement wood trim found to be in poor condition may be replaced in-kind to match existing exterior wood trim. Wood identification of historic trim components should be completed to determine species for future specifications.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, missing, loose or missing caulk, and lack of weather-tightness.

D502002 Lighting Equipment	Fair	Minor

Damaged and deteriorated ceiling-mounted lighting and fan fixtures should be replaced. All fixtures should be selected with consideration of the character-defining features on the building interior spaces. Fixtures should meet NPS policy requirements for energy efficiency. References: *NPS Guidelines for the Treatment of Historic Furnished Interiors* (2006) and *Preventative Conservation for Historic House Museums* (2010).

B203002 Solid Doors – Rear	Fair	Minor

Exterior solid wood doors exhibit a variety of preservation carpentry maintenance deficiencies. A comprehensive door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, doors, door frames, thresholds, interior and exterior door trim (see also B301004-2 Exterior Building Trim), hardware, and locking devices are included in the scope of work. Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

C1020 Interior Doors	Fair	Minor

An inventory and condition assessment should be conducted for all interior doors, the frames, and hardware, and a door schedule prepared with specific treatment recommendations.

In a rehabilitation treatment, it is recommended the extant original interior doors be repaired and returned to their original condition including cleaning original hardware, replacing missing hardware with matching hardware, and preparing, priming, and repainting the wood doors. Missing original doors should be replaced with replica wood doors and hardware to match the existing original doors. Other contemporary interior doors in the building should be removed. Any additional interior doors that are to be installed as a result of the revised floor plan (or to replace missing interior doors) should be compatible with the original solid interior doors.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or

missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

C103099 Other Interior Specialties – Mantelpieces	Fair	Minor

These unique interior character-defining features should continue to receive routine inspection and maintenance. Minor preservation repairs should be conducted by a skilled artisan to maintain the current paint and/or varnish finishes installed during the 1985-87 treatment project. Chimneys should be capped with a weather-resistant enclosure to prevent rain water from entering flues and allowing damage to interior brick and plaster surfaces adjacent to mantelpieces, including tile and brick surrounds and hearths.

Refer to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, *NPS Guidelines for the Treatment of Historic Furnished Interiors* (2006), and *Preventative Conservation for Historic House Museums* (2010).

C1010 Partitions	Fair	Minor

Fixed interior partitions (non-loadbearing walls) should continue to receive routine inspection and maintenance. Wall finishes should be treated in accordance with NPS Rehabilitation standards. Interior wall surfaces may be plaster over lath, as seen in some NPS archival photographs from the 1985-87 treatment project; other wall surfaces may be gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for deteriorated painted finishes including: alligatoring; checking; blistering; fading; loss of pigment; staining caused by insects; splashing; discoloration; complete absence of paint; paint film is less than 3mils in thickness and damages to substrate (holes, water damage, etc.).

D403001 Fire Extinguishing Devices	Good	Minor

Fire extinguishers provide the only on-site fire protection. A fire protection specialist shall inspect the building to determine the appropriate size, type, quantity, and locations of fire extinguishers for the current (or approved) use and occupancy of the building. All extinguishers shall comply with National Fire Protection Association (NFPA) codes and be inspected and recharged on a regular basis. All NPS staff occupying the building should be trained in the selection, use, and maintenance of portable fire extinguishers. Fire extinguishers stationed in an unheated building must be properly

classified for this condition (B or C) and comply with *NFPA 10 Standard for Portable Fire Extinguishers*.

D2010-1 55 Boulevard Plumbing Fixtures	Good	Minor

Maintain plumbing fixtures at 55 Boulevard in good condition using regular cyclical maintenance standards. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance D20 Plumbing for a comprehensive inspection checklist.

At the next cyclical interval replace plumbing fixtures to meet NPS policy guidelines for use of water-efficient fixtures.

D30-2 53 Boulevard HVAC	Good	Minor

Repair and service existing HVAC system components at 53 Boulevard. System components were not individually assessed. If available, service contracts should require annual inspections of all components, including thermostats. The distribution system (concealed and exposed duct work) should be retained and foil-faced insulation installed or repaired with minimal impact to the existing building and historic fabric. Existing chases should be reused whenever possible. Thermostats should be replaced with current technology (smart thermostats) which allow for pre-programmed and regulated operation of the systems. Refer to NPS *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches*.

The NPS *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* suggest consideration of ground-sourced heating and cooling systems in lieu of fossil fuel-based systems in future rehabilitation projects. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D30 HVAC for a comprehensive inspection checklist.

D5010 Electrical Service & Distribution	Good	Minor

The existing electrical service likely dates to the 1985-87 rehabilitation project. System components were not individually assessed.

A licensed electrician or electrical contractor shall inspect the existing electrical system and create an electrical diagram for each independent (metered) electrical service showing all panels, subpanels, and circuits, overlaid on existing building drawings. Such a map will identify all electrical panels to determine if any of the panels can be retained and reused. Extraneous subpanels should be removed. New panels and subpanels shall be installed as needed to meet the electrical loads of the approved use of the building. All work shall be completed in compliance with local, state, and national electrical codes and applicable NPS and NFPA guidance.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D50 Electrical for a comprehensive inspection checklist.

Building utilities should not be mounted directly to exterior building surfaces composed of historic fabric. At the next opportunity all electrical panels, meters, etc., should be removed from the building, placed on concrete pedestals in a discreet location, and building exteriors should be repaired.

B101001-1 First-Floor Structural Floor Frame	Good	Minor
B101001-2 Attic Structural Floor Frame	Good	Minor

Routine inspections and maintenance of the first-floor frame including floor joists, perimeter wall plates, foundation piers, painted exterior wood siding, insulation (see B101099-1 Insulation at First-Floor Structural Floor Frame and B101099-2 Insulation at Attic Structural Floor Frame), and other component features will maintain the structural floor frames in good condition. Access to first-floor frame is available along perimeter of building by removal of foundation panels.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B102001 Structural Roof Frame	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the roof finish, flashings, and framing, should continue to identify any leaks, damage, or deflections in the structural roof frame.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B102099-1 Main Chimney	Good	Minor

Brickwork is in good condition. A simplified weather-resistant and screened chimney cap, constructed from non-corrosive sheet metal, should be installed to keep rain water out of the chimney interior, especially those flues not being used.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for cracks, spalling, loss of mortar, or structural damage caused by the occurrence of lightning strikes.

B201008 Exterior Soffits	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the exterior roof soffits should continue to identify any leaks or other maintenance deficiencies. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for looseness, warping, surface cracking, swelling of joints, loose or missing features, fungus, or termites and other insects or rodent infestation.

B101002 Structural Interior Walls	Good	Minor

Interior structural walls (loadbearing walls) should continue to receive routine inspection and maintenance. Wall finishes should be treated in accordance with NPS Rehabilitation standards. Interior wall surfaces may be plaster over lath, or gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for structural deficiencies including warping or buckling of the walls, increased cracking on the wall surfaces, or possible delamination or failure of interior finishes due to crushing of the structural members from movement or other structural failure.

B203001 Glazed Doors – Front	Good	Minor

Exterior glazed (with window glass) wood doors exhibit a variety of preservation carpentry maintenance deficiencies. A comprehensive door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, doors, fixed glazing, thresholds, interior and exterior door trim (see also B301004-2 Exterior Building Trim), hardware, and locking devices are included in the scope of work which should be documented in a comprehensive door schedule (appended to the HSR). Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

C103008 Counters	Good	Minor
C103009 Cabinets	Good	Minor
C103098 Other Casework – Interior Trim	Good	Minor

Maintain interior fittings, such as counters, cabinets, and interior trim, with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for missing, cracking, splintered, broken, warping, rot, abrasion, scuff marks, deteriorated finish, evidence of mechanical damage or personal abuse, and missing/damaged hardware.

C3010 Wall Finishes	Good	Minor

Moisture, mold, and mildew are common problems in unheated, unventilated, or under-cooled historic buildings, especially those with a history of moisture infiltration and leaky roofs. The following notes are applicable to all interior finishes with the presence of mold or mildew. All mildew and mold should be remediated from the interior finish surfaces and they should be cleaned and disinfected according to the NPS National Center for Preservation Training and Technology (NCPTT) guidelines, *Resilient Heritage, Protecting Your Historic Home from Natural Disasters* (2015), Federal Emergency Management Agency (FEMA) recommendations, and the American Institute for Conservation (AIC) guidelines. The moisture and humidity levels in the building must be controlled, particularly in crawlspaces, before repairs to the interior finishes can be successful. See also NPS *Preservation Brief 24: HVAC Historic Buildings – Problems and Recommended Approaches*, and *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality. Refer to NPS *Guidelines for the Treatment of Historic Furnished Interiors* (2006), NPS-28 *Cultural Resource Management Guideline* (most recent), and *Preventative Conservation for Historic House Museums* (2010).

Maintain interior wall finishes and materials with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for deteriorated painted finishes, like alligatoring, checking, blistering, fading, loss of pigment, staining caused by insects, splashing, discoloration, complete absence of paint, and paint film less than 3mils thick.

B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR

It is important to know if there is insulation and/or a vapor barrier within the wall cavity of the exterior walls. Thermal digital photography and other remote sensing tools may be able to determine if there is insulation and/or a vapor barrier within the wall cavity. Selective destructive investigation

would also allow fabric investigation into the wall cavity by removal of either exterior wood siding or interior wall covering. If the interior walls are determined to be plaster over lath (a simple drill test will identify materials) then the recommended treatment is to remove localized areas of exterior wood siding. If the interior wall surface is determined to be drywall then removal of the interior surface is the recommended treatment. This test protocol will determine a) if there is insulation and/or a vapor barrier, b) if it is properly installed, and c) if there is damage to the wall structure (mold or mildew, or deterioration). This information will contribute to holistic preservation maintenance management decisions effecting the long-term preservation and use of the structure and what future actions are required for thermal moisture upgrade of exterior envelope (as required for natural hazard resiliency).

D2020 Domestic Water Distribution	NIAR	NIAR

Return domestic water distribution system to good condition. Tasks include repairs to any leaking plumbing lines, insulation of all plumbing lines within the crawlspace, and complete inspection and assessment by a licensed master plumber. All systems must meet NPS mandated policies, guidelines, and building codes (see Code Compliance section).

D2030 Sanitary Waste System	NIAR	NIAR

Return sanitary waste system to good condition. Tasks include documentation of locations of park connections to City of Atlanta sanitary sewer lines, documentation that all plumbing stacks and vent lines meet code and are properly screened against insect and rodent access, and a complete inspection and assessment by licensed master plumber. Sanitary waste lines located within the crawlspace should be insulated against freezing. All systems must meet NPS mandated policies, guidelines, and building codes (see Code Compliance section).

D4010 Sprinklers	NIAR	NIAR

A fire suppression (sprinkler) system was not extant at the time of the inspection. Any proposed fire suppression systems shall be designed and installed in accordance with NPS *Director's Order 58: Structural Fire Management*, all local codes, *NFPA 909 Code for the Protection of Cultural Resource Properties (Museums, Libraries, and Places of Worship)*, and *NFPA 914 Code for Fire Protection of Historic Structures*.

The NPS structural fire program requires protection of cultural resources, including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards.

This page intentionally blank.

Effects of Recommended Treatments

The potential effects of the recommended treatments are outlined in Table 4. Potential effects to historic fabric, recommended mitigating measures, and beneficial outcomes are examined.

The component features listed are those found to be in Poor or Fair condition with Critical or Serious maintenance deficiencies as they require treatment (projects) beyond cyclical or routine maintenance or preservation maintenance. Component features found to be in Good condition with Minor deficiencies, and treatment recommendations which include periodic housekeeping and routine or cyclical maintenance are not included as they are not eligible for NPS project funds and should be accomplished through ONPS park-base operations (maintenance programs).

Recommended treatments are subjective; all will depend on the implementation of recommendations in the field, or on the design phase of a project where specifications and architectural drawings may be developed to guide the work. All treatments effecting historic resources should be documented as per NPS-28 requirements (HSR Part 3).

Table 4. Effects of Recommended Treatment, 53-55 Boulevard, NE

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
CRITICAL			
D509004: Install lightning protection system on roof of building. Ground electrical system.	System appurtenances are attached to building but with minimal impact to historic fabric.	Installation will be subjected to review prior to installation. Coordinate with roof replacement project.	Building will be protected from lightning strikes and electrical system will be grounded which are basic code requirements.
D503001: Install new hard-wired fire alarm system detection (smoke/heat) and alarm (audio/visual) devices within building.	Minimal impact to historic fabric for routing and mounting of new system. Some components will be visible on the interior.	Fire alarm detection devices will be reviewed by NPS prior to installation.	Historic building and occupants will be alerted to fire. Complies with NPS policies for protection of historic resources.
B201007: Carpentry repairs to exterior porch structures. Remove and replace exterior porch stair structures including handrails. Historic posts to be preserved.	No adverse effect. Non-historic material will be removed and replaced in-kind.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Component features and CDFs will be returned to good condition. Life-safety issue mitigated.
D503008: Install new/upgrade existing security system.	Minimal impact to historic fabric for routing of new system. Some components will be visible on the interior.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Historic building and occupants will be protected from intrusion. Complies with NPS policies for protection of historic resources.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
SERIOUS			
B301001: Replace roof finish (shingles) with new roof system (composition).	No adverse effect. Non-historic material will be removed/replaced with more compatible and historically accurate system.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Component and character-defining feature (CDF) will be returned to good condition.
B101009-1 & -2: Remove and replace insulation below first floor frame and between attic floor joists.	No adverse effect, historic fabric not disturbed.	None required.	Will improve energy efficiency of building performance.
A101002: Repair historic foundation piers; redesign enclosure system to allow crawlspace ventilation.	No adverse effect; repair historic fabric and remove non-historic fabric. Improve preservation of historic floor frame.	All treatments meet NPS rehabilitation standards. Redesigned enclosure system will be based on historic images of the historic district.	Non-sympathetic building component features removed. New non-historic fabric compatible with exterior CDFs of historic district. Improves crawlspace ventilation.
B301004-1: Remove and replace sheet metal chimney flashing.	No adverse effect. Non-historic material will be removed and replaced with more compatible system.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Component and CDF will be returned to good condition.
B301005: Remove and replace, or repair, existing gutter and downspout system.	No adverse effect. Non-historic material will be removed and replaced with more compatible system.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Component and CDF will be returned to good condition.
B102009-2: Masonry repairs to two kitchen (rear) chimneys.	Some minor loss of damaged historic fabric (bricks and mortar joints).	Repairs are compatible with extant historic fabric. Brick replacement, if required, will be in-kind.	Component and historic fabric returned to good condition.
D2010: Install new plumbing system and appurtenances (including fixtures), where required.	Moderate impact to historic fabric (structure and finishes) for routing of new plumbing system.	Repairs are compatible with extant historic fabric. Component replacement, if required, will be in-kind.	Upgraded plumbing system will allow for occupant use of the building and meet NPS water-efficiency policies.
D30: Install new HVAC system or upgrade existing system and all appurtenances, including fixtures.	Moderate impact to historic fabric (structure and finishes) for routing of new HVAC system (dependent on system). Exterior components will remain visible.	Repairs will be documented. Material being replaced dates to 1986-87 rehabilitation.	Upgraded HVAC system will allow for occupant use of the building, improve interior climate, be more energy efficient, and meet NPS policies.
B201001: Exterior carpentry repairs to exterior wood siding. Repaint exterior of building.	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	Repairs are compatible with extant historic fabric. Wood siding replacement will be in-kind.	Component and historic fabric returned to good condition. Improved appearance of structure within historic district.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B2020: Repair existing wood windows to operable and good condition. (Will require removal and reinstallation to repair sash and frame components.)	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	Repairs will be executed according to NPS preservation standards by experienced preservation carpenters. Repairs are compatible with extant historic fabric.	Historic fabric will be preserved. Component and historic fabric returned to good condition.
G204001: Repair/replace existing perimeter fences and gates according to CLR treatment recommendations.	No adverse effect; replace existing non-historic fabric based on approved NPS document.	None required.	Historic cultural landscape features and historic district components are maintained. Visitor safety maintained.
C3020: Implement recommended treatments for interior floor materials and finishes. Mold remediation may be required in specific water damaged locations.	No adverse effect; non-historic materials. General rehabilitation treatment. Care will be taken to preserve all historic interior floor materials and finishes.	Work will be compatible with rehabilitation treatment. Repairs are compatible with extant historic fabric.	CDFs and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
C3030: Implement recommended treatments for interior ceiling materials and finishes. Mold remediation may be required in specific water damaged locations.	No adverse effect; non-historic materials. General rehabilitation treatment. Care will be taken to preserve all historic interior ceiling materials and finishes.	Work will be compatible with rehabilitation treatment. Repairs are compatible with extant historic fabric.	CDFs and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
B203099: Repair exterior screen doors.	No adverse effect. Non-historic material will be removed and repaired/ replaced in-kind.	Repairs will be documented. Material being replaced dates to 1986-87 treatment.	Component and CDF will be returned to good condition.
MINOR			
G9087: Correct site drainage deficiencies.	No adverse effect. Area is previously disturbed from 1986-87 rehabilitation and subsequent park maintenance work.	Archeological monitoring may be required for minor regrading of site.	Will lessen chance of water infiltration at masonry foundations and allow dry condition in crawlspace.
G2050: Remove encroaching vegetation within 10 feet of building. Maintain CLR-recommended landscapes.	No adverse effect. Historic fabric is not affected.	Improves performance of historic structure exterior components. Minimizes damage from encroaching vegetation.	Will allow air circulation around building lessening chance of mold, mildew, and rot of wood features. Will return yards to historic appearance as per CLR.
B301004-2: Repair/replace existing exterior building trim.	No adverse effect, historic fabric will be preserved as per NPS-28 stewardship protocols.	Repairs will be executed according to NPS preservation standards. Repairs are compatible with extant historic fabric.	Component and historic fabric returned to good condition. Improved appearance of structure within context of historic district.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D502002: Install a new lighting system (replace existing non-historic fixtures).	No adverse effect; non-historic materials. Minimal impact to historic fabric for installation of new system.	Repairs will be executed according to NPS preservation standards. Repairs are compatible with extant historic fabric.	Upgraded lighting system will allow for occupant use of the building and improve interior light levels.
B2030: Conduct survey, and recommend and implement repairs to all exterior doors.	No adverse effect; non-historic fabric will be maintained.	Treatment documents will be prepared (door schedule) as part of larger interior rehabilitation project. Will met NPS-28 treatment standards.	Component will be maintained and returned to good condition.
C1020: Conduct survey, and recommend and implement repairs to all interior doors.	No adverse effect; historic fabric will be maintained.	Treatment documents will be prepared (door schedule) as part of a larger interior rehabilitation project; will met NPS-28 treatment standards.	Component and historic fabric maintained and returned to good condition.
C103099: Maintain and repair historic interior mantelpieces.	No adverse effect; historic fabric will be maintained.	Treatment documents will be prepared as part of a larger interior rehabilitation project; will meet NPS-28 treatment standards.	CDF and historic fabric maintained and returned to good condition.
C1010: Repair damaged historic fabric of partitions. Implement cyclical preservation maintenance routine.	No adverse effect; historic materials and finishes will be preserved. Minimal amounts of historic fabric removed for testing.	Test samples are minimal and will be taken in hidden locations. Repairs will be executed according to NPS-28 treatment standards.	Component and historic fabric maintained and returned to good condition.
G2030: Improvements to sidewalks.	None. Non-historic fabric.	None required.	Pedestrian paving will be returned to good condition.
D403001: Install new/recharge existing and supplement existing fire extinguishers throughout building.	Minimal impact to historic fabric for mounting brackets. Will be visible within the building.	Provides for occupant life-safety requirements. No fire suppression system.	Historic building and occupants will be protected from fire. Will comply with NFPA and NPS policies.
D50: Upgrade electrical distribution system and panels.	Minimal impact to historic fabric for routing of new system. Some components may be visible within the building.	Electrical plan will be reviewed by NPS prior to installation.	Upgraded electrical system will allow for occupant use of the building.
B101001: Inspect and assess first-floor and attic structural floor frames.	No adverse effect; historic fabric will not be disturbed.	Evaluation will identify any maintenance deficiencies.	Maintain component in good condition.
B102001: Inspect and assess roof structural frame.	No adverse effect; historic fabric will not be disturbed.	Evaluation will identify any maintenance deficiencies.	Maintain component in good condition.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
C3010: Implement recommended treatments for interior wall materials and finishes. Mold remediation required.	Minor amounts of damaged historic fabric may be removed; mostly non-historic materials to be removed.	Treatment will use traditional repairs to the historic fabric. Material replacement will be in-kind. Repairs are compatible with extant historic fabric.	CDFs and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
Not Individually Assessed or Rated (NIAR)			
B201002: Install exterior wall insulation and vapor barriers.	Adverse effect; will require removal of large quantities of historic fabric (either interior or exterior) and character-defining features.	Samples may be saved and all work documented as per NPS-28 (HSR Part 3).	Will improve thermal performance of exterior building envelope and assist NPS in meeting energy efficiency goals.
D2020: Inspect and test domestic water supply.	No effect; does not impact historic fabric.	None required.	Information will guide future treatment.
D2030: Inspect and repair sanitary waste system.	Minimal impact to historic fabric for installation of new components.	Plumbing plan will be reviewed by NPS prior to execution.	Upgraded plumbing system will allow for occupant use of the building.
D4010: Install fire suppression systems (sprinklers) throughout.	Moderate impact to historic fabric for installation of system. System features (sprinkler heads) and piping will be visible within the building.	Locations will be reviewed by NPS prior to installation. Minimal historic fabric in ceilings.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
End of Table.			

This page intentionally blank.

Appendix A

This page intentionally blank.

Appendix A: Bibliography

Primary Sources

Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Elizabeth A. Lyon (State Historic Preservation Officer, Department of Natural Resources)*. December 16, 1993.

Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Robert D. Bush (Executive Director, Advisory Council on Historic Preservation)*. March 11, 1994.

Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, replace fences at 472-474, 476-478 Auburn Avenue and 53-55 Boulevard." *Memorandum to Superintendent, Martin Luther King, Jr. National Historic Site*. April 12, 1994.

Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494, and 510 Auburn." *Memorandum to Superintendent, Martin Lither King, Jr. NHS*. June 1, 1994. SERO archives, CRD Central Files, MALU-94-08, Restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494 and 510 Auburn Avenue, 1994.

Klima, Don L. (Director, Eastern Office of Review, Advisory Council on Historic Preservation). "Proposed Replacement of Fences at 472-474 & 476-480 Auburn Avenue and 53-55 Boulevard, Martin Luther King, Jr. National Historic Site., Atlanta, Fulton County, Georgia." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, National Park Service)*. March 28, 1994.

Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472, 474, 476, 480, 484, 488 & 492 Auburn Avenue, NPS # - MALU-94-07, Fulton County, Georgia, HP931221-004." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office)*. January 21, 1994.

Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472-474, and 476-480 Auburn Avenue, and 53-55 Boulevard, NPS # - MALU-94-07, Fulton County, Georgia, HP931221-004 (Follow-up)." *Letter to Paul B. Hartwig (Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office)*. March 2, 1994.

"Porch painting of Historic Structures." *Assessment of Actions Having an Effect on Historic Properties*. PEPC Project Number 48293. Date prepared 07/15/2013 by Leah Berry. MALU Archives.

Sanborn Fire Insurance Company. *Atlanta, Georgia*. 1899. The Digital Library of Georgia. Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1892 on February 10, 2020.

Sanborn Fire Insurance Company. *Atlanta, Georgia.* 1911. The Digital Library of Georgia. Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1911 on February 10, 2020.

Sanborn Fire Insurance Company. *Atlanta, Georgia.* 1932. MALU Archives.

Southern and Southwestern Surveying and Publishing Company, *City Atlas of Atlanta, Georgia.* 1878. *City* Emery University Libraries Digital Collections. Accessed at http://disc.library.emory.edu/atlantamaps/2012/10/ on August 13, 2018.

SERO Archives, CRD Central Files, MALU-94-07, Replace fences at 472-474, 476-480 Auburn Avenue and 53-55 Boulevard, 1994.

Archival photographs were found in the following locations in the MALU Archives:

Series 5, Subseries D, Box 3, Folder 46.
Series 8, Subseries A, Box 2, Folder 20.

The following deeds were found in the Fulton County Real Estate Records at the Fulton County Courthouse:

Deed Book 201, Page 328
Deed Book 177, Page 370
Deed Book 177, Page 383
Deed Book 1119, Page 361
Deed Book 1530, Page 366
Deed Book 9105, Page 307

The following resources were compiled for the background information on the owners and tenants of 53-55 Boulevard, NE:

Ancestry.com:

1850, 1860, 1870, 1880, 1900, 1910, 1920, 1930, and 1940 United States Federal Censuses.
1871-1872, 1875, 1880-1881, 1883, 1885-1889, 1892-1896, 1898-1916, 1918-1922, 1924-1940, and 1950 Atlanta City Directories.
1925 New York State Census.
Georgia, Deaths Index, 1914-1940.
Georgia Marriage Records from Select Counties, 1828-1978.
Georgia, Wills and Probate Records, 1742-1992.
Pennsylvania and New Jersey, Church and Town Records, 1669-2013.
U.S. World War I Draft Registration Cards, 1917-1918

Findagrave.com:

August Adolph Teitlebaum
Emil C. Seiz
James Jackson
Mary Silver Jackson
Mary Lamar Jackson Davis
Webster Arthur Davis
Allen P. Lightner
Lavata Kirk Shaw Lightner

Newspapers.com:

The Atlanta Constitution, August 30, 1903, p. 7.
"Sent to Police Fake Riot Call, W.J. Durce Telephoned False Alarm to Barracks." The Atlanta Constitution. November 6, 1905, p. 5.
"Legal Advertisement. Georgia, Fulton County." *The Atlanta Constitution*. March 15, 1906.
"As to Shot Gun Houses." *The Charlotte Observer*, April 11, 1908, p. 4.
"Tribute Paid to Mrs. Jackson as Federation President." *The Atlanta Constitution*. July 4, 1926, p. 34.
"Shaw." *The Atlanta Constitution*. August 8, 1930. p. 20. Newspapers.com
"E.C. Seiz Sr., Architect, Dies at Age of 67." *The Atlanta Constitution*. August 21, 1940. p. 24.
"Harris." *The Atlanta Constitution*. August 20, 1951, p. 18.
"Standing on Peachtree 100 Years: Historians mark anniversary for Rose home." *The Atlanta Constitution*. November 29, 2001. p. JD3.

Google Books:

Jones, Sharon Foster. "Atlanta's Ponce de Leon Avenue: A History." Arcadia Publishing, 2012.

Secondary Sources

Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson (Cultural Resources Planning Division, Southeast Regional Office, National Park Service, Department of the Interior). "Martin Luther King, Jr., National Historic Site." *Historic Resource Study*. August 1994. NPS TIC No. MALU 489 D21.

Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson (National Park Service, Southeast Regional Office). "Martin Luther King, Jr., National Historic Site." *National Register of Historic Places Registration Form*. NRHP No. 80000435. October 15, 1993.

Edwards, Jay D. "New Orleans Shotgun: A Cultural Geography." *Culture After Hurricanes Rhetoric and Reinvention on the Gulf Coast*. ed. M.B. Hackler. Jackson: University Press of Mississippi, 2010.

Edwards, Jay D. "Shotgun, The Most Contested House in America." *Buildings & Landscapes: Journal of the Vernacular Architecture Forum, Vol. 16, No. 1 (SPRING 2009)*. University of Minnesota Press.

Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home*. Boston; New York: Houghton Mifflin Company, 2004.

Glassie, Henry. *Vernacular Architecture*. Bloomington: Indiana University Press, 2000.

Grashof, Bethanie C. (Architect, Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology). *Letter to Paul Hatchett, Southeast Regional Office, National Park Service*. August 2, 1993. MALU Archives.

Harpers Ferry Center, National Park Service, US Department of the Interior. "Martin Luther King, Jr. National Historic Site." *Long-Range Interpretive Plan* (LRIP). December 2011. NPS TIC No. MALU 489 124681.

"House Types in Georgia", Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, GA. Undated. Accessed at www.gashpo.org on 09/23/19.

Joseph K. Oppermann-Architect, P.A. "Double-Shotgun House, 480 Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report*. 2018.

Joseph K. Opperman—Architect, P.A. "Double-Shotgun House, 484 Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report*. 2018.

Joseph K. Oppermann-Architect, P.A. "Three Double-Shotgun Houses, 493ABC Auburn Avenue, Martin Luther King, Jr. National Historical Park." *Historic Structure Report*. May 2017.

Kniffen, Fred B. "Louisiana House Types." *Annals of the Association of American Geographers* 26 (1930).

Lawliss, Lucy A. (Regional Historical Landscape Architect). "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report*. May 1995. NPS TIC No. MALU 489 D23.

MALU Archives, Series 5, Subseries D, Box 2, Folder 4, 1895-1980 List of Occupants.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2005.

National Park Service Cultural Resource Climate Change Strategy. *Climate Change Related Impacts by Cultural Resources – Buildings & Structures*.

National Park Service, Department of the Interior. "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." May 1984. NPS TIC No. MALU 489 62055. MALU Archives.

National Park Service, U.S. Department of the Interior. "Martin Luther King, Jr. National Historic Site." *Foundation Document*. August 2017. NPS TIC No. MALU 489 139927.

Preservation Alliance of Louisville and Jefferson County, Inc. *The Shotgun House*. Study, Louisville, KY: Preservation Alliance of Louisville and Jefferson County, Inc., 1980.

"Residential Architectural Styles in Georgia." *Georgia's Living Places: Historic Houses in Their Landscapes*, pp. I-10. Accessed at www.gashpo.org on 09/23/19.

Urban Design Plus. "472-474 Auburn." *Architectural Survey: Martin Luther King Historic District*. 1981. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

Uniformat II Work Breakdown Structure (WBS) (rev. 02/18/2008), ASTM E1557-09 (2015).

Vlach, John Michael. "The Shotgun House: An African Architectural Legacy." *Common Places: Readings in American Vernacular Architecture*. Dell Upton, John Michael Vlach, editors. Athens: University of Georgia Press, 1986.

WLA Studio, SBC+H Architects, and Palmer Engineering. "550 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report*. May 2017.

WLA Studio, SBC+H Architects, and Palmer Engineering. "526 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report*. May 2017.

WLA Studio, SBC+H Architects, and Palmer Engineering. "540 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report*. May 2017.

WLA Studio, SBC+H Architects, and Palmer Engineering. "546 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Historic Structure Report*. May 2017.

Technical Sources

American Institute of Architects. *Architectural Graphic Standards*. New York: John Wiley & Sons, Inc.: New York, 1970.

Asphalt Roofing Manufacturers Association. *Residential Asphalt Roofing Manual Design and Application Methods*. 2014.

Birnbaum, Charles A. *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes*. U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1994. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm on December 9, 2019.

Bomar, Mary A. *Director's Order 50B: Occupational Safety and Health Program*. National Park Service, 2008. Accessed at http://www.nps.gov/policy/DOrders/50B.htm on December 18, 2012.

Clinton, William J. *Executive Order 13006: Locating Federal Facilities on Historic Properties in Our Nation's Central Cities.* May 21, 1996. Accessed at http://www.achp.gov/EO13006.html on December 18, 2012.

Denver Service Center. "Design Standards." *Denver Service Center Workflows.* National Park Service, Department of the Interior. 2009. Accessed at http://www.nps.gov/dscw/dstandards.htm on March 6, 2012.

Grimmer, Anne E (revised). *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 2017. Accessed at https://www.nps.gov/tps/standards.htm on December 9, 2019.

Jarvis, Jonathon. *Director's Order 58: Structural Fire Management.* National Park Service, Washington, DC, 2010. Accessed at http://www.nps.gov/policy/DOrders/DOrder58.pdf on December 18, 2012.

Jester, Thomas C., and Sharon C. Park. *Preservation Brief 32: Making Historic Properties Accessible.* U.S. Department of the Interior, National Park Service, Technical Preservation Service, Washington, DC, September 1993. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm on December 9, 2019.

Mack, Robert C., and John P. Speweik. *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1998. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm in December 9, 2019.

Merrit, Jane, and Julie A. Reilly. *Preventative Conservation for Historic House Museums.* AltaMira Press: 2010.

Myers, John H. *Preservation Brief 9: The Repair of Historic Wooden Windows.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1981. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm on December 9, 2019.

National Association of Sheet Metal Contractors. *Standard Practice in Sheet Metal Work.* 1929.

National Historic Preservation Act of 1966, as amended. Advisory Council for Historic Preservation. Accessed at http://www.achp.gov/nhpa.html on December 18, 2012.

National Park Service, National Center for Preservation Training and Technology (NCPTT). *Resilient Heritage: Protecting Your Historic Home from Natural Disasters*. 2015.

National Park Service. *NPS 28: Cultural Resource Management Guideline.* Washington, DC, 1998. Accessed at http://www.nps.gov/history/history/online_books/nps28/28contents.htm on December 18, 2012.

National Park Service, and Advisory Council on Historic Preservation. *Programmatic Agreement among the National Park Service (U.S. Department of the Interior), the Advisory Council on Historic Preservation and the National Conference of State Historic Preservation Officers for Compliance with Section 106 of the National Historic Preservation Act.* Washington, DC: 2008. Accessed at http://www.nps.gov/policy/106agreement.pdf on December 18, 2012.

National Fire Protection Association. *NFPA 10 Standard for Portable Fire Extinguishers.* 2017.

National Fire Protection Association. *NFPA 909 Code for the Protection of Cultural Resource Properties—Museums, Libraries, and Places of Worship.* 2017.

National Fire Protection Association. *NFPA 904 Code for Fire Protection of Historic Structures.* 2019.

National Roofing Contractors Association. *Roofing Manual.* 2017.

Nelson, Lee H. *Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1988. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm on December 9, 2019.

Occupational Safety and Health Administration. *Lead in Construction.* OSHA 3142-12R 2004. Accessed at https://www.osha.gov/Publications/osha3142.pdf on December 9, 2019.

Park, Sharon C. *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1991. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm on December 9, 2019.

Park, Sharon C. *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1996. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm on December 9, 2019.

Rockman, Marcy, et al. 2016. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service.

Stanton, Robert. *Director's Order 28: Cultural Resource Management.* National Park Service, Washington, DC, 1998. Accessed at http://www.nps.gov/policy/DOrders/DOrder28.html on December 18, 2012.

United States Access Board. "ABA Accessibility Standards." Accessed at https://www.access-board.gov/giodelines-and-standards/buildings-and-sites/about-the-aba-standards/aba-standards/single-file-version on November 13, 2019.

Weeks, Kay D., and David W. Look. *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, DC, 1991. Accessed at https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm on February 10, 2020.

This page intentionally blank.

Appendix B

This page intentionally blank.

Appendix B: Archival Photographs



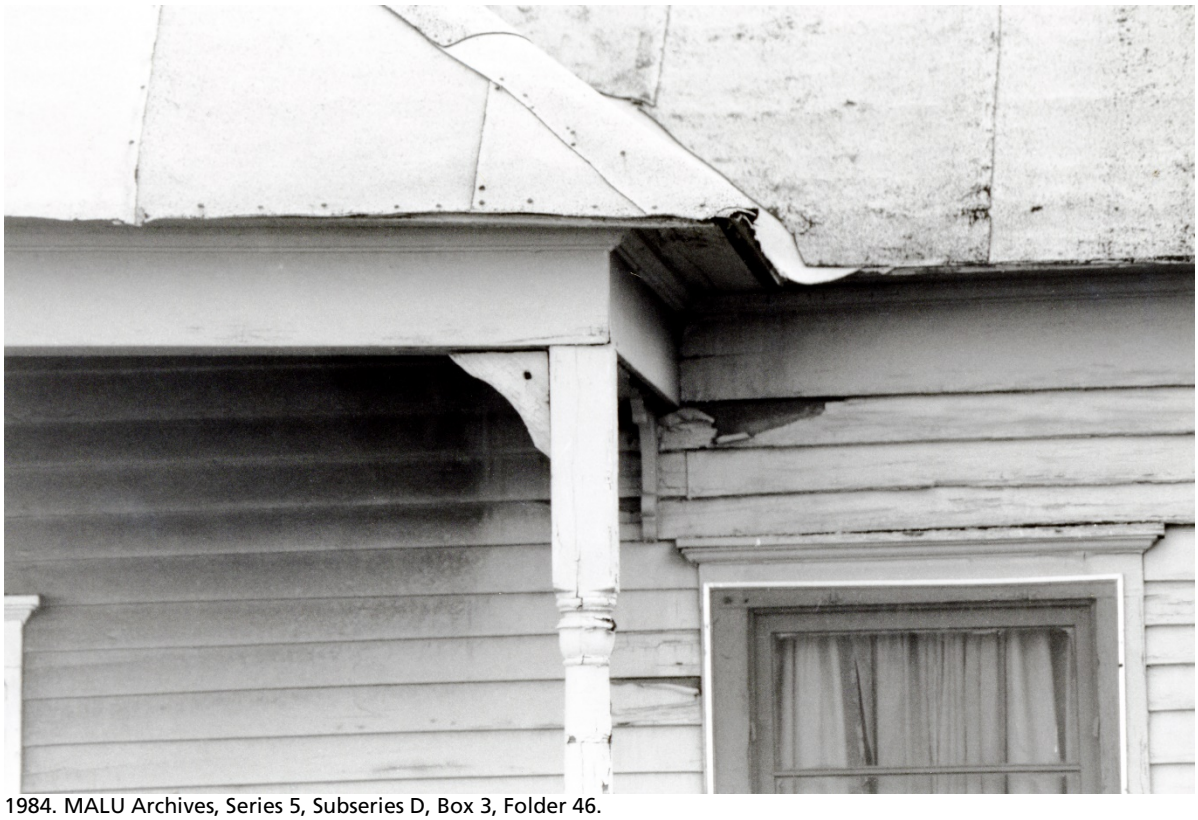
October 1979. MALU Archives, Series 8, Subseries A, Box 2, Folder 20



July 1981. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



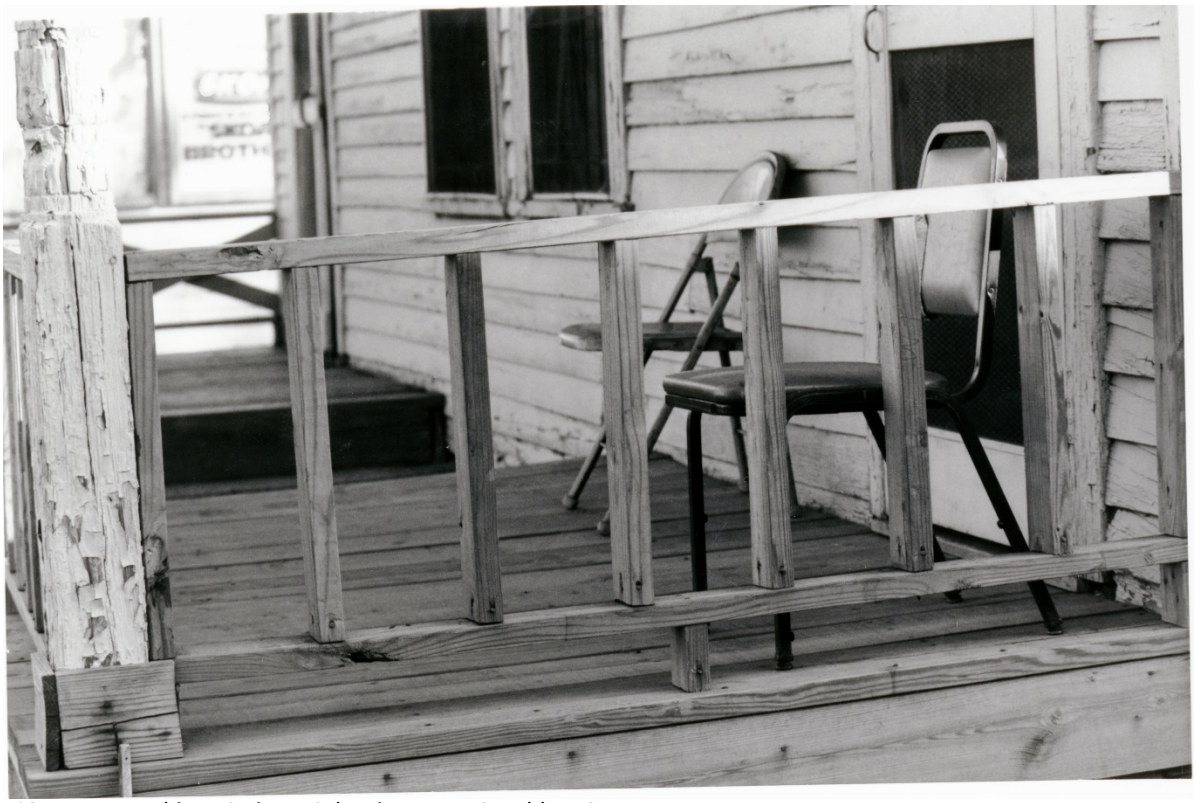
1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



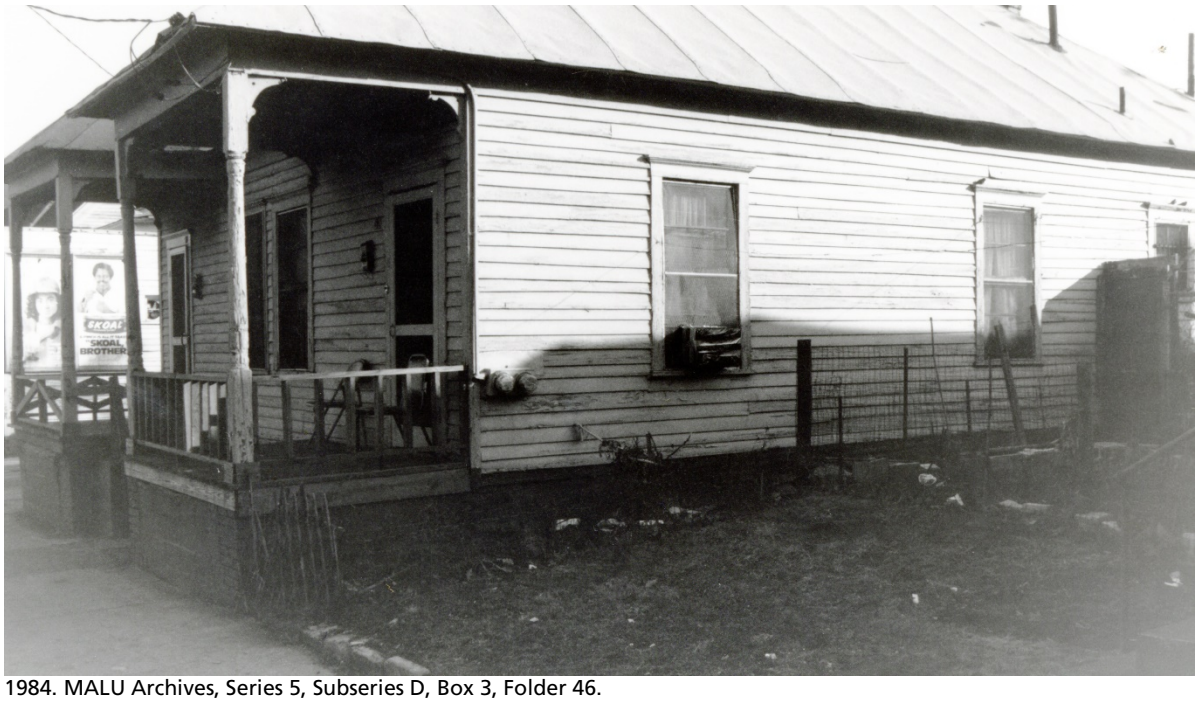
1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



March 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



April 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



April 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



January 1987. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



October 1987. Series 8, Subseries A, Box 2, Folder 20.



October 1987. Series 8, Subseries A, Box 2, Folder 20.



October 1987. Series 8, Subseries A, Box 2, Folder 20.



Undated. Series 5, Subseries D, Box 3, Folder 46.



Undated. Series 8, Subseries A, Box 2, Folder 20.



Undated. Series 8, Subseries A, Box 2, Folder 20.



Undated. Series 8, Subseries A, Box 2, Folder 20.



Undated. Series 8, Subseries A, Box 2, Folder 20.

Appendix C

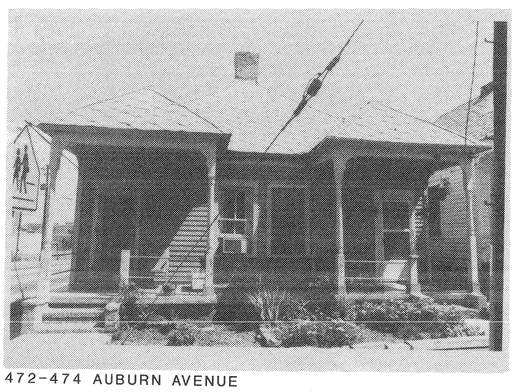
This page intentionally blank.

Appendix C: Archival Drawings

- National Park Service, Department of the Interior, "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." NPS TIC No. MALU 489 62055. May 1984. MALU Archives.

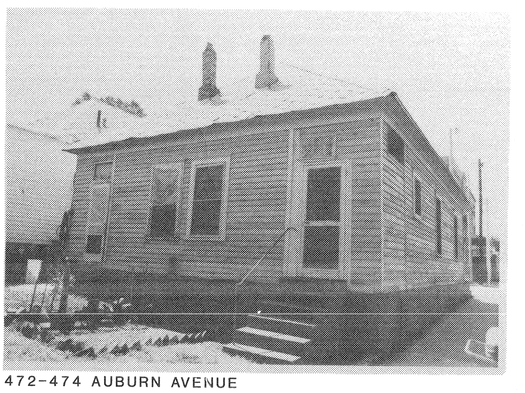
This page intentionally blank.

DOUBLE SHOTGUNS CIRCA 1905
EMPIRE TEXTILE CO. EMPLOYEE HOUSING
ADAPTIVE RESTORATION (PHASED)
MARTIN LUTHER KING, JR., NATIONAL HISTORIC SITE



472-474 AUBURN AVENUE

- EXTERIOR COLORS WILL BE SELECTED AFTER PAINT SCRAPINGS ARE ANALYZED. STRUCTURES WILL BE INTERPRETED TO THE TIME OF DR. KING'S CHILDHOOD. (1929-1941).



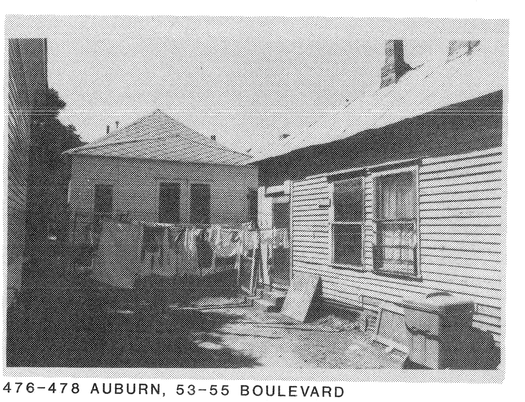
472-474 AUBURN AVENUE

- PRESENT OPEN FLAME GAS HEATERS WILL BE REPLACED WITH AN EFFICIENT HEATING SYSTEM. IF EXTERIOR COMPONENTS ARE REQUIRED, THEY WILL BE LOCATED UNOBTRUSIVELY IN THE BACK OF THE STRUCTURE.



476-478 AUBURN AVENUE

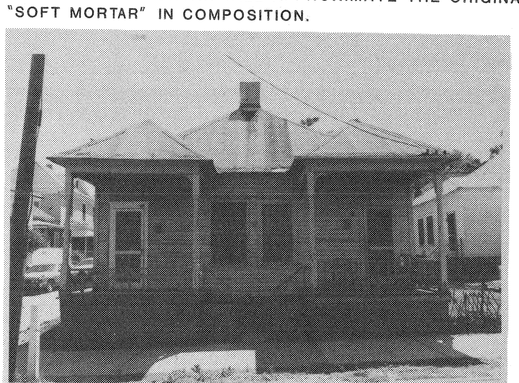
- REPLACEMENT ROOF WILL MATCH EXISTING.



476-478 AUBURN, 53-55 BOULEVARD

- PRESENT TENANTS WILL RETURN TO STRUCTURES. LANDSCAPING OF GROUNDS WILL NOT BE DICTATED. EXISTING CLOTHES LINES, FLOWER BEDS, GARDENS, ETC., WILL BE ALLOWED BY THE N.P.S.

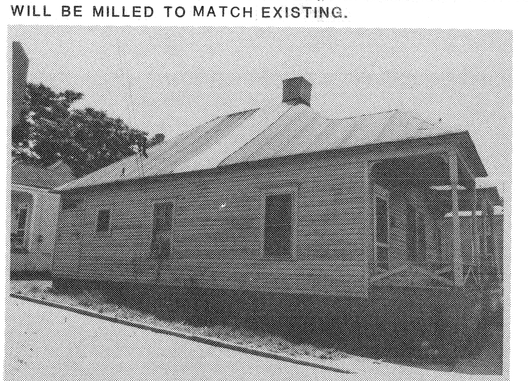
- MASONRY WILL BE STABILIZED AND REPOINTED WHERE NECESSARY. REPLACEMENT MORTAR WILL APPROXIMATE THE ORIGINAL "SOFT MORTAR" IN COMPOSITION.



53-55 BOULEVARD

- EXTERIOR DOORS, INCLUDING SCREENS, WILL BE APPROPRIATE TO INTERPRETED PERIOD.

- EXISTING WINDOWS WILL BE STABILIZED. IF EXISTING WINDOWS ARE COMPLETELY DETERIORATED, REPLACEMENT PORTIONS WILL BE MILLED TO MATCH EXISTING.



53-55 BOULEVARD

- DETERIORATED SIDING WILL BE REPLACED WITH SIMILAR MATERIAL WHERE NECESSARY.

- GENERAL NOTES
  - ALL WORK WILL BE IN CONFORMANCE WITH THE "SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND "NPS 28"
  - EXISTING FLOOR PLANS WILL BE RETAINED
  - KITCHENS HAVE BEEN CONTINUALLY ALTERED. INTERIOR WILL BE ADAPTIVELY REUSED TO MEET CURRENT BUILDING CODES AND NPS POLICY.
  - BATHROOMS WILL BE BROUGHT UP TO CURRENT CODES. HISTORIC PLUMBING FIXTURES WILL BE RETAINED WHERE POSSIBLE. FAUCETS ON TUBS WILL BE REPLACED SO THAT THEY EXTEND OVER THE TOP EDGE OF THE TUB TO MEET CODES.
  - ALL WORK WILL BE UNDER THE DIRECT SUPERVISION OF THE PARK HISTORICAL ARCHITECT AND RESTORATION SPECIALIST.
  - INTERIOR MILLWORK WILL BE RETAINED AND REPAINTED.
  - PLASTER WALLS WILL BE SKIMCOATED AND FINISHED. GYPSUM DRYWALL CAN BE USED IF HISTORIC PLASTER HAS DETERIORATED EXTENSIVELY. (ESTIMATED TO OCCUR LESS THAN 20% OF EXISTING SURFACE AREA)
  - EXTANT WOOD FLOORING WILL BE STABLIZED. NON-DESTRUCTIVE FINISHES OR COVERINGS MAY BE USED WHERE APPROPRIATE.
  - HISTORIC FABRIC WILL BE PRESERVED WHEREVER POSSIBLE. REPLACEMENT OF DETERIORATED ELEMENTS WILL BE WITH LIKE OR SIMILAR MATERIALS (EXCEPTIONS AS NOTED)
  - BUILDINGS WILL BE REWIRED TO MEET CURRENT STANDARDS.

DRAWN BY

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA
ADAPTIVE REUSE OF 472-474, 476-478 AUBURN AVENUE, 53-55 BOULEVARD

489 | 62055
MAY '84 | MALU
SHEET # OF

Appendix D

This page intentionally blank.

Appendix D: List of Owners and Tenants

The following list was compiled by HPTC from assorted primary resources. See enclosed file and Appendix A: Bibliography for more information on resources.

This page intentionally blank.

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1905, Mar 6		Adolphus Teitlebaum to Empire State Investment Company. Agreement for $7,300.								
1905, Aug 21		Adolphus Teitlebaum to Empire State Investment Company. $3,650. Lots #12 & #13 of Estate of John Lynch.								
1905, Sep 18		Empire State Investment Company to Mrs. Mary S. Jackson. $1,800. 117 and 119 N Boulevard. "having a doublehouse thereon..."								
1906	117	William J Shepard Delia Shepard (wife)	W W	Steam Fitter None	William J. and Delia Shepard lived at 117 Boulevard in 1906. Further information could not be found on the pair.	119	William J Smith Sarah Smith (wife)	W W	Dyer None	William J. Durce (1877-1920) married Sarah Elizabeth Smith (ca. 1877-?) in ca. 1905. She was his second wife. In November 1905, Durce was arrested for making false riot claims to the police while drunk. The newspaper article says he worked at the Southern Dye Company on Houston Street, was a hard worker, and never had a run in with the police before. The 1910 Federal Census places the couple at 354 Auburn Ave. He is a motorman for the electric railroad. The 1920 Federal Census shows them at 236 Ellis St. He is a motorman for the street car. William died in in 1920 and was buried in Augusta, GA. (1900, 1910, and 1920 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. U.S., World War I Draft Registration Cards, 1917-1918. Ancestry.com; "Sent to Police Fake Riot Call, W.J. Durce Telephoned False Alarm to Barracks," *The Atlanta Constitution*, November 6, 1905, p. 5. Newspapers.com)
1907	117	W Blake Hilton Lilla Hilton (wife)	W W	Contractor None	William Blake Hilton (ca. 1868-1918) married Lilla M. Rumph (ca. 1873-1928) in ca. 1892. The 1910 Federal Census shows them renting 50 Kalb Ave. with four children, aged 0-16. William was a laborer in grading. A son was an apprentice in concrete work. In 1918 William died in Kings Mountain, NC of a stroke. He worked as a construction foreman at the time. The 1920 Federal Census places the widowed family renting 257 Cooper St. in Atlanta. Lilla does not work. Her sons are an engineer at an eletric company and a truck driver at a paper company. By the time of her death, Lilla had remarried a McWilliams. (1910 and 1920 United States Federal Censuses. North Carolina, Deaths, 1906-1930. Ancestry.com; "Final Services Today for Mrs. M'Williams." *The Atlanta Constitution.* February 1, 1928, p. 18. Newspapers.com)	119	Miss Sarah E Smith	W	Forelady, 127 Houston	
1908	117	Winthrop J Dodge	W	Machinist, Van Winkle	Winthrop J. Dodge (1868 (ME)-?) married Lenora Duke (1875 (GA)-?) in 1897 in Fulton County, GA. The 1900 Federal Census shows them renting 277 Simpson St. with a baby daughter and a black servant. Winthrop is a machinist. They lived at 117 Boulevard in 1908. By the 1910 Federal Census they rented 26 White Street with Lenora's parents, and their own three children, aged 5-10. Father George Duke is a house contractor. Winthrop is a Gin Machinist. The 1920 Federal Census shows them owning 11 Todd Ave. with one daughter. Wintrhop is a machinist for an iron company. 1928-1929 City Directories place the couple in Montgomery, AL. The 1930 Federal Census places them in Saginaw, MI. The 1940 Federal Census places them in Cincinnati, OH. It is unknown where they are buried. (1900, 1910, 1920, 1930, and 1940 United States Federal Censuses. 1928 and 1929 Montgomery, AL City Directories. Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com)	119	William J Durce Sarah Durce (wife)	W W	Dyer None	
1909	117	William J Wooley Ella Wooley (wife)	W W	Street Car Conductor None	John William Woolley (ca. 1880-1947) of Walton County enlisted at the age of 18 and immediately went to Havana, Cuba as part of Company G of the 8th Infantry under General Leonard Wood.	119	William J Durce Sarah Durce (wife)	W W	Dyer, Southern Dye Works None	

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Citations
1905, Ma	Deed Book 201, page 328, Fulton County Real Estate Records, Fulton County Courthouse.
1905, Au	Deed Book 177, page 370, Fulton County Real Estate Records, Fulton County Courthouse.
1905, Se	Deed Book 177, page 383. Fulton County Real Estate Records, Fulton County Courthouse.
1906	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1906, p. 116, 1178, 844. Archive.org
1907	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1907, pp. 116, 844, 1267. Archive.org
1908	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1908, pp. 40. Archive.org
1909	"Atlanta City Directory." 1909, pp. 38, 1675, 684. Ancestry.com

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
					[illegible] Company C of the 5th Infantry under General Leonard Wood. He returned to Atlanta and immediately reenlisted. This time he went to the Yukon of Alaska in 1899. When he returned to Atlanta, ca. 1903, he married Louella Bailey (ca. 1886-1971), also of Walton County. In 1909 the couple lived at 117 Boulevard. The 1910 Federal Census shows them owning 90 Waddrell Street with two children, and John's brother. John was a conductor of the electric railway. The 1920 Federal Census shows them renting 175 Flat Sharks Ave. with four children, aged 4-15. John was a policeman. The 1930 Federal Census shows them owning a house on Westwood Ave. with two children, aged 18-21. John was a policeman and Ella was a trimmer at a millnery. The 1940 places them at 1576 Westwood Ave. with a daughter, the only one working, as a stenographer. John died in 1947. Ella died in 1971. Both are buried in Westview Cemetery. (1910, 1920, 1930, and 1940 United States Federal Censuses. Ancestry.com; "Mrs. Wooley," *The Atlanta Constitution*, April 29, 1971, p. 46. "Police Band Member Returns to Former"Beat" In Havana," *The Atlanta Constitution*, OCtober 5, 1928, p. 5. "Woolley Services Scheduled Today," *The Atlanta Constitution*, September 6, 1947, p. 7. Newspapers.com)					
1910	117	Nora Gould Frederick Gould	B B	Laundress Barber	Frederick and Nora Gould lived at 117 Boulevard in 1910. The 1910 Federal Census (enumerated later) shows them at 16 Raspberry Street, with a son, 15. Frederick runs his own barbershop. (1910 United States Federal Census. Ancestry.com)	119	Sally Dobbs	B	Cleaner, Fulton Mills	Sally Dobbs and Cora Howard, mother and daughter, lived at 119 Boulevard 1910-1915. The 1910 Federal Census shows them at the address. Cora, 24, is widowed and a laundress at home. Sally, 39, is also widowed and a scraper at a cotton mill. (1910 United States Federal Census. Ancestry.com)
1911	117	William Price	B	Brickmason	William, Walter, and Herbert Price were three brothers. During the 1910 Federal Census the three, 26, 30, and 24, respectively lived together at 222 1/2 Auburn Ave. All three were brickmasons. William lived at 117 Boulevard in 1911. Albert (likely Herbert) lived there in 1912. (1910 United States Federal Census. Ancestry.com)	119	Cora Howard	B	Domestic	
1912	117	Albert Price	B	Laborer		119	Cora Howard	B	Janitress	
1913	117	Randall Johnson	B	Porter, Sou. Ex. Co.	Randall Johnson lived at 117 Boulevard in 1913 and 1915. No further information could be found on him.	119	Cora Howard	B	Domestic	
1914	117	Jesse Tyus	B	Carpenter	Jesse Tyus lived at 117 Boulevard in 1914. No additional information could be found on him.	119	Cora Howard	B	Laborer	
1915	117	Randall Johnson	B	Laborer	See 1913 above.	119	Cora Howard	B	Laundress	
1916	117	C Hamilton	?	Unknown	Claudie Hamilton lived at 117 Boulevard 1916-1918. No further information could be found on her.	119	Vacant			
1917	This directory could not be located.									
1918	117	Claudie Hamilton	B	Laundress		119	Matilda Harris	B	Cook	Matilda Harris lived at 119 Boulevard in 1918. No further information could be found on her.
1919	117	Sallie Stokes	B	Laundress	Sallie Stokes/Lazenby lived at 117 Boulevard 1919-1922. The 1920 Federal Census lists a widowed Sallie Stokes, 43, at the address with two daughters. Sallie is a servant for a private family. Daughter Daisy, 19, is a waitress at a café, and daughter Louise, 14, does not work. (1920 United States Federal Census. Ancestry.com)	119	Ida Brawner	B	Maid, Rich's	William and Ida Brawner, brother and sister, resided at 119 Boulevard 1919-1920. The 1920 Federal Census places them at that address with two nieces. William, 24, is a servant for a private family. Ida, 30, does not work. (1910 United States Federal Census. Ancestry.com)
1920	117	Sallie Lazenby	B	Laundress		119	William Brawner	B	Laborer	
1921	117	Salle Stokes/Lazenby	B	Cook		119	Annie Williams	B	Laundress	Annie Williams lived at 119 Boulevard 1921-1923. No further information could be found on her.
1922	117	Sallie Lazenby	B	Laundress		119	Annie Williams	B	Maid	
1923	127	James Spencer	B	Fireman	James Spencer lived at 127 Boulevard 1923-1926. No further information could be found on him.	129	Annie Williams	B	Maid	
1924	127	James Spencer	B	Fireman		129	Cody Wilson	B	Plasterer	Cody Wilson lived at 119 Boulevard in 1924. No further information could be found on him.

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Citations
1910	"Atlanta City Directory." 1910, pp. 50, 839. Ancestry.com
1911	"Atlanta City Directory." 1911, pp. 49, 1324, 954. Ancestry.com
1912	"Atlanta City Directory." 1912, pp. 48, 1277, 917. Ancestry.com
1913	"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 128, 1038, 983. Archive.org
1914	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 133, 1597, 1045. Archive.org
1915	"Atlanta City Directory." 1915, pp. 135, 1117, 1062. Ancestry.com
1916	"Atlanta City Directory." Atlanta City Directory Company: 1916, pp.87, 1661, 790-791. Archive.org
1917	Ancestry.com or archive.org.
1918	"Atlanta City Directory." 1918, pp. 925, 482, 493. Ancestry.com
1919	"Atlanta City Directory." Atlanta City Directory Company: 1919, p. 1005, 871, 265. Archive.org
1920	"Atlanta City Directory." 1920, pp. 1100, 668, 320. Ancestry.com
1921	"Atlanta City Directory." Atlanta City Directory Company: 1921, pp.1233, 1065, 1175. Archive.org
1922	"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1229, 725, 1170. Archive.org
1923	"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1259, 1065, 1196. Archive.org
1924	"Atlanta City Directory." 1924, pp. 1213, 1023, 1161. Atlanta History Center, Kenan Research Center. Microfilm collection.

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1925	127	James Spencer	B	Laborer		129	Jesse Butler	B	Laborer	During the 1910 Federal Census, the family of Jesse and Lizzie Butler lived in Social Circle, GA (east of Atlanta), with four children, aged 1-12. Jesse, 35, was a laborer at a mill. Lizzie, 40, was a laundress at home. The family lived at 129/55 Boulevard 1925-1933. In 1928, Jesse died of a stroke. He was listed as a laborer and was to be buried in Social Circle. The 1930 Federal Census shows widowed Lizzie on Boulevard and living with her children, Mack, Carrie, Ira, and Sperman. (1910 and 1930 United States Federal Census. Georgia, Deaths Index, 1914-1940. Ancestry.com)
							Otis Butler	B	Presser	
1926	127	James Spencer	B	Laborer		129	Jesse Butler	B	Laborer	
1927	53	William Paris	B	Laborer	William and Annie M. Paris lived at 53 Boulevard in 1927. No further information could be found on the pair.	55	Jesse Butler	B	Laborer	
		Annie M Paris (wife)	B	None			Lizzie Butler (wife)	B	None	
							Carrie Butler	B	Maid	
							Otis Butler	B	Chauffer	
1928, Apr 19		W.F. Slaton, executor of the last will and testament of Mary Silver Jackson, to Mary Lamar Jackson of New York, NY, her daughter. Parcel No. 2								
1928	53	Vacant				55	Jesse Butler	B	Laborer	
							Lizzie Butler (wife)	B	None	
							Carrie Butler	B	Domestic	
1929	53	Annie Matthews	B	Domestic	Annie Matthews lived at 53 Boulevard in 1929. She might be the same as Annie M. Paris in 1927. No further information could be found on her.	55	Lizzie Butler	B	Laundress	
1930	53	Queen Sanders	B	Laundress	Queen Sanders lived at 53 Boulevard in 1930. No further information could be found on her. Curiously, the 1930 Federal Census for the address lists Mack E. and Mary Coleman residing at the address with their son. Mack, 32, did not work. Mary, 30, was a laundress at home. (1930 United States Federal Census. Ancestry.com)	55	Lizzie Butler	B	Laundress	
1931	53	Burt Moore	B	Carpenter	Burt Moore lived at 53 Boulevard in 1931. No further information could be found on him.	55	Lizzie Butler	B	None	
1932	53	Marvin Webb	B	Driver	Marvin and Viola Webb lived at 53 Boulevard in 1932. No further information could be found on the pair.	55	Lizzie Butler	B	Laundress	
		Viola Webb (wife)	B	None			Ira Butler	B	Waiter	
							Otis Butler	B	Chauffer	
1933	53	William Thomas	B	Laborer, Coca-Cola Co	William and Josie Thomas lived at 53 Boulevard in 1933. No further information could be found on the pair.	55	Lizzie Butler	B	None	
		Josie Thomas	B	None						
1928, Sep 1		Webster Davis, executor of the last will and testament of Mary L.J. Davis, to Lavata Shaw. $10. 127-129 N Boulevard.								
1934	53	Vera K Smith	B	Cook	Vera K. Smith lived at 53 Boulevard 1934-1938. No further information could be found on her.	55	Charles Harris	B	Laborer	Charles Harris lived at 55 Boulevard from 1934 to at least 1956. Through 1941 wife Evelyn lived there. The 1940 Federal Census shows the couple at the address with daughter Doris, 16. Charles, 34 is a tile setter. Evelyn is 31. For six years (1942-1947) he is listed alone in the City Directories. Between 1948 and 1951, he shares the house with wife Otis. In 1951, daughter Doris died; she still resided at 55 Boulevard. No further information can be found about this family. (1940 United States Federal Census. Ancestry.com; "Harris," *The Atlanta Constitution,* August 20, 1951, p. 18. Newspapers.com)
							Evelyn Harris (wife)	B	None	
1935	53	Vera K Smith	B	None		55	Charles Harris	B	None	
							Evelyn Harris (wife)	B	None	
1936	53	Vera K Smith	B	None		55	Charles Harris	B	Laborer	
							Evelyn Harris (wife)	B	None	
1937	53	Vera K Smith	B	Maid		55	Charles Harris	B	Laborer	
							Evelyn Harris (wife)	B	None	
1938	53	Vera K Smith	B	Cook		55	Charles Harris	B	Laborer	
							Evelyn Harris (wife)	B	None	
1939	53	Etta M Johnson	B	None	Etta Mae Johnson and Beatrice Jackson, sisters, lived at 53 Boulevard 1939-1942. The 1940 Federal Census places them at that address. Etta, single and 35, and Beatrice, widowed and 48, are both cooks in private homes. (1940 United States Federal Census. Ancestry.com)	55	Charles Harris	B	Laborer	
							Evelyn Harris (wife)	B	Tilesetter	
1940	53	Etta M Johnson	B	Maid		55	Charles Harris	B	Tilesetter	
							Evelyn Harris (wife)	B	None	
1941	53	Etta M Johnson	B	None		55	Charles Harris	B	Mechanic, A.W. Cook Co.	
							Evelyn M Harris (wife)	B		
1942	53	Beatrice Johnson	B	Employed, Stoddard, Inc.		55	Charles Harris	B	Tilesetter, A.W. Cook Co.	
1943	53	Morris Williams	B	Laborer	Morris and Lanie Willams lived at 53 Boulevard 1943 to at least 1948. No further information could be found on the pair.	55	Charles Harris	B	Laborer	
		Lanie Williams	B	None						

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Citations
1925	“Atlanta City Directory.” 1925, pp. 1273, 1075. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	“Atlanta City Directory.” 1926, pp. 1133, 953, 276. Atlanta History Center, Kenan Research Center. Microfilm collection.
1927	"Atlanta City Directory." 1927, pp. 1386, 968, 303. Ancestry.com
1928, Ap	Deed Book 1119, page 361. Fulton County Real Estate Records, Fulton County Courthouse.
1928	"Atlanta City Directory." 1928, pp. 1356, 298. Ancestry.com
1929	"Atlanta City Directory." 1929, pp. 1453, 886, 322. Ancestry.com
1930	"Atlanta City Directory." 1930, pp. 1249, 985, 302. Ancestry.com
1931	"Atlanta City Directory." 1931, pp. 1326, 874, 294. Ancestry.com
1932	"Atlanta City Directory." 1932, pp. 1205, 1109, 261. Ancestry.com
1933	"Atlanta City Directory." 1933, pp. 1165, 1014, 239. Ancestry.com
1928, Se	Deed Book 1530, page 366. Fulton County Real Estate Records, Fulton County Couthouse.
1934	"Atlanta City Directory." 1934, pp. 1246, 1022, 528. Ancestry.com
1935	"Atlanta City Directory." 1935, pp. 1278, 1051, 548. Ancestry.com
1936	"Alanta City Directory." 1936, pp. 1423, 1169, 603. Ancestry.com
1937	"Atlanta City Directory." 1937, pp. 1577, 1277, 616. Ancestry.com
1938	"Atlanta City Directory." 1938, pp. 1577, 1281, 617. Ancestry.com
1939	"Atlanta City Directory." 1939, pp. 1425, 680, 559. Ancestry.com
1940	"Atlanta City Directory." 1940, pp. 1560, 745, 612. Ancestry.com
1941	"Atlanta City Directory." 1941, pp. 1654, 745, 646. Ancestry.com
1942	"Atlanta City Directory." 1942, pp. 2088, 956, 704. Ancestry.com
1943	"Atlanta City Directory." 1943, pp. B-40, 1717, 710. Ancestry.com

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1944	53	Morris Williams Janie Williams (wife)	B B	None None		55	Charles Harris	B	Laborer	
1945	53	Mrs. Lennie Williams	B	Helper, Scripto		55	Charles Harris	B	Tilesetter, A.W. Cook Co.	
1946	This directory could not be located.									
1947	53	Mrs. Lennie Williams	B	None		55	Charles Harris	B	Laborer	
1948	53	Mrs. Lennie Williams	B	None		55	Charles Harris Otis Harris (wife)	B B	Tilesetter, A. W. Cook None	
1949	This directory could not be located.									
1950	53	Claude Dowdy Geneva Dowdy (wife)	B B	Laborer None	Claude and Geneva Dowdy lived at 53 Boulevard in 1950. No further information could be found on the pair.	55	Charles Harris Otis Harris (wife)	B B	Tilesetter, Albert W Cook None	
1951	53	Vacant				55	Charles Harris Otis M Harris	B B	Helper, Albert W Cook None	
1952	This directory could not be located.									
1953	This directory could not be located.									
1954	This directory could not be located.									
1955	53	Mrs. Geneva Lee	?	Cook, Moreland Ave. Cafeteria		55	No Return			
1956	53	Alfonzo Jones	?	Unknown		55	Charles Harris	B	Unknown	
1957	City Directory holds no records for this address									
1958	City Directory holds no records for this address									
1959	City Directory holds no records for this address									
1960	53	Alfonzo Jones Geneva L. Jones (wife)	? ?	Janitor, State Capitol Unknown		55	Mrs. Johnnie M. Jones	?	Maid	Johnnie M. Jones lived at 55 Boulevard in at least 1960. No further information could be found on her.
1961-1983	Atlanta City Directories could not be located.									
1965	53	Alfonzo Jones Geneva L. Jones (wife)	? ?	Porter, State Capitol Unknown		55	Mrs. Mary Miles	?	None listed	Mary Miles lived at 55 Boulevard from at least 1965 to 1970. No further information could be found on her.
1970	53	Lewis Jones	?	None listed	Lewis Jones lived at 53 Boulevard in at least 1970. No further information could be found on him.	55	Mrs. Mary Miles	?	Maid	
1975	53	Carl C. Lippitt	?	None listed	Carl C. Lippitt lived at 53 Boulevard in at least 1975. Information for that City Directory would have been collected in about September 1974. Carl died in October 1974. His obituary stated he lived at 53 Boulevard. He was survived by wife, Willie, five children, etc. ("Lippitt," *The Atlanta Constitution*, October 4, 1974, p. 69. Newspapers.com)	55	Johnnie E. Crittle Ella Crittle (wife)	? ?	None listed Unknown	Johnnie E. and Ella Crittle lived at 55 Boulevard in at least 1975. No further information could be found on the pair.
1980	53	John Jackson Mary Jackson (wife)	? ?	None listed Unknown	John and Mary Jackson lived at 53 Boulevard in at least 1980. No further information could be found on the pair.	55	Benjamin Bruen	?	Grady Memorial Hospitol	Banjamin Bruen lived at 55 Boulevard in at least 1980. He died in 1983, but his obituary stated he lived on Irwin St. ("Bruen," *The Atlanta Constitution*, November 17, 1983, p. 51. Newspapers.com)
1984, Jul 7	Lavata Shaw to United States of America. $55,000 for three lots, including 53-55 Boulevard									

Tenants and Owners of 53-55 N Boulevard

City Dir. Year	Citations
1944	"Atlanta City Directory." 1944, pp. B-26, 1063, 444. Ancestry.com
1945	"Atlanta City Directory." 1945, pp. B-27, 1160, 485. Ancestry.com
1946	Ancestry.com or Archives.org
1947	"Atlanta City Directory." 1947, pp. B-26, 1345, 560. Ancestry.com
1948	"Atlanta City Directory." 1948, pp. B-29, 1590, 658. Ancestry.com
1949	Ancestry.com or Archives.org
1950	"Atlanta City Directory." 1950, pp. B-38, 419, 624. Ancestry.com
1951	"Atlanta City Directory." 1951, pp. B-41, 677. Ancestry.com
1952	Ancestry.com or Archives.org
1953	Ancestry.com or Archives.org
1954	Ancestry.com or Archives.org
1955	"Atlanta City Directory." 1955, p. B-39. Ancestry.com
1956	"Atlanta City Directory." 1956, p. 2221. Ancestry.com
1957	Ancestry.com
1958	Ancestry.com
1959	Ancestry.com
1960	Ancestry.com
1961-19	Ancestry.com. Archives.com, Kenan Research Center.
1965	
1970	
1975	
1980	
1984, Jul	Book 9105, page 307. Fulton County Deed Records, Fulton County Courthouse

Appendix E

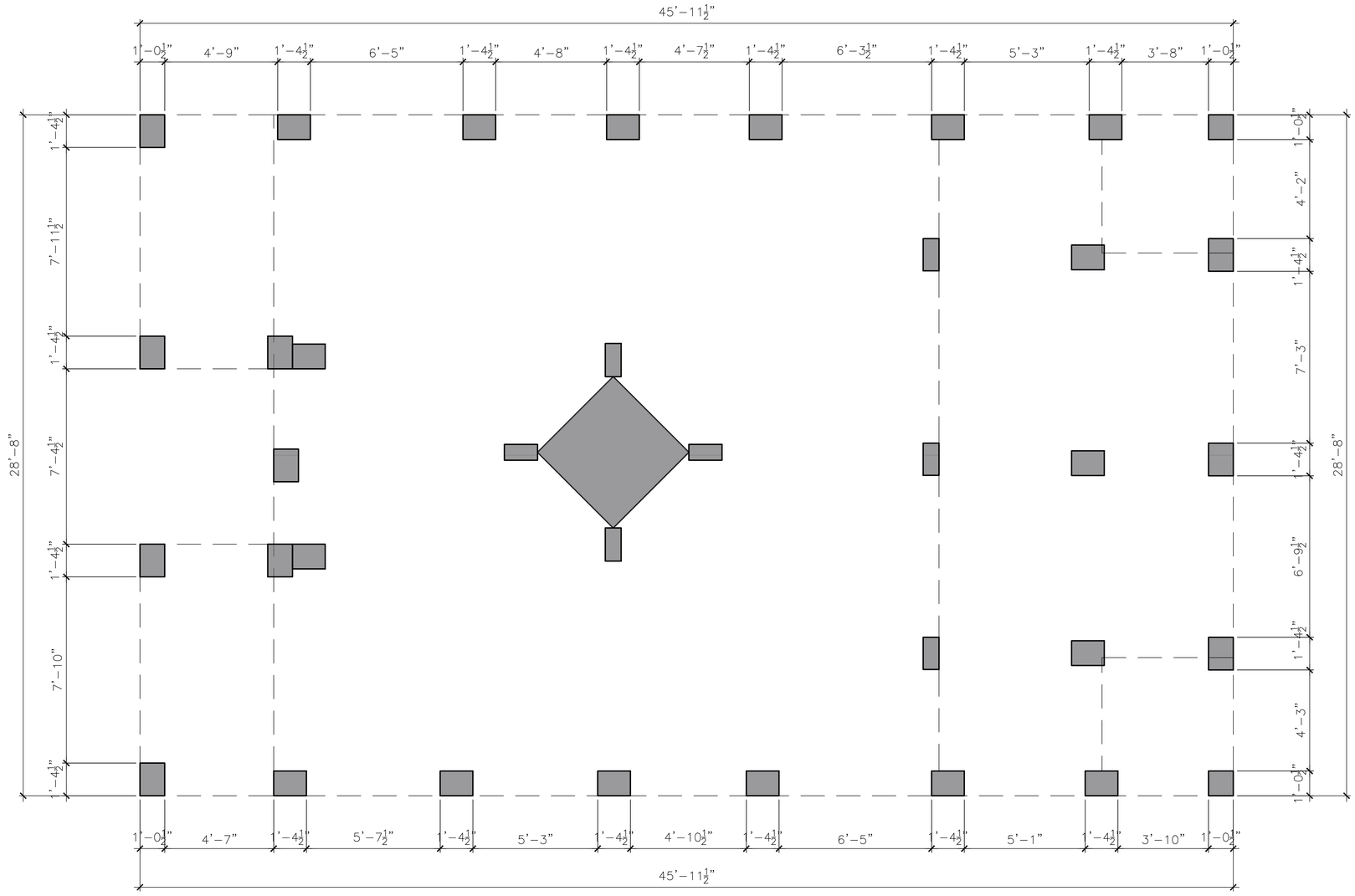
This page intentionally blank.

Appendix E: Documentation Drawings

Historic Preservation Training Center, National Park Service, United States Department of the Interior. "53-55 Boulevard, NE, Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *6 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Foundation Plan
Sheet 2 (A2): Floor Plan
Sheet 3 (A3): Roof Plan
Sheet 4 (A4): East & West Elevations
Sheet 5 (A5): South Elevation
Sheet 6 (A6): North Elevation

This page intentionally blank.



1/A1 FOUNDATION PLAN

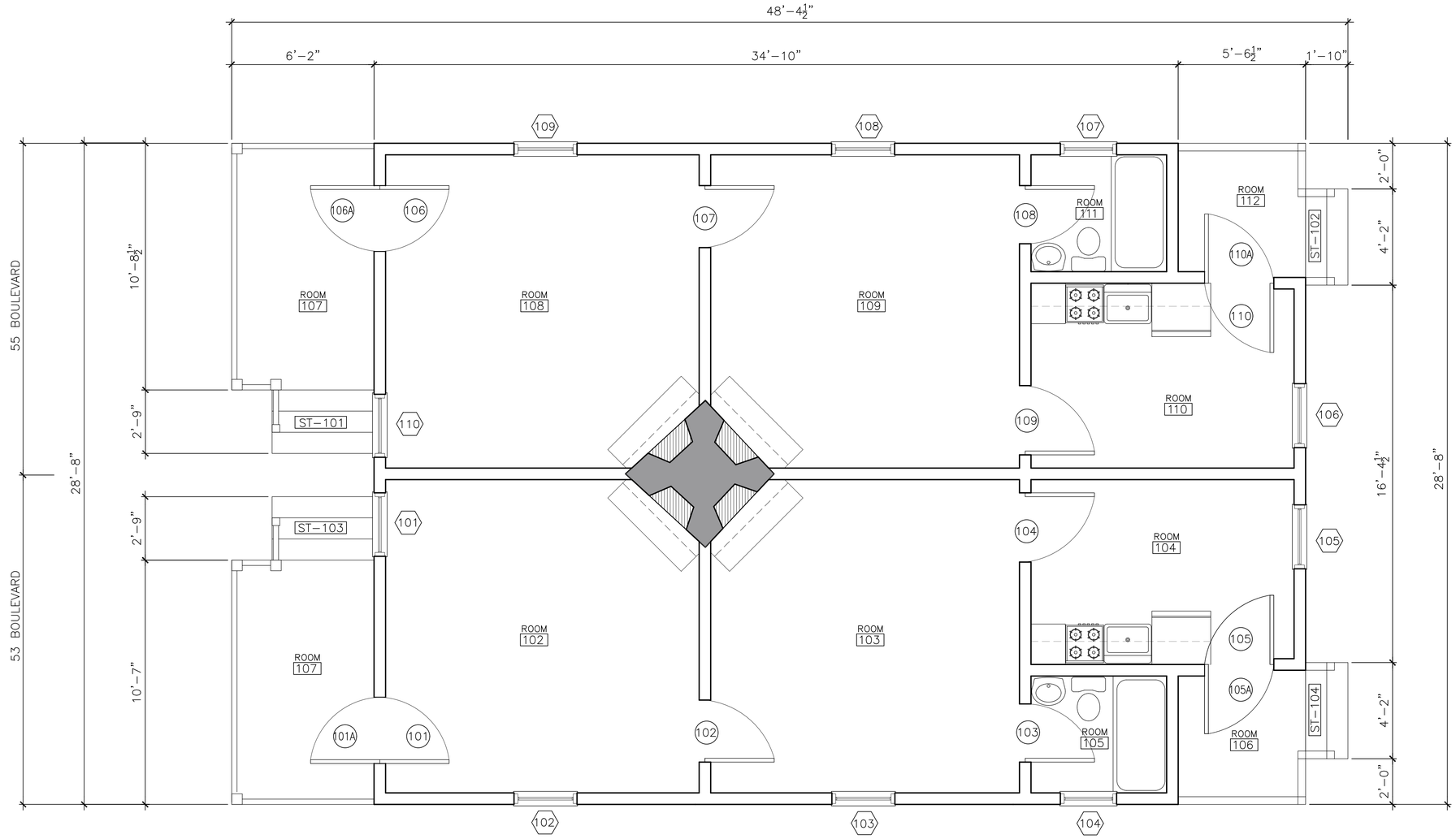
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A1	TITLE OF SHEET: FOUNDATION PLAN	DRAWING NO. 489 166688
CADD: TJM		LOCATION WITHIN PARK: 53-55 BOULEVARD N.E.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 1 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



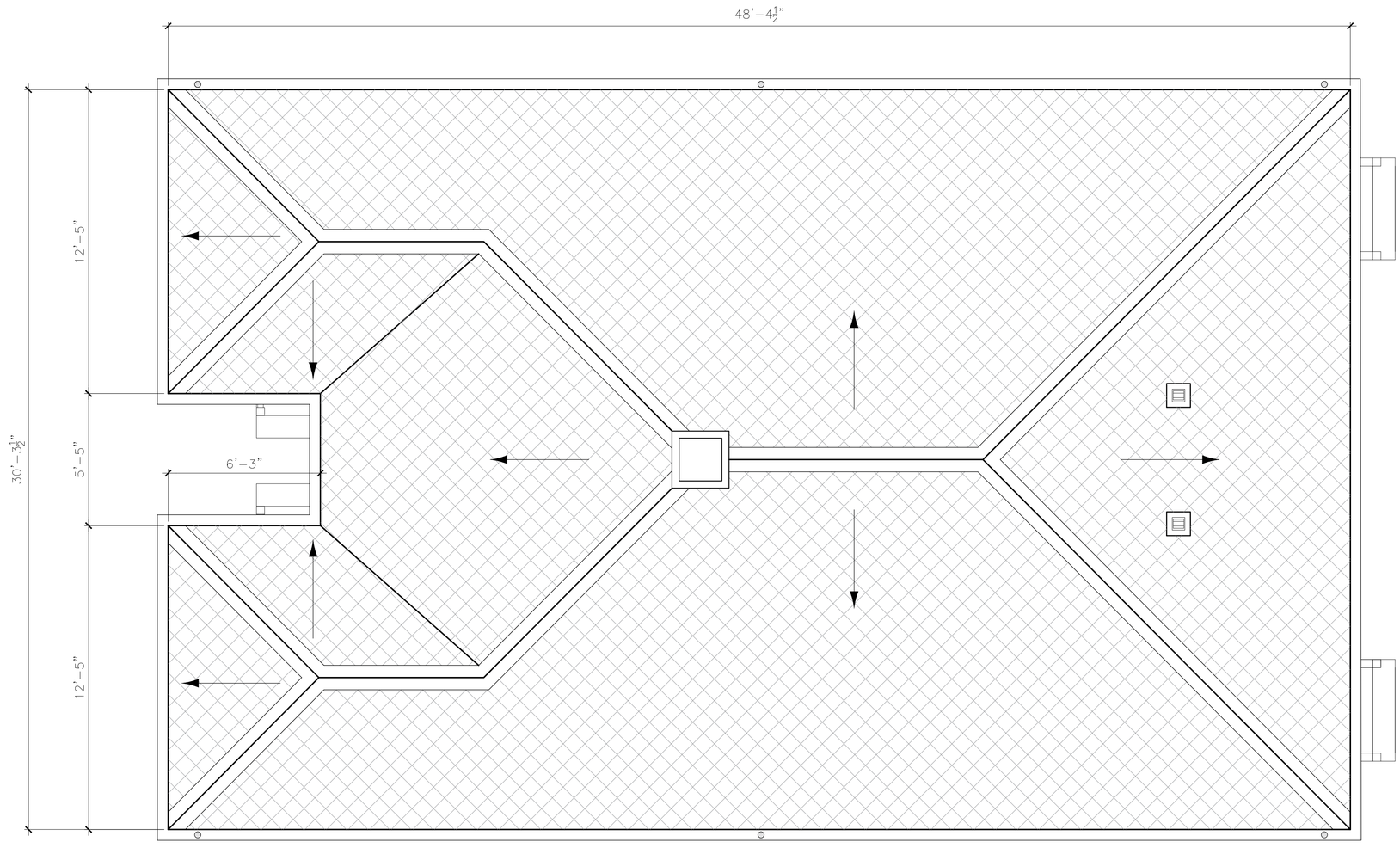
LEGEND

- 101 ROOM
- (101) DOOR
- ⬡101 WINDOW
- MASONRY
- WOOD FRAME

1/A2 FLOOR PLAN
SCALE Ⓐ

SCALE Ⓐ 2 0 2 4 6
SCALE OF FEET
3/8" = 1'–0"

DESIGNED: EKJ CADD EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A2	TITLE OF SHEET: FLOOR PLAN LOCATION WITHIN PARK: 53–55 BOULEVARD N.E. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166688 PMIS/PKG NO. 224679A SHEET 2 OF 6



1 / A3 ROOF PLAN
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- 101 WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: EKJ CADD: EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A3	TITLE OF SHEET: ROOF PLAN LOCATION WITHIN PARK: 53-55 BOULEVARD N.E. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166688 PMIS/PKG NO. 224679A SHEET 3 OF 6



1 A4 WEST (FRONT) ELEVATION
SCALE (A)



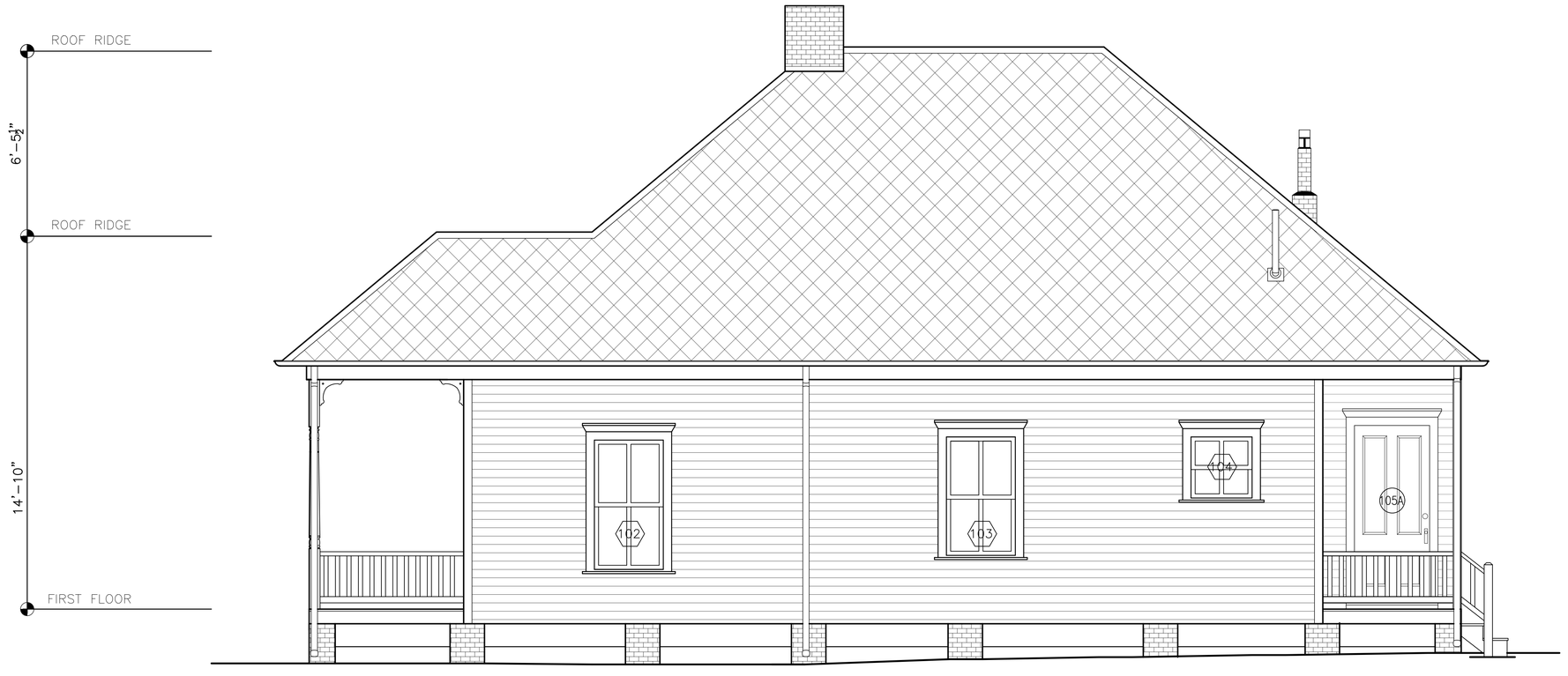
2 A4 EAST (REAR) ELEVATION
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: EKJ	SUB SHEET NO. A4	TITLE OF SHEET: EAST & WEST ELEVATIONS	DRAWING NO. 489 166688
CADD: EKJ/TJM		LOCATION WITHIN PARK: 53–55 BOULEVARD N.E.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 4 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A5 SOUTH ELEVATION (53 BOULEVARD)
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: EKJ CADD EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A5	TITLE OF SHEET: SOUTH ELEVATION LOCATION WITHIN PARK: 53-55 BOULEVARD N.E. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166688 PMIS/PKG NO. 224679A SHEET 5 OF 6



1 / A6 NORTH ELEVATION (55 BOULEVARD)
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6
SCALE OF FEET
3/8" = 1'-0"

DESIGNED: EKJ CADD: EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A6	TITLE OF SHEET: NORTH ELEVATION LOCATION WITHIN PARK: 53–55 BOULEVARD N.E. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166688 PMIS/PKG NO. 224679A SHEET 6 OF 6

Appendix F

This page intentionally blank.

Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			53-55 Boulevard, NE
Building Feature Master List (Asset Specific) Outline			
UNIFORMAT II Outline Data			
Category	Topic	Code	Subtopic
A	**SUBSTRUCTURE**		
A10	FOUNDATIONS		
	A1010	Standard Foundations	
		A101002	Column Foundations & Pile Caps – Foundation Piers
B	**SHELL**		
B10	SUPERSTRUCTURE		
	B1010	Floor Construction	
		B101001	Structural Frame
		-1	First-Floor Structural Floor Frame
		-2	Attic Structural Floor Frame
		B101002	Structural Interior Walls
		B101099	Other Floor Construction
		-1	Insulation at First-Floor Structural Floor Frame
		-2	Insulation at Attic Structural Floor Frame
	B1020	Roof Construction	
		B102001	Structural Roof Frame
		B102099	Other Roof Construction
		-1	Main Chimney
		-2	Kitchen (Rear) Chimneys
B20	EXTERIOR ENCLOSURE		
	B2010	Exterior Walls	
		B201001	Exterior Skin (Wood Siding)
		B201002	Wall Insulation & Vapor Barrier
		B201007	Balcony Walls & Handrails (Porches)
		B201008	Exterior Soffits
	B2020	Exterior Windows	
	B2030	Exterior Doors	
		B203001	Glazed Doors (Front)
		B203002	Solid Doors (Rear)
		B203099	Other Exterior Personnel Doors (Screen Doors)
B30	ROOF CLOSURE		
	B3010	Roof Covering	
		B301001	Roof Finishes
		B301004	Flashing & Trim
		-1	Chimney Flashing

		-2	Exterior Trim
		B301005	Gutters & Downspouts
C	**INTERIOR**		
C10	INTERIOR CONSTRUCTION		
	C1010	Partitions	
	C1020	Interior Doors	
	C1030	Fittings	
		C103008	Counters
		C103009	Cabinets
		C103098	Other Casework (Interior Trim)
		C103099	Other Interior Specialties (Mantelpieces)
C30	INTERIOR FINISHES		
	C3010	Wall Finishes	
	C3020	Floor Finishes	
	C3030	Ceiling Finishes	
D	**SERVICES**		
D20	PLUMBING		
	D2010	Plumbing Fixtures	
	-1	55 Boulevard Plumbing Fixtures	
	-2	53 Boulevard Plumbing Fixtures	
	D2020	Domestic Water Distribution	
	D2030	Sanitary Waste	
D30	HVAC		
	-1	55 Boulevard HVAC	
	-2	53 Boulevard HVAC	
D40	FIRE PROTECTION SYSTEMS		
	D4010	Sprinklers (non-extant)	
	D4030	Fire Protection Specialties	
		D403001	Fire Extinguishing Devices
D50	ELECTRICAL		
	D5010	Electrical Service & Distribution	
	D5020	Lighting & Branch Wiring	
		D502002	Lighting Equipment
	D5030	Communications & Security	
		D503001	Fire Alarm System
		D503008	Security Systems
	D5090	Other Electrical Systems	
		D509004	Lightning Protection System
G	**BUILDING SITEWORK**		
G20	SITE IMPROVEMENTS		
	G2040	Site Development	
		G204001	Fences & Gates
	G2050	Maintained Landscapes (Landscaping)	
G90	OTHER SITE WORK		
	G9087	Site Drainage	





As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering the use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. Administration.

NPS Document # 489 166688 2020


NATIONAL
PARK
SERVICE