National Park Service
Department of the Interior

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

443-445 Edgewood Avenue, SE (Commercial Building)

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 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

443-445 Edgewood Avenue, SE
(Commercial Building)

Historic Structure Report

February 2020

for

Martin Luther King, Jr. National Historical Park
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

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Martin Luther King, Jr. National Historical Park

443-445 Edgewood Avenue, SE
(Commercial Building)

Historic Structure Report

JUDY FORTE Digitally signed by JUDY FORTE
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Approved by: _____

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

Recommended by: Simone Monteleone 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

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Foreword

The telling of Dr. Martin Luther King, Jr.'s life and legacy is larger than the historic structures within the park and cannot be told just through the preservation of the historic buildings within the Martin Luther King, Jr. National Historical Park. However, Historic Structure Reports (HSRs) are important treatment documents that help with preservation efforts on the historic structures throughout the park, through architectural assessments, historic background information for context, 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

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Project Team

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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 443-445 Edgewood Avenue, SE (Commercial Building). Maintaining the building in active use is preferred according to National Park Service policies, *Cultural Resource Management Guideline*, 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 443-445 Edgewood Avenue, SE (Commercial Building) 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 443-445 Edgewood Avenue, SE (Commercial Building) 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 designer and builders, if known, and persons associated with its history and development. 443-445 Edgewood Avenue, SE is significant because it was extant when Martin Luther King, Jr. lived a few blocks to the northeast (1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and attempting to summarize or refine

[1] The six HSRs included the following addresses: 53-55 Boulevard, NE (Duplex), 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)—the subject of this HSR.
[2] Additional funding was provided in FY2019.

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 443-445 Edgewood Avenue, SE is not required. 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 Research/Study in the Administrative Data section below.

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. The building was constructed in 1909 by a developer associated with the owner of the Coca-Cola company. For the first several years, the property saw sporadic tenants, but by 1915 both sides would continue to be rented, the longest tenants being the Anderson Sheet Metal Works at 445 (1915-1951) and Campbell's Market at 443 (1945-1961); the latter leaving due to a fire. Sporadic tenants continued until the property was sold to the Federal Government in 1983. Restoration of the front of 443 and repairs throughout the building occurred 1984-85. Afterwards, 443 was used as a National Park Service Visitor Center. 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 443-445 Edgewood Avenue, SE (Commercial Building) 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 Site, Atlanta, GA;
    - Atlanta History Center, Kenan Research Center, Atlanta, GA;
    - University of Georgia, Maps and Government Information Library, Athens, 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;
- Building investigation and 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 443-445 Edgewood Avenue, SE 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 are not included in this HSR. A separate Treatment Record (Part III of an HSR) will occur separate from this report to address the project entitled "Rehabilitate 443-445 Edgewood Avenue, SE" (PMIS 219657).[5]

Exterior

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. 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, if not corrected within one year. There is an immediate threat to the health and/or safety of the user.

Interior of 443 Edgewood Avenue[6]

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.

[4] Uniformat II Work Breakdown Structure (WBS) (rev. 02/18/2008), ASTM E1557-09 (2015).
[5] NPS DSC TIC MALU 489 131839. 100% submittal date of contract drawing set: 04/22/16. Updated as PMIS 219657A Rehabilitate 443 Edgewood, Phase One, Exterior.
[6] Interior conditions were assessed by each separate unit as there was a distinct difference in the condition between units.

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

Interior of 445 Edgewood Avenue

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 features or a threat to health and/or safety.

Recommendations for Treatment and Use Summary

Recommendations for the treatment and use of the commercial building at 443-445 Edgewood Avenue, SE 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) and the 2013 *Commercial Services Strategy*.

For structures located within the Preservation District (of which 443-445 Edgewood Avenue is included), the GMP states:

> Preservation of the historic scene will rely a great deal on protective zoning. City zoning as a historic and cultural conservation district currently protects the area east of Jackson Street, which includes all of the national historic site [sic] and the residential portion of the preservation district. To be effective, this zoning will have to be extended to the commercial portion of the preservation district west of Jackson Street. The National Park Service will continue to work with the community and the city of Atlanta to ensure that zoning protection is extended throughout the preservation district.
>
> The Atlanta Urban Design Commission (AUDC) must review and issue a certificate of appropriateness for any construction, demolition, or change in land use in a city historic and cultural conservation district. Guidelines for determining appropriateness are adopted by the Atlanta City Council. The park's enabling legislation specifies that NPS proposals for the preservation district must be submitted, like any other proposal, to the design commission for review and comment. . . .
>
> Façade rehabilitation and restoration of historic buildings will be encouraged by the National Park service and the city of Atlanta. The National Park Service will provide technical architectural assistance to property owners. In addition, if feasible, the city's Bureau of Housing and Physical Development would administer a cooperative program that would combine NPS funds for work on facades with city and other funds for the rehabilitation of building interiors. Owner-occupants would receive first priority for this funding assistance, in exchange for which they would donate an easement or sign an agreement with the city and the NPS providing for a covenant on the façade for a specified number of years. The city would monitor the program and the NPS would provide technical assistance and approve plans for exterior work on buildings. All such rehabilitation and

> restoration work would meet the AUDC requirements and The Secretary of the Interior's Standards for Historic Preservation.[7]

Furthermore, the 443-445 Edgewood Avenue, SE property is included in the "Preservation/ Rehabilitation Subzone" which requires an "emphasis on rehabilitation of structures to perpetuate existing uses while protecting and enhancing the historic scene."[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 included and the MALU Historic Preservation District, both in the city of Atlanta.

Exterior Treatment

Continued rehabilitation of the exterior provides for the continued maintenance and repair (selective replacement "in-kind" of deteriorated or missing features) of exterior character-defining features and the removal of non-sympathetic modern accretions. Rehabilitation 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 Significance. Rehabilitation may also remove incongruous, previously applied exterior component feature treatments and replace them with more sympathetic or functionally better replacements.

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 original windows, interior wood floors, historic interior doors and hardware, and interior features such as the 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 Significance.

Use

While considering the applicable laws, agreements, and policies, the Ultimate Use of the 443-445 Edgewood Avenue, SE (Commercial Building) is to continue 445 as a commercial rental unit and to identify a new park use for 443 to enhance the visitor experience while at the park.

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[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, page 2 (Section 3 Stewardship), Release No. 5, 1987.

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 rehabilitation 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:

- *NPS Climate Change Response Program, Strategic Plan*, National Park Service, Natural Resources Stewardship and Science, Climate Change Response Program. Fort Collins, CO, Finalized 2019.
- *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 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 *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 relates to resiliency of the exterior building envelope includes a comprehensive exterior envelope repair and rehabilitation project including repairs and upgrades to all exterior walls, roof and roof drainage system (flashings

[10] See NPS CRCC Strategy, *Climate Change Related Impacts by Cultural Resources – Buildings & Structures*, pp. 19-25.
[11] Refer to https://www.fema.gov/media-library/assets/documents/89518 for more information.

and gutters and downspouts), cornices, storefronts, doors and windows, while maintaining all exterior character-defining features.

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 are accompanied by treatment recommendations.

- Lack of functional building services and systems, including: Fire Protection Systems (D40), Fire Suppression System (D40), Fire Extinguishing Devices (D40), Electrical System (D50), and Lightning Protection systems (D50), Plumbing (D20) and HVAC (D30) .

  Recommended Treatment: A fire protection engineers shall inspect the building to determine the appropriate system for the approved use and occupancy of the building.

- Undersized gutters and downspouts (insufficient roof water drainage system) with non-compliant connections to surface drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005); also poor site drainage management systems (D2040, G2020, G9087 .

- Irregular site drainage creates potential localized flooding situations along the building perimeter created by non-compliant discharge of roof water runoff from downspout boot locations (G9087, G203001); additionally, use of white plastic pipes to contain roof water runoff along the sides of the building is not appropriate. PEPC project 59324 was supposed to create a system of underground drainage lines for this property; apparently it was not completed according to the approved project documents (See Recent Modifications in the Chronology of Development and Use section below).

  Recommended Treatments: 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; refer to PEPC project 59324 for approve project documents to improve site drainage at this property.

  Improve capacity of roof drainage system (B301005) [gutters and downspouts] and correct downspout discharge anomalies with site grading, and complete installation of proposed underground drainage system (see PEPC 59324 and G9087).

- Poor condition of exterior masonry walls, B20 – Exterior Enclosure, storefront assemblies (windows) and other exterior windows (B20), and the exterior doors.

Recommended Treatment: Certain deficiencies have been corrected by recent (2017-2019) contract repair work; other deficiencies should be addressed by the creation of new PMIS projects to rehabilitate exterior building envelope.

- Many other building features are rated with Serious Maintenance Deficiencies including: C30 – Interior Materials & Finishes, C10 – Interior Doors, and G20 – Site Conditions.

Recommended Treatment: See Prioritized Recommended Treatment Projects – all interior materials and finishes in the NPS unit require complete rehabilitation services.

- General vacant appearance and deteriorated condition of NPS managed unit (445 Edgewood Avenue).

Recommended Treatment: Create temporary use of building to provide visitors with sense of place at this address; temporary interpretive displays in the storefront windows would create an NPS street presence.

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

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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:	443-445 Edgewood Avenue, SE (Commercial Building)
Structure Number:	E443
LCS ID:	023327
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*. October 15, 1993. NRHP No. 80000435.

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."

Brannon, Chuck. "Martin Luther King, Jr. National Historic Site and Preservation District, Proposed Façade for 443 Edgewood Ave., S.E." National Park Service, Department of the Interior. July 1984. NPS TIC No. MALU 489 62059.

Gilbert, Jenifer. "Martin Luther King Jr. National Historic Site and Preservation District, 443-445 Edgewood Ave., S.E." National Park Service, Department of the Interior. December 1983. NPS TIC No. MALU 489 62046.

Liollio Architecture. "443 Edgewood Avenue." *75% Schematic Design/Treatment Plan.* Martin Luther King, Jr. National Historic Site, National Park Service, U.S. Department of the Interior. November 23, 2015. MALU Archives, Compliance Records.

Liollio Architecture. "443 Edgewood Avenue." *100% Documents.* 16 Drawing Sheet Set. April 22, 2016. NPS TIC No. MALU 489 131839.

Urban Design Plus. "443 Edgewood" and "445 Edgewood." *Architectural Survey: Martin Luther King Historic District.* 1981. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.

Cultural Resource Data

National Register of Historic Places

National Register Status:	Entered – Documented
National Register Date:	May 4, 1994
National Historic Landmark?	No
Significance:	Contributing: A representative example of early twentieth century commercial architecture in outlying Atlanta business districts.
NR Information System No.:	80000435

Period of Significance

443-445 Edgewood Avenue, SE (Commercial Building), 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. The National Register of Historic Places Period of Significance is more encompassing: 1880-1968.

Because 443-445 Edgewood Avenue was constructed in 1909, the Period of Significance for this specific building is 1909-1968.

Recommended Treatment & Use

The recommended treatment for 443-445 Edgewood Avenue, SE (Commercial Building) is interior and exterior rehabilitation with retention of character-defining features. The recommended use is to continue 445 as a commercial rental unit and to identify a new park use for 443.

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 443-445 Edgewood Avenue, SE, 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, little information was found for the building during the Period of Significance. Future research and study could continue refining the history of the building (like changes to the front façade), particularly during the Period of Significance.

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

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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

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Part 1 | Developmental History

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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. 443-445 Edgewood Avenue, SE is significant because it was extant when Martin Luther King, Jr. lived a few blocks to the northeast (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.*

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Chronology of Development and Use

Note: 443-445 Edgewood Avenue, as it is known today, was originally 371-373 Edgewood Avenue before Atlanta streets were renumbered in 1927. Both addresses are used in the following chronology.

Initial Development

The 1878 *City Atlas of* Atlanta shows the block in which 443-445 Edgewood Avenue would be built (fig. 1); however when the map was published, the lot, bound at that time by Foster to the north (now Edgewood), Jackson to the east (now Boulevard), Cartrell St. to the south (now Gartrell), and Fitzgerald to the west (no longer goes through the block), was undeveloped. Interestingly, no owner is identified, which typically occurred on this map and can be seen on other lots.

371-373 Edgewood Avenue is not listed in the 1891 Atlanta City Directory, nor is it included in the assessed portions of the 1892 Sanborn Fire Insurance Co. map.[1] However, the 1892 Atlanta City Directory identifies 371 Edgewood Avenue as a residence.

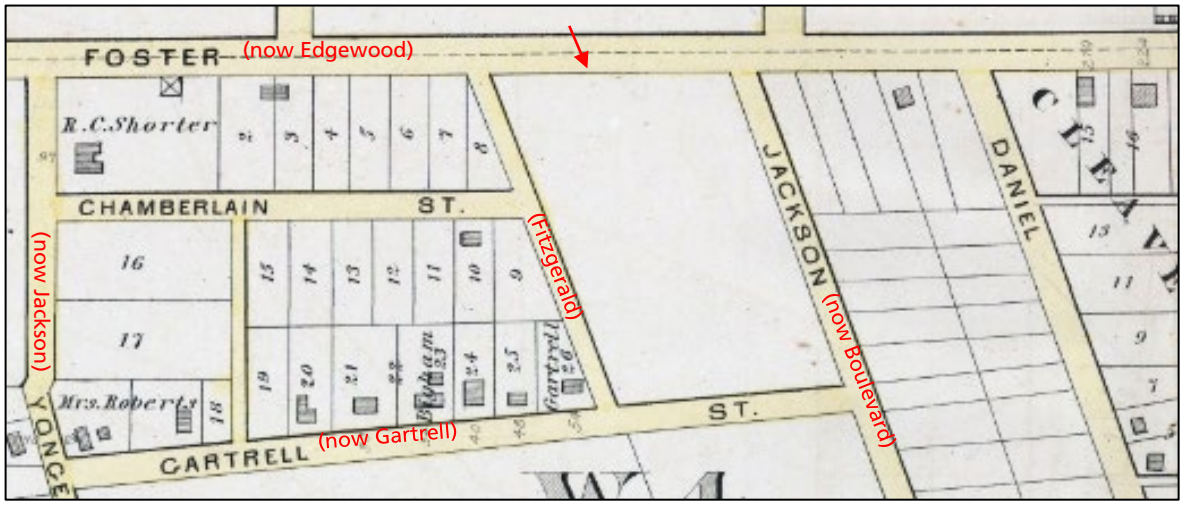


Figure 1. The empty lot bound by Foster (now Edgewood Avenue) on the north, Jackson Street (now Boulevard) on the east, Cartrell St. (now Gartrell Street) on the south, and (now) Fitzgerald Street on the west, appears undeveloped in this 1878 map. Furthermore, no owner is identified. The arrow denotes the future site of 443-445 Edgewood Avenue. Map: *City Atlas of Atlanta*, Georgia. Southern and Southwestern Surveying and Publishing Company, 1878. Accessed at Emory University Libraries Digital Scholarship Commons. Cropped by author.

According to the 1994 *Historic Resource Study* of Park buildings, Edgewood Avenue was initially developed as a residential area.

> In 1899, one- and two-story frame dwellings dominated the street from Piedmont to Randolph. Within [the boundaries of the Park], most homes were modest L-plan cottages, shotguns, or

[1] "Atlanta City Directory." Polk and Co.: 1891, p. 164. Archive.org

duplexes. Vacant lots dotted Edgewood Avenue with denser residential development south and east towards the railroad corridor and west toward the central business district.[2]

A one-story wood dwelling is located at 371 Edgewood Avenue on the 1899 Sanborn map of Atlanta (fig. 2). The property would continue to hold a residence for black tenants through 1906 (see Appendix D for more information on the tenants).

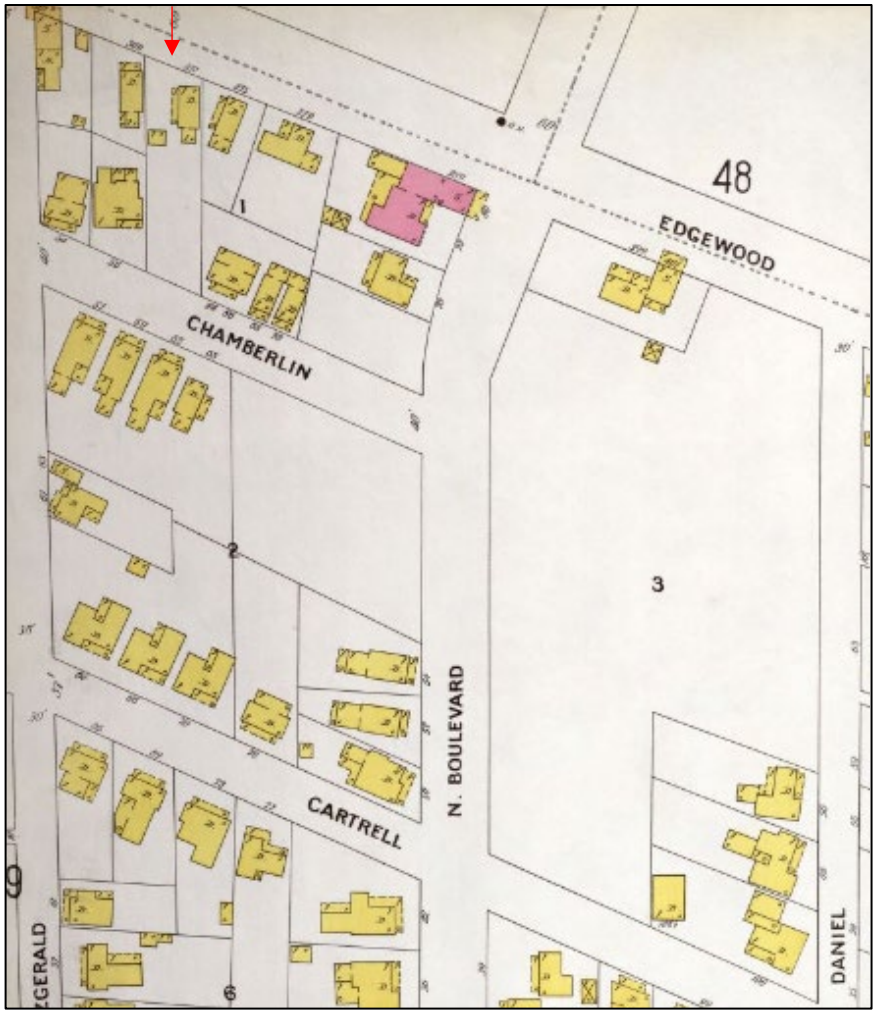


Figure 2. 1899 Sanborn map shows the block bounded by Edgewood Avenue on the north, N. Boulevard on the east, Chamberlain on the south (cut through since 1878 Atlas), and Fitzgerald on the west (no longer cuts through block). 371 Edgewood Avenue (arrow) is a one-story wood dwelling with a one-story wood outbuilding. Source: The Digital Library of Georgia. Cropped by author.

Neighborhood Transition

The 1906 race riot marked the beginning of the neighborhood's demographic shift from predominantly white to predominantly black. The inverse occurred on Edgewood Avenue. What

[2] 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. p. 74.

started as a black residential neighborhood was redeveloped into a white commercial area. "In the first decade of the twentieth century, Edgewood Avenue between Jackson and Daniel Street developed as a commercial and light industrial district, with one- and two-story commercial buildings ultimately replacing almost all residences."[3]

By June 1906 the East Atlanta Land Co. owned 371 Edgewood Avenue (earlier owners could not be found). That month, the company took out a $2,365 bond (from J. Lampras) against the property and sold interests totaling $715.20 for the land to Joseph T. Orme and Marion T. Jackson (no additional information could be found on Orme or Jackson).[4] Two years later, in March 1908, the pair sold their interests to Piromis H. Bell for $1,155 (no additional information could be found on Bell).[5] Six months later, Bell sold his interest to B.D. Watkins—"a real estate developer associated with Asa Candler, president and majority owner of the Coca-Cola Company,"[6]—for $1,470.[7] In the final months of 1908, B.D. Watkins would sell half-interests to W.M. Huntt through two transactions totaling $2,200—by this time the land had been divided into two lots.[8]

The address is not listed in the 1907-1909 Atlanta City Directories, suggesting the site had been cleared of the original dwelling and was being redeveloped.

On December 30, 1908 owner B.D. Watkins, applied for a permit for the construction of a brick business building through day work. The 44'x60', one-floor-with-basement building was to have thirteen-inch-thick rubble stone and brick walls, a tar-and- gravel roof, and 2x12 floor joists. The building was to cost $4,000 and according to the building permit was completed March 25, 1909.[9]

In whole, Watkins would construct seven brick buildings on Edgewood in 1908 and 1909.[10] Between 1908 and 1927, commercial development on Edgewood Avenue was at its peak.

> The south side of Edgewood had two blocks of nearly continuous buildings between Fitzgerald and Daniel. These buildings, constructed by Watkins and others, were situated on short narrow lots with their front elevations abutting the sidewalk. Little vegetation obscured the buildings in the commercial area. Glassed storefronts commonly characterized the street level facades.[11]

Interests in 373 Edgewood continued to be bought in sold through 1910.[12] That year the sale amount significantly increased corroborating the commercial building had been built by that time. Furthermore, the 1910 City Directory (enumerated on September 17, 1909) listed 371-373 Edgewood vacant.[13] In June 1910 the property was sold to F.H. Gaines for $4,000.[14] No further information could be found on this owner.

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[3] *Historic Resource Study*, p. 74.
[4] Deed Book 192, Page 398. Fulton County Real Estate Records, Fulton County Courthouse.
Deed Book 245, Page 33. Fulton County Real Estate Records, Fulton County Courthouse.
[5] Deed Book 245, Page 35. Fulton County Real Estate Records, Fulton County Courthouse.
[6] *Historic Resource Study*, p. 74.
[7] Deed Book 247, Page 322. Fulton County Real Estate Records, Fulton County Courthouse.
[8] Deed Book 249, Page 333. Fulton County Real Estate Records, Fulton County Courthouse.
Deed Book 249, Page 334. Fulton County Real Estate Records, Fulton County Courthouse.
[9] Permit # 4145. December 30, 1908. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
[10] *Historic Resource Study*, p. 74.
[11] Ibid, p. 75.
[12] Deed Book 267, Page 488. Fulton County Real Estate Records, Fulton County Courthouse.
Deed Book 263, Page 519. Fulton County Real Estate Records, Fulton County Courthouse.
Deed Book 276, Page 484. Fulton County Real Estate Records, Fulton County Courthouse.
[13] 1910 Atlanta City Directory. Ancestry.com
[14] Deed Book 327, Page 191. Fulton County Real Estate Records, Fulton County Courthouse.

The first tenant rented 371 Edgewood Avenue during the enumeration for the 1911 Atlanta City Directory (likely September 1910). The tenant was Daniel A. Stevens, a furniture repairman.[15] Both sides were vacant in September 1911 for the enumeration of the 1912 Atlanta City Directory.[16]

371-373 Edgewood Avenue is seen on the 1911 Sanborn map on the south side of the street, between a dwelling at 369 and a store built about the same time as 371-373 at 375 (according to city directories) (fig. 3). The two stores at 371-373 were one floor tall (denoted by "1") with no basement noted, and 14'-0" wide each (denoted by "14'") with twelve-inch-wide exterior masonry walls and party wall between the two stores (denoted by "12" at vertical lines, pink color). These firewalls extend up through the roof plane at eight inches thick (denoted by "8"") and extend approximately eighteen inches above the roof (denoted by three lines at 6" each). A metal cornice is located along the front elevation of each store (denoted by solid line on north elevation). The roof was covered with composite roofing, likely hot mop (denoted by "•"). No window or door openings are shown, except an opening between the east wall of 373 (subject of this HSR) and the adjacent building (375—not a subject of this HSR). The passthrough is in the basement and the first floor (denoted by gap in wall line and "1.B."

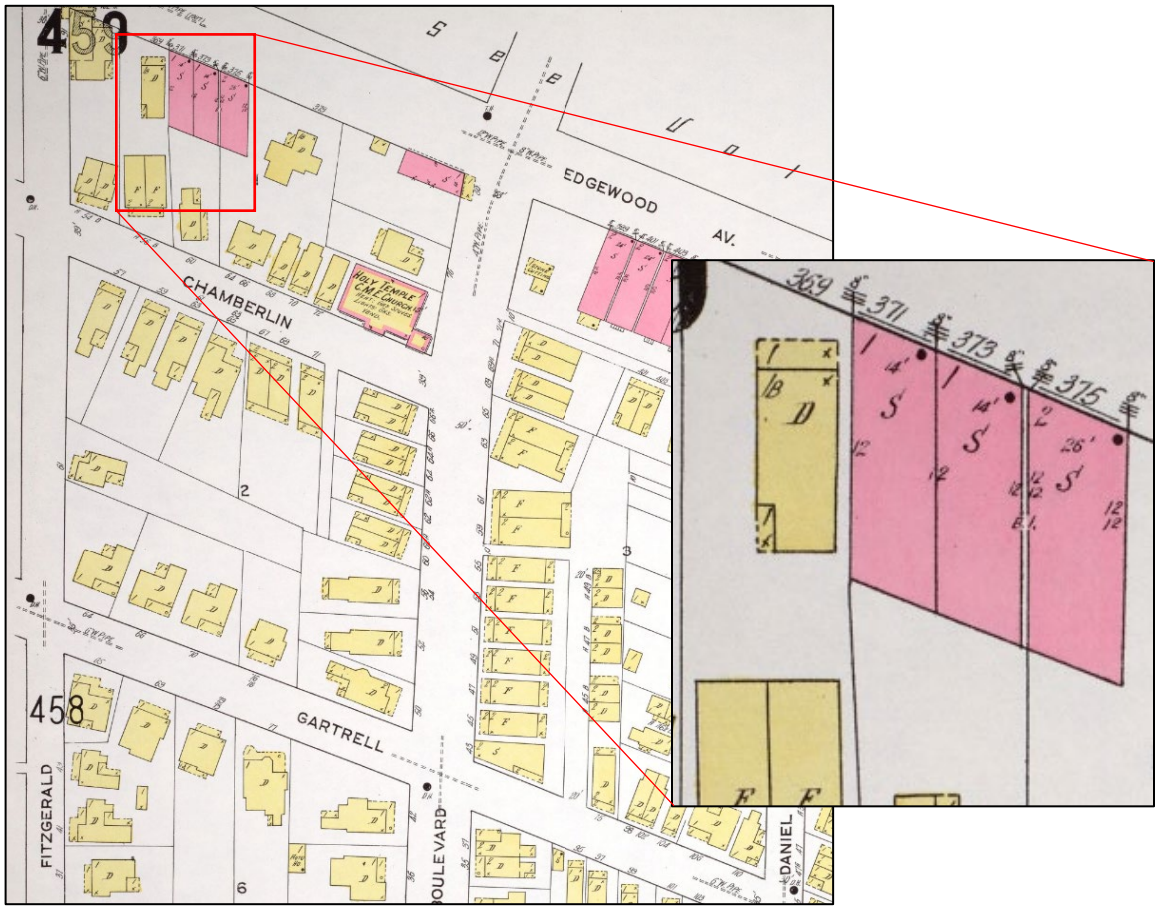


Figure 3. The 1911 Sanborn map shows the same block as seen in Fig. 2 above, however three parallelogram store buildings have been added to the block. 371-373 Edgewood Avenue is the paired left buildings (red arrow) and the subject of this HSR. Source: The Digital Library of Georgia. Cropped by author.

[15] "Atlanta City Directory." 1911, pp. 109, 1484. Ancestry.com
[16] "Atlanta City Directory." 1912, p. 105. Ancestry.com

In March 1912, owner Dr. F.H. Gaines took out a loan against his property through Penn Mutual Life Insurance Co. for $4,000; it was later absolved in 1919.[17] Ten years later, in September 1922, Gaines sold the duplex property to T.M. McIntosh for $11,400.[18] See Sidebar: Dr. Thomas Murdock McIntosh for more information on this owner.

As a note, the building to the west of 371-373 Edgewood Avenue, at 369 was constructed ca. 1921 (according to Atlanta City Directories).

In 1927, the city of Atlanta renumbered the streets; 371-373 Edgewood Avenue became 443-445 Edgewood Avenue.

The 1928 Atlanta City Map shows detail of the topography of the site. The area to the rear of 437, 439-441, and 443-445 Edgewood Avenue and the dwellings fronting Chamberlain Street to the south shows a depression (fig. 4). It is therefore assumed that between construction for 439-441 in ca. 1921 and this 1928 map, this area was dug out, i.e. *during* the Period of Significance.

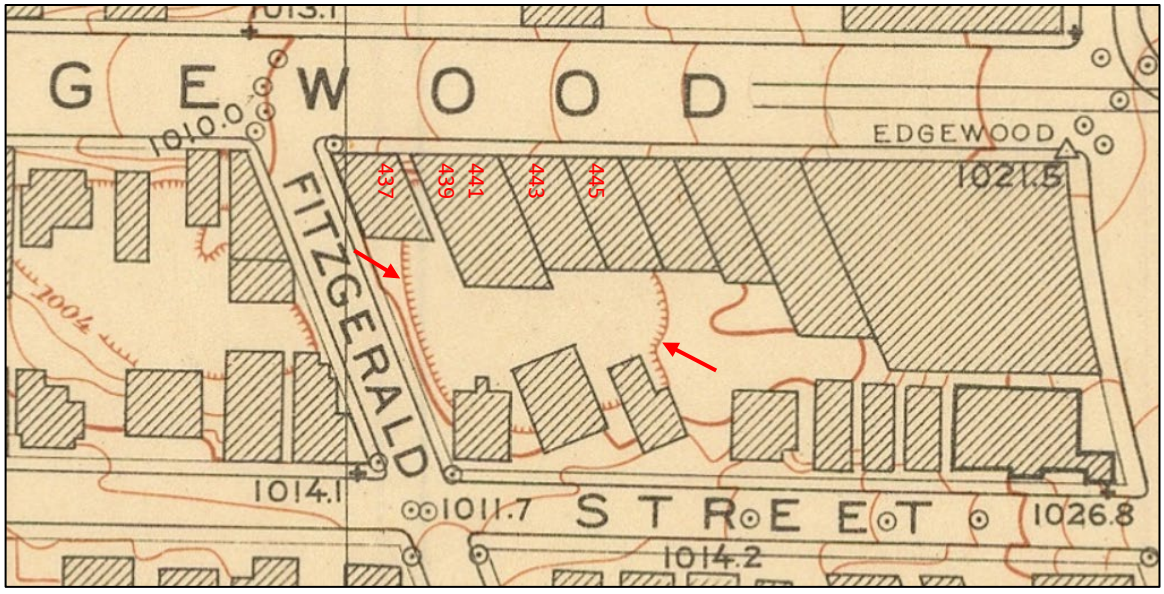


Figure 4. The 1928 *Atlanta City Map* shows a depression between the rear of 437-445 Edgewood Avenue and the rear of the dwellings front Chamberlain Street to the south. The line outlining the depression is a solid line with smaller perpendicular lines drawn from it (red arrow). Drawing: Emory University Libraries Digital Scholarship Commons.[19]

[17] Deed Book 281, Page 254. Fulton County Real Estate Records, Fulton County Courthouse.
[18] Deed Book 714, Page 122. Fulton County Real Estate Records, Fulton County Courthouse.
[19] Accessed at http://disc.library.emory.edu/atlantamaps/1928-atlanta-city-map/.

Tenants of 443 Edgewood Avenue continued to change every few years: Garrison Motor Co. 1930-1931, Carnes & Carnes Veterinarians 1934-1937, Shaw Plumbing Co. 1938-1939, a second-hand clothing store 1940-1944. Conversely 445 Edgewood Avenue was rented by one entity throughout this entire time period: W. Ponder Anderson Sheet Metal Works (1915-1951) (fig. 5). More information on these tenants can be found in Appendix D.

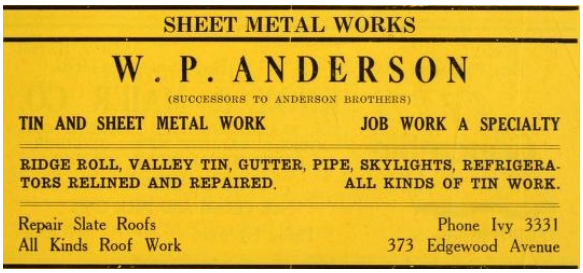


Figure 5. 1923 *Atlanta City Directory* advertisement for W. P. Anderson Sheet Metal Works, tenant of 373/443 Edgewood Avenue from 1915 to at least 1951. Source: Archive.org.

The 1932 Sanborn map shows 443-445 in much the same form as it existed in 1911 (fig. 6), to the west of 447, and to the east of 439-441 (constructed ca. 1921); however 443 and 445 are now each 15'-0" wide (versus 14'-0" earlier). 443 is labelled as "Auto Rep." and 445 is labelled as "Tin Shop." 445 is connected through an interior doorway to 447 (no longer extant). The front elevation of 443-445 shows "1" denoting one floor above grade; the rear elevation shows "1B" denoting a basement and one floor above grade. Similarly, 439-441 and 447, both two-story buildings fronting Edgewood Avenue, are also two stories with basement at their rear elevations.

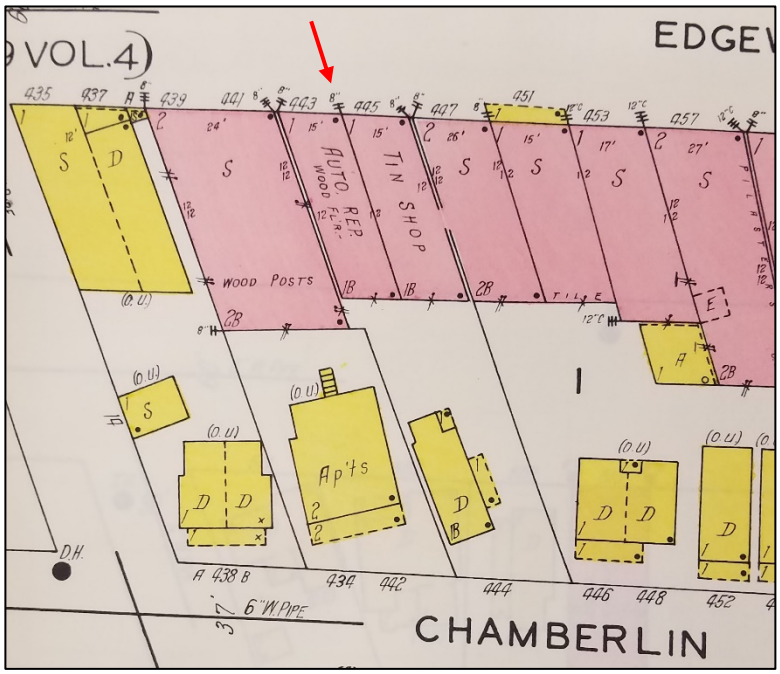


Figure 6. The 1932 Sanborn map shows 443-445 Edgewood Avenue (red arrow) with a walkout basement like its neighbors at 439-441 and 447. Also note the opening between 445 (subject of this HSR) and 447 (not subject of this HSR). Source: University of Georgia, Maps and Government Information Library.

In 1934, the last will and testament of Dr. Thomas Murdock McIntosh willed 443-445 Edgewood, amongst others he owned, to The Orphans Home of the South Georgia Conference of the Methodist Episcopal Church.[20]

[20] Deed Book 1508, Pages 233-234. Fulton County Real Estate Records, Fulton County Courthouse.

Sidebar: Dr. Thomas Murdock McIntosh

Thomas McIntosh was born in 1853 on Glasgow Plantation, in Thomas County, GA. Through family, McIntosh developed an interest in medicine and graduated from the Atlanta medical college in 1875. He was invited into practice by Dr. Westmoreland, a prominent physician in Atlanta, but declined the offer in order to pursue his own practice is Thomasville, GA, near his family.[21] Accordingly, the 1880 Federal Census shows Dr. Murdock, 25, living on Madison Street in Thomasville, with his widowed mother, and two sisters. He was a physician.[22]

Through his early career, he was very successful, attending difficult surgeries and lecturing at hospitals around the county and in Europe. He also volunteered for many local institutions.[23]

The 1900 Federal Census shows Dr. Murdock, 46 and single, living at 13 Madison St., Thomasville. He was listed as a physician.[24] The 1920 Federal Census shows Dr. Murdock, 66 and single, living on Dawson Street, Thomasville, with his sister Emma, 62 and single. He was a medical doctor.[25]

In 1922, Dr. Murdock purchased the Edgewood Avenue property, which he would continue to own until his death.

The 1930 Federal Census shows Dr. Murdock, 76 and single, living at 129 N. Dawson Street, Thomasville, with his sister Emma, 71 and single. He was a physician in private practice.[26]

He died in 1933 of kidney disease. He was buried in Boston, GA.[27]

In January 1961, the Methodist Home of the Southern Georgia Conference in Macon, GA, applied for a permit to repair fire damage at 443 Edgewood. The builder was C.A. Adair of 73 W. Peachtree Place, NW and the estimated cost was $8,283. Work was completed in April 1961.[28] Further details are unknown, but this could be when the modern aluminum and glass storefront was installed at 443. Simultaneously, the long-time tenant, Campbell's Market vacated the building; they had been there since 1945.

In May 1963, Eagle Barber Shop of 445 Edgewood applied for a permit to install a sign for $200. The contractor was Pepsi-Cola and work was completed that June.[29]

In October 1974, the Methodist Home of the South Georgia Conference (successor to The Orphans Home of the South Georgia Conference of the Methodist Episcopal Church) sold 443-445 Edgewood to the Royal Land Co., Inc. for $26,000 because the rental income less than the amount for upkeep. At that time, the barber shop in 445 brought in $90 per month for rent; the furniture store in 443 brought in $150 per month.[30]

Unfortunately, no additional information on changes to the property can be found during private ownership (between 1975 and 1983).

[21] "McIntosh, Thomas Murdoch, M.D." *Biographies of Thomas County, Georgia—presented by the Genealogy Trails History Group.* Accessed at http://genealogytrils.com/geo/thomas/bios.htm on September 26, 2018.
[22] 1880 United States Federal Census. Ancestry.com
[23] "McIntosh, Thomas Murdoch, M.D." *Biographies of Thomas County, Georgia.*
[24] 1900 United States Federal Census. Ancestry.com
[25] 1920 United States Federal Census. Ancestry.com
[26] 1930 United States Federal Census. Ancestry.com
[27] Georgia, Deaths Index, 1914-1940. Ancestry.com
[28] Permit #509. January 23, 1961. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
[29] Permit # 3769. May 21, 1963. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
[30] Deed Book 6167, Page 289. Fulton County Real Estate Records, Fulton County Courthouse.

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.[31]

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

	445 Edgewood Avenue (Barbershop)			443 Edgewood Avenue (Vacant)		
Façade/Siding:	Brick	Fair	Black	Brick	Good	Dark Red
Trim:	Metal Cornice	Good	Grey	Aluminum	Good	
Windows:	Wood	Good	Black	Aluminum	Good	
Doors:	Wood	Good	Black	Aluminum	Good	
Sidewalk:	Hex	Poor		Hex	Poor	
Curb:	Granite	Fair		Granite	Fair	
Comments:	Good Building; Excellent renovation potential			Fair[32]		

In October 1983, the Royal Land Co. sold 443-445 Edgewood Avenue to the United States of America for $23,000.[33] Photographs from the year before show the condition of the property when the federal government purchased it (figs. 7-8).

A Field Inventory Report was completed soon after the sale was completed in 1983. The description for 443 Edgewood Avenue was as follows: "aluminum and glass storefront with central entry covered by wide aluminum awning." The description for 445 Edgewood Avenue: "has original openings with central entrance and a row of windows above the storefront; the lower ½ of the façade is sheathed in black tile."[34] (Upon closer examination of archival photographs, HPTC believes the smooth fire brick may have been painted and misinterpreted for black tile.)

[31] *Historic Resource Study*, pp. 5-6.
[32] Urban Design Plus. "443 Edgewood" and "445 Edgewood." *Architectural Survey: Martin Luther King Historic District.* 1981. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
[33] Deed Book 9105, Page 307. Fulton County Real Estate Records, Fulton County Courthouse.
[34] Houston/Rowley/Hensley. "443-456 Edgewood Avenue." *Classified Structure Field Inventory Report.* November 8, 1983. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 7. The front façade of 445 Edgewood Avenue, July 1982. 443 is at the right, with an altered façade. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



Figure 8. The rear (south) façade of 443-445 Edgewood Avenue (left), July 1982. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.

A drawing, dated October 1983, outlines the inappropriate modifications which had been made to 443 Edgewood Avenue over time (fig. 9). These changes included: stucco over brick where the metal cornice used to be, aluminum frame storefront windows, a jalousie window over the front door, wood covering the transom window, and aluminum front door, and inappropriate window proportions. Conversely, 445 Edgewood appeared to retain original character.[35] A separate drawing from July 1984, shows the front elevation of 443 restored (fig. 10).[36]



Figure 9. Drawing showing inappropriate modifications to 443 Edgewood Avenue (right), from the more character-defining 445 (left). Drawing: NPS DSC TIC # MALU 489 62046, December 1983. A larger version of this drawing can be found in Appendix C.



Figure 10. Proposed restoration of historic features to 443 Edgewood (right) based on those at 445 (left). Drawing: NPS DSC TIC # MALU 489 62059, July 1984. A larger version of this drawing can be found in Appendix C.

[35] Gilbert, Jennifer. "Martin Luther King, Jr. National Historic Site and Preservation District, 443-445 Edgewood Ave., S.E." National Park Service, Department of the Interior. December 1983. NPS DSC TIC MALU 489 62046.
[36] Brannon, Chuck. "Martin Luther King, Jr. National Historic Site and Preservation District, Proposed Façade for 443 Edgewood Ave., S.E." National Park Service, Department of the Interior. July 1984. NPS DSC TIC MALU 489 62059.

In 1984, a set of photographs were taken of the building to document the existing conditions prior to any work being completed by the National Park Service (figs. 11-17).



Figure 11. The front elevations of 443 (right) and 445 Edgewood Avenue, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11. Cropped by author.



Figure 12. Interior of 443 Edgewood Avenue, looking south to rear, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 13. Interior of 443 Edgewood Avenue, looking north to front, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 14. Interior of 443 Edgewood Avenue with a missing rear elevation widow, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 15. A hole in the floor of 443 Edgewood Avenue, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 16. The rear elevation of 443 Edgewood Avenue, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Figure 17. The rear elevation of 445 Edgewood Avenue, 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11.

Based on photographic documentation, work on the buildings began in May 1984. The first phase included roof work (figs. 18-23), mainly sheathing repairs (figs. 24-25), and the installation of a new roof covering, likely over the original covering (figs. 26-29).



Figure 18. Looking north at roof on 445 Edgewood Avenue, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 19. Looking south at roof on 445 Edgewood Avenue, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 20. East side parapet wall (445) junction with building to the east, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 21. Junction of front and west side parapet walls at 443 Edgewood Avenue, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 22. Northern portion of roof over 443 Edgewood, looking east to firewall and 445, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 23. Looking south at roof on 443 Edgewood Avenue, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 24. Removal of damaged sheathing along south elevation of 443 Edgewood Avenue, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 25. Installation of new sheathing along south elevation, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 26. Unknown repairs to the rear façade, May 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.

Figure 27, right. 445 Edgewood Avenue, after new covering is placed. Undated, but likely June/July 1984. Photo: MALU Archives, Series 5, Subseries I, Box 2, Folder 2.





Figure 28. Center firewall and new ventilation penetrations. Undated, but likely June/July 1984. Photo: MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Figure 29. 443 Edgewood Avenue with new roof covering. Undated, but likely June/July 1984. Photo: MALU Archives, Series 5, Subseries I, Box 2, Folder 2.

In July 1984, efforts turned to the storefront of 445 Edgewood Avenue. Components in place were largely historic, but crews, overseen by Park staff, worked to remove all layers of paint which covered wood, metal, brick, etc. (figs. 30-37). In addition, the rear elevation was repointed (figs. 38-41).



Figure 30. Park staff oversee stripping of paint on 445 Edgewood Avenue's historic storefront, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 31. The storefronts, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61. Cropped by author.



Figure 32. A heat gun is used to remove paint from wood components of 445's historic storefront, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 33. Dry scraping the cornice of 445, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 34. Scraped mullion, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 35. Scraped wood sections of the storefront, July 1984. Note how the transom window glass has been painted over. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 36. Scraped lower portions of the storefront, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 37. Scraped metal cornice of 445 Edgewood Avenue, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 38. Condition of openings at rear of 443 Edgewood Avenue, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 39. A tree growing in the corner of the rear elevation of 443 and the building adjacent to the west, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 40. Repointed foundation stone, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 41. Repointed brick, July 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.

By August 1984, all of the paint had been removed from the front of 445 Edgewood Avenue and woodwork was painted (figs. 42-44). No work took place on the front façade of 443 (figs. 45-47), but work began on the interior (fig. 48). Also in 443, new windows were installed at the rear elevation, the rear basement opening was regraded to deter water from entering the building at that location, and a new exterior HVAC condenser was installed at the rear (fig. 49).



Figure 42. The front elevation of 445 Edgewood Avenue has been fully scraped and prepared for paint, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 43. Historic wood transom and metal cornice of 445, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 44. Scraped brickwork and metal cornice of 445, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 45. Non-historic storefront at 443 Edgewood Avenue, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 46. A removed panel at the cornice shows the painted sign of Georgia Loan (a known tenant in 1965), August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 47. Ghost outline of the original metal cornice of 443 Edgewood Avenue, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 48. Interior of 443 Edgewood Avenue with new partition walls installed, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 49. The south (rear) elevation, August 1984. 443 Edgewood has received new windows, regrading around the basement opening to deter water infiltration, and HVAC equipment behind a fence enclosure. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.

By October 1984, the front of 445 Edgewood was completely painted (figs. 50-53, 60) and the storefront of 443 Edgewood was removed and temporarily replaced with plywood for security (figs. 54-61).



Figure 50. Storefront of 445 Edgewood Avenue partially painted, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 51. Detail of partially painted wood and stripped brick, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 52. Unpainted lower panel of storefront at 445 Edgewood Avenue, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 53. Partially painted transom level of 445's storefront, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.

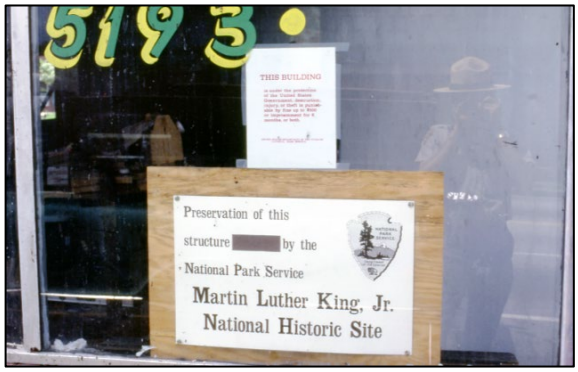


Figure 54. A sign located in 443 Edgewood Avenue's front window showing the National Park Service owned the building and was restoring it, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 55. The modern storefront at 443 Edgewood Avenue prior to demolition, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 56. Removing glass from 443's storefront, dated August 1984, but likely October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 57. Remnants of the metal frame of the storefront, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 58. Remnants of the metal frame of the storefront, October 1984. Note the presence of steel to support the large opening (arrow). Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 59. Jalousie transom window about to be removed from non-historic opening, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 60. Freshly painted 445 (left) and temporarily enclosed 443 (right) Edgewood Avenue, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59. Cropped by author.



Figure 61. Fitting plywood over the now-removed storefront at 443 Edgewood Avenue, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.

By February 1985 the storefront of 443 Edgewood Avenue was nearing completion (fig. 62). The rear elevation remained the same (fig. 63).



Figure 62. Front elevation, February 1985. Note the new storefront at 443 is nearing completion. Photo: MALU Archives, Series 8, Subseries 8, Box 2, Folder 59. Cropped by author.



Figure 63. Rear elevation of 443 Edgewood Avenue, February 1985. No work appears to have been completed at 445 (right). Photo: MALU Archives, Series 8, Subseries 8, Box 2, Folder 59.

By August 1985, the storefront of 443 storefront was complete, including the construction of a replica cornice (of wood, not metal). The interior appears to have been completed and occupied as an NPS Visitor Center (figs. 64, 71-72). The rear elevation remained the same, but a survey of the exterior openings was completed (figs. 65-70).



Figure 65, above. Rear elevation of 443-445 Edgewood Avenue, August 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 64, left. Front elevation of 443 Edgewood Avenue fully restored including storefront to match 445 and a new wood cornice to replicate the original metal cornice of 445, August 1985. The interior of the building is being used as a Visitor Center. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61. Cropped by author.



Figure 66. Western south elevation window of 445 Edgewood Avenue, August 1985. Note the plywood panel in the upper sash and missing panes in the lower sash. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 67. Center south elevation window of 445 Edgewood Avenue, August 1985. Note the plywood panel in the upper sash and missing lower sash, with fencing material. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 68. Eastern south elevation window of 445 Edgewood Avenue, August 1985. Note broken panes and the loose brick between the upper jamb and jack arch. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61. Cropped by author.



Figure 69. Basement window of 445 Edgewood Avenue, August 1985. Note the mismatched sash. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 70. Basement entrance door of 445 Edgewood Avenue, August 1985. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



Figure 71. Seating area in new visitor center, July 1986. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



Figure 72. Help desk in new visitor center, July 1986. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



Figure 73. The front elevation of 443-445 Edgewood Avenue. Undated, but likely late 1985/early 1986. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.

Little alteration appears to have occurred to the building over the next several decades, through 2018. It is unknown when the National Park Service vacated 443 Edgewood Avenue as a Visitor's Center.

443-445 Edgewood Avenue is located within the original boundary of the Martin Luther King, Jr., National Historic Site, and therefore was captured within the *Historic Resource Study* completed in 1994 (fig. 74). The *HRS* assessed the individual buildings within the Site and found that 443-445 Edgewood Avenue was contributing to the site's local significance as a commercial building.[37]

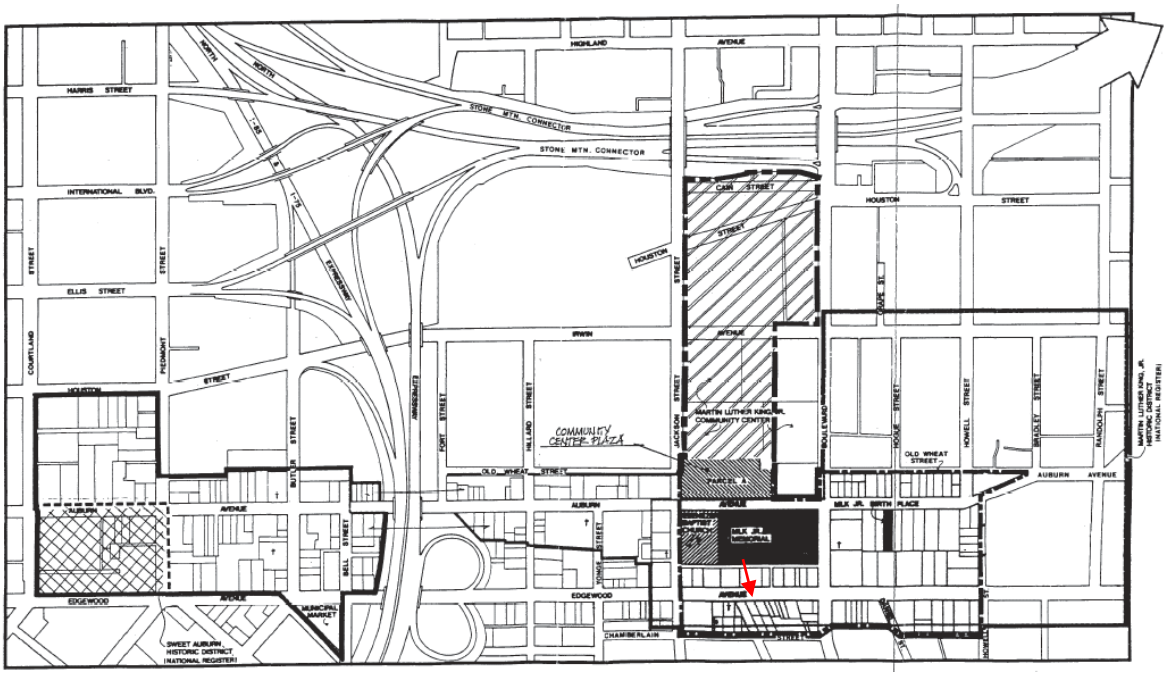


Figure 74. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study*.

Recent Modifications

A 75% Schematic Design and Treatment Plan for 443-445 Edgewood Avenue was completed in November 2015 by Liollio Architecture. They conducted "a visual inspection. . . of the entire building including the Basement, First Floor and Roof. The structural system was inspected with particular focus on the floor joists, columns and foundation walls in the Basement due to indicated water intrusion and obvious deterioration. The existing mechanical, plumbing and electrical systems were inspected for current condition and code compliance." The following is a condition assessment summary of Liollio's report by HPTC:

Front (North) Façade: Generally, 445 Edgewood Avenue is in better condition than 443. Liollio failed to notice that the cornice at 445 is composed of metal. Additionally, the entrances are not ABA (Architectural Barriers Act) compliant.

Roof: The roof is in poor condition with many penetrations and former openings covered. The drainage system was inoperable.

[37] *Historic Resource Study*, p. 87.

Vehicular and Pedestrian Circulation: Needs to be reorganized at rear elevation.

Pavement and Hardscape: The pavement and drain at rear elevation are poorly designed.

Basement Walls: Mortar in fair condition. No movement or cracking in walls noticeable.

First-Floor Framing: Miscellaneous added posts and columns required attachment to framing above. Girders required supplemental LVL members. Joist ends required support at wall connections (bearings insufficient). Openings in walls required infilling to provide full support to joists above.

HVAC: The HVAC system was completely unusable and supplied no HVAC to the building.

Plumbing: Three bathrooms and a utility sink located in the building. The water heater was not hooked to gas supply and did not operate. The basement fixtures were not connected to the sewer line.

Electrical Distribution: Meter and main panel board located in basement. No exterior meter or disconnect. 200 amp panel for entire building with all spaces occupied and some tandem breakers installed. No emergency power. Telecommunications system does not meet code.

The following is the treatment recommendation summary of Liollio's report by HPTC:

Basement (443): Demolish all interior partition walls, bathroom, and raised floor. Create new mechanical room in southeast corner and new electrical closet in northeast corner.

First-Floor Structural System: Install new concrete bases at existing and new columns, connections and tops and bases of extant columns, and new central girder spanning northwest to southeast.

First-Floor (443): Demolish all interior partition walls, bathroom, floor coverings. Create two new accessible restrooms and janitor's room. Repair and refinish wood floor. Repair other interior finishes.

HVAC (443): Install new split system for first floor and new exhaust fans in restrooms and basement.

Plumbing (443): Install all new plumbing fixtures, supply lines, and DWV lines.

Front Elevation (443 and 445): Remove muntin bars in windows and front door and metal cornice cap. Replace rotted sill and jambs, and wood cornice. Prepare and paint wood surfaces. Reglaze glass. Install new metal cornice piece.

Rear Elevation (443 and 445): Remove extant and install new metal gutter and downspouts. Repair, prepare, and paint windows and doors. Selectively repoint brick and stone.

Roof (443 and 445): Completely remove asphalt roof system, metal flashing, parapet cap along front elevation, various curbs in the roof field which are no longer needed, and volunteer tree. Install new cold-applied built-up roof, new metal flashing, parapet cap, and rigid insulation.

Site – Rear Elevation (443 and 445): Demolish existing parking area and storm drain system. Install regraded parking and delivery lot and new storm drain system.[38]

A project was developed for the restoration and rehabilitation of 443-445 Edgewood Avenue in late 2015. The project was to include "site work to complete the restoration of the interior, of historic building 443 Edgewood Avenue. Restoration of the building will protect visitor health and safety, restore historic fabric, rehabilitate remaining interior spaces, site preparation, site improvements,

[38] Liollio Architecture. "443 Edgewood Avenue." *75% Schematic Design/Treatment Plan.* Martin Luther King, Jr. National Historic Site, National Park Service, U.S. Department of the Interior. November 23, 2015. MALU Archives, Compliance Records.

interior construction, exterior structural work, roof coverings, interior finishes, electrical, plumbing systems, HVAC system, and flooring. Interior work consists of installing sheet rock and finishing it throughout the building, stabilizing or replacing any 2x4s that needs to be address[ed] and the painting of approximately 2000 square feet of wall and trim." Internal NPS review determined no adverse effect, but recommended the Standard 4-Step Review Process.[39] The Georgia State Historic Preservation Office reviewed the project in January 2016 and concurred with a finding of no adverse effect.[40]

Final drawings were submitted by Liollio Architecture in April 2016 (figs. 75-89).[41]

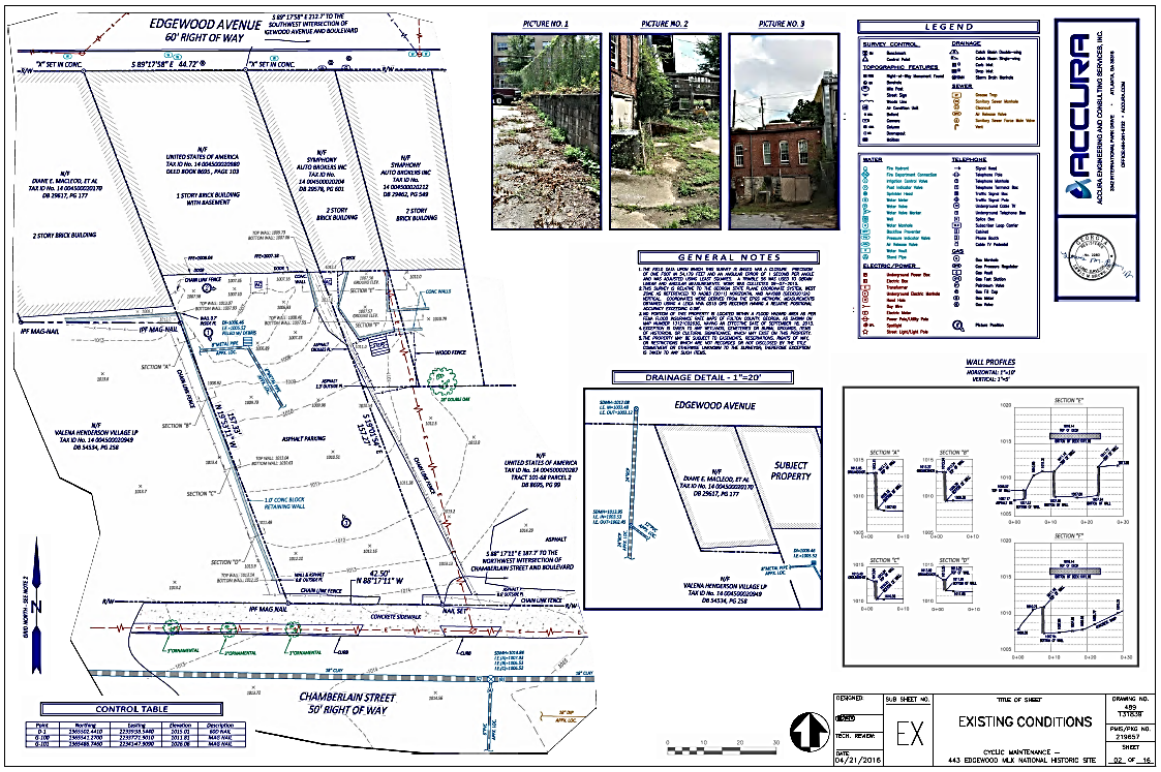


Figure 75. Existing site conditions. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

[39] "Restoration and Rehabilitation of 443 Edgewood Ave." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 62427. Date prepared 12/31/2015 by Leah Berry. MALU Archives, Compliance Records.
[40] Dixon, Jennifer, Program Manager, Environmental Review and Preservation Planning, Georgia Department of Natural Resources, Historic Preservation Division. "MLK Jr NHS: Rehabilitate 443/445 Edgewood Avenue, Atlanta, Fulton County, Georgia, HP-160108-005." *Letter to Leah Berry, Museum Technician, Martin Luther King, Jr. National Historic Site.* February 1, 2016. MALU Archives, Compliance Records.
[41] Liollio Architecture. "443 Edgewood Avenue." *100% Documents.* 16 Sheet Drawing Set. April 22, 2016. NPS DSC TIC # MALU 489 131839.

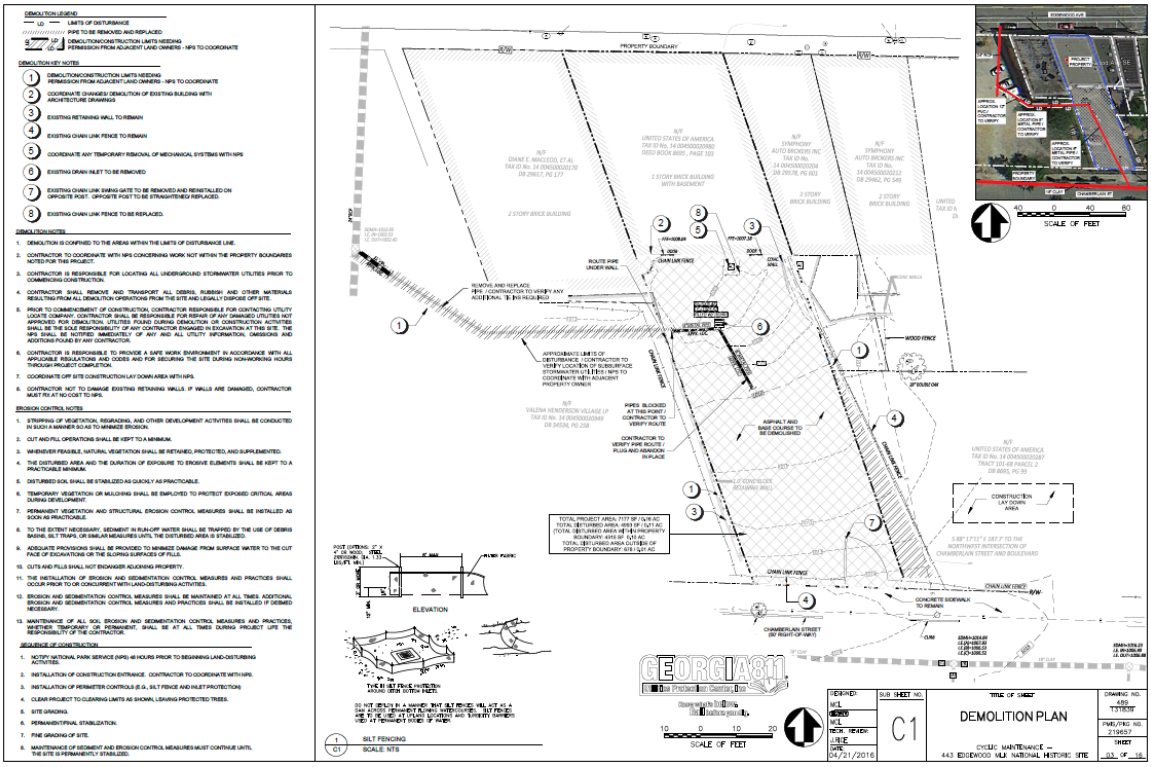


Figure 76. Site demolition plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

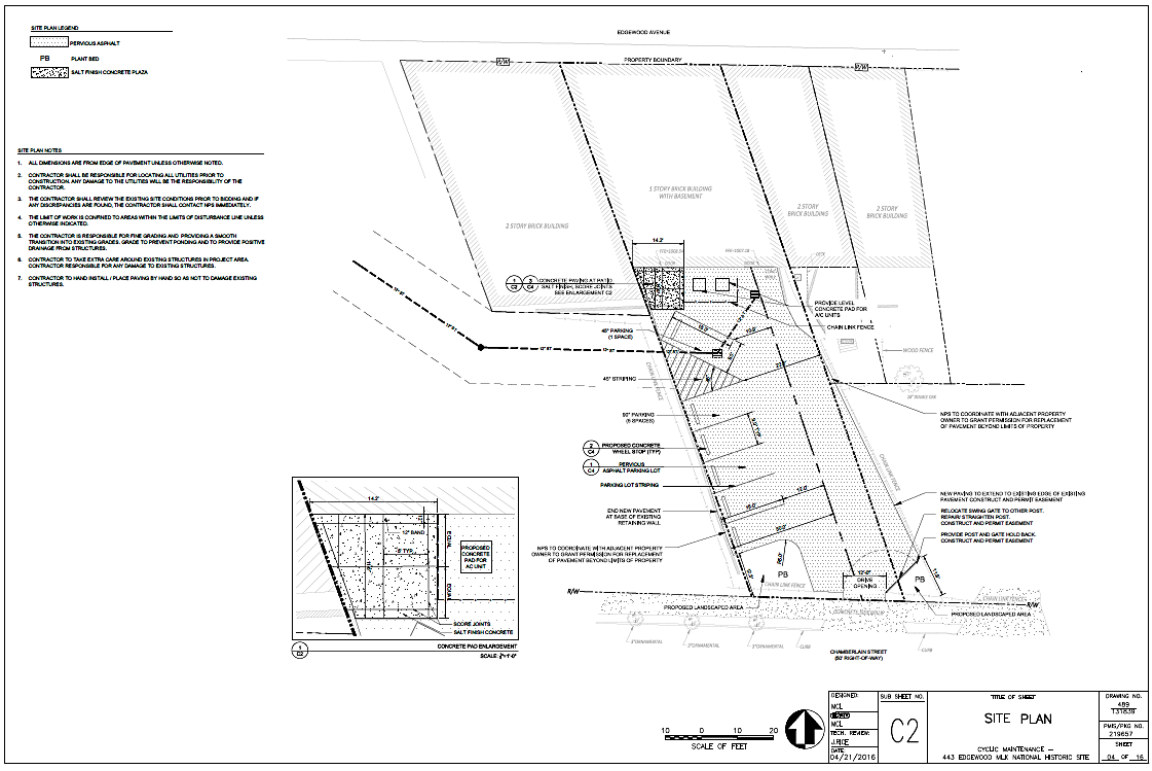


Figure 77. Proposed site plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

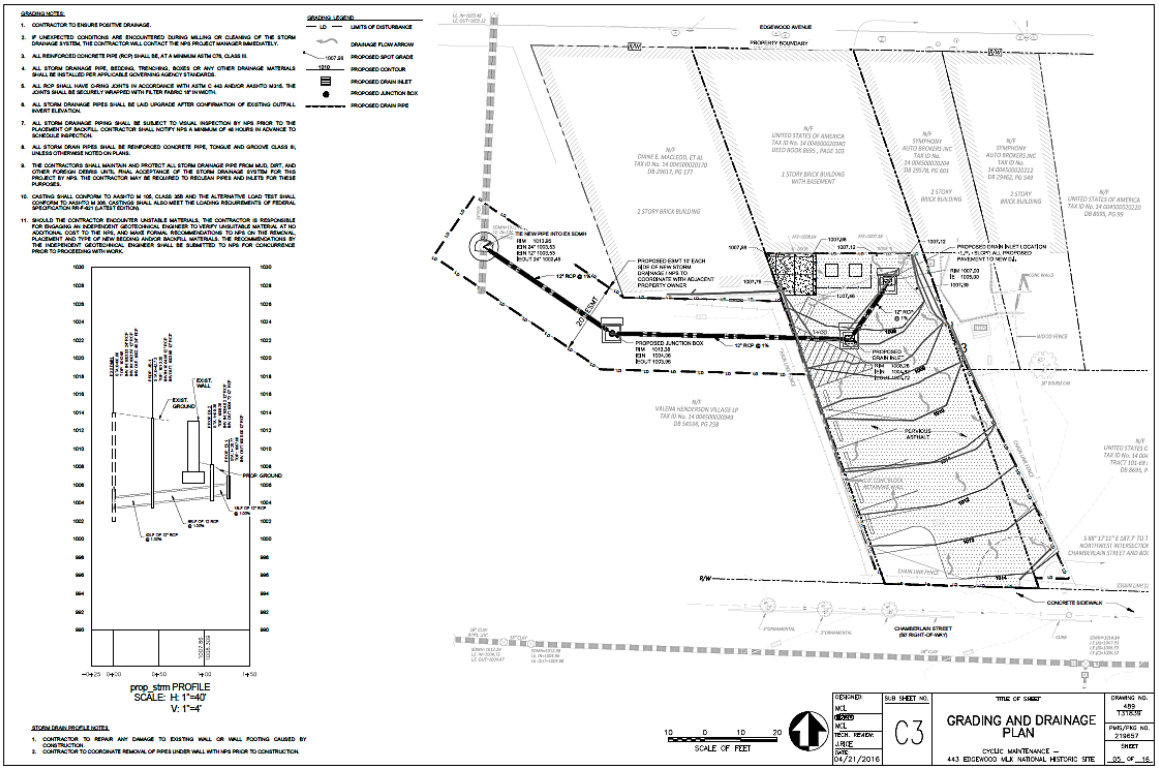


Figure 78. Proposed grading and drainage plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

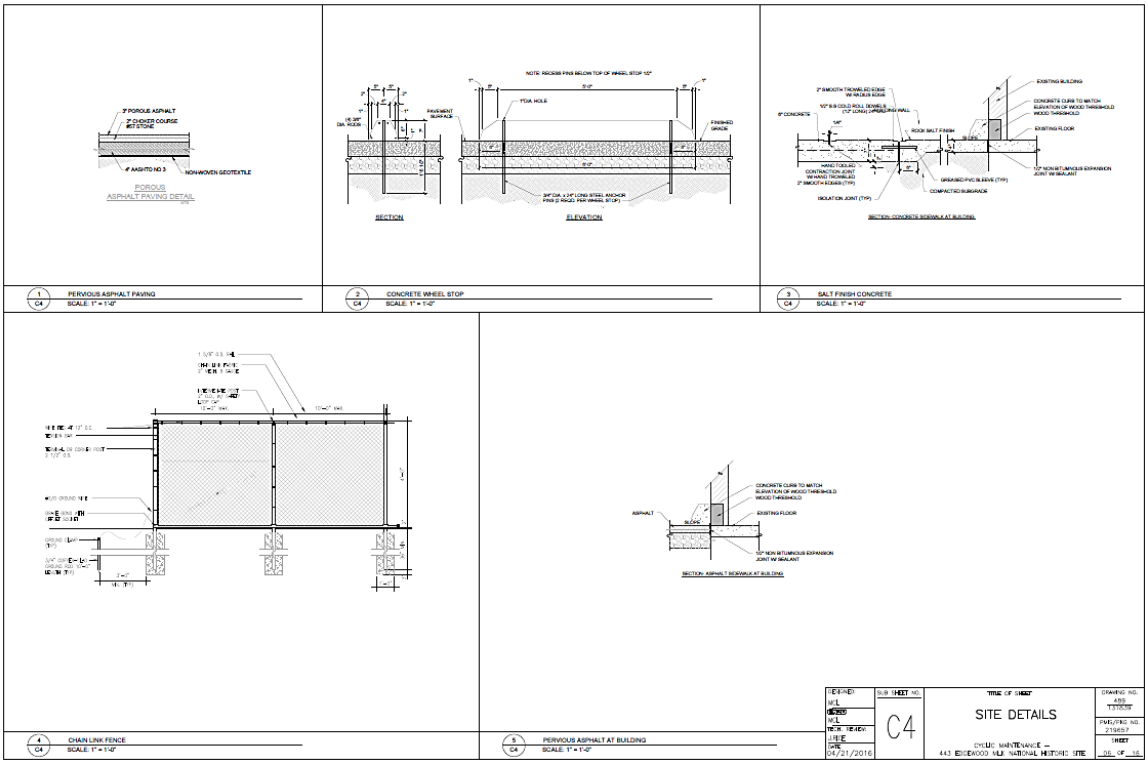


Figure 79. Proposed site details. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

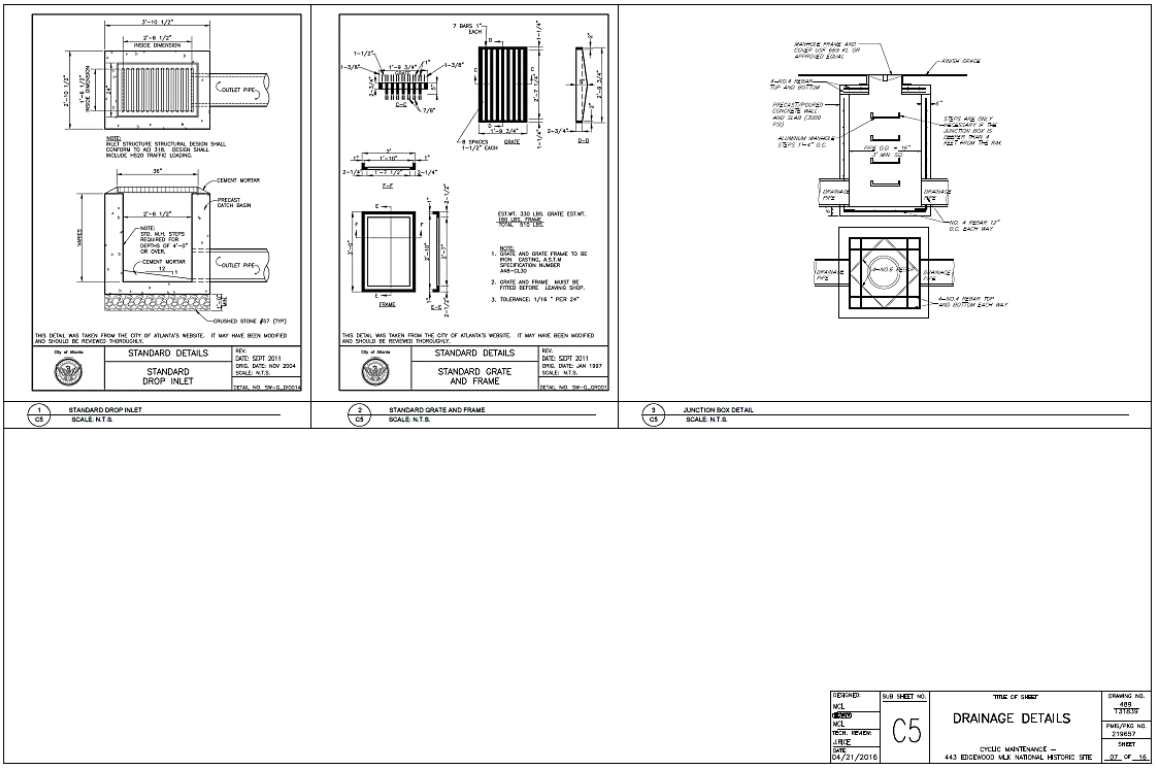


Figure 80. Proposed drainage details. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

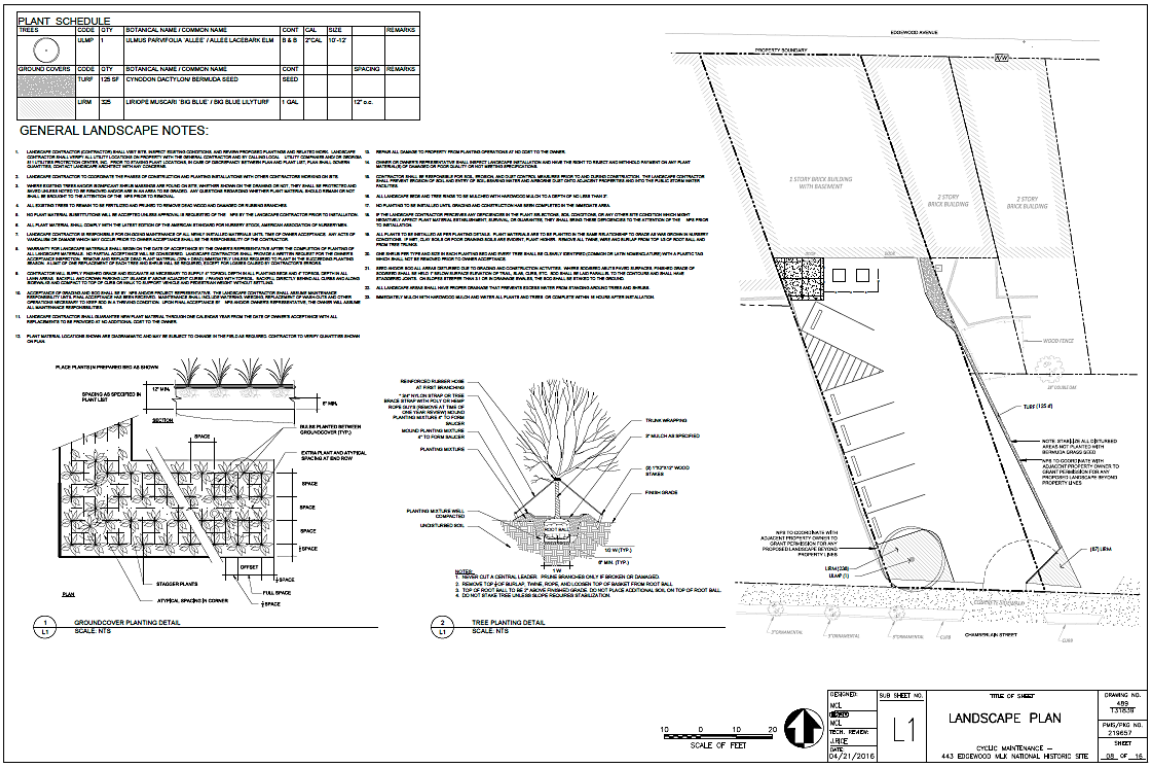


Figure 81. Proposed landscape plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

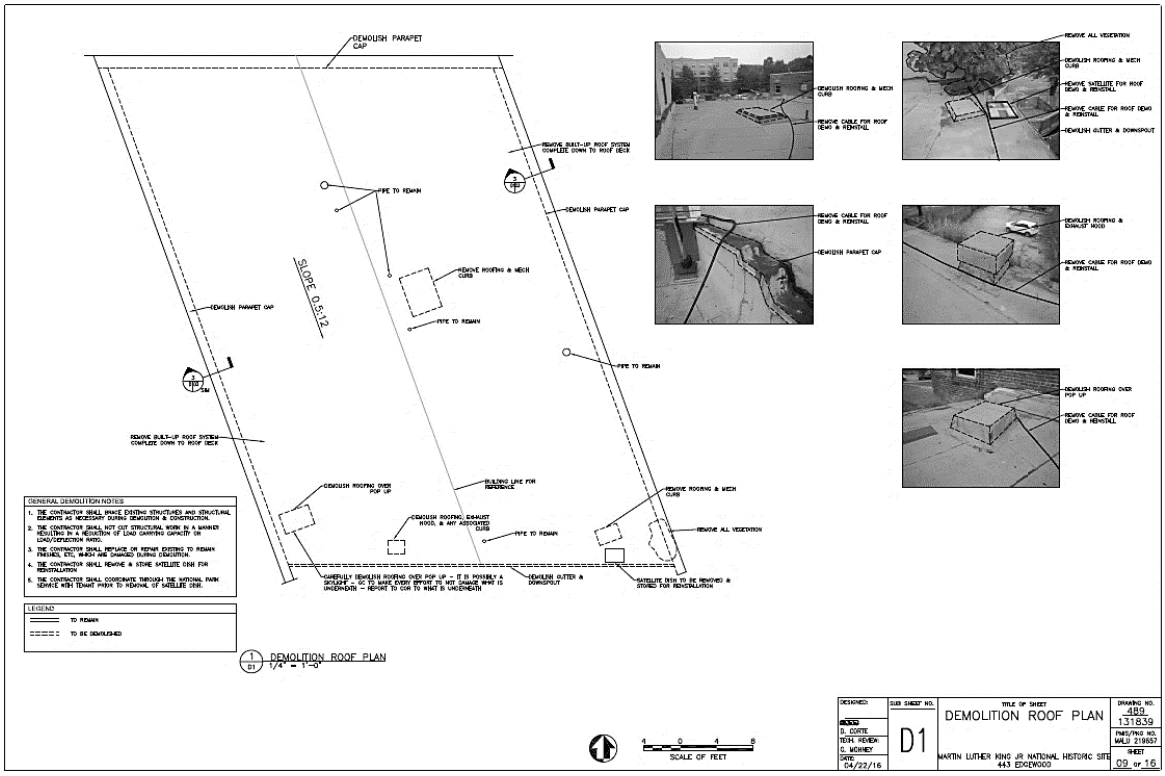


Figure 82. Roof demolition plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

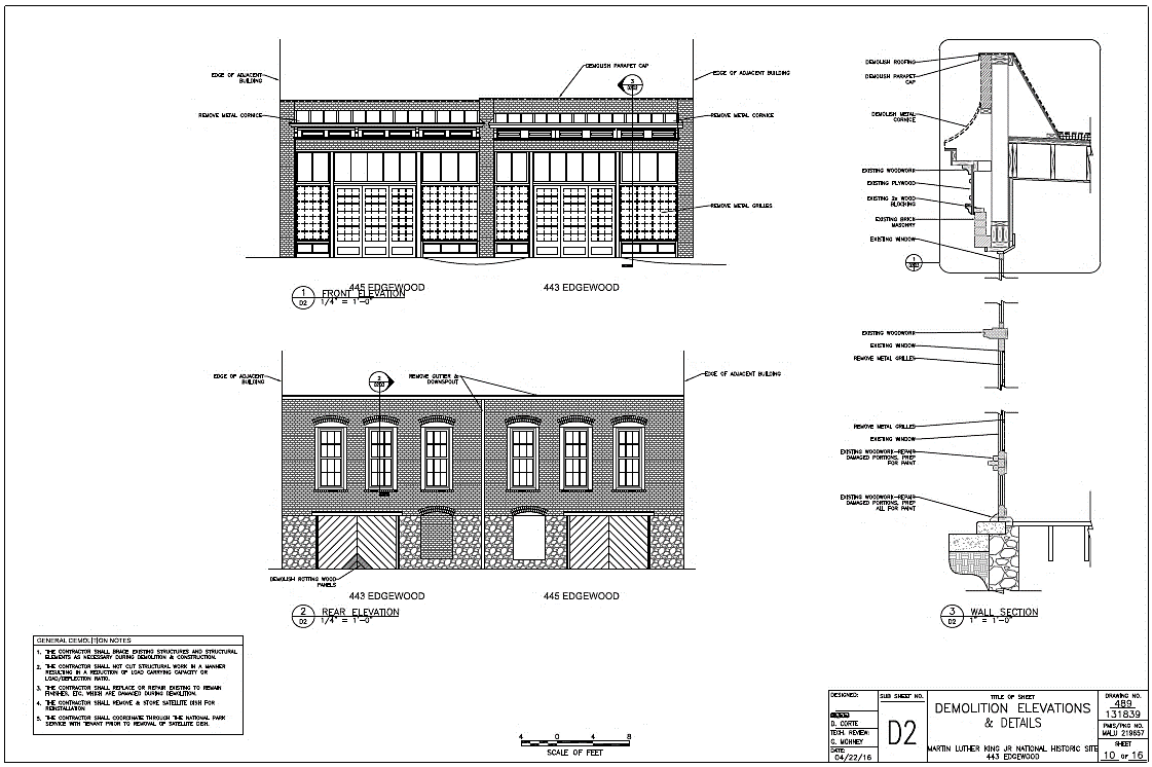


Figure 83. Elevation demolition. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

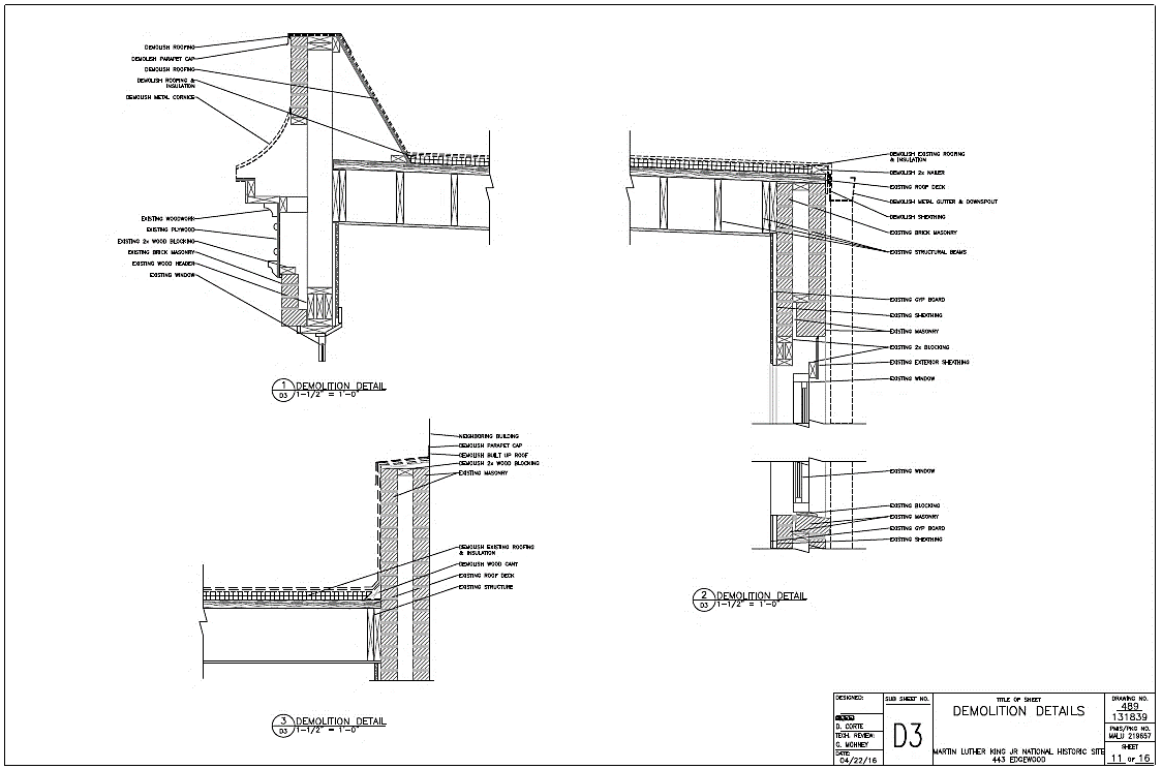


Figure 84. Demolition details. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

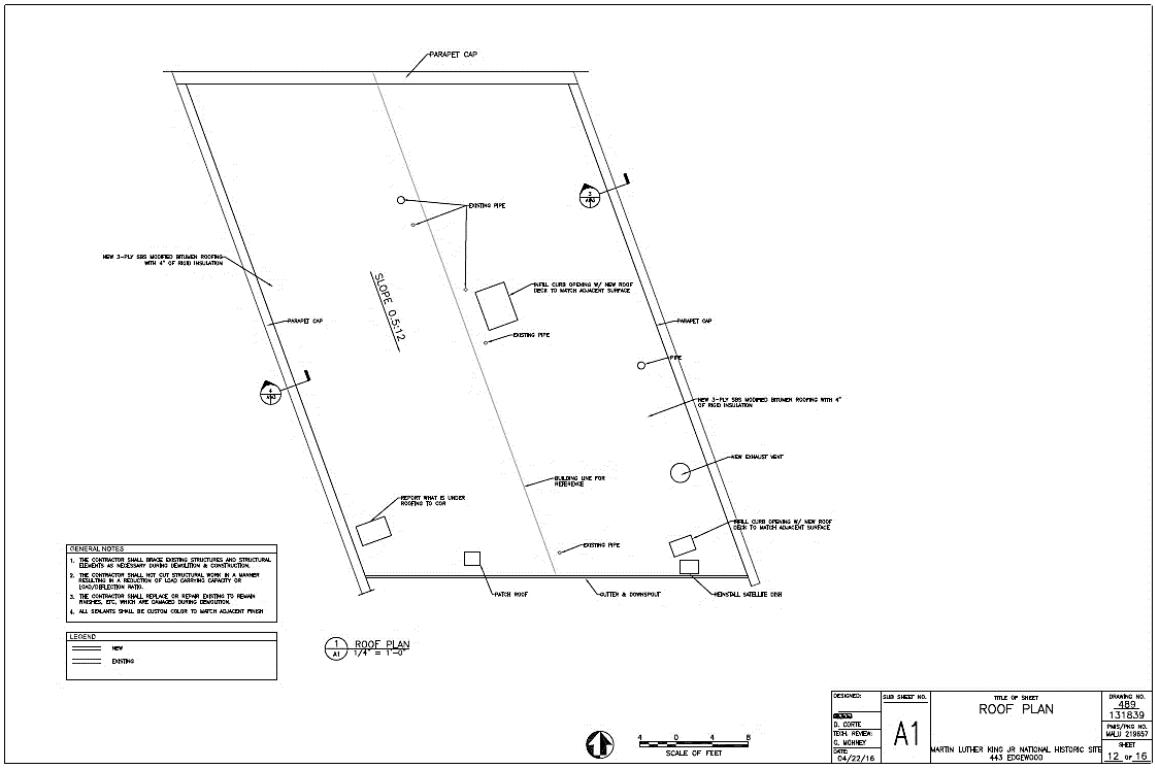


Figure 85. Proposed roof plan. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

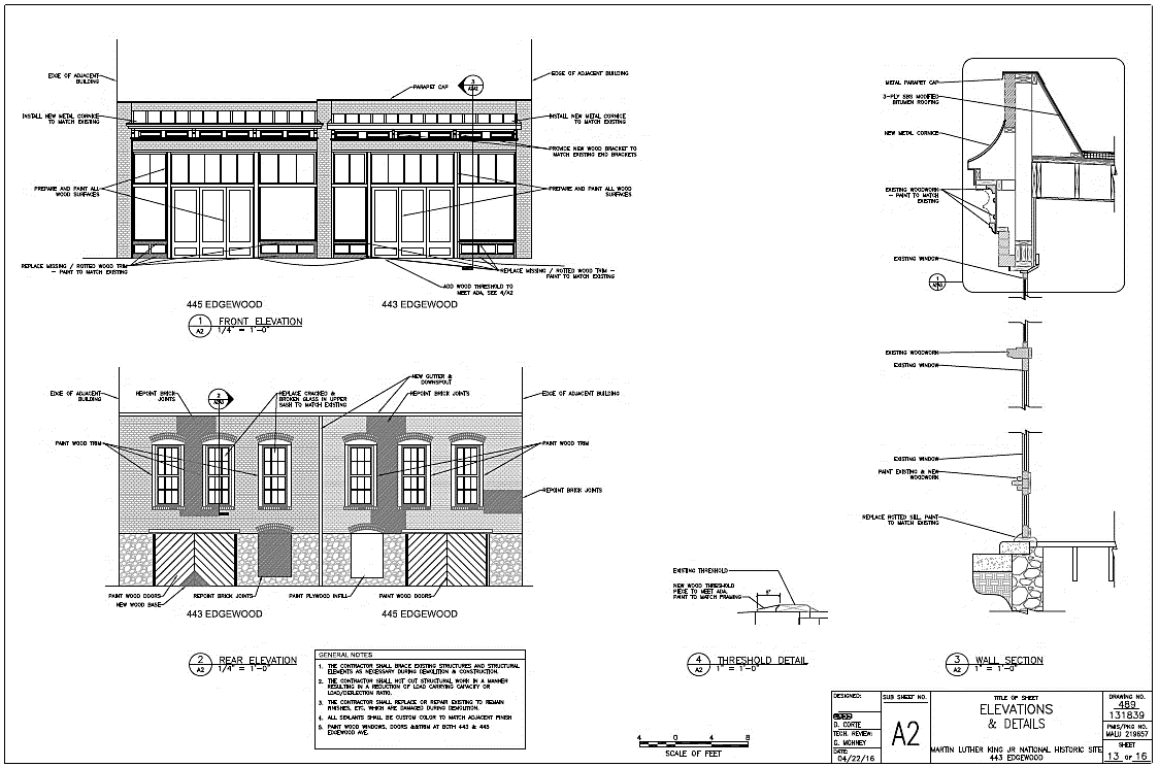


Figure 86. Proposed elevations and details. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

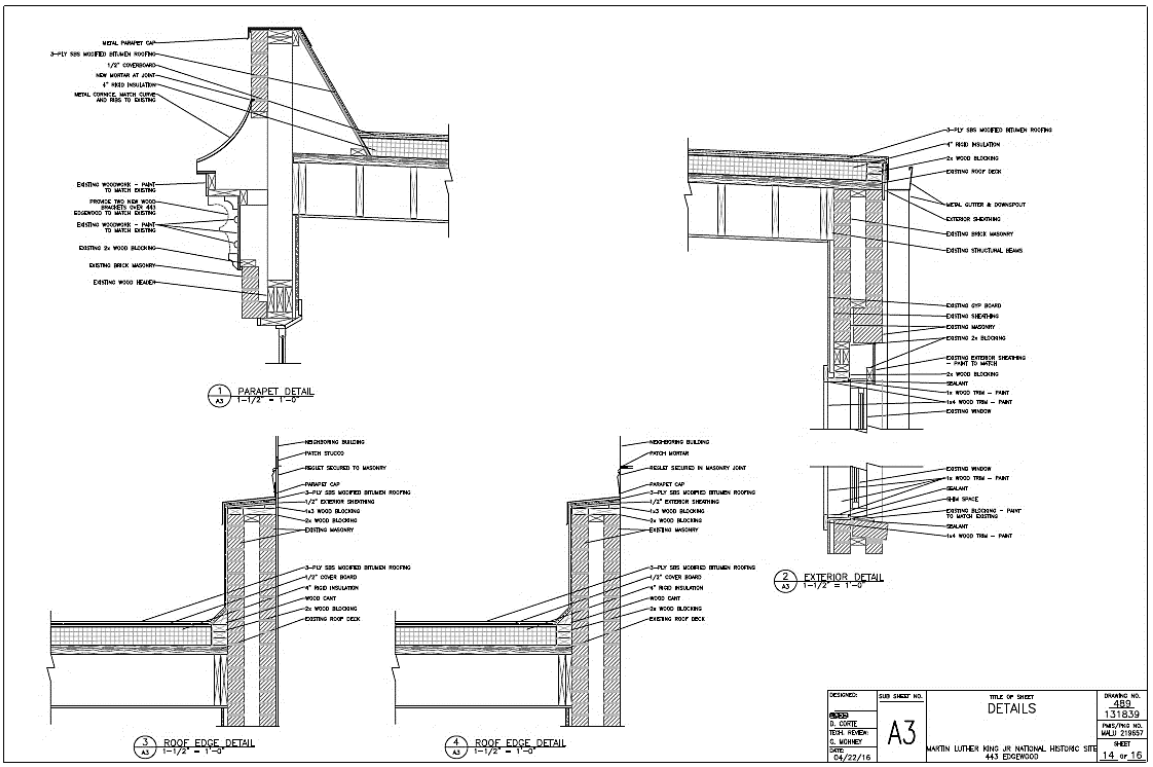


Figure 87. Proposed details. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

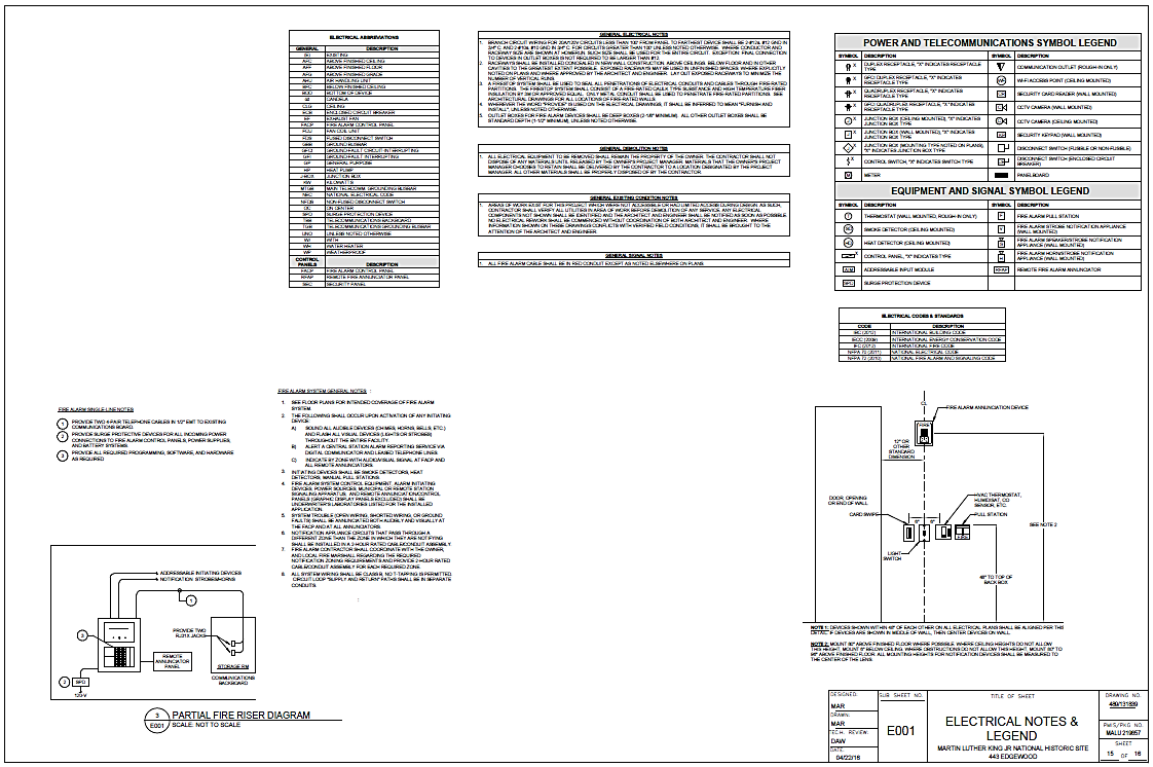


Figure 88. Electrical notes. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

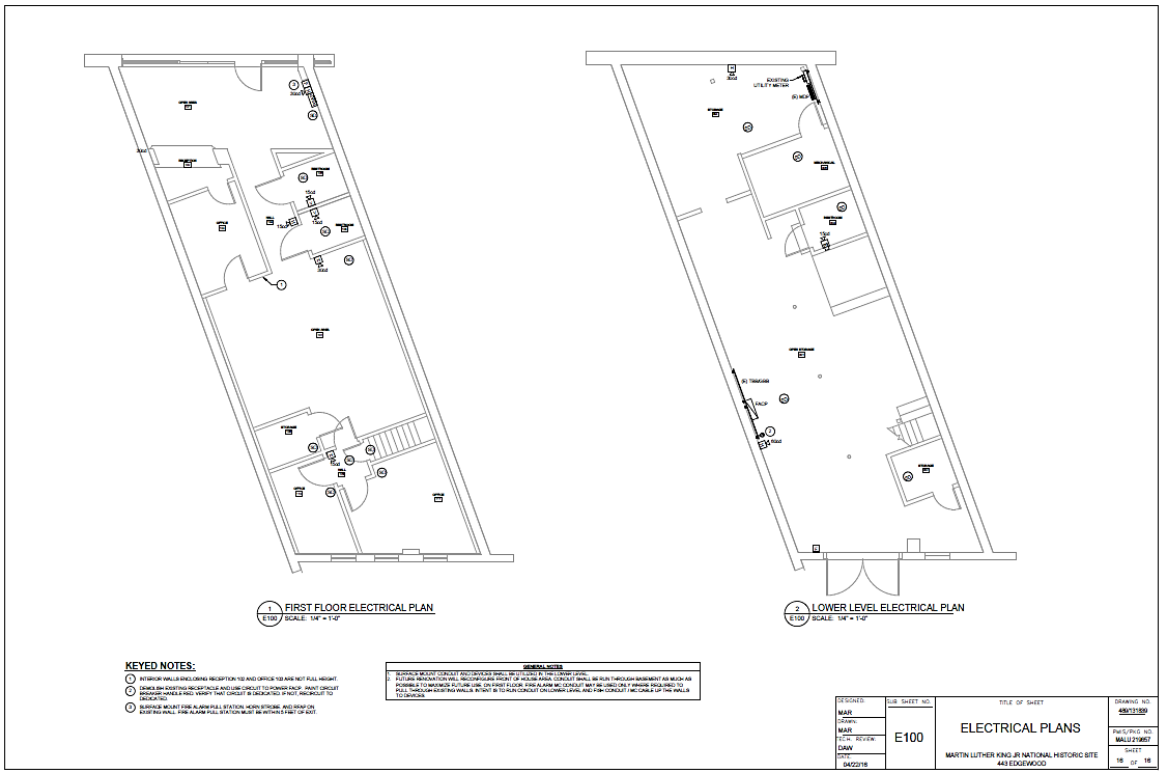


Figure 89. Extant electrical plans. Drawing: NPS DSC TIC MALU 489 131839. An 11x17 copy of this drawing can be found in Appendix C.

Physical Description

443-445 Edgewood Avenue, SE was visited several times over the course of the investigation phase (June-August 2018) by the HSR team from the Historic Preservation Training Center. 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 443-445 Edgewood Avenue, SE. 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

443-445 Edgewood Avenue, SE, a commercial duplex building with two separate retail spaces, has experienced different treatments in each of its two halves. 445 Edgewood has had long-term tenants throughout its history and retained a large majority of its original features, e.g. storefront/cornice, interior partition walls, and architectural trim. 443 Edgewood, which has had new tenants every few years, and a fire in its history, has been largely altered over time. This includes projects completed by the National Park Service ca 1984-86 which rehabilitated the exterior of the structure replacing many of the lost features and improving its condition; it does not however capture recent changes (ca 2017-2019) part of NPS project PMIS 219657A Rehabilitate 443 Edgewood, Phase One, Exterior as there is not project Completion Report as of this writing date. NPS also created an early park Visitor Center in the space thereby altering the layout and replacing the deteriorated materials with new finishes and features.

Despite the changes, the basic original design, construction methodology, and overall form are apparent, and the building has retained many of its exterior character-defining features, particularly on the north (street-facing) elevation.

Photos 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.

443-445 Edgewood Avenue, SE 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."

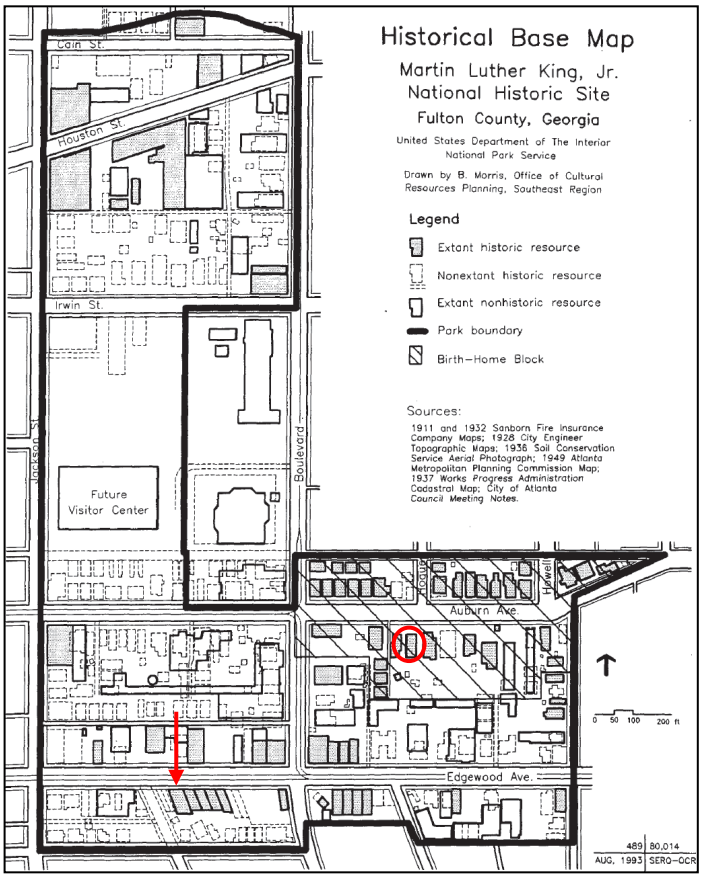


Figure 90. Location of 443-445 Edgewood Avenue, SE within Martin Luther King, Jr. National Historical Park (arrow). Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site," *Cultural Landscape Report*, p. 7. Cropped by author.

Dr. King's birthplace (the Birth Home) is located at 501 Auburn Avenue (red circle added), directly across the street from 492-494 Auburn Avenue. The 500 block of Auburn, between Boulevard and Howell Street, comprises the Birth-Home Block. 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.

The blocks north and east of the Birth-Home Block continue the residential character of the neighborhood. The area directly west features several significant commercial and civic buildings, including the Atlanta Life Building, Big Bethel A.M.E. Church, and Butler Street YMCA. 443-445

Edgewood Avenue, SE is located south and west of the Birth-Home Block along the once-highly commercial district of Edgewood Avenue (fig. 90).

Building Site

This 1909 duplex commercial structure is located on the south side of Edgewood Avenue, SE between Fitzgerald Street to the west (no longer used) and Boulevard to the east. The double-unit structure sits directly adjacent to the sidewalk, which is directly adjacent the street. The building sits between two other commercial buildings. The lot is shaped like a parallelogram and the rear elevation sits east of the front elevation. The rear portion of the lot contains a parking lot which slopes down (see arrow) from Chamberlin Street (south) to the basement level of the building; the topography has been altered to accommodate the rear entrance at grade to the basement level. This sloping grade is likely historic to the Period of Interpretation but the adjacent areas to the east and west are largely unaltered natural topography.



Figure 91. 443-445 Edgewood Avenue, a parallelogram in plan (outlined in red), sits between two other commercial buildings on the south side of the street. The rear portion of the lot slopes down from Chamberlin Street to the basement level of the building. Photo: Google Maps, 2018.

Exterior Overall

The prominent overall visual aspects of 443-445 Edgewood Avenue, SE are its one-story symmetric, but oblique front façade with brick façade and parapet, large wood-framed glass storefronts, and unique cornices (445 is original and metal; 443 is a reconstruction and wood) (fig. 92). The rear elevation includes sloping grade from the street to the south down to the basement level (fig. 93).



Figure 92. The front (north) façade of the one-story 443-445 (right to left) Edgewood Avenue, SE positioned between two taller buildings. All of the buildings feature storefronts at street level. Photo: HPTC, 06/21/18.



Figure 93. The rear façade of 443-445 (left to right) Edgewood Avenue, SE. The sloping lot was created to allow access to the rear basement entrances; grade on either side is undisturbed. Photo: HPTC, 06/21/18.

North (Front) Elevation (fig. 94)

The north elevation clearly shows the two separate units, each 14'-0" wide, which compose 443-445 Edgewood Avenue. Each storefront is three bays (one room) wide, with an off-center double-door bay and two unequal-sized window bays on either side, all sitting under a projecting cornice. Rather than being symmetrical, the two storefronts are side-by-side duplicates. Although it is unknown what was originally designed, the exterior of 445 (wood storefront and metal cornice) was replicated in 1984-1986 to construct these elements on 443 (cornice reconstructed with wood vs. metal). A 1984 drawing shows the new storefront was to be a mirror image of the one at 443, however after construction, they are side-by-side duplicates.

The low-slope flat roof is completely hidden by the parapet wall, a continuation of the brick walls above the cornice line and extending above the roof line.



Figure 94. North elevation. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

West & East Elevations

The west and east elevations are completely hidden by the adjacent Edgewood Avenue properties (441 on the west and 447 on the east). When originally constructed the west elevation was exposed to the adjacent property and the east elevation abutted the still extant adjacent building. A bricked-in area can be seen in the east foundation wall of 445 which suggests there was an opening at some time. The 1932 Sanborn map (see fig. 6) shows a penetration through to 447 on the east. A former window opening can also be seen in the west foundation wall of 443 which is now bricked-in from the adjacent (later) building's foundation wall. This opening is further evidence that a land depression surrounded the building in its early history.

South (Rear) Elevation (fig. 95)

The south elevation also clearly shows the two separate units with a downspout running down the center of the elevation. Each is three bays (one room) wide, with three consistently spaced 6/6 double-hung windows on the brick first floor (favoring the center), and a wide, double door and single infilled window opening at the stone basement level. Unlike the front elevation, this elevation shows the two halves as mirroring one another.

The roof is not visible from the rear lot; however, parapet walls are located on each side elevation and a gutter runs along this rear elevation.

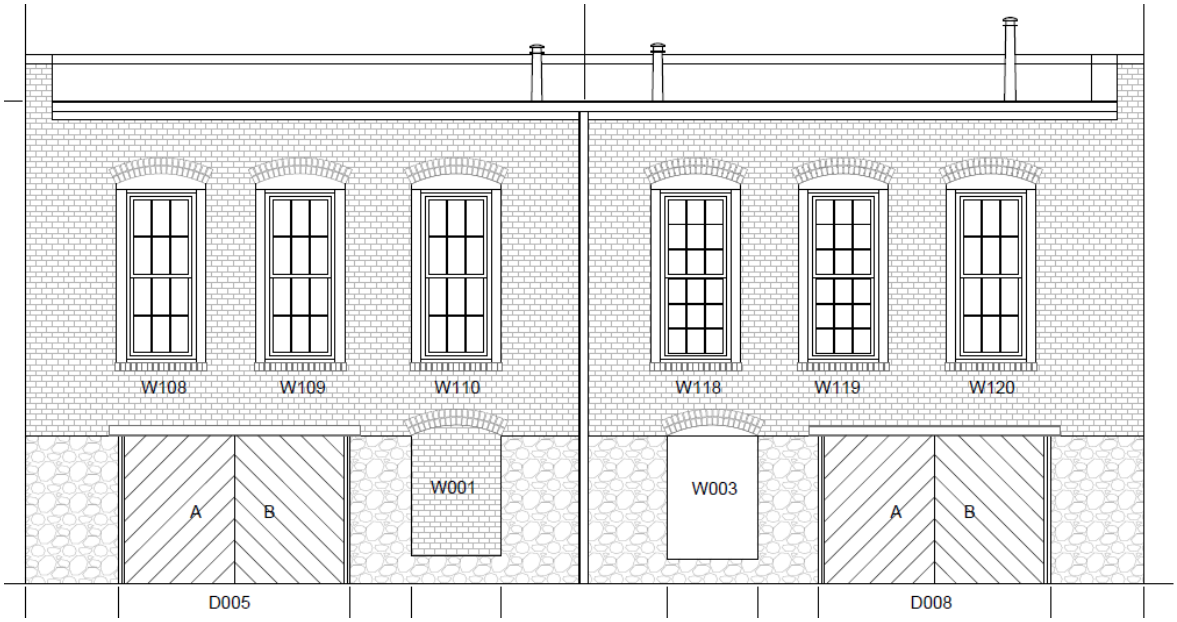


Figure 95. South elevation. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

Interior Organization

First Floor

The two tenant spaces are distinctly different (2018) due to their individual histories and uses; they are separated by the solid brick wall seen running lengthwise in the middle of the floor plan (this type of wall is often referred to as a party wall – a common wall between two units). The interior of 445 Edgewood appears to have many original features, including the layout, while the interior of 443 Edgewood was completely rehabilitated in 1984-86 by the NPS with significant changes to the floor plan.



Figure 96. First-floor plan shows the interior organization of 443-445 Edgewood Avenue, SE. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

443 Edgewood Avenue includes: a reception area (Room 101), a center hallway (Room 104) with two restrooms (Rooms 105 and 106) and office (Room 103) and front counter (Room 102) off the space, a gathering space (Room 107), storage space (Room 108), rear hallway (Room 109), two offices (Rooms 110 and 111). A stair down to the basement is accessed from the rear hallway.

445 Edgewood Avenue includes a large room currently used as a barber shop (Room 101), a Break Room (Room 102), a stair to the basement (Room 103), and a restroom (Room 104).



Figure 97. Basement plan. Drawing: HPTC, 11/2018. An 11x17 copy can be found in Appendix E.

Basement

The two addresses also have significantly different plans at the basement level. The brick party wall mentioned earlier is also present in the basement, and the major organizing factor.

443 Edgewood Avenue reflects the NPS rehabilitation and includes two large unused areas (Rooms 001 and 004). A closet is located at the southeast corner (Room 002), with the stair to the first floor adjacent. A mechanical room is located at the northeast corner (Room 005). A bathroom (Room 003) and raised platform utility sink are both inoperable.

445 Edgewood Avenue retains a simpler plan including two large unused areas (Rooms 001 and 002) and an expanded closet under the stair to the first floor (Room 003).

Attic

Due to the configuration of the roof frame and low slope flat roof there are no attic spaces in this building. A ceiling hatch located in Room 102 of 445 Edgewood Avenue would provide a view into the interstitial space between the ceiling joists and the roof rafters but was inaccessible at the time of assessment due to an ongoing NPS sponsored construction project.

Building Feature Master List Descriptions

A	SUBSTRUCTURE
A10	FOUNDATIONS
A1010	Standard Foundations
A101001	Wall Foundations

The loadbearing foundation walls are located at the perimeter of the building and under the middle party wall between 443 and 445 (fig. 98). The foundation walls are constructed using granite stone laid in a coursed ashlar pattern with original, lime-based mortar. Concrete parging is located on the lower 18" of the walls in some locations. Remnants of whitewash are located on the east and west walls of each unit. Below grade conditions were not observed.

A penetration has been made at the northern end of the party wall to allow for the pass-through of ductwork and plumbing lines (fig. 102).



Figure 98. Loadbearing foundation walls of 443-445 are highlighted in red. Drawing: HPTC, 11/2018.



Figure 99. The granite foundation walls are exposed on the rear elevation. Previous window openings have been infilled with brick masonry. Photo: HPTC, 07/10/18.



Figure 100. The stone foundation walls at the northwest corner of 443. Note the water/mud staining. Photo: HPTC, 07/11/18.



Figure 101. Historic lime-based mortar is extant in the ashlar cut stone foundation walls. Photo: HPTC, 07/11/18.



Figure 102. Stone removed from the foundation party wall for pass-through of ducts and plumbing. Photo: HPTC, 07/10/18.



Figure 103. Coursed ashlar stone with remnants of whitewash at 445's east foundation wall. Photo: HPTC, 07/10/18.

A1030	Slab on Grade
A103001	Standard Slab on Grade

A concrete slab on grade is located in the basement of both 443 and 445. Construction details such as thickness, reinforcement, and type of concrete used have not been located in NPS documentation. The slabs pe-exist NPS involvement with the building.[1] Due to frequent flooding of the basement (due to negative drainage at the south elevation), the slabs are covered with mud (figs. 104-105).



Figure 104. The slab in the basement of 443 is covered with mud from recent flooding. Photo: HPTC, 07/11/18.



Figure 105 The slab in the basement of 445 is covered with mud from recent flooding. Photo: HPTC, 07/10/18.

[1] *Email from MALU Facility Manager to author, February 10, 2020.*

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

The first-floor structural floor frame consists of typical wood floor joists (1¾" x 11½") at ±14" on center with center cross bracing. The frame in 445 include 2" sleepers on top of the joists and historic random-width, tongue-and-groove subfloor boards laid perpendicular to the frame (fig. 106). The frame in 443 does not include the sleepers and the subfloor is composed of modern plywood (fig. 107).

In 443 the joists run east-west from the center party foundation wall to the west exterior foundation wall. In 445 the joists run east-west from the east exterior foundation wall to the center party foundation wall. The joists are supported by the foundation walls and blocked with brick (fig. 108).

In 443, a supplemental 4x8 beam has been added (date unknown) supported by metal and wood posts, likely without modified and/or additional footings (fig. 109).



Figure 106. Original joists, cross-bracing, and subflooring in 445. Photo: HPTC, 07/10/18.



Figure 107. Historic joists and modern plywood in 443. Photo: HPTC, 07/11/18.



Figure 108. Brick blocking between the joists, which rest on the foundation walls of 445. Photo: HPTC, 07/10/18.



Figure 109. Supplemental beam in 443. Photo: HPTC, 07/11/18.

B101001-2	Attic Structural Floor Frame

The roof's structural floor frame (ceiling joists for the first floor – there is not an attic in this building, only the interstitial space between the ceiling joists and the roof rafters) is inaccessible and the details of this system are not known; however, it is assumed that the joists run east-west as they do for the first-floor structural floor frame.

B101002	Structural Interior Walls

The interior party wall separating the two units is structural and likely composed of brick (fig. 13) above the basement level. It is supported by the stone foundation walls and continues up to support the attic structural floor frame (second floor ceiling joists) and the structural roof frame (details of the rafter connections are unknown). Originally it continued up through and above the roof line, and this condition existed through 1984. At that time the roof was recovered with rolled roofing and the covering was continued up and over this parapet (fig. 111). Since that reroofing, the parapet (above roof portion of the party wall) has been removed (fig. 112).

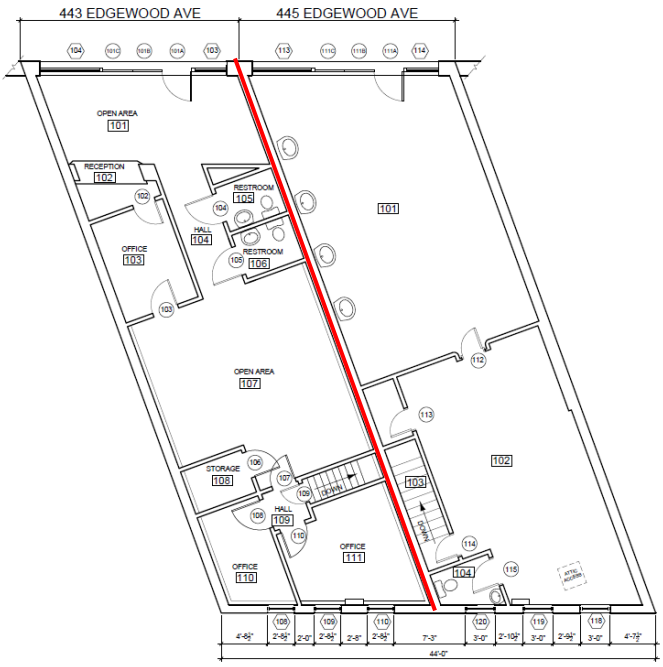


Figure 110. The first-floor plan of 443-445 with structural interior party wall highlighted in red. Drawing: HPTC, 11/2018.

See A101001 Wall Foundations for more information on the structural interior party wall in the basement, considered for this report to be part of the foundation system.



Figure 111. The loadbearing party wall originally extended above the roof line, as seen in May 1984. Photo: MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Figure 112. During NPS ownership, the above roof portion of the party wall has been substantially removed (previous location at arrow). Photo: SERO (Rehn), 05/01/18.

B1020	Roof Construction
B102001	Structural Frame

The structural roof frame is inaccessible and the details of this system are not known; however based on a NPS project photographs from ca 1984-85 reroofing project, the rafters are known to run east-west as they do for the first-floor structural floor frame, an atypical characteristic as rafters usually run parallel with the slope of a roof, not perpendicular to the slope.

B20	EXTERIOR ENCLOSURE
B2010	Exterior Walls
B201001	Exterior Skin

The front (north) exterior wall and the rear (south) exterior wall are distinctly different (figs. 113-114).

Overall, the exterior walls are composed of solid brick 1'-0" thick (approximately four wythes thick) laid in 6:1 common bond with lime-based mortar. In 1984, the brick was repointed; the composition of the new mortar in not known. The window openings on the south elevation feature a double header course segmental arch over the window openings and single soldier-course brick sills (fig. 115); the brick arches can also be seen integrated with the basement window openings.

It is assumed that the east and west elevation exterior walls are composed of the same brick and that original openings in these walls matched those in the south wall; these are now obscured by adjacent buildings.

The north (front) elevation exterior wall is faced with a hard-fired brick with a beige-light brown color range; it is laid with thin butter-type mortar joints to create a smooth look. The vertical brick piers which frame the storefronts are seated on a granite plinth block (fig. 116). Above the storefronts, a row of brick headers encases a structural steel beam which spans the opening (seen in photographs from 1984 when the storefront at 443 was reconstructed).

At the east side of the front facade, adjoining 447 Edgewood, the brick is slightly angled into the adjacent wall, likely to key into the adjacent building (see fig. 116). This feature is not located at 441 Edgewood (see fig. 113). Similarly positioned bricks are located on the rear elevation, adjoining 441 Edgewood, but not 447 Edgewood.

The south (rear) elevation is constructed using a common brick in the red-orange color range. The brick units in this wall are typical rough cast bricks laid with typical ½ inch mortar joints.



Figure 113. The front (north) elevation with hard-fired brick with thin butter-type joints. Note the keyed brick on the left (east), but not the right (west). Photo: HPTC, 06/21/19.



Figure 114. The rear (south) elevation with typical common brick and standard sized mortar joints. Photo: HPTC, 06/21/18.



Figure 115. The rear elevation is laid in 6:1 common bond with segmental window arches and soldier course sills. Photo: HPTC, 06/21/18.



Figure 116. Vertical brick piers rest on granite plinth blocks. Angled bricks are featured at the building line. Photo: HPTC, 07/17/18.

B201004	Parapets

On the front (north) elevation, the parapet begins at the cornices (fig. 117). The brick piers of the main façade extend up to the top of the parapet. Between these piers are two slightly recessed spandrel sections of the parapet. All portions of the façade are constructed using the same type brick.

The parapets on the side elevations are likely composed of the same brick as the side and rear walls. During the 2018 reroofing project, these parapets were exposed (fig. 118) but are covered with roof tar and not readily visible.

The center parapet above the central party wall is described in B101002 Structural Interior Walls above.

Typically, a parapet wall is capped with a row of coping units, these are usually either terra cotta or cast stone in this period building; this is done to prevent water infiltration into the wall cavity. This building lacks a coping course, and by the 1980s the tops and backsides of the parapets were covered with a continuation of the rolled roof covering (up and over) (fig. 119).

There is no parapet at the rear elevation.



Figure 117. The front parapet wall starts about the level of the top of the applied cornice. Note the recessed spandrel panels between the brick piers. Photo: HPTC, 06/21/18.



Figure 118. During the recent reroofing project, the side parapets were exposed (covered here in black tar). Photo: SERO (Rehn), 05/01/18.



Figure 119. The front parapet is wrapped with rolled roofing, not a traditional detail. Photo: SERO (Rehn), 05/01/18.

B201099	Other Exterior Walls – Cornices

The exterior cornice spanning the storefront of 445 is hand-formed[2] and is original (fig. 120). Details on its attachment to the brick exterior wall are unknown. The cornice features a tripartite design with simple brackets portioning the individual sections. Between the brackets are two horizontal frieze panels per section constructed with applied half-round molding. The brackets support a decorative rectangular architrave surmounted by a single outwardly curving molding. The flared metal roof features applied hollow battens (ribs).

The exterior cornice spanning the storefront of 443 (constructed in 1985 of wood to replicate that at 445) (fig. 121) is also metal. This cornice is not an exact replica (fig. 122); the two center brackets are missing, the eave is boxed rather than decorative, the frieze panels are not sized the same, and the roof is shorter.



Figure 120. The metal-roofed cornice over 445 is original. Photo: HPTC, 06/21/18.



Figure 121. The wood cornice over 443 is a 1980's construction which mimics, but does not completely match, the original at 445. Photo: HPTC, 06/21/18.

[2] Nineteenth and early-twentieth century cornices are usually non-porous metals, such as copper, lead, or galvanized sheet metal alloy. A lab test would be necessary to determine its specific components.



Figure 122, left. The original metal cornice (note exposed edge of metal architrave), left, has fared better for its age than the 1985 replica of wood and metal, right. Photo: HPTC, 06/21/18.

B2020	Exterior Windows
B202001	Windows

The storefront window openings are addressed in B201002 Storefronts below.

Windows are located on the south (rear) elevation only. The first-floor window openings consist of wood double-hung windows with applied interior muntins in wood jambs. The exteriors of the windows are clad with vinyl; the interiors are unpainted wood. The interiors of the windows were not finished (trim not installed) in 443; they are finished in 445.

The date of installation for these replacement windows in unknown. Based on archival photographs from 1985, these windows were originally 6/6 double-hung wood windows.

A pair of likely original window openings are located at the basement level of the rear elevation. Currently, the single window opening in 443 is infilled with brick; the opening in 445 is covered with plywood. A window opening is also located at the basement level of the west elevation. It is covered with brick from the neighboring building's foundation wall, but the opening retains its historic wood jamb and interior metal security bars in place (behind modern plywood panel).



Figure 123. Exterior windows of the rear elevation, first floor: W108-W109-W110 of 443, left, and W111-W112-W113 of 445, right. The replacement units are vinyl clad wood on the exterior. Photo: HPTC, 07/10/18.



Figure 124, left. W110, left, and W109, right, of 443. The interiors were not finished upon installation of the new windows. Photo: HPTC, 07/19/18.



Figure 125, above. Interiors of W113, left, and W112, right, are trimmed out and finished. Photo: HPTC, 07/17/18.



Figure 126. W001 of 443, left, is infilled with brick, and W002 of 445, right, is covered with plywood. Photo: HPTC, 06/21/18.

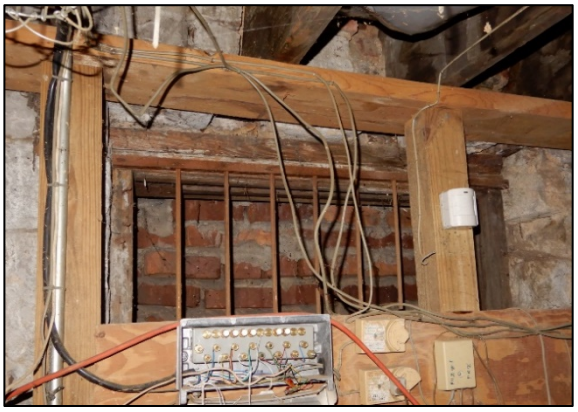


Figure 127. W002 of 443 has been infilled due to the construction of the neighboring building in ca. 1921. The original jamb and security bars are still retained. Photo: HPTC, 07/11/18.

B201002	Storefronts

The weathered tripartite wood storefront of 445 Edgewood features some original components mixed with heavily repaired/ replaced components. The transom windows, mullions and framing trim are documented in NPS photos as material extant at the time of the mid-1980's rehabilitation and the early 1960's park images. The storefront is anchored upon a continuous granite sill (fig. 128). The eastern bay includes a two-lite wood sash at grade (backed by plywood), surmounted by a modern fixed-glass panel with interior security bars, and topped by an original two-lite transom. The center bay includes three non-historic doors (only the easternmost is operable), composed of a single spandrel panel and a fixed-glass panel with interior security bars and modern operating hardware, surmounted by an original five-lite transom. The western bay includes a three-lite spandrel wood sash at grade with interior security bars, surmounted by a modern fixed-glass panel with interior security bars, and topped by an original three-lite transom.

The original 443 Edgewood storefront could have been burned in a fire and replaced in 1961 with the storefront seen in NPS photographs from 1982 to 1984. The current storefront was constructed in late 1984 to 1985 to match the original components at 445 (fig. 129). Record drawings from this project indicate the storefront of 443 was to mirror 445, not replicate it. It is unknown why 443 Edgewood was constructed to match 445 Edgewood and not mirror the pattern.

The extant storefront sits upon a continuous granite sill. The eastern bay includes a two-lite wood frame spandrel sash at grade, surmounted by a fixed-glass panel with interior security bars, and topped by a two-lite transom. The center bay includes three doors (only the easternmost is operable), composed of a single spandrel panel and a fixed-glass panel with interior security bars and operating hardware, surmounted by a five-lite transom. The western bay includes a three-lite wood spandrel sash, surmounted by a fixed-glass panel with interior security bars, topped by a three-lite transom.



Figure 128. The storefront of 445 Edgewood Avenue features historic transom windows, mullions, and framing trim. The heavily repaired storefront and replacement windows and doors feature more recent hand-painted tenant signage and graffiti. Photo: HPTC, 06/21/18.



Figure 129. The ca .1984/85 replica storefront of 443 Edgewood Avenue. Photo: HPTC, 06/21/18.

B2030	Exterior Doors

The exterior doors located in the storefront are discussed in B201002 Storefronts above.

Two nearly identical sets of exterior swinging doors are in the basement level of the rear (south) elevation (figs. 130-131); the doors themselves and wood frames appear to date to after 1985 (from NPS project photographs). The date of the door openings (and steel beam inserts) is unknown but they are likely contemporaneous with the excavation of the rear lot area which occurred ca 1920's as indicated on the Sanborn maps (see Chronology).

Original openings on the rear elevation, including adjacent basement windows, have brick arches over the openings; these door openings are structured by steel I-beams inserted above the openings, the beams are supported by the stone foundation walls on either side. Because of the different header detail and lack of craftsmanship executed in the installation of the steel (exposed and not encased) , it is thought that these doors were added when the grade was altered behind the building in ca. 1921 (see Chronology of Development and Use section for more information).

D005 (443) and D008 (445) are each composed of two swinging doors of diagonal boards backed by plywood. The wood frames are also part of the ca 1985 NPS rehabilitation project. D005 has a raised wood sill (fig. 132). The grade at the door opening was raised in 1984-85 to deter water from entering this opening; however this grading has been compromised and water can now freely enter the opening. D008 has no sill and water can freely enter this opening as well (fig. 133).



Figure 130. D005 of 443. Note the I-beam likely added in ca. 1921. Photo: HPTC, 06/21/18.



Figure 131. D008 of 445; identical to D005. Photo: HPTC, 06/21/18.



Figure 132. Interior of D005, with raised wood interior sill. Photo: HPTC, 07/11/18.



Figure 133. Interior of D008, without an interior sill. Photo: HPTC, 07/10/18.

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

The existing deteriorated roof system was removed and replaced ca 2018-19. The roof deck and penetrations were repaired as needed for a secure watertight roof system. A modified bitumen roof system was installed.[3]

B301004	Flashing & Trim

The existing deteriorated roof system was removed and replaced ca 2018-19. This included new sheet metal flashing over the cornice assembly; flashings over the rear doors were removed.[4]

B301005	Gutters & Downspouts

A new gutter and downspout system have been installed at the lower end of the low-slope flat roof on the rear (south) elevation. The system consists of a square, aluminum gutter spanning from end to end of the roof (fig. 134), and a center square, aluminum downspout which drains to grade (fig. 135). The new plywood fascia installed behind the gutter is painted (see fig. 134).



Figure 134. The gutter is located along the entire south elevation. Note the unpainted fascia is composed of plywood; it was painted in 2018, Photo: SERO (Rehn), 07/26/18. Cropped by author.



Figure 135, right. The new gutter drains to grade. Photo: SERO (Rehn), 07/26/18.

[3] Review Comments on the MALU HSRs at 95% completion, No. 76. December 3, 2019.
[4] Ibid. No. 77.

C	INTERIORS
C10	INTERIOR CONSTRUCTION
C1010	Partitions

All of the interior walls in the building which are not loadbearing are considered partitions. These include all the partitions in the basements of 443 and 445 (figs. 136-137) and the first floor of 443 (fig. 138), which were rehabilitated by the NPS in 1984-85. The partitions in the first floor of 445 are historic, if not original, including the rounded corners adjacent to interior door opening D112 (fig. 139).

The center loadbearing wall is not a partition and is the party wall between the two units. See B101002 Structural Interior Walls above for more information.



Figure 136. Basement partition walls in 443. Photo: HPTC, 07/11/18.



Figure 137. Basement partition wall in 445, NPS constructed ca 1984-5. Photo: HPTC, 07/10/18.

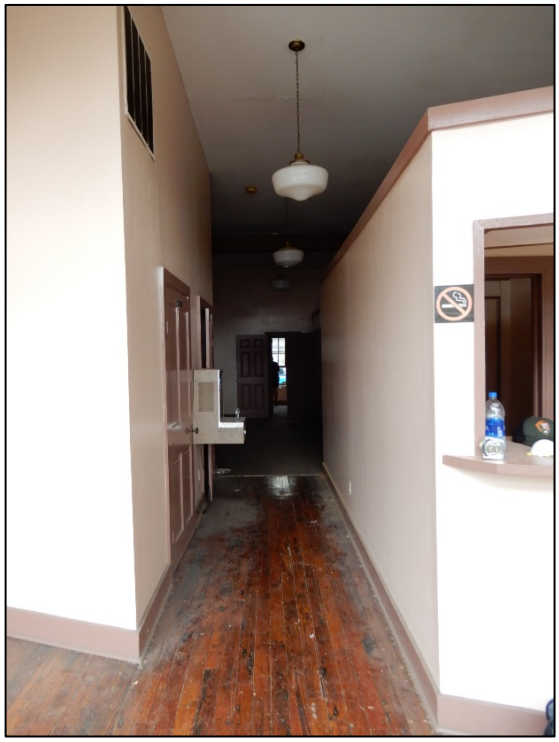


Figure 138, left. NPS constructed (ca 1984-5) first-floor partition walls in 443. Photo: HPTC, 06/25/18.

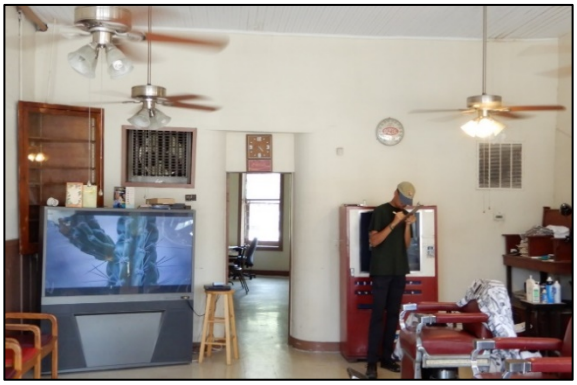


Figure 139, above. Historic, perhaps original, partition wall between Rooms 101 and 102 in 445 Edgewood. Photo: HPTC, 07/11/18.

C1020	Interior Doors

The interior doors of the first floor are non-historic.

D104 (443 Room 105), D105 (443 Room 106), and D111 (443 Room 111) are four-panel painted solid-wood doors set in a painted wood jamb with painted wood trim and traditional reproduction hardware (figs. 140-141).

D102 (443 Room 102), D113 (to basement stair of 445), D114 (445 closet), and D115 (445 Room 104) are wood slab doors set in a painted wood jamb with painted wood trim and traditional hardware (fig. 142).

D107 (443 Room 107) and D108 (443 Room 108) are six-panel painted wood doors set in painted wood jambs with painted wood trim and traditional hardware (fig. 143). D109 (to basement stair of 443) is a similar door and hardware.

D110 (443 Room 110) is a traditional four-panel wood door set in a modern painted wood jamb with painted wood trim and traditional hardware (fig. 144). The door hinges have been altered as unused (previous) hinge locations may be seen on the hinge stile of the door. This type of door has been in use since the mid-19th C and is difficult to date.

D112 (445 Room 102) is a traditional, two-panel wood door set in a historic wood jamb with painted wood trim (fig. 145). The opening may have included a transom above it originally, additional fabric removal is required to make that determination. This type of door has been in use since the mid-19th C and is difficult to date.

All four interior basement doors of 443 are identical (fig. 146). They are hollow-core doors, likely dating to the 1984-85 work. A door in the basement of 445 is identical. The other door in the basement of 445 is constructed of plywood.

An original door opening between the basement of 445 and the adjacent building at 447 (not the subject of this HSR) can still be seen. It has been infilled with brick.

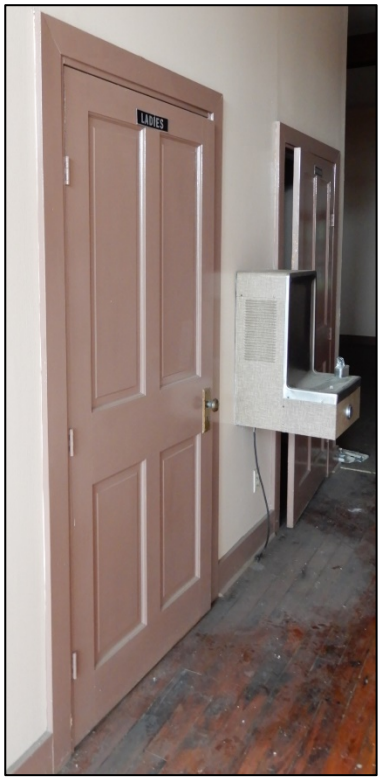


Figure 140. D104, left, and D105, right, are four-panel wood doors with traditional knobs and escutcheon plates and late 20th C type commercial hinges. Photo: HPTC, 06/21/18.



Figure 141. Traditional mortise lock with metal knobs and escutcheon plates installed ca 1984-85 by NPS located on D105. Photo: HPTC, 06/21/18.

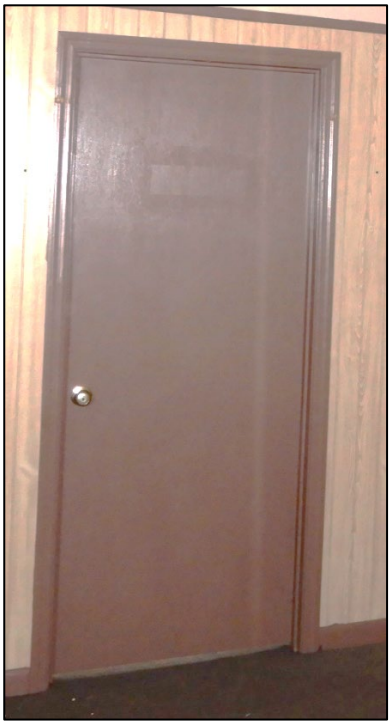


Figure 142. D103 is a slab door with traditional passage set knob and rim. Photo: HPTC, 06/21/18.



Figure 143. D107, left, and D108, right, are six-panel doors with traditional late 20th C commercial hardware installed by NPS ca 1984-85. Photo: HPTC, 06/21/18.

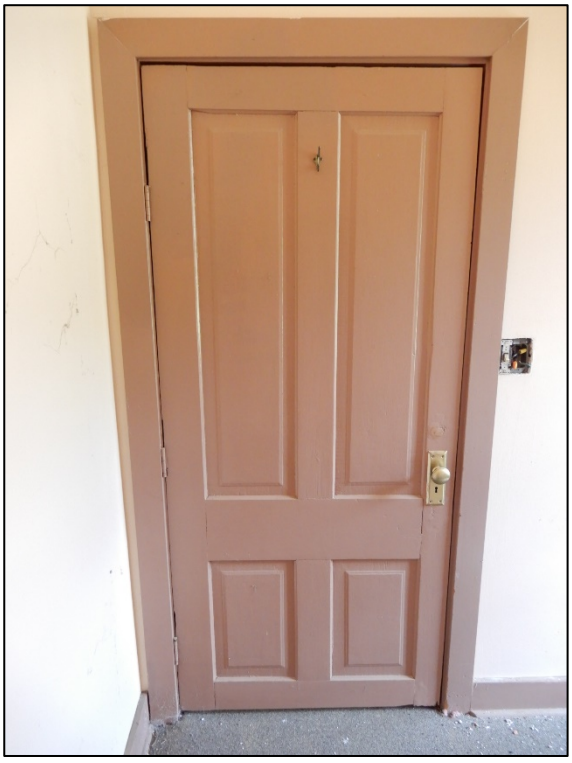


Figure 144. D110 includes a traditional four-panel wood door; hinges have been replaced and door hardware is non-historic. Photo: HPTC, 07/10/18.



Figure 145. D112 is an original opening with traditional components. A transom window may have occupied the space above the door. Photo: HPTC, 07/11/18.



Figure 146. D001 of Room 005 (443) is typical of all basement doors of 443. It is a hollow core door with late 20th C commercial hardware. Photo: HPTC, 07/17/18.



Figure 147. An original opening between 445 and the adjacent building at 447 has been infilled with brick; it is unknown if it contained a door. Photo: HPTC, 07/10/18

C20	STAIRS	
	C2010	Stair Construction
		C201001 Interior Stair Structure

445 Edgewood has one interior stair, from the basement to the first floor (fig. 148). It is wood frame, with two stingers, 10" stair treads with bullnose, open risers, and a wood landing platform at the bottom. The stair does not include handrails. It is located perpendicular to the floor joist above, and is likely in its original location, however the stair itself is not original.

443 Edgewood also has one interior stair, from the basement to the first floor (fig. 149). It is wood framed, with 2x10 side stringers, a wood landing platform at the bottom, and 2x12 treads with a 9½" rise (no risers). Some of the treads are carpeted. A handrail is located on one side (fig. 150). It is located parallel with the floor joists above. Based on newer joists in this area, it is assumed that the location is not original and likely was positioned to match the stair location in 445 Edgewood.



Figure 148. Non-historic stair in the basement of 445 Edgewood, likely in the location of the original stair. Photo: HPTC, 07/10/18.



Figure 149. Stair in the basement of 443 Edgewood. Note the non-historic framing above, suggesting the location of the stair has been altered. Photo: HPTC, 07/17/18.



Figure 150. Stair in 443 Edgewood as seen from above. A handrail is located on one side. Photo: HPTC, 07/19/18

C30	INTERIOR FINISHES
C3010	Wall Materials & Finishes

The interior partition walls of the basement of 443 Edgewood are finished with painted drywall (fig. 151) and unpainted plywood (fig. 152). The interior partition walls of the basement of 445 Edgewood are finished with unpainted plywood (fig. 153).

The first-floor rooms in 443 Edgewood have walls finished with painted drywall over wood framing (fig. 154). At the exterior masonry walls and party wall, the drywall is furred out from the original plaster over brick (fig. 155).

At the exterior walls and party wall in Rooms 101 and 102 of 445 Edgewood, the walls are finished with thin-coat plaster applied directly to the brick (fig. 156); the original partition wall separating the two rooms, including the two rounded corners, is finished with painted plaster over lath (fig. 157). The other partition walls, likely not original, are finished with painted drywall, as is the interior of the stair landing and restroom (Rooms 103 and 104) (fig. 158).



Figure 151. Painted drywall in the basement of 443 Edgewood. The discoloration is from frequent water infiltration into the basement. Photo: HPTC, 07/11/18.



Figure 152, right. Unpainted plywood wall covering in the basement of 443 Edgewood. Photo: HPTC, 07/17/18.



Figure 153. Unpainted plywood wall finish in the basement of 445 Edgewood. Water infiltration has discolored the lower 18". Photo: HPTC, 07/10/18.



Figure 154. Painted drywall wall finishes in the first-floor of 443 Edgewood. Photo: HPTC, 06/25/18.



Figure 155, Drywall in 443 Edgewood is furred out from the original plaster on the exterior walls and party wall. Photo: HPTC, 07/10/18.



Figure 156. Original plaster-over-brick finish on the original exterior wall of 445 Edgewood; the plaster coat is thin enough that brick patterns show through in some areas. Photo: HPTC, 07/11/18.



Figure 157. The original rounded corners of the plaster-over-lath wall between Rooms 101 and 102 of 445 Edgewood. Photo: HPTC, 07/11/18.



Figure 158. The partition walls around the bathroom and basement stair are finished with modern drywall. Photo: HPTC, 07/17/18.

C3020	Floor Materials & Finishes

The basement floor slabs in 443 and 445 are discussed in A103001 Standard Slab on Grade above.

Traditional tongue-and-groove wood strip flooring (3¼" wide) fastened over a plywood sub floor can be seen in in Rooms 101 and 104 (front hall) of 443 Edgewood (fig. 159). This flooring could date to 1961, when repairs were made from a fire.

Wall-to-wall synthetic carpet (commercial grade) is found on the floors of Rooms 102, 103, 107, 108, 109, 110, and 111 (fig. 160). All of the carpet dates to 1984-85 and after.

Vinyl composite tile (12"x12") over plywood is found in Rooms 105 and 106 (restrooms) (fig. 161). All of the tile likely dates to the 1984-85 rehabilitation.

Vinyl composite tile (12"x12") likely laid over the original wood floor is located throughout the first floor of 445 Edgewood (fig. 162). The date of installation is unknown.

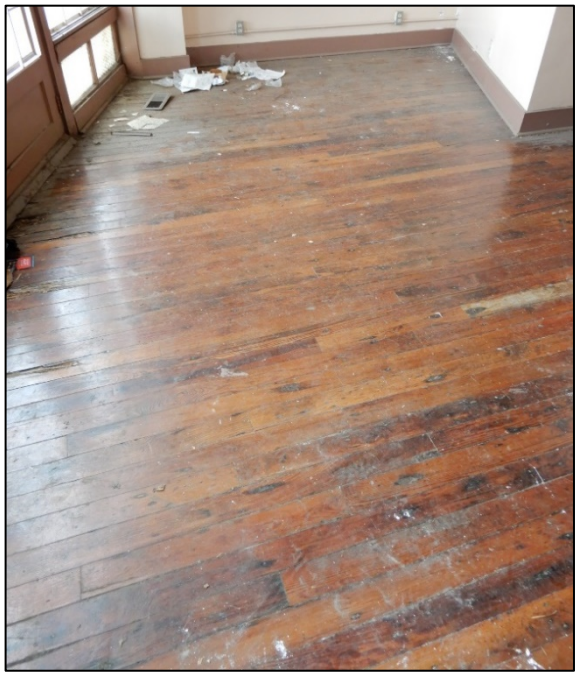




Figure 160, above. Commercial grade wall-to-wall carpet in Room 111 of 443 Edgewood is like most of the carpet throughout the first floor. Photo: HPTC, 07/10/18.

Figure 159, left. Traditional wood strip flooring in Rooms 101 and 104 of 443 Edgewood. Photo: HPTC, 06/21/18.



Figure 161. 12″x12″ VCT in the restrooms of 443 Edgewood. Photo: HPTC, 06/25/18.



Figure 162, right. 12″x12″ VCT is found throughout the tenant space in 445 Edgewood. Photo: HPTC, 07/17/18.

C3030	Ceiling Materials & Finishes

The ceilings in the basement are not finished. For more information on the exposed first-floor structural floor frame, refer to B101001-1 First-Floor Structural Floor Frame above.

All of ceilings in 443 Edgewood are finished with painted drywall (fig. 163).

The ceilings in the main rooms of 445 Edgewood are finished with tongue-and-groove double beadboard (fig. 164). The beadboard is currently painted, but likely was not originally, based on areas where paint has failed; it appears to have been finished with shellac or varnish.

The ceiling in Room 104 of 445 Edgewood was recently refinished with drywall (fig. 165). It was not painted at the time of this HSR (June 2018).

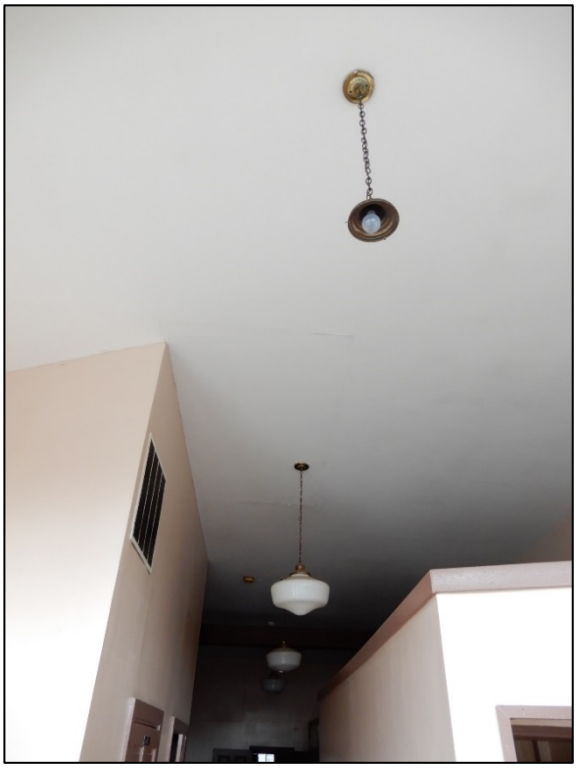


Figure 163. The ceilings of 443 Edgewood are finished with painted drywall. Photo: HPTC, 06/25/18.

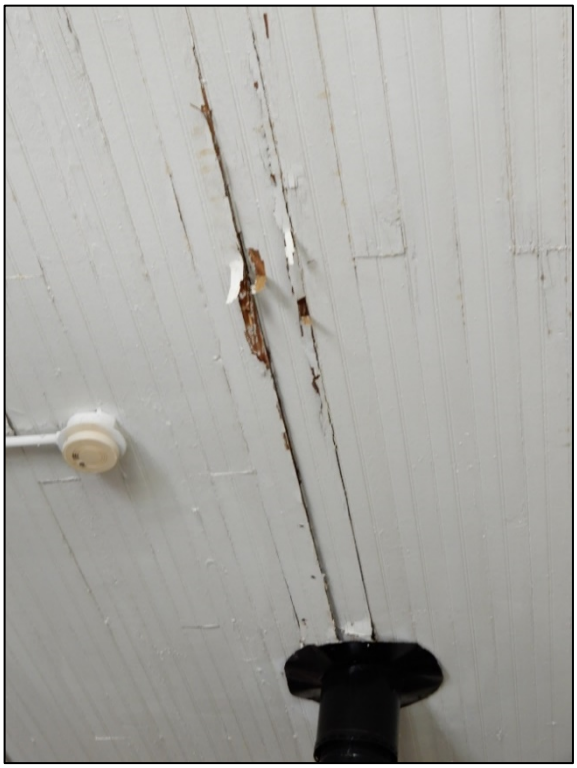




Figure 165, above. The recently replaced drywall in the ceiling of Room 104 of 445 Edgewood has not been painted. Photo: HPTC, 07/11/18.

Figure 164, left. Original tongue-and-groove double beadboard ceiling in Room 102 of 445 Edgewood. The original finish is showing through where the paint has failed. Photo: HPTC, 07/11/18.

D	SERVICES

Authors' Note: various aspects of the buildings service not accessible to the HSR team during the projects' field work phase (June-August 2018) are referenced in the 2015 Existing Condition report[5]. Where applicable, this report will reference the page number or section title of the 2015 report as – *see 2015 existing conditions, page x.*

D20	PLUMBING
D2010	Plumbing Fixtures

443 Edgewood Avenue includes two restrooms on the first floor which each include a porcelain toilet and sink (figs. 166-167). The basement also has a restroom with a toilet and sink (fig. 168), and a standalone slop sink outside the restroom (fig. 169). None of these fixtures are in operation because water has been turned off to this side of the building. The gas-fired water heater for this unit is in the mechanical room of the basement (fig. 170); the exhaust connects to the flue of the gas-fired furnace unit adjacent which continues up through the first floor and through the roof. A water fountain is located in the front hallway (Room 104).

445 Edgewood Avenue includes four porcelain pedestal sinks (plumbed for hot and cold running water) adjacent to the barber chairs along the west wall of Room 101 (fig. 171). A single restroom is located on the first floor (Room 104) which includes a toilet and a sink (figs. 172-173). The location of the water heater is unknown[6], as access was not attained to Room 103 of the basement or the closet on the first floor (off Room 102) due to tenant restrictions.



Figure 166. Restroom fixtures in Room 105 of 443 Edgewood. Photo: HPTC, 06/26/18.



Figure 167. Restroom fixtures in Room 106 of 443 Edgewood. Photo: HPTC, 06/25/18.

[5] *National Park Service, Martin Luther King, Jr. National Historic Site, 443 Edgewood Avenue, 75% Schematic Design/Treatment Plan*. Liollio Architecture, Charleston, SC. November 23, 2015.
[6] Ibid. It is possible the single water heater services both sides of the building, pg. 33.





Figure 169, above. Utility sink (porcelain coated cast iron) located outside of the basement restroom of 443 Edgewood. Photo: HPTC, 07/11/18.

Figure 168, left. Restroom fixtures in the basement of 443 Edgewood. Photo: HPTC, 07/17/18.



Figure 170. The gas-fired water heater of 443 Edgewood Avenue. Note the sanitary drain line exiting this side to connect to the drain line of 445 and exit through that side of the building (red arrow). Note also the drain line of the basement toilet has been cut (yellow arrow). Photo: HPTC, 07/11/18.

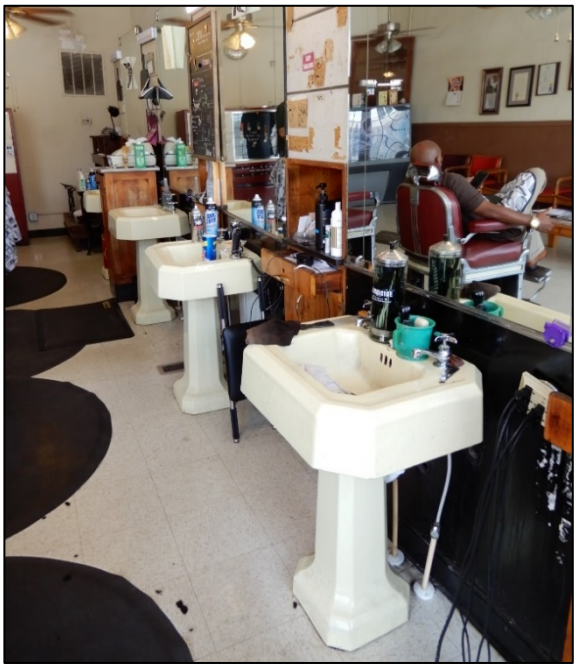


Figure 171. Four traditional porcelain pedestal sinks are in Room 101 of 445 Edgewood for the barbershop; they are plumbed for hot and cold running water. Photo: HPTC, 07/17/18.



Figure 172. The toilet in Room 104 of 445 Edgewood Avenue. Photo: HPTC, 07/17/18.



Figure 173. The sink in Room 104 of 445 Edgewood Avenue. Photo: HPTC, 07/17/18.

D2020	Domestic Water Distribution

The water supply for 443 Edgewood Avenue enters the building at the northeast corner of 443's basement (fig. 174). The water supply for 445 Edgewood Avenue enters the building at the northwest corner of 445's basement (fig. 175). The water meters for both addresses are not located inside the building and are located under the front sidewalk in a manhole[7] (for further information contact park facility management).



Figure 174. Domestic water entering 443 Edgewood Avenue. Photo: HPTC, 07/11/18.



Figure 175. Domestic water entering 445 Edgewood Avenue. Photo: HPTC, 07/10/18.

[7] Ibid, pg. 33.

D2030	Sanitary Waste

The sanitary waste lines for all the plumbing fixtures combine and exit the building together through a PVC line at the northwest corner of 445 Edgewood Avenue (fig. 176).

Additionally, it appears the drain line for the basement toilet of 443 Edgewood has been cut (see fig. 170 above).

The drain lines do vent through the roof (fig. 177), however the system was not thoroughly assessed for code compliance[8].



Figure 176. The main sanitary line for 443 and 445 exits the building at the NW corner of 445's basement (yellow arrow). Note the drain line from 443 through the party foundation wall (red arrow). Photo: HPTC, 07/10/18.



Figure 177. Sanitary waste drain line vents are scattered across the roof. Photo: SERO (Rehn), 05/01/18.

[8] See 2015 Existing Conditions description, pages 31 – 34.

D2040	Rain Water Drainage

The roof drainage system is discussed in B301005 Gutters & Downspouts.

Rain water is managed at the rear (south) elevation, at the bottom of the slope adjacent the foundation wall (fig. 178). According to 2016 design drawings (fig. 179), the exterior drainage consists of a drain inlet for collection of water at the bottom of the slope. From the inlet run two pipes: one to the west, which is blocked just east of the retaining wall, and one to the southeast, with an unknown outlet.

A sump pump is located along the west foundation wall in the basement of 443 Edgewood Avenue (fig. 180). The unvented drain line runs up from the pit, along the underside of the first-floor floor joists and out through the south foundation wall, at the west corner (fig. 181). The system is not operable at the time of this report (June 2018). See also G9087 – Site Drainage.



Figure 178. A drain inlet at the bottom of the slope (red arrow) has two outlet pipes: one to the southeast with unknown outlet, and one to the west which is blocked at the foundation wall. Photo: HPTC, 07/10/18.

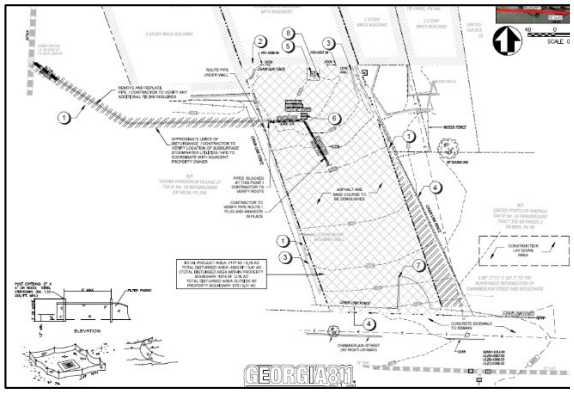


Figure 179. The 2016 site demolition plan details the current site drainage system. Drawing: NPS DSC eTIC # MALU 489 131839. Cropped by author. An 11x17 copy of this drawing can be found in Appendix C.



Figure 180. The sump pump is located on the west foundation wall of 443. The unvented drain line runs up to the underside of the joists above. Photo: HPTC, 07/11/18.



Figure 181. The sump drain line exits the basement at the west corner of the south foundation wall (arrow). Photo: HPTC, 06/21/18.

D30	HVAC	
	D3010	Energy Supply
		D301002 Energy Supply System

The natural gas supply for 443 and 445 Edgewood Avenue enters the building at the north foundation wall of 445's basement (fig. 182). From there, a line is run through the party foundation wall to 443 (fig. 183). The gas meter location was documented in the 2015 Existing Condition description as being in the square manhole box[9] in the sidewalk in front of the building (for further information contact park facility management).



Figure 182. Natural gas enters the building at the north foundation wall of 445 Edgewood. Photo: HPTC, 07/10/18.



Figure 183, right. Natural gas comes to 443 through the party foundation wall separating the two sides. Photo: HPTC, 07/11/18.

[9] 2015 Existing Condition description, page 33.

D3020	Heat Generating Systems[10]
D302003	Furnaces

A natural gas-fired, forced-air furnace is located in the mechanical room (Room 005) in the basement of 443 Edgewood Avenue (fig. 184). Both uninsulated galvanized metal and insulated ductwork run throughout the basement and through the party foundation wall to serve 445 as well (fig. 185). A galvanized chimney vents the furnace and adjacent water heater (fig. 186). This uninsulated chimney runs through the first floor, through the roof (fig. 187). Heat supply registers are scattered throughout the first-floor floor. A thermostat is located in first-floor Room 107. The system is not operable.

A brick chimney is located on the south wall of 443 Edgewood Avenue (fig. 188). It is enclosed with painted drywall on the first floor (fig. 189). It no longer penetrates through the roof. This chimney likely exhausted an earlier furnace, no longer extant.





Figure 185, above. Galvanized plenum and insulated ductwork seen in the basement of 443 Edgewood. Photo: HPTC, 07/11/18.

Figure 184, left. Out-of-order natural gas-fired, forced-air furnace in the basement of 443. Photo: HPTC, 07/11/18.

[10] See 2015 Existing Conditions description, pages 31-32.



Figure 186. Galvanized chimney exhausting both the furnace (from the right) and the water heater (from the left). Photo: HPTC, 07/11/18.



Figure 187. The non-insulated furnace and water heater chimney located above the roof line (red arrow). Photo: SERO (Rehn), 05/01/18.



Figure 188. An unused brick chimney in the basement of 443 once exhausted a long-gone furnace. Photo: HPTC, 07/17/18.



Figure 189. The brick chimney is enclosed by drywall on the first floor. It no longer penetrates the roof. Photo: HPTC, 07/19/18.

D302004	Fuel-Fired Unit Heaters

A natural-gas fired heater is located on the first floor of 445 Edgewood Avenue (fig. 190). It appears to be the only source of functioning heat in the building. An uninsulated chimney runs from the unit up through the roof (fig. 191).



Figure 190, left. A gas-fired heater is hung from the ceiling in Room 102. The large pipe is the uninsulated exhaust chimney. Photo: HPTC, 07/17/18.



Figure 191, above. The heater exhaust chimney above the roofline. Photo: SERO (Rehn), 05/01/18.

D3030	Cooling Generating Systems

An exterior HVAC condenser unit is located on the south elevation in front of W003 (fig. 192). An indoor forced-air blower unit is likely located within locked Room 103 within the basement of 445 Edgewood Avenue (fig. 193). Insulated ductwork is located throughout the basement and supplies floor registers in the first-floor floor. The system appears to be not operable[11].





Figure 193, above. The indoor HVAC blower unit is likely located within locked Room 103 of 445 Edgewood. Insulated ductwork runs through the ceiling from this Room. Photo: HPTC, 07/10/18.

Figure 192, left. The exterior HVAC condenser unit is located in front of 445 Edgewood's basement W003. Photo: HPTC, 07/16/18.

D40	FIRE PROTECTION SYSTEMS
D4010	Sprinklers

There is no sprinkler system located in 443 or 445 Edgewood Avenue.

D4030	Fire Protection Specialties
D403001	Fire Extinguishing Devices

No fire extinguishers are located in the basement of 443 Edgewood Avenue. One fire extinguisher is located on the first floor, in Room 107 (service date unknown).

A charged fire extinguisher is located in the basement of 445 Edgewood Avenue (last inspected July 2016) and on the first floor, in Room 102 (service date unknown).

[11] See 2015 Existing Conditions description, pages 31-32.

D50	ELECTRICAL[12]
D5010	Electrical Service & Distribution

A 200-amp electrical panel and meter are located at the northeast corner of 443 Edgewood Avenue's basement (fig. 194).

The location of the meter and panel for 445 Edgewood Avenue is unknown (to be verified by NPS facility managers).



Figure 194, right. The meter and electrical panel for 443 Edgewood Avenue. Photo: HPTC, 07/17/18.

D5020	Lighting & Branch Wiring

All of the wiring and fixtures located in 443 Edgewood is contemporary, with surface-mounted and flush-mounted conduit, receptacles, switches, overhead lights (pendants and cans), and wall sconces in bathrooms. The bathrooms also have overhead light/vents (outlet unknown). The electrical system at 443 is not operable at the time of the report field work (June 2018) (to be verified by NPS facility managers).

All of the wiring and lighting located in 445 Edgewood is contemporary and operable, with surface-mounted and flush-mounted conduit, receptacles, switches, overhead lights (pendants and fans). The bathroom has an overhead light/vent (outlet unknown).

[12] See 2015 Existing Conditions description, pages 35 - 36.

D5030	Communications & Security
D503001	Fire Alarm Systems

One hardwired smoke or heat detector is located at the ceiling of the basement and the ceiling of Room 102 in 443 Edgewood Avenue. It is unknown if these are operable (for further/ updated information contact NPS facility managers).

A battery-operated smoke detector is located at the ceiling of the basement in 445 Edgewood Avenue. There are no smoke detectors on the first floor.

No formal fire alarm system is present at the building.

D503008	Security Systems

The security system in 445 is active and includes exterior door and motion sensors throughout the building. The alarm panel is located in Room 102.

The security system in 443 is no longer operable. Remaining surplus equipment includes a security panel in Room 107, and door and motion sensors throughout the building. In addition, two security cameras are located on the south elevation (fig. 195).



Figure 195. Security cameras are located on the south elevation (two red arrows). Photo: HPTC, 06/21/18.

D5090	Other Electrical Systems
D509004	Lightning Protection

No lightning protection system is located at 443 or 445 Edgewood Avenue.

G	BUILDING SITEWORK
G20	SITE IMPROVEMENTS
G2020	Parking Areas

A non-permeable asphalt parking area is located on the south elevation of the building (fig. 196). Control of rain water runoff has not been addressed in this location. The paved lot consumes most of the rear yard.



Figure 196. The parking lot behind 443-445 Edgewood Avenue. Photo: SERO (Rehn), 06/14/18.

G2030	Pedestrian Paving

The sidewalk at the front of the building is composed of hexagonal concrete pavers laid in a honeycomb pattern (fig. 197). The date of installation is unknown, but does date after 1985, due to archival photographs of the site. According to the NPS List of Classified Structures (LCS), the sidewalk is not an NPS asset; (for further/ updated information contact NPS facility managers).



Figure 197, right. Hexagonal pavers in front of the building. Photo: HPTC, 06/21/18.

G2040	Site Development
G204001	Fences & Gates

A chain-link fence surrounds the rear portion of the site (fig. 198). A pair of gates is located along the south lot line. The fence was installed after 1982, based on archival photographs.

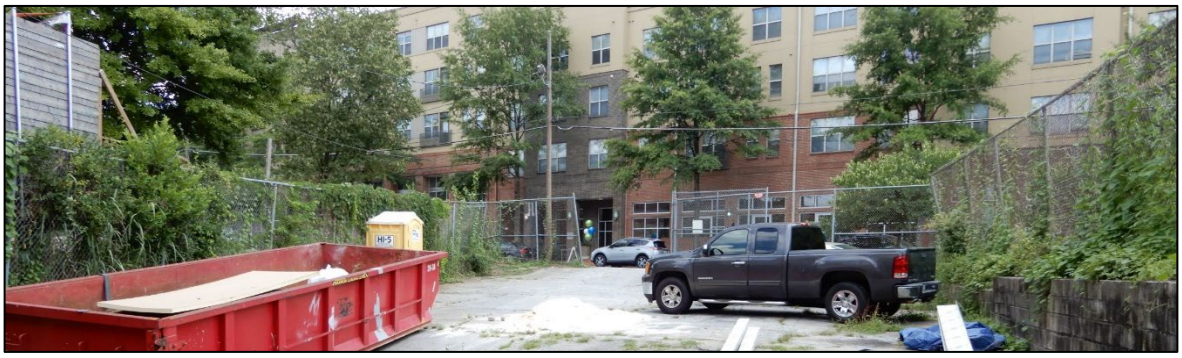


Figure 198. A chain link fence with gates at the rear surrounds the rear portion of the lot. Photo: HPTC, 07/10/18.

G204002	Retaining Walls

A short retaining wall is located adjacent D003 of 445 Edgewood Avenue (fig. 199). It is composed of cast-in-place concrete. Date of installation is unknown.

A much longer retaining wall is located along the west lot line at the rear of the building (fig. 200)[13]. It is composed of concrete block. Date of installation is unknown.



Figure 199. Cast-in-place concrete retaining wall adjacent D003. Photo: HPTC, 07/10/18.



Figure 200. Concrete-block retaining wall along west lot line at rear of building. Photo: HPTC, 07/10/18.

[13] *Additional information which has come to light as part of the 95% review process indicates the wall is not along the property line but crosses it, per the survey included in recent contract work.*

G90	Other Site Work
G9087	Overall Building Site Drainage

As described throughout the physical description section [D2040 Rain Water Drainage and G20 Building Sitework] the front and sides of the building have no adjacent site. The rear "yard" of the building, extensively described in the Chronology section (Neighborhood Transition), was altered in the early 20th century and a negative drainage situation was created; water flows towards the rear elevation of 443-445 Edgewood both from the surrounding landscape and paved areas and from the adjacent building roof drainage systems as well.

The volume of water is enough that it flows under the rear elevation doors [B2030 Exterior Doors] and into the basement areas of both units. As reported in the extensive comments received on the 95% draft of this document, the recent (2017-2019) contract to repair the exterior of the building was unable to address the site drainage issues.

See images in section G - Building Sitework for an overview of the site conditions.

Character-Defining Features

Each historic building is unique with its own identity and its own distinctive character. Character refers to all of the 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 taken into account 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, by 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.

Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

The shape and mass of 443-445 Edgewood varies from front to rear due to topography. The front elevation exhibits a one-story rectangular and symmetrical commercial building with two storefronts; the front elevation has a large glass to brick ratio due the storefronts and oversized transom windows. The rear elevation exhibits a two-story (because of topography) rectangular and symmetrical facade; it is visually heavier than the front because of the solid stone foundation with an absence of glass. The brick upper story has three identical evenly spaced windows; the glass to solid ratio is less than the storefronts.



Figure 201. The front (north) façade of the one-story 443-445 (right to left) Edgewood Avenue, with simple storefronts. Photo: HPTC, 06/21/18.



Figure 202. The rear façade of 443-445 (left to right) Edgewood Avenue, SE. Due to topography, the basement is exposed. Photo: HPTC, 06/21/18.

Roof and Roof-Related Features

The building's near-flat roof is not visible (from the ground) from either the front or the rear. Viewing in the front, the roof—a low-sloped shed roof sloping down from front to back—is hidden by the short parapet wall. In the rear of the property the roof is hidden due to the sloping topography. The near-flat roof shape is a character-defining feature.

Parapets are located along the front and side elevations, not on the rear elevation; these parapets are CDFs. The interior party wall originally extended up through the roof creating a fire wall parapet; this feature is no longer extant.

According to the original building permit (December 1908), the building had a tar-and-gravel roof. A similar roof was extant on the roof when the NPS took ownership of the building seventy-five years later (October 1983). The roof was refinished in 1984 with a rolled asphalt roofing; a similar covering was installed during the summer of 2018.



Figure 203. The loadbearing party fire wall originally extended through the roof, as seen here in May 1984. A roof covering similar to the original tar-and-gravel covering is still extant. Photo: MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Figure 204. During NPS ownership, the parapet of the fire wall has been substantially removed. The front and side parapets are still extant. Photo: SERO (Rehn), 05/01/18.

Openings

Character-defining openings include the entire commercial storefront of both units; the large fixed windows, glazed doors, spandrel windows and transoms all contribute to the visual openness of the buildings front elevation. Interior security grid pattern detracts from the overall appearance of the structure.



Figure 205. The storefront of 445 Edgewood Avenue. Photo: HPTC, 06/21/18.



Figure 206. The 1984/85 storefront of 443 Edgewood Avenue. Photo: HPTC, 06/21/18.

The rear elevation openings perforate the rear wall. A set of three double hung windows are symmetrically arranged on this exterior wall. Lower story openings have been infilled with brick under the original segmental brick-arched opening.



Figure 207. The rear elevation includes remaining window openings on the main story. Lower story window openings have been infilled. Doors are not considered character-definig features due to lack of physical evidence. Photo: HPTC, 06/21/18.

Projections

The applied architectural cornices project from the front elevation over the adjacent sidewalks and are both character-defining features. The cornice at 445 Edgewood Avenue is original, composed of metal; the cornice at 443 is a replica built with wood and a sheet metal roof.



Figure 208. The metal cornice over 445 is original and received repairs over the years. Photo: HPTC, 06/21/18.



Figure 209. The wood cornice over 443 was constructed by the NPS ca. 1984-85, it is not an exact match of the cornice at 445, missing the two middle brackets and architectural elements of the cornice (it has been simplified). Photo: HPTC, 06/21/18.

Trim and Secondary Features

The trim and secondary features of the front elevation of 445 Edgewood Avenue are nearly all original. This includes the wood storefront (excluding new doors) and metal cornice. The storefront and cornice at 443 Edgewood Avenue are ca 1984-85 reconstruction and does not exactly match the original components seen on 445, therefore these features are not considered historic although they are character defining. Throughout the front elevation, the original pressed brick and granite blocks are character-defining features of the high-end finish for the front elevation.

The simpler rear elevation includes few trim and secondary features, but those which are character defining include: window openings (not including trim, replacement windows, or infill) and 6:1 common bond brickwork.

Setting

The front elevation is directly adjacent to the sidewalk that abuts Edgewood Avenue, part of the urban streetscape between two taller commercial buildings to either side (fig. 210).

The rear elevation is more utilitarian with a sloped parking lot adjoining the basement level; the site is surrounded by retaining walls and a chain-link fence (fig. 211).



Figure 210. Urban streetscape along Edgewood Avenue, with 443-445 centered between two taller buildings; Downtown Atlanta is beyond. Photo: HPTC, 2018.



Figure 211. Utilitarian rear elevation of 443-445 Edgewood and two neighboring commercial buildings. Photo: HPTC, 07/10/18.

Visual Character at Close Range (Exterior)

Character, Materials & Craft Details

- Stone (granite) foundation walls in coursed ashlar pattern in lime-based mortar (fig. 212).
- Brickwork:
    - 6:1 common bond brick in lime-based mortar on rear (and side) elevations, with angled brick detail adjoining the west adjacent building (fig. 213).
    - Segmental brick arches and sills at rear elevation window openings (see fig. 213).
    - Running bond of smooth faced brick with narrow (butter) mortar joints on front elevation, with angled brick detail adjoining the east adjacent building (fig. 214).
- Granite plinth blocks under brick piers on front elevation (see fig. 214)
- Slightly recessed brick parapets on front elevation (fig. 215).
- Wood storefront details including panelized base and supporting framework for windows and transoms (fig. 216).
- Wood and sheet metal cornices including panelized trim details and curved pent style roof with applied hollow battens and pagoda style returns (fig. 217).



Figure 212. Coursed ashlar stonework as seen at 445 Edgewood's east foundation wall. Photo: HPTC, 07/10/18.



Figure 213, right. The rear elevation is laid in 6:1 common bond; segmental window arches and sills are detailed with soldier course brickwork.
Photo: HPTC, 06/21/18.





Figure 215, above. Sheet metal cornices exhibit craft detail in the shape and symmetry of their design. Photo: HPTC, 06/21/18.

Figure 214, left. The vertical brick piers are supported by granite plinth blocks. The east end of the façade is tied into the adjoining building (not the subject of this HSR). Photo: HPTC, 07/17/18.



Figure 216. An overview of the historic storefront at 445 Edgewood Avenue (the doors have been replaced). Photo: HPTC, 06/21/18.



Figure 217. The original metal cornice of 445, left, is fared better for its age than the 1985 replica of wood and metal of 443, right; implying attention to craftsmanship was better during the period of construction in the early 20th century. Photo: HPTC, 06/21/18.

Interior Visual Character

Prominent Individual Spaces, Related Spaces & Sequences of Spaces

The nearly intact spaces of the first-floor of 445 Edgewood Avenue appear as originally laid out. Each half of the building was originally divided into two large rooms, separated by a single E-W partition wall (still extant in 445) (fig. 218). The rear room included a stair to the basement level. These two rooms were basic and utilitarian for whatever function the tenant needed.

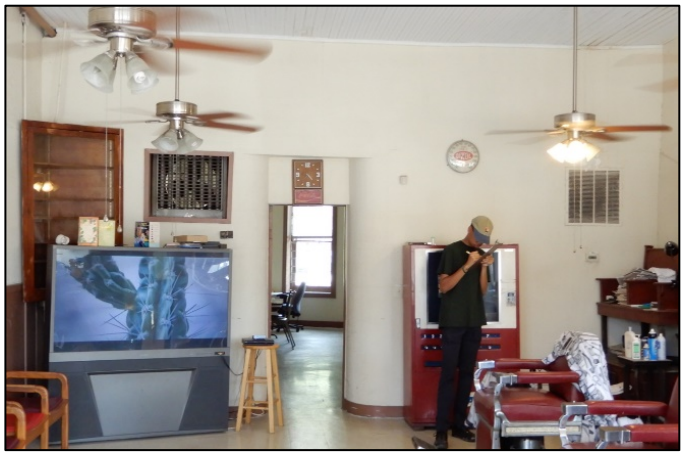


Figure 218. Historic, perhaps original, partition wall between Rooms 101 and 102 in 445 Edgewood. Photo: HPTC, 07/11/18.

443 Edgewood Avenue was rehabilitated in 1984-85 and no longer retains the original, character-defining floor plan or individual spaces.

Interior Architectural Features

Few architectural character-defining features have been retained on the interior. The E-W partition wall between Rooms 101 and 102 in 443 Edgewood Avenue is original and retains rounded corners at the center door in the wall; the door in this opening is also historic (fig. 219). The large storefront window is central to the front room of each tenant space (fig. 220). Two of the three rear windows of 445 penetrate the exterior wall of Room 103; it is likely all three windows were located room originally) (fig. 221).



Figure 219. D112 is an original opening with original components within 445 Edgewood. A transom may have occupied the space where the clock currently resides. Note also the rounded corners. Photo: HPTC, 07/11/18.



Figure 220. The storefront of 445 brings a substantial amount of light into Room 101, which is character defining. Photo: HPTC, 07/11/18.



Figure 221. Two of the three windows in the rear elevation are still visible in Room 102 of 445. Photo: HPTC, 07/11/18.

Surface Finishes and Materials

There are no character-defining surface finishes or materials in 443 Edgewood other than the wood-strip flooring. 445 Edgewood retains a higher percentage of interior finishes from the period on significance. Character-defining surface finishes and materials include:

- Wood strip floor boards (C3020 – Floor Finishes);
- Plaster walls over brick exterior walls and plaster and lath interior partition walls and ceilings (figs 219 and 222);
- Simple wood trim throughout first floor;
- Two panel doors in interior partition wall of 445 (see fig.2 19);
- Wood and glass storefront of 445 (see fig. 220);
- Wood beadboard ceilings (originally unpainted) (fig. 223).



Figure 222. Original plaster-over-brick finish on the wall of 445 Edgewood. Photo: HPTC, 07/11/18.

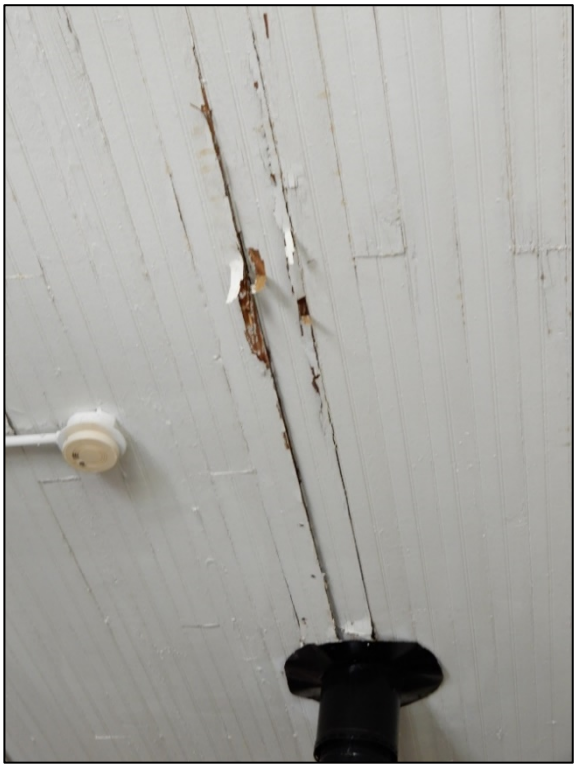


Figure 223, right. Original tongue-and-groove beadboard ceiling in Room 102 of 445 Edgewood. The original finish is showing through where the paint has failed. Photo: HPTC, 07/11/18.

Exposed Structure

The first-floor structural framework is exposed in the basement of both sides. No evidence was observed which indicated it had been covered by lath and plaster. Exposed stone and brick foundation walls are also considered exposed structural features.



Figure 224. Original joists, cross-bracing, and subflooring in 445. Photo: HPTC, 07/10/18.



Figure 225 Historic joists and modern plywood in 443. Photo: HPTC, 07/11/18.

Summary of Character-Defining Features

EXTERIOR

Shape and Mass

- Rectangular building with two storefront assemblies.
- Large glass to brick ratio.
- Horizontality of cornice and parapet structures.
- Symmetrical rear facades.

Roof and Roof Features

- Front parapet.
- Low sloped roof not visible from public right-of-way.

Openings

- Commercial storefronts with large windows and doors.
- Transom windows.
- Symmetrical rear façade openings.

Projections

- Architectural cornices which define each storefront.

Trim and Secondary Features

- Wood and sheet metal cornice structures.
- Granite plinth blocks supporting brick piers of storefront.
- Simplified exterior window openings at rear elevation with segmental arch double soldier course rowlock and single course sill.

Setting

- Commercial street setting, with building constructed at front lot line adjacent to right-of-way.

Materials at Close Range & Craft Details

- Slightly oversized brickwork (roman or engineer bricks) with tight butter joints in common bond at front elevation, detailed with brick piers dividing elevation into two storefronts.
- Granite plinth blocks and curbing to detail storefronts.
- Separate panelized wood and curved sheet metal cornice at each facade.
- Common brick rear elevation with arched openings for second floor windows built on an ashlar granite stone foundation.
- Wood storefronts with painted trim.
- Large glass panels in transom windows on front elevation.

INTERIOR

Prominent Individual Spaces

- Large open storefronts at street level.

Related Spaces and Sequences of Spaces

- Front and back room layout preserved.
- Less important spaces at rear of shop or at lower level.

Interior Features

- Location of shop windows in relation to the large open interior spaces.

Surface Finishes and Materials

- Wood tongue-and-groove floors (in some areas).
- Double bead-board ceilings in some areas.
- Plaster walls and ceilings in some areas.

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 commercial structure at 443-445 Edgewood Avenue, SE, (Commercial Building) 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 followed; 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. If the condition has changed substantially since the time of the HSR assessment and not been verified by the HSR team a building component feature may be so rated.

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 which 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 Officer is 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 applicable 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]

Summary of Conditions

Based on FMSS terminology, as previously defined, the historic duplex commercial building located at 443-445 Edgewood Avenue has been rated as follows:

[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.

Exterior Building Features (Overall)

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Interior Building Features of 443 Edgewood (NPS managed)

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

Interior Building Features of 445 Edgewood (commercial tenant)

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Note: The building was undergoing repairs at the time of the HSR site assessment visit in July/August 2018 and project development throughout 2019. Conditions may have changed for certain features included in the rehabilitation project: "Rehabilitate 443-445 Edgewood Avenue, SE," NPS DSC TIC 489 131839, PMIS 219657[3] (100% submittal date of contract drawing set: 04/22/16).

A summary of the asset's component features with the most Critical and Serious Maintenance Deficiencies (Poor and Fair Condition Rating), listed in priority order as found in Table 3, are as follows:

- Lack of modern and functional building services and systems, including: Fire Protection Systems (D40), Fire Suppression System (D40), Fire Extinguishing Devices (D40), Electrical System (D50), and Lightning Protection systems (D50), Plumbing (D20) and HVAC (D30);
- Insufficient roof water drainage system and site drainage management systems (D2040, G2020, G9087);
- Poor condition of exterior doors, storefront assemblies (windows) and other exterior windows (B20), and poor condition of exterior masonry walls;
- Vacant appearance of NPS managed unit (445 Edgewood);
- Many other building features are rated with Serious Maintenance Deficiencies including: B20 – Exterior Enclosure, C30 – Interior Materials & Finishes, C10 – Interior Doors, and G20 – Site Conditions.

Author's Note: The field work for this report took place during the summer of 2018. The building was in the midst of a rehabilitation project; it was anticipated conditions would change over time. There were coordination issues between the various NPS parties involved with the structure. In December 2019 it became known to HPTC that the 75% Schematic Design/ Treatment Plan documents for 443 Edgewood also contained an existing conditions (condition assessment) section prepared in 2015. There are certain consistencies between the two assessments (2015 and 2018) and every effort will be made to correlate the two reports in the final stages of revisions to the HSR. Further references to this material will be as "*the 2015 existing conditions*"[4].

[3] See also PMIS 219657A, Rehabilitate 443 Edgewood, Phase One, Exterior. Comment received at 95% HSR review, December,3, 2019.

[4] *National Park Service, Martin Luther King, Jr. National Historic Site, 443 Edgewood Avenue, 75% Schematic Design/ Treatment Plan*. Liollio Architecture, Charleston, SC. November 23, 2015.

Table 2. 443-445 Edgewood Avenue, SE (Commercial Building) Summary of Conditions Table						
UNIFORMAT II Outline Data					Condition Rating	Deficiency Rating
A	SUBSTRUCTURE					
	A10	FOUNDATIONS				
		A1010	Standard Foundations			
			A101001	Wall Foundations (443 & 445)	Fair	Serious
		A1030	Slab on Grade			
			A103001	Standard Slab on Grade (443 & 445)	Fair	Minor
B	SHELL					
	B10	SUPERSTRUCTURE				
		B1010	Floor Construction			
			B101001	Structural Frame		
				B101001-1 First-Floor Structural Floor Frame (443 & 445)	Fair	Serious
				B101001-2 Attic Structural Floor Frame (443 & 445)	Good	Minor
			B101002	Structural Interior Walls (443 & 445)	Good	Minor
		B1020	Roof Construction			
			B102001	Structural Roof Frame (443 & 445)	Good	Minor
	B20	EXTERIOR ENCLOSURE				
		B2010	Exterior Walls			
			B201001	Exterior Skin (443 & 445)	Poor	Serious
			B201004	Parapets (443 & 445)	Poor	Serious
			B201099	Other Exterior Walls – Cornices		
				B201099-1 Cornice (443-NPS)	NIAR	NIAR
				B201099-2 Cornice (445-Comm)	NIAR	NIAR
		B2020	Exterior Windows			
			B202001	Windows (443 & 445)	Poor	Critical
			B202002	Storefronts		
				B202002-1 Storefront (443-NPS)	Poor	Critical
				B202002-2 Storefront (445-Comm)	Fair	Serious
		B2030	Exterior Doors (443 & 445)		Poor	Critical
	B30	ROOFING				
		B3010	Roof Coverings			
			B301001	Roof Finishes (443 & 445)	NIAR	NIAR
			B301004	Flashing & Trim (443 & 445)	NIAR	NIAR
			B301005	Gutters & Downspouts (443 & 445)	Good	Minor
C	INTERIORS					
	C10	INTERIOR CONSTRUCTION				
		C1010	Partitions			
			C1010-1	Basement Partitions (443 & 445)	Poor	Serious
			C1010-2	First-Floor Partitions (443 & 445)	Fair	Minor
		C1020	Interior Doors			
			C1020-1	Basement Interior Doors (443 & 445)	Poor	Serious
			C1020-2	First-Floor Interior Doors (443 & 445)	Fair	Minor
	C20	STAIRS				
		C2010	Stair Construction			
			C201001	Interior Stair Structure (443 & 445)	Fair	Serious
	C30	INTERIOR FINISHES				
		C3010	Wall Materials & Finishes			
			C3010-1	Basement Wall Finishes (443 & 445)	Poor	Serious
			C3010-2	First-Floor Wall Finishes (443 & 445)	Fair	Minor
		C3020	Floor Materials & Finishes (443 & 445)		Fair	Serious
		C3030	Ceiling Materials & Finishes (443 & 445)		Fair	Minor

Table 2 continued

D	SERVICES			
D20	PLUMBING			
D20-1	Plumbing (443)		Poor	Critical
D20-2	Plumbing (445)		Fair	Minor
D2010	Plumbing Fixtures		Fair	Minor
D2020	Domestic Water Distribution		NIAR	NIAR
D2030	Sanitary Waste Distribution		NIAR	NIAR
D2040	Rain Water Drainage (443 & 445)		Poor	Critical
D30	HVAC (443 & 445)		Poor	Critical
D3010	Energy Supply		NIAR	NIAR
D3020	Heat Generating System		NIAR	NIAR
D3030	Cooling Generating System		NIAR	NIAR
D40	FIRE PROTECTION SYSTEMS			
D4010	Fire Suppression (Sprinklers) (443 & 445)		Poor	Critical
D4030	Fire Protection Specialties			
	D403001	Fire Extinguishing Devices (443 & 445)	Poor	Critical
D50	ELECTRICAL SYSTEM			
D50-1	Electrical System (443)		Poor	Critical
D50-2	Electrical System (445)		Fair	Minor
D5010	Electrical Service & Distribution			
D5020	Lighting & Branch Wiring			
D5030	Communications & Safety			
	D503001	Fire Alarm Systems (443 & 445)	Poor	Critical
	D503008	Security Systems (443 & 445)	Poor	Critical
D5090	Other Electrical Systems			
	D509004	Lightning Protection System (443 & 445)	Poor	Critical
G	BUILDING SITEWORK			
G20	SITE IMPROVEMENTS			
G2020	Parking Areas (443 & 445)		Poor	Critical
G2030	Pedestrian Paving			
G2040	Site Development			
	G204001	Fences & Gates (443 & 445)	Poor	Serious
	G204002	Retaining Walls (443 & 445)	Poor	Serious
G9087	Site Drainage		Poor	Critical
End of Table.				

Building Feature Master List Condition Assessment Descriptions

A	SUBSTRUCTURE
A10	FOUNDATIONS
A1010	Standard Foundations
A101001	Wall Foundations

Coursed ashlar stone (granite) is in good condition. Mortar joints are in fair condition with some areas of deterioration (loose and missing mortar) due to water and vegetation infiltration. Numerous man-made through-wall penetrations allow rodents into the building. Some cracking is evident at the inside corner with the adjacent building to the east (see also B201001 and 2015 Existing Conditions).

Condition of below-grade wall conditions or building foundations are unknown.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Serious



Figure 226. The stone foundation walls are exposed on the rear elevation. Photo: HPTC, 07/10/18.

A1030	Slab on Grade
A103001	Standard Slab on Grade

Concrete slabs are in fair condition, although large areas are covered in mud from water infiltration from rear elevation (figs 227-228). Areas of concrete have been patched. No floor drains were found.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Minor



Figure 227. The slab in the basement of 443 is covered with mud from recent flooding due to lack of functional site drainage at the rear of the building. Photo: HPTC, 07/11/18.



Figure 228. The slab in the basement of 445 is covered with mud from recent flooding due to lack of functional site drainage at the rear of the building. Photo: HPTC, 07/10/18.

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

Significant structural issues were identified in the 2015 existing condition description[1]; numerous supplemental frame walls have been inserted to support the first-floor joists (they themselves are now deteriorating as they were likely installed ca 1984-85) along with associated structural posts. It is reported that there are some deterioration issues with the bearing connections of the wood joists and the masonry load bearing walls. See 2015 Existing Conditions. Water staining is present on joist ends which are supported by the loadbearing masonry walls (fig. 229).



Figure 229. Brick blocking between the joists, which rest on the foundation walls of 445. Photo: HPTC, 07/10/18.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Serious

B101001-2	Attic Structural Floor Frame

The roof's structural floor frame (1st floor ceiling – there is not an attic in this structure, just the interstitial space between the ceiling joists and the roof rafters) was inaccessible, and the details of this system are not known. The condition assessment is determined by the lack of deficiencies in the ceiling surface. Repairs were completed as part of PMIS 219657A.[2]

Overall Condition Rating (443 & 445): Good
Overall Deficiency Rating (443 & 445): Minor

B101002	Structural Interior Walls

The load-bearing interior masonry wall (aka the party wall between two units) is in good structural condition.

Overall Condition Rating (443 & 445): Good
Overall Deficiency Rating (443 & 445): Minor

[1] *National Park Service, Martin Luther King, Jr. National Historic Site, 443 Edgewood Avenue, 75% Schematic Design/ Treatment Plan. Liollio Architecture, Charleston, SC. November 23, 2015. Referred to as 'existing conditions report" in further references.*
[2] Comment received as part of 75% Draft HSR Review Comments from SER and MALU, December 3, 2019; comments nos. 75 – 77.

B1020	Roof Construction
B102001	Structural Frame

The structural roof frame is inaccessible, and the details of this system are not known. Based on NPS project field photographs from the ca 1984-85 reroofing project, the rafters are known to run east-west as they do for the first-floor structural floor frame, an atypical characteristic as rafters usually run parallel to the roof slope, not perpendicular as seen in the project photos. (see Building Chronology section).

Repairs were completed as part of PMIS 219657A.[3]

Overall Condition Rating (443 & 445): Good
Overall Deficiency Rating (443 & 445): Minor

[3] Ibid.

B20	EXTERIOR ENCLOSURE	
	B2010	Exterior Walls
		B201001 Exterior Skin

The front (north) exterior wall and the rear (south) exterior wall make up the exterior skin of the building; they are distinctly different. See also B202002 Storefronts, B201008 Exterior Cornice, and B201004 Parapet.

At the north (front) elevation, loose and missing mortar joints are seen in the brickwork, a low percentage of the brick units have suffered water damage, and surfaces have been lost due to spalling. There are many penetrations and former anchor points which have been left open to the weather and allow water to infiltrate the wall interior. Previous repairs include use of non-matching brick and inappropriate mortar materials. Inappropriate repointing techniques have been used (joints have been widened and not raked back flush with brick surfaces. In addition, there is extensive graffiti on the front elevation (fig. 230).

The deficiencies noted at the south (rear) elevation are similar to the north elevation, but due to a more common type of unglazed brick unit, the rear elevation is more susceptible to water damage. Joints are eroded and many exhibit mildew growth (water saturation of wall) (fig. 231). Damage is noted at window arches and flat lintels. The rear inside corner (SE) with the adjoining building is in poor condition with gaps in the masonry and extensive vegetation growth. In addition, there may also be a structural problem in this area.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Serious



Figure 230. Open head joints and graffiti are noticeable on the front elevation. Photo: HPTC, 07/17/18.



Figure 231. Deteriorating mortair joints are clearly visible (darker) on the rear elevation. Photo: HPTC, 06/21/18.

B201004	Parapets

On the front (north) elevation, the parapet begins at about the level of the attached cornices. The parapet continues along the side walls with the adjacent buildings. There is no parapet at the rear (south) elevation.

Prior to the completion of the ongoing contract project (July-September 2018) the parapets were in poor condition. Brickwork was deteriorated, there were open mortar joints, brick units were missing, and there was not a coping course to protect the top of the parapet leaving it open to the weather. Comments received as part of the 95% review of this report indicate, "pointing and repairs are still needed on the front elevation parapets"[4].

Traditionally, parapet walls were finished with a course of coping units, either stone, terra cotta or ceramic brick, with a base layer of thru-wall sheet metal flashing, to protect these vulnerable portions of the exterior walls from water infiltration; however these have been removed, and by the 1980s the tops and backsides of the parapets were covered with a continuation of the rolled roof covering (up and over).

Overall Condition Rating (443 & 445) Front Elevation: Poor
Overall Deficiency Rating (443 & 445) Front Elevation: Serious

B201099	Other Exterior Walls – Cornices

443 Edgewood (NPS): this cornice is constructed with wood and metal features (fig. 233). Constructed in 1985 it is in poor condition and exhibits deteriorated wood, loss of paint finish, rusted metal, possibly failing structure, and it is not well connected to the masonry wall.

Cornice at 443 Edgewood (NPS):
Overall Condition Rating: Poor [rev NIAR]
Overall Deficiency Rating: Critical [rev NIAR]

445 Edgewood (Commercial): this older cornice assembly is also constructed of wood and metal features (fig. 232). Details on its attachment to the brick exterior wall are unknown. It is in generally poor condition with loose and open joints, areas of rusted metal, failing paint and gaps between the cornice structure and the brick wall.

Cornice at 445 Edgewood: (Commercial)
Overall Condition Rating: Poor [rev NIAR[5]]
Overall Deficiency Rating: Serious [rev NIAR]

[4] Review Comments on the 95% draft HSRs, park and regional comments, 443-445 Edgewood review, comment # 200. December 3, 2019.
[5] Not Individually Assessed or Rated, refer to Condition Assessment Deficiency Ratings, previous section.



Figure 232. The cornice over 445 is original and needs repairs. Photo: HPTC, 06/21/18.



Figure 233. The cornice over 443 (built ca 1984-85) needs substantial replacement. Photo: HPTC, 06/21/18.

NOTE: Comments received as part of the 95% review of this report indicate, "The recent project (PMIS 219657A) has completed the repairs and repainting along with reattaching the loose cornice and sealing the perimeter to help prevent moisture from getting behind it", and "The repairs and awning replacement (meaning cornice) were completed in the recent project (PMIS 219657A) The assembly was repainted and the perimeter was sealed against moisture intrusion."[6]

Previously assigned HPTC ratings will not be recorded in the summary tables.; Prioritized Treatment Recommendations will be repositioned to the Not Individually Assessed or Rated (NIAR) table.

[6] Ibid, Comments # 132 and 133.

B2020	Exterior Windows
B202001	Windows

The storefront window openings are addressed in B201002 Storefronts below.

Vinyl-clad first floor windows in the south elevation (rear) do not fit the masonry window openings and are inappropriate for the building. Exterior surfaces of windows and wood frames are deteriorated due to poor installation, improper painting, and lack of maintenance. Vinyl-clad windows exhibit failure of cladding due to UV exposure, improper installation, and lack of maintenance (fig. 234).

Windows are non-extant at the basement level of the south elevation allowing for the potential infiltration of rodents and insects and the loss of character-defining features (fig. 235).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical



Figure 234. Exterior windows of the rear elevation, first floor. The modern replacement units are vinyl-clad on the exterior. Photo: HPTC, 07/10/18.



Figure 235. A basement window opening infilled with brick and another covered with plywood. Plywood Is not a permanent treatment solution. Photo: HPTC, 06/21/18.

B202002	Storefronts

Storefronts include all wooden feature components of the structure that infill the twin large masonry openings in the north elevation of the building. The storefront at 445 is believed to be largely original although it was substantially repaired in the mid-1980's; the storefront at 443 was constructed by the NPS ca 1984-85.

All wooden features have been assessed and range in condition from poor to fair with critical, serious and minor deficiencies. Both storefronts exhibit severe wood deterioration due to exposure and paint failure. Wood frames exhibit varying degrees of deterioration including rotted structural elements, loss of window glazing, loose and cracked glass, and inconsistent types of glass (including historic) within the overall assembly. The exterior surfaces of the storefront are soiled and exhibit copious graffiti inconsistent with the maintenance of historic buildings.

Storefront at 443 Edgewood (NPS):
Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Storefront at 445 Edgewood (Commercial):
Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 236. The storefront of 445 Edgewood Avenue features historic transom windows, mullions, and framing trim. The heavily repaired storefront and replacement windows and doors are in fair condition. Photo: HPTC, 06/21/18.



Figure 237. The replica ca 1984-85 storefront of 443 Edgewood Avenue is in poor condition. Photo: HPTC, 06/21/18.

B2030	Exterior Doors

The exterior doors located in the storefront are included in feature B201002 Storefronts.

Two nearly identical exterior doors are in the basement level of the rear (south) elevation (figs. 238-239); the doors appear to date to after 1985 (from archival photographs). It is also likely that these openings are not original.

Exterior doors and door frames are in poor condition. Both sets of double doors exhibit similar deficiencies: deteriorated wood door frames (jambs) are no longer attached to building, the rusted steel lintels over the masonry openings are inappropriately installed, the openings are composed of poor-quality materials, hardware is inadequate and inappropriate, hinges and locks are deteriorated, door units have failed construction, and the exterior paint finish has failed. Both doors have been negatively impacted from water damage which occurs in the adjacent at-grade surface lot.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical



Figure 238. Exterior door opening D005 of 443 in deteriorated condition. Photo: HPTC, 06/21/18.



Figure 239. Interior of deteriorated D008, with no sill. Photo: HPTC, 07/10/18.

B30	ROOFING	
	B3010	Roof Coverings
		B301001 Roof Finishes

Refer to 2016 NPS rehabilitation project drawings 489 131839, PMIS 219657 for scope of work. The roof system was being replaced during time of condition assessment field work (July-September 2018).

Overall Condition Rating (443 & 445): Not Individually Assessed or Rated (NIAR)
Overall Deficiency Rating (443 & 445): Not Individually Assessed or Rated (NIAR)

B301004	Flashing & Trim

Refer to 2016 NPS rehabilitation project drawings 489 131839, PMIS 219657[7] for scope of work. The roof system (including flashing and trim) was being replaced during time of condition assessment field work (July-September 2018).

Overall Condition Rating (443 & 445): Not Individually Assessed or Rated (NIAR)
Overall Deficiency Rating (443 & 445): Not Individually Assessed or Rated (NIAR)

B301005	Gutters & Downspouts

Refer to 2016 NPS rehabilitation project drawings 489 131839, PMIS 219657[8] for scope of work. The roof system (including gutters and downspouts) was being replaced during time of condition assessment field work (July-September 2018).

South elevation gutters and downspouts are newly installed as part of on-going contract work during condition assessment field work (July-September 2018). Dimensions of gutter and downspout are likely appropriate for maximum rainfall intensity although load calculations have not been verified.

The underlying plywood fascia has been left unpainted.

Overall Condition Rating (443 & 445): Good
Overall Deficiency Rating (443 & 445): Minor

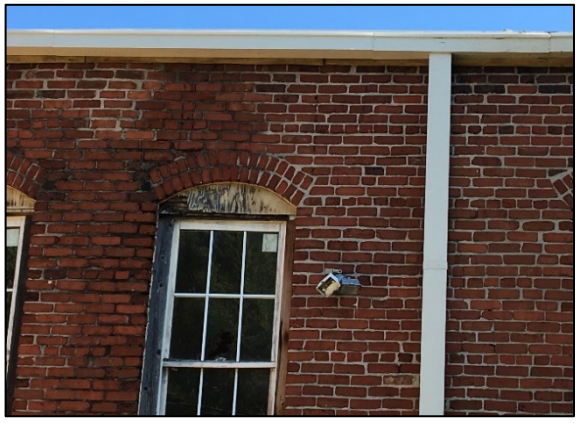


Figure 240. The gutter is located along the entire south elevation. Note the unpainted fascia is composed of plywood, not a traditional material. Photo: SERO (Rehn), 07/26/18. Cropped by author.



Figure 241, right. The new gutter drains to grade. Photo: SERO (Rehn), 07/26/18.

[7] Updated PMIS: 219657A Rehabilitate 443 Edgewood, Phase One, Exterior.
[8] Ibid.

C	INTERIORS
C10	INTERIOR CONSTRUCTION
C1010	Partitions

Overview: All the interior walls in the building which are not loadbearing are considered partitions. These include all the modern partitions in the basements of 443 and 445 and the first floor of 443, which were rehabilitated by the NPS in 1984-85. The partitions in the first floor of 445 are historic, if not original, including the rounded corners adjacent to interior door opening D112.

The center loadbearing wall is not a partition and is a fire wall. See B101002 Structural Interior Walls above for more information.

C1010-1	Basement Partitions

The basement partitions are subjected to periodic flooding and are in poor condition due to saturated and water-damaged materials (possible mold and mildew). Water damage is seen at the lower three feet of all partitions indicating rotted structural members (figs. 242-243). Past episodes of insect (termite) and rodent damage was also noticed in some areas. Mold is present in some locations.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Serious



Figure 242. Modern basement partition walls in 443. Note the water line and deteriorated surfaces. Photo: HPTC, 07/11/18.



Figure 243. Modern basement partition wall in 445. Note the water line from active flooding. Photo: HPTC, 07/10/18.

C1010-2	First-Floor Partitions

443 Edgewood: interior partitions are in fair condition with relatively benign damage, including wear and tear, minor water damage associated with former roof leaks, minor cracking of plaster associated with interior openings, and deterioration of the interior finishes.

445 Edgewood: interior partitions are in fair condition with relatively minor deficiencies related to normal wear and tear and lack of housekeeping within the space. Deficiencies include damaged drywall surfaces, water damage in selected locations associated with previous roof leaks, damage caused by installation of building systems (unpainted drywall patches, etc.), and deterioration of the interior finishes.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Minor

C1020	Interior Doors
C1020-1	Basement Interior Doors

The four interior basement doors of 443 are identical, with hollow-core wood veneer doors in the openings. A door in the basement of 445 is identical. Another door in 445 is composed of plywood. All basement level doors are in poor condition and exhibit similar deficiencies to the interior partitions at that level, including water damage, delamination, mold, and lack of functional hardware (fig. 244).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Serious



Figure 244, right. D001 of Room 005 (443) is typical of all basement doors of 443. Note the water line. Photo: HPTC, 07/17/18.

C1020-2	First-Floor Interior Doors

The first-floor interior doors are a variety of types of doors, some solid wood and other hollow-core. All first-floor level doors are in fair condition and exhibit similar deficiencies including normal wear and tear (chipped and scratched finishes, nicks and gouges in wood surfaces, damage from cleaning protocols at bottom of door), loose and/or non-functional door hardware; panel doors exhibit occasional split panels. Doors which are associated with the basement level may have mold growing on the surface exposed to the basement environment.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Minor



Figure 245, right. D112 is an original wood panel door. Photo: HPTC, 07/11/18.

C20	STAIRS	
	C2010	Stair Construction
		C201001 Interior Stair Structure

Each commercial tenant space has one replacement wooden stair which communicates between the first floor and the basement. Somewhat restricted by the floor-to-ceiling height, each stair terminates in an elevated platform and a ninety-degree turn to complete its run.

Each stair exhibits similar safety threats and maintenance deficiencies: there are open risers and incomplete handrails; and neither stair is finished allowing the wood to absorb moisture when wetted (treads have no skid pads), the stair framing is wet and stained on the lower platform area due to frequent flooding of the basement level, leading to accelerated deterioration.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Serious

C30	INTERIOR FINISHES
C3010	Wall Finishes
C3010-1	Basement Wall Finishes

The interior partition walls of the basement of 443 Edgewood are finished with painted drywall (fig. 246) and unpainted plywood (fig. 247).

The interior partition walls of the basement of 445 Edgewood are finished with unpainted plywood.

Wall finishes are generally in poor condition and exhibit water damaged areas, mold, loss of material (deteriorated drywall) and surface finishes.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (445 & 445): Serious



Figure 246. Painted drywall in the basement of 443 Edgewood. The discoloration is from frequent water infiltration into the basement. Photo: HPTC, 07/11/18.



Figure 247, right. Unpainted plywood wall covering in the basement of 443 Edgewood. Photo: HPTC, 07/17/18.

C3010-2	First-Floor Wall Finishes

443 Edgewood: the interior walls are finished with modern painted drywall. At the exterior walls and party wall, the drywall is built out from the original plaster.

445 Edgewood: several original walls are finished with plaster applied directly to the brick. The other partition walls, likely not original, are finished with painted drywall, as is the interior of the stair landing and restroom (Rooms 103 and 104).



Figure 248. The modern drywall in 443 Edgewood is built out from the original plaster on the exterior walls and party wall. This hole was extant before HPTC's assessment. Photo: HPTC, 07/10/18.

Wall finishes exhibit a variety of conditions generally categorizing them as in fair condition with limited deficiencies including: general wear and tear, blemished, marred, scratched, nicked and otherwise damaged surfaces (fig. 248), mildew and mold in certain areas, general deterioration of the painted plaster surfaces and minor cracking of plaster-over-brick walls.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Minor

C3020	Floor Finishes

The basement floor slabs in 443 and 445 are discussed in A103001 Standard Slab on Grade above.

A variety of floor types are included with the walls of the two units. Materials include tongue-and-groove wood strip flooring, carpet, vinyl composition tile (VCT), and sheet vinyl.

Interior floor materials exhibit a variety of conditions mostly related to normal wear and tear in the occupied spaces and lack of maintenance in the unoccupied spaces. Floors in the occupied spaces are generally in better condition. Typical deficiencies include: lack of general housekeeping and cleanliness; water damaged materials; soiled, torn and/or stained materials (fig. 250); materials removed and not replaced (missing); worn finishes allowing material to become damaged (wood) (fig. 251); and chipped tiles.

Wood strip flooring is generally finished with an inappropriate high-gloss polyurethane type finish with numerous scars and scuffs in the finish.

Overall Condition Rating (443 & 445): Fair
Overall Deficiency Rating (443 & 445): Serious

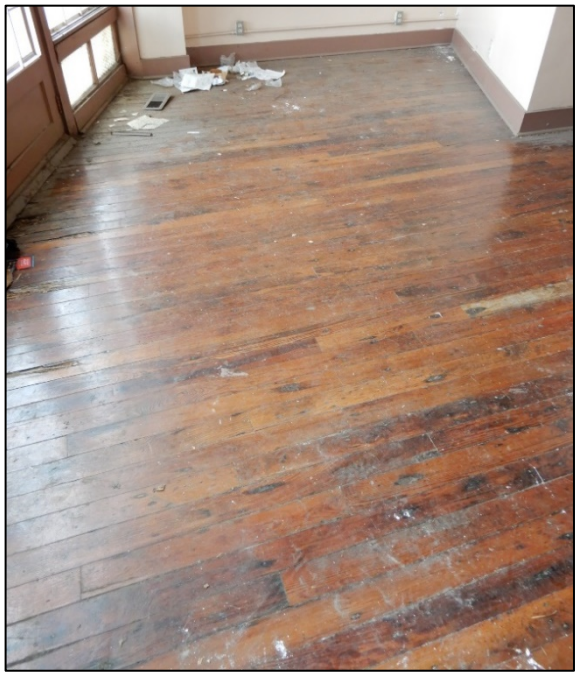




Figure 251, above. Wall-to-wall carpet in Room 111 of 443 Edgewood is stained and soiled. Photo: HPTC, 07/10/18.

Figure 250, left. Wood strip flooring in Rooms 101 and 104 of 443 Edgewood with worn surfaces and inappropriate high gloss polyurethane finish. The finish is worn. Photo: HPTC, 06/21/18.

C3030	Ceiling Finishes

The ceilings in the basement are not finished. For more information on the exposed first-floor structural floor frame, refer to B101001-1 First-Floor Structural Floor Frame above.

443 Edgewood: ceilings are finished with modern painted drywall. Painted gypsum board ceilings are generally in fair condition and exhibit the following minor deficiencies: damaged substrate materials and staining from previous water leaks at roof especially adjacent to exterior walls and the front (south) elevation of the building; areas of collapsed ceiling which has been partially repaired but not finished (fig. 252); peeling paint from previous water damage; and minor mold in some localized areas.

445 Edgewood: ceilings are finished with original tongue-and-groove beadboard. Beadboard ceilings are in fair condition and exhibit the following minor deficiencies: failure of paint surface likely due to incompatibility with previous finish material; water damage in some areas associated with previous roof leaks and some damage from roof contractor (fig. 253); and splitting of boards and unrepaired holes from previous building systems.

Overall Condition Rating 443 & 445): Fair
Overall Deficiency Rating (443 & 445): Minor



Figure 252. Recently replaced drywall in the ceiling of Room 104 of 445 Edgewood has not been painted. Photo: HPTC, 07/11/18.

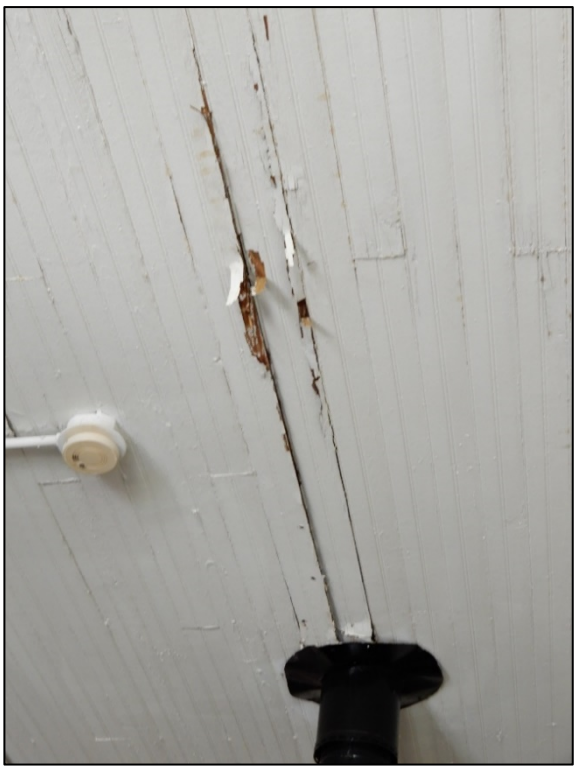


Figure 253, right. Original tongue-and-groove beadboard ceiling in Room 102 of 445 Edgewood. The original finish is showing through where the paint has failed. Likely these strips were removed by an electrical contractor for access installing wiring and incorrectly replaced. Photo: HPTC, 07/11/18.

D SERVICES

The services included in the abbreviated format of the FMSS Building Feature Master List include those listed here. 443-445 Edgewood Avenue, SE is considered one asset in the park's FMSS program. For this HSR, the building is treated as two separate buildings for inspection purposes, but one unified asset for Recommended Treatments. Therefore, this description of the Building Services will be in an abbreviated outline format.

Building services in the occupied commercial space (445) are in much better condition than those in the unoccupied unit (443). In 445 all services are functional and life-safety concerns are addressed. In 443 several of the systems are non-operational and life-safety features are no longer maintained.

D20 PLUMBING

The plumbing system, including plumbing fixtures, water distribution, and sanitary waste, in 443 Edgewood is not functional. Portions of piping are missing in the basement.

The plumbing system in 445 Edgewood is functional, maintenance deficiencies were not evident.

Plumbing at 443 Edgewood (NPS):
Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Plumbing at 445 Edgewood (commercial):
Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

D2010 Plumbing Fixtures

The plumbing fixtures are functional where there is water service in the commercial tenant space at 445 Edgewood.

In the NPS managed unit at 443 Edgewood, fixtures appear to be functional but are not operational due to lack of water.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

D2040 Rain Water Drainage

The roof drainage system is discussed in B301005 Gutters & Downspouts above. The two adjacent roofs drain into the paved rear lot of 443-445 Edgewood further exasperating the situation.

The sump system located in the basement of 443 Edgewood Avenue is not operable. If it were, it is unlikely the system would adequately move water out of the basement consistently due to exterior conditions of negative drainage.

The rear (south) elevation is composed of an impervious surface area parking lot sloped directly towards the basement of the building. Attempts of managing any draining water have been made, but the system is not functioning. The lack of a functioning drainage system is a serious concern for interior structural components, interior finishes, and the general health and wellness of building users (mold).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D30	HVAC

The natural-gas, forced-air furnace of 443 Edgewood is not functioning. Located in the basement, it is consistently inundated with flood water. Furthermore, supply ducts to the first-floor registers are not insulated. The furnace is vented through an uninsulated metal chimney (code violation).

The condition of the natural gas supply line is unknown, but it is used to supply the functioning gas wall heater located on the first floor of 445 Edgewood. The gas heater is vented through an uninsulated metal chimney (code violation).

The condensing HVAC system located in 445 Edgewood is not functioning. Modern equipment at the basement level is consistently inundated with floor water. Supply ducts to the first-floor registers are in this area.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D40	FIRE PROTECTION SYSTEMS
D4010	Fire Suppression (Sprinklers)

443-445 Edgewood Avenue, SE does not include a fire suppression system in either tenant space.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D4030	Fire Protection Specialties
D403001	Fire Extinguishing Devices

No fire extinguishers are in the basement of 443 Edgewood Avenue. One fire extinguisher is located on the first floor, in Room 107 (service date unknown).

A charged fire extinguisher is in the basement of 445 Edgewood Avenue (last inspected July 2016) and on the first floor, in Room 102 (service date unknown).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D50	ELECTRICAL

The electrical system, including service, distribution, lighting, and wiring, in 443 Edgewood (NPS) is not functional.

The electrical system in 445 Edgewood (commercial tenant) is functional, but any maintenance deficiencies are unknown.

Electrical service at 443 Edgewood (NPS):
Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Electrical service at 445 Edgewood (commercial):
Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

D5030	Communications & Security
D503001	Fire Alarm System

The presence/functionality of smoke and/or heat detectors is insufficient at both addresses. Furthermore, there is no formal fire alarm system installed at the building.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D503008	Security Systems

The security system is operation in the barber shop (445); it is not operational in the NPS-managed unit (443).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

D5090	Other Electrical Systems
D509004	Lightning Protection

The structure is not protected with a lightning protection system, nor has it been evaluated to determine if such a system is necessary in its urban environment.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

G	BUILDING SITEWORK	
	G20	SITE IMPROVEMENTS
		G2020 Parking Areas

During the HSR field work (June-August 2018) the site conditions, including designated parking area, were enclosed within a chain-link fence and off limits due to an ongoing construction project (*PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood)*[9] which calls for complete restructuring of the site's parking area. Upon completion the site parking area will be a pervious asphalt system with enhanced curbs, water drainage features and other amenities (see NPS drawing set 489 131839 for details) and should be in good condition requiring NPS cyclical maintenance and annual condition assessments.

During the site visit the parking area was in degraded condition with numerous deficiencies in the impervious and negatively sloped asphalt lot (fig. 254).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical



Figure 254. The rear parking area during HPTC field work. Note entire property slopes towards rear elevation of NPS historic building. Photo: HPTC, 06/2018.

[9] Drainage was deleted from the PMIS project and has not been improved since the time of the HSR field work (June-August 2018). Ref. comments # 149, SER review Comments on 95% Completed HSR, MALU. December 3, 2019.

G2040	Site Development
G204001	Fences & Gates

The perimeter chain-link fence sections are overgrown with vegetation, contain structural posts which are out of plumb, and have numerous breaches at the lower extremities which allow pedestrian access to the site; gate posts are also not plumb. It is a visual barrier not a security barrier at the rear of the property.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Serious



Figure 255. Out-of-plumb chain-link fence along the west side of the lot is overgrown with vegetation and structurally inadequate. Photo: HPTC, 07/2018.

G204002	Retaining Walls

The retaining walls are in poor structural condition (figs. 256-259). The west wall is out of plumb and water flowing from the adjacent property towards the rea yard area of 443-445 Edgewood may have hydrostatic pressure behind it which is acting to overturn the wall. Many surfaces are covered with overgrown vegetation and biological growth, which inhibits assessing the complete condition. A structural crack is located at the north end of the west wall (adjacent the neighboring building).

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Serious



Figure 256. Retaining wall along west property line exhibits several structural deficiencies including possibility of complete failure. Foundation condition of wall is unknown. Photo: HPTC, 07/2018.



Figure 257. Retaining wall at east property line adjacent to building exhibits structural cracking and is likely prone to failure. Foundation conditions are unknown. Photo: HPTC, 07/2018.



Figure 258. View along wall illustrates that wall is out of plumb and may have hydrostatic pressure on the soil side not relieved thru weep drains or other site drainage tools. Photo: HPTC, 07/2018.



Figure 259. Wall exhibits structural crack within highlighted area. Photo: HPTC, 07/2018.

G90	OTHER SITE WORK
G9087	Overall Building Site Drainage

As described throughout the condition assessment section [D2040 Rain Water Drainage and G20 Building Sitework/ Improvements] the front and sides of the building have no adjacent site. The rear "yard" of the building, extensively described in the Chronology sections (*Neighborhood Transition*), was altered in the early 20th century and a negative drainage situation was created; water flows towards the rear elevation of 443-445 Edgewood both from the surrounding landscape and paved areas and also from the adjacent building roof drainage systems as well.

The volume of water is enough that it flows under the rear elevation doors [B2030 Exterior Doors] and into the basement areas of both units. The uncontrolled flow of after towards the rear yard area of the site may lead to failed retaining walls, flooded building basements, accelerated deterioration of wood and masonry structural features supporting the first floor of the building and loss of exterior wood features (doors) at the rear of the building. It is also not a sustainable condition and should be addressed prior to further interior rehabilitation treatments being undertaken.

As reported in the extensive comments received on the 95% draft of this document, the recent (2017-2019) contract to repair the exterior of the building was unable to address the site drainage issues.

Overall Condition Rating (443 & 445): Poor
Overall Deficiency Rating (443 & 445): Critical

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Part 2 | Treatment & Use

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Requirements for Treatment and Use

The treatment and use of 443-445 Edgewood Avenue, SE (Commercial Building) 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, and extend to issues of visitor and staff use, safety, 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:

> Threats: extreme fluctuation of the weather in the Southeast United States can lead to material degradation and 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 Edgewood Avenue[2] (added by HSR)*).

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 (*now park – 2019[3]*) 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 friend's group to partner with and help with fundraising for projects such as maintaining historic structures. Skilled historic

[1] Foundation Document, Martin Luther King, Jr. National Historic Site, National Park Service, U.S. Department of the Interior. August 2017. [MALU 489/ 139927].
[2] Italicize text added by HSR.
[3] Ditto.

> preservation professionals would also be sought to provide the needed 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 (of the Foundation Document): 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

Recommendations for the treatment and use of the commercial structure at 443-445 Edgewood Avenue, SE generally follow the strategies outlined in the park's 1986 *General Management Plan* (GMP). For structures located within the Preservation District, the GMP states:

> Preservation of the historic scene will rely a great deal on protective zoning. City zoning as a historic and cultural conservation district currently protects the area east of Jackson Street, which includes all the national historic site [sic] and the residential portion of the preservation district. To be effective, this zoning will have to be extended to the commercial portion of the preservation district west of Jackson Street. The National park Service will continue to work with the community and the city of Atlanta to ensure that zoning protection is extended throughout the preservation district.
>
> The Atlanta Urban Design Commission (AUDC) must review and issue a certificate of appropriateness for any construction, demolition, or change in land use in a city historic and cultural conservation district. Guidelines for determining appropriateness are adopted by the Atlanta City Council. The park's enabling legislation specifies that NPS proposals for the preservation district must be submitted, like any other proposal, to the design commission for review and comment. . . .
>
> Façade rehabilitation and restoration of historic buildings will be encouraged by the National Park service and the city of Atlanta. The National park Service will provide technical architectural assistance to property owners. In addition, if feasible, the city's Bureau of Housing and Physical Development would administer a cooperative program that would combine NPS funds for work on facades with city and other funds for the rehabilitation of building interiors. Owner-occupants would receive first priority for this funding assistance, in exchange for which they would donate an easement or sign an agreement with the city and the NPS providing for a covenant on the façade for a specified number of years. The city would monitor the program and the NPS would provide technical assistance and approve plans for exterior work on buildings. All such rehabilitation and restoration work would meet the AUDC requirements and The Secretary of the Interior's Standards for Historic Preservation.[4]

Additionally, the GMP establishes Management Zoning within the park and Preservation District. 443-445 Edgewood Avenue has been identified as a structure categorized in the Management Zoning

[4] GMP, pp. 39-40.

category titled the Preservation/Rehabilitation Subzone of the park and the preservation district within the overlay park development/transportation subzone. Structures in this category place emphasis on "rehabilitation of structures to perpetuate existing uses while protecting and enhancing the historic scene."[5]

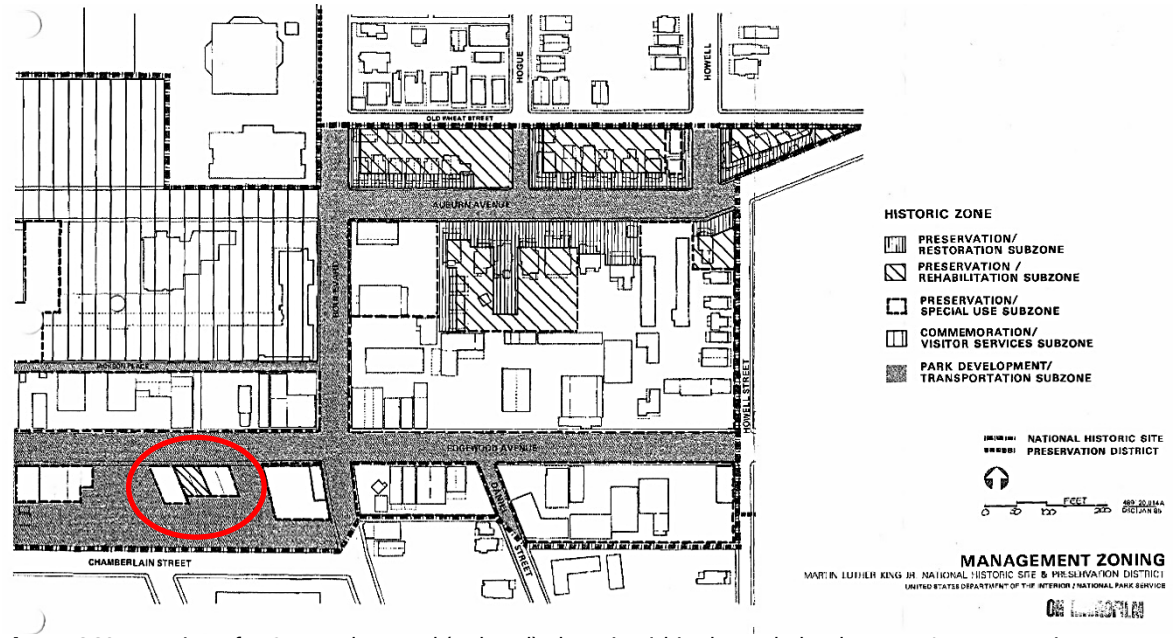


Figure 260. Location of 443-445 Edgewood (red oval) places it within the park development / transportation zone while simultaneously being categorized as a rehabilitation/ Preservation Subzone structure. Source: MALU GMP.

Martin Luther King, Jr. National Historic Site Long-Range Interpretive Plan, December 2011

The 2011 *Long-Range Interpretive Plan (*LRIP)[6] notes the importance of the historic commercial structures in the neighborhood as an extension of the neighborhood story. While one of the GMP's stated goals 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. The LRIP adds that this visual backdrop can play an active role in the interpretive tour. The commercial structure at 443-445 Edgewood Avenue, SE is part of the physical context—the setting–-of the Birth Home Block *and its environs*. 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 neighborhood story.

The physical structures, features, and character of the National Historic Site and Preservation District are vital to the expression of the idea that global change can be affected by the transformative power of love and peace.[7]

[5] GMP, pp. 45-46.
[6] Long-Range Interpretive Plan, MLK National Historic Site, National Park Service, US Department of the Interior. December 2011. Harpers Ferry Center, MALU 489/ 124681.
[7] LRIP, p. 7.

The Preservation District was established in the 1980 enabling legislation and adjoins the historic site on the east, north, and west. The western park boundary for the historic site is at Jackson Street. From there, the Preservation District begins at Jackson Street and moves west along Auburn Avenue to Courtland Street (the western boundary of the Preservation District). This district embraces the larger Auburn Avenue African American community in which Dr. King grew up. The Preservation District links Dr. King to the African American businesses and the religious, social, and political organizations that flourished along Auburn Avenue prior to and during Dr. King's lifetime.[8]

Commercial Services Strategy, September 2013

The Commercial Services Strategy[9] (CSS) report identifies commercial services deemed necessary and appropriate for Martin Luther King, Jr. National Historical Park and provides guidance for future decisions regarding commercial service activities. The document contains information regarding park resources and values, criteria for determining whether a service is necessary and appropriate, an evaluation and prioritization of potential commercial services ideas, and an implementation strategy.

Martin Luther King, Jr. National Historical Park does not currently authorize any concession contracts or Commercial Use Authorization (CUA) holders, outside the park's bookstore, within park boundaries. However, the park does manage a leasing program to the broader community and has several vacant or underutilized structures that might be suitable for future commercial service activities. These facilities and sites include 443 Edgewood Avenue, SE.[10]

Feedback provided from park staff, visitors, partners, and other relevant stakeholders generated a list of potential commercial services. During a meeting on March 14, 2013, park management prioritized among these ideas and identified specific park units and authorizations (i.e. CUA, concession contract, or lease) for each activity. Park goals, necessary and appropriate criteria, and impact and enhancement of the visitor experience guided this prioritization.

The property at 443 Edgewood Avenue is identified as a Medium Priority for use as a café/tea room or ice cream shop by public open house attendees. (It is the HSR team's suggestion that other appropriate uses may be substituted.)

By pursuing the strategy identified in this document, the park strives to bring necessary and appropriate commercial services that will enhance the visitor experience, actively educate visitors on the importance of the life and work of Dr. King and utilize historic buildings that would otherwise sit vacant.

A primary mission of the park is to restore, preserve, and educate visitors about the many historic structures that comprise Dr. King's Birth Home block and the larger Sweet Auburn and Old Fourth Ward neighborhoods. The park encourages commercial services that stimulate the rehabilitation and adaptive re-use of these historic buildings and educate visitors about the historical, cultural, and

[8] LRIP, p. 40.
[9] *Martin Luther King, Jr. National Historic Site Commercial Services Strategy*, National Park Service, US Department of the Interior. Martin Luther King, Jr. NHS Management Team and the NPS Business Management Group. September 2013,
[10] Ibid, pg. 4.

architectural values of the park's resources. Commercial services must not impede the park's ability to preserve, protect, and maintain its historic structures and cultural landscapes.

The GMP, discussed above, defines specific management zones for the park. The management zoning system serves as a guide for operating lands and other resources to achieve park purposes and management objectives. The GMP categorizes the entire park as a historic zone, with an emphasis placed on preservation, protection, and interpretation of cultural resources and their settings. The park has identified the following subzones for the historic site: Preservation/Restoration Subzone, Preservation/Rehabilitation Subzone (of which 443-445 Edgewood is included), Preservation/ Special Use Subzone, Commemoration/Visitor Services Subzone, Park Development Subzone, and Transportation Subzone.

As the preservation/restoration and preservation/rehabilitation subzones have the highest level of protection, commercial services should be limited in these areas. Any commercial services provided in preservation/restoration and preservation/rehabilitation subzones should maintain and promote the historic setting, and if possible, provide interpretive value to visitors. In these two subzones, the park prefers commercial services that assist in restoring and rehabilitating historic structures and landscapes.

The park encourages commercial services in the preservation/special use, commemoration/visitor services, and the park development subzones.

Park planning documents describe that historic commercial uses of Fourth Ward buildings have included small grocery stores, restaurants, a café, a soda fountain, a butcher shop, and a barber shop. Among MALU's facilities, seven currently vacant structures and sites may be suitable for commercial services including the 1,080-square foot, one-story commercial unit at 443 Edgewood Avenue. It sits directly adjacent to a barbershop and was once used by NPS as a visitor services center (first floor) and maintenance facility (basement).

Throughout the development of the Commercial Services Strategy, the park sought input from a variety of stakeholders on ideal commercial services and business opportunities for the park. The following themes emerged from the stakeholder feedback:

- Despite the urban setting and relatively close proximity to amenities, park visitors frequently request a variety of commercial services;
- Commercial services can support the revitalization of the Sweet Auburn neighborhood;
- If possible, commercial services should prioritize the use of local, small businesses;
- Structures utilized by commercial services should maintain the integrity of the historic Sweet Auburn and Old Fourth Ward communities.

Implementation plans include utilization of an authorized historic property lease, potentially a partnership with The King Center or Eastern National. Any changes to historic properties would be subject to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* and National Park Service policies and guidelines.

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.[11] 443-445 Edgewood Avenue, SE 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).[12]

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.[13]

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."[14] 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."

[11] The NHPA of 1966 was last amended in 2006. A downloadable copy is located at (http://www.achp.gov/nhpa.html).
[12] A copy of this agreement can be found on the NPS's website at (http://www.nps.gov/policy/106agreement.pdf).
[13] More information on Section 110 can be found on the NPS's website at (http://www.nps.gov/hps/fapa_110.htm).
[14] 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).

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."[15]

Secretary of the Interior's Standards

Treatments of the 443-445 Edgewood Avenue, SE commercial building is to be guided by *The Secretary of the Interior's Standards for Historic Preservation Projects.*[16] 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 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 commercial building located at 443-445 Edgewood Avenue, SE is rehabilitation of both the exterior and interior including maintenance and retention of character-defining features. Because the structure stands intact, reconstruction is not a treatment consideration.

The exterior of the structure was extensively rehabilitated (high level) by the NPS between 1984 and 1986 to return it to its historic appearance (figs. 261-268). Segments of the building fabric associated with the 443 structure is non-historic having been replaced during the early treatment project (it had already been altered prior to NPS ownership). Building fabric associated with the 445 structure (the

[15] A copy of this agreement is located on the ACHP's website at (http://www.achp.gov/EO13006.html).
[16] 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.

barber shop) is more likely to be historic, as it had fewer tenant changes and was more regularly occupied, and should be treated to a higher standard, such as preservation rather than rehabilitation.



Figure 261. The front elevations of 445 Edgewood (left), with its character-defining features intact and 443 Edgewood (right), which had previously been extensively remodeled by 1984. Photo: MALU Archives, Series 5, Subseries D, Box 4, Folder 11. Cropped by author.



Figure 262. The front elevation of 445 Edgewood Ave. has been prepared for new paint finishes, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 263. Painted transom windows at 445 (left), and 443 without historic cornice assembly. August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 264. Brickwork and metal cornice of 445 prepared for new finishes, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 265. Remodeled storefront at 443 Edgewood Avenue, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 266. Freshly painted 445 (left) and temporarily enclosed 443 (right) Edgewood Avenue, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59. Cropped by author.



Figure 267. Fitting plywood over the now-removed storefront at 443 Edgewood Avenue, October 1984. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Figure 268. The front elevation of 443-445 Edgewood Avenue. Undated, but likely late 1985 - early 1986. Photo: MALU Archives, Series 8, Subseries A, Box 2, Folder 58.

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[17]:

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

[17] A copy of NPS-28 can be found at http://www.nps.gov/history/history/online_books/nps28/28contents.htm.

3. Stewardship: "planning decisions are carried out and resources are preserved, protected, and interpreted to the public."[18]

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."[19] 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."[20]

Decisions for the future stewardship of 443-445 Edgewood Avenue, SE are under the purview of Martin Luther King, Jr. National Historical Park. As part of NPS-28, "stewardship focuses on five major activities:

- 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.[21]

DO-28 provides standards for each of the SOI's Standards. Rehabilitation is discussed further below, as this treatment directly applies to 443-445 Edgewood Avenue, SE.

Rehabilitation 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.

[18] NPS-28, p. 1.
[19] The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments policy statement (1936). NPS-28, p. 2 .
[20] NPS-28, p. 122.
[21] NPS-28, p. 127.

- 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.[22]

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.
- 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.[23]

[22] NPS-28, pp.96-101.
[23] The General Services Administration had more information on this amendment and other accepted building codes at (http://www.gsa.gov/portal/content/101288).

Treatments of the buildings and site are to be guided by the International Existing Building Code (IEBC).[24] 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 443-445 Edgewood Avenue commercial building. Additionally, an accessibility assessment was not included in the scope of work for this HSR 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 take into account 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 integrity of this property.[25] Refer to NPS *Preservation Brief 32: Making Historic Properties Accessible* for more information.[26]

Planning for Resiliency (Response to Natural Hazards)

Note: Terminology used in the 2016 National Park Service *Cultural Resources Climate Change Strategy*[27] 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.

[24] IEBC is overseen by the International Code Council. More information is located at http://www.iccsafe.org/CS/Pages/default.aspx.
[25] 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/).
[26] 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).
[27] Rockman, Marcy, et al. 2016. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service.

> 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.[28]

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.

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)[29]. Planning decisions are carried out and resources are preserved, protected, and interpreted to the public.

Goal 3 also states that,

> 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

[28] Ibid, p. 1.
[29] Definitions for Research, Planning and Stewardship are found in the Introduction to NPS-28, pp. 1-4.

by organizing and illustrating points of intersection between developing approaches for climate change and *established cultural resources management practices* [emphasis by author].[30]

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

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 section of the HSR.

Resilience to Natural Hazards, example[31]	
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), and maintaining it in good condition, 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.[32]

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

Ultimate Treatment and Use

NOTE: While the GMP Management Zone indicates this building is within the Preservation/ Rehabilitation subzone, design and treatment decisions may elevate the proposed tasks to address the restoration standard (return missing features). This HSR will comply with the approved GMP and LRIP and reference the recommended treatments as Rehabilitation with the intent of retaining the character-defining features.

The following treatment and use options have been developed based on approved park documents, consultation with park and regional office staff, and understanding the chronology of the building. Considering the applicable laws, agreements, and policies reviewed in this document, the Ultimate Treatment and Use of 443-445 Edgewood Avenue, SE are as follows:

Exterior Treatment

The recommended overall treatment for the building exterior is rehabilitation (maintenance of the previously restored storefronts) with retention of any remaining character-defining features. This action contributes to the long-range goals of the GMP, the LRIP, and the Foundation Document.

Rehabilitation of the exterior provides for an overall unifying treatment. The maintenance and repair (and selected in-kind replacement) of exterior character-defining features and the removal of non-sympathetic modern accretions also contribute to this treatment goal.

Rehabilitation will improve the general overall appearance (return the structure to good condition), make it more weather-resistant, and improve its resiliency to natural hazards (sustainability), and ability to function as an operable building. It will also provide measures to protect and stabilize the property and maintain its existing form and integrity. Maintaining the current state of exterior would repair the exterior character-defining features and improve the building by returning it to good functional condition.

Interior Treatment

The overall interior rehabilitation treatment provides for improving the overall condition of the interior spaces for universal accessibility (when applicable); upgrading all building services to meet contemporary required life-safety and building codes, and operational requirements for compatible uses, while retaining interior character-defining features. The rehabilitation treatment recommends the removal of inappropriate and non-compatible interior finishes from prior treatments and uses according to NPS policies for energy efficiency and sustainability.

Due to the previous treatments of the two commercial units of this building each will require a more detailed rehabilitation planning process.

Recommendations for Additional Building Research

Recommendations for future building fabric research are provided to further enhance treatments. A better understanding of the building's construction and performance characteristics will serve to deliver a more finely tuned treatment proposal. These include:

- Additional analysis of the retaining walls by a geotechnical engineer will help understand the cracking and displacement of the extant walls and identify repair methodologies to retain the wall system.
- Additional thermal or ground penetrating radar scanning of the exterior of the building to determine voids in walls and the location of (if any) structural steel components within the masonry walls especially at the openings.
- Detailed inspection of first and second floor wood frame system, and the roof frame, will further inform the load capacities of the building. Up to 25% load capacity may be gained if the identification of the species and grade of the wood floor system is determined.
- Documentation of frame connections will allow engineers to determine if strengthened connections (tie-downs, hurricane clips) are required to improve the weather-resistance of the structural system (uplift, shifting, etc.). Removal of selected exterior coverings and/ or interior finishes (floors and or 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 (or future design documents) and used for future preservation maintenance treatments.
- Identification of wood species on any significant exterior historic fabric (siding, windows, doors).
- Selective mortar analysis to determine appropriate repointing mortar for exterior brick and stonework.
- Complete an update to the historic finishes analysis to determine, using modern scientific finish analysis techniques, and the appropriate exterior color palette for the building.
- Conduct survey and limited and selective destructive fabric investigation to identify remaining historic fabric at the exterior and interior of the building.

Use

The preferred ultimate use at 443 Edgewood Avenue is to reintroduce the NPS presence in the neighborhood. A variety of NPS functions may exist in a temporary capacity at this location until the Commercial Services Strategy is implemented or another NPS use is determined. Some possible uses include: a visitor contact point (may be temporary) operated by a friends or partner group, or park volunteers; it will provide at minimum a functional accessible restroom(s) and interpretive opportunities and provide an NPS point of contact within the commercial district to reconnect visitors to the NPS mission at this somewhat remote location within the park. Lacking any signage, it is difficult for the average visitor to realize they are within the boundaries of the national historical park while on Edgewood Avenue.

Conversion to a visitor use area (such as a furnished historic interior or exhibit area as suggested in the LRIP) would require full universal accessibility and increased structural capacity of the floor systems. Increased electrical usage through enhanced lighting, HVAC; and other interpretive systems would likely require the upgrading of the electrical and HVAC systems. It would need to be determined through a design process whether an increased number of restrooms would be required in this type of occupancy.

The preferred ultimate use at 445 Edgewood Avenue is to continue as retail barbershop operation (or similar commercial enterprise open to general public).

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Recommended Treatments by Feature

The following recommended treatments are intended to rehabilitate (repair/replace in-kind and maintain) the building component features and historic character-defining features of 443-445 Edgewood Avenue, SE and its character-defining features 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), and Advisory Council on Historic Preservation (ACHP), Executive Order No. 13006, and *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* and other current park management documents.

The commercial structure at 443-445 Edgewood Avenue, SE was found to have an Overall Condition Rating of Poor with an Overall Deficiency Rating of Serious.

Several lesser building features were found to be in Fair condition with only Minor deficiencies. The building has been modified many times over the years to accommodate its multiple changes in use; however, the general floor plan configurations have remained intact as well as the majority of character-defining features. One major building system, the roof (B30) was replaced in 2018 to halt the deterioration caused by water infiltration; this feature received a condition rating of Good. Other major deficiencies need to be addressed to provide continued preservation and protection of the building including masonry wall repairs, site drainage deficiencies and structural reinforcement of foundation walls and site retaining walls, all new interior building systems including those for life-safety of occupants, implementation of universal accessibility (if applicable), and perimeter foundation drainage, and rehabilitated interior surfaces (floors, walls, ceilings) and finishes.

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).

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 increased resilience to natural hazards.

The hierarchal list divides the recommended treatments into three basic groupings 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 itself and its interior features is also a consideration in the ranking of these items.

The assessment of 443-445 Edgewood Avenue, SE determined that several exterior enclosure components (walls, windows, storefronts, doors) and building systems were found to be in a state of advanced deterioration (rated poor condition) with a Critical 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 year.[33]

The overall exterior treatment includes: repairs to the exterior stone and brick masonry walls and decorative brick features (including the piers, the parapet, and the sheet metal and wood cornice), repairs to the wood portions of the storefronts and rear elevation second story wood windows, the exterior wooden doors, and the site drainage system, parking, and rear-yard fencing. The roof and roof system and features have been replaced in 2018-19 and are in good condition; therefore they are not included in recommended treatments. The original exterior appearance of the commercial block is documented in several historic photographs.

The overall interior treatment provides for improving the overall condition of the interior spaces for universal accessibility (when applicable); upgrade all building services to meet contemporary required codes, operational requirements, and compatible uses. This while retaining and preserving interior character-defining features such as room patterns, individual room spaces (front room/ back room), sequences through spaces, and details such as architectural wood trim, wood floors and ceilings, historic interior doors and hardware, and fixtures and finishes. It recommends the removal of inappropriate and non-compatible interior finishes and partitions from prior uses.

Similarly, in regard to the integrity of the exterior materials, the interior of the barber shop (445) retains a higher degree of integrity than the NPS-managed unit (443). The interior of the barbershop dates to before the NPS purchase in 1983 (see Chronology section). Although it did receive repairs in the 1985-86 rehabilitation project (and possibly afterwards by the tenants), the interior finish surfaces (walls, ceilings, and floors) remain largely characteristic of the originals.

Due to deferred maintenance of the building many of the exterior building features are deficient and were found to be in poor or fair condition but with serious maintenance deficiencies such as deteriorated wood, peeling paint, and extensive graffiti. Features in this category exhibit a deficiency that requires either immediate or short term treatment and should be repaired within the next one to three years or the system may be subject to failure.

[33] A ten-year treatment period was selected by the project team early in the project.

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 and preservation methods have not been followed, there is a reduced life expectancy of the feature (ultimately resulting in more costly repairs) and should be addressed with the next three to five years.

If carried out on a regular cyclical plan features will and should be repaired and maintained using traditional preservation techniques rather than replaced. Roof features (B30) were found to be in good condition (rated Good) and should continue to be maintained as required.

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 received a Not Rated (or Poor) deficiency standard. All building systems should be considered obsolete due to lack of current (within five years) code inspection information and likely to be replaced in a holistic rehabilitation project.

The following treatment recommendations are provided to guide the ultimate treatment and do not provide a construction or architectural program for the ultimate building treatment. 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 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 for the Best House 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 the treatment of the exterior and interior of the building 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) are also be included as these are related to occupants' safety according to *NFPA 10 Standard for Portable Fire Extinguishers*.

D40 Fire Protection Systems:

- D4010: Evaluate the necessity for a fire sprinkler system throughout the building.
- D403001: Inspect and recharge/replace fire extinguishing devices.
- D409001: Install replacement smoke/heat detectors.

D50 Electrical:

- D509002: Install emergency power and light system.
- D509004: Design and install a lightning protection system.
- D503001: Install a fire detection and alarm.
- D503008: Install a security system.

Exterior Shell Maintenance Repairs (Rehabilitation)

This holistic exterior project combines features from several categories and will maintain/preserve and increase the building's resilience to natural hazards for the exterior building components. It also eliminates further deterioration of remaining historic fabric which was preserved by the NPS during the 1984-84 and 2018-19 projects. Tasks include the following:

B10 Superstructure: structural engineer survey of first and second floor wood framing to determine permanent structural repairs to replace temporary repairs in-situ, or determine more robust supplemental repairs to support continued use of the structures;

B20 Exterior Enclosure: selective masonry repairs to window and door openings (segmental arches, lintels, headers) and general repointing of stone and brickwork, address any structural cracks after inspection by a structural engineer, install crack monitors if

applicable; replace exterior double-hung wood windows with more authentic windows and frames, repair/ replace exterior wood doors at rear elevation; maintain storefronts and cornice assemblies;

D50 Electrical: design and install a lightning protection system;

G90 Other Site Work: repair/ replace rear yard chain link fence and gates with more appropriate style enclosure (cultural landscape report recommendations); complete site drainage plan to alleviate negative site (and adjacent property) water runoff towards rear entrances of building; redesign rear yard area so it becomes more sustainable and water absorptive rather than allowing continuous sheet run-off towards building and into storm drains.

Interior Features Rehabilitation Package

C Interior: all interior materials and surfaces in the NPS unit require complete rehabilitation (see all C10, and C30 components).

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).

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	D40 Fire Protection Systems	D4010 Fire Suppression (Sprinklers) (443 & 445)			Poor	Critical
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices (443 & 445)		Poor	Critical
D SERVICES	D50 Electrical System	D5030 Communications & Security	D503001 Fire Alarm Systems		Poor	Critical
D SERVICES	D50 Electrical System	D50-1 Electrical System (443)			Poor	Critical
G SITEWORK	G90 Other Site Work	G9087 Overall Building Site Drainage			Poor	Critical
D SERVICES	D20 Plumbing	D2040 Roof Drainage (443 & 445)			Poor	Critical
G SITEWORK	G20 Site Improvements	G2020 Parking Areas (443 & 445) (Drainage)			Poor	Critical
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203001 Exterior Doors (443 & 445)		Poor	Critical
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows	B202001 Windows (443 & 445)		Poor	Critical
B SHELL	B20 Exterior Enclosure	B202002-1 Store (443 – NPS)			Poor	Critical
D SERVICES	D30 HVAC (443 & 445)				Poor	Critical
D SERVICES	D20 Plumbing	D20-1 Plumbing (443 NPS)			Poor	Critical
D SERVICES	D50 Electrical System	D5030 Communications & Safety	D503008 Security Systems (443 & 445)		Poor	Critical

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
SERIOUS						
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin (443 & 445)		Poor	Serious
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201004 Parapets (443 & 445)		Poor	Serious
C INTERIOR	C30 Interior Finishes	C3010 Wall Finishes	C3010-1 Basement Wall Finishes (443 & 445)		Poor	Serious
C INTERIORS	C30 Interior Construction	C1010 Partitions	C1010-1 Basement Partitions (443 & 445)		Poor	Serious
C INTERIORS	C30 Interior Construction	C1020 Interior Doors	C1020-1 Basement Interior Doors (443 & 445)		Poor	Serious
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gate (443 & 445)		Poor	Serious
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204002 Retaining Walls (443 & 445)		Poor	Serious
B SHELL	B10 Superstructure	B1010 Floor Construction	B10100-1 First-Floor Structural Floor Frame (443 & 445)		Fair	Serious
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101001 Wall Foundations (443 & 445)		Fair	Serious
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows	B202002-2 Storefront (445-comm(		Fair	Serious
C INTERIOR	C20 Stairs	C2010 Stair Construction	C201001 Interior Stair Construction		Fair	Serious
C INTERIOR	C30 Interior Finishes	C3020 Floor Finishes (443 & 445)			Fair	Serious

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
MINOR						
D SERVICES	D50 Electrical System	D50-2 Electrical System (445 – comm)			Fair	Minor
D SERVICES	D20 Plumbing	D20-1 Plumbing (445-comm)			Fair	Minor
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures			Fair	Minor
A SUBSTRUCTURE	A10 Foundations	A1030 Slab on Grade	A103001 Standard Slab on Grade (443 & 445)		Fair	Minor
C INTERIOR	C10 Interior Construction	C1010 Partitions	C1010-2 First Floor Partitions		Fair	Minor
C INTERIOR	C10 Interior Construction	C1020 Interior Doors	C1020-2 First Floor Interior Partitions (443 & 445)		Fair	Minor
C INTERIOR	C30 Interior Finishes	C3010 Wall Finishes	C3010-2 First Floor Wall Finishes		Fair	Minor
C INTERIOR	C30 Interior Finishes	C3030 Ceiling Finishes			Fair	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001-2 Attic Structural Floor System (443 & 445)		Good	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls (443 & 445)		Good	Minor
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Roof Frame (443 & 445)		Good	Minor
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts (443 & 445)		Good	Minor

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
NOT INDIVIDUALLY ASSESSED OR RATED						
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes (443 & 445)		NIAR	NIAR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Flashing & Trim		NIAR	NIAR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201099-1 Other Exterior Walls – Cornice (443 NPS)		NIAR	NIAR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B20109902 Other Exterior Walls – Cornice (445)		NIAR	NIAR
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution (443-445 unified system)			NIAR	NIAR
D SERVICES	D20 Plumbing	D2030 Sanitary Waste System (443-445 unified system)			NIAR	NIAR
D SERVICES	D30 HVAC	D3010 Energy Supply (443-445 unified system)			NIAR	NIAR
D SERVICES	D30 HVAC	D3020 Heat Generating System (443-445 unified system)			NIAR	NIAR
D SERVICES	D30 HVAC	D3030 Cooling Generating System			NIAR	NIAR

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Prioritized Recommended Treatments

D SERVICES

Introduction to D Services: The building services included in the abbreviated format of the FMSS Building Feature Master List (BFML) include those listed in this section. Building 443-445 Edgewood Avenue, SE is considered one asset in the parks FMSS program. For the purposes of this HSR it is treated as two separate buildings for inspection purposes but one unified asset for this section.

During the summer of 2018 each of the two commercial tenant spaces exhibited its own personality; 443 - the NPS-managed unit - was not occupied; while 445 – the tenant occupied space - was occupied by a barber shop. Both units were assessed during an exterior treatment project.[1] Building inspection field work was completed while the construction project was still ongoing.

Building services in the barber shop occupied commercial space (445) are in much better condition than those in the unoccupied NPS-managed unit (443). In the barber shop (445) all services are functional and life-safety concerns had been met; this leads to an overall Condition Rating of Fair and an overall Deficiency Rating of Serious for Building Systems and Services. Building services for the NPS-managed unit (443) exhibited building systems which were non-operational and non-operable life-safety features; this leads to an overall Condition Rating of Poor and an overall Deficiency Rating of Critical for Building Systems and Services.

443-445 Edgewood Avenue's internal building services and systems were last holistically updated during the NPS rehabilitation (ca 1984-85). Although no maintenance records have been found indicating exact dates of upgrades, it is known that incremental upgrades were made throughout the late 1980s into the early-2000's. The last known assessment was completed in 2015 as part of the *Schematic Design for the Treatment of 443 Edgewood Ave* project.[2]

Since that time (ca 2015) it appears that only basic maintenance has occurred. For those reasons all building services and systems should be considered obsolete as they are more than 35 years in-service and the average life of a building system is 30 years. Any future 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.

NPS FMSS Building Inspection Guidance is not provided for the building system components requiring total replacement. 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).

[1] "Rehabilitate 443-445 Edgewood Avenue, SE," NPS DSC TIC 489 131839, PMIS No. 219657 (100% submittal date of contract drawing set is 04/22/16). Revised as PMIS 219657A Rehabilitate 443 Edgewood Ave., Phase One, Exterior, last date updated 02/20/2019. Accessed at PMIS on 02/04/2020.
[2] Produced by Liollio Architecture, Charleston, SC for the SE regional office; dated November 23, 2015.

D509004 Lightning Protection System (443 & 445)	Poor	Critical

Determine if building's 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 buildings electrical system and to protect building from lightning strikes. Installation according to the National Electrical Code (NEC), the International Existing Building Code (IEBC), and National Fire Protection Agency (NFPA) *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 NFPA certified systems are known to withstand direct lightning strikes intact with little structural damage.

D4010 Fire Suppression (Sprinklers) (443 & 445)	Poor	Critical

Fire suppression (sprinkler) systems were non-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 will protect 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.

D403001 Fire Extinguishing Devices (443 & 445)	Poor	Critical

Fire extinguishers are providing the only on-site fire protection in both units. 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 the National Fire Protection Association (NFPA) codes and be inspected and recharged on a regular basis. All NPS staff and long-term tenants 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*.

D503001 Fire Alarm Systems (443 & 445)	Poor	Critical

The existing detection and alarm system in the entire structure (443 & 445) is considered obsolete; system components were not individually assessed (rated).

A fire protection engineer shall inspect the building and the existing fire detection and alarm system to determine if any elements of the former system can be upgraded or if a new complete system

(appropriate type, quantity, and locations of detectors) is required. A new system shall be designed and installed that is appropriate for the approved use and occupancy of the building. New devices will replace existing units and will be installed as part of a fire alarm system connected to local emergency response units or park/regional dispatch system. The fire alarm system as well as any fire suppression systems shall be designed and installed in accordance with NPS *Director's Order #58: Structural Fire Management,* all local codes, and *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 will protect 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.

D50 Electrical System (443-NPS)	Poor	Critical

The existing electrical service in 443 Edgewood Avenue (NPS occupancy) is considered obsolete; system components were not individually assessed or rated. While selected panels and sub-panel boxes may be powered to supply limited power in various select locations throughout the building, there is no record of it having been inspected recently.

All existing electrical service should be disconnected until it can be inspected by a licensed electrician and brought up to code requirements. New electrical service should be provided to the building using a temporary construction meter and new temporary supply lines installed directly to those devices and service deemed critical to operate the building given the selected approved use. It will be different for each approved use. An overall rehabilitation of the building will result in the entire replacement of the electrical system. While several component features of the electrical system are identified in this report, it must be considered as an entire system for protection of the building.

An electrical flow diagram should be created for each independent electrical service (metered) showing all panels, sub-panels, and circuits. 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.

D30 HVAC (443 & 445)	Poor	Critical

The HVAC system to 443 (NPS) is not functional and could not be inspected or assessed; therefore, it is rated as poor. The HVAC system in 445 (barber shop) is partially functional but was not inspected or assessed.

Repair and service existing HVAC system components: all system components were not individually assessed or rated. 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.

D20-1 Plumbing (443 - NPS)	Poor	Critical
D20-2 Plumbing (445 – Barber shop))	Fair	Minor

The plumbing system in 443 is not functional and could not be inspected or assessed; therefore it is rated as poor. The plumbing system in 445 is functional, with no obvious deficiencies, but was not inspected or assessed. The existing plumbing service to and within the building should be considered obsolete; individual system components were not individually assessed (rated).

While selected sub-feature components (pipes, etc.) may be rated differently there is no record of the plumbing system having been inspected since 2015. The system is likely to date from the ca 1985-87 NPS rehabilitation project, or potentially earlier, and there is no documentation of improvements made at that time. An overall inspection of the plumbing system should be done by a licensed plumber or building inspector to determine if the system meets current building codes. Deficiencies should be corrected as part of an overall building systems upgrade during future rehabilitation.

An overall rehabilitation of the building will result in the complete replacement of the plumbing system and all its feature sub-components. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* both contain good information concerning this process. At next cyclical interval plumbing fixtures should be replaced to meet NPS policy guidelines for use of water-efficient fixtures. If the pedestal sinks in the barber shop are determined historic through further research, they should be retained as character-defining features.

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.

D503008 Security Systems (443 & 445)	Poor	Critical

The existing security system in the entire structure (443 & 445) is considered obsolete (beyond life-cycle retention period – 30 years); system components were not individually assessed (rated).

D2040 Rain Water Drainage (443 & 445)	Poor	Critical

The rain water drainage system discharges water from the building roof. As viewed during the HSR field work in July 2018 it was non-functional allowing water to cascade down wall surfaces and saturate the exterior masonry walls.

PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443 Edgewood called for complete replacement of the existing roof (as observed during HPTC site visits June-August 2018) including gutters & downspouts [B301005]. Upon completion of the ongoing project the rain water drainage situation should be alleviated. Refer to Completion Report for PMIS 219657A for further information.

One other concern is that the roof water discharge from the adjacent building at the west property line contributes significant water at the base of the NPS building. Without a functioning site drainage system this causes flooding of the NPS building basement level and contributes to mold and mildew through the building as well as damage to the already deteriorated basement foundation walls.

G9087 Site Drainage (443 & 445)	Poor	Critical

Significant site redevelopment is shown in the drawing set[3] to correct the drainage deficiencies at the rear of the building. The status of the contract to redevelop the site drainage system is unclear at the time of the field work and the writing of the HSR. Post construction documentation should be attached to this HSR as Part 3 (as required by NPS-28, Cultural Resources Management Guidelines). A proposed drain inlet is located at a lower (1007.00) elevation than either of the two rear entry doors at the basement level (1007.12); this should alleviate surface drainage from entering the building. A note indicates, "Proposed drain inlet location [low point] – slope all proposed pavement to new [drain inlet]; slope arrows indicate a positive flow away from the building into the drain inlet."

G2020 Parking Areas (443 & 445)	Poor	Critical

Reference NPs project documents for PMIS 219657[4] for approved schematic design documents. This project calls for demolition of all existing parking areas (asphalt and base course) at the rear yard of the property and construction of new parking facilities including: new pervious asphalt paving to extend to existing edge of pavement construction, installation of new concrete wheel stops,

[3] *NPS drawing set 489/ 131839, sheets C1-C5, L1; Cyclic Maintenance, 443 Edgewood Ave.*, part of NPS PMIS project deliverables for PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443 Edgewood.
[4] Ibid.

delineation of five parking spaces and one accessible parking place, and introduction of new landscaping features.

B203001 Exterior Doors (443 & 445)	Poor	Critical

Exterior ground level doors on the north (rear) elevation require complete repair treatment protocol including removal from openings, complete reconstruction of door frame including new detailing of the steel lintel across both openings (to waterproof steel install flashing and possibly conceal behind a course of soldier bricks creating a flat jack arch[5]) in conjunction with masonry repair work called out in B2010 Exterior Walls, significant repairs and possible replacement of all four door leaves, new water resistant thresholds, removable center posts for added vandal-resistance, upgrade all door hardware with appropriate hinges and locking technology, and complete priming and painting of all exterior wood and metal feature components.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. NPS Building Inspection Guidance includes monitoring splitting, rotting, cracking, loose, poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

B202001 Windows 443 & 445)	Poor	Critical

This feature includes double hung wood windows on the rear (south) elevation; upper and lower elevations. All exterior wood frame double hung windows (and brick infilled window openings) should be removed and replaced with historically appropriate windows (arched headers in upper sash configuration as evidenced by brick arches used to header-off rough masonry openings) in both style and method of manufacture (unless determined otherwise by investigations conducted upon removal of window sashes). Replica windows should be custom shop-made, double-hung with arched upper sash and include proper construction detailing, historically appropriate interior and exterior casings, metal casement and sash hardware, true sash-weighted pulley systems, weather-stripping, glass and glazing compound. All wood should be primed and painted S4S, interior and exterior, an appropriate color based on historic color analysis.

Wood should be specified as to provide a durable and weather-resistant species and grade. 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. NPS Building Inspection Guidance for wood sash, frame, casing and trim includes monitoring for splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness.

[5] See treatment recommendations for structural steel in *75% Schematic Design/ Treatment Plan for 443 Edgewood*; produced for NPS SER and MALU by Liollio Architects, Charleston, SC. November 23, 2015. No eTic document number located as of 02/04/2020.

B202002-1 Storefront (443)	Poor	Critical
B202002-2 Storefront (445)	Fair	Serious

PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood calls for repair of existing wood storefront assemblies including repairs to wood components of the storefronts (panels, structural members and trim). It apparently lacked treatment of storefront window features other than "prepare and paint all wood surfaces", which is inadequate preservation maintenance treatment[6]. See NPS *Preservation Brief 9: The Repair of Historic Wooden Windows* and NPS *Preservation Brief 11: Rehabilitating Historic Storefronts* for additional technical information on treatment of historic wooden windows and storefronts. Additionally methods should be devised to structurally reinforce the vertical structural elements of the storefronts to guard against impact damage (car collisions, etc.) in the future. A conservator should be recruited to devise graffiti removal techniques and application of graffiti removal coatings in conjunction with preservation maintenance tasks.

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. NPS Building Inspection Guidance for wood sash, frame, casing and trim includes monitoring for splitting, rotting, cracking, and loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness.

B201099-1 Other Exterior Walls – Cornice (443 – NPS))	Poor	Critical
B201099-2 Other Exterior Walls – Cornice (445 – Barber Shop)	Poor	Serious

The cornices are an extremely vulnerable character-defining feature of both 443 and 445 Edgewood. Each separate cornice requires specialized and individualized preservation treatments. An error in the design treatment of the construction drawings calls for removal and replacement of the historic (1906) metal cornice at 445 Edgewood; this cornice structure should be preserved and not replaced [refer to Completion Report for PMIS 219657A for description of work completed]. The cornice at 443, which is a modern reconstruction by the NPS and dates to the 1980s, also requires specialized wood carpentry repairs as well as repairs (or replacement) of the sheet metal components of the cornice hood.

A skilled preservation carpentry team will need to partially dismantle the existing wood cornice structure, reinforce or reconstruct the interior framing and anchoring to the building (in conjunction and coordinated with masonry repairs), and repair or replace the remaining wood features (brackets, panels, trim, backboard, etc.). All exterior features to be repainted to match existing color scheme. The sheet metal covering will also need to be replicated with new corrosion–resistant sheet metal (copper, zinc, lead-coated copper, or stainless steel) to replicate the historic cornice at 443. Complete documentation of all treatment work is part of the project tasks. Reference NPS *Preservation Brief 49: Historic Metal Decorative Ceilings and Walls: Use, Repair, Replacement.*

[6] PMIS 219657A revised the scope of work for the treatment of the storefront at 443 Edgewood; refer to Completion Report for contract work for description of work completed.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology.

B201001 Exterior Skin (443 & 445)	Poor	Serious

Repairs and repointing of brickwork are called out in the *PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood* project. Approximately 30-40% of all wall areas are to be repointed. Walls should be in good condition at the conclusion of that work [refer to Completion Report for PMIS 219657A for description of work completed]. As-constructed documentation should also be included the HSR for complete recordation of the work.

Project scope is lacking in that no additional work is called out to repair areas of stone masonry work (at foundation) that require repointing. Also, areas above both sets of exterior double doors (D005 and D008) are weakened by previous improper installation of steel header.

Treatment of the brick areas of the front (north) elevation are similar in that a skilled historic preservation trained masonry team should carefully evaluate brick construction techniques used for the brick piers, spandrels, panels, and angled edges of both the front and rear elevations. Meticulous repointing (due to very thin "butter" joints), and careful repairs to damaged existing brick surfaces, replacement of deteriorated brick with bricks selected to match the adjacent brickwork, and cleaning of all brick surfaces are part of a comprehensive preservation maintenance masonry treatment of the principal elevations' brickwork. Reference NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*.

FMSS Building Inspection Guidance includes: eroded or sandy mortar joints; mortar cracking and pulling away from brick or stone; efflorescence; soft, spalling or cracked bricks; settlement or expansion cracks; lack of weathertightness, where abutting dissimilar surfaces or materials or between joints.

B201004 Parapets (443 & 445)	Poor	Serious

PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood calls for complete replacement of the existing roof (as observed during HPTC site visits June/August 2018) [refer to Completion Report for PMIS 219657A for description of work completed]. Upon completion of the construction contract the roof surface finishes (B301001), the parapets (B201004), the roof flashings (B301004) and the gutters and downspouts (B301005) should all be in good condition requiring no work other than annual condition assessments by NPS. As-constructed documentation of that project should be attached to the HSR for complete recordation of the work.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building inspection guidance includes: parapet walls and coping: cracks, spalling, defective joints and other damage; flashing and other parapet caps: check for open joints, buckling, cracking, surface coat disintegration, improper fasteners.

G204001 Fences & Gates (443 & 445)	Poor	Serious

Reference *PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443 Edgewood* and NPS drawing set 489/ 131839, sheets C1-C5. Project notes indicate retention of existing chain link fence along property lines at rear yard of structure. Existing chain link fence is to be straightened; existing chain link swing gate to be removed and reinstalled on opposite post, opposite post to be straightened/replaced. The chain link fence adjacent to the rear wall of the building surrounding the HVAC condenser unit is to be demolished and replaced.

FMSS Building Inspection Guidance includes monitoring for structural integrity, bowing, sagging, out-of-plumb, and broken members, and non-functional hardware (hinges, locks, latches).

G204002 Retaining Walls (443 & 445)	Poor	Serious

Reference *PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443 Edgewood* and NPS drawing set 489/ 131839, sheets C1-C5. There is only one note regarding planned work at the existing retaining walls—they are to remain. No other work is scoped. Observation indicates the concrete gabion style wall at the west property line requires a structural or civil engineer to investigate its condition and foundation. Strengthening, bracing or replacement may be required. The shorter cast-in-place wall at the east property line should also be assessed.

FMSS Building Inspection Guidance includes monitoring for structural integrity, bowing, over-turning, cracking, efflorescence or other materials leaking through wall. A complete inspection using non-destructive tests (such as GPR or thermal imaging) will determine structural flaws and performance of weep hole drains (if any) and a better determination if wall should be repaired or redesigned and replaced with improved functionality.

C1010-1 Basement Partitions (443 & 445)	Poor	Serious
C1010-2 First-Floor Partitions (443 & 445)	Fair	Minor

All partitions at the basement level should be removed.

Note: mold and mildew remediation may be necessary as part of cleaning regime of masonry surfaces after all interior partitions are removed. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of basement wall surfaces.

New construction of interior partition locations should be completed after all exterior envelope preservation work has been completed and the future use of the building was been determined and approved.

First floor partitions require do not require a treatment recommendation (see finishes).

C1020-1 Basement Interior Doors (443 &445)	Poor	Serious
C1020-2 First-Floor Interior Doors (443 &445)	Fair	Minor

All interior basement level doors and frames should be replaced. Ultimate use of space should be first determined to allow design of new door openings (if necessary) including locations, construction methodology, and selected materials and finishes (ref C1010 Interior Partitions).

Hollow core doors are not very durable and should not be used in damp basement locations; they should be replaced with more appropriate solid wood paneled doors (or corrosion resistant metal doors).

Doors on the first floor have been surveyed and the wood multi-paneled doors (D110 & D112) should be evaluated for preservation maintenance including structural repairs to the door and door frame, repairs to jambs, lintels, thresholds, etc., repairs to split panels, styles or rails, repair or replacement of hardware including hinges, locking hardware, door knob sets and all escutcheons including skeleton key hole escutcheons if applicable. These doors may require historic finish analysis to determine appropriate finish technology and color matched to the period of significance.

Missing original doors should be replaced with replica wood doors and hardware to match the existing wood multi-paneled 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 wood multi-paneled 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. NPS Building Inspection Guidance includes monitoring splitting, rotting, cracking, loose, poor fit, binding, loose or missing caulk, condition of finishes, inoperative hardware, mechanical damage, and personal abuse. 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.

C3010-1 Basement Wall Finishes (443 & 445)	Poor	Serious
C3010-2 First-Floor Wall Finishes (443 & 445)	Fair	Minor

Basement Wall Finishes: All interior wall finishes in the basement should be removed, this includes gypsum board, plywood, wood paneling, etc. Masonry should be allowed six months to one year to dry given the building is secured against moisture infiltration and heating and cooling operations are conducted; alternately passive ventilation options may be considered – this would need to be coordinated with other building operations to be successful. Once interior relative humidity and surface moisture (wetness) readings of exterior walls indicate drying has been successful new interior finishes may be constructed on exterior wall surfaces. Any new construction (replacement wall finishes) should be separated from exterior masonry walls by adequate air space to allow moisture vapor reduction; the need for vapor barriers and/or ventilation should be determined by a building scientist skilled with dew point calculations. This will also determine whether insulation is needed in exterior walls and what type and R value should be installed. Construction of replacement interior partitions should be completed after all exterior envelope preservation work has been completed and should be avoided if possible.

Note: mold and mildew remediation may be necessary as part of cleaning regime of substrate masonry surfaces after all interior finishes are removed. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of basement wall surfaces.

First-Floor Wall Finishes: Historic plaster should be retained (located on inside face of exterior brick walls and mid-structure party wall); reference NPS *Preservation Brief No. 21 – Repairing Historic Flat Plaster Walls and Ceilings*. All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. 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. Building Inspection Guidance includes deteriorated plaster and painted finishes, like alligatoring, checking, blistering, fading, loss of pigment, staining caused by insects, splashing, discoloration, complete absence of paint, and paint film is less than 3mils thick

A101001 Wall Foundations (443 & 445)	Fair	Serious

Conditions of below-grade walls or building foundations are unknown. Above-grade stone and brick walls require selective repointing and repair. A historic preservation masonry team should be recruited to survey all exterior and interior foundation wall areas and mark areas which require selective repointing, partial dismantling, and relaying of materials. Features effecting treatment of the foundation walls include B203001 Exterior Doors and B202001 Windows.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes monitoring for different materials and finishes. See NPS Inspection Guidance, 4100 Buildings, A10 Foundations.

B101001-1 First-Floor Structural Floor Frame (443 & 445)	Fair	Serious
B101001-2 Attic Structural Floor Frame (443 & 445)	Fair	Serious

Wood frame floor systems appear to be in fair condition although concerns were expressed in the 2015 existing conditions report (part of 75% schematic design and treatment plan for 443 Edgewood). An updated structural assessment is needed to determine the condition of the ca 1984-85 supplemental repairs and the individual wood floor joists as per building occupancy and code requirements. Wood floor joists bearing on masonry walls should have a moisture resistant layer separating them from being in direct contact with masonry.

The roof frame (includes first-floor ceiling joists, roof rafters and other supplemental framing and roof deck) have recently been replaced (see PMIS 219657A); any required maintenance should be included in the Completion Report for the project (not available at this date).

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 Inspection Guidance, 4100 Buildings, B10 Superstructure, B1010 Floor Construction. Building Inspection Guidance includes monitoring for warping, checking, splitting, bowing, sagging, broken members, damage to wooden parts due to closeness or direct contact with soil or wet masonry, damage from either termites or other ground-based insects and rodents.

C201001 Interior Stair Structure (443 & 445)	Fair	Serious

All stair structures should be inspected using NPS Operational Risk Management Analysis (ORMA) procedures; any stairs with unsafe conditions should immediately be flagged and closed to visitor and staff use, until temporary repairs may be completed. Detailed preservation maintenance/repair scope of work should be developed to guide any future repair work.

Appropriately designed code compliant handrails, and hardware will be incorporated into any future repair of the stair structures. 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 proper number of finish coats based on type of finish system selected.

Wooden stair structures should have rails that meet current building codes. Stairs may have to be restructured to allow for proper clearances at intermediate landings (currently do not meet code). If it is determined that stairs need to be reconstructed to accommodate proper head height clearance a standard run-rise of closed risers and treads should be calculated.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. NPS Building Inspection Guidance, 4100 Buildings, C20 Stairs includes treads and risers, railings, and landings as well as underlying structure. Building inspection guidance 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.

C3020 Floor Materials & Finishes (443 & 445)	Fair	Serious

Basement: concrete floors and finishes (if any) are not included.

First floor: Care should be taken to retain the wood strip flooring located in the building. All non-sustainable floor coverings (vinyl composition tiles [VCT], sheet vinyl, wall-to-wall carpeting) should be removed and replaced with sustainable floor coverings at the end of their service life. Sustainable materials including linoleum, recycled carpet squares, cork floor tiles, wool carpets, etc., and would be acceptable within NPS Rehabilitation standards.

Wood strip flooring should be repaired and refinished with a non-petroleum-based product such as tung oil product (Waterlox) 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 or stained, samples should be collected and analyzed, and a determination made if it would be an appropriate finish for the ultimate use.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. NPS Building Inspection Guidance includes monitoring for: absence of protective coatings, evidence of insect infestation, sagging, wear, moisture penetration, damp areas which support growth of fungus, shrinkage cracks, and other structural deformities.

D50 Electrical System (445)	Fair	Minor

The existing electrical service at 445 Edgewood Avenue is considered in fair condition; although system components were not professionally individually assessed or rated although concerns were expressed in the 2015 existing conditions report (part of 75% schematic design and treatment plan for 443 Edgewood). While selected panels and sub-panel boxes may be powered to supply limited power in various select locations throughout the building, there is no record of it having been inspected recently. The existing electrical service should be inspected by a licensed electrician and brought up to code requirements. While several component features of the electrical system are identified in this report, it must be considered as an entire system for protection of the building.

An electrical flow diagram should be created for each independent electrical service (metered) showing all panels, sub-panels, and circuits. 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.

B102001 Structural Roof Frame (443 & 445)	Fair	Minor

The roof frame system (rafters, roof deck, etc.) was not inspected as part of the HSR. Repairs to the roof are part of ongoing *PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood*[7]; the on-going project includes repairs to deteriorated roof framing members. As-constructed documentation should be attached to the HSR as Part 3 – Record of Treatment.

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 Inspection Guidance, 4100 Buildings, B10 Superstructure, B1020 Roof Construction. Building inspection guidance includes monitoring for warping, checking, splitting, bowing, sagging, broken members, deflection of the roof ridge, rotting or fungus growth, evidence of dampness for long durations (staining of structural members), damage from either termites or other ground-based insects and rodents.

A103001 Standard Slab on Grade (443 & 445)	Fair	Minor

Minimal repairs (crack-filling) are required. Water infiltration must be curtailed and interior floor surfaces cleaned of all mud and debris before an in-depth survey of the slab may be conducted. Initial indications reveal minimal non-structural cracking evident in certain areas of the slab. A water-resistant coating should be applied to the top surface of the slab once all water infiltration issues are resolved and the slab has reached a moisture content of 12% or less for a sustained period.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology.

C3030 Ceiling Materials & Finishes (443 & 445)	Fair	Minor

Care should be taken to retain the painted wood tongue-and-groove (T&G) beadboard ceilings located in 445 Edgewood, and any remaining plaster-on-lath ceilings.

The T&G beadboard ceilings should be repaired and refinished with a non-petroleum-based product such as tung oil product (Waterlox) or other sustainable finish to replicate historic varnish finishes (polyurethane is not considered an appropriate finish for historic wood materials). If physical evidence is discovered suggesting wood ceilings were painted, samples should be collected and analyzed, and a determination made if it would be an appropriate finish for the approved ultimate use.

All non-sustainable ceiling materials and finishes (deteriorated gypsum board) should be removed and replaced with sustainable ceiling materials and finishes. Materials including painted water-resistant gypsum board would be acceptable within NPS Rehabilitation standards.

[7] Revised as PMIS 219657A revised the scope of work for the treatment of the roof structure; refer to Completion Report for contract work for description of work completed.

Note: mold and mildew remediation may be necessary as part of cleaning regime of substrate surfaces after all interior finishes are removed. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of basement wall surfaces.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes monitoring for different materials and finishes. See NPS Inspection Guidance, 4100 Buildings, C3030 Ceiling Materials and Finishes.

B101002 Structural Interior Walls (443 & 445)	Good	Minor

Interior spaces of both 443 and 445 Edgewood are in various states of repair. The basement level in both structures is typically in poor condition due to water and moisture infiltration; masonry walls in this location require repointing below the tide line of the rising damp visible on the walls. At the first floor, interior load-bearing walls require minimal repair at this time.

Interior structural walls (loadbearing walls) should continue to receive routine inspection and maintenance. Wall materials and surfaces 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 ca 1984-85 rehabilitation project; other wall surfaces may be gypsum board over plaster or over other substrate (masonry) and lath. Testing of all wall surfaces to determine base material is recommended prior to undertaking masonry repairs.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes monitoring for different materials and finishes. See NPS Building Inspection Guidance, 4100 Buildings, A2020 – Basement Walls, masonry; BIG is not developed for 102002 – Structural walls.

B301005 Gutters & Downspouts (443 & 445)	Good	Minor
B301001 Roof Finishes (443 & 445)	Not Rated	Not Rated
B301004 Flashing & Trim (443 & 445)	Not Rated	Not Rated

PMIS 219657 Cyclic Maintenance of Exterior and Interior of 443-445 Edgewood (revised as PMIS 219657A - calls for complete replacement of the existing roof (as observed during HPTC site visits June-August 2018). Subsequently all contract work was completed as reported in Review Comments on the 95% drafts, comment # 198. December 3, 2019. Upon completion of the construction contract the roof surface finishes (B301001), the parapets (B201004), the roof flashings (B301004) and the gutters and downspouts (B301005) should all be found in good condition requiring no work other than annual condition assessments by NPS. As-constructed documentation of that project should be attached to the HSR for complete recordation of the work.

If the roof drainage system is to be upgraded in the future, 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. The roof drainage system

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*[8] Rainfall Intensity Map roof area calculations and reference local meteorological records for projected maximum rainfall intensity events (see also Natural Hazards section of HSR).

NPS FMSS Building Inspection Guidance includes 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, failure to terminate on properly installed splash blocks.

[8] *Architectural Graphic Standards*, most recent edition, The American Institute of Architects, Washington, D.C.

Effects of Recommended Treatments

The potential effects of the recommended treatments are outlined in Table 4. The recommended treatment is stated, its potential effect on historic fabric is described, recommended mitigating measures and beneficial outcomes are examined. Treatment recommendations which include periodic housekeeping and maintenance, reassessment, or building component features that are in good and minor conditions, are not discussed. 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.

Table 4. Recommended Treatment Effects, 443-445 Edgewood Avenue, SE

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
A10 Foundations			
Inspect foundation walls during excavation for perimeter drainage. (A101001)	No adverse effect. Needed repairs will restore historic fabric.	Repairs will be documented and will not be visually intrusive.	Foundation walls will be inspected and repaired as needed.
Repair slab on grade. (A103001)	None. Non-historic fabric will be removed. Repairs only to damaged areas.	Repairs will be documented.	Building feature returned to good condition.
B10 Superstructure			
Repairs to first-floor structural frame. (B101001)	Deteriorated structural members may be repaired and supplemental framing members added.	Repairs will be documented and compatible with extant historic fabric.	Proposed interior use allowable by complying with repairs to floor frame system. Return to good condition.
Structural interior walls. (B101002)	No adverse effect, historic fabric not disturbed.	None required.	Maintain feature in good condition.
Inspect and assess roof structural frame. (B102001)	No adverse effect, historic fabric not disturbed	Evaluation will identify any maintenance deficiencies.	Maintain feature in good condition.
B20 Exterior Closure			
Repairs to exterior brick walls, north and south elevations. (B201001)	Some minor loss of damaged historic fabric (bricks and mortar joints).	Repairs are compatible with extant historic fabric. Brick replacement will be in-kind.	Historic fabric returned to good condition.
Brick parapet walls (front elevation) require basic masonry repairs. (B201004)	Some minor loss of damaged historic fabric (bricks and mortar joints).	Repairs are compatible with extant historic fabric. Brick replacement will be in-kind	Historic fabric returned to good condition.
Repairs to exterior wood and sheet metal cornices. (B201099)	445 conservation of historic fabric will ensure its long-term preservation; 443 is non-historic material.	Use of traditional conservation and preservation techniques will extend the life of the historic fabric.	Historic fabric returned to good condition.

Table 4 continued

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B20 Exterior Closure			
Replace existing non-historic wood windows. (B2020001)	None, no adverse effect. Extant windows are not historic fabric.	Replacement wood windows will be patterned after historic windows.	Will return exterior wood windows to original character-defining appearance. Will improve energy efficiency of the building.
Repair/ preserve storefront assemblies. (B202002) Remove graffiti; install supplemental structure.	No adverse effect. 443 is non-historic material; 445 requires highest level of preservation treatment to save historic fabric.	Exterior appearance not affected. 445 will be preserved and 443 will be repaired to replicate historic storefront.	Will improve security and energy efficiency of the building; add supplemental structural support at over-sized window openings.
Replace basement exterior doors. (B203001)	None, no adverse effect. Extant doors are not historic fabric.	Replacement doors will be patterned after historic doors.	Will return exterior doors to original character-defining appearance.
B30 Roof System			
Roof system should be in good condition as per PMIS 219657A. (B301001, B301004, B301005)	None, no adverse effect. Extant roofing is not historic fabric.	Work will be compatible with rehabilitation treatment.	Will return feature to good condition.
C10 Interior Construction			
General rehabilitation of interior construction. (C10)	None, no adverse effect. Treatment will use traditional repairs to the historic fabric.	Repair work will be compatible with rehabilitation treatment.	Historic fabric returned to good condition. Will remove non-compatible interior additions.
General rehabilitation of all interior partitions. (C1010)	Basement: some damaged historic fabric may be removed; most extant fabric is non-historic. First floor: general rehabilitation treatment – no adverse effect.	Rehabilitation treatment will use traditional repairs to the historic fabric. Material replacement will be in-kind. Repairs are compatible with extant historic fabric.	Will improve condition of features and allow for occupant use of the building. Historic fabric returned to good condition.
General rehabilitation of interior doors. (C1020)	Basement: None, no adverse effect, non-historic features. First floor: No adverse effect - treatment will use traditional repairs to the historic fabric.	Work will be compatible with rehabilitation treatment. Repairs are compatible with extant historic fabric.	Will improve condition of features and allow for occupant use of the building. Historic fabric returned to good condition.
C20 Stairs			
Repair interior stair and finishes. Possible reconfiguration of stairs if required for new use. (C201001)	None, no adverse effect; non-historic fabric. Treatment will use traditional repairs.	Repairs are compatible with extant historic fabric.	Will return stair finishes to good condition.

Table 4 continued

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
C30 Interior Finishes			
Implement recommended treatments for all interior wall materials and finishes. (C3010) Basement level all finishes should be removed. Mold remediation required.	Minor amounts of damaged historic fabric may be removed; mostly non-historic materials to be removed. First floor – no adverse effect, all historic fabric will be preserved; overall general rehabilitation treatment.	Treatment will use traditional repairs to the historic fabric. Material replacement will be in-kind. Repairs are compatible with extant historic fabric.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
Implement recommended treatments for all first floor interior floor materials and finishes. (C3020) Mold remediation may be required.	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.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
Implement recommended treatments for all first floor interior ceiling materials and finishes. (C3030) Mold remediation may be required.	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.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
D20 Plumbing			
Install new plumbing system and all appurtenances (incl. fixtures). (D2010)	Moderate impact to historic fabric for routing of new plumbing system.	Plumbing plan will be reviewed by NPS prior to execution. If pedestal sinks are determined historic, they will be retained.	Upgraded plumbing system will allow for occupant use of the building. Fixtures will be water-efficient rated.
Inspect and test domestic water supply. (D2020)	None, no adverse effect. Does not impact historic fabric.	None required.	Information will guide future treatment.
Inspect and repair sanitary waste system. (D2030)	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.
Monitor new rain water drainage system (gutters & downspouts) from roof. (D2040)	None; already installed, reference PMIS 219657A.	System should be designed to plan for resilience to natural hazards.	Will ensure surrounding historic materials are not compromised by water infiltration.
D30 HVAC			
Install new HVAC system or upgrade existing system and all appurtenances (incl. fixtures). (D3010, D3020, D3040)	Moderate to severe impact to historic fabric for routing of new system (depending on system). Some components may be visible within the building.	HVAC plan will be reviewed by NPS prior to execution.	Upgraded HVAC system will allow for occupant use of the building, improve interior climate and be more energy efficient (meet NPS).

Table 4 continued

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D40 Fire Protection Systems			
Install new fire extinguishers throughout building. (D403001)	Minimal impact to historic fabric for mounting brackets. Will be visible within the building.	Locations will be reviewed by NPS prior to installation.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
Install fire suppression systems (sprinklers) throughout. (D4010)	Moderate impact to historic fabric for installation of system. 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.
Install new hard-wired smoke and heat detectors throughout building. (D409001)	Minimal impact to extant historic fabric for mounting components. Will be visible on interior of building.	Locations will be reviewed by NPS prior to installation.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
D50 Electrical			
Upgrade electrical distribution system and panels. (D5010, D5020)	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.
Install lightning protection system on roof of building and ground electrical system. (D509004)	Minimal impact to historic fabric, system appurtenances are attached to building but with minimal impact	Installation will be subjected to review prior to installation.	Building will be protected from lightning strikes and electrical system will be grounded. Meets basic code requirements.
Install a new interior and exterior lighting system. (D502002)	Minimal impact to historic fabric for installation of new system.	Lighting plan will be reviewed by NPS prior to installation.	Upgraded lighting system will allow for occupant use of the building and improve interior light levels.
Install new fire alarm system. (D503001)	Minimal impact to historic fabric for routing of new system. Some components will be visible within the building.	Fire alarm system will be reviewed by NPS prior to installation.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
Install new security system. (D503008)	Minimal impact to historic fabric for routing of new system. Some components will be visible within the building.	Security system will be reviewed by NPS prior to installation.	Historic building will be protected from intrusion. Will comply with NPS policies about protection of historic resources.

Table 4 continued

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
Install new telecommunication system. (D503003)	Minimal impact to historic fabric for routing of new system. Some components will be visible within the building.	Telecommunication system will be reviewed by NPS prior to installation.	New system will allow for occupant use of the building and improved communications.
G20 Site Improvements			
Replace parking area (G2020) with permeable pavement.	None. Non-historic fabric.	Archeological monitoring may be required during excavation.	Parking area will be more sustainable, quantity of surface runoff will be reduced.
Maintain perimeter fences and gates as per current PMIS project (219657). (G204001)	None. Installation is existing; maintenance will not impact historic fabric.	None required.	Visitor safety is maintained.
Improvements to pedestrian paving. (G2030)	None. Non-historic fabric.	None required.	Pedestrian paving will be returned to good condition. Accessibility will be improved to primary building entrances.
Repair/ replace retaining walls. (G204002)	None. Non-historic fabric.	None required	Condition and structural integrity of retaining walls will be returned to good condition.
G90 Overall Building Site Drainage			
Correct site drainage deficiencies as called out in condition assessment. (G9087).	None.	Archeological compliance will be required. New work will be compatible with extant historic fabric.	Will lessen chance of water infiltration at masonry foundations.
End of Table 4.			

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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.

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Appendix A

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Series 5, Subseries D, Box 4, Folder 1
Series 5, Subseries D, Box 4, Folder 11
Series 5, Subseries I, Box 2, Folder 2
Series 8, Subseries A, Box 2, Folder 58
Series 8, Subseries A, Box 2, Folder 59
Series 8, Subseries A, Box 2, Folder 61

The following deeds were found in the Fulton County Real Estate Records at the Fulton County Courthouse:

Deed Book 192, Page 398.
Deed Book 245, Page 33.
Deed Book 245, Page 35.
Deed Book 247, Page 322.

Deed Book 249, Page 333.
Deed Book 249, Page 334.
Deed Book 263, Page 519.
Deed Book 267, Page 488.
Deed Book 276, Page 484.
Deed Book 281, Page 254.
Deed Book 327, Page 191.
Deed Book 714, Page 122.
Deed Book 1508, Pages 233-234.
Deed Book 6167, Page 289.
Deed Book 9105, Page 307.

The following resources were compiled for the background information on the owners and tenants of 443-445 Edgewood Avenue, SE:

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Appendix B

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Appendix B: Archival Photographs



July 1982. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



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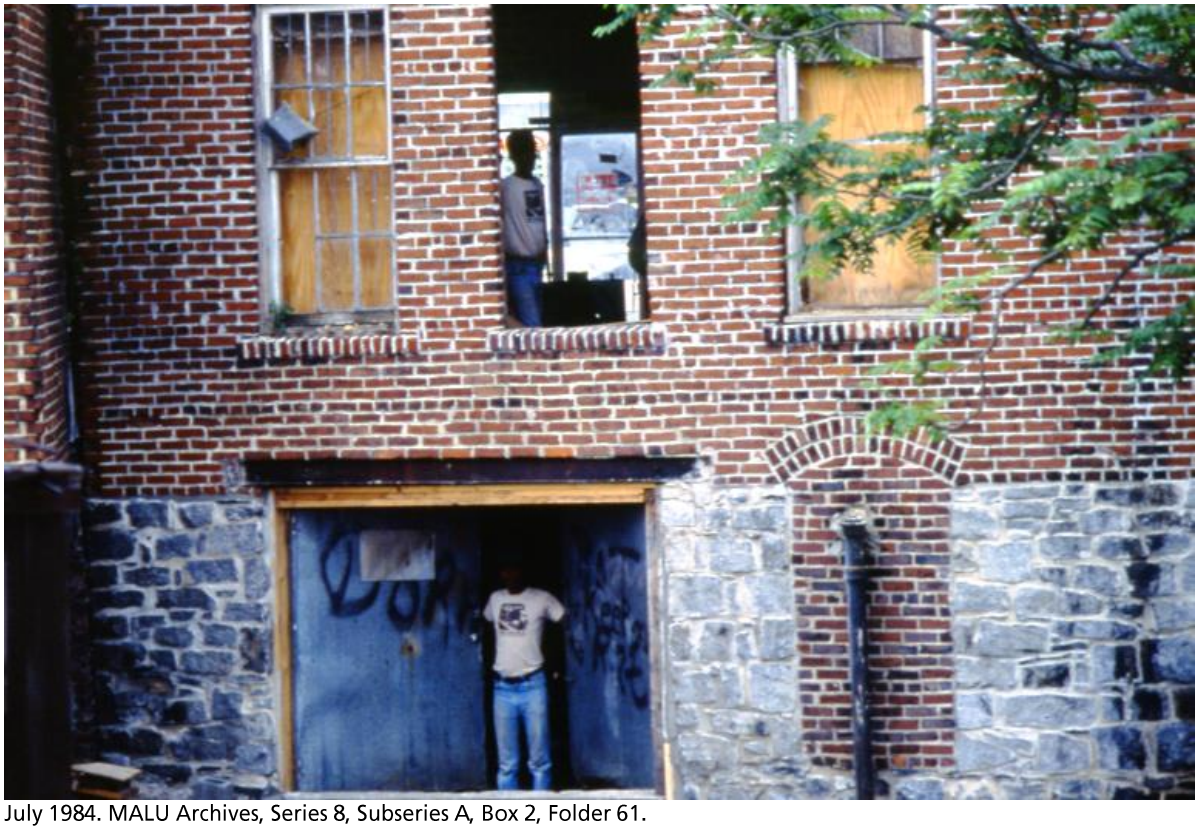
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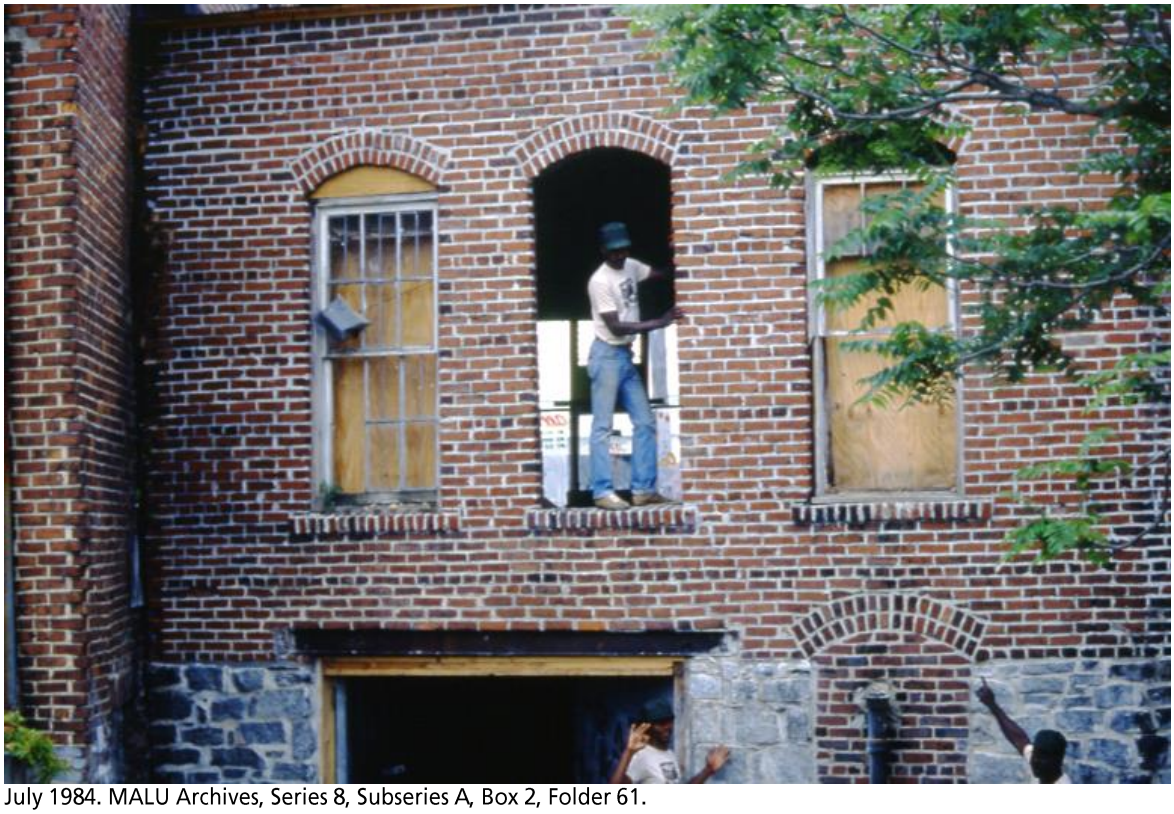
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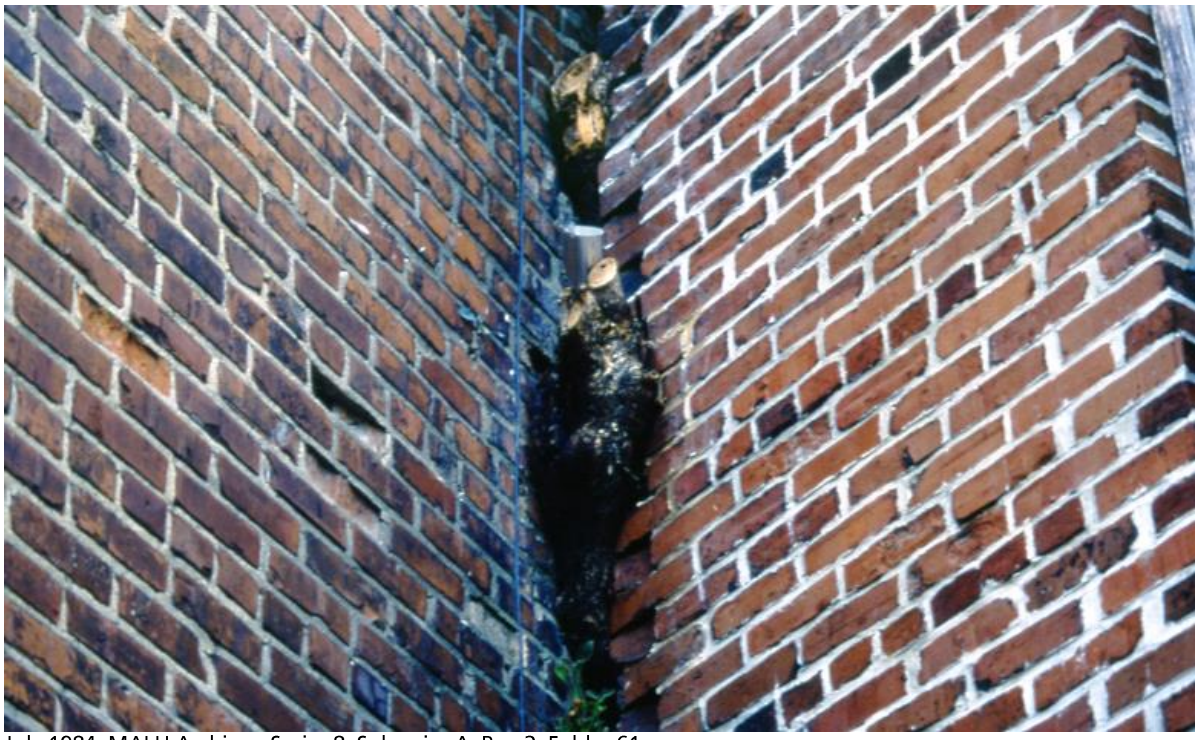
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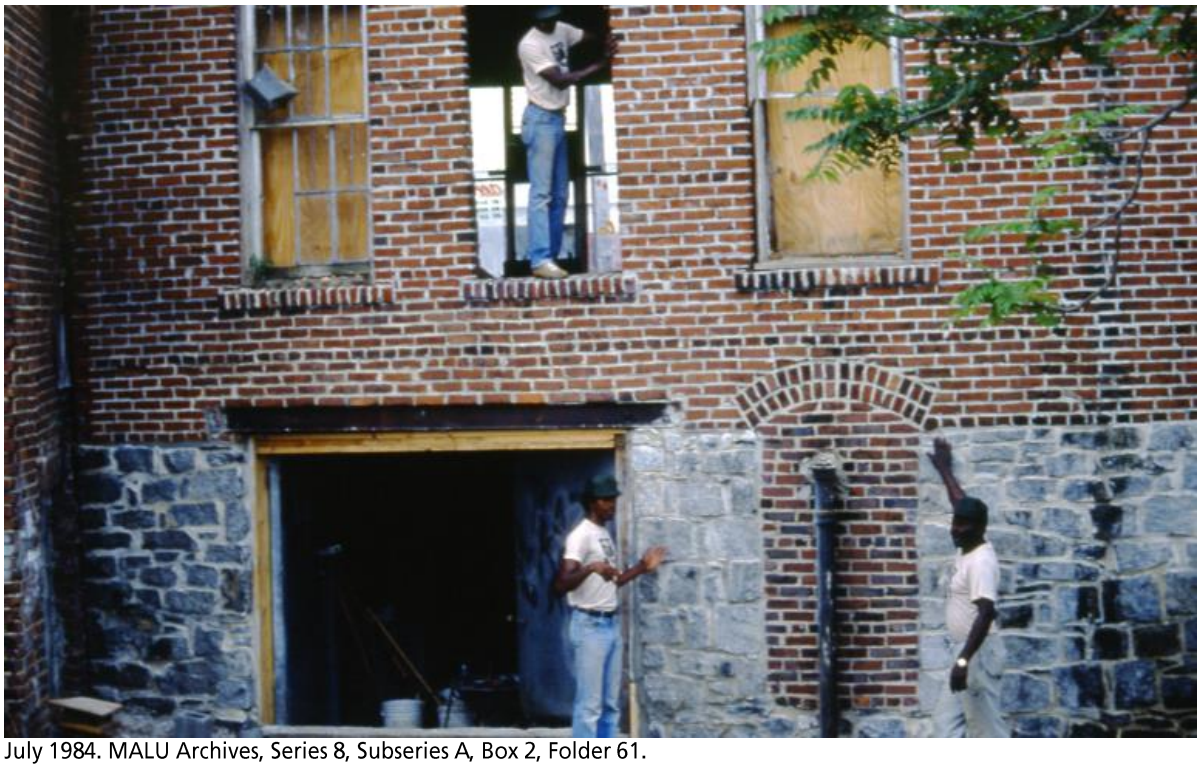
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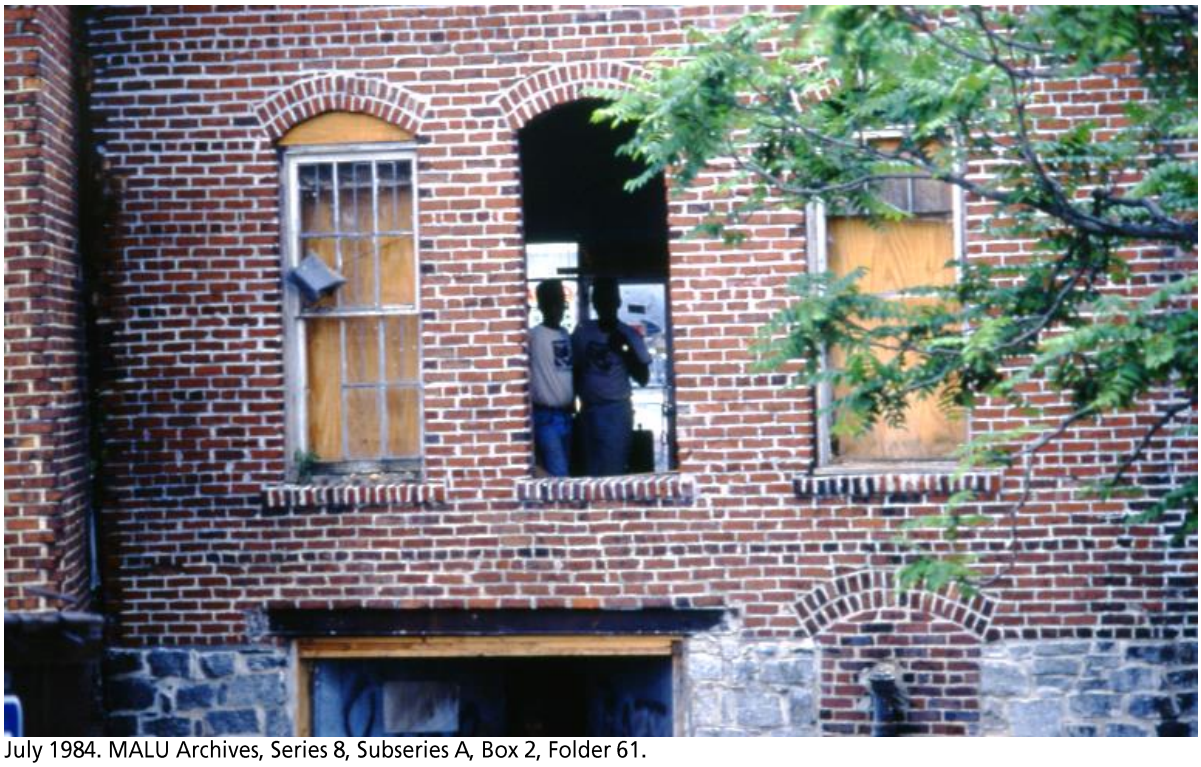
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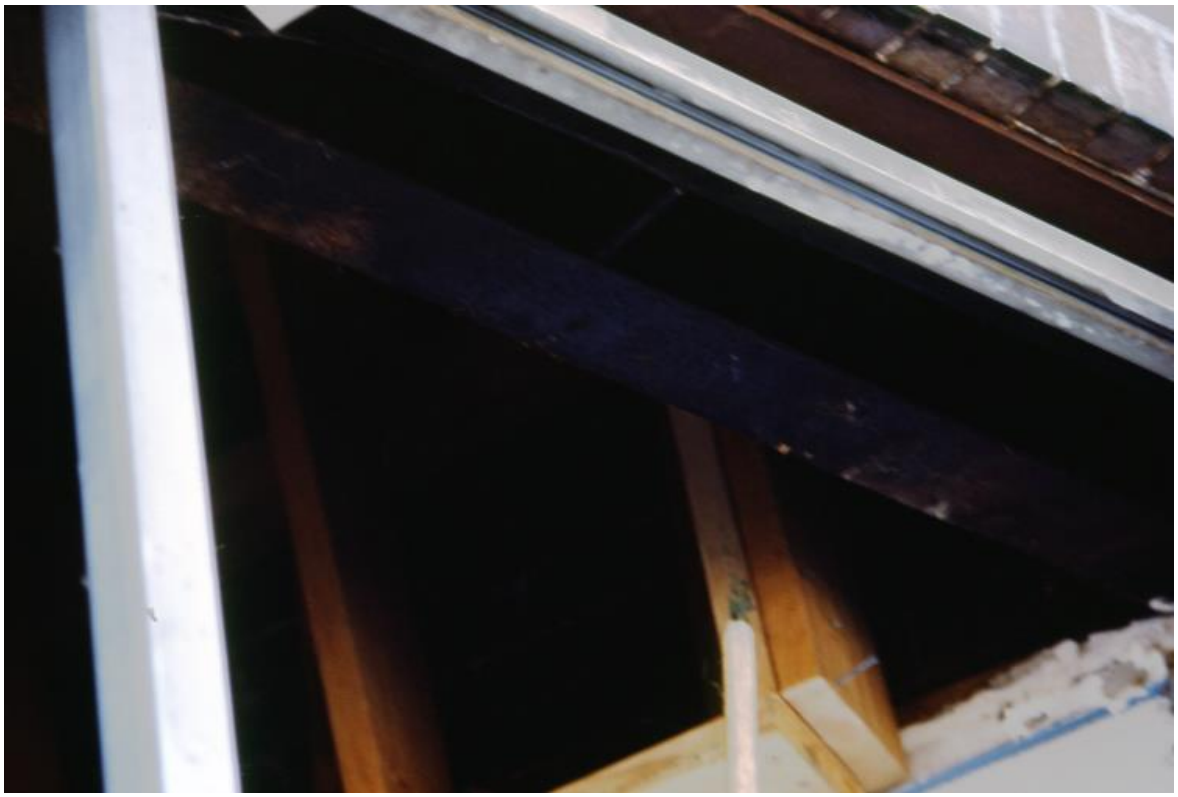
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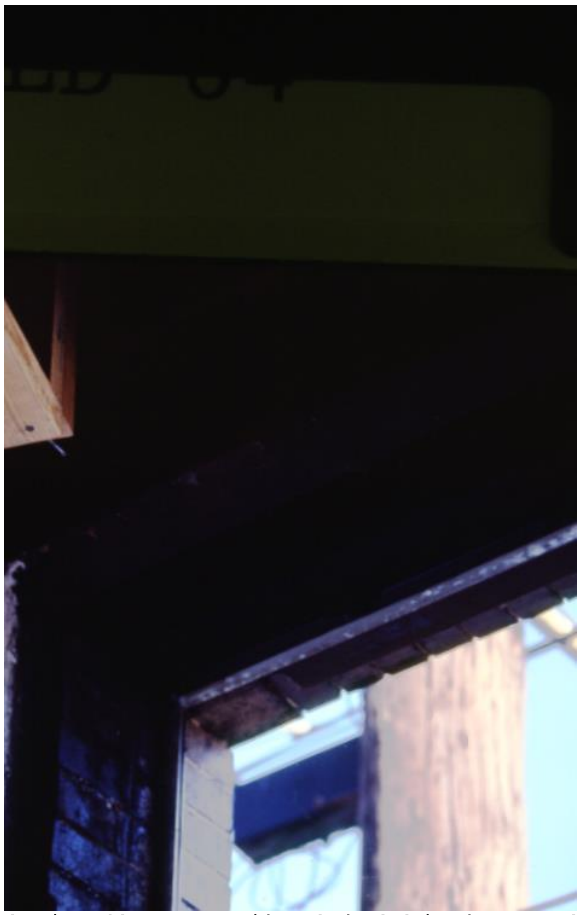
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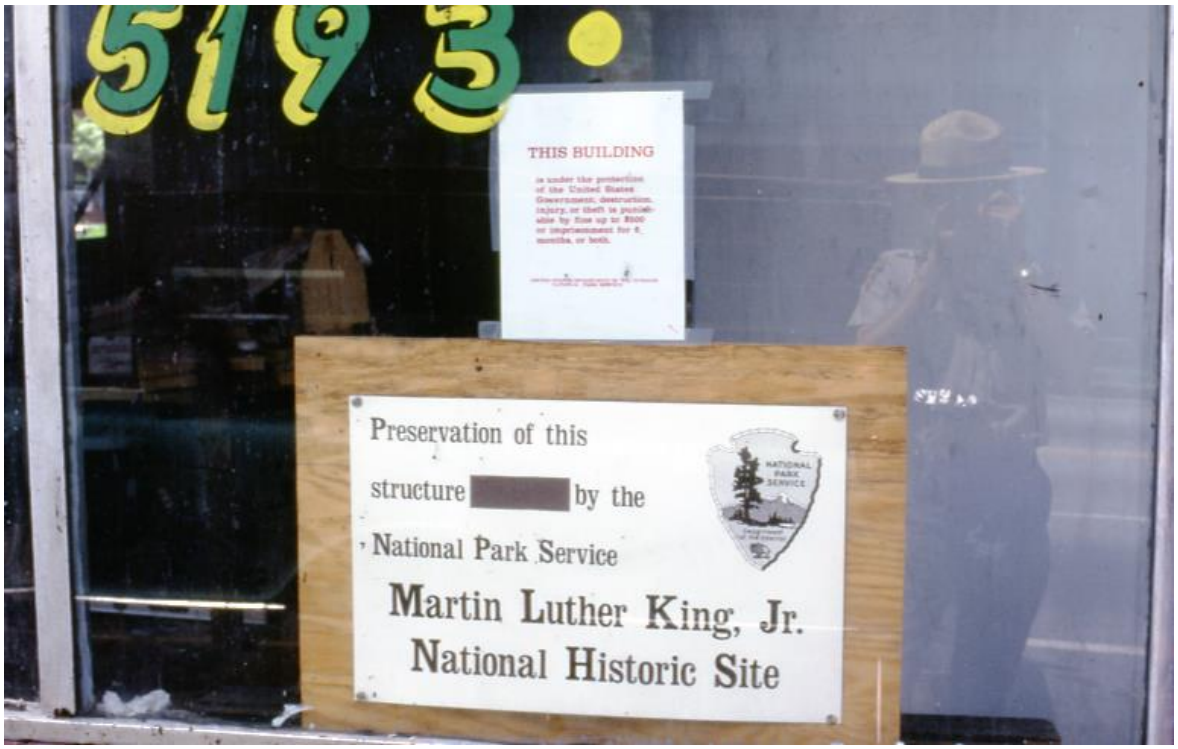


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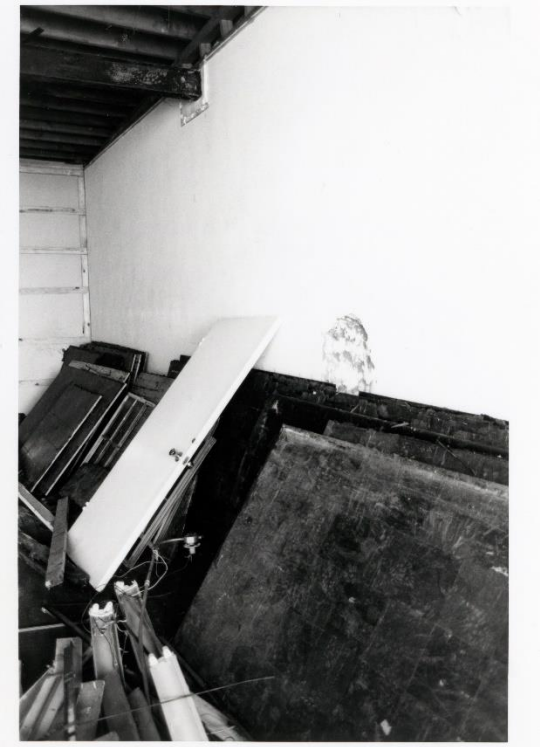

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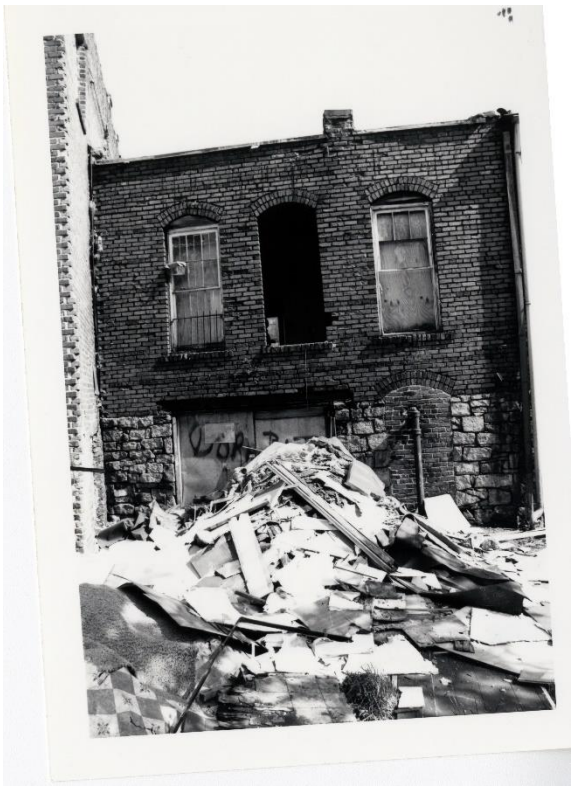
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1984. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



February 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



February 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



February 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



February 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



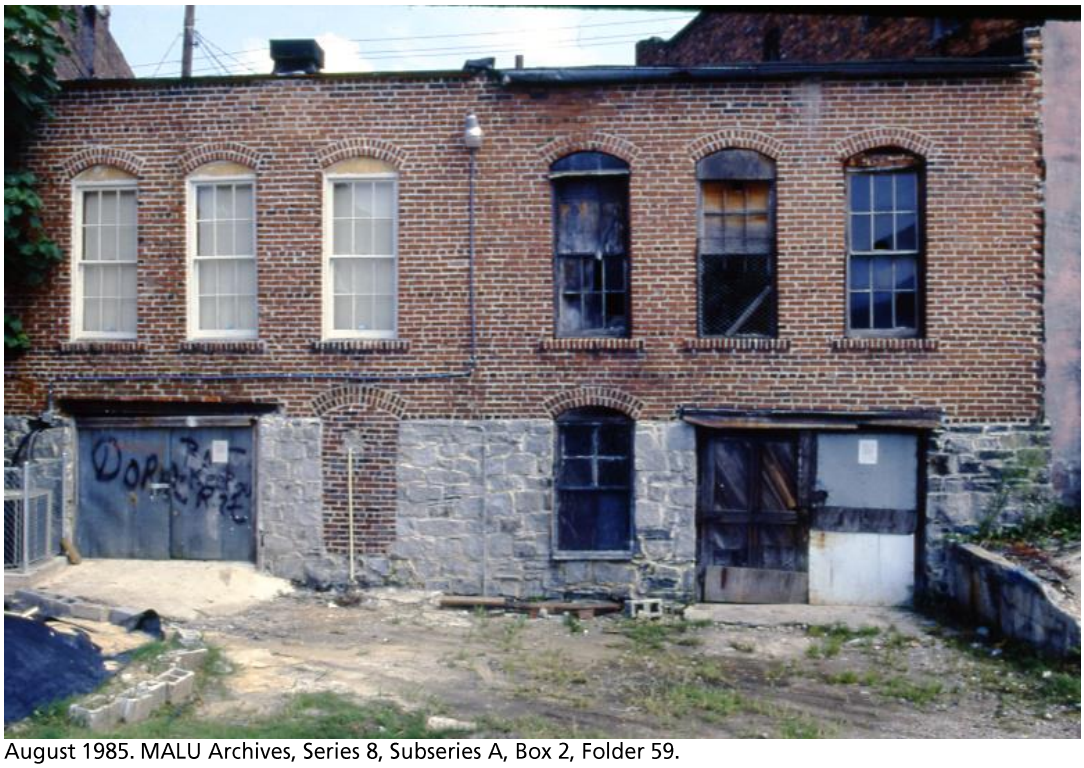
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August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



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August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



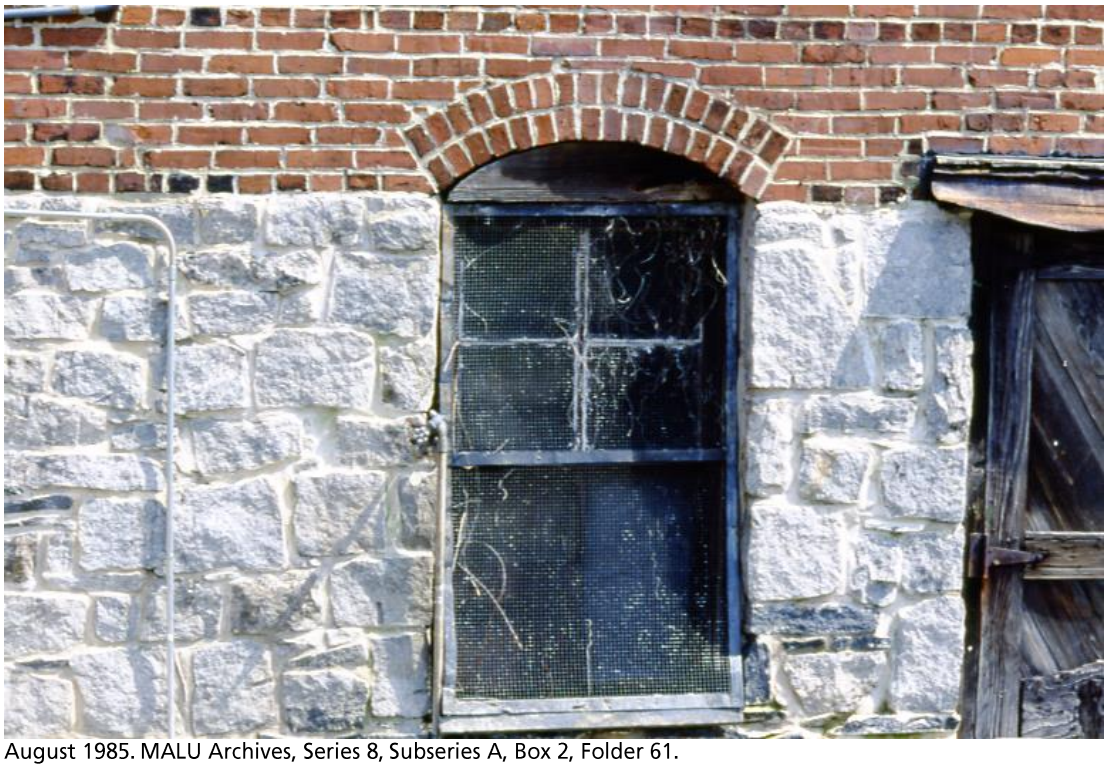
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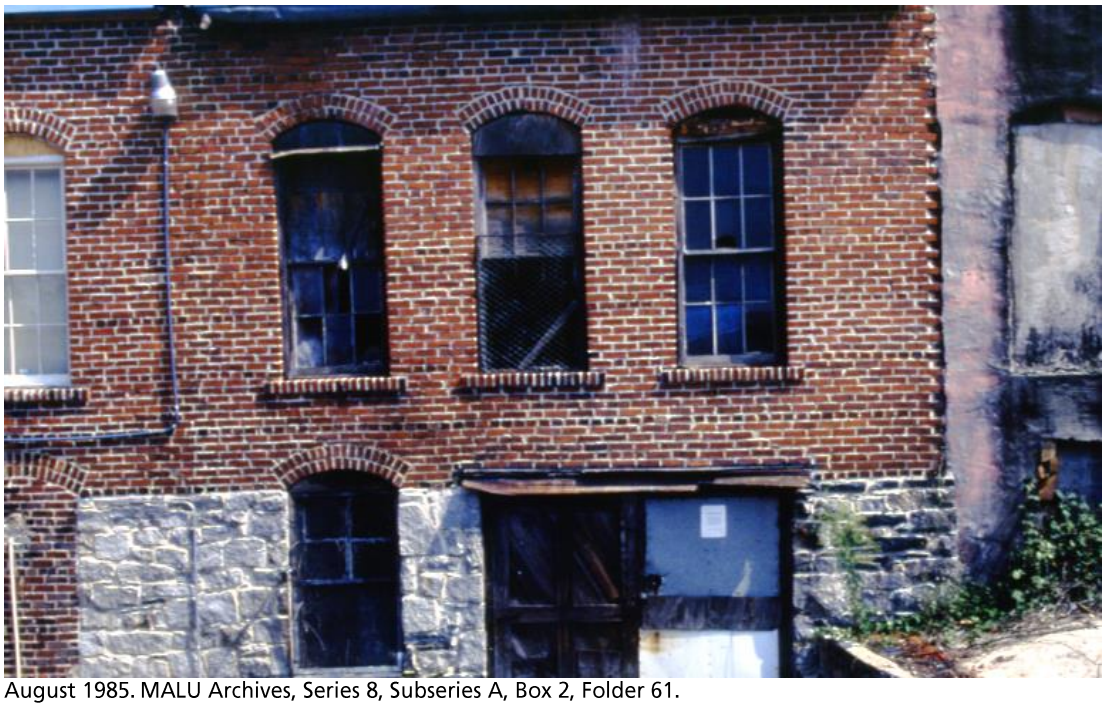
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August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



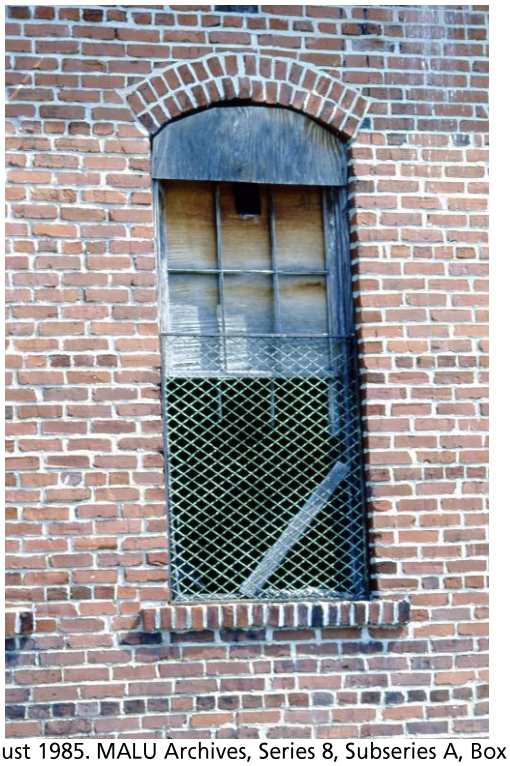
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August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



August 1985. MALU Archives, Series 8, Subseries A, Box 2, Folder 61.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



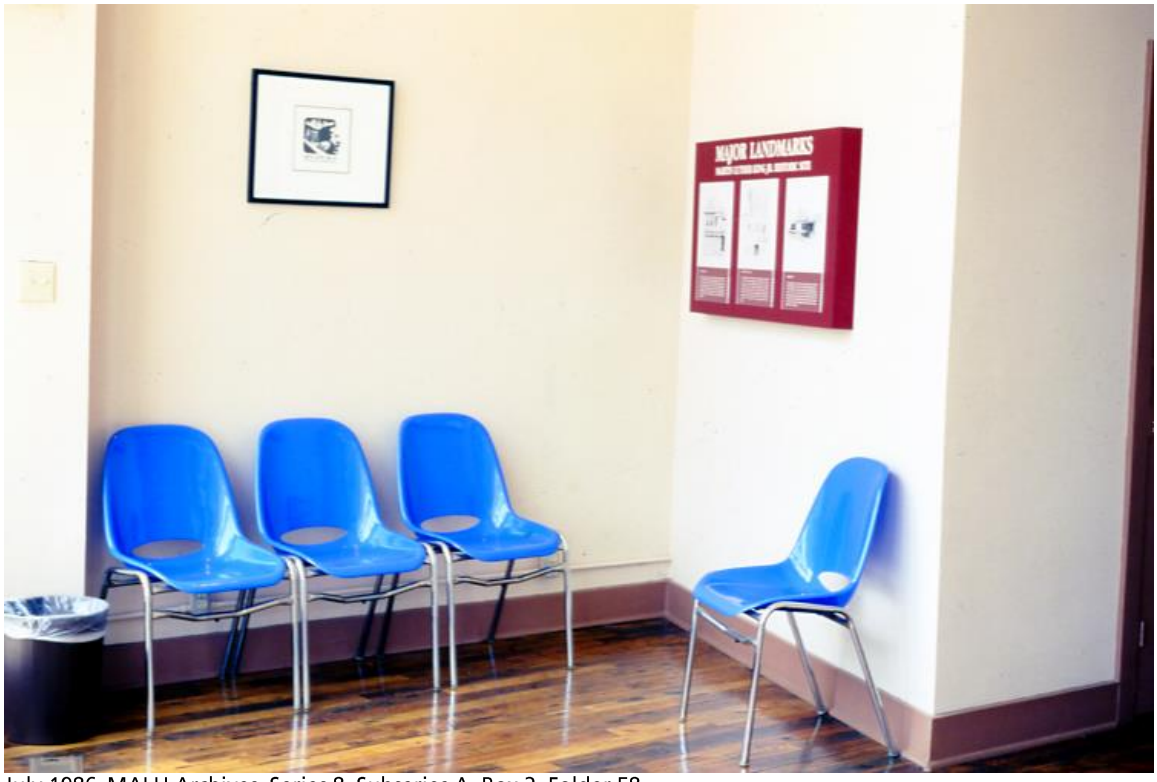
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July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 58.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 59.



Undated. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.

443 EDGEWOOD AVENUE



"BEFORE REHABILITATION"



"AFTER REHABILITATION"

Undated. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Undated. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Undated. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



Undated. MALU Archives, Series 5, Subseries D, Box 4, Folder 11.



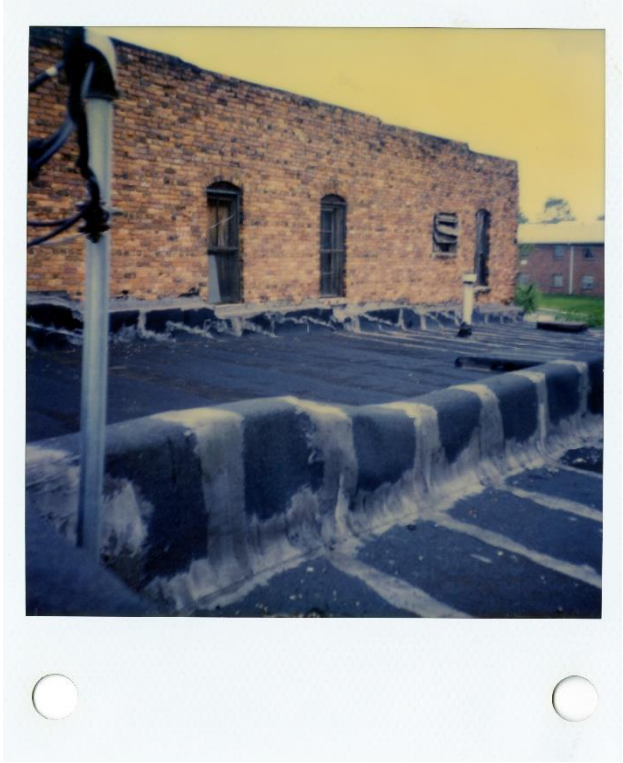
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Undated. MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Undated. MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Undated. MALU Archives, Series 5, Subseries I, Box 2, Folder 2.



Undated. MALU Archives, Series 5, Subseries I, Box 2, Folder 2.

Appendix C

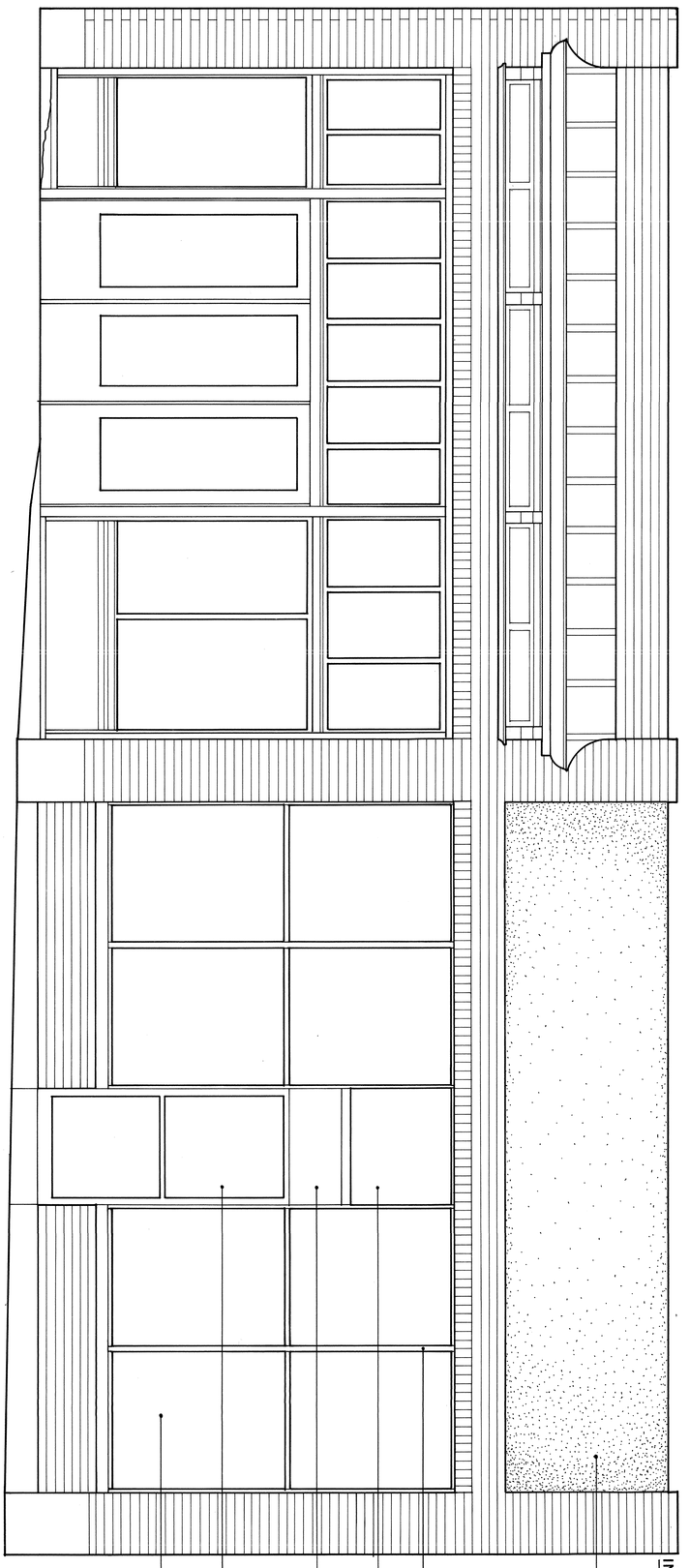
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Appendix C: Archival Drawings

- Liollio Architecture. “443 Edgewood Avenue.” *100% Documents*. 16 Sheet Drawing Set. NPS TIC No. MALU 489 6131839. April 22, 2016. MALU Archives.
- National Park Service, Department of the Interior, “443-445 Edgewood Avenue, SE.” NPS TIC No. MALU 489-62059. July 1984. MALU Archives.

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SOUTH ELEVATION



SCALE: 1/2" = 1'-0"

0 1 2 3 4

DRAWN BY JENNIFER GILBERT

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

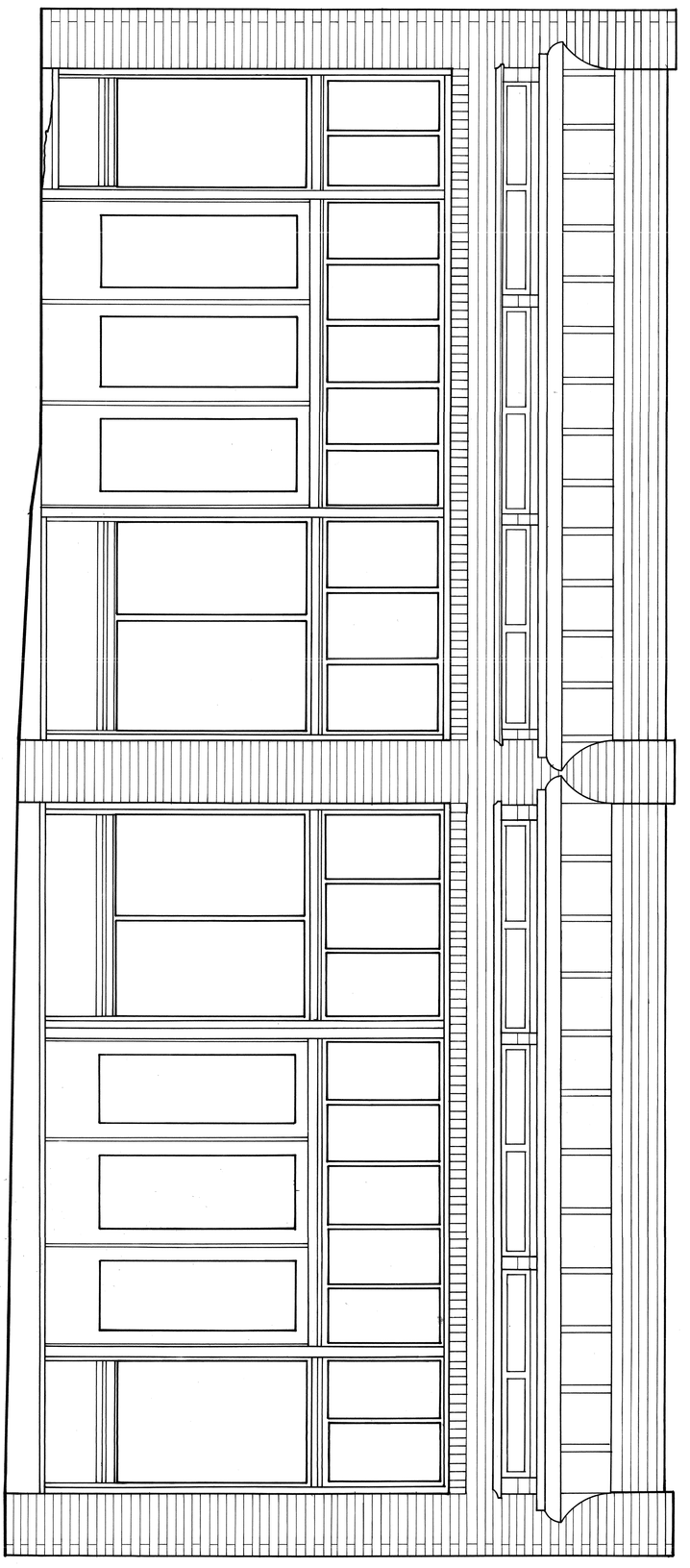
ATLANTA, GEORGIA

443- 445 EDGEWOOD AVENUE, S.E.

489	62046
DEC. '83	MALU
SHEET #	OF

AF 34507

SOUTH ELEVATION



SCALE: 1/2" - 1'-0"

DRAWN BY CHUCK BRANNON

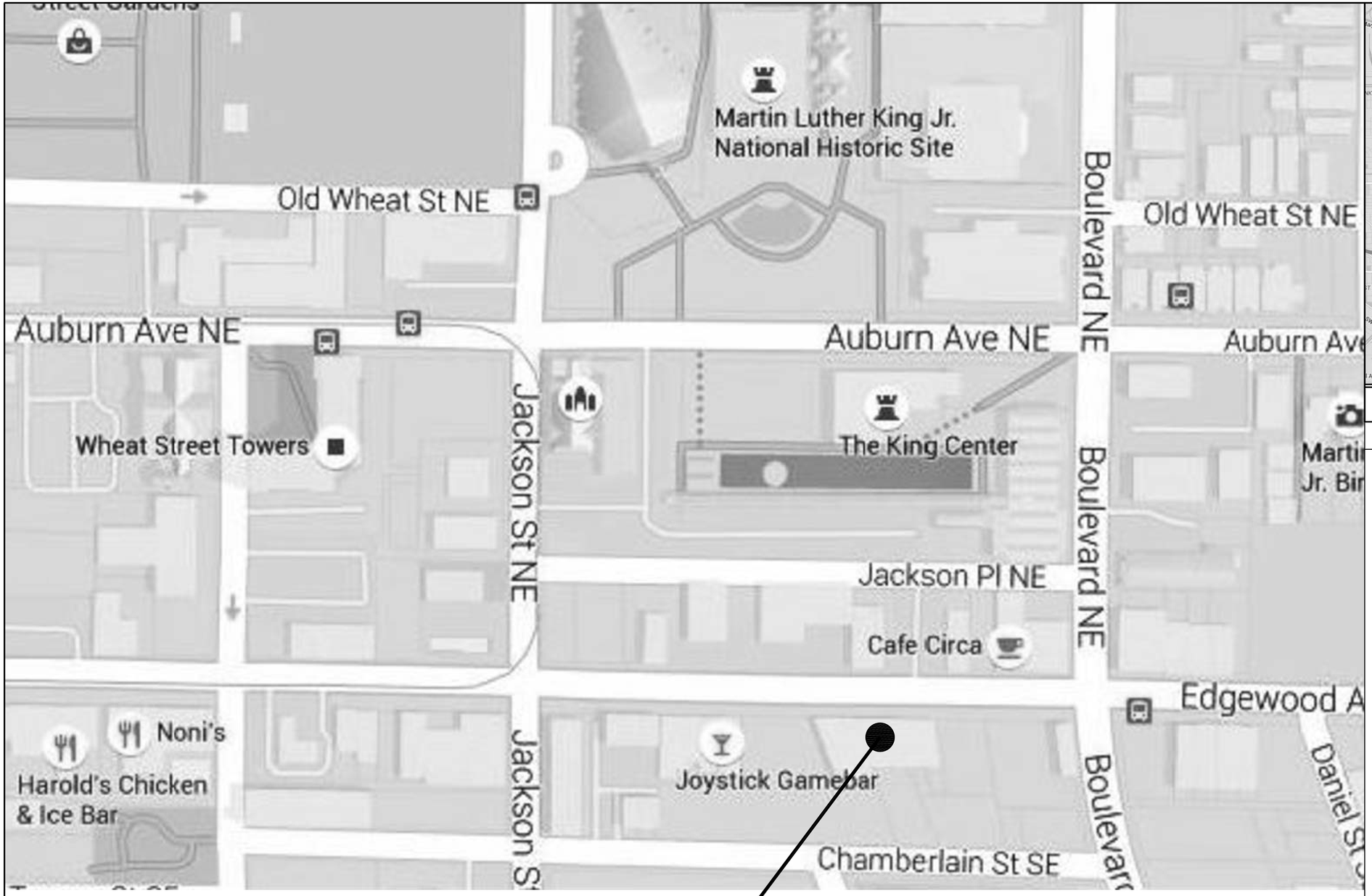
NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

ATLANTA, GEORGIA

PROPOSED FACADE FOR 443 EDGEWOOD AVENUE, S.E.

489	62059
JULY '84	MALU
SHEET #	OF





ATLANTA
GEORGIA

0 2,000 4,000
SCALE OF FEET

SCALE OF FEET
100 0 100 200
25 0 25 50
SCALE OF METERS

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

DRAWING LIST

01		COVER SHEET
CIVIL:		
02	EX	EXISTING CONDITIONS
03	C1	DEMOLITION PLAN
04	C2	SITE PLAN
05	C3	GRADING AND DRAINAGE PLAN
06	C4	SITE DETAILS
07	C5	DRAINAGE DETAILS
LANDSCAPE:		
08	L1	LANDSCAPE PLAN & DETAILS
ARCHITECTURE:		
09	D1	DEMOLITION ROOF PLAN
10	D2	DEMOLITION ELEVATIONS & DETAILS
11	D3	DEMOLITION DETAILS
12	A1	ROOF PLAN
13	A2	ELEVATIONS & DETAILS
14	A3	BUILDING DETAILS
ELECTRICAL:		
15	E001	ELECTRICAL NOTES & LEGEND
16	E100	ELECTRICAL PLANS

100% SUBMITTAL, 04/22/16

BASIC DATA:

A/E FIRM	Mark	Sheet	REVISION	Date	Initial
PRIME/ARCH: LIOLLIO ARCHITECTURE CHARLESTON, SC					
CIVIL/GEOTECH: S&ME CHATTANOOGA, TN					

QUALITY DESIGN CERTIFICATION

- ☐ Prepared in Accordance with Design Development (Title I) ____ Drawing No.
  OR
- ☐ Variance from Design Development (Title I) Approved by Superintendent on ____ Date
  OR
- ☐ Construction Drawing Not Preceded by Design Development (Title I)

Project Manager ____ Date

100% DOCUMENTS

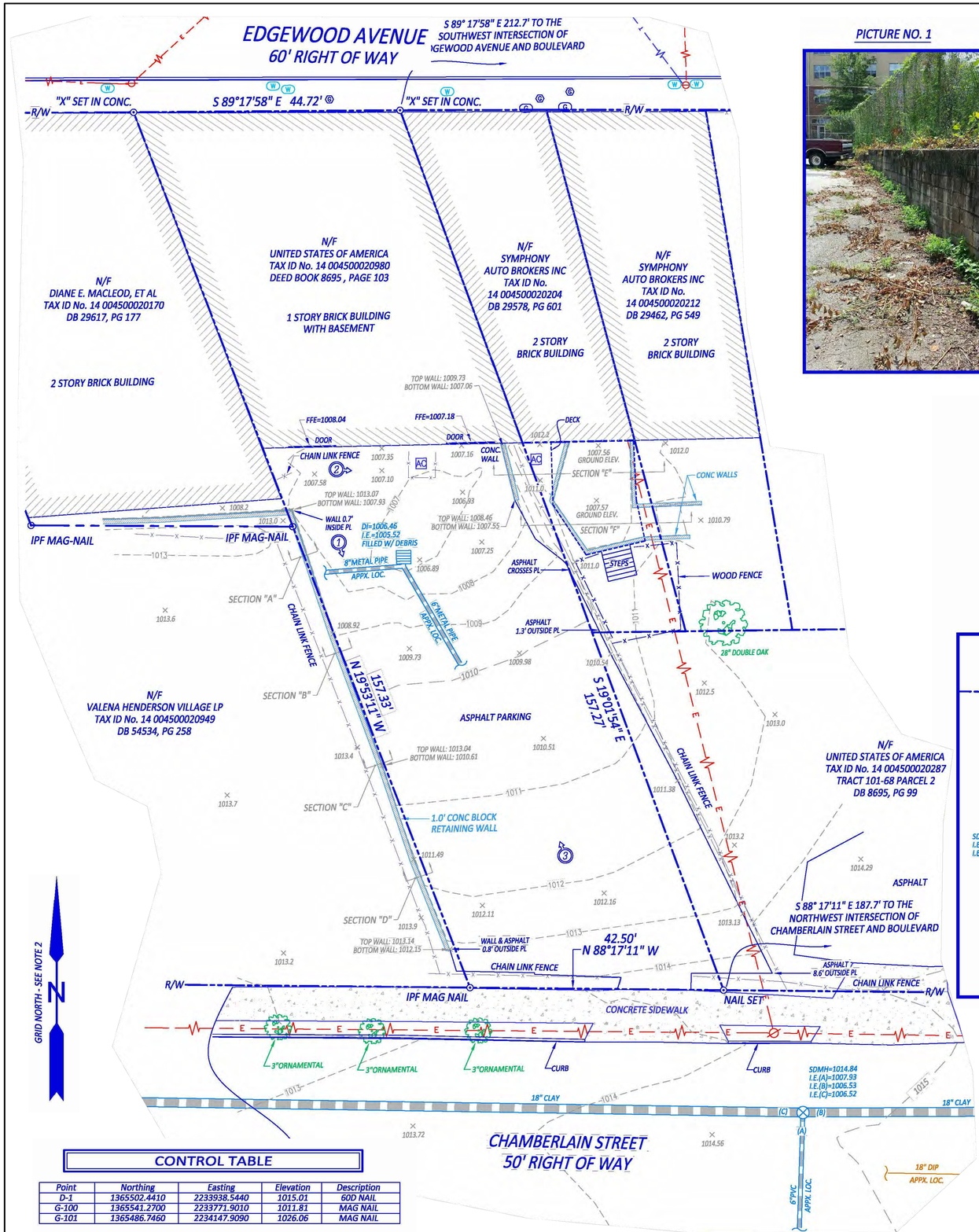
UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
SOUTHEAST REGIONAL OFFICE

TITLE OF PROJECT
443 EDGEWOOD AVENUE
LOCATION WITHIN PARK
443 EDGEWOOD AVENUE
NAME OF PARK
MARTIN LUTHER KING, JR. NHS

REGION: SOUTHEAST
COUNTY: FULTON
STATE: GEORGIA

DRAWING NO. 489 131839
PMIS/PKG NO. MALU 219657
SHEET 1 OF 16



CONTROL TABLE

Point	Northing	Easting	Elevation	Description
D-1	1365502.4410	2233938.5440	1015.01	60D NAIL
G-100	1365541.2700	2233771.9010	1011.81	MAG NAIL
G-101	1365486.7460	2234147.9090	1026.06	MAG NAIL

PICTURE NO. 1

PICTURE NO. 2



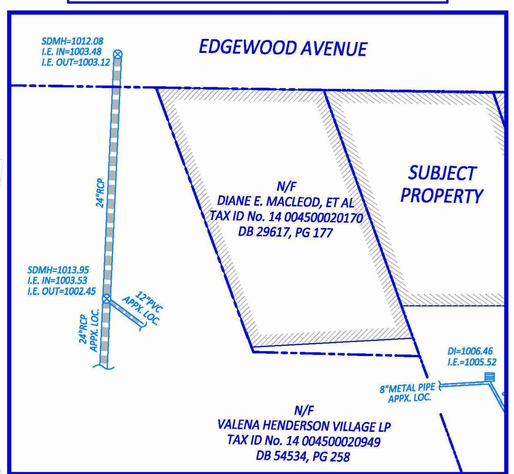
PICTURE NO. 3



GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,179 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 09-07-2015.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD88 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM THE EPGS NETWORK. MEASUREMENTS OBTAINED USING A LEICA VIVA GS15 GPS RECEIVER HAVING A RELATIVE POSITIONAL ACCURACY EXCEEDING 0.08'.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13121C0263G, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.
4. EXCEPTION IS TAKEN TO ANY WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; WHICH MAY EXIST ON THIS PROPERTY.
5. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

DRAINAGE DETAIL - 1"=20'



LEGEND

SURVEY CONTROL
- BM Benchmark
- Control Point

TOPOGRAPHIC FEATURES
- RMM Right-of-Way Monument Found
- BH Borehole
- Mile Post
- Street Sign
- Woods Line
- AC Air Condition Unit
- BOL Bollard
- Camera
- COL Column
- DS Downspout
- Mailbox

DRAINAGE
- Catch Basin Double-wing
- Catch Basin Single-wing
- CI Curb Inlet
- DI Drop Inlet
- SDMH Storm Drain Manhole

SEWER
- GT Grease Trap
- SMH Sanitary Sewer Manhole
- CO Cleanout
- ARV Air Release Valve
- S Sanitary Sewer Force Main Valve
- Vent

WATER
- Fire Hydrant
- Fire Department Connection
- Irrigation Control Valve
- Post Indicator Valve
- Sprinkler Head
- W Water Meter
- W Water Valve
- WVM Water Valve Marker
- WELL Well
- WM Water Manhole
- BFP Backflow Preventer
- PIV Pressure Indicator Valve
- ARV Air Release Valve
- W Water Vault
- Stand Pipe

ELECTRIC/POWER
- Underground Power Box
- Electric Box
- T Transformer
- E Underground Electric Manhole
- H Hand Hole
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- SPL Spotlight
- Street Light/Light Pole

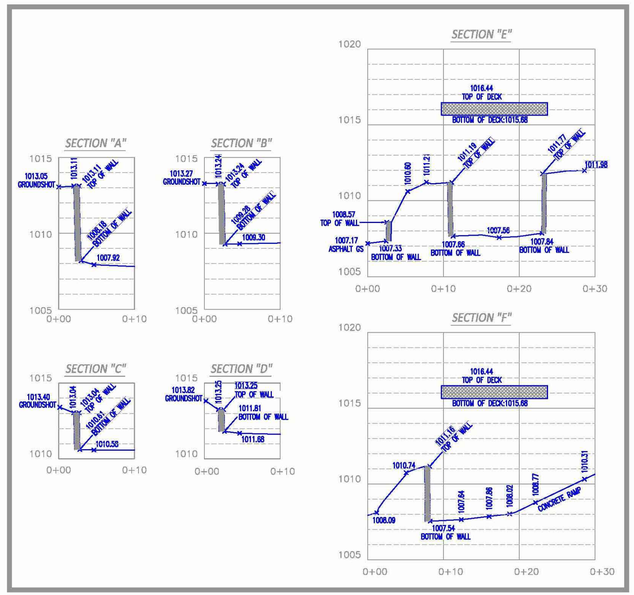
TELEPHONE
- Signal Head
- Telephone Pole
- Telephone Manhole
- T Telephone Terminal Box
- Traffic Signal Box
- Traffic Signal Pole
- TV Underground Cable TV
- Underground Telephone Box
- X Splice Box
- SLC Subscriber Loop Carrier
- Cabinet
- Phone Booth
- Cable TV Pedestal

GAS
- G Gas Manhole
- GPR Gas Pressure Regulator
- G Gas Vault
- GTS Gas Test Station
- Petroleum Valve
- Gas Fill Cap
- Gas Meter
- G Gas Valve

- # Picture Position

WALL PROFILES

HORIZONTAL: 1"=10'
VERTICAL: 1"=5'



ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3342 INTERNATIONAL PARK DRIVE • ATLANTA, GA 30316
OFFICE:404-241-8722 • ACCURA.COM

GEORGIA REGISTERED No. 2283 LAND SURVEYOR LEWIS M. BROWN JR.

0 10 20 30

DESIGNED: GADD TECH. REVIEW: DATE: 04/21/2016	SUB SHEET NO. EX	TITLE OF SHEET: EXISTING CONDITIONS CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	DRAWING NO. 489 / 131839 PMIS/PKG NO. 219657 SHEET 02 OF 16

DEMOLITION LEGEND

LD — LD — LIMITS OF DISTURBANCE

PIPE TO BE REMOVED AND REPLACED

DEMOLITION/CONSTRUCTION LIMITS NEEDING PERMISSION FROM ADJACENT LAND OWNERS - NPS TO COORDINATE

DEMOLITION KEY NOTES

1. DEMOLITION/CONSTRUCTION LIMITS NEEDING PERMISSION FROM ADJACENT LAND OWNERS - NPS TO COORDINATE
2. COORDINATE CHANGES/ DEMOLITION OF EXISTING BUILDING WITH ARCHITECTURE DRAWINGS
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING CHAIN LINK FENCE TO REMAIN
5. COORDINATE ANY TEMPORARY REMOVAL OF MECHANICAL SYSTEMS WITH NPS
6. EXISTING DRAIN INLET TO BE REMOVED
7. EXISTING CHAIN LINK SWING GATE TO BE REMOVED AND REINSTALLED ON OPPOSITE POST. OPPOSITE POST TO BE STRAIGHTENED/ REPLACED.
8. EXISTING CHAIN LINK FENCE TO BE REPLACED.

DEMOLITION NOTES

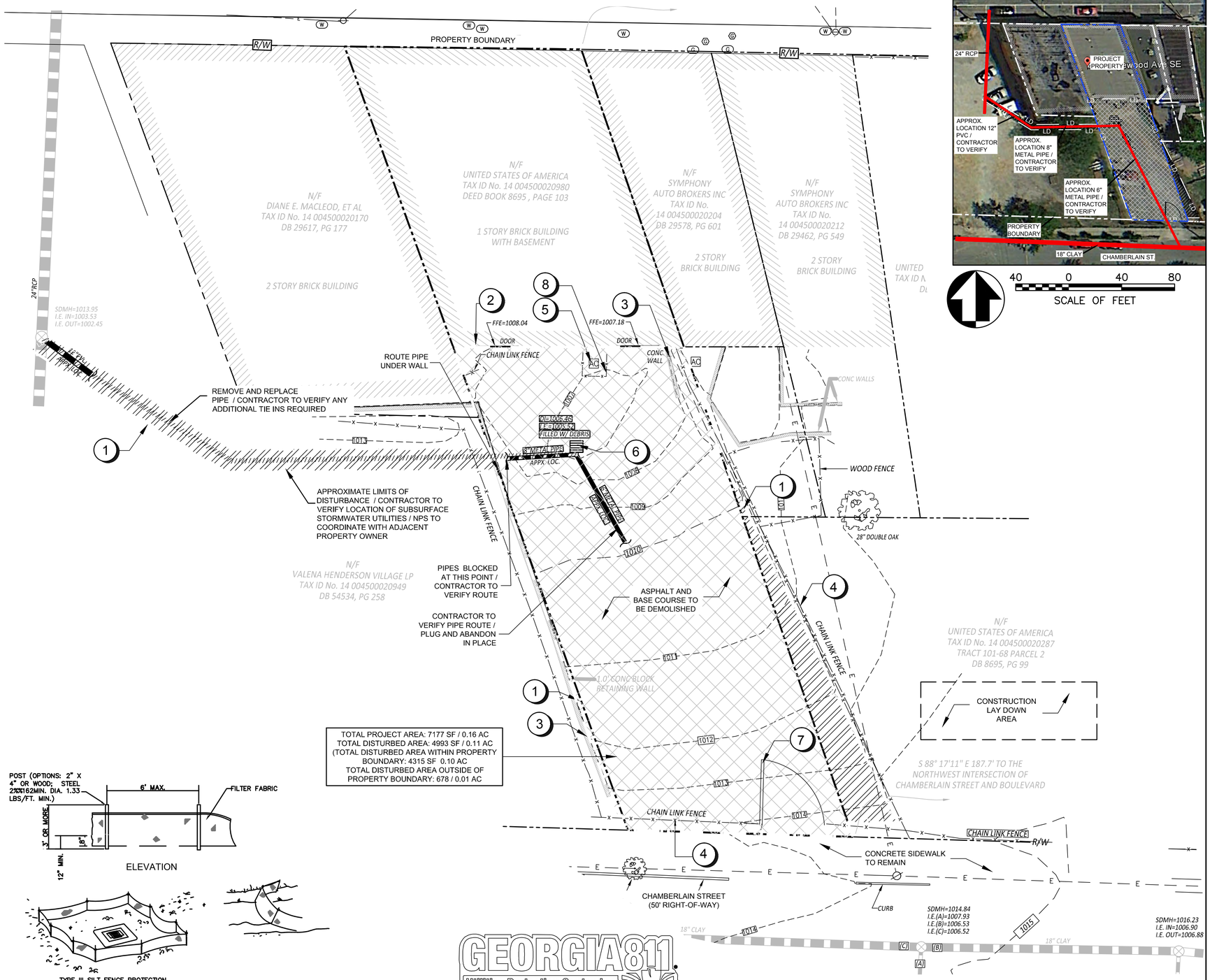
1. DEMOLITION IS CONFINED TO THE AREAS WITHIN THE LIMITS OF DISTURBANCE LINE.
2. CONTRACTOR TO COORDINATE WITH NPS CONCERNING WORK NOT WITHIN THE PROPERTY BOUNDARIES NOTED FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND STORMWATER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS FROM THE SITE AND LEGALLY DISPOSE OFF SITE.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR RESPONSIBLE FOR CONTACTING UTILITY LOCATE COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGED UTILITIES NOT APPROVED FOR DEMOLITION. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE NPS SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SAFE WORK ENVIRONMENT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CODES AND FOR SECURING THE SITE DURING NON-WORKING HOURS THROUGH PROJECT COMPLETION.
7. COORDINATE OFF SITE CONSTRUCTION LAY DOWN AREA WITH NPS.
8. CONTRACTOR NOT TO DAMAGE EXISTING RETAINING WALLS. IF WALLS ARE DAMAGED, CONTRACTOR MUST FIX AT NO COST TO NPS.

EROSION CONTROL NOTES

1. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION.
2. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM.
3. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED.
4. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
5. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE.
6. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
7. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
8. TO THE EXTENT NECESSARY, SEDIMENT IN RUN-OFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.
9. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.
10. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.
11. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
12. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY.
13. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES DURING PROJECT LIFE THE RESPONSIBILITY OF THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. NOTIFY NATIONAL PARK SERVICE (NPS) 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
2. INSTALLATION OF CONSTRUCTION ENTRANCE. CONTRACTOR TO COORDINATE WITH NPS.
3. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE AND INLET PROTECTION)
4. CLEAR PROJECT TO CLEARING LIMITS AS SHOWN, LEAVING PROTECTED TREES.
5. SITE GRADING.
6. PERMANENT/FINAL STABILIZATION.
7. FINE GRADING OF SITE.
8. MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED.



TOTAL PROJECT AREA: 7177 SF / 0.16 AC
TOTAL DISTURBED AREA: 4993 SF / 0.11 AC
(TOTAL DISTURBED AREA WITHIN PROPERTY BOUNDARY: 4315 SF 0.10 AC
TOTAL DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY: 678 / 0.01 AC

1 / C1 SILT FENCING
SCALE: NTS

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

10 0 10 20
SCALE OF FEET

DESIGNED: MCL	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO. 489 / 131839
DRAWN: MCL	C1	DEMOLITION PLAN	PMIS/PKG NO. 219657
TECH. REVIEW: J.RICE		CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	SHEET 03 OF 16
DATE: 04/21/2016			

SITE PLAN LEGEND

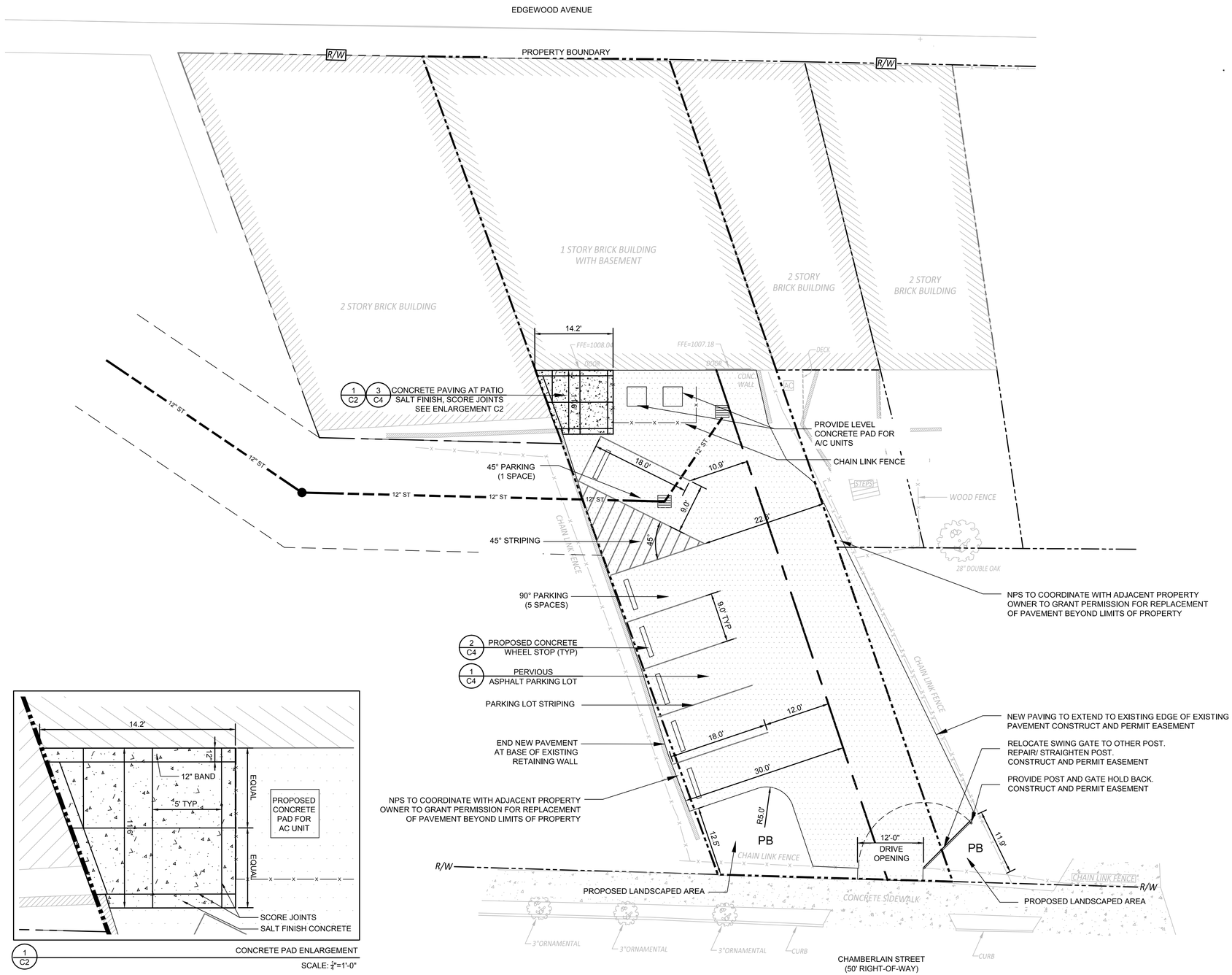
PERVIOUS ASPHALT

PB PLANT BED

SALT FINISH CONCRETE PLAZA

SITE PLAN NOTES

1. ALL DIMENSIONS ARE FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO THE UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL REVIEW THE EXISTING SITE CONDITIONS PRIOR TO BIDDING AND IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL CONTACT NPS IMMEDIATELY.
4. THE LIMIT OF WORK IS CONFINED TO AREAS WITHIN THE LIMITS OF DISTURBANCE LINE UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PROVIDING A SMOOTH TRANSITION INTO EXISTING GRADES. GRADE TO PREVENT PONDING AND TO PROVIDE POSITIVE DRAINAGE FROM STRUCTURES.
6. CONTRACTOR TO TAKE EXTRA CARE AROUND EXISTING STRUCTURES IN PROJECT AREA. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES.
7. CONTRACTOR TO HAND INSTALL / PLACE PAVING BY HAND SO AS NOT TO DAMAGE EXISTING STRUCTURES.



1 C2 CONCRETE PAD ENLARGEMENT

SCALE: 1"=1'-0"

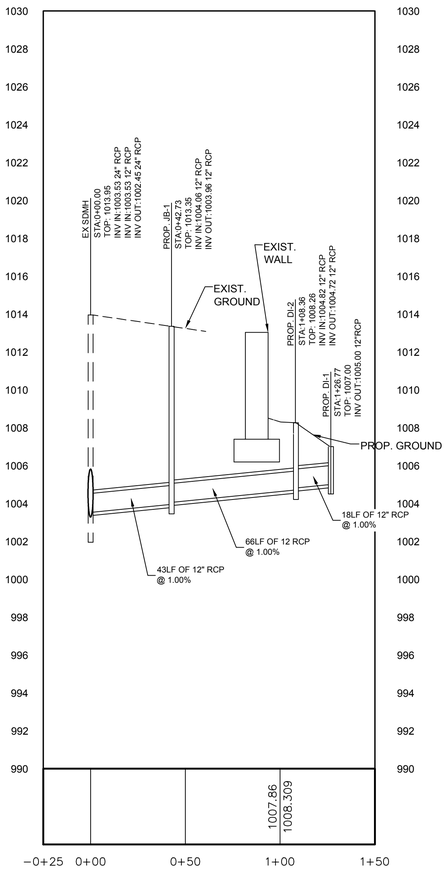
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SCALE OF FEET

DESIGNED: MCL	SUB SHEET NO. C2	TITLE OF SHEET: SITE PLAN	DRAWING NO. 489 / 131839
DRAWN: MCL		CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	PMIS/PKG NO. 219657
TECH. REVIEW: J.RICE			SHEET 04 OF 16
DATE: 04/21/2016			

GRADING NOTES:

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE.
2. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING MILLING OR CLEANING OF THE STORM DRAINAGE SYSTEM, THE CONTRACTOR WILL CONTACT THE NPS PROJECT MANAGER IMMEDIATELY.
3. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE, AT A MINIMUM ASTM C76, CLASS III.
4. ALL STORM DRAINAGE PIPE, BEDDING, TRENCHING, BOXES OR ANY OTHER DRAINAGE MATERIALS SHALL BE INSTALLED PER APPLICABLE GOVERNING AGENCY STANDARDS.
5. ALL RCP SHALL HAVE O-RING JOINTS IN ACCORDANCE WITH ASTM C 443 AND/OR AASHTO M315. THE JOINTS SHALL BE SECURELY WRAPPED WITH FILTER FABRIC 18" IN WIDTH.
6. ALL STORM DRAINAGE PIPES SHALL BE LAID UPGRADE AFTER CONFIRMATION OF EXISTING OUTFALL INVERT ELEVATION.
7. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY NPS PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR SHALL NOTIFY NPS A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
8. ALL STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE, TONGUE AND GROOVE CLASS III, UNLESS OTHERWISE NOTED ON PLANS.
9. THE CONTRACTORS SHALL MAINTAIN AND PROTECT ALL STORM DRAINAGE PIPE FROM MUD, DIRT, AND OTHER FOREIGN DEBRIS UNTIL FINAL ACCEPTANCE OF THE STORM DRAINAGE SYSTEM FOR THIS PROJECT BY NPS. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.
10. CASTING SHALL CONFORM TO AASHTO M 105, CLASS 35B AND THE ALTERNATIVE LOAD TEST SHALL CONFORM TO AASHTO M 306. CASTINGS SHALL ALSO MEET THE LOADING REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621 (LATEST EDITION).
11. SHOULD THE CONTRACTOR ENCOUNTER UNSTABLE MATERIALS, THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY UNSUITABLE MATERIAL AT NO ADDITIONAL COST TO THE NPS, AND MAKE FORMAL RECOMMENDATIONS TO NPS ON THE REMOVAL, PLACEMENT AND TYPE OF NEW BEDDING AND/OR BACKFILL MATERIALS. THE RECOMMENDATIONS BY THE INDEPENDENT GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO NPS FOR CONCURRENCE PRIOR TO PROCEEDING WITH WORK.



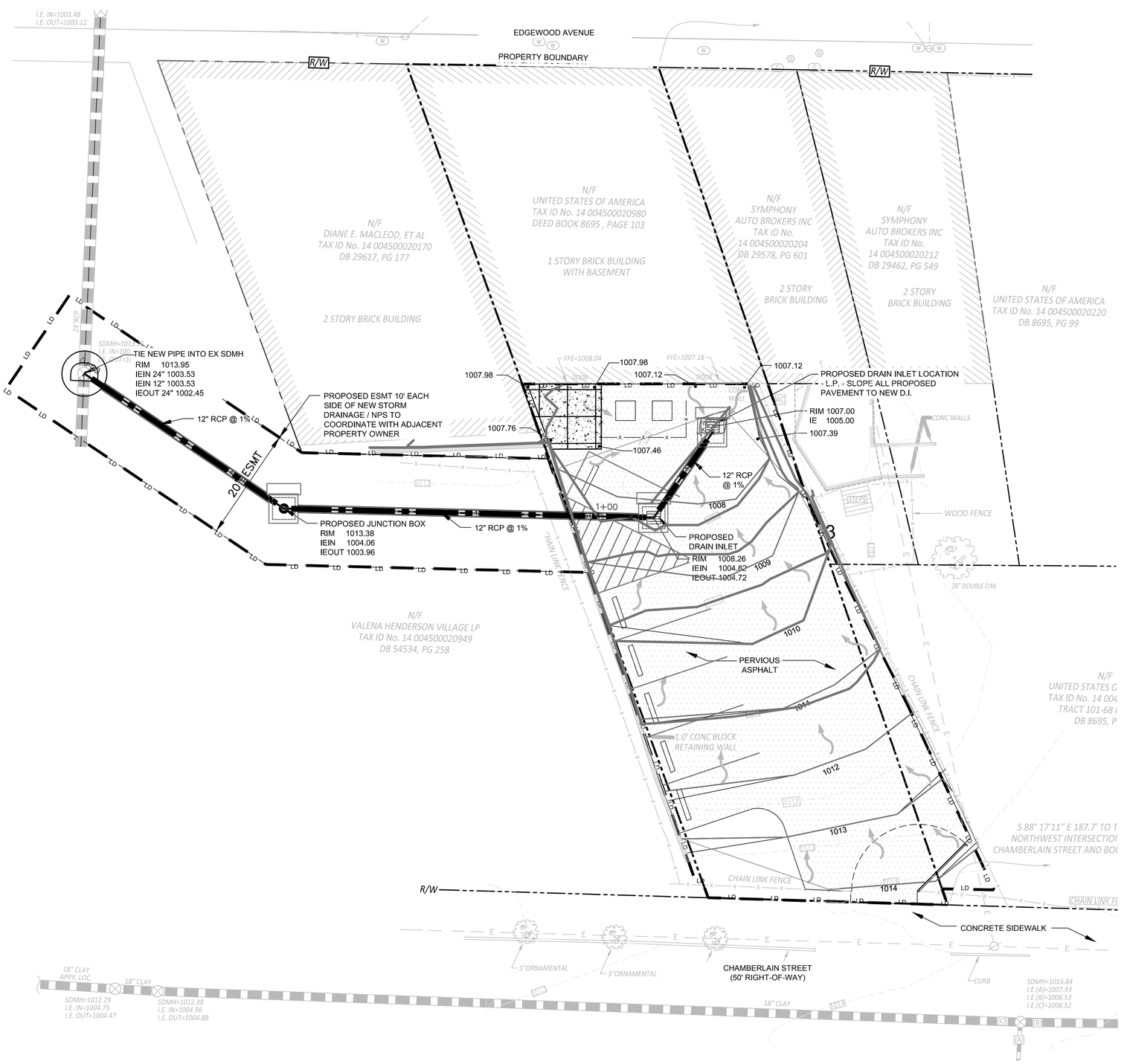
prop_strm PROFILE
SCALE: H: 1"=40'
V: 1"=4'

STORM DRAIN PROFILE NOTES

1. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING WALL OR WALL FOOTING CAUSED BY CONSTRUCTION.
2. CONTRACTOR TO COORDINATE REMOVAL OF PIPES UNDER WALL WITH NPS PRIOR TO CONSTRUCTION.

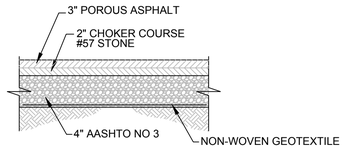
GRADING LEGEND

- LD — LIMITS OF DISTURBANCE
- DRAINAGE FLOW ARROW
- 1007.98 — PROPOSED SPOT GRADE
- 1010 — PROPOSED CONTOUR
- PROPOSED DRAIN INLET
- PROPOSED JUNCTION BOX
- PROPOSED DRAIN PIPE



10 0 10 20
SCALE OF FEET

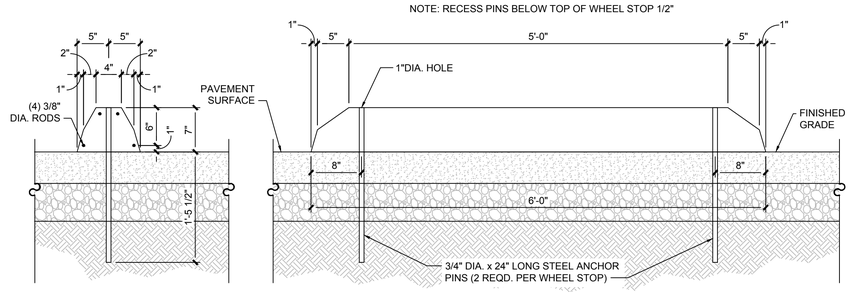
DESIGNED: MCL	SUB SHEET NO. C3	TITLE OF SHEET: GRADING AND DRAINAGE PLAN — CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	DRAWING NO. 489 / 131839
DRAFTED: MCL			PMIS/PKG NO. 219657
TECH. REVIEW: J.RICE			SHEET 05 OF 16
DATE: 04/21/2016			



POROUS
ASPHALT PAVING DETAIL
NTS

1
C4

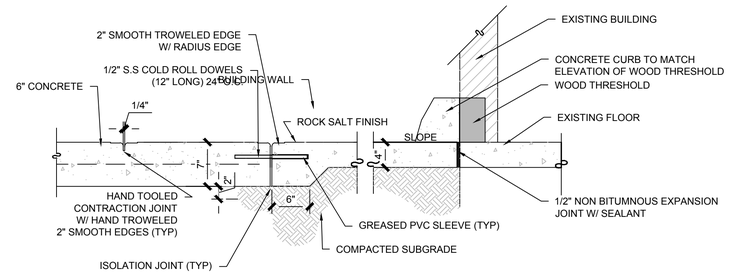
PERVIOUS ASPHALT PAVING
SCALE: 1" = 1'-0"



SECTION ELEVATION

2
C4

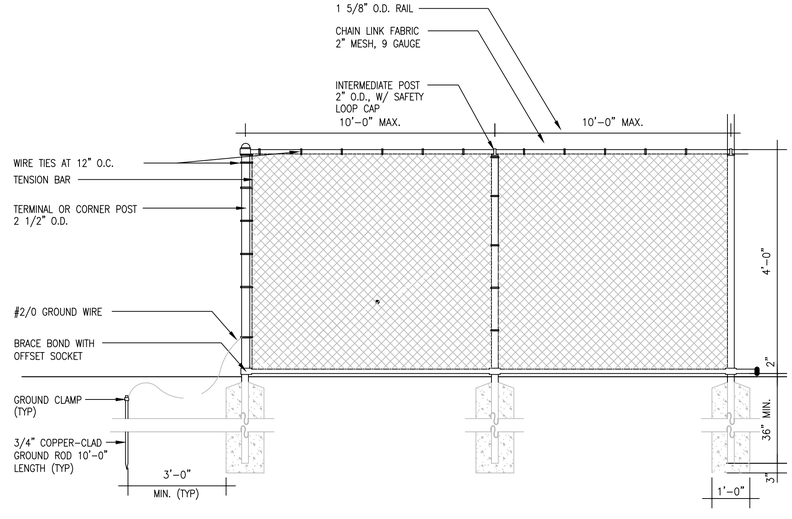
CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



SECTION- CONCRETE SIDEWALK AT BUILDING

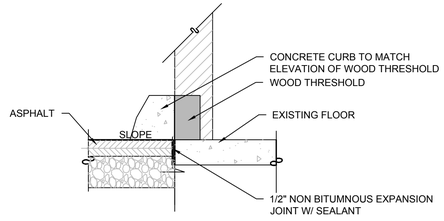
3
C4

SALT FINISH CONCRETE
SCALE: 1" = 1'-0"



4
C4

CHAIN LINK FENCE
SCALE: 1" = 1'-0"

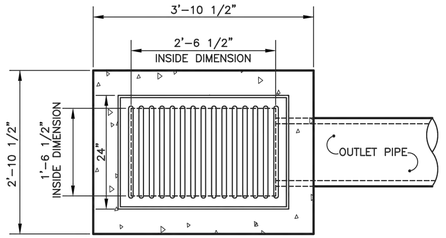


SECTION- ASPHALT SIDEWALK AT BUILDING

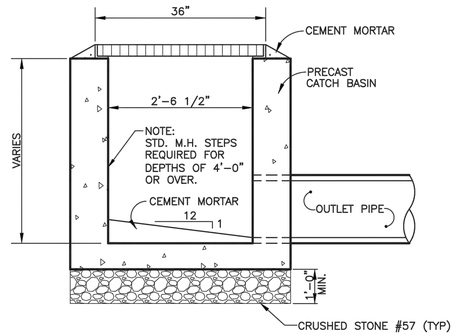
5
C4

PERVIOUS ASPHALT AT BUILDING
SCALE: 1" = 1'-0"

DESIGNED: MCL DRAWN: MCL TECH. REVIEW: J.RICE DATE: 04/21/2016	SUB SHEET NO. C4	TITLE OF SHEET SITE DETAILS CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	DRAWING NO. 489 / 131839 PMIS/PKG NO. 219657 SHEET 06 OF 16



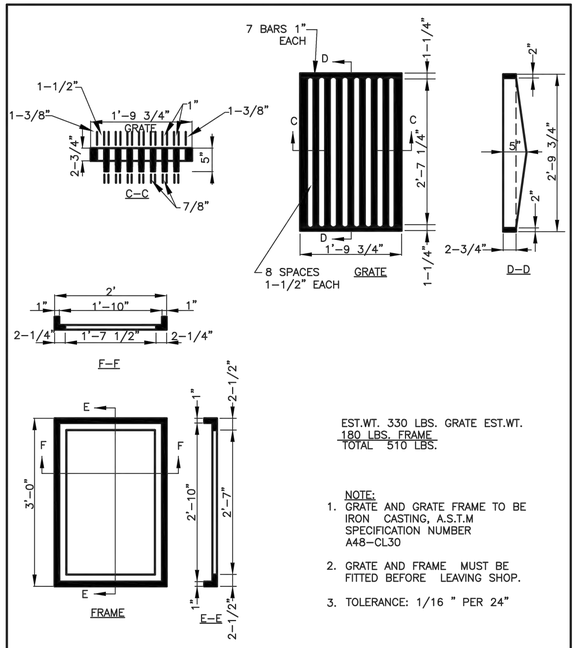
NOTE:
INLET STRUCTURE STRUCTURAL DESIGN SHALL CONFORM TO ACI 318. DESIGN SHALL INCLUDE HS20 TRAFFIC LOADING.



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	STANDARD DROP INLET	DETAIL NO. SW-G_DI001A

1 / C5 STANDARD DROP INLET
SCALE: N.T.S.



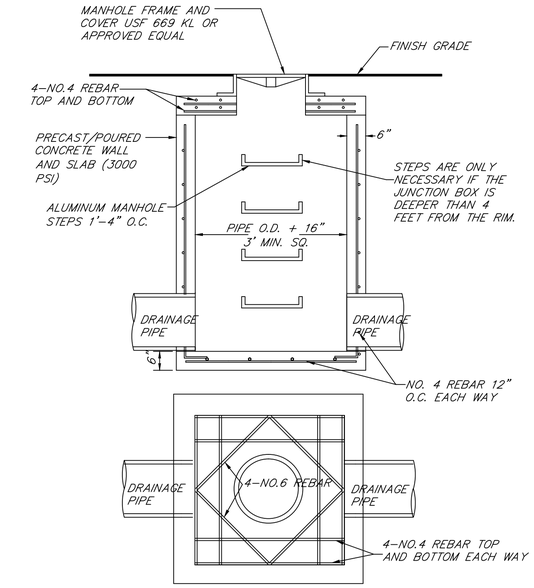
EST.WT. 330 LBS. GRATE EST.WT.
180 LBS. FRAME
TOTAL 510 LBS.

NOTE:
1. GRATE AND GRATE FRAME TO BE IRON CASTING, A.S.T.M SPECIFICATION NUMBER A48-CL30
2. GRATE AND FRAME MUST BE FITTED BEFORE LEAVING SHOP.
3. TOLERANCE: 1/16 " PER 24"

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011 ORIG. DATE: JAN 1997 SCALE: N.T.S.
	STANDARD GRATE AND FRAME	DETAIL NO. SW-G_GR001

2 / C5 STANDARD GRATE AND FRAME
SCALE: N.T.S.



3 / C5 JUNCTION BOX DETAIL
SCALE: N.T.S.

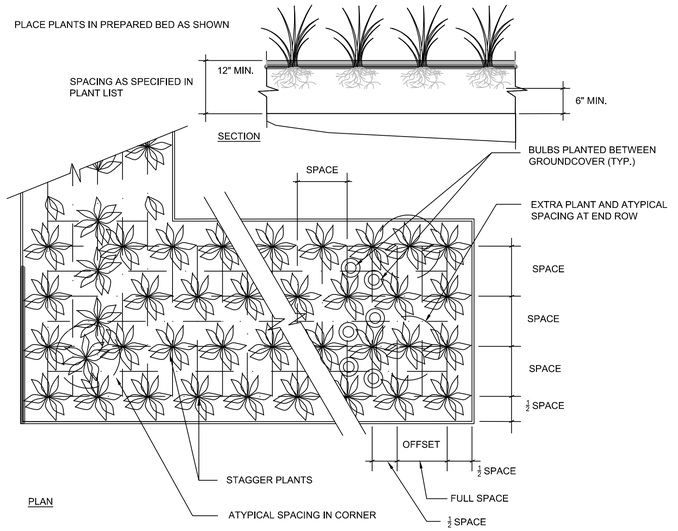
DESIGNED: MCL CADD: MCL TECH. REVIEW: J.RICE DATE: 04/21/2016	SUB SHEET NO. C5	TITLE OF SHEET DRAINAGE DETAILS CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	DRAWING NO. 489 131839 PMIS/PKG NO. 219657 SHEET 07 OF 16

PLANT_SCHEDULE

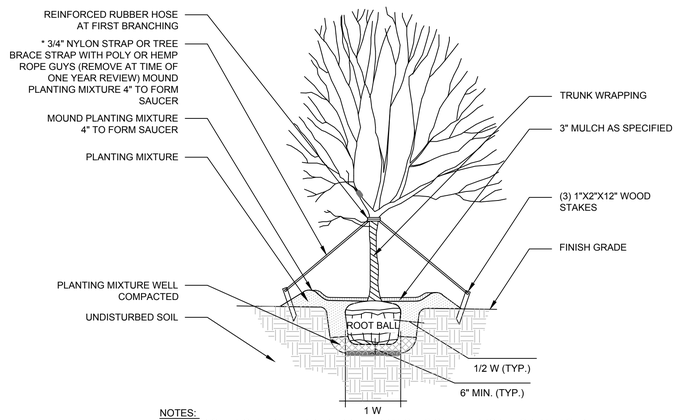
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE		REMARKS
	ULMP	1	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	2"CAL	10`-12`		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT			SPACING	REMARKS
	TURF	125 SF	CYNODON DACTYLON/ BERMUDA SEED	SEED				
	LIRM	325	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	1 GAL			12" o.c.	

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING LOCAL UTILITY COMPANIES AND/ OR GEORGIA 811 UTILITIES PROTECTION CENTER, INC. PRIOR TO STAKING PLANT LOCATIONS, IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. LANDSCAPE CONTRACTOR TO COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTIONS REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE NPS PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE NPS BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
6. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL (25% + DEAD) IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED, EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
9. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS / PAVING WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
10. ACCEPTANCE OF GRADING AND SOD SHALL BE BY NPS AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY NPS AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
11. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER'S ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
12. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON PLAN.
13. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
14. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION, AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORM WATER FACILITIES.
16. ALL LANDSCAPE BEDS AND TREE RINGS TO BE MULCHED WITH HARDWOOD MULCH TO A DEPTH OF NO LESS THAN 3".
17. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
18. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE NPS PRIOR TO INSTALLATION.
19. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
20. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
21. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
22. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS.
23. IMMEDIATELY MULCH WITH HARDWOOD MULCH AND WATER ALL PLANTS AND TREES OR COMPLETE WITHIN 16 HOURS AFTER INSTALLATION.

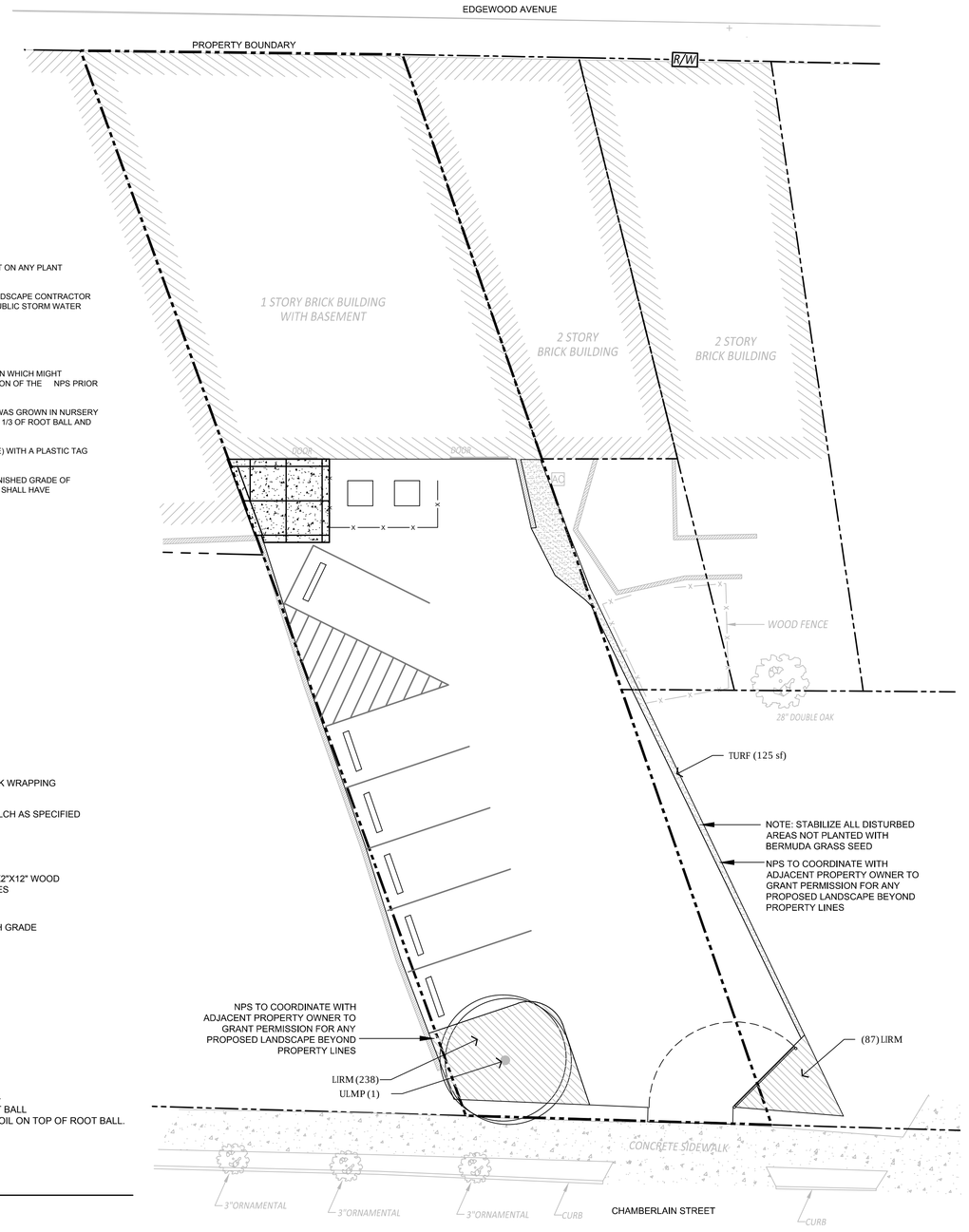


1 L1 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



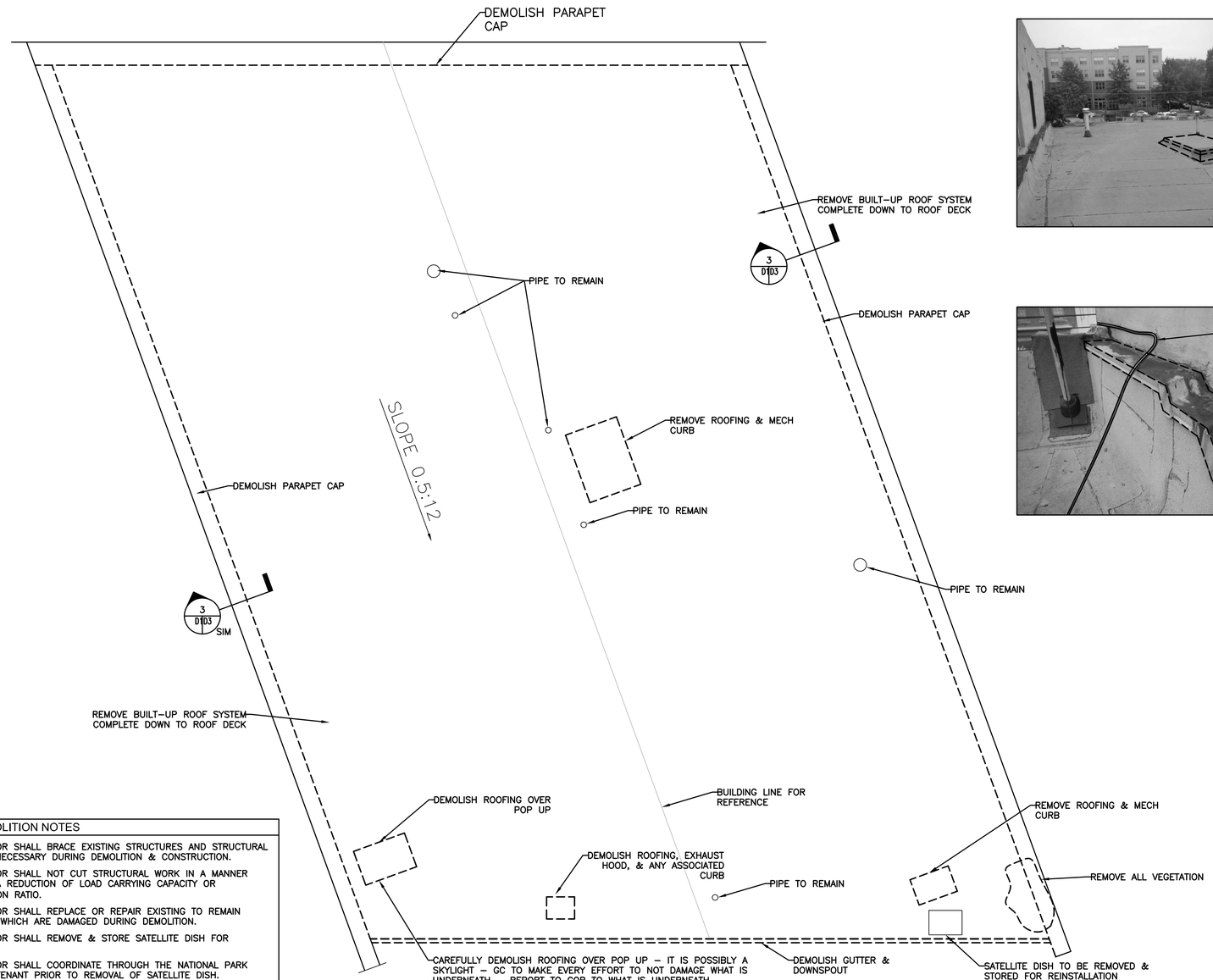
NOTES:
1. NEVER CUT A CENTRAL LEADER. PRUNE BRANCHES ONLY IF BROKEN OR DAMAGED.
2. REMOVE TOP ⅓ OF BURLAP, TWINE, ROPE, AND LOOSEN TOP OF BASKET FROM ROOT BALL
3. TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE. DO NOT PLACE ADDITIONAL SOIL ON TOP OF ROOT BALL.
4. DO NOT STAKE TREE UNLESS SLOPE REQUIRES STABILIZATION.

2 L1 TREE PLANTING DETAIL
SCALE: NTS

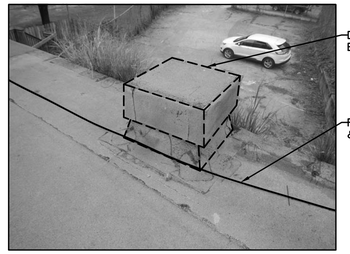


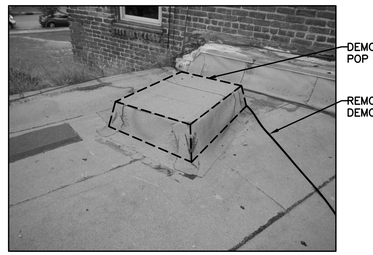
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SCALE OF FEET

DESIGNED: MCL	SUB SHEET NO. L1	TITLE OF SHEET: LANDSCAPE PLAN	DRAWING NO. 489 / 131839
DRAWN: MCL		CYCLIC MAINTENANCE – 443 EDGEWOOD MLK NATIONAL HISTORIC SITE	PMIS/PKG NO. 219657
TECH. REVIEW: J.RICE			SHEET 08 OF 16
DATE: 04/21/2016			









GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL BRACE EXISTING STRUCTURES AND STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION & CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO.
3. THE CONTRACTOR SHALL REPLACE OR REPAIR EXISTING TO REMAIN FINISHES, ETC, WHICH ARE DAMAGED DURING DEMOLITION.
4. THE CONTRACTOR SHALL REMOVE & STORE SATELLITE DISH FOR REINSTALLATION
5. THE CONTRACTOR SHALL COORDINATE THROUGH THE NATIONAL PARK SERVICE WITH TENANT PRIOR TO REMOVAL OF SATELLITE DISH.

LEGEND

TO REMAIN

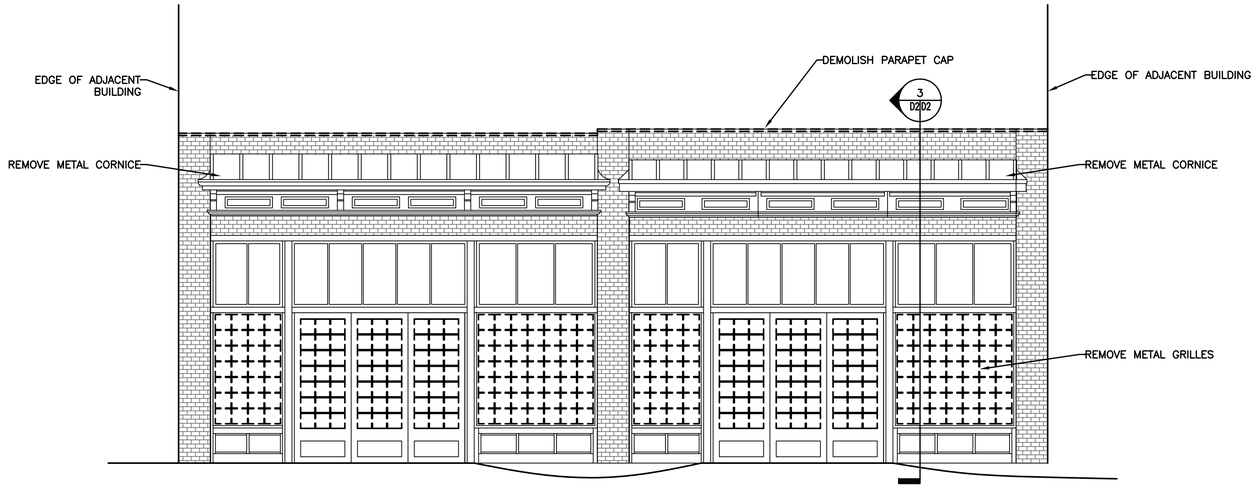
TO BE DEMOLISHED

1/D1 DEMOLITION ROOF PLAN
1/4" = 1'-0"

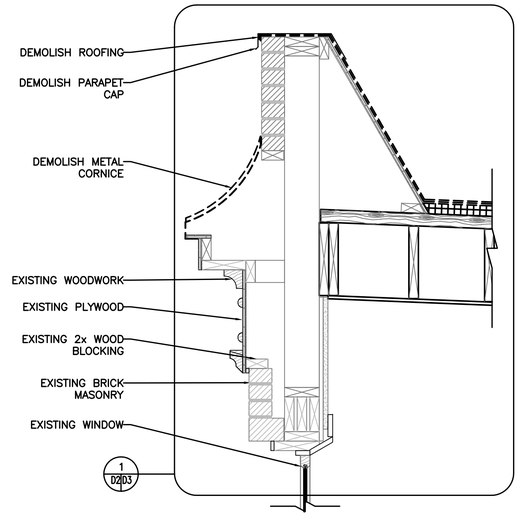
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SCALE OF FEET

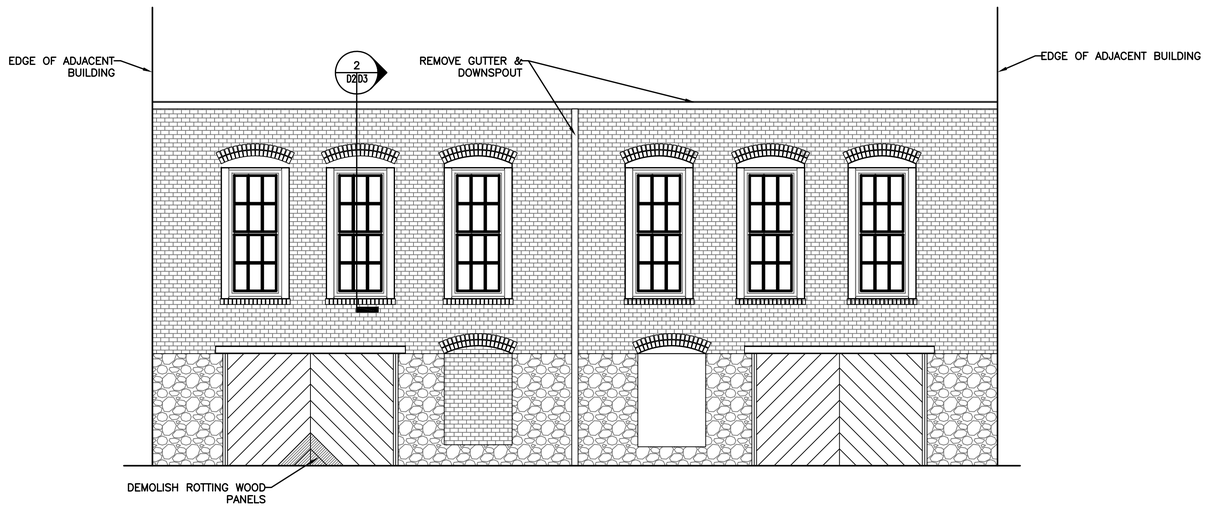
DESIGNED: DADD D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. D1	TITLE OF SHEET: DEMOLITION ROOF PLAN MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 09 OF 16

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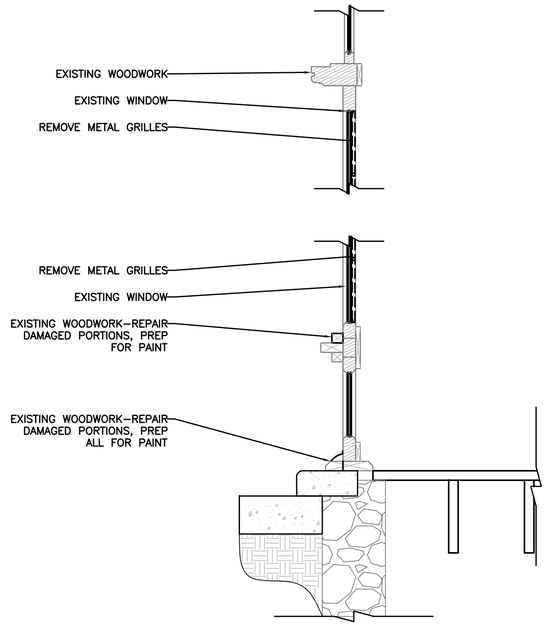


1 D2 FRONT ELEVATION
1/4" = 1'-0"





2 D2 REAR ELEVATION
1/4" = 1'-0"



3 D2 WALL SECTION
1" = 1'-0"

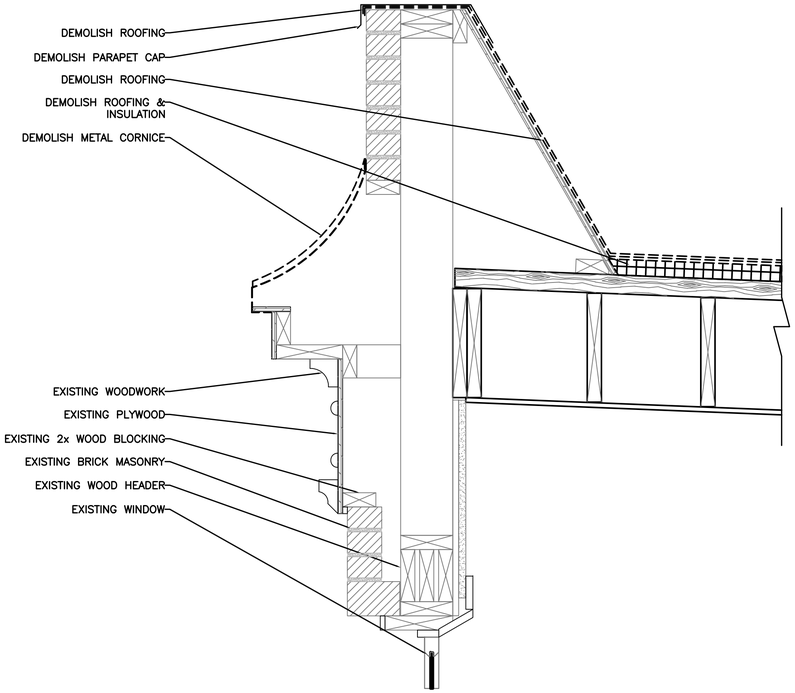
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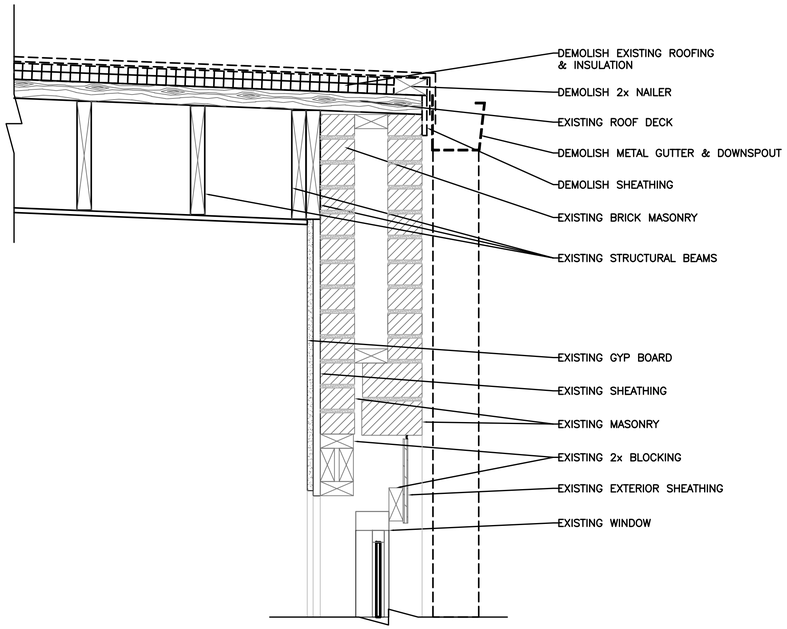
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SCALE OF FEET

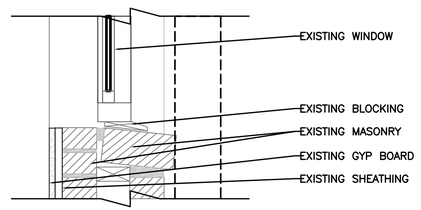
DESIGNED: DADD D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. D2	TITLE OF SHEET DEMOLITION ELEVATIONS & DETAILS MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 10 OF 16

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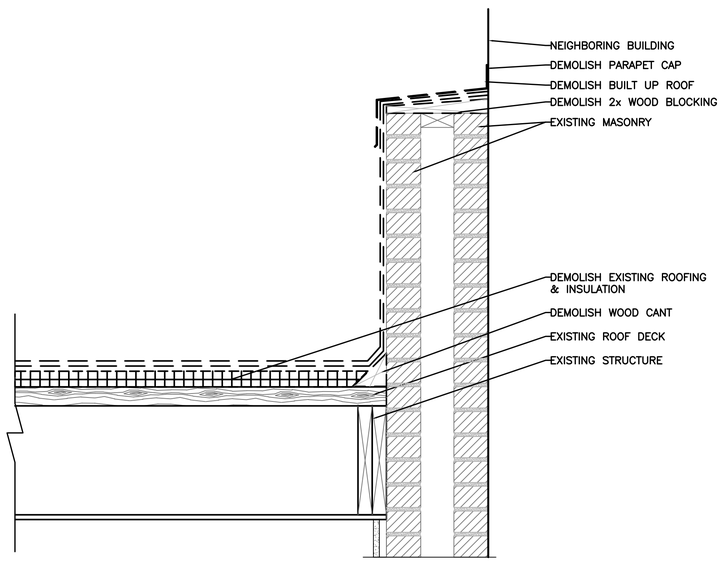


1 D3 DEMOLITION DETAIL
1-1/2" = 1'-0"





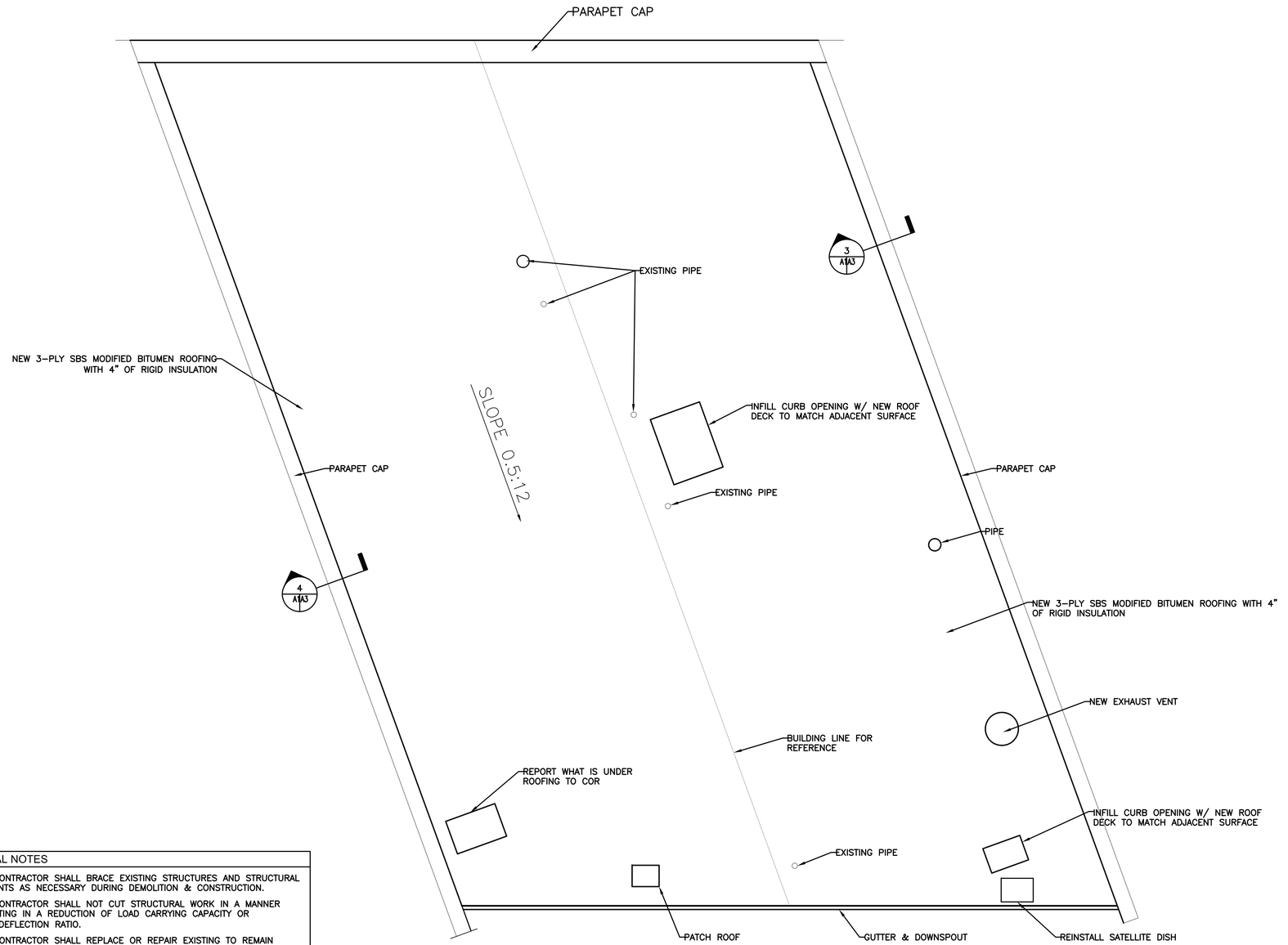
2 D3 DEMOLITION DETAIL
1-1/2" = 1'-0"



3 D3 DEMOLITION DETAIL
1-1/2" = 1'-0"

DESIGNED: CADD D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. D3	TITLE OF SHEET DEMOLITION DETAILS MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 11 OF 16

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1 / A1 ROOF PLAN
1/4" = 1'-0"

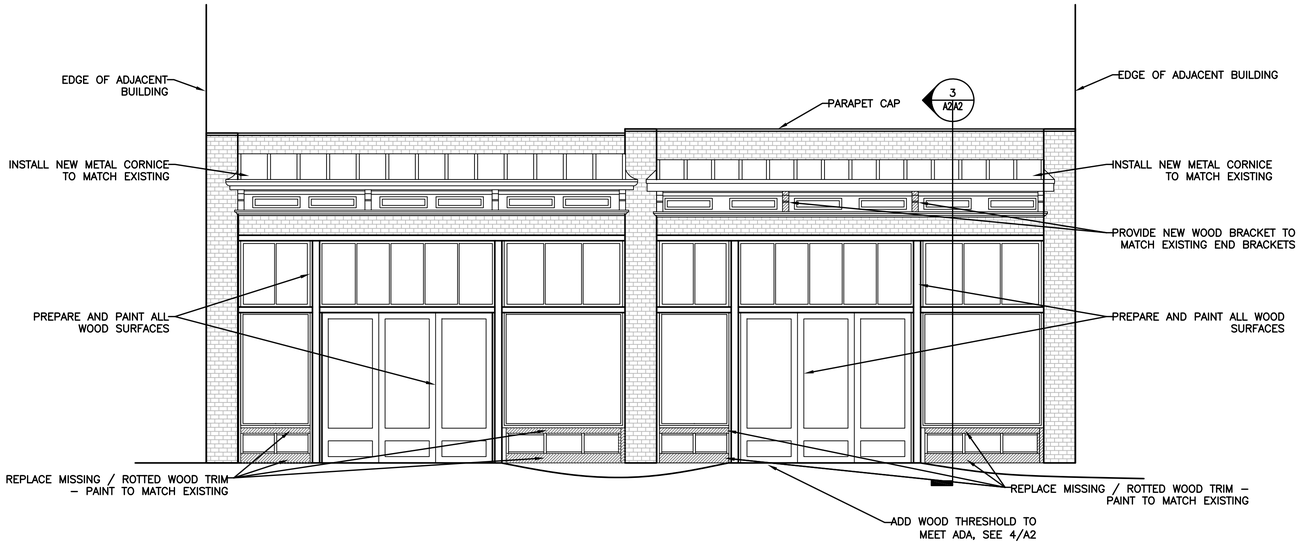
GENERAL NOTES
1. THE CONTRACTOR SHALL BRACE EXISTING STRUCTURES AND STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION & CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO.
3. THE CONTRACTOR SHALL REPLACE OR REPAIR EXISTING TO REMAIN FINISHES, ETC, WHICH ARE DAMAGED DURING DEMOLITION.
4. ALL SEALANTS SHALL BE CUSTOM COLOR TO MATCH ADJACENT FINISH

LEGEND	
═══	NEW
═══	EXISTING

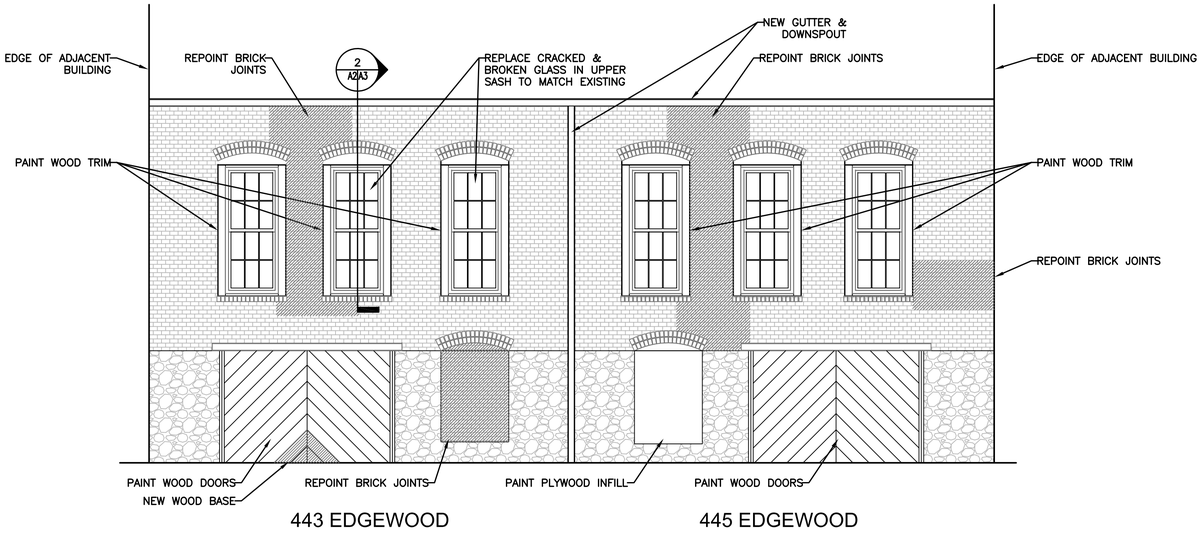
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SCALE OF FEET

DESIGNED: D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. A1	TITLE OF SHEET ROOF PLAN MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 12 OF 16

4/25/16 06:40 GEOFF R20 P:\15605 - NPS MALU 443 EDGEWATER\PHASE 05 - CONSTRUCTION DOCUMENTS\DRAWINGS\MALU 219657 - ARCH - ALL DRAWINGS.DWG
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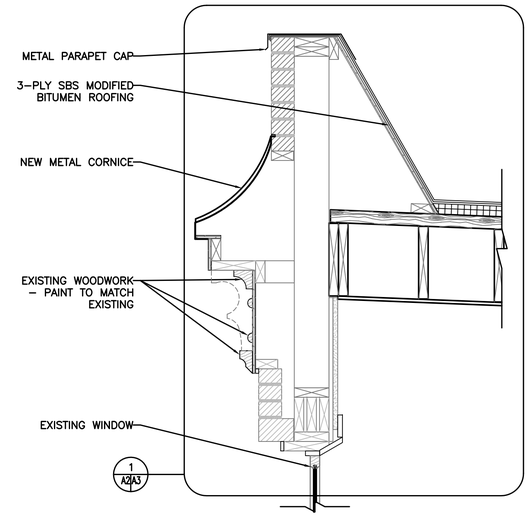
1 / A2 FRONT ELEVATION
1/4" = 1'–0"



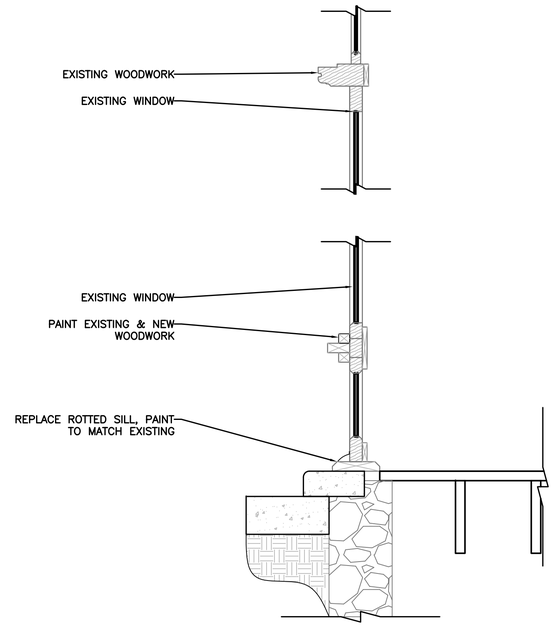
2 / A2 REAR ELEVATION
1/4" = 1'–0"

GENERAL NOTES

1. THE CONTRACTOR SHALL BRACE EXISTING STRUCTURES AND STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION & CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO.
3. THE CONTRACTOR SHALL REPLACE OR REPAIR EXISTING TO REMAIN FINISHES, ETC, WHICH ARE DAMAGED DURING DEMOLITION.
4. ALL SEALANTS SHALL BE CUSTOM COLOR TO MATCH ADJACENT FINISH
5. PAINT WOOD WINDOWS, DOORS &&TRIM AT BOTH 443 & 445 EDGEWOOD AVE.



4 / A2 THRESHOLD DETAIL
1" = 1'–0"

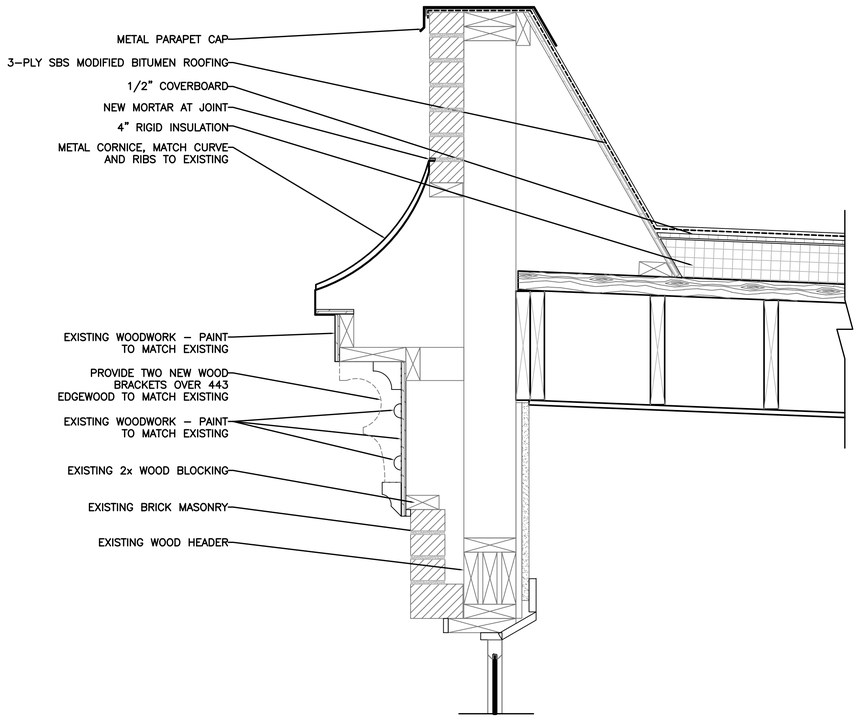


3 / A2 WALL SECTION
1" = 1'–0"

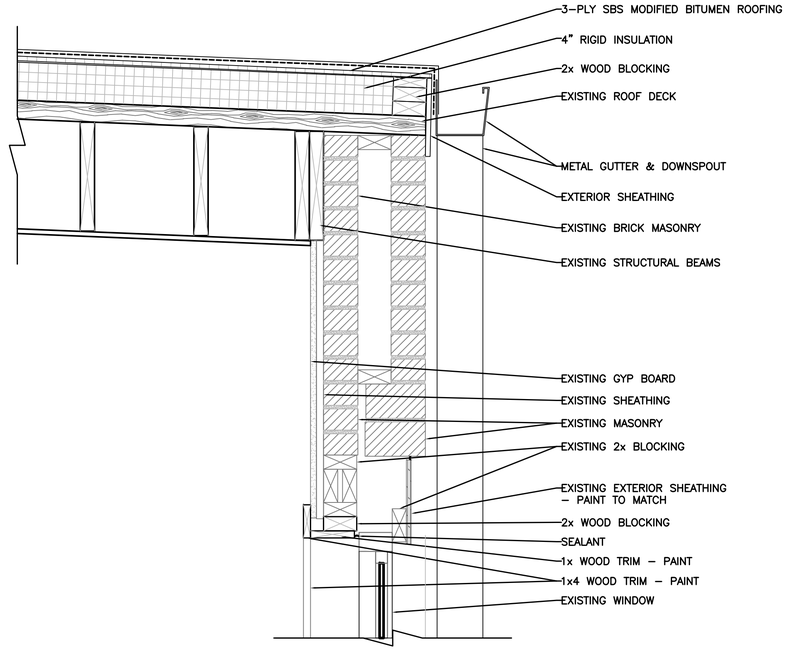
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SCALE OF FEET

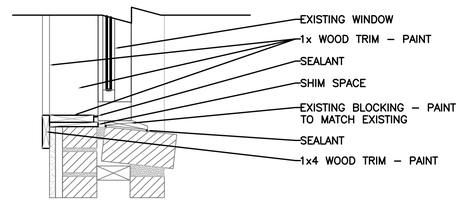
DESIGNED: D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. A2	TITLE OF SHEET: ELEVATIONS & DETAILS MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 13 OF 16

4/25/16 14:09 GEOFF R20 P:\15605 – NPS MALU 443 EDGEWATER\PHASE 05 – CONSTRUCTION DOCUMENTS\FINAL SUBMITTAL\DRAWINGS – CAD FILES\MALU 219657 – A2.DWG

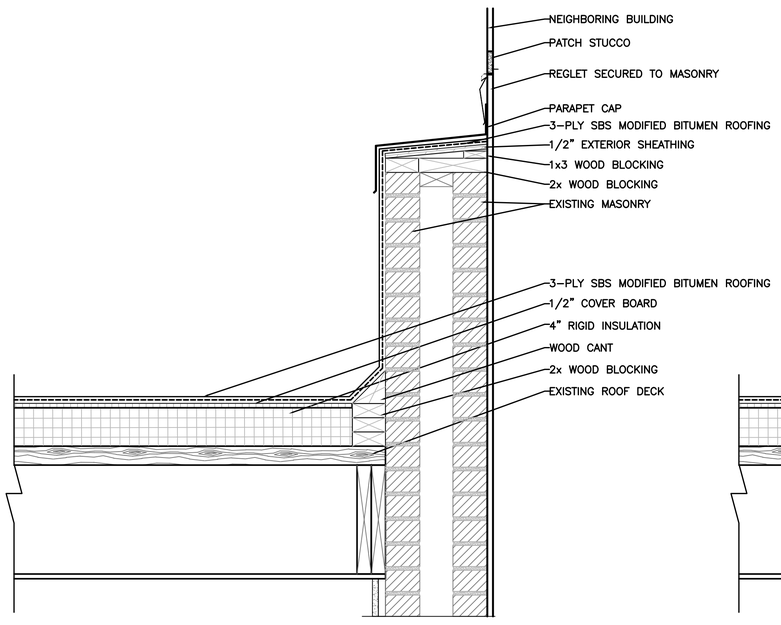


1 / A3 PARAPET DETAIL
1–1/2" = 1'–0"

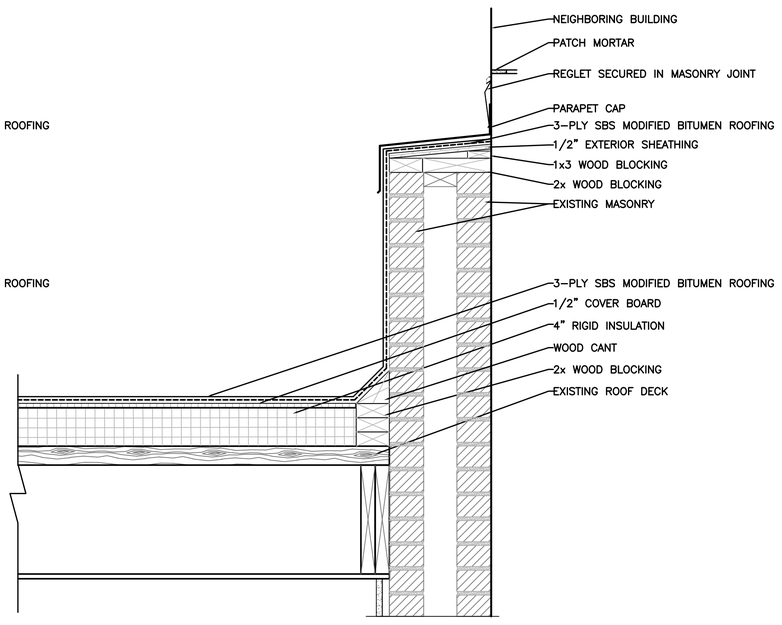




2 / A3 EXTERIOR DETAIL
1–1/2" = 1'–0"



3 / A3 ROOF EDGE DETAIL
1–1/2" = 1'–0"



4 / A3 ROOF EDGE DETAIL
1–1/2" = 1'–0"

DESIGNED: D. CORTE TECH. REVIEW: G. MOHNEY DATE: 04/22/16	SUB SHEET NO. A3	TITLE OF SHEET: DETAILS MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489 131839 PMIS/PKG NO. MALU 219657 SHEET 14 OF 16

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ELECTRICAL ABBREVIATIONS	
GENERAL	**DESCRIPTION**
(E)	EXISTING
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
BFC	BELOW FINISHED CEILING
BOD	BOTTOM OF DEVICE
cd	CANDELA
CLG	CEILING
ECB	ENCLOSED CIRCUIT BREAKER
EF	EXHAUST FAN
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FDS	FUSED DISCONNECT SWITCH
GBB	GROUND BUSBAR
GFCI	GROUND-FAULT CIRCUIT-INTERRUPTING
GFI	GROUND-FAULT INTERRUPTING
GP	GENERAL PURPOSE
HP	HEAT PUMP
J-BOX	JUNCTION BOX
KW	KILOWATTS
MTGB	MAIN TELECOMM. GROUNDING BUSBAR
NEC	NATIONAL ELECTRICAL CODE
NFDS	NON-FUSED DISCONNECT SWITCH
OC	ON CENTER
SPD	SURGE PROTECTION DEVICE
TBB	TELECOMMUNICATIONS BACKBOARD
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WH	WATER HEATER
WP	WEATHERPROOF
CONTROL PANELS	**DESCRIPTION**
FACP	FIRE ALARM CONTROL PANEL
RFAP	REMOTE FIRE ANNUNCIATOR PANEL
SEC	SECURITY PANEL

GENERAL ELECTRICAL NOTES

1. BRANCH CIRCUIT WIRING FOR 20A/120V CIRCUITS LESS THAN 100' FROM PANEL TO FARTHEST DEVICE SHALL BE 2-#12s, #12 GND IN 3/4" C. AND 2-#10s, #10 GND IN 3/4" C. FOR CIRCUITS GREATER THAN 100' UNLESS NOTED OTHERWISE. WHERE CONDUCTOR AND RACEWAY SIZE ARE SHOWN AT HOMERUN, SUCH SIZE SHALL BE USED FOR THE ENTIRE CIRCUIT. EXCEPTION: FINAL CONNECTION TO DEVICES IN OUTLET BOXES IS NOT REQUIRED TO BE LARGER THAN #12.
2. RACEWAYS SHALL BE INSTALLED CONCEALED IN NEW WALL CONSTRUCTION, ABOVE CEILINGS, BELOW FLOOR AND IN OTHER CAVITIES TO THE GREATEST EXTENT POSSIBLE. EXPOSED RACEWAYS MAY BE USED IN UNFINISHED SPACES, WHERE EXPLICITLY NOTED ON PLANS AND WHERE APPROVED BY THE ARCHITECT AND ENGINEER. LAY OUT EXPOSED RACEWAYS TO MINIMIZE THE NUMBER OF VERTICAL RUNS.
3. A FIRESTOP SYSTEM SHALL BE USED TO SEAL ALL PENETRATIONS OF ELECTRICAL CONDUITS AND CABLES THROUGH FIRE-RATED PARTITIONS. THE FIRESTOP SYSTEM SHALL CONSIST OF A FIRE-RATED CAULK TYPE SUBSTANCE AND HIGH TEMPERATURE FIBER INSULATION BY 3M OR APPROVED EQUAL. ONLY METAL CONDUIT SHALL BE USED TO PENETRATE FIRE-RATED PARTITIONS. SEE ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS OF FIRE-RATED WALLS.
4. WHEREVER THE WORD "PROVIDE" IS USED ON THE ELECTRICAL DRAWINGS, IT SHALL BE INFERRED TO MEAN "FURNISH AND INSTALL", UNLESS NOTED OTHERWISE.
5. OUTLET BOXES FOR FIRE ALARM DEVICES SHALL BE DEEP BOXES (2-1/8" MINIMUM). ALL OTHER OUTLET BOXES SHALL BE STANDARD DEPTH (1-1/2" MINIMUM), UNLESS NOTED OTHERWISE.

GENERAL DEMOLITION NOTES

1. ALL ELECTRICAL EQUIPMENT TO BE REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIALS UNTIL RELEASED BY THE OWNER'S PROJECT MANAGER. MATERIALS THAT THE OWNER'S PROJECT MANAGER CHOOSES TO RETAIN SHALL BE DELIVERED BY THE CONTRACTOR TO A LOCATION DESIGNATED BY THE PROJECT MANAGER. ALL OTHER MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

GENERAL EXISTING CONDITION NOTES

1. AREAS OF WORK EXIST FOR THIS PROJECT WHICH WERE NOT ACCESSIBLE OR HAD LIMITED ACCESS DURING DESIGN. AS SUCH, CONTRACTOR SHALL VERIFY ALL UTILITIES IN AREA OF WORK BEFORE DEMOLITION OF ANY SERVICE. ANY ELECTRICAL COMPONENTS NOT SHOWN SHALL BE IDENTIFIED AND THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE. NO ELECTRICAL REWORK SHALL BE COMMENCED WITHOUT COORDINATION OF BOTH ARCHITECT AND ENGINEER. WHERE INFORMATION SHOWN ON THESE DRAWINGS CONFLICTS WITH VERIFIED FIELD CONDITIONS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER.

GENERAL SIGNAL NOTES

1. ALL FIRE ALARM CABLE SHALL BE IN RED CONDUIT EXCEPT AS NOTED ELSEWHERE ON PLANS.

POWER AND TELECOMMUNICATIONS SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
X	DUPLEX RECEPTACLE, "X" INDICATES RECEPTACLE TYPE		COMMUNICATION OUTLET (ROUGH-IN ONLY)
X	GFCI DUPLEX RECEPTACLE, "X" INDICATES RECEPTACLE TYPE	WF	Wi-Fi ACCESS POINT (CEILING MOUNTED)
X	QUADRUPLEX RECEPTACLE, "X" INDICATES RECEPTACLE TYPE	CR	SECURITY CARD READER (WALL MOUNTED)
X	GFCI QUADRUPLEX RECEPTACLE, "X" INDICATES RECEPTACLE TYPE	C	CCTV CAMERA (WALL MOUNTED)
J X	JUNCTION BOX (CEILING MOUNTED), "X" INDICATES JUNCTION BOX TYPE	C	CCTV CAMERA (CEILING MOUNTED)
J X	JUNCTION BOX (WALL MOUNTED), "X" INDICATES JUNCTION BOX TYPE	KP	SECURITY KEYPAD (WALL MOUNTED)
J X	JUNCTION BOX (MOUNTING TYPE NOTED ON PLANS), "X" INDICATES JUNCTION BOX TYPE		DISCONNECT SWITCH (FUSIBLE OR NON-FUSIBLE)
$ X	CONTROL SWITCH, "X" INDICATES SWITCH TYPE	CB	DISCONNECT SWITCH (ENCLOSED CIRCUIT BREAKER)
M	METER		PANELBOARD

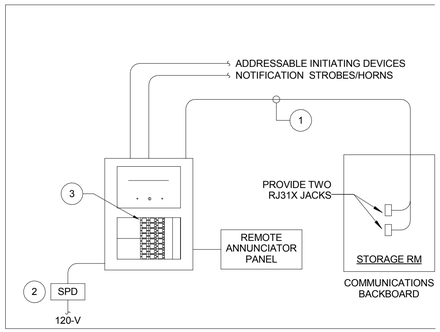
EQUIPMENT AND SIGNAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
T	THERMOSTAT (WALL MOUNTED, ROUGH-IN ONLY)	F	FIRE ALARM PULL STATION
SD	SMOKE DETECTOR (CEILING MOUNTED)	V	FIRE ALARM STROBE NOTIFICATION APPLIANCE (WALL MOUNTED)
HD	HEAT DETECTOR (CEILING MOUNTED)	V S	FIRE ALARM SPEAKER/STROBE NOTIFICATION APPLIANCE (WALL MOUNTED)
X	CONTROL PANEL, "X" INDICATES TYPE	V H	FIRE ALARM HORN/STROBE NOTIFICATION APPLIANCE (WALL MOUNTED)
AIM	ADDRESSABLE INPUT MODULE	RFAP	REMOTE FIRE ALARM ANNUNCIATOR
SPD	SURGE PROTECTION DEVICE		

ELECTRICAL CODES & STANDARDS	
CODE	**DESCRIPTION**
IBC (2012)	INTERNATIONAL BUILDING CODE
IECC (2009)	INTERNATIONAL ENERGY CONSERVATION CODE
IFC (2012)	INTERNATIONAL FIRE CODE
NFPA 70 (2011)	NATIONAL ELECTRICAL CODE
NFPA 72 (2010)	NATIONAL FIRE ALARM AND SIGNALING CODE

FIRE ALARM SINGLE-LINE NOTES

1. PROVIDE TWO 4-PAIR TELEPHONE CABLES IN 1/2" EMT TO EXISTING COMMUNICATIONS BOARD.
2. PROVIDE SURGE PROTECTIVE DEVICES FOR ALL INCOMING POWER CONNECTIONS TO FIRE ALARM CONTROL PANELS, POWER SUPPLIES, AND BATTERY SYSTEMS.
3. PROVIDE ALL REQUIRED PROGRAMMING, SOFTWARE, AND HARDWARE AS REQUIRED

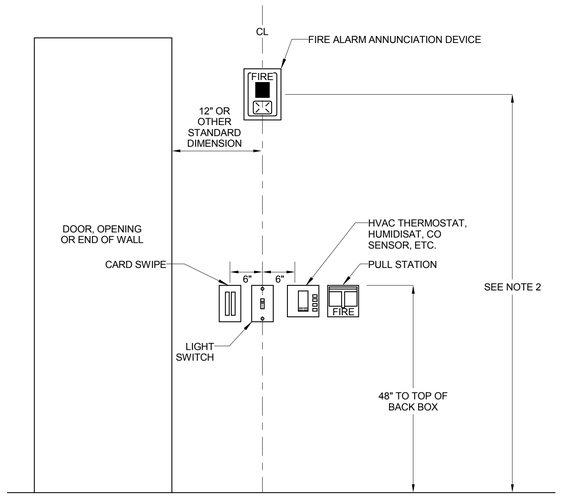


3 E001 PARTIAL FIRE RISER DIAGRAM
SCALE: NOT TO SCALE

FIRE ALARM SYSTEM GENERAL NOTES :

1. SEE FLOOR PLANS FOR INTENDED COVERAGE OF FIRE ALARM SYSTEM.
2. THE FOLLOWING SHALL OCCUR UPON ACTIVATION OF ANY INITIATING DEVICE:
   A) SOUND ALL AUDIBLE DEVICES (CHIMES, HORNS, BELLS, ETC.) AND FLASH ALL VISUAL DEVICES (LIGHTS OR STROBES) THROUGHOUT THE ENTIRE FACILITY.
   B) ALERT A CENTRAL STATION ALARM REPORTING SERVICE VIA DIGITAL COMMUNICATOR AND LEASED TELEPHONE LINES.
   C) INDICATE BY ZONE WITH AUDIO/VISUAL SIGNAL AT FACP AND ALL REMOTE ANNUNCIATORS.
3. INITIATING DEVICES SHALL BE SMOKE DETECTORS, HEAT DETECTORS, MANUAL PULL STATIONS.
4. FIRE ALARM SYSTEM CONTROL EQUIPMENT, ALARM INITIATING DEVICES, POWER SOURCES, MUNICIPAL OR REMOTE STATION SIGNALING APPARATUS, AND REMOTE ANNUNCIATION/CONTROL PANELS (GRAPHIC DISPLAY PANELS EXCLUDED) SHALL BE UNDERWRITER'S LABORATORIES LISTED FOR THE INSTALLED APPLICATION.
5. SYSTEM TROUBLE (OPEN WIRING, SHORTED WIRING, OR GROUND FAULTS) SHALL BE ANNUNCIATED BOTH AUDIBLY AND VISUALLY AT THE FACP AND AT ALL ANNUNCIATORS.
6. NOTIFICATION APPLIANCE CIRCUITS THAT PASS THROUGH A DIFFERENT ZONE THAN THE ZONE IN WHICH THEY ARE NOTIFYING SHALL BE INSTALLED IN A 2-HOUR RATED CABLE/CONDUIT ASSEMBLY.
7. FIRE ALARM CONTRACTOR SHALL COORDINATE WITH THE OWNER, AND LOCAL FIRE MARSHALL REGARDING THE REQUIRED NOTIFICATION ZONING REQUIREMENTS AND PROVIDE 2-HOUR RATED CABLE/CONDUIT ASSEMBLY FOR EACH REQUIRED ZONE.
8. ALL SYSTEM WIRING SHALL BE CLASS B, NO T-TAPPING IS PERMITTED. CIRCUIT LOOP "SUPPLY AND RETURN" PATHS SHALL BE IN SEPARATE CONDUITS.

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NOTE 1: DEVICES SHOWN WITHIN 48" OF EACH OTHER ON ALL ELECTRICAL PLANS SHALL BE ALIGNED PER THIS DETAIL. IF DEVICES ARE SHOWN IN MIDDLE OF WALL, THEN CENTER DEVICES ON WALL.

NOTE 2: MOUNT 80" ABOVE FINISHED FLOOR WHERE POSSIBLE. WHERE CEILING HEIGHTS DO NOT ALLOW THIS HEIGHT, MOUNT 6" BELOW CEILING. WHERE OBSTRUCTIONS DO NOT ALLOW THIS HEIGHT, MOUNT 80" TO 96" ABOVE FINISHED FLOOR. ALL MOUNTING HEIGHTS FOR NOTIFICATION DEVICES SHALL BE MEASURED TO THE CENTER OF THE LENS.

DESIGNED: MAR	SUB SHEET NO. E001	TITLE OF SHEET: ELECTRICAL NOTES & LEGEND MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	DRAWING NO. 489/131839
DRAWN: MAR			PMIS/PKG NO. MALU 219657
TECH. REVIEW: DAW			SHEET 15 OF 16
DATE: 04/22/16			



1 E100 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 E100 LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. INTERIOR WALLS ENCLOSING RECEPTION 102 AND OFFICE 103 ARE NOT FULL HEIGHT.
2. DEMOLISH EXISTING RECEPTACLE AND USE CIRCUIT TO POWER FACP. PAINT CIRCUIT BREAKER HANDLE RED. VERIFY THAT CIRCUIT IS DEDICATED. IF NOT, RECIRCUIT TO DEDICATED.
3. SURFACE MOUNT FIRE ALARM PULL STATION, HORN STROBE, AND RFAP ON EXISTING WALL. FIRE ALARM PULL STATION MUST BE WITHIN 5 FEET OF EXIT.

GENERAL NOTES

1. SURFACE MOUNT CONDUIT AND DEVICES SHALL BE UTILIZED IN THE LOWER LEVEL.
2. FUTURE RENOVATION WILL RECONFIGURE FRONT OF HOUSE AREA. CONDUIT SHALL BE RUN THROUGH BASEMENT AS MUCH AS POSSIBLE TO MAXIMIZE FUTURE USE. ON FIRST FLOOR, FIRE ALARM MC CONDUIT MAY BE USED ONLY WHERE REQUIRED TO PULL THROUGH EXISTING WALLS. INTENT IS TO RUN CONDUIT ON LOWER LEVEL AND FISH CONDUIT / MC CABLE UP THE WALLS TO DEVICES.

DESIGNED: MAR	SUB SHEET NO. E100	TITLE OF SHEET: ELECTRICAL PLANS	DRAWING NO. 489/131839
DRAWN: MAR		MARTIN LUTHER KING JR NATIONAL HISTORIC SITE 443 EDGEWOOD	PMIS/PKG NO. MALU 219657
TECH. REVIEW: DAW			SHEET 16 OF 16
DATE: 04/22/16			

Appendix D

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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.

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Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1906, Jun 19		East Atlanta Land Co. to J. Lampras. $2,365 Bond.								
1906, Jun 19		East Atlanta Land Co. to Joseph T. Orme and Marion T. Jackson. $715.20.								
1908, Mar 4		Joseph T. Orme and Marion T. Jackson to Piromis H. Bell. $1,155. Plat Book 2, Page 136.								
1908, Sep 5		Piromis H. Bell to B.D. Watkins. $1,470. Lot #179.								
1908, Nov 18		B.D. Watkins to W.M. Huntt. $1,100. "Undivided one-half interest in lot." Lot (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1908, Dec 17		B.D. Watkins and W.M. Huntt to George R. Williams. $1,100. Lot (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1908, Dec 21		B.D. Watkins to W.M. Huntt. $1,100. "Undivided one-half interest in lot." Lot (22.35 feet wide) is 109.95 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 445 Edgewood}								
1909, Sep 15		George W. Williams to John Wesley Simmons. $1,100. Lot (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1910	371	Vacant, as of September 17, 1909				373	Vacant, as of September 17, 1909			
1910, Mar 15		George R. Williams & Union Savings Bank. $900 loan. Lot (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1910, Mar 25		George R. Williams to F.H. Gaines. $8,000 Bond. Lot (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1910, Jun 1		Sold to F.H. Gaines. $4,000. (22.35 feet wide) is 87 feet east of southeast corner of Edgewood and Fitzgerald Street. {Likely 443 Edgewood}								
1911	371	Daniel A Stevens	W	Furniture Repair	Daniel A. Stevens rented 371 Edgewood Ave. in 1911 for the use of furniture repair. That year, Daniel and wife Genie resided at 625 Capitol Ave. No additional information could be found on the pair.	373-375	Morris (Inc.)	W	Unknown	Information on this tenant could not be found.
1912	371	Vacant, as of September 22, 1911				373	Vacant, as of September 22, 1911			
1912, Mar 23		Dr. F.H. Gaines to Penn Mutual Life Insurance Co. $4,000 Loan. Two lots on Edgewood. Debt absolved Feb 21, 1919.								
1913	371	O.W. Gay Manufacturing Co. (O.W. Gay & R.F. Jordan)	W	Office Fixtures	Ossa Winston Jones (1872-1951) married Elizabeth Jones (1868-1965) in 1896. The 1900 Federal Cesnsus shows them owning 233 Jackson St., with one child, 2, and Elizabeth's mother, 74. Ossa was a cabinetmaker. The 1910 Federal Census shows them owning 509 Highland Ave. with four daughters, aged 1-12, and Elizabeth's mother. Ossa was a cabinetmaker of office furniture. Ossa's company, O.W. Manufacturing Co. rented 371 Edgwood Ave. 1913-1914. During this time, he advertised heavily in the newspaper. The 1920 Federal Census retains the family at the same address. Ossa was listed as an interior woodwork contractor. The 1930 Federal Census shows the couple renting 960 Las Angeles Ave. with one daughter. Ossa was an independent cabinetmaker. The 1940 Federal Census shows them renting 521 Hardendorff with one daughter. Ossa was a cabinetmaker. Ossa died in 1951; Elizabeth died in 1965. Both are buried at Peachtree Baptist Cemetery. Robert F. Jordan (ca. 1883-1942) married Estelle (ca. 1885-1968) in ca. 1902. The 1910 Federal Census shows the couple in Bozeman, GA with a daughter, 5. Robert was a foreman at a showcase factory. In 1913, Robert was listed as a partner at the O.W. Gay Manufacturing Co. The City Directory from that year places the Jordan at 54 Beecher. The 1920 Federal Census shows them renting 557 Central Ave. with their daughter. Robert was a carpenter. The 1930 Federal Census shows the family owning a house on Atlanta Ave. Robert and Estelle share the house with their daughter, her husband, and two granddaughters. Robert owned a building business. His son-in-law was a marble setter. (1900, 1910, 1920, 1930 and 1940 United States Federal Censuses. Ancestry.com; "Ossa Einston Gay," "Elizabeth Jones Gay," "Robert F. Jordan," and "Estell Jordan" Findagrave.com)	373	Martin & Hefner (D. Oscar Martin & John Hefner)	W	Auto Repairers	D. Oscar Martin and John Hefner rented 373 Edgewood Ave. in 1913. That year, Oscar and wife Ella E. resided at 125 Park Ave. No additional information could be found on either man.
1914	371	O.W. Gay Manufacturing Co.	W	Office Fixtures		373	Vacant, as of September 14, 1913			

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1906, Ju	Deed Book 192, Page 398. Fulton County Real Estate Records, Fulton County Courthouse.
1906, Ju	Deed Book 245, Page 33. Fulton County Real Estate Records, Fulton County Courthouse.
1908, Ma	Deed Book 245, Page 35. Fulton County Real Estate Records, Fulton County Courthouse.
1908, Se	Deed Book 247, Page 322. Fulton County Real Estate Records, Fulton County Courthouse.
1908, No	Deed Book 257, Page 411. Fulton County Real Estate Records, Fulton County Courthouse.
1908, De	Deed Book 249, Page 333. Fulton County Real Estate Records, Fulton County Courthouse.
1908, De	Deed Book 249, Page 334. Fulton County Real Estate Records, Fulton County Courthouse.
1909, Se	Deed Book 267, Page 488. Fulton County Real Estate Records, Fulton County Courthouse.
1910	"Atlanta City Directory." 1910, p. 111. Ancestry.com
1910, Ma	Deed Book 263, Page 519. Fulton County Real Estate Records, Fulton County Courthouse.
1910, Ma	Deed Book 276, Page 484. Fulton County Real Estate Records, Fulton County Courthouse.
1910, Ju	Deed Book 327, Page 191. Fulton County Real Estate Records, Fulton County Courthouse.
1911	"Atlanta City Directory." 1911, pp. 109, 1484. Ancestry.com
1912	"Atlanta City Directory." 1912, p. 105. Ancestry.com
1912, Ma	Deed Book 281, Page 254. Fulton County Real Estate Records, Fulton County Courthouse.
1913	"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 193, 842, 1159. Archive.org
1914	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 202, 913. Archive.org

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1915	371	Barney B Rich Blacksmith	W	Blacksmith	Barney B. Ritch is listed as a blacksmith and foreman of construction of the newly constructed United States Penitentiary in Atlanta and 1903 and 1905. The 1910 Federal Census lists Barney B. and new wife Atticus E. Ritch owning 280 Lawton Street. Both are 40. Barney was still a foreman at the Prison. In 1915, Barney rented 371 Edgewood for a blacksmith shop, that year he and his wife reside in Conway Station. By 1918, the couple have moved to Jacksonville, FL where Barney was a blacksmith. Barney died in 1941 in Jacksonville. (1910, 1930, and 1940 United States Federal Censuses. U.S. Register of Civil, Military, and Naval Service, 1903 and 1905. Florida Death Index, 1877-1998. Ancestry.com)	373	Anderson Bros. (A.P. & W.P.)	W	Tinners	Brothers William Ponder (1878-1955) and Andrew Paul Anderson (1883-1950) were raised in the Atlanta area to parents Andrew Addison Anderson and Nacy Dora Alford. The 1900 Federal Census shows the family at 201 Woodward Ave., Atlanta. Father Andrew was a carpenter. W.P. was a manufacturer. A.P. was a trunk maker. A.P. married Sallie Bryon Carmichael married in 1907. The 1910 Federal Census shows the couple living at 57 Irwin St., Atlanta, with a infant daughter. Andrew was a joint partner in tin roof house work. That same census places William still in the home of his parents on Mathilde Ave., Atlanta; he is listed as a sheet metal laborer. The brothers begin renting 373 Edgewood Ave. in 1915. William married Adella Henryetta Glenn in 1916. By 1918, the partnership was dissolved and William bagn running the business on his own. The 1920 Federal Census shows Andrew and family, including his father, at 571 Lawton St., Atlanta; he is listed as a district manager of a furniture factory. William cannot be found in this census. The 1930 Federal Census shows William and Adella owning 203 2nd Street, Decatur with Adella's daughter from a former marriage. William was a sheet metal shop proprietor. The 1940 Federal Census shows the family at the same address. William was a sheetmetal worker and his wife performed clerical work at the sheet metal shop. Andrew died in 1950 in Birmingham, AL. William kept his shop open until at least 1951. He died in 1955 and is buried in Westview Cemetery. (1880, 1900, 1910, 1920, 1930, and 1940 United States Federal Censuses. Georgia, Marriage Records from Select Counties, 1828-1978. Alabama, Deaths and Burials Index, 1881-1974. Ancestry.com; "W. Ponder Anderson," *The Atlanta Constitution,* February 21, 1955, p. 20. Newspapers.com)
1916	371	Vacant				373	Anderson Bros. (William P. and A. Paul)	W	Tinners	
1917	This directory could not be located.									
1918	371	Vacant				373	Anderson Bros. W. Ponder Anderson, successor	W	Metal Works	
1919	371	Earl H. King	W	Auto Repairs	Charles N. King (1868-1941) married Eddie Alman (1868-1957) in 1886 in Rockdale, GA. In 1888, son Earley Henry King was born in the same town. Daughter Ana was born a couple years later. In 1900, the family lived in Conyers, GA. Charles, 32, was a stone cutter. Son Earley was a farm laborer. Earley (1888-1943) married Lillie May Goddard (1887-1954) in 1907, in DeKalb County, GA. The 1910 Federal Census places Charles and Eddie in Atlanta with their daughter. Charles, 41, was a granite cutter for a stone company. Earl, Lillie, and newborn son Wilburn resided seperately in Lithonia, GA. Earl was a granite cutter. By 1919, Earl changed careers to repairing automoblies. That year, he began renting 371 Edgewood for his shop which would continue through 1921. The 1920 Federal Census shows Earl, Lillie, and two sons, 7 and 10, residing at 293 Grant St. Earl's parents, Charles and Eddie, resided with them. Earl and Charles own the automobile shop. The 1930 Federal Census shows Earl and Lillie living in Diamond, GA with Lillie's father Edward Goddard ,71. Earl worked as a mechanic in a garage. Charles and Eddie, both 62, and grandson Wilber, 21 (Earl and Lillie's son) lived at 995 Carmel Ave., Atlanta. Charles was back to being a stone cutter, now at a quarry. Wilber was a truck driver for the City of Atlanta. The 1940 Federal Census shows Earl and Lillie, father Charles, and son James and his wife at 124 Vannoy. Earl was an automobile mechanic at a dealership. Charles died in 1941. Earley died in 1943. (1900, 1910, 1920, 1930, and 1940 United States Federal Censuses. Ancestry.com)	373	W. Ponder Anderson Sheet Metal Works	W	Sheet Metal Works	
1920	371	E.H. King & Co. (Early H. & Charles N. King)	W	Auto Repairs		373	W.P. Anderson	W	Sheet Metal Works	
1921	371	Earl H. King	W	Auto Repairs		373	W. Ponder Anderson Sheet Metal Works	W	Sheet Metal Works	
1922	371	W.B. Thompson Garage	W		The W.B. Thompson Garage rented 371 Edgewood in 1922. William and Minnie Thompson resided at 81 Loomis Ave. that year. No other information could be found on the pair.	373	W. Ponder Anderson Sheet Metal Works	W	Sheet Metal Works	
1922, Sep 25	F. H. Gaines to T.M. McIntosh. $11,400. Two lots on Edgewood.									

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1915	"Atlanta City Directory." 1915, pp. 206-207, 1448, 207, 548-549, 552. Ancestry.com
1916	"Atlanta City Directory." Atlanta City Directory Company: 1916, pp.167, 486-487. Archive.org
1917	Ancestry.com or archive.org.
1918	"Atlanta City Directory." 1918, pp. 966, 244, 246. Ancestry.com
1919	"Atlanta City Directory." Atlanta City Directory Company: 1919, p. 1048, 595, 164, 196. Archive.org
1920	"Atlanta City Directory." 1920, pp. 1143, 650-651, 226. Ancestry.com
1921	"Atlanta City Directory." Atlanta City Directory Company: 1921, pp.1278, 765, 203. Archive.org
1922	"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1277, 1092, 150, 191.Archive.org
1922, Se	Deed Book 714, Page 122. Fulton County Real Estate Records, Fulton County Courthouse.

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1923	371	Vacant				373	W. Ponder Anderson Sheet Metal Works	W	Sheet Metal Works	
1924	371	C.K. Weekley	W	Elevator Repair	Charles K. Weekley, born ca. 1891, grew up in Atlanta. The 1900 and 1910 Federal Censuses show his family at 14 Ormond St. He married Alline Williams in 1912. The 1920 Federal Census shows the couple renting 572 Lawton St. with three children, aged 1-6. Charles was an elevator salesman. In 1924-1925, Charles operated an elevator repair company at 371 Edgewood. The first year, he lived at 57 St. Charles Ave.; the second year he lived at 14 E. Ormond, the house in which he grew up. The 1930 Federal Census shows the family owning 95 Montgomery Ferry Drive. Charles is a manager of an elevator company. (1900, 1910, 1920, and 1930 United States Federal Censuses. Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com)	373	W.P. Anderson	W	Sheet Metal Works	
1925	371	Weekley Elevator Co. (C.K. Weekley, Pres., M.M. Benton, V.P., H.G. Weekley, Sec./Treas.)	W	Elevator Repair		373	W.P. Anderson	W	Sheet Metal Works	
1926	371	Vacant				373	W. Ponder Anderson	W	Sheet Metal Works	
1927	443	Benedict & Co. (A.F. Benedict)	W	Pattern makers	Albert F. Benedict (1901-1968) was a native Atlantan. The 1910 Federal Census shows him living with his parents at 387 S. Moreland Ave. Father Earnest was a cabinetmaker and brother Earnest was a plumber. Ten years later, they were at the same address. Father Earnest was still a cabinetmaker. In 1927 and 1928, Albert rented 443 Edgewood Ave., first for Benedict & Co., patternmakers, presumably for father Earnest, the cabinetmaker, then the second year Benedict Plumbing Co., likely for his brother the plumber, and Benedict Show Cast & FIxture Co., likely for his father the cabinetmaker. At the same time, Charles resided at 295 Moreland Ave. The 1940 Federal Census shows Albert living with only his mother, Sarah, at 295 Moreland Ave. Albert was a draftsman. At some point after 1940 he served in World War II and married Jewell Daniel. At his death in 1968, his obituary stated he worked in the engineering section of the U.S. Army Depot and lived at 167 Vidal Blvd., Decatur, with his wife. (1910, 1920, and 1940 United States Federal Censuses. Ancestry.com; "Albert F. Benedict." *The Atlanta Constitution.* March 9, 1968, p. 8. Newspapers.com)	445	W.P. Anderson	W	Sheet Metal Works	
1928	443	Benedict Plumbing Co. Benedict Show Cast & Fixture Co. (A.F. Benedict)	W			445	W.P. Anderson	W	Sheet Metal Works	
1929	443	Vacant				445	W.P. Anderson	W	Sheet Metal Works	
1930	443	Garrison Motor Co. (Clarence L. Garrison)	W	Auto Repairs	The 1900, 1910, and 1920 Federal Censuses show Clarence L. Garrison residing with the parents and siblings in Fayetteville, GA. The 1920 census lists him, 25, as an auto mechanic. The 1930 Federal Census shows him married to Yvonne of France (immigrated 1919) for 11 years. The couple lived at 317 Boulevard. Clarence was an auto mechanic. He rented 443 Edgewood in 1930 and 1931 for Garrison Motor Co. The first year, he and his wife lived at 317 Boulevard, Apt. 18. The second year, they live at 770 Toft Ave., SW. (1900, 1910, 1920, and 1930 United States Federal Census. Ancestry.com)	445	W.P. Anderson	W	Sheet Metal Works	
1931	443	Garrison Motor Co. (Clarence L. Garrison)	W	Auto Repairs		445	W. Ponder Anderson	W	Sheet Metal Works	
1932	443	Vacant				445	W. Ponder Anderson	W	Sheet Metal Works	
1933	443	Vacant				445	W.P. Anderson	W	Sheet Metal Works	
1934	443	Carnes & Carnes Vets, Carnes Dog & Cat Hospital			William Emmett (1868-1937) and Henry Grant Carnes (1868-1936) were brothers born about eight months apart. Both appear to have gone to Montreal, Quebec to study veterinary	445	W. Ponder Anderson	W	Sheet Metal Works	

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1923	"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1207, 149, 192. Archive.org
1924	"Atlanta City Directory." 1924, pp. 1267, 1127, 184, 147. Atlanta History Center, Kenan Research Center. Microfilm collection.
1925	"Atlanta City Directory." 1925, pp. 1331, 1184, 176, 138. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	"Atlanta City Directory." 1926, pp. 1193, 166. Atlanta History Center, Kenan Research Center. Microfilm collection.
1927	"Atlanta City Directory." 1927, pp. 1449, 221, 164, 121. Ancestry.com
1928	"Atlanta City Directory." 1928, pp. 1426, 219, 163, 122. Ancestry.com
1929	"Atlanta City Directory." 1929, pp. 152, 176, 134. Ancestry.com
1930	"Atlanta City Directory." 1930, pp. 1315, 505, 180, 139. Ancestry.com
1931	"Atlanta City Directory." 1931, pp. 1396, 517, 1397, 162. Ancestry.com
1932	"Atlanta City Directory." 1932, pp. 1272, 140. Ancestry.com
1933	"Atlanta City Directory." 1933, pp. 1231, 119. Ancestry.com
1934	"Atlanta City Directory." 1934, pp. 1313, 263-264, 117. Ancestry.com

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
		(William E. & Henry G. Carnes)	W		appear to have gone to Montreal, Quebec to study veterinary medicine; newspaper articles claim they were the first liscensed vets in Georgia. William married Annie Gertrude St. Elme (born ca. 1871) in 1898 in Fulton County. Henry married Lula J. Witherspoon (born ca. 1875) in ca. 1900. The 1900 Federal Census shows William and Annie residing at 41 E. 12th St., Peachtree, GA with a newborn son Zack, Annie's widowed mother, and a black servant. The same census shows Henry and Lula also in Peachtree, GA with a stepdaughter and black cook. The 1910 Federal Census shows William and Annie owning 140 Ranson St. with two sons and Annie's mother. Henry and Lula cannot be found in this census. The 1920 Federal Census shows WIlliam and Annie owning 273 Myrtle St. with two sons and Annie's mother. The same census shows Henry and Lula owning 32 W. 15th St. with several extended family members and a black cook. The 1930 Federal Census shows William and Annie owning 629 Elmwood Dr. Both sons still live at home. The same census places Henry and Lula at 73 15th St. (likely the same home as before) with extended family and two roomers. All of the censuses list the brothers at veterinary surgeons. The brothers rented 443 Edgewood for their Veterinary Hospital 1934-1937. Henry died in 1868 when he crawled under a street car, was run over, and cut it two. It was ruled "seemingly suicide." He was buried at Westview Cemetery. Less than three months later, William also killed himself in his office on Edgewood by a "pistol bullet wound of skull entering the mouth." He was buried at Oakland Cemetery. (1900, 1910, 1920, and 1930 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com; "Dr. Henry G. Carnes Killed by Street Car," *The Atlanta Constitution*, March 10, 1936, p. 8. "Dr. W.E. Carnes Found Shot Dead in Office Here," *The Atlanta Constitution.* January 4, 1937, p. 1. Newspapers.com)					
1934, Jul 5		Last will and testament of Dr. Thomas Murdock McIntosh decrees some of his properties to The Orphans Home of the South Georgia Conference of the Methodist Episcopal Church.								
1935	443	Carnes & Carnes Vets Carnes Dog & Cat Hospital (William E. & Henry G. Carnes)	 W	Vet Surgeons		445	W. Ponder Anderson	W	Sheet Metal Works	
1936	443	Carnes & Carnes Vets Carnes Dog & Cat Hospital (William E. & Henry G. Carnes)	W	Veterinarians		445	W. Ponder Anderson	W	Sheet Metal Works	
1937	443	William E. Carnes Vet Carnes Dog & Cat Hospital	W	Veterinarian Surgeon		445	W. Ponder Anderson	W	Sheet Metal Works	
1938	443	Shaw Plumbing Co. (Clarence) Solomon V. Rhodes	W W	Heating Contractor	It does not appear that Clarence Shaw and Solomon Rhodes were related in any way. Solomon Van Orden Rhodes (1876 (NY) -1939) served as a private in Company M of the 1st New York Infantry in the Spanish-American War (1898). He married Katherine Latimer (born ca. 1878 in VA) in ca. 1903. The 1910	445	W. Ponder Anderson	W	Sheet Metal Works	
1939	443	Shaw Plumbing Co. (Clarence) Solomon V. Rhodes	W W	Heating Contractor		445	W. Ponder Anderson	W	Sheet Metal Works	

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1934, Jul	Deed Book 1508, Page 233-234. Fulton County Real Estate Records, Fulton County Courthouse.
1935	"Atlanta City Directory." 1935, pp. 1347, 278, 130. Ancestry.com
1936	"Alanta City Directory." 1936, pp. 1492, 302, 137. Ancestry.com
1937	"Atlanta City Directory." 1937, pp. 1657, 259, 65. Ancestry.com
1938	"Atlanta City Directory." 1938, pp. 1657, 1158, 1230, 66. Ancestry.com
1939	"Atlanta City Directory." 1939, pp. 1505, 1044, 1108-1109, 63. Ancestry.com

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
					Federal Census shows the pair renting 61 E. Ellen with a son. Solomon was a steamfitter. The 1920 Federal Census shows the pair renting with their son and Katherine's widowed mother. Solomon was a steamfitter. The 1930 Federal Census shows the pair renting an apartment at 690 Piedmont Ave. He rented a portion of 443 Edgewood Ave 1938-1939. He died in 1939 and is buried at Arlington National Cemetery. Clarence N. Shaw (1903-1980), raised on farms, married Rosa Belle Knight (born ca. 1908) in ca. 1925 in Fulton County. The 1930 Federal Census shows the couple renting 752 Marietta Place with a son and two of Clarence's brothers. The brothers all work at a plumbing shop. Clarence rented a portion 443 Edgewood Ave. in 1938-1939 for his plymbing company. The 1940 Federal Census shows Clarence and Rosa Belle owning 397 Blake Ave., SE with a son, niece, and nephew. Clarence still owns a plumbing shop and his nephew works there too. (1910, 1920, 1930, and 1940 United States Federal Censuses. Georgia, Death Index, 1919-1998. Ancestry.com; "Solomon Van Orden Rhodes." Findagrave.com)					
1940	443	Anne Gordon	W	Second Hand Clothing	No further information could be found on Anne and Ruth L. Gordon. Anne ran the store and lived there in 1940. Ruth did the same in 1942. Ruth lived at 491 Seminole Ave. NE in 1941.	445	W. Ponder Anderson	W	Sheet Metal Works	
1941	443	Ruth L. Gordon	W	Second Hand Clothing		445	W. Ponder Anderson	W	Sheet Metal Works	
1942	443	Ruth L. Gordon	W	Second Hand Clothing		445	W. Ponder Anderson	W	Sheet Metal Works	
1943	443	Sidney Fisher	W	Second Hand Clothing	No additional information could be found on Sidney Fisher. He/she ran the store and lived there 1944-1945.	445	W. Ponder Anderson	W	Sheet Metal Works	
1944	443	Sidney Fisher	W	Second Hand Clothing		445	W. Ponder Anderson	W	Sheet Metal Works	
1945	443	Campbell Groceries	W	Grocer	Campbell's Groceries and then Campbell's Market rented 443 Edgewood from 1945 until at least 1960. The first proprietor was George W. Campbell (1891-1948). He married Ellen in ca. 1913. The 1920 Federal Census shows the couple owning 11 Fern Ave. wigh three children, aged 0-7, and George's sister. George is a butcher at a market. The 1930 Federal Census shows the couple owning 218 Flora St. with five children, aged 2-17. George and his oldest son are butchers at a grocery store. The 1940 Federal Cesnsus shows the couple living at the same address with two children. George is a buther at a retail grocery. Geroge rented 443 Edgewood Ave. 1945-1947. He died in 1947. That same year Carlos W. Campbell was listed as the proprietor in the City Directory. Carlos and his wife, Louise M., lived at 814 Lee, SW through 1950. In 1951, they moved to 1866 Broadwell, SW. They lived there until at least 1956. No additional information could be found on Carlos and it unknown if/how George and Carlos were related. (1910, 1920, 1930, and 1940 United States Federal Censuses. Ancestry.com)	445	W. Ponder Anderson	W	Sheet Metal Works	
1946	This directory could not be located.									
1947	443	Geo W Campbell	W	Grocer		445	W. Ponder Anderson	W	Sheet Metal Works	
1948	443	Carlos W Campbell	W	Grocer		445	W.P. Anderson	W	Sheet Metal Works, Gutters, Pipe, Tinners, All Type of Metal Work, Furnace Repairing	
1949	This directory could not be located.									
1950	443	Carlos W Campbell	W	Grocer		445	W.P. Anderson	W	Sheet Metal Works, Gutters, Pipe, Tinners, All Type of Metal Work, Furnace Repairing	
1951	443	Carlos W Campbell	W	Grocer		445	W.P. Anderson	W	Sheet Metal Works	
1952-1954	These directories could not be located.									
1955	443	Carlos W Campbell	W	Grocer		445	Dixie Distr.	?	Records	No further information could be found on Dixie Distribution Co.
1956	443	Campbell's Market (Carlos W. Campbell)	W	Grocer		445	Dixie Distr.	?	Records	
1957-1959	City Directories hold no records for this address.									
1960	443	Campbell's Market	W	Grocer		445	Chesterfield Laundry, Inc.	?	laundry	No further information could be found on Chesterfield Laundry.
1961-1983	Atlanta City Directories could not be located.									
1965	443	Georgia Loan	?	pawn brokers	No additional information could be found on Georgia Loan.	445	Eagle's Barber Shop	?	barber	No additional information could be found on Eagle's Barber Shop.

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1940	"Atlanta City Directory." 1940, pp. 1642, 551, 66. Ancestry.com
1941	"Atlanta City Directory." 1941, pp. 1738, 582, 68. Ancestry.com
1942	"Atlanta City Directory." 1942, pp. 633, 71. Ancestry.com
1943	"Atlanta City Directory." 1943, pp. B-127, 554. Ancestry.com
1944	"Atlanta City Directory." 1944, pp. B-82, 347, 52. Ancestry.com
1945	"Atlanta City Directory." 1945, pp. B-84, 59. Ancestry.com
1946	
1947	"Atlanta City Directory." 1947, pp. B-70, 230, 63. Ancestry.com
1948	"Atlanta City Directory." 1948, pp. B-79, 264-265, 64. Ancestry.com
1949	
1950	"Atlanta City Directory." 1950, pp. B-91, 250, 63. Ancestry.com
1951	"Atlanta City Directory." 1951, pp. B-101, 271, 65-66. Ancestry.com
1952-19	
1955	"Atlanta City Directory." 1955, p. B-89. Ancestry.com
1956	"Atlanta City Directory." 1956, p. 2274, 296. Ancestry.com
1957-19	Ancestry.com
1960	MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
1961-19	Ancestry.com. Archives.com, Kenan Research Center.
1965	MALU Archives, Series 5, Subseries D, Box 4, Folder 11.

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1970	443	Good Shepherd Spiritual Holiness Church	?	church		445	Leslie's Barber Shop	?	barber	No additional information could be found on Leslie's Barbershop, which has been located at 445 Edgewood Ave. since at least 1970. Folklore states that owner Leslie once cut Dr. King's hair.
1974, Oct 31		The Methodist Home of the South Georgia Conference, successor to The Orphans Home of the South Georgia Conference of the Methodist Episcopal Church, to the Royal Land Co., Inc. $26,000. 443-445 Edgewood Ave. The Methodist Home sold the property because the rental income was not worth the price to keep it up. Barber shop (445) brought in $90/month. Furniture (443) store brought in $150/month.								
1975	443	Dixie Furniture Company, Inc.	?	variety store		445	Leslie's Barber Shop	?	barber	
1980	443	Vacant				445	Leslie's Barber Shop	?	barber	
1983, Oct 20		Royal Land Co. to United States of America. $23,000.								

Tenants and Owners of 443-445 Edgewood Ave.

City Dir. Year	Citations
1970	MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
1974, Oc	Deed Book 6167, Page 289. Fulton County Real Estate Records, Fulton County Courthouse.
1975	MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
1980	MALU Archives, Series 5, Subseries D, Box 4, Folder 11.
1983, Oc	Deed Book 8698, Page 103. Fulton County Real Estate Records, Fulton County Courthouse.

Appendix E

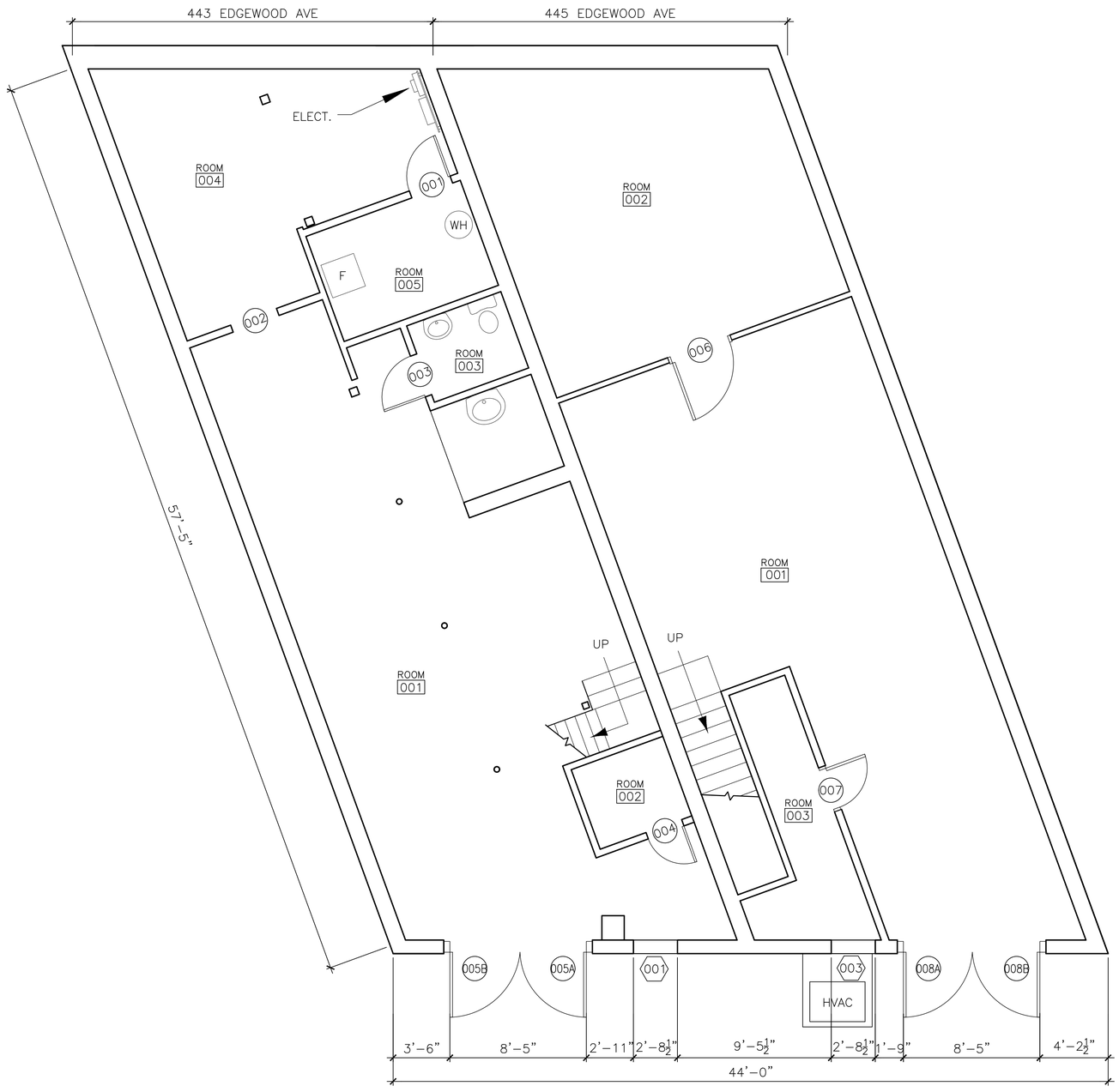
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Appendix E: Documentation Drawings

Historic Preservation Training Center, National Park Service, United States Department of the Interior. "443-445 Edgewood Avenue, SE (Commercial Building), Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *5 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Basement Floor Plan
Sheet 2 (A2): First Floor Plan
Sheet 3 (A3): Roof Plan
Sheet 4 (A4): North Elevation
Sheet 5 (A5): South Elevation

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1 / A1 BASEMENT PLAN

SCALE (A)

LEGEND

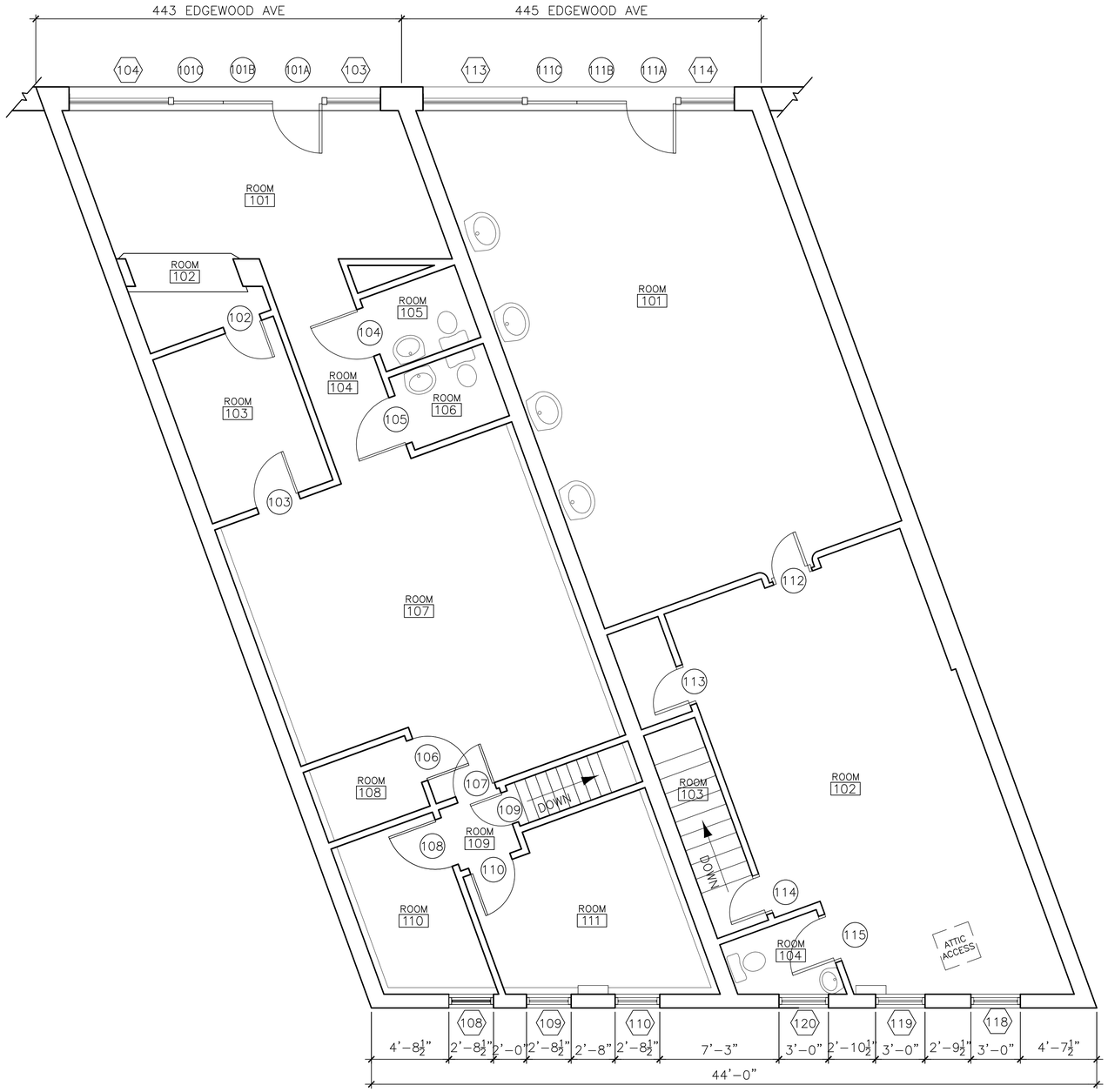
- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW

4 0 4 8

SCALE OF FEET

1/4" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A1	TITLE OF SHEET: BASEMENT FLOOR PLAN	DRAWING NO. 489 166687
CADD: TJM		LOCATION WITHIN PARK: 443–445 EDGEWOOD AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 1 OF 5
DATE: 02/14/2020		REGION: SOUTHEAST; COUNTY: FULTON; STATE: GEORGIA	



1 / A2 FIRST FLOOR PLAN

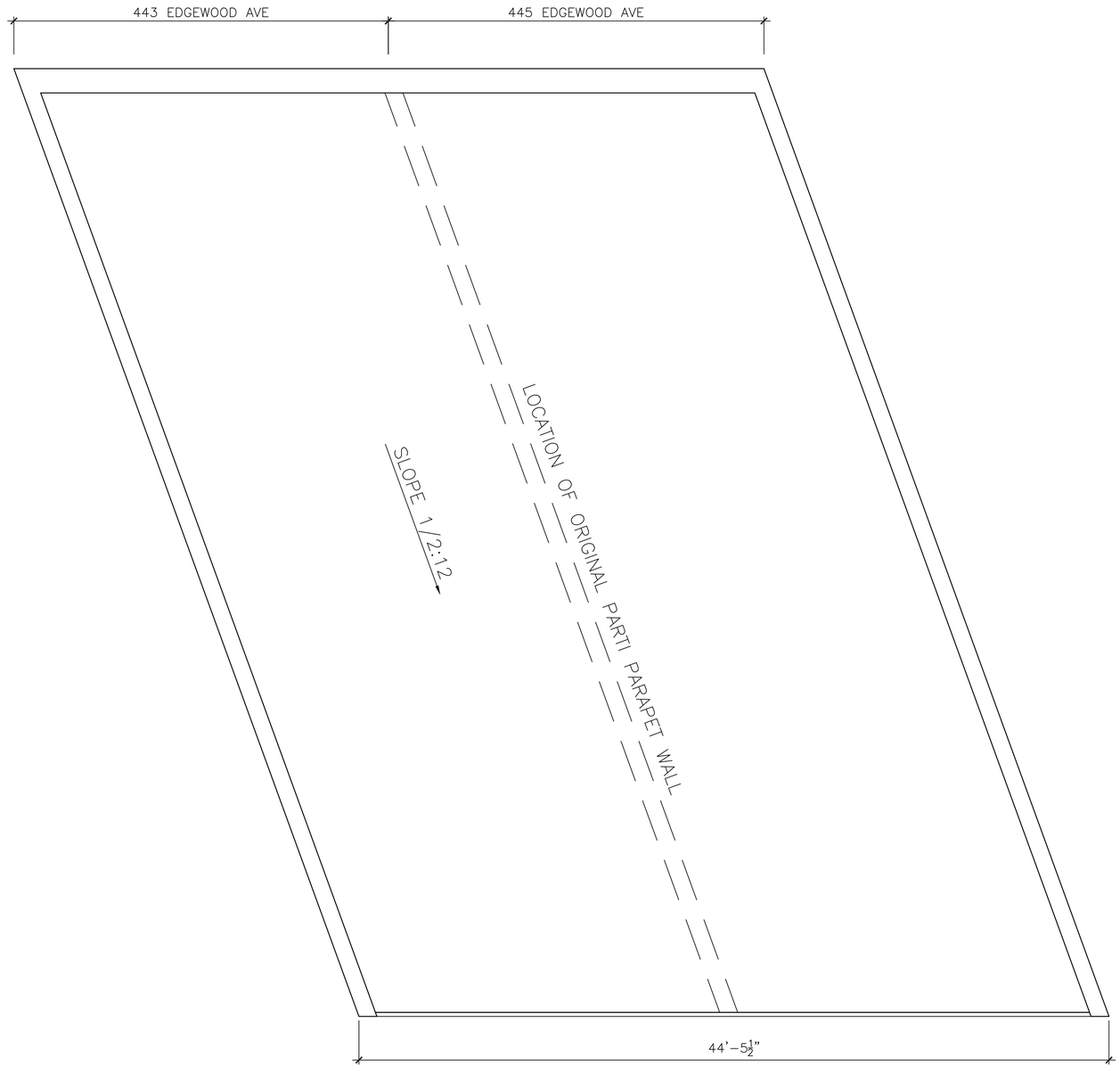
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW

SCALE (A) 4 0 4 8 SCALE OF FEET 1/4" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A2	TITLE OF SHEET: FIRST FLOOR PLAN	DRAWING NO. 489 166687
CADD: TJM		LOCATION WITHIN PARK: 443–445 EDGEWOOD AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 2 OF 5
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A3 ROOF PLAN
SCALE (A)

LEGEND

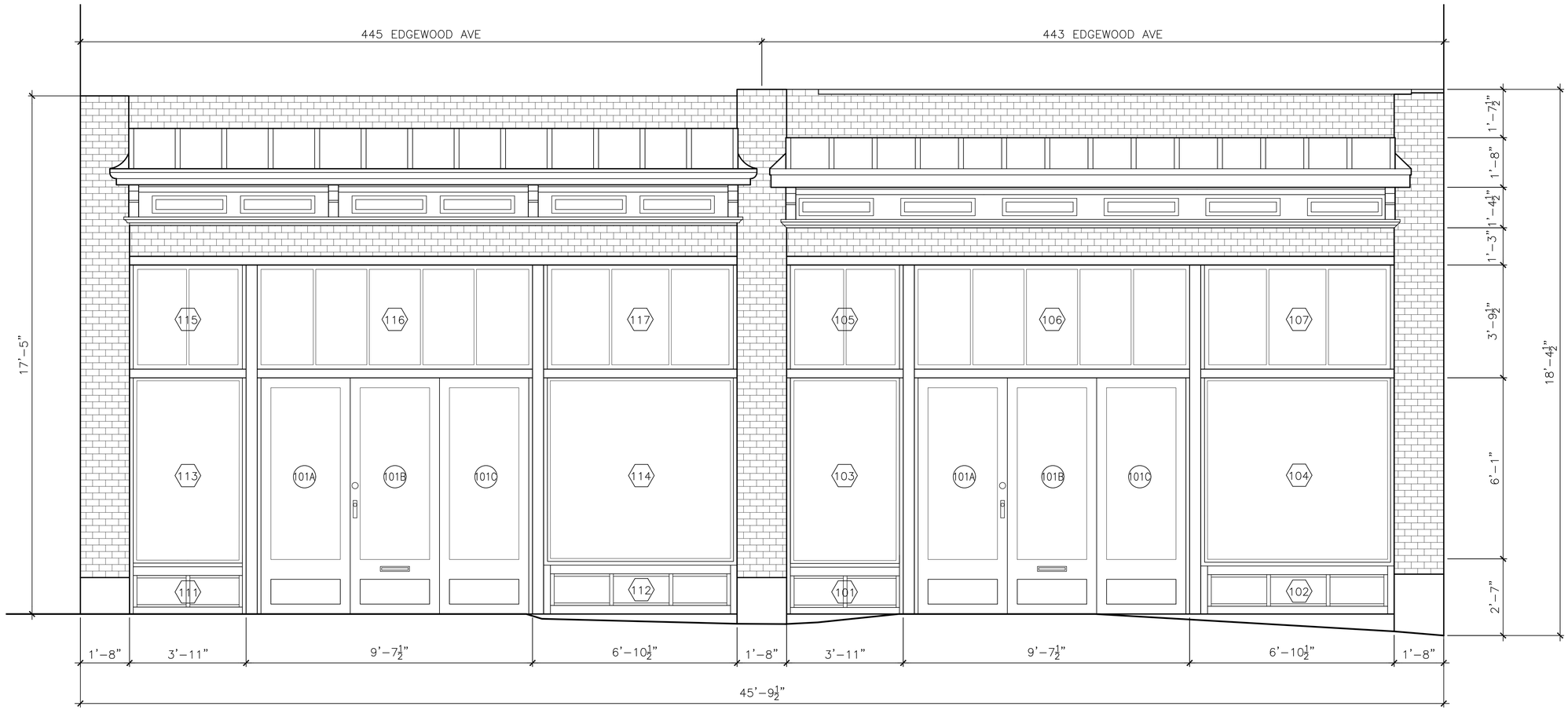
101 ROOM

(101) DOOR

⟨101⟩ WINDOW

SCALE (A) ∘ 4 0 4 8 SCALE OF FEET 1/4" = 1'-0"

DESIGNED: TJM	SUB SHEET NO.	TITLE OF SHEET: ROOF PLAN	DRAWING NO. 489 166687
CADD: TJM	A3	LOCATION WITHIN PARK: 443-445 EDGEWOOD AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 3 OF 5
DATE: 02/14/2020		REGION SOUTHEAST COUNTY FULTON STATE GEORGIA	



1 / A3 NORTH ELEVATION

SCALE (A)

LEGEND

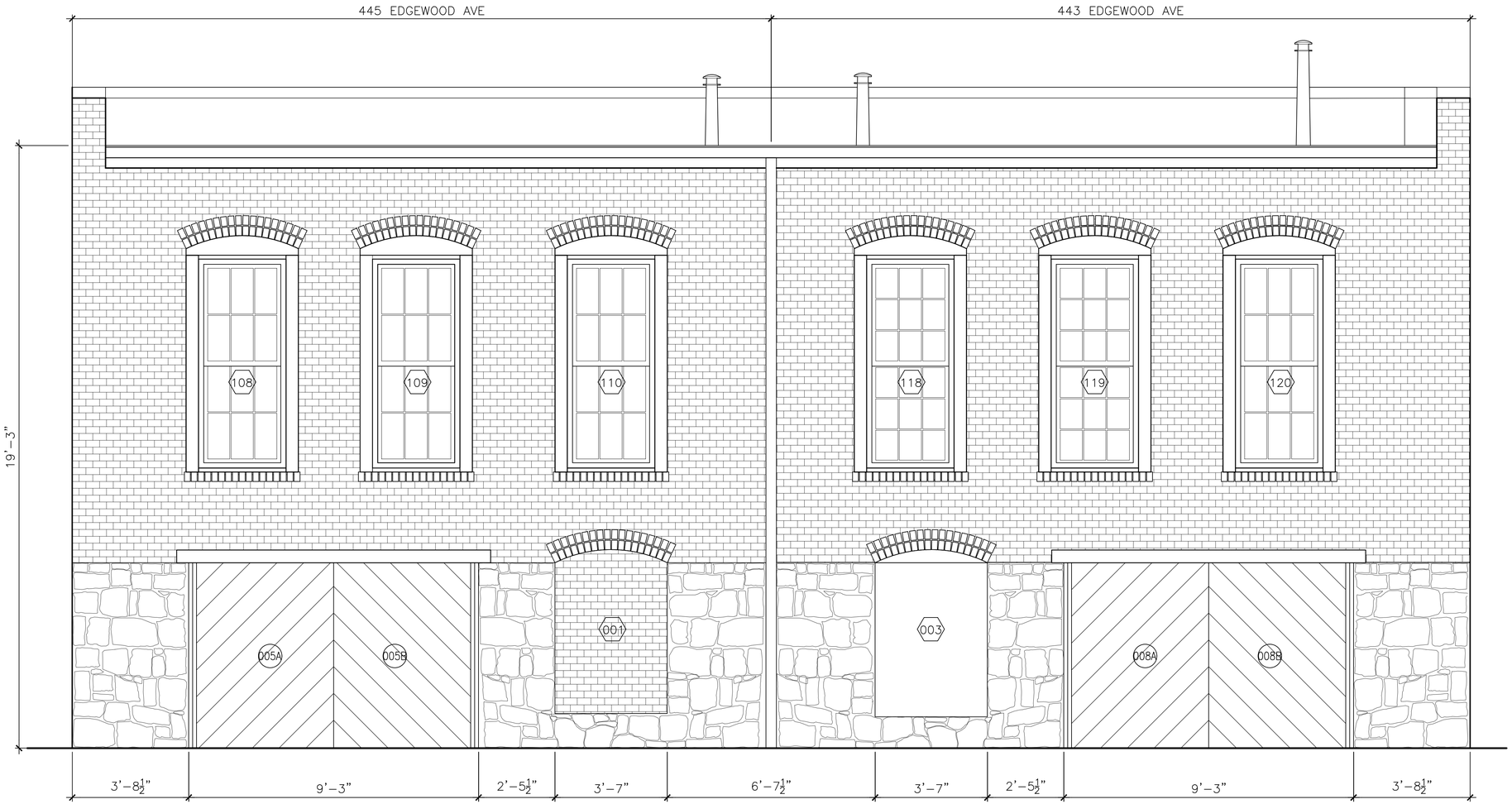
101 ROOM

101 DOOR

101 WINDOW

SCALE (A) 2 0 2 4 SCALE OF FEET 1/2" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A4	TITLE OF SHEET: NORTH ELEVATION	DRAWING NO. 489 166687
CADD: TJM		LOCATION WITHIN PARK: 443–445 EDGEWOOD AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 4 OF 5
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A5 SOUTH ELEVATION

SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW

SCALE (A) 2 0 2 4 SCALE OF FEET 1/2" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A5	TITLE OF SHEET: SOUTH ELEVATION LOCATION WITHIN PARK: 443-445 EDGEWOOD AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166687
CADD TJM			PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC			SHEET 5 OF 5
DATE: 02/14/2020			

Appendix F

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Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			443-445 Edgewood Avenue, SE
Building Feature Master List (Asset Specific) Outline			
UNIFORMAT II Outline Data			
Category	Topic	Code	Subtopic
A	**SUBSTRUCTURE**		
A10	FOUNDATIONS		
	A1010	Standard Foundations	
		A101001	Wall Foundation (443 & 445)
	A1030	Slab on Grade	
		A103001	Standard Slab on Grade (443 & 445)
B	**SHELL**		
B10	SUPERSTRUCTURE		
	B1010	Floor Construction	
		B101001	Structural Frame
		-1	First-Floor Structural Floor Frame (443 & 445)
		-2	Attic Structural Floor Frame (443 & 445)
		B101002	Structural Interior Walls (443 & 445)
	B1020	Roof Construction	
		B102001	Structural Roof Frame (443 & 445)
B20	EXTERIOR ENCLOSURE		
	B2010	Exterior Walls	
		B201001	Exterior Skin (443 & 445)
		B201004	Parapets (443 & 445)
		B201099	Other Exterior Walls – Cornices
		-1	Cornice (443-NPS)
		-2	Cornice (445-Comm)
	B2020	Exterior Windows	
		B202001	Windows (443 & 445)
		B202002	Storefronts
		-1	Storefront (443-NPS)
		-2	Storefront (445-Comm)
	B2030	Exterior Doors (443 & 445)	
B30	ROOF CLOSURE		
	B3010	Roof Covering	
		B301001	Roof Finishes (443 & 445)
		B301004	Flashing & Trim (443 & 445)
		B301005	Gutters & Downspouts (443 & 445)

C	**INTERIOR**		
C10	INTERIOR CONSTRUCTION		
	C1010	Partitions	
		-1	Basement Partitions (443 & 445)
		-2	First Floor Partitions (443 & 445)
	C1020	Interior Doors	
		-1	Basement Interior Doors (443 & 445)
		-2	First Floor Interior Doors (443 & 445)
C30	INTERIOR FINISHES		
	C3010	Wall Materials & Finishes	
		-1	Basement Wall Finishes (443 & 445)
		-2	First Floor Wall Finishes (443 & 445)
	C3020	Floor Materials & Finishes (443 & 445)	
	C3030	Ceiling Materials & Finishes (443 & 445)	
D	**SERVICES**		
D20	PLUMBING		
	D20-1	Plumbing (443)	
	D20-2	Plumbing (445)	
	D2010	Plumbing Fixtures	
	D2020	Domestic Water Distribution	
	D2030	Sanitary Waste Distribution	
	D2040	Rain Water Drainage (443 & 445)	
D30	HVAC (443 & 445)		
	D3010	Energy Supply	
	D3020	Heat Generating System	
	D3030	Cooling Generation System	
D40	FIRE PROTECTION SYSTEMS		
	D4010	Fire Suppression (Sprinklers) (443 & 445)	
	D4030	Fire Protection Specialties	
		D403001	Fire Extinguishing Devices (443 & 445)
D50	ELECTRICAL		
	D50-1	Electrical System (443)	
	D50-2	Electrical System (445)	
	D5010	Electrical Service & Distribution	
	D5020	Lighting & Branch Wiring	
	D5030	Communications & Security	
		D503001	Fire Alarm System (443 & 445)
		D503008	Security Systems (443 & 445)
	D5090	Other Electrical Systems	
		D509004	Lightning Protection System (443 & 445)
G	**BUILDING SITEWORK**		
G20	SITE IMPROVEMENTS		
	G2020	Parking Areas (443 & 445)	
	G2030	Pedestrian Paving	

	G2040	Site Development	
		G204001	Fences & Gates (443 & 445)
		G204002	Retaining Walls (443 & 445)
G90	OTHER SITE WORK		
	G9087	Site Drainage	

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