National Park Service
Department of the Interior

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

472-474 Auburn Avenue, NE (Duplex)

Historic Structure Report





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

Martin Luther King, Jr. National Historical Park

472-474 Auburn Avenue, NE (Duplex)

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

472-474 Auburn Avenue, NE (Duplex)

Historic Structure Report

Approved by: JUDY FORTE Digitally signed by JUDY FORTE Date: 2020.04.21 17:21:51 -04'00'

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

Recommended by: 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 472-474 Auburn Avenue, NE (Duplex). Maintaining the building in active use is preferred according to National Park Service policies, *Cultural Resource Management Guideline* (NPS-28), and *Executive Order 130006*: *Locating Federal Facilities on Historic Properties*. This HSR will guide future treatment and use of the building.

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

A Historic Structure Report is the National Park Service's primary guide to treatment and use of a historic building and is required by *Cultural Resource Management Guideline* (NPS-28). It is prepared to identify and minimize the loss of character-defining features and materials and provides a basis upon which to address anticipated management objectives. This HSR aims to provide a current understanding (as of August 2018) of 472-474 Auburn Avenue, NE (Duplex) and meet the following goals: provide a historical background for the building; supply a current physical description and timeline for changes to the building; identify character-defining features for the building; document the condition of the building; and provide treatment recommendations for the ultimate use of the building and return it to good condition.

The historical background, building chronology, and technical evaluations provide an understanding of the integrity of the building. This information is valuable for guiding sustainable development of 472-474 Auburn Avenue, NE (Duplex) by offering research and insight to park management. The contents are used by the park when scoping new projects. These new projects contain parameters for reuse functions and physical modifications that complement resource protection and preservation goals. This HSR informs management and directs planning and construction alternatives.

An HSR typically includes a Historic Background and Context section which provides a brief history of the building's context, its designers and builders, if known, and persons associated with its history and development. 472-474 Auburn Avenue, NE is significant because it was extant when Martin Luther King, Jr. lived across the street (Period of Interpretation for the Birth Home Block: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and

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

studies, and attempting to summarize or refine relevant information on the man is not the intent of this HSR. Therefore, MALU, SERO, and HPTC staff determined together that a context section for 476-478 Auburn Avenue, NE is not required regarding Dr. King. SERO Historians have provided several modern and updated scholarship suggestions that could be used in the future when developing an adequate context. Refer to the Recommendations for Future Use/Study in the Administrative Data section below. HPTC staff have chosen to include a context section on the form of 472-474 Auburn Avenue, NE: the Shotgun House Type.

The Chronology of Development and Use section is the culmination of significant primary and secondary research to tell the building's story, including original construction, modifications by later owners, and uses through time. Constructed in 1905 by the Empire State Investment Co., the building retains its original overall shape and mass. The 1906 race riot marked the neighborhood's demographic shift from being predominantly white to predominantly black. Through 1984 the double-shotgun house was a rental property. The property was sold to the Federal Government in 1984. In 1984-86, the NPS restored the exterior and rehabilitated the interior of the property retaining it as two individual units (as it was during the Period of Interpretation: 1929-1941). Since then only minor updates and preservation maintenance have occurred to the property.

Research Conducted to Produce HSR

The following activities were conducted to gain a thorough understanding of 472-474 Auburn Avenue, NE (Duplex) at Martin Luther King, Jr. National Historical Park:

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

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

Condition Assessment Summary

The condition assessment of 472-474 Auburn Avenue, NE was conducted using the NPS Facility Maintenance Software System (FMSS). FMSS is organized using the Uniformat II[4] method for describing various assets and determining their Qualitative Condition Rating and their Maintenance Deficiency Rating. The structures at MALU are included in asset category 4100–Buildings and have been assessed using Inspection Guidance for Buildings. The condition assessment was based on visual observation obtained while conducting hand-measured architectural drawings and used a Building Feature Master List (BFML) designed specifically for each unique asset. Once identified, each building feature is assessed using the Qualitative Condition Rating system to determine if it is in *Good*, *Fair*, or *Poor* condition. Each feature is also assigned a Maintenance Deficiency Rating of *Critical*, *Serious*, or *Minor* which allows for development of immediate, short-term, and long-term treatment strategies. Definitions of these terms can be found at the beginning of the Condition Assessment section of the report.

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

Exterior

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

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

Interior of 472 Auburn Avenue[5]

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

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

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

Interior of 474 Auburn 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 the feature or a threat to health and/or safety.

Recommendations for Treatment and Use Summary

Recommendations for the treatment and use of the residential duplex shotgun structure at 472–474 Auburn Avenue, NE generally follow the strategies outlined in the park's 1986 *General Management Plan* (GMP) and 2011 *Long Range Interpretive Plan* (LRIP), and the National Park Service's 1995 *Cultural Resources Management Guideline* (NPS-28) (see Chapter 8: Management of Historic and Prehistoric Structures).

For tenant-occupied and vacant buildings on the Birth Home Block (of which 472-474 Auburn Avenue is included) the GMP states, "The National Park Service will seek to acquire and rehabilitate the tenant occupied and vacant residential buildings that form the immediate surroundings of the birth home." Later it clarifies the treatment,

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

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

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

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

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

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

Exterior Treatment

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

Interior Treatment

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

Use

While considering the applicable laws, agreements, and policies, the Ultimate Use of the duplex residential structure at 472-474 Auburn Avenue, NE is to maintain its residential, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

Planning for Resiliency (Response to Natural Hazards)

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

Documents referenced to benchmark the best practices for resiliency include:

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

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

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

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

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

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

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

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

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

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

- Deteriorated exterior porch and stair structures (C201001) and incorrectly graded localized site drainage issues which allow localized flooding and accelerated deterioration of wood structural floor system components (B201007).

Recommended Treatment: Inspect exterior porches, stairs, and rails using NPS Operational Risk Management Analysis (ORMA) procedures; any structures with unsafe conditions should immediately flagged and closed to visitor use until temporary repairs are completed. A detailed preservation maintenance/ repair scope of work should be developed to guide any further repair work on these structures.

- Inferior quality and incorrectly installed exterior flashing at brick chimneys (B301004) leads to water infiltration, possible mold and rot, and degradation of structural roof framing members and interior finishes (ceiling and floor finishes) and loss of mortar in chimney joints (B102009).
- Roof drainage system downspouts with non-compliant connections to underground drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005).

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

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

Recommended Treatment: Improve conditions at unventilated area under building (due to foundation enclosure panels) trapping moisture under building and weakening foundation piers (A101002) and wood first floor frame (and insulation (B101099), create comprehensive building science solution to foundation enclosure system and increase passive ventilation to the under-building area;

- Deferred preservation maintenance at wood double-hung windows rendering them inoperable in some places (B202001).
- Degradation of exterior painted wood siding and exterior building trim due to improper previous preparation, priming and painting, or poor quality materials (B201001).

- Unvented chimney structures with non-historic top courses, deteriorated bricks, and mortar joints (B102099).
- Deferred preservation maintenance at wood screen doors and metal security gates (B203009).
- Deterioration of fences and gates, debris and garbage positioned on porches, visible non-historic features in yards (trash and recycling containers) and unmanaged vegetation (G204001).

  Recommended Treatment: Implement exterior building treatment as described in Prioritized Recommended Treatment Projects, Exterior Shell Preservation Repairs (windows, doors, siding, etc.), as maintaining the building exterior in good condition is a primary factor in its ability to withstand severe weather events; Make repairs to all exterior porch structures, correct localized drainage issues to prevent flooding and deterioration of wood components (C201002, B201007).

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

Administrative Data

Project Identification

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

Name and Location Data

Preferred Structure Name:	472-474 Auburn Avenue, NE (Duplex)
Structure Number:	A472-474
LCS ID:	023361
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, 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 Manger entitled "National Register and National Historic Landmark Documentation – Martin Luther King, Jr. NHP and Preservation District."

Center for Architectural Conservation, College of Architecture, Georgia Tech. "472-474 Auburn Avenue, Building 472-474, Martin Luther King, Jr. National Historic Site." *Historic Structure Assessment Report*. 1991. MALU Archives, Series 9, Subseries D, Box 1, Folder 2.

Historic American Building Survey, National Park Service. "Martin Luther King, Jr. National Historic Site, Auburn Avenue Street Facades." *Photos from Survey HABS GA,61-ATLA,49*. 1985. Accessed at https://www.loc.gov/item/ga0469/ on May 29, 2018.

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

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

Urban Design Plus. "472-474 Auburn Avenue." *Architectural Survey: Martin Luther King Historic District*. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.

Cultural Resource Data

National Register of Historic Places

National Register Status:	Entered – Documented
National Register Date:	May 4, 1994
National Historic Landmark?	Yes
National Historic Landmark Date:	May 5, 1977
Significance:	Contributing: A) The development of a Black community and leader: Atlanta's Auburn Avenue neighborhood and Martin Luther King, Jr., 1906-1948; B) Martin Luther King, Jr.'s leadership of the American civil rights movement, 1955-1968; C) Architectural resources of the Martin Luther King, Jr. National Historical Park, ca. 1880-1950.
NR Information System No.:	80000435

Period of Significance

472-474 Auburn Avenue, NE (Duplex), like all the contributing buildings and landscape features within the historic district, is important because it represents a part of the neighborhood in which Martin Luther King, Jr. was raised. The largely self-contained and African American Sweet Auburn neighborhood influenced King's development into a civil rights leader. The Martin Luther King, Jr. National Historical Park buildings are physical links to the community that existed from 1929 to 1941 when Martin Luther King, JR. lived there. This is the Period of Interpretation, according to the *General Management Plan* (p. 39). The National Register of Historic Places Period of Significance is more encompassing: 1880-1968.

Recommended Treatment & Use

The recommended treatment for 472-474 Auburn Avenue, NE (Duplex) is exterior restoration and interior rehabilitation with retention of character-defining features. The recommended use is to continue its residential occupancy.

Recommendations for Cataloguing & Storage of Materials Generated by HSR

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

Recommendations for Future Research & Study

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

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

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

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

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

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

List of Abbreviations

ABAAS Architectural Barriers Act Accessibility Standard

ACHP Advisory Council for Historic Preservation

AMP Asset Management Process (NPS PFMD)

BFML Building Feature Master List (NPS)

CDF character-defining feature

D### Door number

DOI Department of the Interior

DSC Denver Service Center (NPS)

FCAS Facility Condition Assessment Survey (NPS PFMD)

FMSS Facility Management Software System (NPS PFMD)

FY Fiscal Year

GMP General Management Plan

HABS Historic American Building Survey (NPS)

HPTC Historic Preservation Training Center (NPS)

HSR Historic Structure Report

IBC International Building Code

LOC Library of Congress

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

NARA National Archives and Records Administration

NFPA National Fire Protection Association

NPS National Park Service

NRHP National Register of Historic Places (NPS)

PFMD Park Facility Management Division (NPS)

PMIS Project Management Information System (NPS)

SERO Southeast Regional Office (NPS)

SHPO State Historic Preservation Office

TIC Technical Information Center (DSC)

VCT vinyl composition tile

W### Window number

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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. 472-474 Auburn Avenue, NE is significant because it was extant when Martin Luther King, Jr. lived a block to the west (Period of Interpretation: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and attempting to summarize or refine relevant information on the man is not the intent of this HSR. Examples of modern, vetted scholarship on Martin Luther King, Jr. and the Civil Rights Movement can be found in the Recommendations for Future Research & Study *in the* Administrative Data *section above.*

A separate context section, on the Shotgun House Type, particularly the Folk-Victorian Style, is included below. 472-474 Auburn Avenue, NE is a duplex shotgun residential structure.

The Shotgun House Type, Folk-Victorian Style

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

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

History of a Type

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

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

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

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

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

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

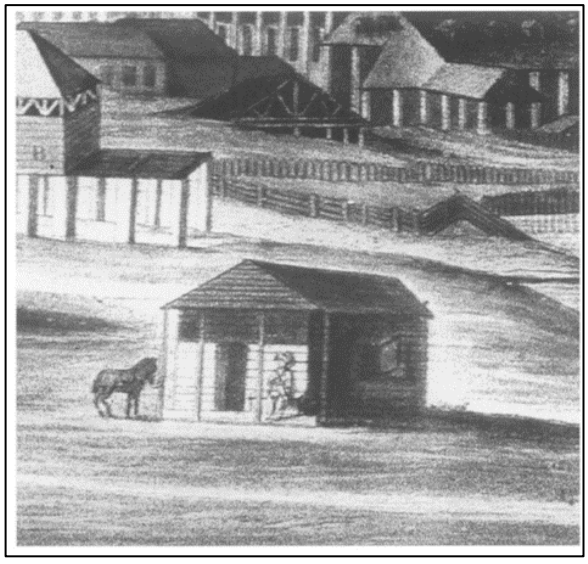


Figure 1. A single Shotgun-type building on the fringes of New Orleans. Source: Edwards, *Shotgun*, p. 71.

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

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

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

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

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

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

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

This HSR for 472-474 Auburn Avenue, NE for Martin Luther King, Jr. National Historical Park, and others for surrounding buildings, goes onto to describe the sense of place it occupies within the Birth-Home Block. The HSR does not however provide the historical or architectural context; a much more detailed study is required to determine that story.

The African Architectural Legacy

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

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

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

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

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

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

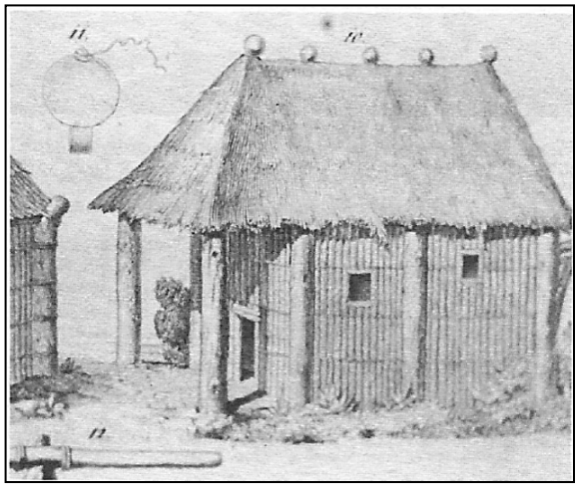


Figure 2. A sixteenth-century engraving of an Arawak *bohio*. Source: Vlach, *The Shotgun House*, p. 73.

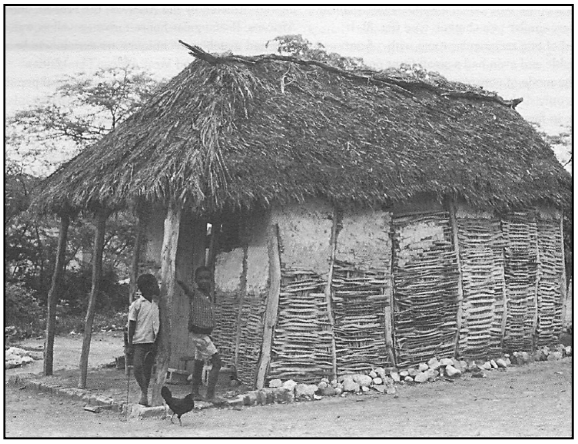


Figure 3. Rural Haitian wattle-and-daub shotgun located in Chancerelles, Haiti, one-half mile north of Port-au-Prince, Haiti. Source: Vlach, *The Shotgun House*, p. 72.

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

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

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

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

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

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

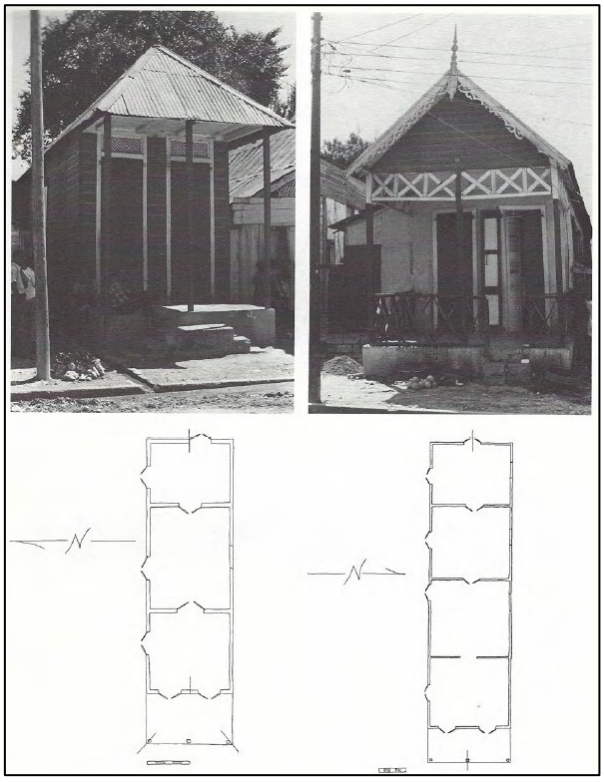


Figure 4. Urban Haitian shotgun buildings. Source: Vlach, *The Shotgun house,* p. 66.

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

Atlanta Connections

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

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

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

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

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

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

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

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

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

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

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

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

Shotgun House Types and Characteristics

There are generally three different shotgun house types recognized:

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

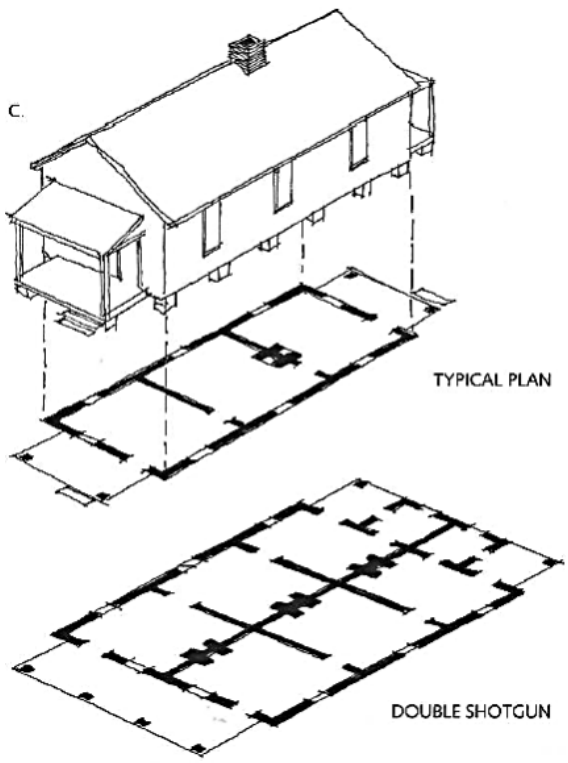


Figure 5, left. Single Shotgun plan and Double Shotgun plan. Source: Foster, *American Houses,* p. 195.

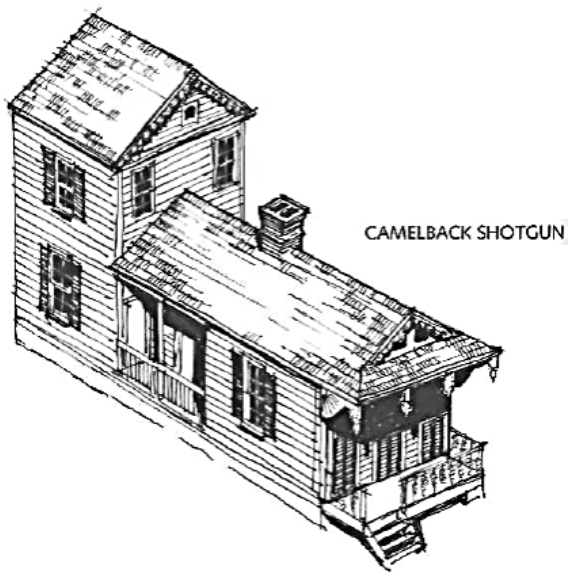


Figure 6, above. Camelback Shotgun. Source: Foster, *American Houses,* p. 194.

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

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

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

A Unique Resource

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

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

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

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

Chronology of Development and Use

Note: 472-474 Auburn Avenue, as it is known today, was originally 364-364A or 364A-B Auburn Avenue before the streets were renumbered in 1929. All three addresses are used in the following chronology.

Initial Development

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

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

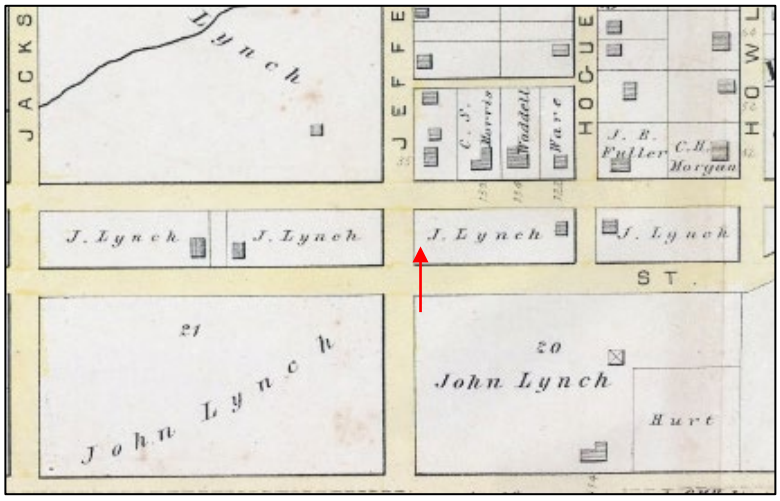


Figure 7. The land holdings of John Lynch appear to have been extensive in the Fourth Ward. The arrow denotes the future site of 472-474 Auburn Avenue. Map: *City Atlas of Atlanta, Georgia.* Southern and Southwestern Surveying and Publishing Company, 1878.[1] Cropped by author.

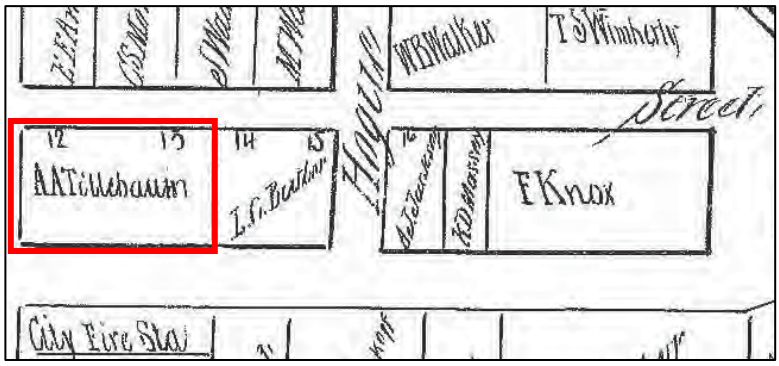


Figure 8. A detail of Latham and Baylor's 1894 *Atlas of Atlanta* shows A.A. Titlebaum as owner of the property which would soon include the building now known as 472-474 Auburn Avenue. Source: Opperman, "Double-Shotgun House, 484 Auburn Avenue." Cropped by author.

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

Sidebar: Adolph Teitlebaum[5]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

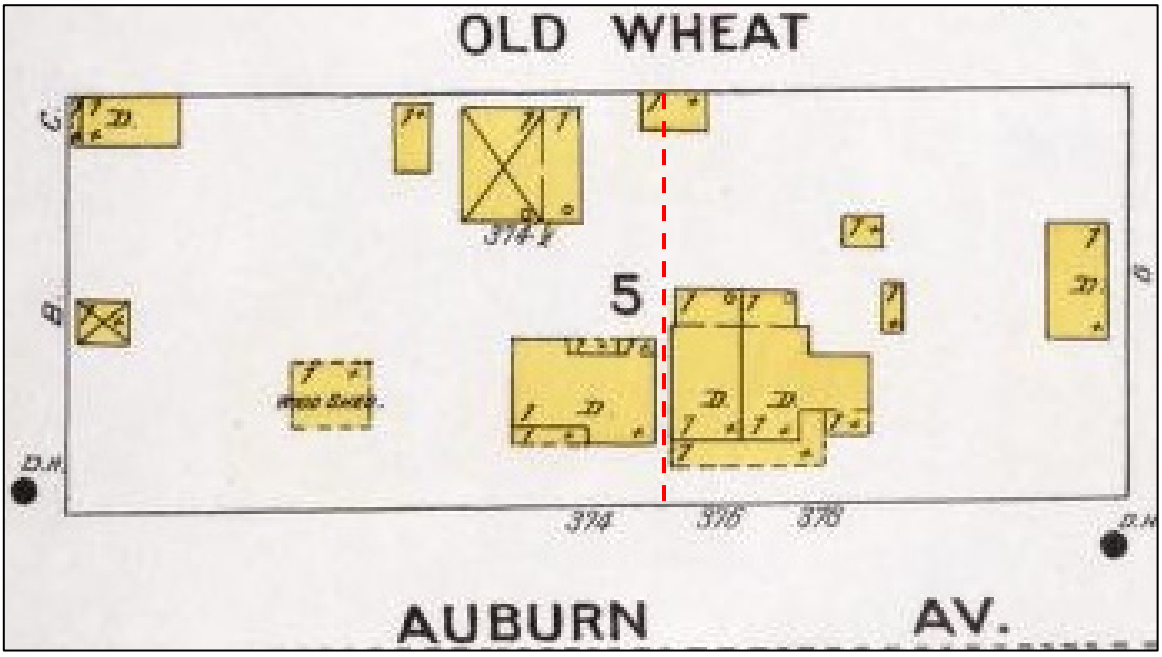


Figure 9. 1899 Sanborn map shows the block bounded by Auburn Avenue to the south, Old Wheat Street to the north, Boulevard to the west, and Hogue Street to the east. The division of the block relating to the two owners identified on the 1894 *Atlas* (see fig. 8) can be easily discerned (dashed red line).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

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

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

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

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

Sidebar: Emil Charles Seiz, Sr.

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

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

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

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

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

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

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



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

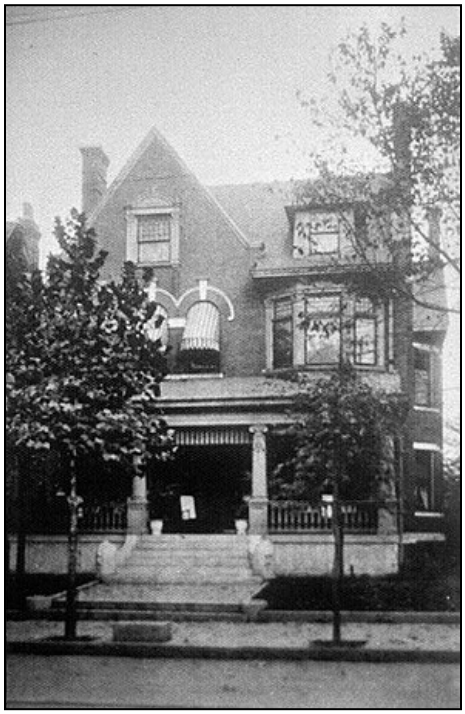


Figure 11, right. The Rufus Rose House was designed by Emil C. Seiz, Sr. It is shown here in 1903, a few years after it was constructed. It is still extant.[13]

In August 1905, the Empire State Insurance Company sold 364-364A (now 472-474) Auburn Avenue to Ruth Gardner for $1,900.[14] (See Sidebar: Ruth Gardner Hanson for more information.)

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

[12] Accessed at http://easementsatlanta.org/portfolio-items/the-giant-lofts/.
[13] Accessed at https://commons.wikimedia.org/wiki/File:Rufus_M._Rose_Historic_Photo.jpg.
[14] Deed Book 170, page 483. Fulton County Real Estate Records, Fulton County Courthouse.
[15] *Historic Resource Study*, pp. 17-18.

Sidebar: Ruth Gardner Hanson

Ruth Garner was born in Cedartown, GA in 1884 to Reverend George E. Gardner. Her grandfather was Colonel Hiram Parks. Her father died in 1889 and her mother died in 1899, so during the 1900 Federal Census Ruth, 16, lived with her married sister and family in Monticello, GA, where her brother-in-law was a preacher.

In August 1905, at the age of 20, she purchased 364-364A Auburn Avenue, Atlanta, GA. In June 1908 she married Wesley T. Hanson in Fulton County. In July 1910, Ruth sold 364-364A Auburn Avenue.

The 1910 Federal Census shows the couple in Smyrna, GA with two daughters. Wesley, 31, is a teacher for a private family. The 1920 Federal Census shows them owning a home in Smyrna, GA with three children. Wesley, 40, is a teacher at a public school. The 1930 Federal Census shows them owning a home in Lemons, GA with three children. Wesley, 51, is a teacher at a high school, Ruth is a teacher at a public school, and an adult daughter is also a teacher.

A 1936 newspaper article details more about the Smyrna, GA family. At that time, Wesley was "well known in educational and cultural circles as assistant principal of the Technological High School." The Hanson family was an early colonial family. Son Wesley, Jr. graduated from the University of Georgia as valedictorian. He then went to the University of California to earn his PhD. In 1936 he worked at the Eastman Kodak Company, in Rochester, NY "doing research in koda chrome." Brother Hiram lived in Rochester as well. Their sister lived in Columbus, OH.

In 1954, Ruth died in Atlanta. In 1958, Wesley died in Walton, GA. Both are buried at the New Smyrna Cemetery in Smyrna, GA.[16]

Neighborhood Transition

The 1906 race riot marked the beginning of the neighborhood's demographic shift from being predominantly white to being predominantly black. Through 1909, 364-364A Auburn Avenue was rented by white tenants. In 1910, the residences were rented by black tenants. This would continue until the National Park Service's ownership in 1984. Additional information on the people who lived in the house can be found in Appendix D.

Also in 1910, owner Ruth Gardner sold the property to William Harris for $2,700.[17] No additional information could be located on Harris.

The 1911 Sanborn map shows the block densely developed (fig. 12). 364A-B are located at the corner of Auburn Avenue and Boulevard. The double-shotgun house is composed of two connected one-story dwellings (denoted by "1" and "D"), each with one-story porches on the front and rear corners. The buildings are wood frame (yellow color). The roofs are clad with wood shingles (denoted by "x").

[16] Georgia, Marriage Records from Select Counties, 1828-1978. 1900, 1910, 1920, 1930 Federal Censuses. Georgia, Death Index, 1919-1998. U.S., Sons of American Revolution Membership Applications, 1889-1970. Ancestry.com
"Miss McHatton Weds Mr. Hanson in November." *The Atlanta Constitution*. October 4, 1936. P. 37. Newspapers.com
[17] Deed Book 1170, Page 483. Fulton County Real Estate Records, Fulton County Courthouse.

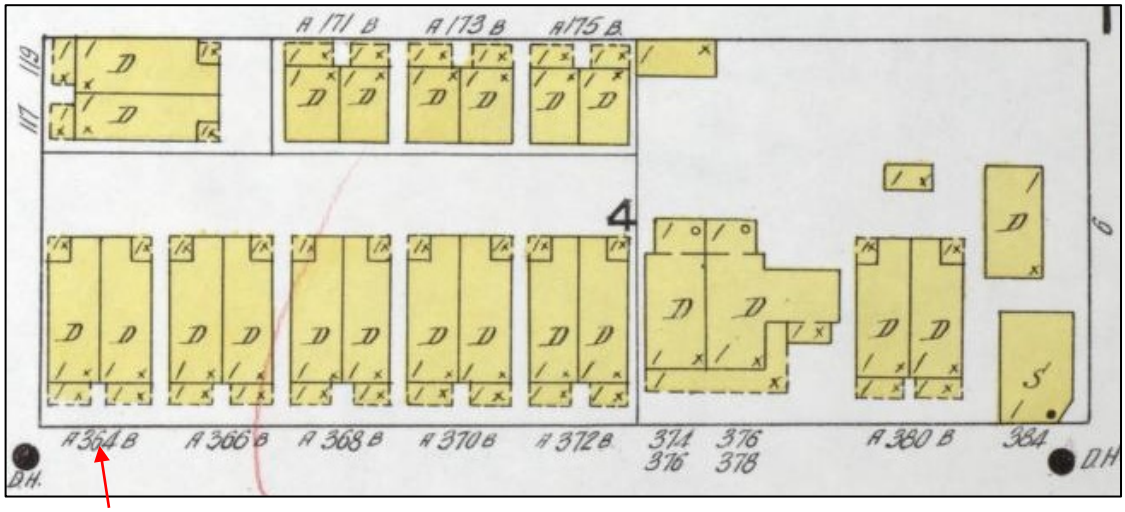


Figure 12. 1911 Sanborn map shows the same block as above. The division of the block into its original lots is discernible with a line drawn on the map. Nine pairs of shotgun houses have been built on the lot formerly owned by Adolph Teitlebaum. 364A-B is located at the corner of Auburn Avenue and Boulevard (red arrow). Source: Digital Library of Georgia.[18] Cropped by author.

In 1929, the city of Atlanta renumbered the streets. 364A-B Auburn Avenue became 472-474 Auburn Avenue, NE.

In March 1931 Annie Harris, assumed relative of former owner William Harris, sold the property to Lavata F. Shaw, who lived east of this address at 514 Auburn Avenue, for $2,500.[19] She continued to own the property until she sold it to the NPS in 1984. (See Sidebar: Lavata Shaw Ligthner for more information.)

The new addresses are clearly marked on the 1932 Sanborn map (fig. 13). The building is labelled 472 and 474. The only alteration is in its roof covering. All of the roofs are now covered with composition roofing. The house is also described as being open underneath ("O.U.").

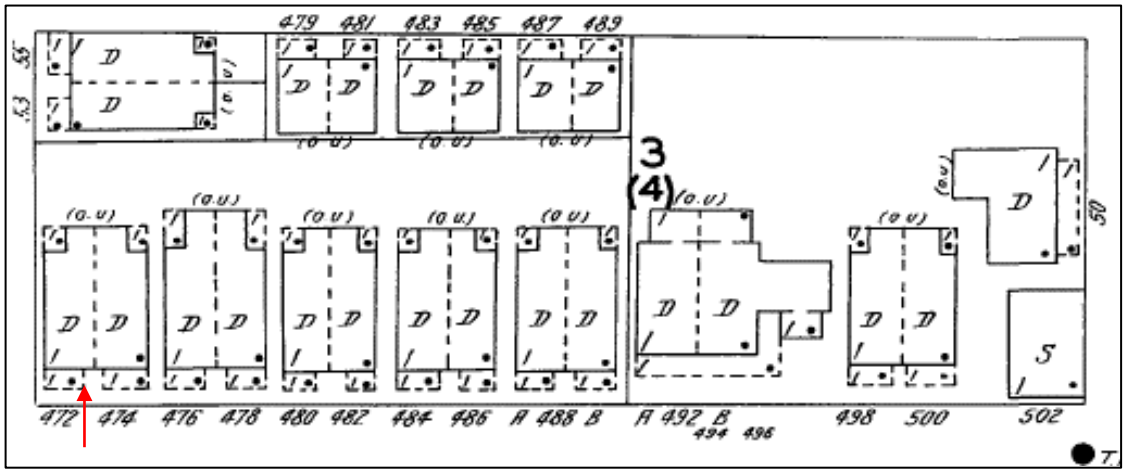


Figure 13. 1932 Sanborn map shows 472-474 Auburn Avenue has a new composition roof covering. Source: MALU archives. Cropped by author.

[18] Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1911 on February 10, 2020.
[19] Deed Book 139, Page 548. Fulton County Real Estate Records, Fulton County Courthouse.

Sidebar: Lavata Shaw Lightner

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

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

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

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

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

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



Figure 14. South elevation, October 1975. Note diamond-shaped roof shingles. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

Very little information is available on the house over the next several decades, including the Period of Interpretation (1929-1941). Some pictures of the house were taken in the 1970s and early 1980s before the federal government purchased the property (figs. 14-16). By this time, the roof was covered with diamond-shaped asphalt roof shingles, concrete block infilled between the brick foundation piers, and the rear porches had been infilled.

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



Figure 15. West elevation, October 1979. Note concrete block infill between brick foundation piers Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 16. Rear (north) yard and elevation, October 1979. Note rear porches have been infilled. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

Enter National Park Service



Figure 17. Small rear brick chimneys, July 1982. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

Martin Luther King, Jr. National Historic Site was established by federal legislation on October 10, 1980, to "protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked and worshipped, and where he is buried." Simultaneously, the Martin Luther King, Jr. Preservation District was established via the same legislation; it surrounds the Site on the west, north, and east. "The Preservation District links King's career to the black business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during King's lifetime." Both the Site and District were expanded in 1992.[21]

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

Foundation:	Brick Piers	Fair	
Foundation Infill:	Concrete Block	Fair	
Façade/Siding:	Clapboard	Fair	Medium Grey
Trim:	Wood/Original	Fair	Light Green
Roof:	Hex Composition Shingles	Fair	White/No Sheathing
Chimney:	Brick w/Mortar Parge	Fair	
Soffit/Cornice:	Wood/1x6 Plain	Fair	
Windows:	Double Hung 2/2	Fair	
Doors:	Panel w/ Glass	Fair	

[21] *Historic Resource Study*, pp. 5-6.

Porch:	Concrete Slab over Original	Fair	
Steps:	Brick & Concrete	Poor	
Front Walk:	Concrete	Poor	
Sidewalk:	Exposed Aggregate Concrete	Poor	
Retaining Walls:	Concrete Block		Stacked new/No mortar
Curb:	Granite[22]		

Plans for the phased restoration of 53-55 Boulevard and 472-474 and 476-478 Auburn Avenue began in early 1984, before purchase of the properties had been completed. A poster was assembled to describe the work needed for each of the three structures (fig. 18). Mentioned work included:

- Exterior colors will be selected after paint scrapings are analyzed. Structures will be interpreted to the time of Dr. King's childhood (1929-1941).
- Present open flame gas heaters will be replaced with an efficient heating system. If exterior components are required, they will be located unobtrusively in the back of the structure.
- Replacement roof will match existing.
- Present tenants will return to structures. Landscaping of grounds will not be dictated. Existing clothes lines, flower beds, gardens, etc., will be allowed by the N.P.S.
- Masonry will be stabilized and repointed where necessary. Replacement mortar will approximate the original "soft mortar" in composition.
- Existing windows will be stabilized. If existing windows are completely deteriorated, replacement portions will be milled to match existing.
- Exterior doors, including screens, will be appropriate to interpreted period.
- Deteriorated siding will be replaced with similar material where necessary.
- General Notes:
    - All work will be in conformance with the "Secretary of the Interior's Standards for Rehabilitation" and "NPS 28"
    - Existing floor plans will be retained
    - Kitchens have been continually altered. Interior will be adaptively reused to meet current building codes and NPS policy.
    - Bathrooms will be brought up to current codes. Historic plumbing fixtures will be retained where possible. Faucets on tubs will be replaced so that they extend over the top edge of the tub to meet codes. All work will be under the direct supervision of the park historical architect and restoration specialist.
    - Interior millwork will be retained and repainted.
    - Plaster walls will be skimcoated and finished. Gypsum drywall can be used if historic plaster has deteriorated extensively. (Estimated to occur less than 20% of existing surface area)
    - Extant wood flooring will be stabilized. Non-destructive finishes or coverings may be used where appropriate.
    - Historic fabric will be preserved wherever possible. Replacement of deteriorated elements will be with like or similar materials (exceptions as noted)
    - Buildings will be rewired to meet current standards.[23]

[22] Urban Design Plus. "472-474 Auburn." *Architectural Survey: Martin Luther King Historic District.* 1981. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
[23] National Park Service, Department of the Interior. "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." May 1984. NPS DSC No. MALU 489 62055. MALU Archives.

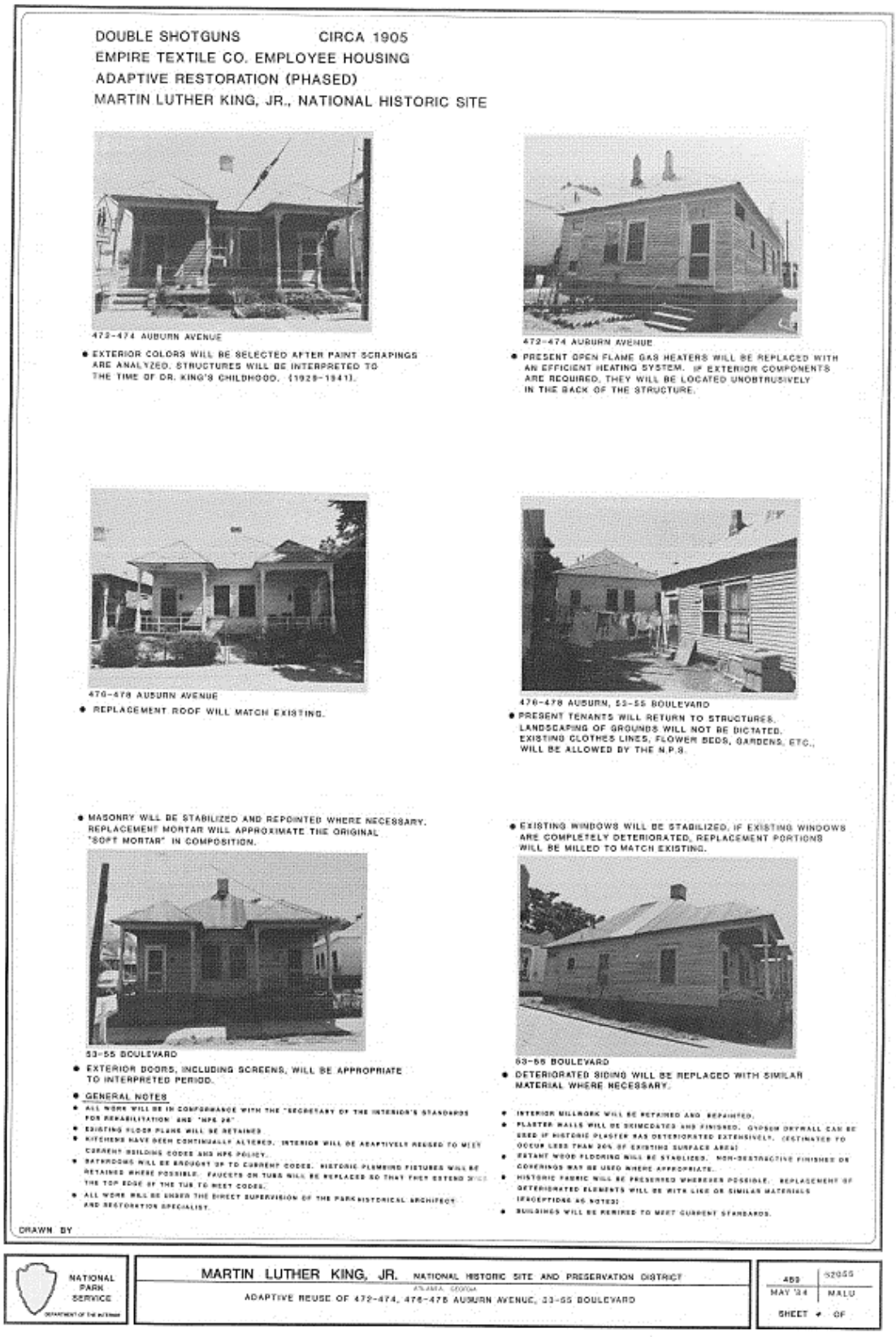


Figure 18. Poster outlining the adaptive reuse plans for 53-55 Boulevard and 472-474 and 476-478 Auburn Avenue. Drawing: MALU Archives.

In July 1984, Lavata Shaw Lightner sold the property to the United States federal government for $55,000 (including 514 Auburn Avenue and 53-55 Boulevard). A series of photographs show the condition of the 472-474 Auburn Avenue just before the sale was final (figs. 19-22).



Figure 19. South and east elevations, 05/10/84. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 4.

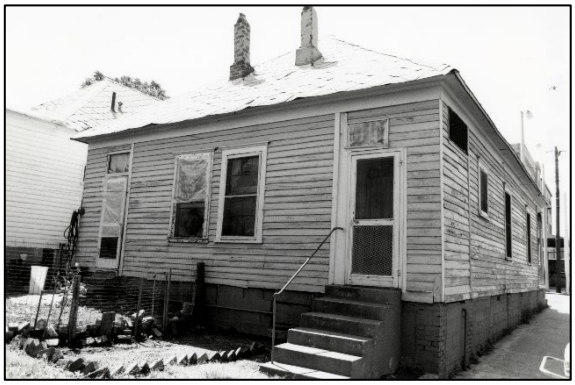


Figure 20. North and west elevations, 05/10/84. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Figure 21. Detail of the front entry at 472, 05/10/84. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Figure 22. Detail of the front porch at 472, 05/10/84. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Figure 23. 472-474 Auburn Avenue (left) adjacent to a row of double shotguns to the east. Drawing: Historic American Building Survey, "Martin Luther King, Jr. National Historic Site – Street Facades," 1985. HABS Survey No. GA-2169A, Sheet 2.

In 1985, the Historic American Building Survey completed a façade study of Auburn Avenue. 472-474 Auburn Avenue is depicted in a dilapidated state (fig. 23).

From photographic documentation, it appears that exterior repairs were undertaken soon after the property sold and lasted for at least two years. This included repairs to the siding, scraping of deteriorated paint from wood surfaces and repainting, repairs to the windows, site work, and replacement of the roof covering. See captions on figs. 24-64 for more details on this work.



Figure 24. New siding and paint prep underway, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 25. New siding under the south elevation (front) windows, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 26. Scraped paint at a front porch, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 27. Fully primed or painted exterior, February 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51. Cropped by author.



Figure 28. South (front) elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 29. Non-original front walk, brick stair, and concrete front porch, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 30. Most wood components were original. The concrete components and railing were not. March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 31. Front door of 472 Auburn Avenue, likely original (note historic hardware), March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 32, left. Front door of 474 Auburn Avenue, likely original (note remnants of historic hardware), March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 33, above. West elevation, March 1985. Note concrete block between brick foundation piers has been painted. Brick piers have been stripped of paint. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

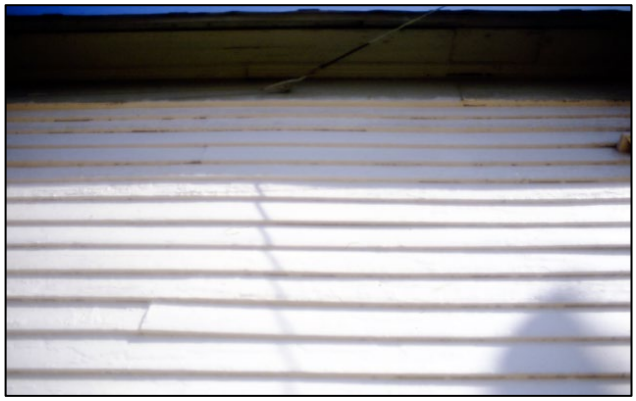


Figure 34. Exterior siding, likely on west elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 35, right. Original 2/2 window, west elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 36. Replacement horizontal 2/2 window, west elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 37. Smaller, original 2/2 window, west elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 38. North (rear) elevation, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 39. North (rear) yard, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 40. Front entrance door of 474, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 41. Fireplace surround in front room of 474, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 42. North wall of 474 front room. Passage door joins center room of the unit. March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 43. Fireplace surround in 474 center room, March 1985. Opening has been covered. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 44. North wall of 474 center room, March 1985. Kitchen door is at left. Bathroom door is at right. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 45. Bathroom with historic fixtures (maybe original tub), March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 46. Passage door from center room to kitchen, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 47. North wall of 474 kitchen, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 48. West wall of 474 kitchen with missing stove, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 49. East wall of 474 ktichen with sink, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 50. South wall of 474 enclosed rear porch with original siding and makeshift shelf, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 51, right. Original exterior siding and trim retained in the enclosed rear porch of 474, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 52. North elevation with removed front windows, October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 53. Between 474 (left) and 476 Auburn Avenue (right) looking noth toward 53 Boulevard, October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

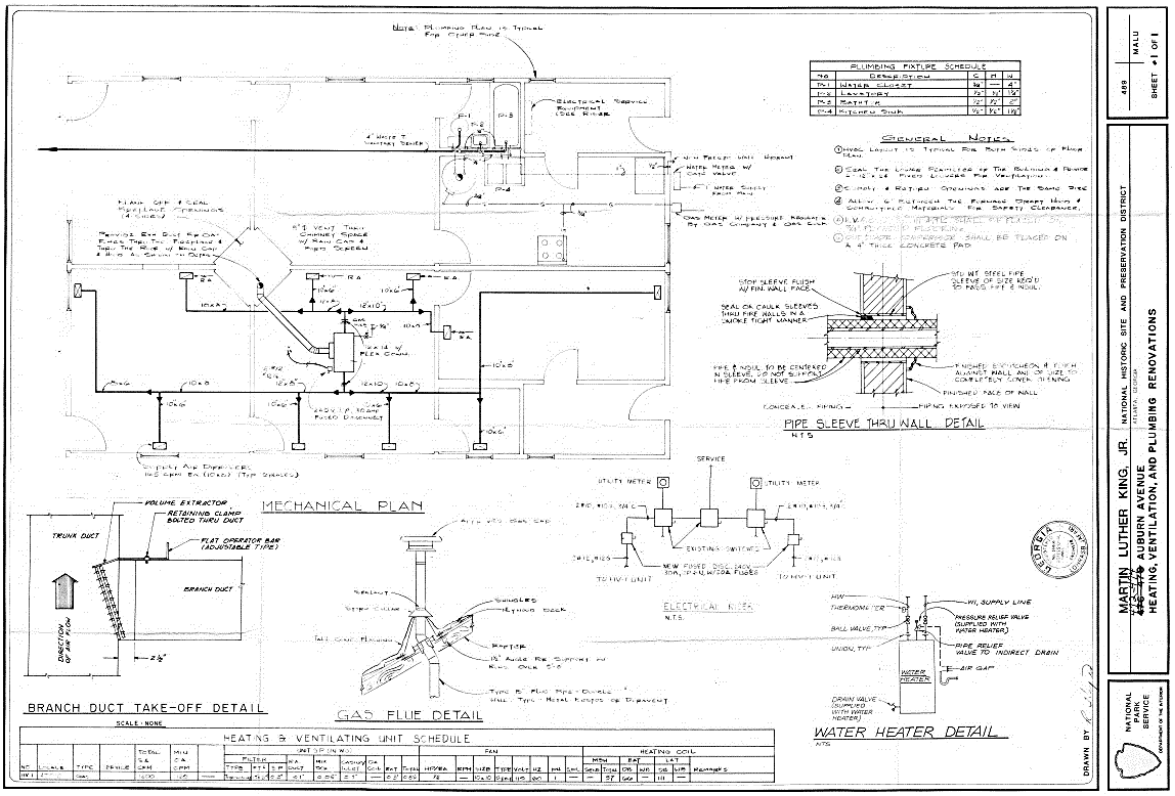


Figure 54. Heating, Ventilation, and Plumbing Renovations to 472-474 Auburn. Undated, but likely ca. 1986. Drawing: MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.



Figure 55. The exterior under scaffolding for roof replacement, April 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 56. North elevation roof slope stripped of asphalt shingles, April 1986. Shown is likely a new underlayment for the new roof covering. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51. Criopped by author.



Figure 57. Working on the south elevation of 474 Auburn Avenue, July 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 58. The exterior of 472-474 Auburn Avenue freshly painted and reroofed, December 1986. The front porches have been restored. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 59. New paint going on the exterior of 472-474 Auburn Avenue, June 1987. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 60. New paint completed, south elevation; undated, but likely October 1987. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 61. West elevation with new paint scheme, October 1987. Note the cement block has been removed from the foundation level and lattice has been installed. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51. Cropped by author.



Figure 62. North elevation of 472-474 Auburn Avenue with new paint scheme, October 1987. Note the rear porches have been restored. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51. Cropped by author.



Figure 63. April 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Figure 64. April 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

In 1991 a *Historic Structure Assessment Report* (HSAR) was completed for 472-474 Auburn Avenue (fig. 65-73). Despite the building's restoration a few years prior, some recommendations were provided, including:

- Paint front porches: floor, stairs, railing.
- Paint rear porch stairs.
- Fix chipped wood and paint in porch columns.
- Install wood girder of three 2x8s and build prick piers to support girder; fasten joists to girder with wood bracing.
- Patch wall cracks and sand smooth before painting.
- Wash all interior painted surfaces and remove loose paint.
- Remove old carpets and vinyl flooring; install new vinyl flooring in kitchens and bathrooms and new carpet elsewhere.
- Reattach tub wall surrounds to walls in both bathrooms.
- Install insulation above kitchen ceiling.
- Provide screened openings in soffits around perimeter of building; install aluminum mushroom vent in attic (rear of building).
- Install new refrigerator in 472.
- Grade area to slope toward north and south to provide proper drainage; plant grass to reduce erosion.
- Remove vegetation around brick foundation piers.[24]

[24] Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology. "472-474 Auburn Avenue, Building 472-474, Martin Luther King Jr. National Historic Site." *Historic Structure Assessment Report.* 1991. MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 65. South elevation, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 66. West elevation, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 67. North elevation, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 68, right. East elevation, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 69. Living Room of 472, looking south, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.



Figure 70, left. Living Room of 472, looking north, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2.

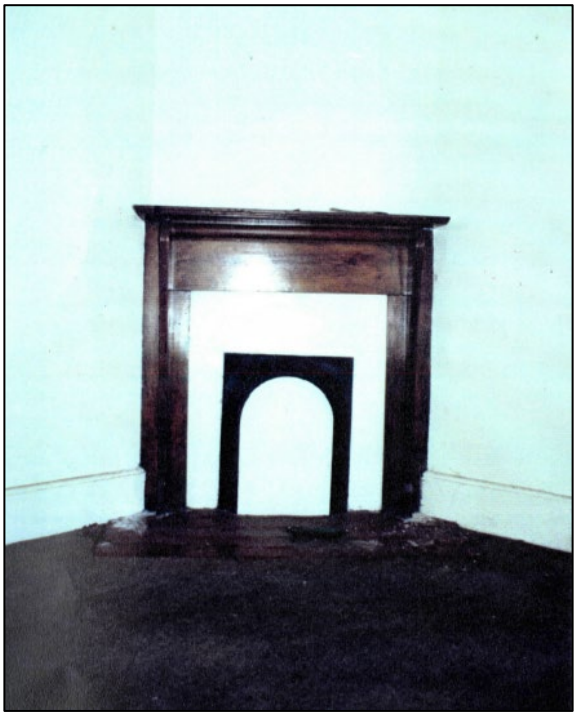


Figure 71, above. Center room of 472, 1991. Photo: HSAR, MALU archives, Series 9, Subseries D, Box 1, Folder 2. Cropped by author.



Figure 72. Kitchen of 472, 1991. Photo: HSAR, MALU archives, Series 5, Subseries G, Box 1, Folder 5.

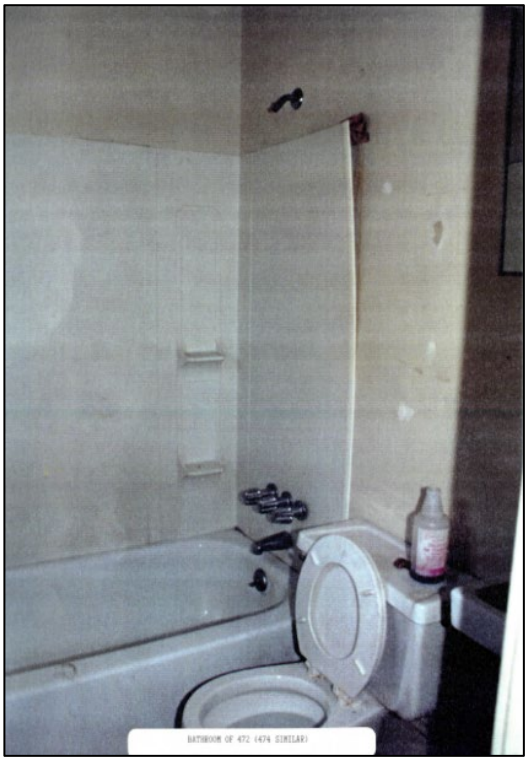


Figure 73. Bathroom of 472, 1991. Photo: HSAR, MALU archives, Series 5, Subseries G, Box 1, Folder 5.

A paint study was completed for the nine buildings in the block bounded by Boulevard, Auburn Avenue, Hogue Street, and Old Wheat Street in 1993. At 472-474 Auburn Avenue historic paint samples were difficult to locate due to material replacement and paint stripping during the restoration. A historic piece of siding and window trim were used to determine the paint color history. 472-474 Auburn Avenue had few layers and therefore speculation was made to the replacement of the siding prior to NPS ownership. Therefore recommended paint colors were:

Body Color: Sherwin Williams Steely Gray #2128
Trim Color: Sherwin Williams Rustic Red #2719[25]

472-474 Auburn Avenue is located within the original boundary of the Martin Luther King, Jr. National Historic Site, and therefore was captured with the *Historic Resource Study* completed in 1994 (fig. 74). The *HRS* assessed the individual buildings within the Site and found that 472-474 Auburn Avenue was "Contributing to the Site's National Significance" and the grouping of Double Shotgun Houses were eligible for the National Register for Local Significance.[26]

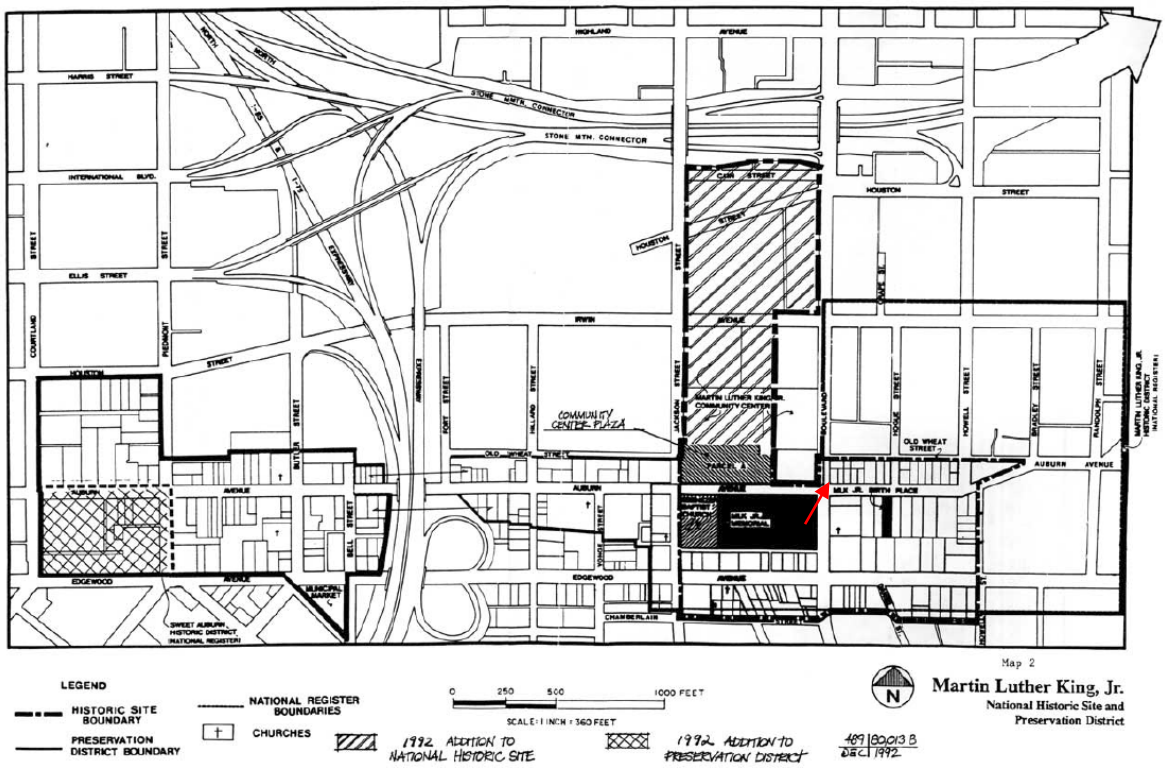


Figure 74. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study*.

In December 1993, the Southeast Regional Office proposed the replacement of the chain link fences at 472-474, 476-478, 480-482, 484-486, 488-490, and 492-494 Auburn Avenue with more historic precedents, to include a combination of post-mesh, post-rail-mesh, and picket fences, depending on location. The regional office determined that there would be no adverse effect for these changes. The

[25] Grashof, Bethanie C. (Architect, Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology). *Letter to Paul Hatchett, Southeast Regional Office, National Park Service*. August 2, 1993. MALU Archives.
[26] *Historic Resource Study*, pp. 31, 88.

SHPO required additional information after their first review, but eventually concurred with the finding of no adverse effect for the replacement fences for 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard, in March 1994. The ACHP also concurred with the finding of no adverse effect for the replacement of fences at 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard, the next month.[27]

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

A *Cultural Landscape Report* (CLR) was completed for the Birth-Home Block in 1995.[29] The group of shotguns of which 472-474 Auburn Avenue is one, is part of a sub-context to the *CLR*. The following description is provided for this grouping, supplemented by a former neighborhood resident, Silas Lackey:

> Typically, the shotgun yards were very small and composed of dirt. This type of yard was commonly referred to as a "swept yard," because tenants would maintain a tidy surface by sweeping the loose dirt and debris from the compacted sub-base with a switch broom. Typically the switch brooms were made of tree limbs with a fan of branches. Mr. Lackey recalled that his yard was swept quite often, because he and his friends needed a smooth and hard surface on which to play marbles.
>
> Although individual who had swept yards may have preferred to plant grass or other types of vegetation, they were hindered by finances, as well as the compacted stated of the yards. Most of these yards were too small for mules to be used to till up the ground, and the dirt was too hard to till by hand. If residents wanted to make the yard more decorative, it was not uncommon for them to purchase plants—flowering annuals were most typical—and place them in the porch railings. Sometimes plants were transferred to wooden flower boxes that were easily constructed from one-by-six boards. Plants such as pansies, coleus, or marigolds were often planted in these boxes

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[27] Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Elizabeth A. Lyon, State Historic Preservation Officer, Department of Natural Resources.* December 16, 1903.
Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472, 474, 476, 480, 484, 488 & 492 Auburn Avenue, NPS # MALU-94-07, Fulton County, Georgia, HP931221-004." *Letter to Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office.* January 21, 1994.
Lyon, Elizabeth A. (State Historic Preservation Officer, Georgia Department of Natural Resources, Office of Historic Preservation). "Replace Fences at 472-474, and 476-480 Auburn Avenue, and 53-55 Boulevard, NPS # MALU-94-07, Fulton County, Georgia, HP931221-004 (Follow-up)." *Letter to Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, Southeast Region, United States Department of the Interior, National Park Service, Southeast Regional Office.* March 2, 1994.
Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources). *Letter to Robert D. Bush, Executive Director, Advisory Council on Historic Preservation.* March 11, 1994.
Klima, Don L. (Director, Eastern Office of Review, Advisory Council on Historic Preservation). "Proposed Replacement of Fences at 472-474 & 476-480 Auburn Avenue and 53-55 Boulevard, Martin Luther King, Jr. National Historic Site., Atlanta, Fulton County, Georgia." *Letter to Pail B. Hartwig, Deputy Associate Regional Director, Cultural Resources, National Park Service.* March 28, 1994.
Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, replace fences at 472-474, 476-478 Auburn Avenue and 53-55 Boulevard." *Memorandum to Superintendent, Martin Luther King, Jr., National Historic Site.* April 12, 1994.
SERO Archives, CRD Central Files, MALU-94-07, Replace fences at 472-474, 476-480 Auburn Avenue and 53-55 Boulevard, 1994.
[28] Hartwig, Paul B. (Deputy Associate Regional Director, Cultural Resources, Southeast Region). "Section 106 Clearance, restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494, and 510 Auburn." *Memorandum to Superintendent, Martin Lither King, Jr., NHS.* June 1, 1994. SERO archives, CRD Central Files, MALU-94-08, Restore exterior wood finishes of 53-55 Boulevard, 474-478, 480-482, 484-486, 488, 492-494 and 510 Auburn Avenue, 1994.
[29] Lawliss, Lucy A. (Regional Historical Landscape Architect). "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report.* May 1995. NPS TIC No. MALU 489 D23.

> because they were less expensive in that they were easily grown from seed and required little maintenance. Some individuals also grew collards in these planter boxes.
>
> Other than flower pots or boxes, the small shotgun porches had no room for additional items. For social gatherings, chairs would be brought out from the house only for older family members, while younger people sat on banisters and steps.
>
> The back-yard surface of the typical shotgun was also composed of dirt and, like the single-family dwellings, was a work space. The dominant feature of the back-yard landscape was the clothesline. The line was usually a long piece of electrical wire that had been gather from the street or vacant lots. One end was attached to the house and the other to a pole at the end of the yard. Often the pole was an old railroad tie that resembled a two-by-four. The line was twisted around the pole to secure it and was propped in the middle by a tick cut from a tree at a "V" branch in order to have a notch in which the line would rest. The lines were always wiped with a wet rag prior to using in order to clean off the dust from the yard.
>
> Other aspects of the typical back-yard landscape included the piles of ashes that people threw out from their stoves. The Lackey family also had a wood pile that was used for kindling. Mr. Lackey recalled that it was his job to go around the neighborhood collecting scraps of wood wherever he could find them, in order to maintain the wood pile.[30]

The historical conditions for 472-474 Auburn Avenue included a hedge in the front yard dividing the two addresses, no front fences, a swept-dirt front yard, front porches with flower boxes and potted plants on porch railings, side yard fences between buildings, back porches with wood steps, clothes lines in each back yard, and back yards of compacted dirt (fig. 75). The existing conditions in 1995 included very little historic character: a chain link fence with gates to each front walk which were composed of square aggregate pavers, sodded front yards with shrubs added as foundation planting and along front fence, flower beds with sawtooth brick edge, wood back porch steps, no definition of back yard spaces, and sodded back yards (fig. 75).

[30] Ibid.

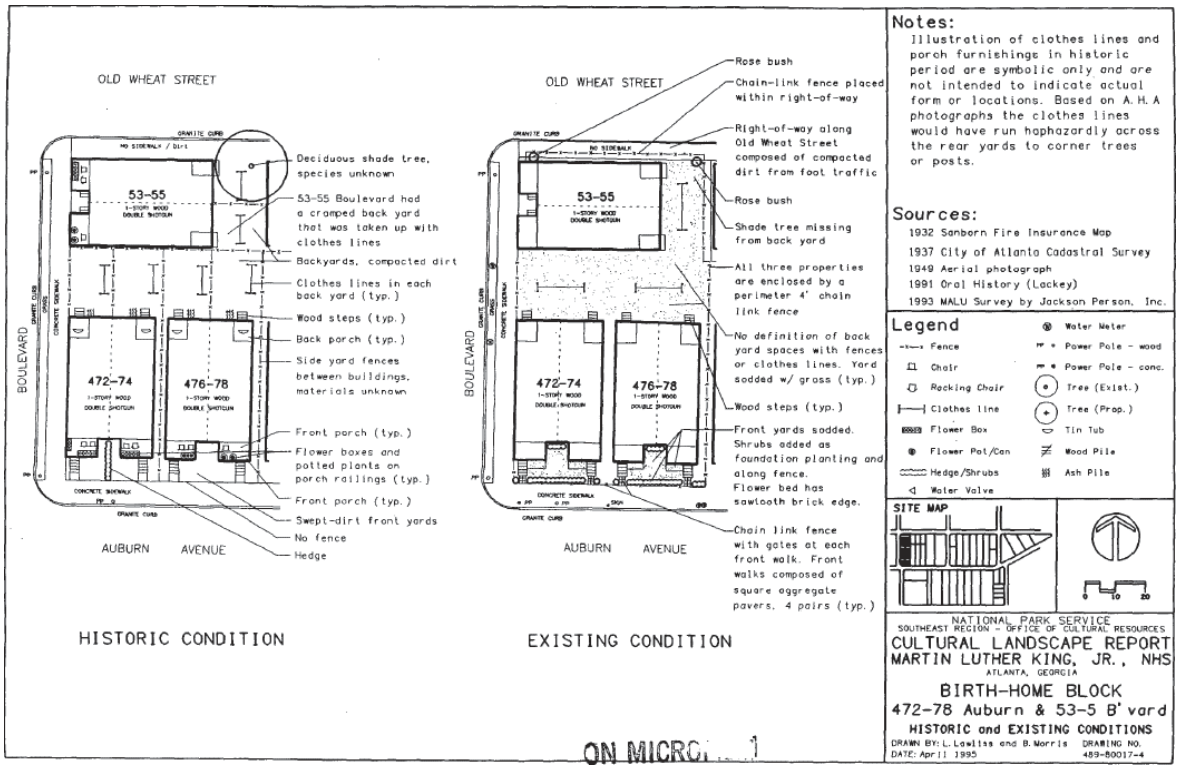


Figure 75. Historic and existing landscape conditions of 472-474 Auburn Avenue. and the adjacent shotguns to the north and east. Drawing: NPS TIC No. MALU 489 80017, CLR, April 1995.

The *CLR* also provided a recommendation drawing for the address (fig. 76). Recommendations included reestablishing a hedge in front yard between 472-474 Auburn Avenue, removing all chain-link fences and establishing a fence with board and wire fencing, remove shrubs from fence and foundation, reestablish planter boxes, pots, and plants for front porches, restore roll roofing, restore unpainted 5' board fence along Boulevard opening, maintain grassed front and back yards.

Recent Modifications

A project was assembled in July 2013 to "paint approximately 2000 square feet of siding, trim and porches of historic homes, located at 53-55 Boulevard and 472-474/476-478 Auburn Avenue" with one coat of paint matching the current

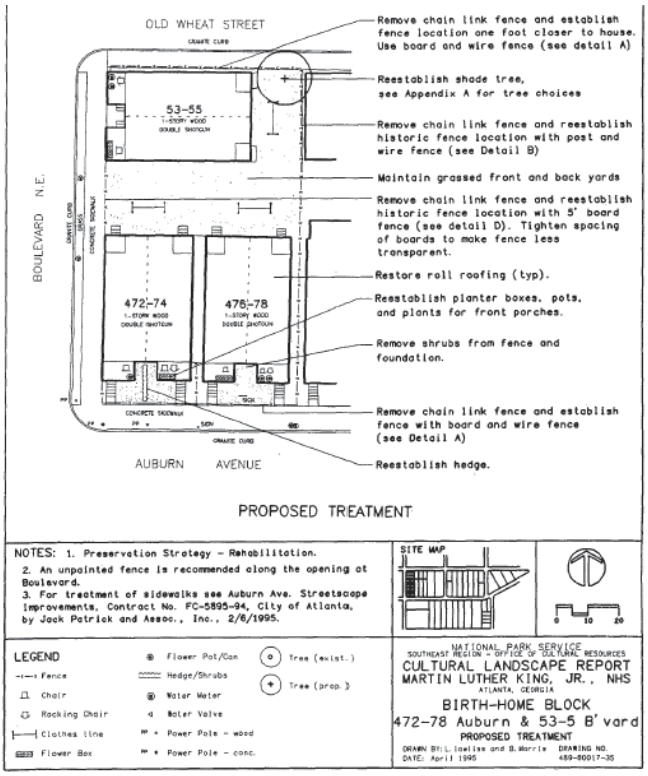


Figure 76. Proposed landscape treatments for 472-474 Auburn Avenue. Drawing: NPS TIC No. MALU 489 80017, CLR, April 1995.

colors.[31] It was approved by park employees and regional employees the next month. The work was completed in 2016 (see next page).

During the summer of 2015, a project was developed for upgrading the underground roof drainage system of 474-492, 503-509, 506-510, 510-514, 514-518, 518-522, 522-526 Auburn Avenue (fig. 77). The PEPC Project stated the following project description: "The project shall upgrade the present drainage system to carry water away from the structures. The water is to be isolated by controlling the water run off (sheet flow) from the roof of the houses and from the immediate ground surface areas. This includes trench roof drain system, connecting the roof downspouts to this trench roof drain system carrying the flow to daylight to the adjacent Streets. All drainage will be positive drainage. In some areas modifications to the grading are required to allow drainage away from the foundations."[32] It was installed in August 2015.



Figure 77. Attachment to PEPC Project 59324. Shows underground drainage from 494 west to behind 472 Auburn Avenue. Source: "Upgrade Drainage System in Birth Home Block." PEPC Project Number 59324. MALU Archives.

A project was assembled in March 2016 for 2016 summer work to paint the exterior siding and trim of several MALU properties including 472-474 Auburn Avenue. Work generally included:

- Prep and paint approximately 15,900 square feet of exterior siding, replace approximately 500 lineal feet of wood trim and glaze windows as needed.
- Replace prep and paint porch decks.
- Repair/replace approximately 1600 lineal feet of fence.
- Set nail heads below the surface of the siding and fill with the proper wood putty.
- Repair or replace missing window screens and screen doors.
- Repair or replace approximately 20 linear feet of gutters and downspouts.

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

[32] "Upgrade Drainage System in Birth Home Block." PEPC Project Number 59324. Created 06/19/2015 by Andrew Callens. MALU Archives.

- Apply one brushed coat of latex primer (where wood is bare), caulk all joints, fill nail holes and apply two coats of brushed latex finish paint in existing colors.
- If repair is possible for siding, post, spindles, and railings then this should be the first option in lieu of a total removal and replacement of historic fabric.
- As elements of the porch are removed they should be numbered so they are returned to their original place once they are finished.

The work was found to have no adverse effect by the Georgia SHPO.[33] This work has been completed as the exterior of the house is freshly painted.



Figure 78. South elevation, ca. March 2016. Photo: MALU Archives.



Figure 79. West elevation from the south, ca. March 2016. Photo: MALU Archives.

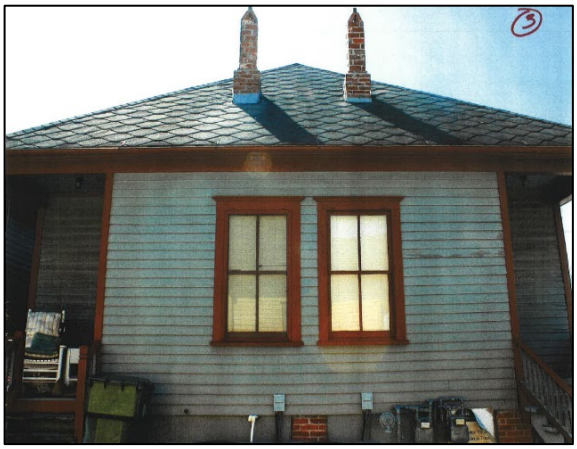


Figure 80. North elevation, ca. March 2016. Photo: MALU Archives.



Figure 81. East elevation from the north, ca. March 2016. Photo: MALU Archives.

Also in March 2016, park staff prepared a project for the emergency replacement of asphalt shingles, gutters, and downspouts on 472-474, 476-478, and 492 Auburn Avenue. The roofs had reached the end of their lifecycle. Work was to include:

- Removal of asphalt shingles.
- Inspection and repair of underlying structure (including sheathing) as necessary.
- Replacement of gutters and downspouts.

[33] "Hope Crew Conservation Project for FY16." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 63755. Date prepared 03/03/2016 by Leah Berry. MALU Archives.

- Inspection and repair of fascia boards.
- Installation of membrane on sheathing
- Installation of new 30-year asphalt shingle roofs for all of the buildings, in a color and style similar to existing
- Installation of new galvanized sheet metal flashings for all roof penetrations, flashings at chimneys and other elements.

The Georgia State Historic Preservation Office found the project to have no adverse effects.[34] The roof was replaced in March 2016.

In May 2016, park staff prepared a project for cyclic repairs to the fences at 472-474, 476-478, 510, and 514 Auburn Avenue. The Georgia SHPO found the project to have no adverse effect on the historic properties to which the fences were associated, provided that the fence components were repaired rather than replaced, unless deteriorated beyond repair.[35] According to park staff, the fences were ultimately replaced due to extensive deterioration.

[34] "Emergency Replacement Asphalt Shingles, Gutters and Downspouts on 472-474, 476-478 and 492." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 63131. Prepared 02/18/2016 by Leah Berry. MALU archives.
[35] "Repair/Replace Fence within district-YCC FY16." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 45725. Prepared 05/09/2016 by Leah Berry. MALU Archives.

Physical Description

The Historic Preservation Training Center visited 472-474 Auburn Avenue, NE several times over the course of the investigation phase (June-August 2018). A large collection of field photographs, notes, and measured drawings were compiled during the visit. Through this work, detailed physical descriptions of features, condition assessments, and a compilation of character-defining and non-character-defining features have been made. Logistical assistance was provided by the Martin Luther King, Jr. National Historical Park Resource Management, Maintenance, and Law Enforcement Divisions.

Building Feature Master List

The Building Feature Master List (BFML) is an overall outline-format checklist used for creating a physical description of 472-474 Auburn Avenue, NE. The BFML describes features using a hierarchal structure 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). 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

472-474 Auburn Avenue, NE has seen continuous use as a tenant-occupied residential duplex since its construction in 1905.

The National Park Service acquired the building in 1984. Between 1984 and 1986, extensive restoration of the building included repairs to the siding, scraping of deteriorated paint from wood surfaces and repainting, repairs to the windows, site work, and replacement of the roof covering. The interiors were also modernized (some original interior features were retained). Despite the extensive restoration, the original design, construction methodology, and form are apparent, and the building has retained many of its interior and exterior character-defining features.

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

472-474 Auburn Avenue, NE (Duplex) Physical Description

Location within the Park

Old Fourth Ward

The Martin Luther King, Jr. National Historical Park is located within the historic Old Fourth Ward, a historically mixed-use 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."

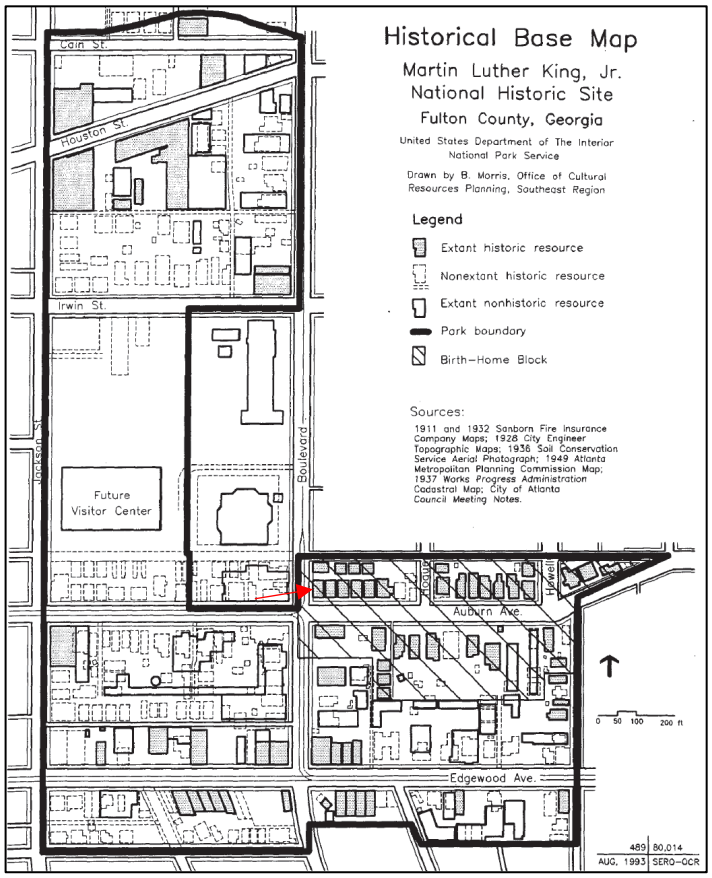


Figure 82. Location of 53-55 Boulevard, NE within Martin Luther King, Jr. National Historical Park (arrow), and the Birth-Home Block. Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site," *Cultural Landscape Report*, p. 7. Cropped by author.

Dr. King's birthplace (the Birth Home) is located at 501 Auburn Avenue, within the same block as 472-474 Auburn Avenue. The 500 block of Auburn, between Boulevard and Howell Street, comprises the Birth-Home Block, including 472-474 Auburn Avenue (fig. 82). Today, it retains its historic residential character and setting as do other surrounding blocks. The majority of the structures in the neighborhood, and within the Birth-Home Block, are owner-occupied, tenant-occupied, or used and managed by the NPS.

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

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

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

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

Building Site

The 1905 duplex shotgun residence at 472-474 Auburn Avenue, NE sits squarely at the northeast corner of Auburn Avenue, NE and Boulevard, NE (fig. 83). It is located directly on the public sidewalk and lot lines on the west side and is setback from the public sidewalk occupied by a front yard on the south elevation.



Figure 83. 472-474 Auburn Avenue, NE (red outline) sits on the western edge of a row of double shotgun houses, all part of the Birth-Home Block. Photo: Google Maps, 2018.

The east elevation abuts the neighboring property: 476-478 Auburn Avenue. The rear yard is enclosed with a fence (shared with 476-478) and planted with grass and abuts neighboring property 53-55 Boulevard to the north. The site consists of mostly flat grade with a slight depression towards the northwest corner.

Exterior Overall

The prominent overall visual aspects of 472-474 Auburn Avenue are its one-and-one-half-story rectangular massing elevated on brick piers, projecting wood front porches abutting a small lawn adjacent the sidewalk, symmetrical from elevation, painted exterior wood components, steeply pitched hipped roof with diamond-shaped fiberglass shingles, and recessed rear porches (figs. 84-85).



Figure 84. 472-474 Auburn Avenue from the southeast. Photo: HPTC, 08/15/18.



Figure 85. 472/474 Auburn Avenue from the northwest. Photo: HPTC, 08/15/18.

South (Front) Elevation (fig. 86)

The south elevation is two rooms wide (28'-3"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. This wood-clapboard-sided façade is symmetric with two units—each with front doors, 2/2 windows, and projecting wood porches (10'-4" wide and projecting 6'-2" from front façade) under hipped roofs—which mirror one another. The main brick chimney is centrally located at the highest point of the hipped roof. The porch stairways project out into the small gated front yards. Located at the base of the stairways are pavers which lead to the front gates and front sidewalk fronting the street.



Figure 86. South (front) elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

West Elevation (fig. 87)

The west elevation is asymmetrical. It is three rooms wide (40'-4"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Three 2/2 windows are spaced across the elevation. At the south end (front), the front porch projects 6'-2" front that elevation on brick piers and a lower hipped roof. At the north end (rear), the rear porch recesses into the structure 5'-6" from the rear elevation ad 5'-11" from the west elevation. A single door opening is located under the rear porch.



Figure 87. West elevation (472 Auburn Avenue). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

North (Rear) Elevation (fig. 88)

The north elevation is symmetrical. It is two rooms wide (28'-3"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Two 2/2 windows and smaller brick chimneys are centrally located under the main brick chimney. This elevation has two recessed porches at each end which recess from the side elevations by 5'-11" and the rear elevation by 5'-6". Projecting off the porches are short stairs to grade.

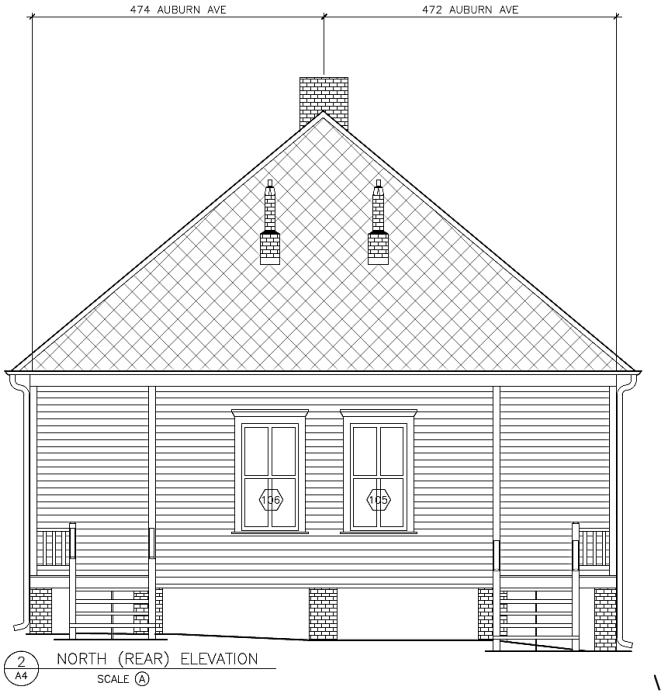


Figure 88. North (rear) elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

East Elevation (fig. 89)

The east elevation is asymmetrical. It is three rooms wide (40'-4"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped fiberglass shingles. Three 2/2 windows are spaced across the elevation. At the south end (front), the front porch projects 6'-2" from that elevation on brick piers and a lower hipped roof. At the north end (rear), the rear porch recesses into the structure 5'-6" from the rear elevation and 5'-11" from the east elevation. A single door opening is located under the rear porch.

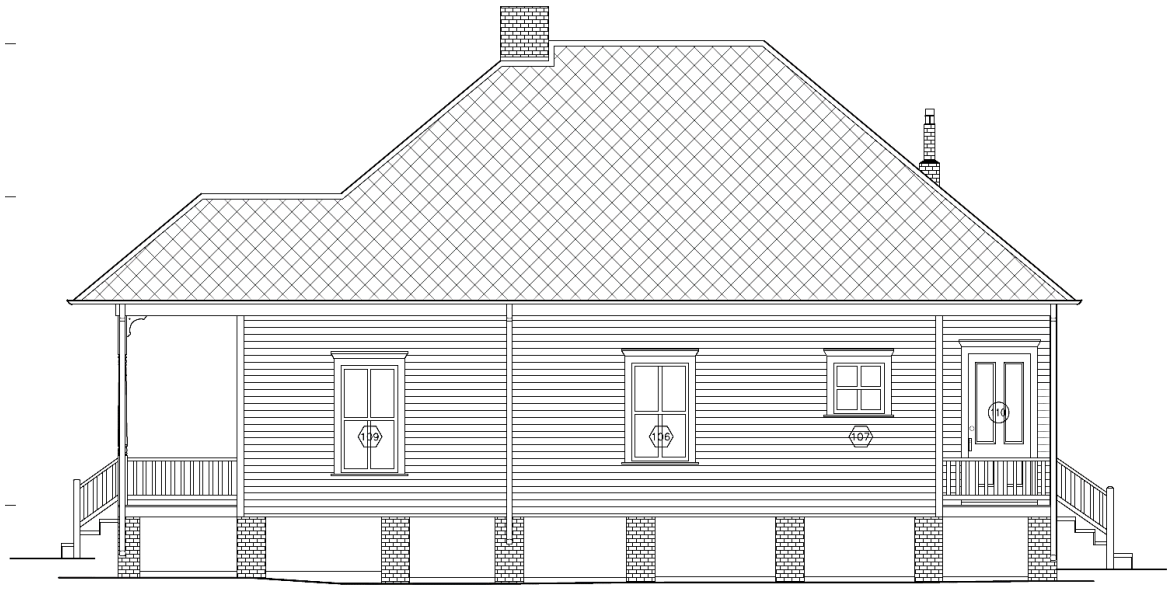


Figure 89. East elevation (474 Auburn Avenue). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Organization

First Floor (fig. 90)

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

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

Attic

The attic is accessible through a ceiling hatch in the kitchen of 474 Auburn Avenue. The assessment team was unable to gain access to the attic due to tenant restrictions.

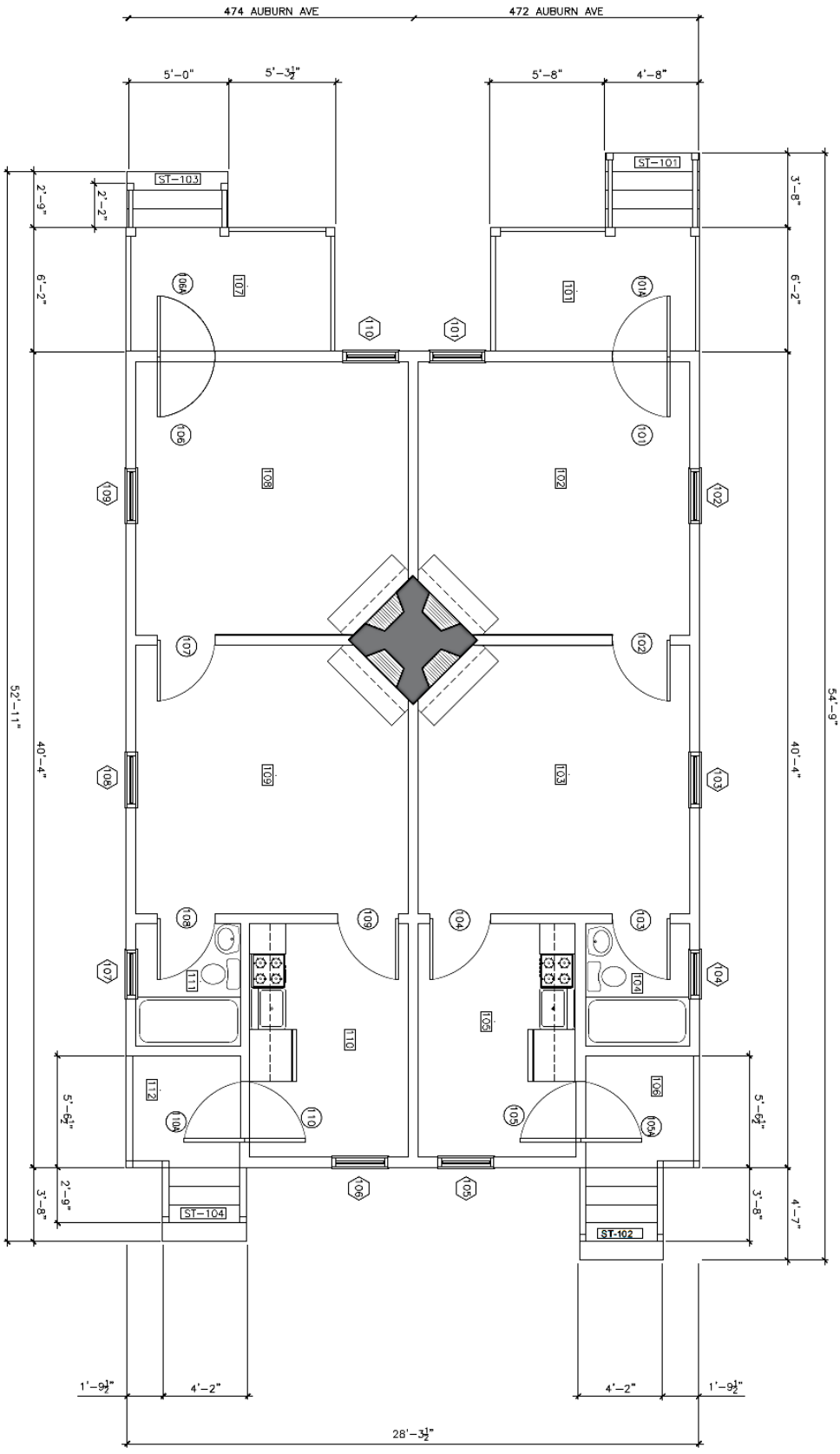


Figure 90. Floor plan. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

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Building Feature Master List Descriptions

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

Brick foundation piers support the entire building (fig. 91) including front porches (front porch piers were retained through the 1984-86 restoration). The brick is laid in a running bond pattern (fig. 92). It is unknown if the piers have footers; however, this would be a typical detail for 1905. Each pier seen on the perimeter measures approximately 16”x16” in plan (see fig. 95). Heights vary depending on the sloping grade, from 0’-11” to 3’-7” (see fig. 91). The piers within the interior of the crawlspace are smaller than those on the perimeter (approximately 6”x16” in plan) (fig. 93).

Modern cast-in-place concrete curbs are located between each of the perimeter piers to deter water infiltration under the building (see fig. 91) and were installed in 1987. The curbs are flush with the exterior plane of the adjacent piers and penetrate 0’-7¾” into the crawlspace. The heights of the curbs vary depending on the grade: the higher the grade, the shorter the curb, and vice versa.

Painted cementitious exterior panels are located between the piers (side to side) and between the curb and first-floor structural framing (bottom to top) to keep trash and rodents from the interior of the crawlspace (see figs. 91-92). Originally these openings were open or infilled with lattice.



Figure 91. The building is supported by brick foundation piers, as seen on the west elevation. Piers vary in height based on grade. Note modern concrete curbs and painted cementitious panels between the piers. Photo: HPTC, 06/15/18.



Figure 92. Brick piers laid in running bond with concrete curb between. Photo: HPTC, 06/15/18.



Figure 93, right. Interior foundation piers are smaller than those on the perimeter. Photo: HPTC, 06/21/18.

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

The exact details of the first-floor structural floor frame are unknown. Based on an area where assessment team members could gain access to the crawlspace (fig. 94) and the known conditions in adjacent shotgun houses, the first-floor structural floor framing consists of paired 2x8 rim joists, or girders, at the perimeter and along the N-S centerline of the building supported by brick foundation piers (described in A101002 Foundation Piers above). The girders support 2x8 floor joists at approximately 16" on center, spanning E-W (fig. 95). This system also applies to the front porches and integrated rear porches.



Figure 94. First-floor structural floor frame joists. Photo: HPTC, 06/21/18.

Fiberglass insulation is located between every joist and was added during the 1984-86 restoration or later.

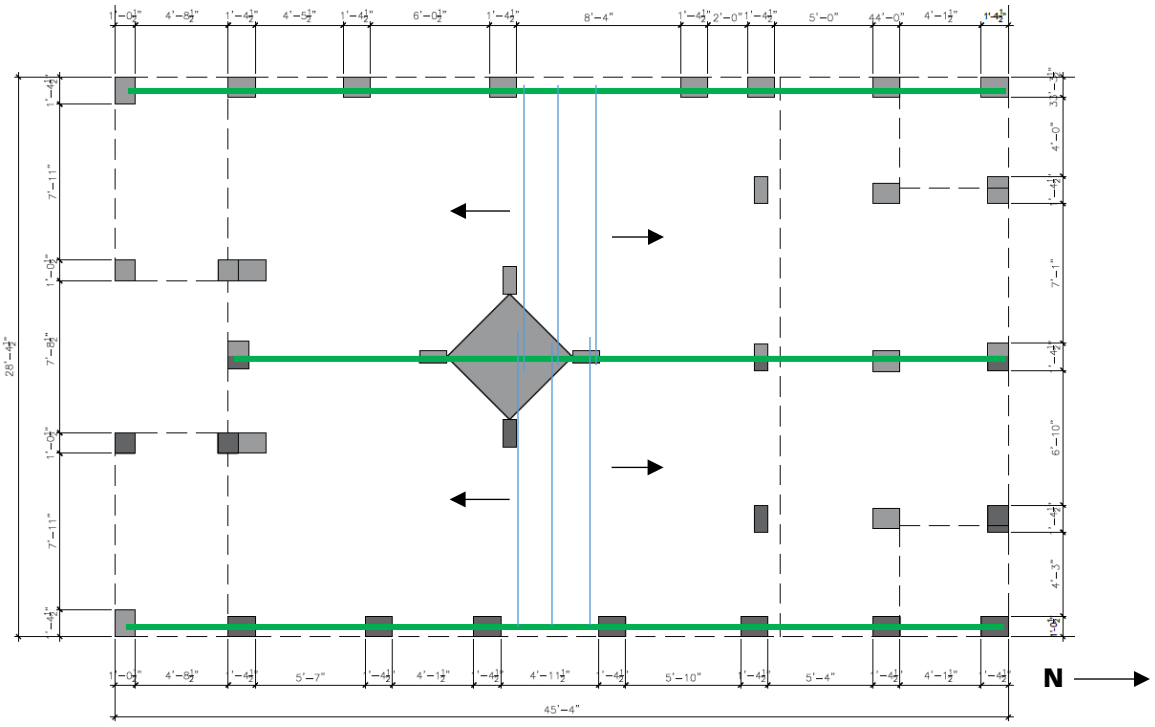


Figure 95. The first-floor structural floor frame, overlaid on the foundation pier plan, is composed E-W rim joists (green lines) and N-S floor joists between (blue lines). Drawing: HPTC, 02/2020.

B101001-2	Attic Structural Floor Frame

The attic was inaccessible to HPTC assessment team due to tenant restrictions; therefore, a description of the attic structural floor frame cannot be provided.

B101002	Structural Interior Walls

The center party wall between the two units is a structural (loadbearing) interior wall (see fig. 96). The wall is constructed of wood framing members, likely 2x4s at 16" on center; however, the frame was not directly accessible.

The center party wall is supported by the brick foundation piers (described in A101002 above) and supports the (likely) overlapping floor joists of the attic structural floor frame. The large central chimney bisects the wall (fig. 97).

The walls separating the living rooms and the bedrooms of each unit may also be structural walls, as determined for 53-55 Boulevard, but without access to the attic of 472-474 Auburn Avenue this could not be definitively determined.

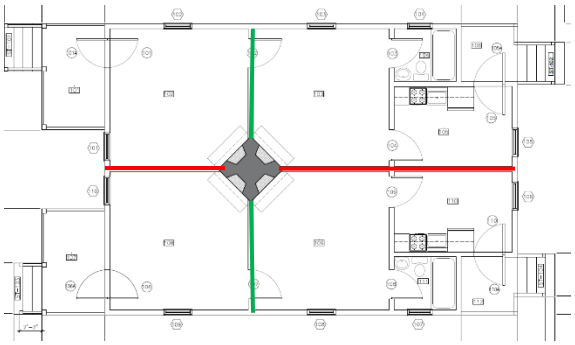


Figure 96. The center party wall (red line) is loadbearing. The perpendicular living room-bedroom walls (green lines) may also be loadbearing, as seen in neighboring 53-55 Boulevard. Drawing: HPTC, 02/2020.



Figure 97. Structural interior wall from Room 102 of 472 Auburn Avenue. The wall straight ahead is the center party wall. The chimney bisects the party wall. Photo: HPTC, 06/20/18.

B1020	Roof Construction
B102001	Structural Frame

The attic was inaccessible to HPTC assessment team due to tenant restrictions; therefore, a description of the structural roof frame cannot be provided.

According to archival photographs, the roof frame of 472-474 Auburn Avenue was retained during the 1984-86 restoration (unlike at neighboring 53-55 Boulevard).

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

Three chimneys penetrate the roof of the building.

The running-bond brick main chimney measures approximately 2'-4" square and projects twelve courses (approximately 2'-0") above the finished roof (fig. 98). This chimney contains the flues for four fireplace openings; however, some of the flues may be used to vent mechanical equipment in the attic as it does in neighboring 53-55 Boulevard (access to the attic was restricted, so this condition could not be confirmed). The chimney is original, but historic stucco finishes were removed, and the brickwork repointed in 1986. The cap condition is unknown.

Two chimneys are located above the kitchens (fig. 99). These chimneys are smaller at 12" square at the base and 10" square at the neck and extend approximately 3'-4" above the roof line. They are topped with a brick gable-shaped cap. These chimneys are likely original, but parging was removed and brickwork repointed in ca. 1986. The current chimneys are supported by the attic structural floor frame and do not penetrate through to the first floor. These may still be functional chimneys used to vent the furnaces located in the attic as they do in neighboring 53-55 Boulevard (access to the attic was restricted, so this condition could not be confirmed).



Figure 98. Original main chimney. Photo: HPTC, 06/26/18.



Figure 99, right. Smaller kitchen chimneys on the north elevation are original, but no longer penetrate through to the first floor. Photo: HPTC, 06/21/18.

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

Details into the framing members of the building's exterior walls are largely unknown. It is assumed the studs are traditional 2x4s at 16" on center.

The exterior walls are covered with painted wood siding (fig. 100). Exterior siding is random length and approximately 1" thick and 6" wide, with 5" exposed to the weather.

It is unclear how much of the original siding is extant and how much has been replaced. Some of the wood siding was replaced during the 1984-86 restoration (see Chronology section for photographs); however, a 1993 paint study found few layers of paint on the exterior siding,[1] suggesting little historic siding is still extant.



Figure 100, right. Painted wood siding covers the exterior walls. Photo: HPTC, 06/26/18.

B201002	Wall Insulation & Vapor Barrier

It is unknown if the exterior walls have had insulation and/or a vapor barrier installed. Depending on the amount of interior plaster and exterior siding have been replaced, insulation could have been placed in the exterior walls of this building during the 1984-86 restoration; however, there is no documentation to prove this condition.

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

B201007	Balcony Walls & Handrails – Porches

The front porch roofs are supported by loadbearing corner porch columns which are supported by brick piers (fig. 101). The columns are turned Victorian in style. Between the columns and on each side of the stair, painted wood balustrades with simple square- and rectangle-profile components exist. ST-1 is located at the front porch of 472 Auburn Avenue; it has three treads and four risers (fig. 102). ST-3 is located at the front porch of 474 Auburn Avenue; it has two treads and three risers. All wooden stair components are painted. Each stair has an open back with no risers. Each stair is supported by a concrete slab on grade.

The rear porches each have a single corner box column supporting the corners of the main roof and are supported by a single brick pier likely retained during the restoration (fig. 103). Surrounding the porch and at one side of the stair, painted wood balustrades, matching those seen at the front porches, exist. ST-2 Is located at the rear porch of 472 Auburn Avenue; it has six treads and six risers. ST-4 is located at the rear porch of 474 Auburn Avenue; it has three treads and four risers (fig. 104). All wooden stair components are painted. Each stair has an open back with no risers. Each stair is supported by a concrete slab on grade.

The floors of all four porches consist of tongue-and-groove painted wood flooring which is ¾" thick (figs. 105-106). The ceilings consist of tongue-and-groove painted wood beadboard (see fig. 108 below).

The front porches and rear porches, including their stairs, were reconstructed during the 1984-86 restoration and it is assumed that no wood columns or balustrades were reused at that time. Brick foundation piers appear to have been retained.



Figure 101. Wood front porch components, as seen at the front entrance to 472 Auburn Avenue, date to 1986. Photo: HPTC, 06/26/18.



Figure 102. ST-1 accesses the front porch of 472 Auburn Avenue. Note the painted wood treads and stringers and concrete slab. ST-3 is similar. Photo: HPTC, 06/21/18.



Figure 103. Wood rear porch components date to the 1985-87 restoration, as seen here at 472 Auburn Avenue. Photo: HPTC, 08/21/18.



Figure 104. ST-4 accesses the rear porch of 474 Auburn Avenue. Note the painted wood treads and stringers and concrete slab. Photo: HPTC, 06/26/18.



Figure 105. Painted wood floor boards of 474 Auburn Avenue's front porch. Photo: HPTC, 06/26/18.



Figure 106. Painted wood floor boards of 472 Auburn Avenue's rear porch. Photo: HPTC, 06/26/18.

B201008	Exterior Soffits

Because the building has a hipped roof, the entire perimeter includes painted wood boxed soffits (fig. 107). These continue above the projecting front porches and recessed rear porches in the same style (fig. 108). See also B301004-2 Exterior Trim.



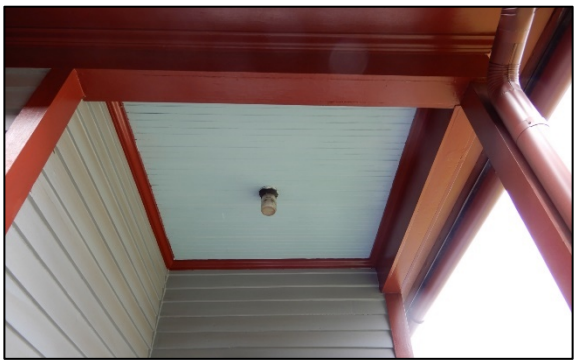


Figure 108, above. Painted wood soffits at the rear porch at the northwest corner of the building. Note the tongue-and-groove painted wood beadboard ceiling. Photo: HPTC, 06/14/18.

Figure 107, left. Painted wood soffits at the front porch and east elevation. Photo: HPTC, 06/14/18.

B2020	Exterior Windows

The exterior windows are two-over-two (2/2) double-hung painted wood sash windows. The sash are hung on sash cords (rope) and retain built-in pulleys. All the windows are thought to be historic and include historic hardware (sash locks and lifts) although they were not individually inspected for construction details. There are two different opening sizes: W101-103, W105-106, and W108-110 measure approximately 2'-9" wide and 5'-1" tall. W104 and W107 (located in bathrooms) measure approximately 2'-5" wide and 2'-9" tall.

W104 and W106-107 have exterior screens. W102-103 and W105 have interior metal security bars located at the lower sash.

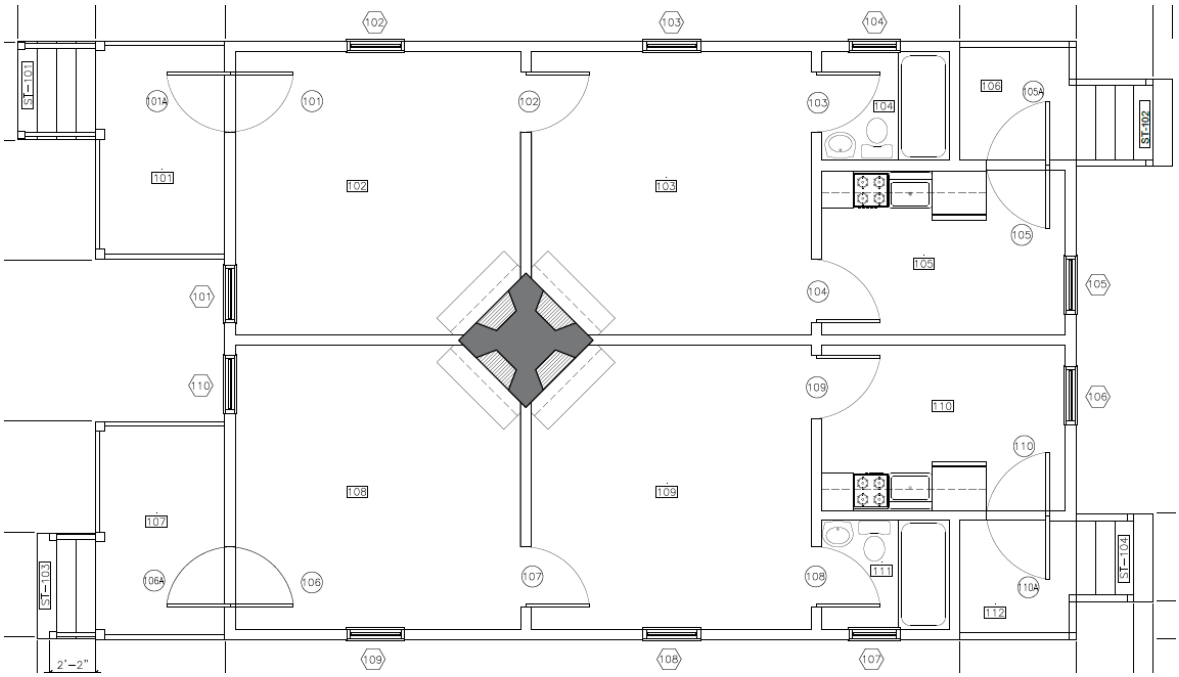


Figure 109. Location of exterior windows and their numbers. Drawing: HPTC, 02/2020.





Figure 111, above. Right to left: W102 (interior security bars hidden by interior blind), W103 (interior security bars hidden by interior blind), and W104 with exterior screen, at 472 Auburn Avenue. Photo: HPTC, 08/15/18.

Figure 110, left. The exterior of W101, left, of 472 Auburn Avenue (interior security bars hidden by interior blind) and W110, right, of 474 Auburn Avenue. Photo: HPTC, 08/15/18.



Figure 112. W105, right, (interior security bars hidden by interior blind) of 472 Auburn Avenue and W106, left, with exterior screen, of 474 Auburn Avenue; both have exterior screens. Photo: HPTC, 08/15/18.



Figure 113, right. Right to left: W107 with exterior screen, W108 with exterior screen, and W109, at 474 Auburn Avenue. Photo: HPTC, 08/21/18.

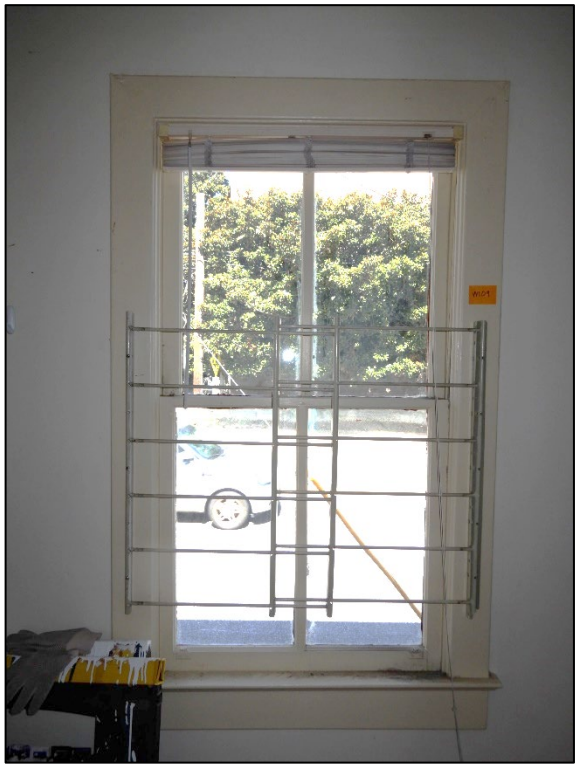


Figure 114. Interior of larger window W102 of 472 Auburn Avenue with interior security bars. Photo: HPTC, 06/26/18.



Figure 115. Interior of smaller window W104 of 472 Auburn Avenue. Note sash lifts on lower sash. Photo: HPTC, 06/26/18.

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

The two front doors (D101 at 472 Auburn Avenue and D106 at 474 Auburn Avenue) were retained during the 1984-86 restoration; however, they are not original and likely date to the 1950s (figs. 116-117). They are solid wood construction with three horizontal panels below and one horizontal panel above a single lite. The hardware likely dates to the installation of the door; however, the deadbolt is modern.

The two rear doors (D105 at 472 Auburn Avenue and D110 at 474 Auburn Avenue) are historic four-panel painted wood doors (figs. 118-119). These doors have historic hinges and modern locksets and deadbolts.

All exterior doors were outfitted with replica screen doors during the 1984-86 restoration. These are simple two-panel painted wood frame doors with screen-filled openings. They have simple hand pulls and hinges; ghost marks indicate that spring returns were installed at some point, but have since been removed. All hardware (lockset, hinges, and deadbolt) is modern.



Figure 116. D101 of 472 Auburn Avenue has 1950s door and hardware, and modern exterior screen door. Photo: HPTC, 06/22/18.

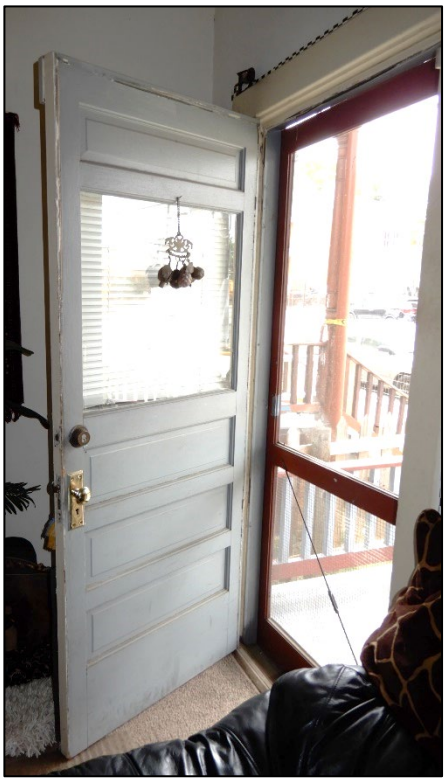


Figure 117. D106 of 474 Auburn Avenue has a 1950s door and hardware, and modern exterior screen door. Photo: HPTC, 06/26/18.



Figure 118. D105 of 472 Auburn Avenue has a historic door, historic and modern hardware, and a modern exterior screen door. Photo: HPTC, 06/26/18.

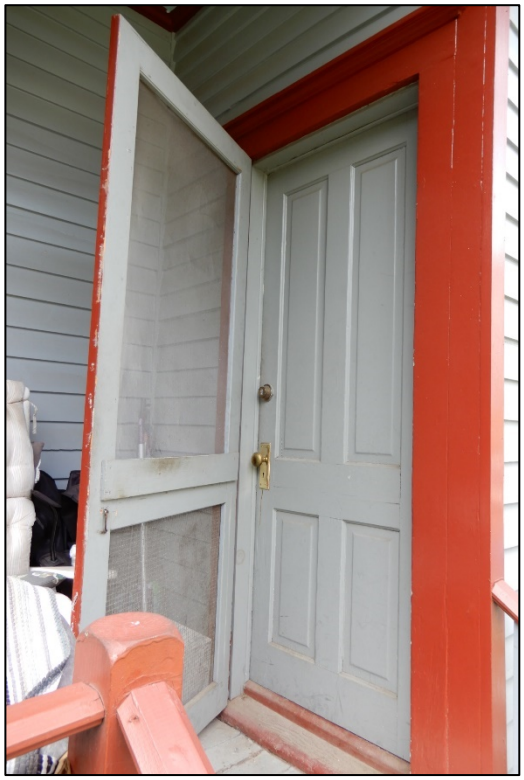


Figure 119. D110 of 474 Auburn Avenue has a historic door, and modern hardware and exterior screen door. Photo: HPTC, 06/26/18.

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

The roof finish consists of fiberglass architectural shingles (GAF Sienna Cut Shingles in Chateau Gray) (fig. 119), with individual ridge and hip courses.

Originally the roofs were clad with wood shingles. By 1932 the roof was covered with composition roofing (typically means asphalt based). It is believed that rolled roofing would have been in place during the Period of Interpretation. The earliest archival photograph available from 1979 shows the roof covered with scalloped asphalt shingles (see Chronology section). That roof was replaced in 1986 with diamond-shaped fiberglass shingles and has since been replaced at least one time (2016) with nearly identical roofing.



Figure 119. The roof is covered with diamond-shaped fiberglass roof shingles dating to 2016. Photo: HPTC, 06/21/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

The flashing surrounding the main chimney consists of coated metal (aluminum?) flashing (fig. 120). On the sides and front the flashing is let into the masonry joints and heavily caulked. On the rear, the flashing is let into a diagonal reglet cut into the brick and heavily caulked.

The flashing surrounding the two rear chimneys consists of coated metal step flashing let into the masonry joints and heavily caulked (fig. 121). This flashing likely dates to the 1987 roof replacement.



Figure 120. Coated metal flashing at the main chimney; note heavy caulk. Photo: HPTC, 08/15/18.



Figure 121. Metal flashing at one of the rear chimneys; note heavy caulk. Photo: HPTC, 06/21/18.

B301004-2	Exterior Trim

The exterior trim of this building consists of painted wood cornice (historic), fascia (historic), bed molding (historic), and decorative porch brackets (modern) (fig. 122).



Figure 122, right. Historic painted wood cornice and bed molding (yellow arrow) and reproduction painted wood porch brackets. Photo: HPTC, 06/26/18.

B301005	Gutters & Downspouts

The roof drainage system consists of painted metal half-round gutters and round downspouts. The gutters are located on the entire perimeter of the building, due to the hipped roof (fig. 124). Six downspouts—three each on the west and east elevations—drain to grade (figs. 125-126). There are no splash pads at the base of any of the downspouts.

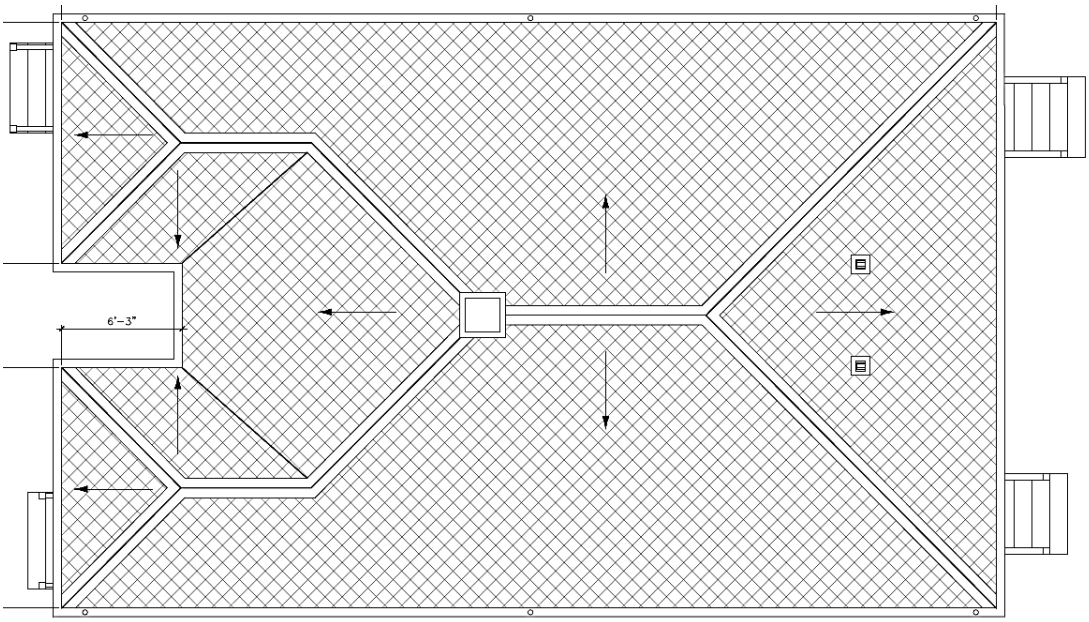


Figure 124. Roof plan showing perimeter gutter and locations of six downspouts. Drawing: HPTC, 02/2020.

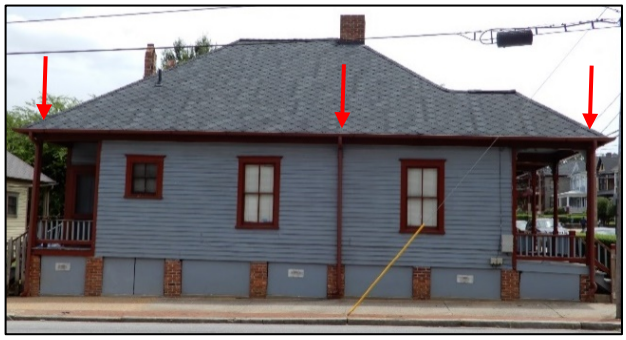


Figure 125. The gutter on the west elevation drains to three downspouts (arrows) which daylight onto the sidewalk and drain into the street. Photo: HPTC, 06/21/18.



Figure 126, right. The gutter on the east elevation drains to three downspouts, two of which are shown here (arrows); they are connected to an underground storm water management system which outlets in the city's storm water system. Photo: HPTC, 06/26/18.

C	INTERIORS
C10	INTERIOR CONSTRUCTION
C1010	Partitions

Non-loadbearing partition walls include the walls dividing the bedrooms from the kitchens and bathrooms, the walls separating the kitchens and bathrooms, and walls enclosing modern closets in Rooms 103 and 109 (center rooms) (fig. 128). The walls are assumed to be constructed using 2x4 studs at 16" on center.

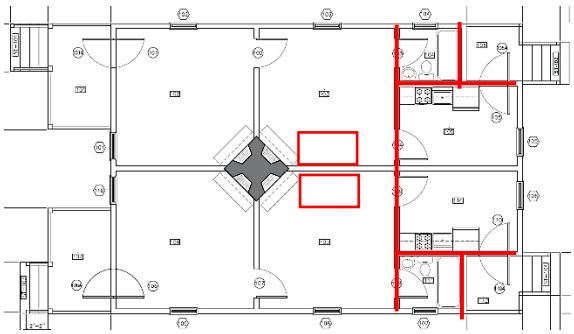


Figure 127. Non-loadbearing parition walls are highlighted in red. Photo: HPTC, 06/14/18.



Figure 128, right. North partition wall, left, and modern closet partition, in Room 103 of 472 Auburn Avenue. Photo: 06/20/18.

C1020	Interior Doors

D102, D103, and D104 in 472 Auburn Avenue and D107, D108, and D109 in 474 Auburn Avenue (fig. 128) include historic painted wood four-panel doors with mostly historic hardware (hinges and locksets) (fig. 129).

Modern closets in the center room of each unit includes modern paired six-panel doors (assumed to have a hollow core) with modern hardware (fig. 130).

An attic hatch (D201) is located in the ceiling of Room 110 (fig. 131).

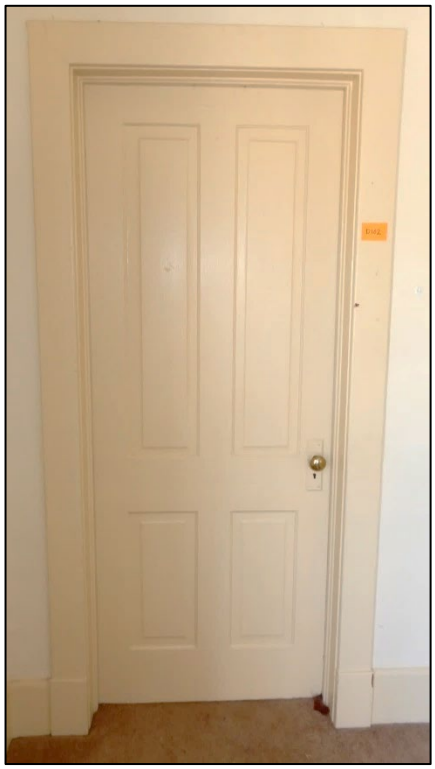


Figure 129. D102 is an example of a historic four-panel interior door seen throughtout the building. Photo: HPTC, 06/26/18.



Figure 130. Historic lockset of D102. Photo: HPTC, 06/26/18.

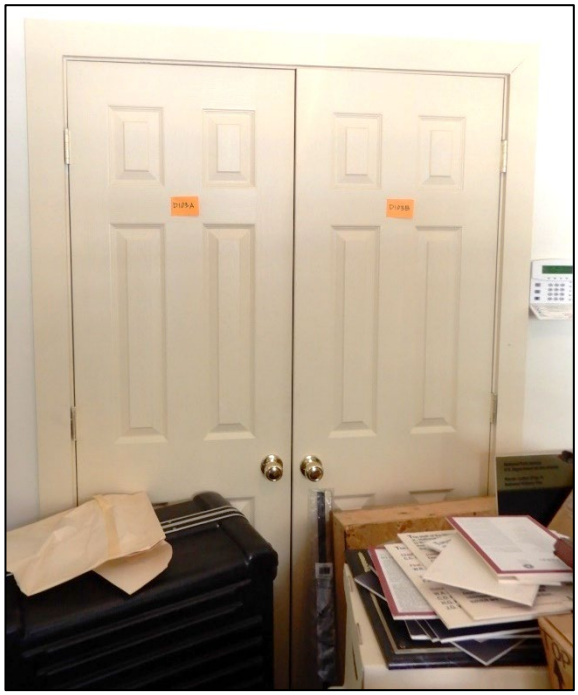




Photo 132, above. Attic access hatch in Room 110. Photo: 06/21/18.

Figure 131, left. Modern closet doors in each of the center rooms, with modern hardware. Photo: HPTC, 06/26/18.

C1030	Fittings
C103008	Counters

The kitchens of both units (Room 105 in 472 Auburn Avenue and Room 110 in 474 Auburn Avenue) have counters consisting of modern laminate (figs. 133-134). These counters may have been installed more recently than the 1984-86 restoration.



Figure 133. Counter in the kitchen (Room 105) of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 134, right. Counter in the kitchen (Room 110) of 474 Auburn Avenue. Photo: HPTC, 06/21/18.

C103009	Cabinets

The kitchens of both units (Room 105 in 472 Auburn Avenue and Room 110 in 474 Auburn Avenue) have wall and floor wood cabinets (see fig. 134). These cabinets may have been installed more recently than the 1984-86 restoration. The sink cabinet in Room 105 has been temporarily moved to access plumbing components in the wall behind (fig. 135).



Figure 135, right. Room 105 wall cabinets. The sink cabinet has been temporarily moved. Photo: HPTC, 06/26/18.

C103098	Other Casework – Interior Trim

The interior trim in the building consists of painted wood door and window surrounds, and baseboards (figs. 136-137). The trim related to the closets is modern, however the age of trim throughout the rest of the buildings has an undetermined age.

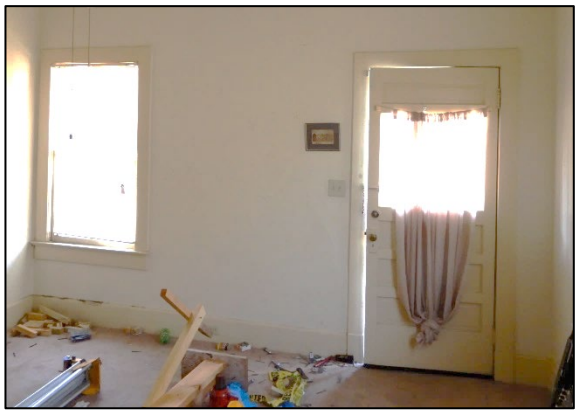


Figure 136. Painted window and door surrounds and baseeboard on the south elevation of Room 102 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.

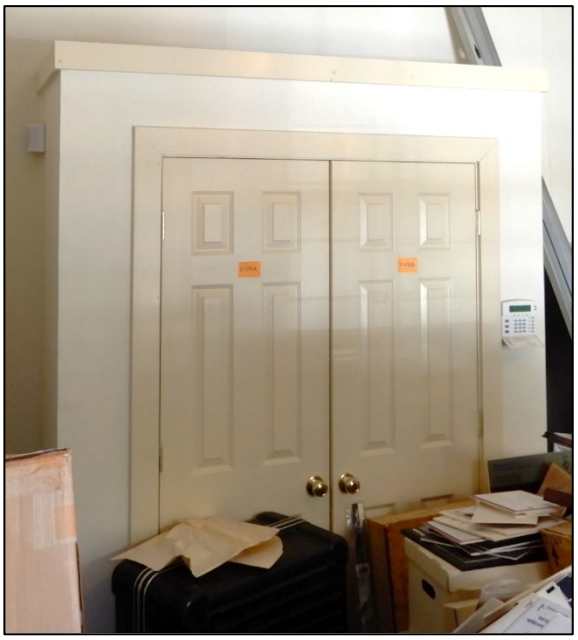


Figure 137, right. Modern painted door surround and crown at 472's modern closet. Photo: HPTC, 06/26/18.

C103099	Other Interior Specialties – Mantelpieces

Each side of the shotgun house (472 and 474) is outfitted with two fireplace openings radiation from the central chimney stack (four total flues). The primary fireplace openings are located in the front rooms (Room 102 in 472 Auburn Avenue and Room 108 in 474 Auburn Avenue). These fireplaces are outfitted with mantelpieces that are more ornate than the fireplaces located in the secondary middle rooms (Room 103 in 472 and Room 109 in 474).

The fireplace surrounds in the front rooms include decorative stained wood mantels and overmantels with a bracketed primary mantel shelf, two half-shelves, and an over-shelf surrounding a central recessed beveled glass mirror, decorative glazed tile surrounds and hearths (tiles differ between units), brick fireboxes (likely), and cast-iron coal firebox inserts (surrounds only) (figs. 138-139). The firebox openings have been enclosed with a painted panel in 472 Auburn Avenue and a tiled panel in 474 (figs. 140-141).

The simpler fireplaces in the middle rooms include stained wood mantels with elongated bracketed mantel shelves, parged masonry surrounds, cast-iron coal firebox inserts, and painted ceramic tile hearths (fig. 142).



Figure 138. Fireplace in Room 102 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 139. Fireplace in Room 108 of 474 Auburn Avenue. Photo: HPTC, 06/21/18.





Figure 141, above. Ceramic tile surround and hearth, cast iron firebox insert, and tiled panel in Room 108. Photo: HPTC, 06/21/18.

Figure 140, left. Ceramic tile sourround and hearth, cast iron coal firebox insert, and painted panel in Room 102. Photo: HPTC, 06/26/18.

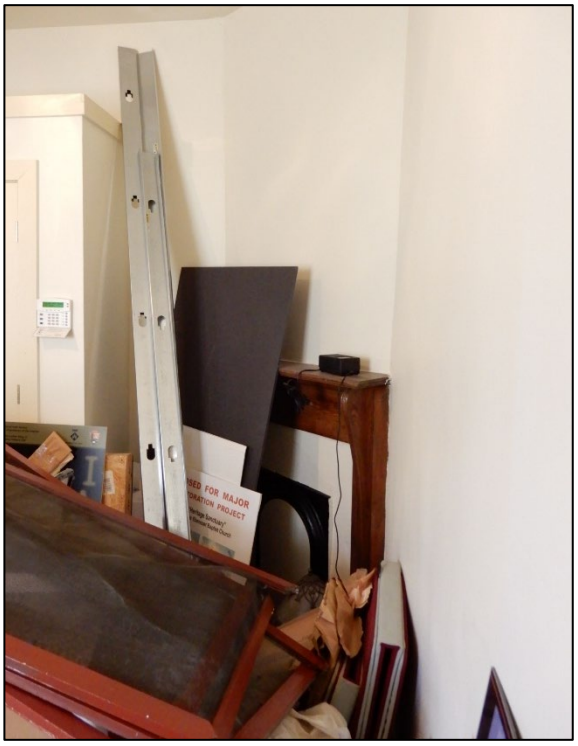


Figure 142, right. The center room fireplace in 472 Auburn Avenue is obscured by stored materials. The center room fireplace in 474 was visble to the assessment team, but due to tenant restrictions a photograph was not taken. Photo: HPTC, 06/26/18.

C30	INTERIOR FINISHES
C3010	Wall Finishes

The interior wall finishes were originally composed of plaster over lath. The interior wall finishes, except for portions of the bathroom walls (Rooms 104 and 111), currently consist of modern painted drywall (fig. 143).

Modern ceramic tiles are located around the bathtub and lower half of the bathroom walls in Rooms 104 and 111 (fig. 144).

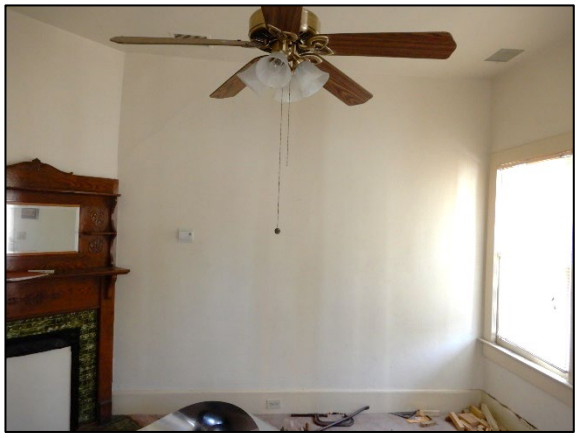


Figure 143. Painted drywall in Room 102 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 144. Modern ceramic tile in Room 104 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.

C3020	Floor Finishes

Rooms 102 and 103 of 472 Auburn Avenue and Rooms 108 and 109 of 474 Auburn Avenue have modern wall-to-wall carpet (fig. 145-146). It is assumed the carpet covers historic tongue-and-groove wood flooring.

Room 105 of 472 Auburn Avenue and Room 110 of 474 Auburn (kitchens) have modern vinyl sheeting which appears to be at least ten years old (figs. 147).

Room 104 of 472 Auburn Avenue and Room 111 of 474 Auburn (bathrooms) have modern ceramic tile which likely date to the 1984-86 rehabilitation (fig. 148).



Figure 145. Modern wall-to-wall carpet in Room 102 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.

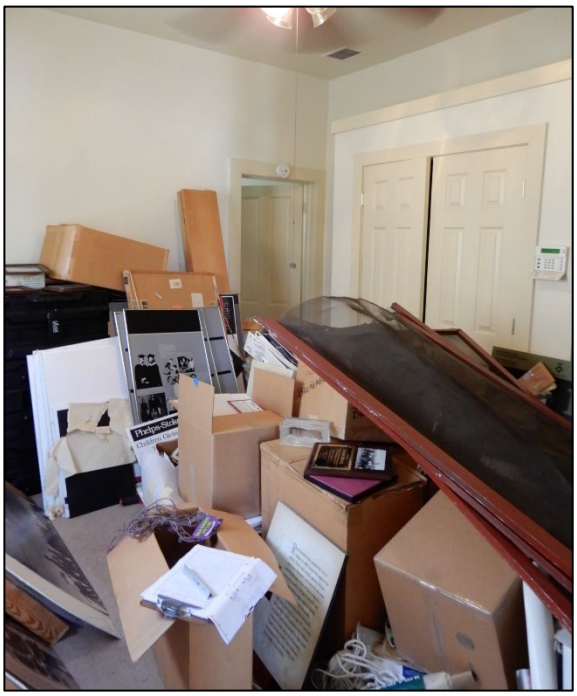


Figure 146, right. Modern wall-to-wall carpet is completely covered with storage materials in Room 103 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 147. Modern, but well-used sheet vinyl flooring in Room 105 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 148. Modern ceramic tile in Room 104 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.

C3030	Ceiling Finishes

The interior ceiling finishes were originally composed of plaster over lath.

It appears that most of the interior ceiling finishes are currently composed of modern painted drywall (fig. 149).

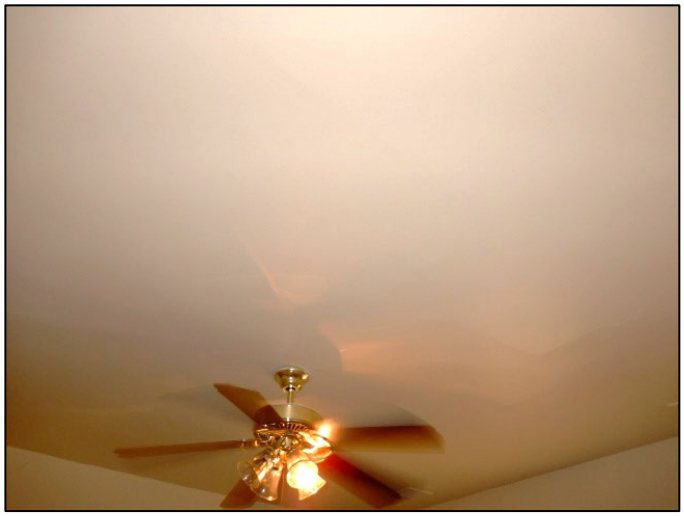


Figure 149, right. Modern painted ceiling finish in Room 103 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.

D	SERVICES
D20	PLUMBING
D2010	Plumbing Fixtures

Room 105 of 472 Auburn Avenue and Room 110 of 474 Auburn Avenue each have a modern single-basin stainless-steel kitchen sink (figs. 149-150); however, the sink in Room 104 has been temporarily removed for repair to plumbing components in the wall behind the sink cabinet.

Room 104 of 472 Auburn Avenue and Room 111 of 474 Auburn Avenue each have a modern ceramic pedestal sink, toilet, and bathtub (figs. 151-152).



Figure 149. Sink in Room 105 (Kitchen) of 472 Auburn Avenue has been temporarily removed. Photo: HPTC, 06/26/18.

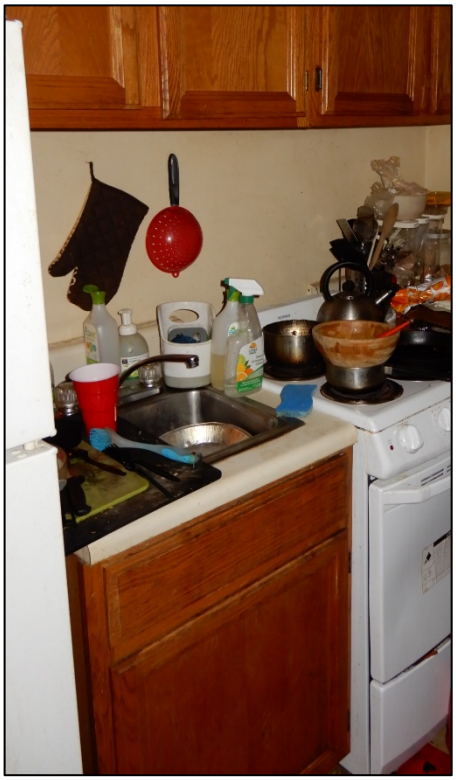


Figure 150, right. Sink in Room 110 (Kitchen) of 474 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 151. Modern pedestal sink, toilet, and bathtub/shower in Room 104 of 472 Auburn Avenue. Photo: HPTC, 06/26/18.



Figure 152. Modern pedestal sink and toilet in Room 111 of 474 Auburn Avenue. Out of the picture is the modern bathtub/shower. Photo: HPTC, 06/21/18.

D2020	Domestic Water Distribution

The location of the water heater(s) is likely in the attic (like those seen in neighboring 53-55 Boulevard). Details are unknown due to inaccessibility to the attic (due to tenant restrictions).

D2030	Sanitary Waste

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

D30	HVAC

Each unit has its own central heating and air conditioning system. It is assumed these modern systems were added during the 1984-86 restoration and individual components have been replaced as needed.

The interior forced air units are in the attic (as they are in neighboring 53-55 Boulevard); however, the attic was inaccessible in 472-474 Auburn Avenue (due to tenant restrictions). The exterior condenser units are located at the rear (north) elevation (fig. 154). All rooms contain modern supply and return vents in the ceilings. It is assumed insulated ductwork is located in the attic.



Figure 154. Exterior condenser units. Photo: HPTC, 06/26/18.

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 472-474 Auburn Avenue.

D4020	Fire Protections Specialties
D403001	Fire Extinguishing Devices

Each unit contains its own fire extinguisher. In 472 Auburn Avenue, the fire extinguisher is located on the counter of Room 104 (Kitchen). In 474 Auburn Avenue, it is located at W106 in Room 110 (Kitchen). Both contain ABC dry chemical. According to park staff, the extinguishers are maintained on an annual basis.

D50	ELECTRICAL
D5010	Electrical Service & Distribution
D501005	Panels

The modern electrical system includes panels, wiring, outlets, switches, a stove, and a refrigerator. It is assumed the electrical system dates to the 1984-86 restoration.

Each unit has its own 100-amp panel: Room 105 of 472 Auburn Avenue and Room 110 of 474 Auburn Avenue. The kitchens each include an electric stove and refrigerator.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Rooms 102 and 103 of 472 Auburn Avenue and 108 and 109 of 474 each have a modern ceiling fan with light (fig. 155).

Rooms 104 of 472 Auburn Avenue and 111 each have a modern wall vanity light.

Room 105 of 472 Auburn Avenue and Room 110 of 474 each have a florescent light fixture (fig. 156).



Figure 155. Ceiling fan and light in Room 102 of 472 Auburn Avenue. Fixtures in Rooms 103, 108, and 109 are similar. Photo: HPTC, 06/26/18.



Figure 156. Fluorescent light fixture in Room 110 of 474 Auburn Avenue. The light in Room 105 is identical. Photo: HPTC, 06/21/18.

D5030	Communications & Security
D503001	Fire Alarm Systems

No standalone fire alarm system is currently extant at 472-474 Auburn Avenue.

Battery-operated smoke detectors are located in Room 103 of 472 Auburn Avenue and Room 109 of 474 Auburn Avenue (fig. 157).



Figure 157, right. Smoke detector in Room 109 of 474 Auburn Avenue. Photo: HPTC, 06/26/18.

D503008	Security Systems

Various types of security equipment are located through both units.

In 472 Auburn Avenue, both exterior doors have security sensors. A motion detector and the code panel are located in Room 103 (center room).

In 474 Auburn Avenue, both exterior doors have security sensors. The code panel is located in Room 109. There are no motion detectors in this unit.

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 472-474 Auburn Avenue.

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

According to the List of Classified Structures (LCS), this sidewalk is not an NPS asset and is maintained by the City of Atlanta. Concrete paving units adjoin the sidewalk to the front porch stair of each unit.

G2040	Site Development
G204001	Fences & Gates

An unpainted wood picket fence is located around the front yard of 472-474 Auburn Avenue (fig. 158) and along the west side of the rear yard, abutting the public sidewalk (fig. 159). Two gates are located in the front fence and one gate is located in the rear fence. The fence was installed according to the 1995 *Cultural Landscape Report* recommendations.



Figure 158. Unpainted wood picket fence surrounds the front yard. Photo: HPTC, 06/26/18.



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

G2050	Maintained Landscapes (Landscaping)

The landscape of the house is simple and consists mostly of turf areas on the south and north sides. A bush is located in the front yard (fig. 160). The area between 472-474 Auburn and 476-478 Auburn Avenue to the east is compacted earth (fig. 161).

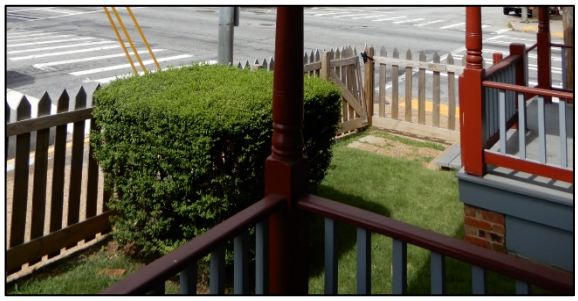


Figure 160. Sodded area with standalone bush enclosed by front fence. Photo: HPTC, 06/26/18.



Figure 161, right. Compacted dirt between 472-474 Auburn Avenue (shown) and 476-478 (out of picture to right). Photo: HPTC, 06/26/18.

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to northwest. Directly around the building, the site is positively drained or neutral; however negative drainage must have been an issue at some point in the building's history to allow for the installation of the concrete curbs between the foundation piers in 1986.

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Character-Defining Features

Each historic building is unique with its own identity and its own distinctive character. Character refers to all 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 considered in order to preserve them to the maximum extent possible. The Brief states:

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

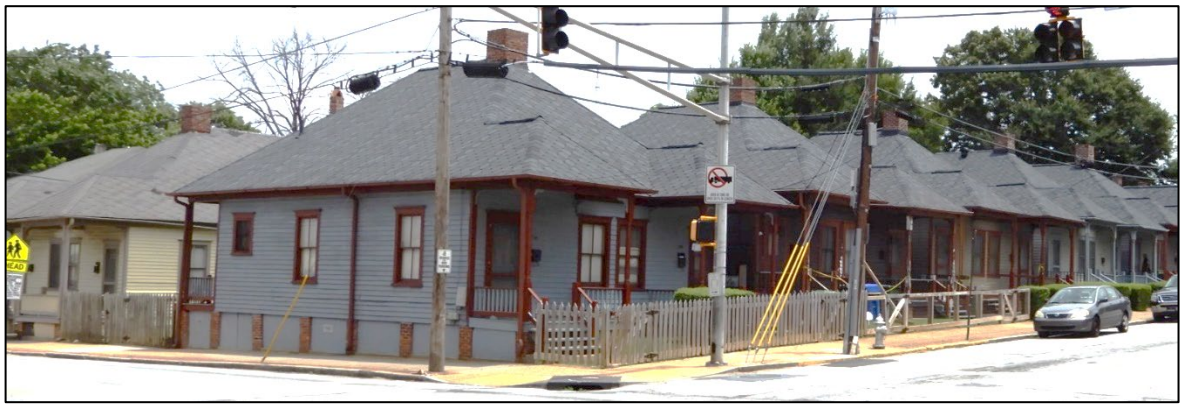


Figure 162. 472-474 Auburn Avenue, NE is located on the northeast corner of Boulevard (left) and Auburn Avenue (right) as the start of a row of duplex shotgun houses, all constructed in 1905, and is the anchoring element of the block. Photo: HPTC, 06/21/18.

Extant Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

472-474 Auburn Avenue consists of the primary rectangular residential block with two small projecting front porches on the front (south) elevation. The symmetrical placement of the front porches at each end of the building provides individual porches for each unit. The rear porches are arranged with a similar concept but are recessed into the main block of the building. In addition, contributing to the mass of the building, the building is elevated on brick piers, ranging in height above grade due to the sloping topography.



Figure 163. Symmetrical south (front) elevation with projecting front porches. Photo: HPTC, 06/21/18.



Figure 164. Northwest corner. Note rear porches are recessed under main roof structure. Photo: HPTC, 06/21/18.

Roof and Roof Related Features

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



Figure 165. Hipped roofs and main chimney visible on the south elevation. The roof covering does not replicate any historic covering and is not considered a CDF. Photo: HPTC, 06/21/18.



Figure 166. Smaller rear chimneys on the north slope of the main roof. These chimneys have a pointed gable-shaped cap and ridge are unique to the duplex shotgun architecture of the Old Fourth Ward. Photo: HPTC, 06/21/18.

Openings

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



Figure 167. D101, W101, W110, D106, and two front porches symmetrically arranged on the south (front) elevation. Photo: HPTC, 06/21/18.



Figure 168. North (rear) elevation recessed rear porch openings under spread of main roof structure. Photo: HPTC, 06/21/18.

Projections

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

The projected front porches are located on the south elevation and encompass a large portion of the space (fig. 169). In addition, two of the stairs connected to the front porches and the two sets of back porch stairs are also considered projecting features (fig. 170).

The slightly projecting eaves and soffits (fig. 171), in addition to chimneys (fig. 172), are considered character-defining features. The main brick chimney projects approximately 2'-0" above the peak of the roof while the two smaller chimneys project about 3'-4" above the roof.



Figure 169. Projecting front porches and eaves along the front (south) elevation provide street presence to these otherwise modest structures. Photo: HPTC, 06/21/18.

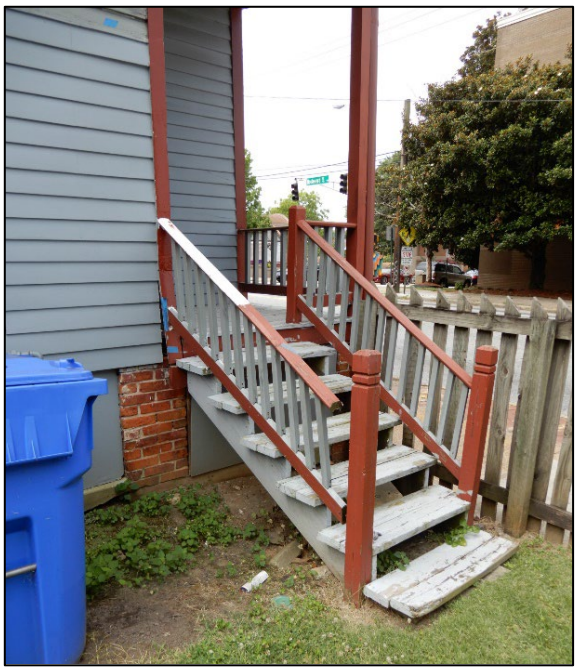


Figure 170, right. Rear porch stair projection of 472 Auburn Avenue. Photo: HPTC, 06/21/18.

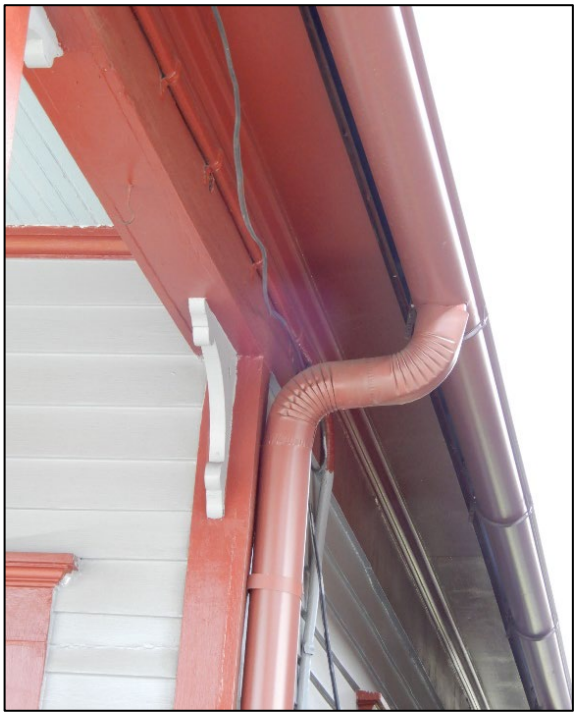




Figure 172, above. The three chimneys project from the hipped roof. Photo: HPTC, 06/21/18.

Figure 171, left. Projecting eaves and soffits along the east elevation. Photo: HPTC, 06/21/18.

Trim and Secondary Features

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

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

Located at the top of each front porch post are simple decorative curvilinear scroll-like pierced brackets. These brackets are like others from adjacent residences. The railings and posts are also similar to adjacent residences. The front porches have turned posts (lathe) while the rear porches have simple, square posts. The front porch components below the roof structure date to 1986.



Figure 173. Typical exterior trim above a door opening, as seen at D105. Photo: HPTC, 06/21/18.



Figure 174. Typical exterior window trim, as seen at W104. Photo: HPTC, 06/21/18.



Figure 175. Exterior wall cornice, bed molding, and soffit. Photo: HPTC, 06/21/18.



Figure 176, right. Replacement curvilinear pierced porch brackets and turned porch posts. Photo: HPTC, 06/21/18.



Figure 177. Front porch and stair railings at 472; 474 is identical but symmetric. Photo: HPTC, 06/21/18.



Figure 178. Rear porch at 472; 474 is identical but symmetric. Photo: HPTC, 06/21/18.

Setting

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

The structure's front porches are set back slightly from the sidewalk adjacent the street; a small fenced-in yard is located between the duplex and sidewalk. Additional elements are the single-story high-pitch hipped roofs with the entire structure elevated on brick piers. All residences are set at a similar floor level above grade allowing for a shallow crawlspace under the building. The community of the adjacent duplex residences (east and north) are partially enclosed by the west fence which defines a relationship between these residences with their shared rear yards.

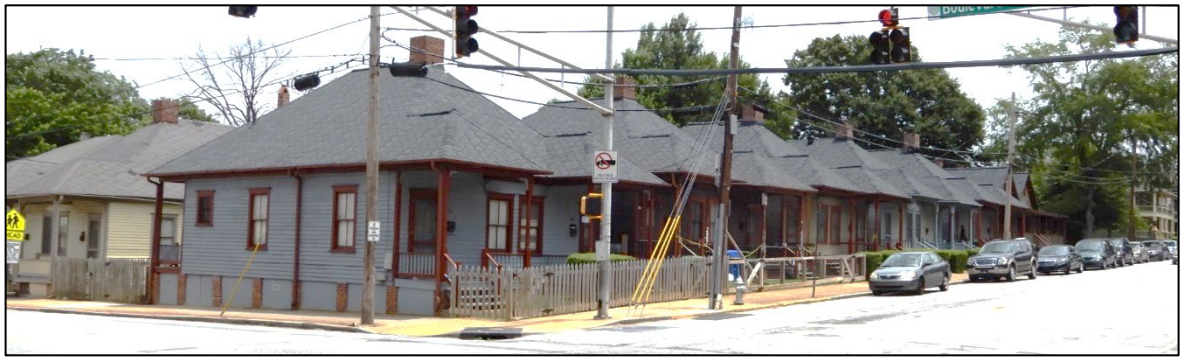


Figure 179. Duplex shotgun houses adjacent the city sidewalk anchor the architectural character of the Birth-Home Block. Photo: HPTC, 06/21/18.

Visual Character at Close Range (Exterior)

Materials

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

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

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



Figure 180. Painted wood siding and exterior windows on the north elevation. Photo: HPTC, 06/21/18.

Figure 181, right. Painted porch ceiling bead board of 472's front porch. Photo: HPTC, 06/21/18.





Figure 182. Rear porch tongue-and-groove flooring of 472. Photo: HPTC, 06/21/18.



Figure 183. Brick main chimney laid in running bond pattern. Photo: HPTC, 06/21/18.



Figure 184. Painted wood porch components, including stairs, balustrades, and turned porch posts. Note also the unpainted brick piers. Photo: HPTC, 06/21/18.

Craft Details

The uniform use of running bond on all brick elements is a craft detail appropriate to this scale of architecture. Square and turned porch posts (replaced in 1986) also contribute to the overall simple nature of these structures. The front porches have decoratively turned posts while the rear porches were constructed with square posts. Other exterior details include the simple door, window, and other building trim, and simple horizontal painted wood siding.



Figure 185. Turned posts on the front porches, seen here at 472. Photo: HPTC, 06/21/18.



Figure 186. Simple square post on the rear porch of 474. Photo: HPTC, 06/21/18.



Figure 187. Running bond brick foundation piers. Photo: HPTC, 06/21/18.



Figure 188. Rear chimneys with unusual ridge-shaped caps. Photo: HPTC, 06/21/18.



Figure 189. Typical decorative door trim, as seen at D101, in a refined Greek revival style is character defining. Photo: HPTC, 06/21/18.



Figure 190. Typical exterior window wood surround, as seen at W107, also simplified Greek revival style, is character defining. Photo: HPTC, 06/21/18.

Interior Visual Character

Prominent Individual Spaces

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

Related Spaces and Sequences of Spaces

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

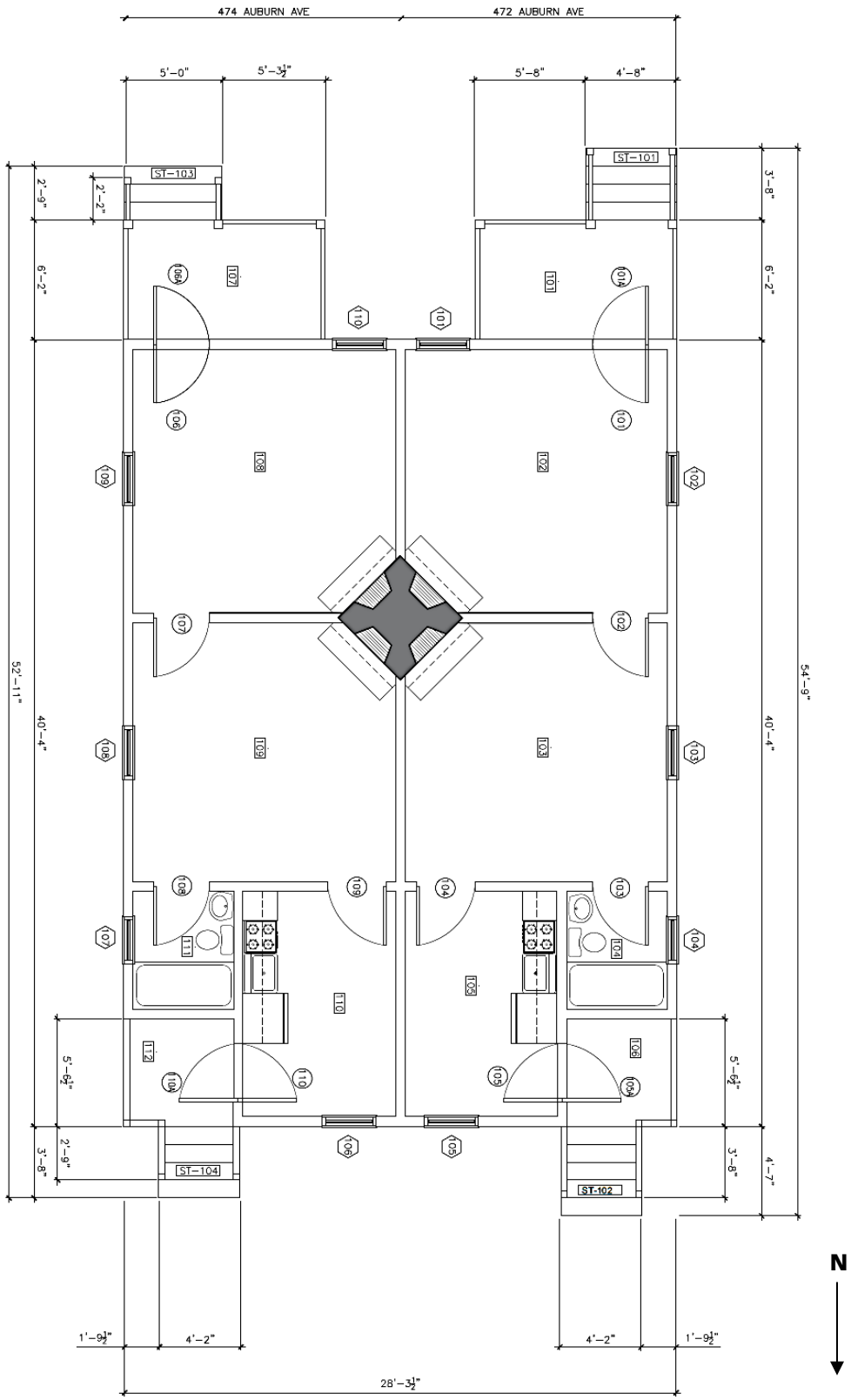


Figure 191. First-floor plan with room, window, and door numbers. Note how the primary rooms are located side-by-side without any secondary circulation spaces, typical of shotgun residences. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Features

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



Figure 192. Fireplace in Room 102 is a CDF. Photo: HPTC, 06/26/18.

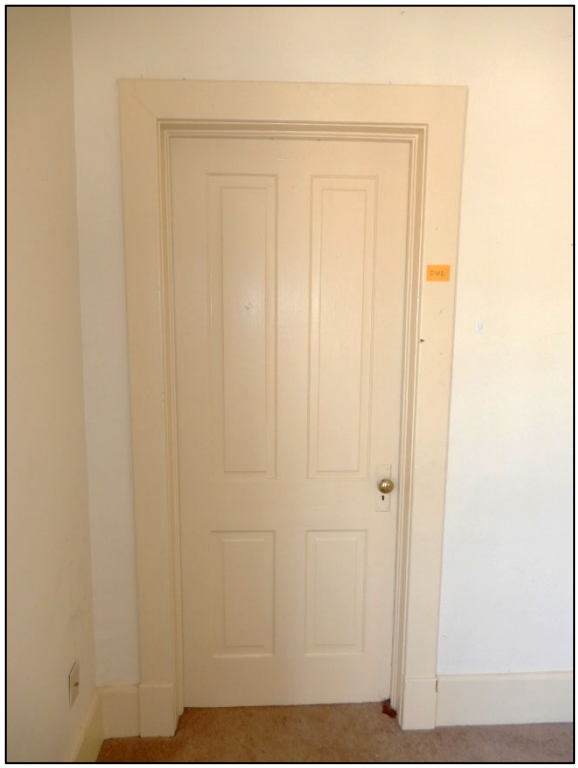


Figure 193. Interior door opening in Room 102 with character-defining trim and door. Photo: HPTC, 06/26/18.

Surface Finishes and Materials

Many of the original interior finishes and materials were replaced or covered during the NPS restoration due to deteriorated conditions. After the modern modifications, many of the original finishes and materials were lost or replaced. Therefore, most of the interior surface finishes and materials are not considered character-defining features.

Exposed Structure

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

Non-Extant Character-Defining Features

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

Non-Character-Defining Features

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

Summary of Character-Defining Features

EXTERIOR

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

Roof and Roof Features
- Steeply pitched (11/12) hipped roof.
- Smaller hipped roofs over the front porches project outward from the main hipped roof.
- Brick chimney centrally located at the peak of the hipped roof.
- Symmetrically placed smaller brick rear chimneys with ridged brick caps.

Openings
- Window and door placements and openings.
- Window sash and doors.
- Uniform size of 3′-0″-wide and 5′-5″0″-tall wood sash windows openings.
- Uniform size of all exterior doors.
- Symmetrical door and window openings on the east and west elevation façades.
- Mirror placement of window openings on the north and south elevations.
- Recessed rear porches.

Projections
- Symmetrically placed front porch roofs.
- All porch stairs.
- Slightly projected eaves and soffits.
- Main chimney and two smaller rear chimneys.

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

Setting
- One story with hipped roof and twin porches with narrow side yards.
- Elevated first-floor level by brick piers.
- Front- and rear-yard fences.
- Front porches abut public sidewalk.

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

Craft Details

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

INTERIOR

Prominent Individual Spaces

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

Related Spaces and Sequences of Spaces

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

Interior Features

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

Surface Finishes and Materials

- Extant finishes and materials are modern due to modern alterations therefore are not considered character-defining features.

Exposed Structure

- None

NON-EXTANT CHARACTER-DEFINING FEATURES

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

NON-CHARACTER-DEFINING FEATURES

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

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 residential duplex shotgun structure at 472-474 Auburn Avenue, NE at Martin Luther King, Jr. National Historical Park, Atlanta, GA.

Qualitative Condition Ratings (10-Year Rating Period)

Good

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

Fair

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

Poor

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

Maintenance Deficiency Priority Ratings (10-Year Rating Period)

Minor – Short-Term/Long-Term Priority

- This rating indicates standard preventative maintenance priorities and preservation methods have not been 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 but is listed as a placeholder for future conditions assessments.

Code Compliance

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

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

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

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

Major codes, laws, standards, and guidelines include:

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

Accessibility Assessment

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

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

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

Summary of Conditions

Based on FMSS terminology, as previously defined, the historic duplex shotgun residential building located at 472-474 Auburn Avenue, NE has been rated as follows:

Exterior Building Features

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Interior Building Features of 472 Auburn Avenue

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

Interior Building Features of 474 Auburn Avenue

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

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

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

- Lack of lightning protection system (D509004);
- Non-functional smoke/heat detector system and lack of fire alarm system (D503001);
- Life-safety concerns at porches and porch stairs due to weakened structure and loose and deteriorated railings (C201002) and structural floor system (B201007);
- Lack of fire suppression system (D4010) and operable security system (D503008);
- Deterioration of exterior chimney flashing (B301004-1);
- Loss of mortar in kitchen chimney joints leading to deficient structure (B102009-1);
- Wet insulation between first floor joists due to no vapor barrier, ineffective installation, disturbance from contract work on building systems, and high moisture content allowing mildew and mold in certain areas (B101099-1);
- Deterioration of interior floor finishes to unusable condition (C3020);
- Unventilated area under building (due to cementitious panel enclosure) trapping moisture under building and weakening foundation piers (A101002) and deteriorating first-floor structural floor frame (B101001-1);
- Degradation of exterior painted wood siding and exterior building trim due to improper previous preparation, priming, and painting (B201001);
- Deferred preservation maintenance at wood double-hung windows rendering them inoperable (B202001);
- Maintenance deficiencies of domestic water distribution system (D2020) and sanitary waste lines (D2030);
- Maintenance deficiencies of exterior solid doors (B203002) and screen doors (B203009);
- Degradation of interior wall and ceiling finishes due to deferred maintenance and high interior humidity levels (C3010 and C3030);

- Deterioration of fences and gates, debris and garbage positioned on porches, visible non-historic features in yards (trash and recycling containers) and unmanaged vegetation (G204001).

Table 2. 472-474 Auburn Avenue, NE (Duplex) Summary of Conditions Table

UNIFORMAT II Outline Data					Condition Rating	Deficiency Rating
A	SUBSTRUCTURE					
	A10	FOUNDATIONS				
		A1010	Standard Foundations			
			A101002	Column Foundations & Pile Caps – Foundation Piers	Fair	Serious
B	SHELL					
	B10	SUPERSTRUCTURE				
		B1010	Floor Construction			
			B101001	Structural Frame		
				B101001-1 First-Floor Structural Floor Frame	Fair	Serious
				B101001-2 Attic Structural Floor Frame	Fair	Minor
			B101002	Structural Interior Walls	Good	Minor
			B101099	Other Floor Construction		
				B101099-1 Insulation at First-Floor SFF	Poor	Serious
				B101099-2 Insulation at Attic SFF	Fair	Minor
		B1020	Roof Construction			
			B102001	Structural Roof Frame	Good	Minor
			B102099	Other Roof Construction		
				B102099-1 Main Chimney	Good	Minor
				B102099-2 Kitchen (Rear) Chimneys	Poor	Serious
	B20	EXTERIOR ENCLOSURE				
		B2010	Exterior Walls			
			B201001	Exterior Skin – Wood Siding	Fair	Serious
			B201002	Wall Insulation & Vapor Barrier	NIAR	NIAR
			B201007	Balcony Walls & Handrails – Porches	Poor	Critical
			B201008	Exterior Soffits	Good	Minor
		B2020	Exterior Windows		Fair	Serious
		B2030	Exterior Doors			
			B203001	Glazed Doors – Front	Good	Minor
			B203002	Solid Doors – Rear	Fair	Serious
			B203099	Other Exterior Personnel Doors – Screen Doors (all)	Fair	Serious
	B30	ROOF CLOSURE				
		B3010	Roof Covering			
			B301001	Roof Finishes	Good	Minor
			B301004	Flashing & Trim		
				B301004-1 Chimney Flashing	Poor	Serious
				B301004-2 Exterior Trim	Fair	Minor
			B301005	Gutters & Downspouts	Good	Minor
C	INTERIOR					
	C10	INTERIOR CONSTRUCTION				
		C1010	Partitions		Fair	Minor
		C1020	Interior Doors		Fair	Minor
		C1030	Fittings			
			C103008	Counters	Good	Minor
			C103009	Cabinets	Good	Minor
			C103098	Other Casework – Interior Trim	Fair	Minor
			C103099	Other Interior Specialties – Mantelpieces	Fair	Minor
	C30	INTERIOR FINISHES				
		C3010	Wall Finishes		Fair	Serious
		C3020	Floor Finishes		Poor	Serious
		C3030	Ceiling Finishes		Fair	Serious

(Table 2 continued)

D	SERVICES				
	D20	PLUMBING			
		D2010	Plumbing Fixtures	Good	Minor
		D2020	Domestic Water Distribution	NIAR	NIAR
		D2030	Sanitary Waste	NIAR	NIAR
	D30	HVAC		Good	Minor
	D40	FIRE PROTECTION SYSTEMS			
		D4010	Sprinklers	NIAR	NIAR
		D4030	Fire Protection Specialties		
			D403001 Fire Extinguishing Devices	Good	Minor
	D50	ELECTRICAL			
		D5010	Electrical Service & Distribution	Good	Minor
		D5020	Lighting & Branch Wiring		
			D502002 Lighting Equipment	Fair	Minor
		D5030	Communications & Security		
			D503001 Fire Alarm Systems	Poor	Critical
			D503008 Security Systems	Fair	Serious
		D5090	Other Electrical Systems		
			D509004 Lightning Protection System	Poor	Critical
G	BUILDING SITEWORK				
	G20	SITE IMPROVEMENTS			
		G2030	Pedestrian Paving (Sidewalks)	Fair	Minor
		G2040	Site Development		
			G204001 Fences & Gates	Fair	Serious
		G2050	Maintained Landscapes (Landscaping)	Fair	Minor
	G90	Other Site Work			
		G9087	Site Drainage	Fair	Minor
End of Table.					

Building Feature Master List Condition Assessment Descriptions

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

Brick foundation piers show evidence of some deteriorating brick units (spalling) and mortar loss (open joints). Perimeter piers were fully assessed. Interior foundation piers are difficult to assess. Visual inspection from the perimeter and partial crawlspace observation indicates they are stable but likely require similar preservation masonry treatments (fig. 194). Pier footings are unknown but appear to be individually placed and not a part of a unified footing system.

Modern cast-in-place concrete curbs were installed in 1986 between each of the perimeter piers to deter water infiltration under the building (fig. 195). These appear in good condition although some are undermined and damaged from water erosion and yard maintenance activities.

Painted cementitious exterior panels are deteriorated in many locations along the edges and have been punctured. The system is a poor solution for a crawlspace enclosure as they prevent crawlspace ventilation and inhibit inspection of the building's primary floor frame. The vents that have been added in these panels are inadequate to ventilate the entire crawlspace of the building (fig. 196). Painted wood lattice would be more appropriate for infill between piers and would allow ventilation to the crawlspace (fig. 197).

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 194. Interior pier indicates previous repairs with hard Portland cement-type (gray) mortar. Mortar is deteriorated in various locations of the pier and the footing condition is unknown. Photo: HPTC, 06/14/18.



Figure 195. Cementitious panels between foundation piers appear in good condition. Concrete curbs between piers are undermined by roof runoff. Photo: HPTC, 06/14/18.



Figure 196. Inadequate ventilation grille inserted at center of cementitious panel. Building science indicates virtually no air flow is conducted through this type of interior louvered grille, especially when painted. Photo: HPTC, 06/26/18.



Figure 197. Note previous wood lattice used to infill between piers and allow adequate ventilation to underside of building. Building science indicates air flow is required to prevent moisture buildup at underside of wood floor-frame system. Photo: HPTC, 06/26/18.

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

The exact condition of the first-floor structural floor frame is unknown. Based on an area where assessment team members could gain access to the crawlspace, there appear to be several areas where the floor frame in need of repair and/or supplemental bracing due to split, checked, or otherwise damaged floor joists. Perimeter beams are subject to insect infestation as they are unprotected and not shielded from termites. A baited termite system was noted in surrounding perimeter areas; however, the exact status of the Integrated Pest Management program and service schedule for bait traps is unknown at this time.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

B101001-2	Attic Structural Floor Frame

The attic structural floor frame (also the first-floor ceiling frame) was inaccessible to the HPTC assessment team through the attic hatch in the kitchen of occupied 474 Auburn Avenue (due to tenant restrictions). As seen from the rooms of the first floor there is no evidence of significant maintenance deficiencies (water staining, buckling, warping, bowing, sagging, broken members, etc.). Ratings are based on observations of related spaces and systems.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B101002	Structural Interior Walls

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

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

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

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 198. Underside of first-floor structural floor frame with damaged and deteriorated fiberglass insulation. Installed in this manner there is little insulative value. The insulation likely contains moisture which supports the growth of mildew and mold. Photo: HPTC, 06/26/18.

B101099-2	Insulation at Attic Structural Floor Frame

Attic conditions are unknown as access was not permitted during the HSR field assessment due to tenant restrictions. If constructed similarly to the other duplex shotgun residences, there is likely insulation applied over or between the attic floor frame members. Its condition is unknown. Ratings are assumptions based on observations.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B1020	Roof Construction
B102001	Structural Frame

The structural hipped roof frame was retained during the 1985-87 rehabilitation; it is unclear if the roof frame is either original or historic as access to the attic was not available to the assessment team.

Based on observation of the exterior of the structure, the attic structural system appears to be in good condition. From the exterior the roof does not exhibit areas of flexural failure, sagging, or other structural distress. The ridge lines are plumb and roof fields are planar.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 199. Roof lines are straight without deflections or sags, as seen on the west elevation. Photo: HPTC, 06/14/18.



Figure 200. Hipped roofs at front porches and main block are straight without deflections. Photo: HPTC, 06/14/18.

B102099	Other Roof Construction: Chimneys (Summary)
B102099-1	Main Chimney Structure

The main chimney appears to be in good condition except for the upper course where at least one corner brick has been displaced. Most mortar joints appear intact although an inappropriate mortar (gray in color) has been used at some point in time. Due to limited access, the top of the chimney was not assessed; it is assumed the chimney does not have a cap to shield the flues from incoming rain, wind, birds, or rodents. Chimney flashing is discussed in B301004-1 Chimney Flashing below

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 201. The main chimney is in good condition with tight joints. One corner brick is missing. It is unlikely tht a cap exists over the flues. Photo: HPTC, 06/20/18.

B102099-2	Kitchen (Rear) Chimneys

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

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 202. Twin kitchen chimney stacks show moderate mortar deterioration in upper courses of brickwork and possible damaged bricks (lightning). Photo: HPTC, 06/14/18.

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

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

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 203. Area of painted wood siding in poor condition. Blue tape indicates area in need of repair. Photo: HPTC, 06/20/18.



Figure 204. Soiled paint surface on north and west elevations. Urban soiling is a maintenance deficiency. Photo: HPTC, 06/20/18

B201002	Wall Insulation & Vapor Barrier

It is unknown if the exterior walls have any insulation or a vapor barrier. Some interior plaster and exterior siding are known to have been removed and replaced during the 1984-1986 restoration (see Chronology and Physical Description sections), but NPS archival documentation does not detail insulation or a vapor barrier being placed in the exterior walls at that time. Due to this unknown condition, this component feature was not individually assessed or rated (NIAR).

B201007	Balcony Walls & Handrails – Porches

In general, the porch structures are in poor to fair condition. Railings and posts are in poor condition and in some instances wood-to-wood joints no longer have structural integrity—they could fail at any time and visitors or park staff may be injured. Floor boards exhibit signs of UV exposure and weathering at the edges (crushing, splitting, and cupping) indicating material fatigue and imminent failure. Paint conditions are inconsistent across all component features of the construction and certain features are in critical need of attention; excessive use of caulk to fill checks and other voids (rather than traditional wood repair techniques) has led to further irreparable deterioration of primary component features. The rear porch at 474 Auburn Avenue has detached from the main structure of the house; this had already been flagged with blue tape prior to HPTC's assessment. Porch ceilings appear in good condition with minor maintenance deficiencies. Porch walking surfaces are in fair to poor condition and exhibit paint failure and deterioration of the floor materials due to exposure. Stair treads are in poor condition and exhibit paint failure and wood deterioration due to exposure. Stair railings are unsecured in several locations and pose a safety threat to users. Connections which are designed to be reinforced wood-to-wood mortise-and-tenon joints have deteriorated and are secured with drywall screws covered with caulk—not a preferred repair technique.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical



Figure 205. Front porch rail in generally good condition. Photo, HPTC 08/15/18.



Figure 206. Deteriorated rear porch at the northeast corner of the building (left). This porch structure has multiple maintenance deficiencies. Photo: HPTC, 06/14/18.



Figure 207. Deteriorated porch railing connection to building and posts at 474's rear porch. Previous attempts at unskilled maintenance repairs leave component features in poor condition. Photo: HPTC, 06/14/18.



Figure 208. Another dangerous condition exists at 472's rear porch where porch railing connections with posts are deteriorated; this railing will no longer support the average person exerting pressure on the rail. Photo: HPTC, 06/14/18.



Figure 209. ST-2 accesses the rear porch of 472 Auburn Avenue. Note the handrail is not connected to the newel post and the deteriorated condition of the painted wood treads and stringers. Photo: HPTC, 06/26/18.



Figure 210. ST-4 accesses the rear porch of 474 Auburn Avenue. Blue tape indicates previously flagged needed repairs. Photo: HPTC, 06/26/18.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

B201008	Exterior Soffits

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B2020	Exterior Windows

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

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 211. Deteriorated sill of W106, left, and missing exterior screen of W105, right. Deterioration of meeting rail and lower sash lower rail is evident by wood surface micro-checking and deteriorated glazing putty. No weatherstripping is located between bottom rail and exterior sill. Photo: HPTC, 08/15/18.



Figure 212, right. W107, right, with dislodged exterior screen frame, and W109, far left, with missing screen. Window frame shows minor wood micro-checking. Material is well painted but vulnerable if not maintained. Horizontal window casing is not flashed which could allow water infiltration into frame and wall structure. Photo: HPTC, 08/21/18.

B2030	Exterior Doors
B203001	Glazed Doors – Front

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 213. Front door of 472. Note the damaged door jamb and weatherstripping. Photo: HPTC, 06/22/18.

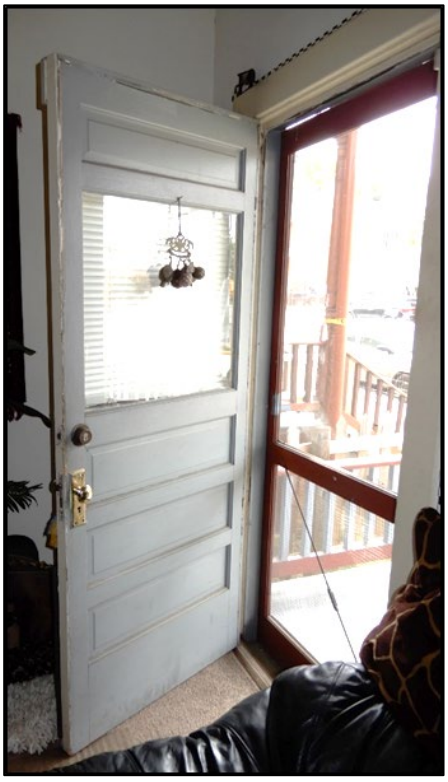


Figure 214. Front door of 474. Note degraded appearance with soiled and deteriorated paint finish. Photo: HPTC, 06/22/18.



Figure 215. Worn and deteriorated door threshold is a maintenance deficiency. Photo: HPTC, 08/15/18.



Figure 216, right. Detail of ill-maintained original hinge. Note deteriorated plastic door weather-stripping which is mostly removed but has left a paint scar on the door. Photo: HPTC, 08/15/18.

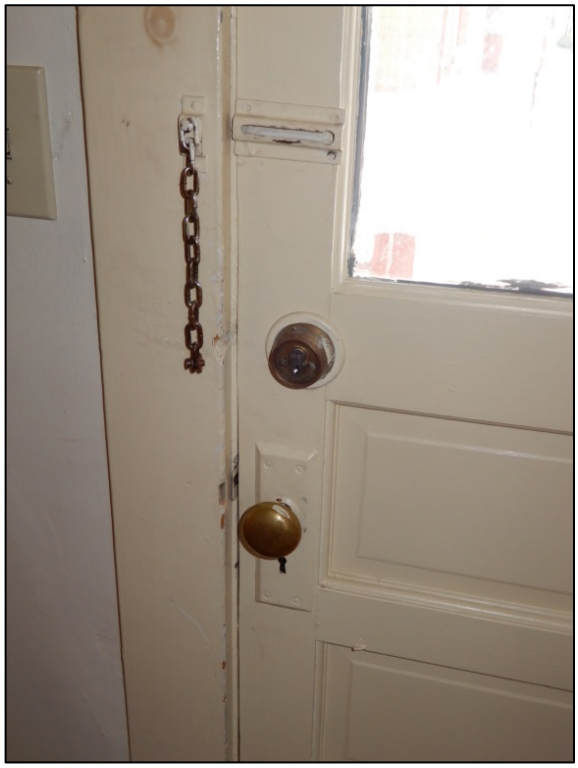


Figure 217. Interior of 472's front door. Note age mix of hardware. Photo: HPTC; 06/22/18.



Figure 218. Interior of 472's front door jamb. Note incorrectly attached historic hinges and line of missing weatherstripping. Photo: HPTC: 06/22/18

B203002	Solid Doors – Rear

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 219. Rear door of 474. Note split in door's central rail, and minor grime and soiling of finishes. Photo: HPTC, 06/22/18.



Figure 220. Rear door of 474. Note minor split in threshold and weathered door jamb. Deterioration of painted finish is evident by scuffed surface, dirt and dust build up, and soiled finishes. Photo: HPTC, 06/22/18.



Figure 221, right. Worn threshold and damaged historic hinges on interior of rear exterior door. Photo, HPTC 08/21/18.

B203099	Other Exterior Personnel Doors – Screen Doors (all)

All exterior screen doors exhibit similar maintenance deficiencies, including: structural damage (sagging, warping), frames with broken mortise-and-tenon joints, damaged screens (torn, ripped loose), and loose and rusted hinges. Spring returns are missing from most doors although hardware ghost marks are present.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 222. Front screen door of 474. Note minor splitting in central rail. Photo: HPTC, 06/22/18.



Figure 223. Front screen door at 474. Door has dropped within frame due to insufficient hinge which cannot support the weight of the door. Photo: HPTC, 06/22/18.



Figure 224. Torn and damaged screen and front door of 472. Photo: HPTC, 06/22/18.



Figure 225. View of deteriorated wood threshold at one of the rear screen doors. Photo: HPTC, 06/22/18.

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

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

The roof shingles were most recently replaced in 2016 and have been maintained in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 226. West elevation of roof covering installed in 2016; the roof is in good condition with no maintenance deficiencies. Photo: HPTC, 08/15/18.



Figure 227. Ridge adjacent the main chimney includes a ridge vent; however it is unclear if the vent is functional due to felt paper seen below vent cap. Photo: HPTC, 08/15/18.



Figure 228. Shingle roof surface in good condition. Photo: HPTC, 08/15/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

The coated metal flashing at both the main chimney and the twin kitchen (rear) chimneys is heavily caulked and does not meet traditional step-flashing standards (as per SMACNA 1929). The attic was not accessible during the field assessment; therefore, it is unknown if there are water leaks along the chimneys or staining of the attic framing or insulation (if extant).

Maintenance deficiencies include improper design and installation of base flashing and counter flashing into chimney stepped mortar joints, lack of crickets on kitchen chimneys, lack of vented and screened chimney cap on main chimney, loose flanges, inadequate and improper fastening into brick mortar joints, and improper sealing with caulk/roof tar.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 229. Improperly installed counterflashing at main chimney. Traditionally this location is step flashed. Photo: HPTC, 08/15/18.



Figure 230. Improperly installed coated flashing at one of the rear kitchen chimneys; note use of caulk rather than appropriate flashing materials. Photo: HPTC, 06/21/18.

B301004-2	Exterior Trim

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B301005	Gutters & Downspouts

The roof drainage system, including the underground drainage system on the east elevation, is in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 231. West elevation downspouts daylight onto Boulevard sidewalk and not into underground water storm water management system. Staining and sloping of concrete of sidewalk indicate an attempt has been made to create positive drainage and direct water away from the building. Actual drainage was not observed. Photo: HPTC, 06/14/18.



Figure 232. Round downspout entering flexible plastic tubing into underground storm water management system on the east elevation. White plastic tubing is inappropriate material for historic setting. Photo: HPTC, 06/20/18.

C	INTERIORS

In any duplex structure each unit of the duplex may exhibit differing conditions due to its unique history, its treatment over time, and its use. That is certainly the case for the duplex shotgun house at 472-474 Auburn Avenue. While both units were restored by the National Park Service 1984-86, there are differing interior conditions. 472 Auburn Avenue is currently used for NPS storage and requires general interior housekeeping and routine and cyclical maintenance. 474 Auburn Avenue is tenant occupied, which does not allow for routine and cyclical NPS interior maintenance and causes wear and tear on finishes. These all impact the interior condition rating and level of maintenance deficiencies at these units.

C10	INTERIOR CONSTRUCTION
C1010	Partitions

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C1020	Interior Doors

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C1030	Fittings
C103008	Counters

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103009	Cabinets

The kitchen wall and base cabinets of both units are in good condition with all hardware (hinges) and shelves intact. General soiling and lack of housekeeping is the primary noted deficiency.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103098	Other Casework – Interior Trim

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C103099	Other Interior Specialties – Mantelpieces

Mantelpieces are in fair condition. It is unknown if the colors/finishes are based on historic finish analysis or are contemporary finishes. Most finishes have minor checking and some degree of cracking; the ceramic tile surround in Room 108 is missing a few tiles (fig. 233). Beveled-edge mirrors are in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 233. Broken hearth tile in the front room of 472 Auburn Avenue. Photo: HPTC, 06/14/18.

C30	INTERIOR FINISHES
C3010	Wall Finishes

Minor deficiencies include diagonal cracking of wall surface (usually denotes areas of plaster) (fig. 234), localized areas of staining from previous roof leak event (water infiltration reported to have been repaired) (fig. 235), checking and scuffing, soiled wall surfaces, mildew in some areas of middle rooms and bathrooms, and general lack of housekeeping, cyclical, and routine maintenance (fig. 236). Modern ceramic tiles are located around the bathtub enclosure and wainscot on the lower half of the bathroom walls.

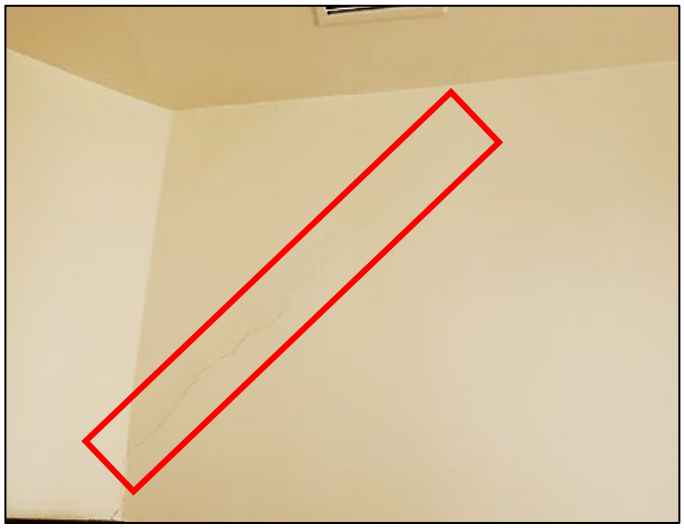


Figure 234. Painted plaster over lath in the front room of 472. Diagonal cracking (box) is indicative of historic plaster. Photo: HPTC, 06/14/18.

Drywall in bathrooms and kitchens is not of the mold/water-resistant type, generally called greenboard drywall (its color). While not a code violation, contemporary construction usually incorporates greenboard water-resistant drywall into high-humidity (bathroom and some kitchen) areas.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 235. Middle room of 474 with previous water damage staining on wall intersection with ceiling. Photo: HPTC, 06/26/18.



Figure 236. Photo of repair work in kitchen of 472 illustrates drywall construction of walls added at time of rehabilitation (between bathroom and kitchen). Note drywall used is not greenboard as is now preferred in wet locations (bathrooms and kitchens). Photo: HPTC, 06/26/18.

C3020	Floor Finishes

Carpeting, located in the front and middle rooms of each unit, includes the following maintenance deficiencies: wear and tear, soiling, and discolored and stained surfaces.

Resilient floor coverings in the kitchens, include the following maintenance deficiencies: wear and tear, soiling or staining, tears, uneven installation, water damage, curled edges, and lack of base strip around edges and at thresholds.

Ceramic floor tiles in bathrooms include the following maintenance deficiencies: stained grout, water damage, chipped, cracked or missing tiles, and uneven installation.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 237. Modern wall-to-wall carpet in front room of 472 displays stains and lack of maintenance. Photo: HPTC, 06/14/18.



Figure 238. Ceramic tile floor in bathroom of 472 with stained tiles and grout. Photo: HPTC, 06/14/18.



Figure 239. Soiled and worn resilient floor covering in kitchen of 472. Photo: HPTC, 06/14/18.



Figure 240. Black-and-white ceramic tile floor peaks out from tenant-applied coverings in bathroom of 474. Note lack of caulk or base strip at intersection with wall surface. Photo: HPTC, 06/26/18.

C3030	Ceiling Finishes

Most ceiling finishes and materials are in fair condition except for ceilings that have been subject to water damage or high humidity. All ceilings exhibit minor wear and tear of the painted surfaces. Minor deficiencies include diagonal cracking of the ceiling surface (typically denotes areas of plaster), localized areas of staining from previous roof leak event (water infiltration reported to have been repaired), accumulation of dirt near HVAC duct grilles, checking and scuffing, soiled ceiling surfaces, mildew and mold in some areas of bathrooms and kitchens (grease), and general lack of housekeeping, cyclical, and routine maintenance.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 241. Front room ceiling of 472 in good condition. Photo, HPTC 08/21/18.



Figure 242. Middle room ceiling of 474 with water staining at corners and dirt at HVAC grille. Photo, HPTC 06/26/18.

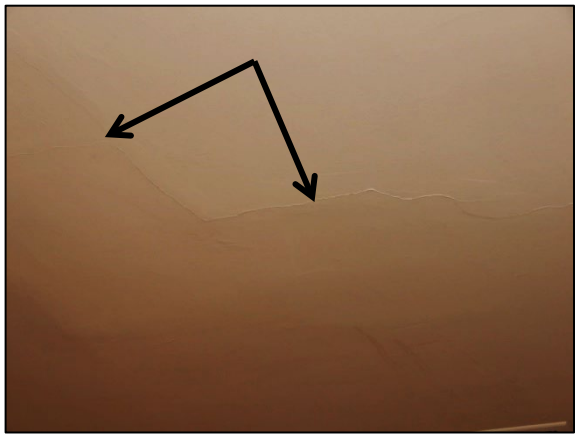


Figure 243. Middle room ceiling of 472 with typical plaster-type cracks. Photo, HPTC 08/21/18.



Figure 244. Kitchen ceiling of 474 with possible water damage staining from attic near HVAC grille. Photo, HPTC 08/21/18.

D	SERVICES

Building services are rated about equal between the two units.

472 Auburn Avenue was being repaired by the NPS at the time of the field inspection and was found to lack water and sanitary services while plumbing repairs were being made in the kitchen. It is unclear whether this repair work has been completed and services returned to working order. Life-safety features were in operation. This leads to an overall systems condition rating of Fair with a maintenance deficiency rating of Serious.

All of the building services were operable in 474 Auburn Avenue; however life-safety features were marginally operational or deficient in some manner. This leads to an overall systems condition rating of Poor with a maintenance deficiency rating of Critical, especially because the unit is occupied.

D20	PLUMBING
D2010	Plumbing Fixtures

Plumbing fixtures appear to be functional. Component features were not tested due to lack of water in 472 Auburn Avenue and tenant restrictions in 474 Auburn Avenue during assessment team visit. Active plumbing system repairs were underway at 474 during the assessment field work. Maintenance deficiencies include possible toilet leak and staining of sink basin near drain.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 245. Incomplete repair work in 472 Auburn Avenue leaves building utility systems out of commission for prolonged periods of time and is an NPS FMSS Critical Maintenance Deficiency. Photo: HPTC, 06/21/18.



Figure 246. Modern plumbing fixtures in 472 Auburn Avenue. Note stained floor tile likely due to a toilet leak. Photo: HPTC 06/20/18.

D2020	Domestic Water Distribution

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

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D2030	Sanitary Waste

Details of the sanitary waste lines are unknown, although they are partially visible under the building. They are uninsulated plastic-type waste lines. Connections to City of Atlanta sanitary sewer system are undocumented. Vent lines for the two bathrooms can be seen penetrating the roof. It is assumed the kitchen sink vents are tied to the bathroom vent lines. This component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR



Figure 247. Uninsulated black plastic waste lines seen in crawlspace. Photo: HPTC 06/18/18.

D30	HVAC

Each unit has its own central heating and air conditioning system. It is assumed these modern systems were added during the 1984-86 restoration and individual components have been replaced as needed.

Staining at ceiling penetrations are evidence that the HVAC system are not running properly (excessive condensation) (fig. 68).

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 248. Water staining may indicate moisture control issues. Stained wall and ceiling finishes are maintenance deficiencies. Contaminated grilles and ductwork are critical life-safety issues. Photo: HPTC, 06/21/18.

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 472-474 Auburn Avenue and therefore this component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D50	ELECTRICAL
D5010	Electrical Service & Distribution

The modern electrical system includes panels, wiring, outlets, switches, stoves, and refrigerators. It is assumed the electrical system dates to the 1984-86 restoration and appears to be in good condition, though a comprehensive assessment was not performed. The panels were not individually assessed or rated.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 249. Unsecured electrical control devices in crawlspace are in question. It is unclear if these provide power to the building or are abandoned-in-place utility systems. Photo: HPTC, 08/22/18.

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

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

All lighting fixtures are modern and in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

D5030	Communications & Security
D503001	Fire Alarm Systems

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

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

D503008	Security Systems

Various types of security equipment are located throughout both units. It is unclear when they were last inspected as there are no inspection tags visible. A comprehensive security system does not exist.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 472-474 Auburn Avenue.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

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

The public sidewalks are not NPS assets and will not be discussed further.

The concrete pavers between the front sidewalk and front porch stairs at each unit are in fair condition with no noted maintenance deficiencies.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

G2040	Site Development
G204001	Fences & Gates

Fences exhibit weather-related deterioration and damage from mowing equipment. Posts are loose and are rotted at the base in a few areas. A few fence pickets are missing. Gates are sagging and difficult to operate due to loose or missing hardware, or non-operable.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

G2050	Maintained Landscapes (Landscaping)

Landscaping is maintained and in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to northwest. Directly around the building, the site is positively drained; however negative drainage must have been an issue at some point in the building's history to allow for the installation of the concrete curbs between the foundation piers in 1986.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

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Part 2 | Treatment & Use

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Requirements for Treatment and Use

The treatment and use of 472-474 Auburn Avenue, NE (Duplex) must be considered within a framework of applicable laws, agreements, and policies. These mandates govern a wide range of management issues beyond the preservation, protection, and interpretation of Martin Luther King, Jr. National Historical Park's cultural resources; they extend to issues of visitor and staff use, safety, universal accessibility, and resiliency to natural hazards, among others.

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

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

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

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

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

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

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

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

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

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

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

The duplex shotgun residential structure at 472-474 Auburn Avenue, NE is part of the physical context—the setting–-of the Birth-Home Block. Its exterior appearance has a direct impact critical to telling the story of Dr. King's childhood. It is an extension of the Birth-Home story.

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

This HSR verifies that the NPS previously restored the exterior of 472-474 Auburn Avenue, NE (1984-86) and the recommended overall treatment for the exterior is continued restoration (maintenance of the previously restored features) with retention of remaining historic character-defining features; this action contributes to the long-range goals of the GMP, LRIP, and Foundation Document.

Restoration and maintenance of the NPS-owned 472-474 Auburn Avenue, NE structure for continued residential occupancy will enhance the desirability of the lease and will improve the general appearance of the historic preservation district managed by the National Park Service.

[2] General Management Plan, MLK National Historic Site, National Park Service, US Department of the Interior. February 1986. MALU 489 D3A, pp. 39-40.
[3] Long-Range Interpretive Plan, MLK National Historic Site, National Park Service, US Department of the Interior. December 2011. Harpers Ferry Center, MALU 489 124681.

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

> During the limited time visitors spent in the Birth Home, it is difficult to absorb what everyday life was like for M.L. growing up in the 1930s. A restored historic house museum/shotgun house, open to all visitors without tickets, would provide expanded opportunities for interpretation in a more relaxed setting.
>
> Another exhibit idea discussed: During Dr. King's childhood, the shotgun houses were occupied by poorer families. Dr. King's childhood exposure to the impact of poverty led him to dedicate his life both to civil and human rights. One interesting topic to explore in a future shotgun house exhibit would be Dr. King's SCLC work to help the poor through the Poor People's Campaign—the 1968 effort to improve economic conditions. Earlier, in 1966 he moved his family temporarily to Chicago. They lived in the community on the West Side of Chicago and rented an apartment in a neighborhood commonly referred to as a "ghetto slum." During this year in Chicago, Dr. King and many others worked together to improve housing, wages, and job opportunities for Chicago's African American residents. This was the first time Dr. King took the focus of the Movement into a city in the northern section of the United States. Dr. King's later experiences in Mississippi further increased his commitment to working to eliminate poverty. A critical interpretive link for this type of exhibit would be to help visitors make the connection that an important part of Dr. King's childhood was his early exposure to poverty and the impact made on young M.L. regarding how members of the Sweet Auburn community; his father, Reverend Martin Luther King, Sr.; and the Ebenezer Baptist Church community reached out to alleviate the sufferings of neighbors.

National Historic Preservation Act

Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, such as the National Park Service, consider the effects of their actions on properties listed or eligible for listing on the National Register of Historic Places and allow the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment.[5] 472-474 Auburn Avenue, NE is listed as a contributing structure in the Martin Luther King, Jr. National Historic Site (now National Historical Park) and any undertakings involving the expenditure of federal funds will be reviewed in accordance with NPS policy and federal historic preservation laws including the service-wide *Programmatic Agreement Among the National Park Service (U.S. Department of the Interior), the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers for Compliance with Section 106 of the National Historic Preservation Act* (2008).[6]

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

[4] LRIP, pp. 82-84.
[5] The NHPA of 1966 was last amended in 2006. A downloadable copy is located at (http://www.achp.gov/nhpa.html).
[6] A copy of this agreement can be found on the NPS's website at (http://www.nps.gov/policy/106agreement.pdf).
[7] More information on Section 110 can be found on the NPS's website at (http://www.nps.gov/hps/fapa_110.htm).

Executive Order 11593

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

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

Executive Order 13006

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

Secretary of the Interior's Standards

Recommended treatments of the 472-474 Auburn Avenue, NE duplex shotgun residential building are to be guided by *The Secretary of the Interior's Standards for Historic Preservation Projects.*[10] Descriptions of the four standards are as follows:

> Preservation is "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

[8] A copy of this E.O. can be found on the NPS's website at (http://www.nps.gov/history/history/online_books/anps/anps_7b.htm).
[9] A copy of this agreement is located on the ACHP's website at (http://www.achp.gov/EO13006.html).
[10] Weeks, Kay D. and Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings." United States Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Washington, DC, 1995.

Rehabilitation is "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

Restoration is "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."

Reconstruction is "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

The preferred option for the ultimate treatment of the historic residential building located at 472-474 Auburn Avenue, NE is continued exterior restoration and interior rehabilitation with maintenance of character-defining features. Because the structure stands intact, reconstruction is not a treatment consideration.

Director's Order-28

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

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

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

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

- Control of treatment and use,

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

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

DO-28 provides standards for each of the SOI's Standards. Restoration and rehabilitation are discussed further below, as these treatments directly apply to 472-474 Auburn Avenue, NE.

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

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

The following additional standards apply to restoration:

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

[15] NPS-28, p. 127.

alteration or destruction of historically significant features, materials, or physical or visual relationships.

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

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

The following additional standards apply to all treatments:

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

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

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

International Existing Building Code

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

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

Accessibility

With no construction activity to initiate changes, it is premature to recommend accessibility design modifications to the 472-474 Auburn Avenue, NE building. Additionally, an accessibility assessment was not included in the scope of work for this project and therefore recommended accessibility treatments will not be provided. However, it should be noted that modifications may be likely as property use evolves and rehabilitation work commences. The most appropriate response will consider scoping and technical design requirements of the Architectural Barrier Act Accessibility Standards and skillful application of preservation principles to preserve the historic character and historical integrity of this property.[19] Refer to NPS *Preservation Brief 32: Making Historic Properties Accessible* for more information.[20]

[17] The General Services Administration had more information on this amendment and other accepted building codes at (http://www.gsa.gov/portal/content/101288).
[18] IEBC is overseen by the International Code Council. More information is located at http://www.iccsafe.org/CS/Pages/default.aspx.
[19] The Architectural Barrier Act Accessibility Standards are under the authorization of the United States Access Board. More information can be found through Access Board's website (http://www.access-board.gov/aba/).
[20] Jester, Thomas C. and Sharon C. Park. "Making Historic Properties Accessible." Preservation Brief 32. Washington, DC, September 1993. Accessible at (http://www.nps.gov/hps/tps/briefs/brief32.htm).

Planning for Resiliency (Response to Natural Hazards)

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

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

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

Goals for the CRCC Strategy include:

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

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.

[21] Rockman, Marcy, et al. 2016. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service.
[22] Ibid, p. 1.

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

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

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

Goal 3 also states,

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

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

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

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

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

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

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

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

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Ultimate Treatment and Use

Considering the applicable laws, agreements, and policies discussed previously, the Ultimate Treatment and Use of 472-474 Auburn Avenue, NE are as follows:

Exterior Treatment

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

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

Interior Treatment

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

Use

The Ultimate Use of the duplex shotgun residential structure at 472-474 Auburn Avenue, NE is to maintain its residential, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

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

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Recommended Treatments by Feature

The following recommended treatments are intended to restore (repair and maintain) the building component features and character-defining features of 472-474 Auburn Avenue, NE with the least degree of intervention while elevating its Facility Condition Index Rating to "Good." These treatments include limited replacement in-kind as incorporated by *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

472-474 Auburn Avenue, NE was found to have an Overall Condition Rating of Fair with an Overall Deficiency Rating of Serious. Several building features were found to be in Poor condition with Critical or Serious maintenance deficiencies. These are described in the Summary of Conditions text at the beginning of this section and in the Prioritized Treatment List which follows this section.

Features found to be in Good or Fair condition with a maintenance deficiency rating of Minor are not included in the recommended treatments section. A Maintenance Deficiency rating of Minor indicates "standard preventative maintenance priorities" should be implemented as part of a routine or cyclical preservation maintenance program. These types of repairs are not "special projects"; they are part of systematic National Park Service routine and cyclic maintenance care for historic structures within the park units as per NPS Cultural Resource Management Guidelines (NPS-28) policies.

Prioritized Treatment List

The following recommended treatments are placed in priority order of the building features with the highest level of maintenance deficiency (Table 3). The list begins with ratings of Poor and Critical and continues through to Good and Minor and presents a path to obtaining a good condition, a reduction of the maintenance burden, and a more sustainable building with more resilience to natural hazards.

The hierarchal list divides the recommended treatments into three basic groups based on the overall maintenance deficiency ratings of Critical, Serious, or Minor. Within these basic groups each item is ordered by its overall condition ratings of Poor, Fair, and Good.

Each section establishes priorities by taking a holistic look at the building and its function; visitor and employee safety are always rated highest as are building loss prevention systems (lightning

protection, detection and alarm systems, safety systems). These are next followed by the exterior envelope of the building (roof, walls and foundations, windows and doors). Establishment of a weather-resistant exterior envelope and removal of water from the building are also high priority items if there are site drainage or foundation drainage issues. Protection of the building and its interior features is also a consideration in the ranking of these items.

The assessment of 472-474 Auburn Avenue, NE determined that several exterior structure and enclosure systems (porches, rear chimneys, the roof flashing, exterior walls, and selected windows and doors), and building systems features were found to be in a state of advanced deterioration (rated Poor) with a Critical or Serious maintenance deficiency. A rating of Critical indicates an advanced state of deterioration which has resulted in the failure, or will result in the failure, of a feature within one to three years.[27]

Due to deferred maintenance of the building several of the other exterior building features are also deficient and were found to be in Poor or Fair condition with Serious or Minor maintenance deficiencies. Features in this category exhibit a deficiency that requires either immediate or short-term treatment and should be repaired within the next three to five years or the system may be subject to failure.

Other recently improved features were noted with moderate to low levels of deterioration (rated Fair or Good) and obtain a deficiency rating of Minor; this is a short-term to long-term priority depending on building needs. This rating indicates standard preventative maintenance priorities have not been followed, there is a reduced life expectancy of the feature (ultimately resulting in more costly repairs), and there is a condition with a long-term impact that should be addressed with the next three to five years and beyond.

If carried out on a regular cyclical plan, features will and should be repaired and maintained using traditional preservation techniques rather than replaced. Features found to be in good condition (rated Good) should continue to be maintained as required by NPS policies and guidelines.

Building systems (D Services) varied in operational condition and were observed as part of the assessment but were not assessed for code compliance as part of this project; they were identified as Not Individually Assessed or Rated (NIAR). All building systems should be considered obsolete due to lack of current (within five years) code inspection information and likely to be upgraded and/or replaced in a holistic rehabilitation project.

The treatment recommendations are provided to guide the ultimate treatment and do not provide a construction or architectural program for exterior restoration or interior rehabilitation. The identification of resource impacts should be fully addressed once a comprehensive design treatment package is finalized.

Treatment Timeframes

As part of the planning process required by NPS-28, the recommended treatments for each feature have been divided into different timeframes. The “Immediate” timeframe is for features that must be

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

repaired or replaced in the next one to three years and are often the items which are in the worst condition (poor and critical). The "Short-Term" timeframe is for features which should be addressed in the next three to five years and are likely the items which are in moderate condition (fair and serious). Features found to be in good condition with a maintenance deficiency of minor have been categorized in the "Long-Term" timeframe. Typically, these features require routine maintenance to maintain their current condition employing preventative maintenance methodologies but there is a reduced life expectancy within the five- to ten-year period and beyond.

Recommended treatments for items with an immediate need, a less urgent need (short term), and a minor need (long term), as described above, are included under the Uniformat II layout by condition and deficiency rating in the Recommended Treatments section below.

Prioritized Recommended Treatment Projects

The following are a selected range of prioritized recommended treatment projects which may be created in the NPS PMIS/FMSS systems. These projects combine various aspects of the Prioritized Recommended Treatments for exterior restoration and interior rehabilitation which is organized by component feature. The recommended treatment projects gather the related component features into holistic projects. This will allow for integrated projects and facilitate the repair and preservation of features in an organized manner consistent with contemporary architecture and construction management practices.

Projects are presented at the Group Element level although they may be combined into larger projects (exterior/interior) by combining related group elements into logical sequential projects.

Emergency Building Systems

This project combines all prioritized recommended treatments included in D40 Fire Protection Systems and D50 Electrical Systems which include life-safety factors including: lightning protection, fire alarm system detection and alarm devices, the consideration of fire suppression systems, and addresses other life-safety requirements. It will improve the condition of these systems to operational (Good) and comply with building codes and NPS policies. Inspection and updating of the fire extinguishing devices (D403001) is also be included as these are related to occupants' safety according to *NFPA 10 Standard for Portable Fire Extinguishers*.

D40 Fire Protection Systems:
- D4010: Install a fire sprinkler system throughout the building.
- D403001: Inspect and recharge/replace fire extinguishing devices.

D50 Electrical:
- D509004: Install a lightning protection system.
- D503001: Install a fire detection and alarm.
- D503008: Install a security system.

Exterior Shell Preservation Maintenance Repairs

This holistic exterior project combines features from several categories and will maintain/preserve and increase the building's resiliency factor for the exterior building components It also eliminates

further deterioration of remaining historic fabric which was preserved by the NPS during the 1984-86 restoration project:

- A10 Foundations (foundation piers, cementitious panels and concrete curbs),
- B20 Exterior Enclosure (exterior painted wood siding, exterior double-hung wood windows, and exterior glazed, solid, and screened doors).
- B30 Roof Closure (Chimney cap and chimney flashing, exterior building trim).
- C20 Stairs (exterior stair structure – porches)

General Building Services Repairs

This project would collect all remaining building system deficiencies into one package including: plumbing systems (D20), supply (piping) and fixtures, cooling systems and equipment (D30), and other electrical system requirements (may be combined with Emergency Electrical Repairs project) such as security(D50), lighting, electrical panel-boards, electrical service and distribution (D50).

General Interior Rehabilitation

This project gathers all interior finish projects into a comprehensive interior rehabilitation which serves to update and refresh interior surfaces and materials as per the recommendations. The project includes the following C10 features (C3020 Floor Materials and Finishes, C3030 Ceiling Materials and Finishes). Kitchen equipment and appliances may be included as they are component features, but not included in the HSR project.

Note: Other component features rated as Fair/Minor or Good/Minor are not submitted as PMIS/ FMSS projects as they are achievable through regular cyclical maintenance programs (Cyclical, Repair/ Rehab, other NPS special programs) as defined in the FMSS terminology. See Table 3 for list of component features rated as Fair/Minor or Good/Minor.

Table 3. 472 – 474 Auburn Avenue NE (Duplex) Prioritized Treatment List						
Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
CRITICAL						
D SERVICES	D50 Electrical	D5090 Other Electrical System	D509004 Lightning Protection System		POOR	CRITICAL
D SERVICES	D50 Electrical	D5030 Communications & Security	D503001 Fire Alarm Systems		POOR	CRITICAL
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201007 Balcony Walls & Handrails – Porches		POOR	CRITICAL
SERIOUS						
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashing & Trim	B301004-1 Chimney Flashing	POOR	SERIOUS
B SHELL	B30 Roofing	B1020 Roof Construction	B102009 Other Roof Construction	B102009-2 Kitchen (Rear) Chimneys	POOR	SERIOUS
B SHELL	B10 Superstructure	B1010 Floor Construction	B101009 Other Floor Construction	B101009-1 Insulation at First-Floor SFF	POOR	SERIOUS
C INTERIORS	C30 Interior Finishes	C3020 Floor Finishes			POOR	SERIOUS
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101002 Column Foundations & Pile Caps – Foundation Piers		FAIR	SERIOUS
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-1 First-Floor Structural Floor Frame	FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin – Wood Siding		FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows			FAIR	SERIOUS
D SERVICES	D50 Electrical	D5030 Communications & Safety	D503008 Security Systems		FAIR	SERIOUS

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203002 Solid Doors - Rear		FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203009 Other Exterior Personnel Doors – Screen Doors (all)		FAIR	SERIOUS
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gates		FAIR	SERIOUS
C INTERIORS	C30 Interior Finishes	C3030 Ceiling Finishes			FAIR	SERIOUS
C INTERIORS	C30 Interior Finishes	C3010 Wall Finishes			FAIR	SERIOUS
MINOR						
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-2 Attic Structural Floor Frame	FAIR	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101009 Other Floor Construction	B101009-2 Insulation at Attic SFF	FAIR	MINOR
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004 Flashing & Trim	B301004-2 Exterior Trim	FAIR	MINOR
G BUILDING SITEWORK	G20 Site Improvement	G2050 Maintained Landscapes (Landscaping)			FAIR	MINOR
G BUILDING SITEWORK	G90 Other Site Work	G9087 Site Drainage			FAIR	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103099 Other Interior Specialties - Mantelpieces		FAIR	MINOR
C INTERIORS	C10 Interior Construction	C1010 Partitions			FAIR	MINOR
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			FAIR	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			FAIR	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103098 Other Casework – Interior Trim		FAIR	MINOR
G BUILDING SITEWORK	G20 Site Improvements	G2030 Pedestrian Paving (Sidewalks)			FAIR	MINOR
D SERVICES	D50 Electrical	D5020 Lighting & Branch Wiring	D502002 Lighting Equipment		FAIR	MINOR
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution			GOOD	MINOR
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		GOOD	MINOR
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures			GOOD	MINOR
D SERVICES	D30 HVAC				GOOD	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		GOOD	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes		GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls		GOOD	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Frame		GOOD	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102099 Other Roof Construction	B102099-1 Main Chimney	GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201008 Exterior Soffits		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203001 Glazed Doors – Front		GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103008 Counters		GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103009 Cabinets		GOOD	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
NOT INDIVIDUALLY ASSESSED OR RATED (NIAR)						
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201002 Wall Insulation & Vapor Barrier		NIAR	NIAR
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution			NIAR	NIAR
D SERVICES	D20 Plumbing	D203 Sanitary Waste			NIAR	NIAR
D SERVICES	D40 Fire Protection Systems	D4010 Sprinklers			NIAR	NIAR
End of Table.						

Recommended Treatments by Feature (prioritized)

D SERVICES

Introduction to D Services: 472-474 Auburn Avenue, NE is considered one asset in the park's FMSS program. For the purposes of this HSR, it is treated as two separate buildings for inspection, but one unified asset for recommended treatments. Therefore, this description of the building services will be in an abbreviated outline format.

During the summer of 2018 both units in the duplex were in use: 472 Auburn Avenue did not have a tenant but was being used by the NPS for storage; 474 Auburn Avenue was occupied by a tenant. Both units had been previously rehabilitated and were outfitted with appliances.

Both units exhibited different conditions as relates to feature components associated with life/safety systems as documented in the Condition Assessment summary. 472-474 Auburn Avenue's internal building services and systems were last holistically updated during the NPS restoration 1984-86. Although no maintenance records have been found indicating exact dates of upgrades, it is known that incremental upgrades were made throughout the last three decades as evidenced by the equipment itself.

During the field work the domestic water supply and plumbing system were inoperable in 472 Auburn Avenue and repairs were underway. It is unknown at the time of the writing of this HSR if any of these deficiencies had been corrected. The HSR is written given the conditions encountered during the site visits.

These conditions lead to an overall Condition Rating of Fair and overall Deficiency Rating of Serious for Building Systems and Services.

Many systems require professional inspections by qualified systems engineers to determine if they are compliant with the NPS policies and guidelines (compliance with building codes). These are noted by the acronym NIAR – Not Individually Assessed or Rated. It is recommended that systems engineers or professionals be retained to determine the exact nature of all system components and recommend repairs and/or upgrades (further studies required).

Continued use of the building will require services and systems to be upgraded, if possible, supplemented, if allowable by Code, or redesigned and replaced with the most efficient and sustainable systems. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* contain relevant information concerning this process.

D509004 Lightning Protection System	Poor	Critical

Determine if building electrical system is currently grounded by the power company at the power entrance to the building or location of the external electrical meter(s). Electrical system grounding is of the highest priority if electrical power is operational.

Install lightning protection system to ground building's electrical system and to protect building from lightning strikes. Installation according to the National Electrical Code, the IBC and *NFPA 780 Standard for the Installation of Lightning Protection Systems*. Installed systems must be certified by installer according to code. Structures with NFPA certified systems are known to withstand direct lightning strikes intact with little structural damage. See also NPS *Preservation Brief 50: Lightning Protection for Historic Structures* (2017).

D503001 Fire Alarm Systems	Poor	Critical

Other than individual battery-operated devices, there is no fire alarm system within the structure.

The existing detector devices are considered obsolete as they are battery operated and not hardwired into a central system (recent code advances); system devices were not individually assessed. A fire protection engineer/specialist shall inspect the building to determine the appropriate type, quantity, and locations of smoke and heat (rate-of-rise) detectors for the approved use and occupancy of the building. The engineer/specialist will determine if any elements of the extant system can be reused (due to ten-year service life this is unlikely) or if a new complete integrated system is required. New hardwired detectors with integrated battery backup will replace the existing detectors and will be installed as part of the fire alarm system connected to the local emergency response unit or park/regional dispatch. The fire alarm system shall be designed and installed in accordance with NPS *Director's Order 58: Structural Fire Management*, all local codes, *NFPA 909 Code for the Protection of Cultural Resource Properties—Museums, Libraries, and Places of Worship*, and *NFPA 914 Code for Fire Protection of Historic Structures*.

The NPS structural fire program requires protection of cultural resources including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards.

B201007 Balcony Walls & Handrails – Porches	Poor	Critical

All porches should be inspected using NPS Operational Risk Management Analysis (ORMA) procedures. Any porches with unsafe conditions should immediately be flagged and closed to visitor use until temporary repairs may be completed. A detailed maintenance/repair scope of work should be developed to guide any future repair work on these structures. Previous amateur repairs have failed prematurely and did not comply with building codes when completed. Appropriately designed, code compliant railings, handrails, and hardware should be incorporated into any future restoration repair of the porch stair structures, according to an historical architect or preservation carpenter (exhibits specialist). Appropriate deterioration-resistant wood species and grade and non-corrosive fasteners and hardware should be specified for any treatment projects. All wood material should be pre-treated with rot-inhibiting and mildew-resistant primer and receive the proper number of finish coats based on type of finish system selected.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for warping, splitting, bowing, sagging, broken members,

damage to wooden parts due to closeness or direct contact with soil, damage from either termites or other ground-based insects and rodents, signs of water damage (staining, warping, surface cracking, and swelling of joints), loose or missing features, and fungus.

B301004-1 Chimney Flashing	Poor	Serious

All chimney flashings, including counter-flashing, should be replaced with an appropriate weight and type of non-corrosive metal, i.e. lead-coated copper, copper, zinc, or stainless steel). All flashing installation should be consistent with the *National Association of Sheet Metal Contractors Standard Practice in Sheet Metal Work* (1929), the *National Roofing Contractors Association (NRCA) Roofing Manual* (2017), and the *Residential Asphalt Roofing Manual Design and Application Methods* by the Asphalt Roofing Manufacturers Association (2014).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for rust, open vertical joints, loose flanges, inadequate exposure of fasteners, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, and deteriorated or missing cant strips or crickets.

B102009-2 Kitchen (Rear) Chimneys	Poor	Serious

The slender, one-wythe kitchen chimneys are vulnerable to weather and solar exposure (bending towards south and west sun positions). Chimney mortar joints are critical in the overall bonding of the chimney into a stable structure. The unique chimney cap feature must be maintained in good condition or be subject to premature failure. These chimneys shall be repointed with a mortar consistent with the original mortar or with a mortar designed to be compatible with the strength (hardness) of the brick, match the adjacent mortar in color, texture, strength, and joint width. All loose and missing mortar must be replaced. Damaged brick units shall be replaced with brick units that match adjacent units in size, color, and texture. Refer to NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*

Non-corrosive screening should be inserted into the tops of the chimney shafts to prevent birds and insects from nesting in chimneys. Screening should not be visible from ground level perspective.

B101099-1 Insulation at First-Floor Structural Floor Frame	Poor	Serious

Existing moisture-damaged, deteriorated, and incomplete insulation should be removed from within the first-floor structural floor frame. Joist-plenum pockets areas should then be cleaned and repaired, if necessary. Foundation-level areas should be cleaned of all deleterious materials and objects. Mold and mildew remediation may be necessary as part of the cleaning regime prior to the installation of new insulation. An industrial hygienist should be recruited to investigate, test, and specify the ultimate cleaning protocol in mold-infested areas.

A building scientist, architect, or engineer skilled in southeast regional weather and moisture data should design the correct vapor barrier, insulation, and support system package to provide adequate

R-value to floor-frame systems. System components may include: vapor barriers, properly sized (R-value) foil-faced insulation, and a support structure for the first-floor frame (filament type netting). Netting should be used to keep the insulation in place on the underside of the joists allowing a minimum of 2" airspace between the top of the insulation and the underside of the floor boards (or sub-floor). Insulation must be continuous and uninterrupted to be of any noted thermal value.

Consideration of the type on insulation, crawlspace ventilation, and other passive ventilation features should be grouped into a holistic building science project which includes the crawlspace, exterior wall, and roof insulation systems. See A101002 Column Foundations & Pile Caps – Foundation Piers for a discussion of passive ventilation treatments.

C3020 Floor Finishes	Poor	Serious

Note: Mold and mildew remediation may be necessary as part of cleaning protocol of interior floor surfaces after other interior surfaces (carpets) are removed. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of interior floor surfaces.

Care should be taken to preserve all historic interior floor finishes including historic wood strip flooring located in various locations throughout the building. All non-sustainable floor coverings (vinyl composition tiles (VCT), sheet vinyl, carpeting, etc.) should be removed and replaced with sustainable floor coverings. Materials including linoleum, recycled carpet squares, cork floor tiles, wool carpets, etc., would be acceptable within NPS Rehabilitation standards. Historic wood strip flooring should be repaired and refinished with a non-petroleum-based product such as a tung-oil product like Waterlox,[1] or other sustainable finish to replicate historic varnish finishes. Polyurethane is not considered an appropriate finish for historic wood floors. If physical evidence is discovered suggesting wood floors were painted, samples should be collected and analyzed, and a determination made if it would be an appropriate finish for the approved ultimate use.

In areas where historic flooring is not present under contemporary interior floors, the above policy guidelines concerning the use of sustainable materials should be considered.

A101002 Column Foundations & Pile Caps - Foundation Piers	Fair	Serious

Exterior perimeter piers were fully assessed where they are exposed to view. Enclosed areas of the foundation (all non-perimeter piers) were not accessible for observation due to the foundation panel enclosure system.

All foundation piers need to be inspected to determine their below-grade foundation condition and adverse effects of ground water runoff from roof drainage systems. Due to proximity of first floor to ground level this may require excavation under the house (archeological clearance required). A comprehensive brick repair and repointing project should be programmed.

Brick mortar joints are critical in the overall bonding of the piers into stable structures—each pier is an independent structure. The piers shall be selectively but systematically repointed with a mortar

[1] Refer to https://www.waterlox.com/solutions/finishing-wood-flooring for more information.

consistent with the original mortar or with a mortar designed to be compatible with the strength (hardness) of the brick, match the adjacent mortar in color, texture, strength, and joint width. All loose and missing mortar must be replaced. Damaged brick units shall be replaced with brick units that match adjacent units in size, color, and texture. Reference: NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.* The pier must be maintained in good condition or be subjected to premature structural failure.

The concrete curbs and cementitious panels are a poor solution for enclosure of the crawlspace. A more sophisticated building science approach to the dated exterior enclosure system which considers dew point, floor insulation, plumbing system insulation, and multiple points of access to the area should be developed. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* both contain good information concerning this process.

Replication of the lattice panel system used by the NPS as part of the 1985-87 treatment project should be considered. Lattice panels may be fabricated from synthetic wood-like materials and installed in such a manner as they are detachable and allow for crawlspace inspections and service calls to utility systems.

B101001-1 First-Floor Structural Floor Frame	Fair	Serious

Routine inspections and maintenance of the first-floor frame including floor joists, perimeter wall plates, foundation piers, painted exterior wood siding, insulation (see B101099-1 Insulation at First-Floor Structural Floor Frame), and other component features will maintain the structural floor frames in good condition. Access to first-floor frame is available along perimeter of building by removal of foundation panels.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B201001 Exterior Skin – Wood Siding	Fair	Serious

A comprehensive exterior wood repair and painting project is required. Exterior wood surfaces would first be gently cleaned using non-pressure type cleaning by hand to remove dirt, grime, and particulate matter. A careful inspection of all wood siding will determine if any replacement repairs are required. Historic wood siding should be repaired using traditional techniques prior to replacement. Replacement wood siding found to be in poor condition should be replaced in-kind to match existing exterior wood siding; improving species and grade to more weather-resistant species is encouraged. Wood identification of historic siding components should be completed to determine species.

Paint should be carefully removed retaining any firmly adhered previous paint layers for historic color documentation. Professional preservation painters should be retained to execute a professional and high-grade paint project on the exterior surfaces of the building using approved color pallet; this includes preparation of existing surfaces and complete priming and repainting. Prior to painting, a complete historic preservation carpentry and wood-crafting preservation project should be carried out to secure a substrate in good condition with all historic material properly stabilized for future care. Work of this nature must not be carried out exclusive of other exterior carpentry repairs documented by this HSR.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for looseness; warping, surface cracking, checking; swelling of joints; loose or missing knots; rot; fungus or termite infestation; stains; evidence of dampness; skirting and other wooden features interfere with ventilation and condensation control, damage from rot from proximity to water source or soil; poorly executed previous repairs; use of putty, filler, sealant or caulk rather than correction of deficiency with traditional repair techniques.

B2020 Exterior Windows	Fair	Serious

Prior to any treatment work a window schedule should be developed; this would include an opening-by-opening functional inspection (testing operability, dismantling interior frame to assess operating hardware, determination of window sash and/or frame is historic or replaced in 1984-86, etc.) and assessment of all component features. As part of the survey a complete hardware schedule would be developed to document any historic hardware still in use and locations where replacement hardware has already been installed. Once field work is completed a prioritized list of preservation repairs will be developed on a feature-by-feature list with appropriate preservation treatment recommendations.

The wood double-hung windows throughout the structure should be repaired to their original working condition including reglazing, hardware repair or replacement, refinishing, and flashing of the horizontal exterior window casing to prevent water infiltration and future deterioration. Exterior window sills should be fabricated to include a drip reglet on the underside as found on several of the existing window sills; this encourages water to fall away from the building rather than run down the side of the exterior. Wood species and grade should be specified as to provide a durable and water-resistant species. See NPS *Preservation Brief 9: The Repair of Historic Wooden Windows* and the *Window Preservation Standards Collaborative Window Preservation Standards Protocol.*

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspection guidance for wood sash, frame, casing and trim should include monitoring for splitting, rot, cracking, loose, poor fit, binding, missing, loose or missing glazing, and lack of weather-tightness.

D503008 Security Systems	Fair	Serious

The current remnant security systems are considered obsolete (non-operational) and should be replaced. A new, modern security system should be designed and installed by a professional security system contractor. The new system should meet the needs and uses of the building and be zoned accordingly. All components of the existing security system should be removed and recycled to the greatest extent possible, such as wiring, devices, and keypads. Coordinate new system with park law enforcement officials and local responders.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring of visual connections and terminals: poor condition of contacts, contact misalignment, signs of oxidation, overheating, tampering and inadequate capacity; control stations and other devices: visual signs of defective operation, broken or missing parts, painted over contacts.

B203002 Solid Doors – Rear	Fair	Serious

Exterior solid wood doors exhibit a variety of preservation carpentry maintenance deficiencies. A comprehensive door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, doors, door frames, thresholds, interior and exterior door trim (see also B301004-2 Exterior Building Trim), hardware, and locking devices are included in the scope of work. Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

B203009 Other Exterior Personnel Doors – Screen Doors (all)	Fair	Serious

A door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, screening, hardware, and locking devices are included in the scope of work. Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

G204001 Fences & Gates	Fair	Serious

A comprehensive repair project is required to replace deteriorated and missing fence and gate features such as posts, rails, fencing, gates, and hardware. A systematic survey and inspection is required of all gate and fence components to determine scope of work and quantities. Specifications should match those used in original installation of historic landscape features. Consult the 1995 *Cultural Landscape Report: Birth-Home Block* (MALU 489 D23).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspection guidance should include monitoring for warping, splitting, bowing, sagging, broken members, damage to wooden parts due to closeness or direct contact with soil, damage from either termites or other ground-based insects and rodents, and non-functional hardware (hinges, locks, latches).

Reference: *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.*

C3030 Ceiling Finishes	Fair	Serious

Moisture, mold and mildew are common problems in unheated, unventilated, or under-cooled historic buildings, especially those with a history of moisture infiltration and leaky roofs. The following notes are applicable to all interior finishes with the presence of mold or mildew. All mildew and mold should be remediated from the interior finish surfaces and cleaned and disinfected according to the NPS National Center for Preservation Training and Technology (NCPTT) guidelines, *Resilient Heritage: Protecting Your Historic Home from Natural Disasters* (2015), Federal Emergency Management Agency (FEMA) recommendations, and the American Institute for Conservation (AIC) guidelines. The moisture and humidity levels in the building must be controlled, particularly in crawlspaces, before repairs to the interior finishes can be successful. See also NPS *Preservation Brief 24: HVAC Historic Buildings – Problems and Recommended Approaches* and *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

All repaired ceiling surfaces should be properly prepared, primed, and painted with quality interior paint according to approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Refer to NPS *Guidelines for the Treatment of Historic Furnished Interiors* (2006), NPS-28 *Cultural Resource Management Guideline* (1995), and *Preventative Conservation for Historic House Museums* (2010).

Once component features are in good condition maintain interior ceiling finishes and materials with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for deteriorated painted finishes including: alligatoring; checking; blistering; fading; loss of pigment; staining caused by

insects; splashing; discoloration; complete absence of paint; paint film is less than 3mils in thickness and damages to substrate (holes, water damage, etc.).

C3010 Wall Finishes	Fair	Serious

Moisture, mold, and mildew are common problems in unheated, unventilated, or under-cooled historic buildings, especially those with a history of moisture infiltration and leaky roofs. The following notes are applicable to all interior finishes with the presence of mold or mildew. All mildew and mold should be remediated from the interior finish surfaces and they should be cleaned and disinfected according to the NPS National Center for Preservation Training and Technology (NCPTT) guidelines, *Resilient Heritage, Protecting Your Historic Home from Natural Disasters* (2015), Federal Emergency Management Agency (FEMA) recommendations, and the American Institute for Conservation (AIC) guidelines. The moisture and humidity levels in the building must be controlled, particularly in crawlspaces, before repairs to the interior finishes can be successful. See also NPS *Preservation Brief 24: HVAC Historic Buildings – Problems and Recommended Approaches*, and *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality. Refer to NPS *Guidelines for the Treatment of Historic Furnished Interiors* (2006), NPS-28 *Cultural Resource Management Guideline* (most recent), and *Preventative Conservation for Historic House Museums* (2010).

Maintain interior wall finishes and materials with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for deteriorated painted finishes, like alligatoring, checking, blistering, fading, loss of pigment, staining caused by insects, splashing, discoloration, complete absence of paint, and paint film less than 3mils thick.

B101001 Attic Structural Floor Frame	Fair	Minor

The attic structural floor frames were retained during the 1984-86 NPS treatment project. Routine inspections and maintenance of the first-floor frame including floor joists, perimeter wall plates, foundation piers, painted exterior wood siding, insulation (see B101099-2 Insulation at Attic Structural Floor Frame), and other component features will maintain the structural floor frames in good condition. Access to first-floor frame is available along perimeter of building by removal of foundation panels.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B101099-2 Insulation at Attic Structural Floor Frame	Fair	Minor

Existing moisture-damaged, deteriorated, and incomplete insulation should be removed from within the and attic structural floor frames. Joist-plenum pockets areas should then be cleaned and repaired, if necessary. Area should be cleaned of all deleterious materials and objects. Mold and mildew remediation may be necessary as part of the cleaning regime prior to the installation of new insulation. An industrial hygienist should be recruited to investigate, test, and specify the ultimate cleaning protocol in mold-infested areas.

A building scientist, architect, or engineer skilled in southeast regional weather and moisture data should design the correct vapor barrier, insulation, and support system package to provide adequate R-value to floor-frame systems. System components may include: vapor barriers, and properly sized (R-value) foil-faced insulation. Insulation must be continuous and uninterrupted to be of any noted thermal value.

Consideration of the type on insulation, the attic ventilation, and other passive ventilation features should be grouped into a holistic building science project which includes the crawlspace, exterior wall, and roof insulation systems. See A101002 Column Foundations & Pile Caps – Foundation Piers for a discussion of passive ventilation treatments.

B301004-2 Exterior Trim	Fair	Minor

A comprehensive exterior wood repair and painting project is required for the structure's entire exterior. Exterior wood surfaces would first be gently cleaned using non-pressure type cleaning by hand to remove dirt, grime and particulate matter. A careful inspection of all wood trim will determine if any replacement repairs are required. Historic wood trim should be repaired using tradition techniques prior to replacement. Refer to NPS *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*

New or replacement wood trim found to be in poor condition may be replaced in-kind to match existing exterior wood trim. Wood identification of historic trim components should be completed to determine species for future specifications.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, missing, loose or missing caulk, and lack of weather-tightness.

G2050 Maintained Landscapes (Landscaping)	Fair	Minor

The surrounding landscaping should continue to receive routine inspection and maintenance including mowing turf areas, maintaining shrubs and bushes, removal of vegetation growing within ten feet of the building, and removal of accumulated vegetative debris. Implementation of other long-term recommendations of the 1995 *Cultural Landscape Report* should be planned.

G9087 Site Drainage	Fair	Minor

Update all site drainage to create positive drainage away from building and control discharge to perimeter drainage system. Minor regrading of the site may be required to establish positive drainage away from the building towards site drainage swales.

Use of plastic corrugated tubing to direct water into an underground drainage system is a code violation. A cast iron boot must extend eight inches above grade and a solid pipe (plastic, metal) must connect directly from the downspout into the boot. The boot must be directly connected to the underground drainage line. All appurtenances should be the same color as the downspout or the boot (typically black). The use of white plastic is inappropriate according to building code and aesthetically in the Birth-Home Block (it is anachronous with the Period of Interpretation) and its use should be avoided.

Given the nature of the adjoining yards in the Birth-Home Block, all yard areas should be considered as a whole rather than considering each property as a separate entity.

C103099 Other Interior Specialties – Mantelpieces	Fair	Minor

These unique interior character-defining features should continue to receive routine inspection and maintenance. Minor preservation repairs should be conducted by a skilled artisan to maintain the current paint and/or varnish finishes installed during the 1984-86 rehabilitation project. Chimneys should be capped with a weather-resistant enclosure to prevent rain water from entering flues and allowing damage to interior brick and plaster surfaces adjacent to mantelpieces, including tile and brick surrounds and hearths.

Refer to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, *NPS Guidelines for the Treatment of Historic Furnished Interiors* (2006), and *Preventative Conservation for Historic House Museums* (2010).

C1010 Partitions	Fair	Minor

Fixed interior partitions (non-loadbearing walls) should continue to receive routine inspection and maintenance. Wall finishes should be treated in accordance with NPS Rehabilitation standards. Interior wall surfaces may be plaster over lath, as seen in some NPS archival photographs from the 1984-86 treatment project; other wall surfaces may be gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building

inspections should include monitoring for deteriorated painted finishes including: alligatoring; checking; blistering; fading; loss of pigment; staining caused by insects; splashing; discoloration; complete absence of paint; paint film is less than 3mils in thickness and damages to substrate (holes, water damage, etc.).

C1020 Interior Doors	Fair	Minor

An inventory and condition assessment should be conducted for all interior doors, the frames, and hardware, and a door schedule prepared with specific treatment recommendations.

In a rehabilitation treatment, it is recommended the extant original interior doors be repaired and returned to their original condition including cleaning original hardware, replacing missing hardware with matching hardware, and preparing, priming, and repainting the wood doors. Missing original doors should be replaced with replica wood doors and hardware to match the existing original doors. Other contemporary interior doors in the building should be removed. Any additional interior doors that are to be installed as a result of the revised floor plan (or to replace missing interior doors) should be compatible with the original solid interior doors.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

C103098 Other Casework – Interior Trim	Fair	Minor

Maintain interior fittings, such as interior trim, with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for missing, cracking, splintered, broken, warping, rot, abrasion, scuff marks, deteriorated finish, evidence of mechanical damage or personal abuse, and missing/damaged hardware.

G2030 Pedestrian Paving (Sidewalks)	Fair	Minor

The concrete pavers between the public sidewalk and front porch stairs should continue to receive periodic maintenance to retain their fair condition.

D502002 Lighting Equipment	Fair	Minor

Damaged and deteriorated ceiling-mounted lighting and fan fixtures should be replaced. All fixtures should be selected with consideration of the character-defining features on the building interior spaces. Fixtures should meet NPS policy requirements for energy efficiency. References: *NPS*

Guidelines for the Treatment of Historic Furnished Interiors (2006) and *Preventative Conservation for Historic House Museums* (2010).

D5010 Electrical Service & Distribution	Good	Minor

The existing electrical service likely dates to the 1985-87 rehabilitation project. System components were not individually assessed.

A licensed electrician or electrical contractor shall inspect the existing electrical system and create an electrical diagram for each independent (metered) electrical service showing all panels, subpanels, and circuits, overlaid on existing building drawings. Such a map will identify all electrical panels to determine if any of the panels can be retained and reused. Extraneous subpanels should be removed. New panels and subpanels shall be installed as needed to meet the electrical loads of the approved use of the building. All work shall be completed in compliance with local, state, and national electrical codes and applicable NPS and NFPA guidance.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D50 Electrical for a comprehensive inspection checklist.

Building utilities should not be mounted directly to exterior building surfaces composed of historic fabric. At the next opportunity all electrical panels, meters, etc., should be removed from the building, placed on concrete pedestals in a discreet location, and building exteriors should be repaired.

D403001 Fire Extinguishing Devices	Good	Minor

Fire extinguishers provide the only on-site fire protection. A fire protection specialist shall inspect the building to determine the appropriate size, type, quantity, and locations of fire extinguishers for the current (or approved) use and occupancy of the building. All extinguishers shall comply with National Fire Protection Association (NFPA) codes and be inspected and recharged on a regular basis. All NPS staff occupying the building should be trained in the selection, use, and maintenance of portable fire extinguishers. Fire extinguishers stationed in an unheated building must be properly classified for this condition (B or C) and comply with *NFPA 10 Standard for Portable Fire Extinguishers*.

D2010 Plumbing Fixtures	Good	Minor

Maintain plumbing fixture components in good condition using regular cyclical maintenance standards. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance D20 Plumbing for a comprehensive inspection checklist.

At next cyclical interval replace plumbing fixtures to meet NPS policy guidelines for use of water-efficient fixtures.

D30 HVAC	Good	Minor

Repair and service existing HVAC system components. System components were not individually assessed. If available, service contracts should require annual inspections of all components, including thermostats. The distribution system (concealed and exposed duct work) should be retained and foil-faced insulation installed or repaired with minimal impact to the existing building and historic fabric. Existing chases should be reused whenever possible. Thermostats should be replaced with current technology (smart thermostats) which allow for pre-programmed and regulated operation of the systems. Refer to NPS *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches*.

The NPS *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* suggest consideration of ground-sourced heating and cooling systems in lieu of fossil fuel-based systems in future rehabilitation projects. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D30 HVAC for a comprehensive inspection checklist.

B301005 Gutters & Downspouts	Good	Minor

The roof drainage system appears to be fully functional and in good condition. Splash blocks and connections to underground drainage system should be improved to be more in keeping with the historic setting. Downspouts are partially secured to building, with various fasteners missing.

Street side downspouts were missing splash blocks at their bases therefore discharging the roof runoff directly onto the sidewalk at the building perimeter. Splash blocks need to be securely positioned and pinned in appropriate locations. All downspouts should have elbow outlets at their bases and be securely fastened to a nearby structural element. Elbows must be securely fastened to the downspout. All downspouts should have splash blocks directing roof water runoff away from the building perimeter if not connected to the storm drainage system.

Use of plastic corrugated tubing to direct water into an underground drainage system is a code violation. A cast iron boot must extend eight inches above grade and a solid pipe (plastic, metal) must connect directly from the downspout into the boot. The boot must be directly connected to the underground drainage line. Alll appurtenances should be the same color as the downspout or the boot (typically black). The use of white plastic is inappropriate according to building code and aesthetically in the Birth-Home Block (it is anachronous with the Period of Interpretation) and its use should be avoided.

If being replaced, roof area and maximum rainfall intensity calculations should be completed to determine appropriate sizes to allow for intensified rainfall events in the next ten years (projected maintenance time period). These calculations may change the appearance of the roof drainage system from its current configuration but should be designed to have similar architectural characteristics; maintaining the half-round gutters with round downspouts.

An appropriate guide for development of the gutter and downspout sizes and number of downspouts is the *Architectural Graphic Standards*[2] (most recent addition) Rainfall Intensity Map roof area calculations and reference local meteorological records for projected maximum rainfall intensity events.

The roof drainage system (gutters and downspouts) is a critical component of the weather-resistant membrane of the building. The entire system should be regularly inspected and repairs made to return it to good condition including: quarterly inspection, cleaning and minor repairs to system; monthly checks to verify downspouts and splash blocks are performing properly (especially during lawn mowing season.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for misalignment, rust, corrosion, material accumulations and clogging, breaks, leaks, missing wire guards (if applicable), loose or missing hangers or other fasteners; failure to connect downspouts to available underground drainage or storm sewer systems; and failure to terminate on properly installed splash blocks.

B301001 Roof Finishes	Good	Minor

At the end of the roof covering's service life, it should be replaced with a roof system more accurate to the Period of Interpretation (1929-1941). The 1932 Sanborn Fire Insurance Map indicates "composition roofing" commonly known as "roll roofing" or "rolled-out roofing" (it is manufactured in rolls instead of sheets). Replacement of the existing roof system with a new, more historically accurate roof material is recommended. The GAF Corporation produces a product known as "Flintastic SA,"[3] a self-adhered modified bitumen roof system, which will give the appearance of a rolled-out roof system. The color "Colonial Slate" appears to be an appropriate color for the structures within the MALU Preservation District. An entire compatible roof system should be selected and installed according to the manufacturer's instructions, the *National Roofing Contractors Association (NRCA) Roofing Manual* (2017), the *Residential Asphalt Roofing Manual Design and Application Methods* by the Asphalt Roofing Manufacturers Association (2014).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for weathering, warping, and broken, loose, split, curled, missing shingles and flashing failures. Where possible, without damaging roof cover, use screwdriver or paint scraper to probe under edge of roof covering at overhang to check for rotted decking or dampness.

B101002 Structural Interior Walls	Good	Minor

Interior structural walls (loadbearing walls) should continue to receive routine inspection and maintenance. Wall finishes should be treated in accordance with NPS Rehabilitation standards.

[2] *Architectural Graphic Standards*, most recent edition, The American Institute of Architects, Washington, D.C.
[3] See https://www.certainteed.com/commercial-roofing/products/flintlastic-sa-cap/ for further technical information

Interior wall surfaces may be plaster over lath, or gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for structural deficiencies including warping or buckling of the walls, increased cracking on the wall surfaces, or possible delamination or failure of interior finishes due to crushing of the structural members from movement or other structural failure.

B102001 Structural Roof Frame	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the roof finish, flashings, and framing, should identify any leaks, damage, or deflections in the structural roof frame.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B102099-1 Main Chimney	Good	Minor

Brickwork is in good condition. A simplified weather-resistant and screened chimney cap, constructed from non-corrosive sheet metal, should be installed to keep rain water out of the chimney interior, especially those flues not being used.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for cracks, spalling, loss of mortar, or structural damage caused by the occurrence of lightning strikes.

B201008 Exterior Soffits	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the exterior roof soffits should continue to identify any leaks or other maintenance deficiencies. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for looseness, warping, surface cracking, swelling of joints, loose or missing features, fungus, or termites and other insects or rodent infestation.

B203001 Glazed Doors – Front	Good	Minor

Exterior glazed (with window glass) wood doors exhibit a variety of preservation carpentry maintenance deficiencies. A comprehensive door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, doors, fixed glazing, thresholds, interior and exterior door trim (see also B301004-2 Exterior Building Trim), hardware, and locking devices are included in the scope of work which should be documented in a comprehensive door schedule (appended to the HSR). Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

C103008 Counters	Good	Minor
C103009 Cabinets	Good	Minor

Maintain interior fittings, such as counters and cabinets, with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for missing, cracking, splintered, broken, warping, rot, abrasion, scuff marks, deteriorated finish, evidence of mechanical damage or personal abuse, and missing/damaged hardware.

B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR

It is important to know if there is insulation and/or a vapor barrier within the wall cavity of the exterior walls. Thermal digital photography and other remote sensing tools may be able to determine if there is insulation and/or a vapor barrier within the wall cavity. Selective destructive investigation would also allow fabric investigation into the wall cavity by removal of either exterior wood siding or interior wall covering. If the interior walls are determined to be plaster over lath (a simple drill test will identify materials) then the recommended treatment is to remove localized areas of exterior wood siding. If the interior wall surface is determined to be drywall then removal of the interior surface is the recommended treatment. This test protocol will determine a) if there is insulation and/or a vapor barrier, b) if it is properly installed, and c) if there is damage to the wall structure (mold or mildew, or deterioration). This information will contribute to holistic preservation maintenance management decisions effecting the long-term preservation and use of the structure and what future actions are required for thermal moisture upgrade of exterior envelope (as required for natural hazard resiliency).

D2020 Domestic Water Distribution	NIAR	NIAR

Return domestic water distribution system to good condition. Tasks include repairs to any leaking plumbing lines, insulation of all plumbing lines within the crawlspace, and complete inspection and assessment by a licensed master plumber. All systems must meet NPS mandated policies, guidelines, and building codes (see Code Compliance section).

D2030 Sanitary Waste	NIAR	NIAR

Return sanitary waste system to good condition. Tasks include documentation of locations of park connections to City of Atlanta sanitary sewer lines, documentation that all plumbing stacks and vent lines meet code and are properly screened against insect and rodent access, and a complete inspection and assessment by licensed master plumber. Sanitary waste lines located within the crawlspace should be insulated against freezing. All systems must meet NPS mandated policies, guidelines, and building codes (see Code Compliance section).

D4010 Sprinklers	NIAR	NIAR

A fire suppression (sprinkler) system was not extant at the time of the inspection. Any proposed fire suppression systems shall be designed and installed in accordance with NPS *Director's Order 58: Structural Fire Management*, all local codes, *NFPA 909 Code for the Protection of Cultural Resource Properties (Museums, Libraries, and Places of Worship)*, and *NFPA 914 Code for Fire Protection of Historic Structures*.

The NPS structural fire program requires protection of cultural resources, including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards.

Effects of Recommended Treatments

The potential effects of the recommended treatments are outlined in Table 4. Potential effects to historic fabric, recommended mitigating measures, and beneficial outcomes are examined.

The component features listed are those found to be in Poor or Fair condition with Critical or Serious maintenance deficiencies as they require treatment (projects) beyond cyclical or routine maintenance or preservation maintenance. Component features found to be in Good condition with Minor deficiencies, and treatment recommendations which include periodic housekeeping and routine or cyclical maintenance are not included as they are not eligible for NPS project funds and should be accomplished through ONPS park-base operations (maintenance programs).

Recommended treatments are subjective; all will depend on the implementation of recommendations in the field, or on the design phase of a project where specifications and architectural drawings may be developed to guide the work. All treatments effecting historic resources should be documented as per NPS-28 requirements (HSR Part 3).

Table 4. Effects of Recommended Treatments, 472-474 Auburn Avenue, NE

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
CRITICAL			
D509004: Install lightning protection system on roof of building. Ground electrical system.	System appurtenances are attached to building but with minimal impact to historic fabric.	Installation will be subjected to review prior to installation. Coordinate with roof replacement project.	Building will be protected from lightning strikes and electrical system will be grounded which are basic code requirements.
D503001: Install new hard-wired fire alarm system detection (smoke/heat) and alarm (audio/visual) devices within building.	Minimal impact to historic fabric for routing and mounting of new system. Some components will be visible on the interior.	Fire alarm detection devices will be reviewed by NPS prior to installation.	Historic building and occupants will be alerted to fire. Complies with NPS policies for protection of historic resources.
B201007: Remove and replace exterior porch stair structures including handrails. Historic posts to be preserved.	No adverse effect. Non-historic material will be removed and repaired/ replaced in-kind.	Repairs will be documented. Material being replaced dates to 1984-86 rehabilitation.	Historic fabric will be preserved. Component feature, and character-defining features returned to good condition.
SERIOUS			
B301004-1: Remove and replace sheet metal chimney flashing (all chimneys).	No adverse effect. Non-historic material will be removed and replaced with more compatible system.	Repairs will be documented. Material being replaced dates to 1985-87 rehabilitation.	Component feature and character-defining feature will be returned to good condition.
B102099-2: Conduct masonry repairs to two kitchen (rear) chimneys.	Some minor loss of damaged historic fabric (bricks and mortar joints).	Repairs are compatible with extant historic fabric. Brick replacement, if required, will be in-kind.	Component feature and historic fabric returned to good condition.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B101009: Remove and replace insulation below first floor frame and between attic floor joists.	No adverse effect; historic fabric not disturbed.	None required.	Will improve energy efficiency of building performance.
C3020: Implement recommended treatments for interior floor materials and finishes. Mold remediation may be required in specific water damaged locations.	No adverse effect; non-historic materials. General rehabilitation treatment. Care will be taken to preserve all historic interior floor materials and finishes.	Work will be compatible with rehabilitation treatment. Repairs are compatible with extant historic fabric.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
A101002: Repair historic foundation piers; redesign enclosure system to allow under-building ventilation.	No adverse effect; repair historic fabric and remove non-historic fabric. Improve preservation of historic floor frame feature.	All treatments meet NPS rehabilitation standards. Redesigned enclosure system will be based on historic images of the historic district.	Non-sympathetic building component features will be removed. New non-historic fabric compatible with exterior character-defining features of historic district. Improves passive ventilation.
B101001: Inspect and assess first-floor and attic structural floor frames.	No adverse effect; floorboards removed from interior will be reinstalled in same location by experienced preservation carpenters.	All work will be photo-documented to ensure floorboards are returned to original location. Evaluation will identify any maintenance deficiencies.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces. Any deteriorated historic fabric will be repaired.
B201001: Carpentry repairs to exterior wood siding. Repaint exterior of building.	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	Repairs are compatible with extant historic fabric. Wood siding replacement will be in-kind.	Component feature and historic fabric returned to good condition. Improved appearance of structure within historic district.
B2020: Repair existing wood windows to operable and good condition. (Will require removal and reinstallation to repair sash and frame components.)	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	Repairs will be executed according to NPS preservation standards by experienced preservation carpenters. Repairs are compatible with extant historic fabric.	Historic fabric will be preserved. Component feature and historic fabric returned to good condition.
D503008: Install new/upgrade existing security system.	Minimal impact to historic fabric for routing of new system. Some components will be visible on the interior.	Repairs will be documented. Material being replaced dates to 1984-86 rehabilitation.	Historic building and occupants will be protected from intrusion. Complies with NPS policies for protection of historic resources.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B2030: Conduct survey, and recommend and implement repairs to all exterior doors.	No adverse effect; non-historic fabric will be maintained.	Treatment documents will be prepared (door schedule) as part of a larger interior rehabilitation project. Will meet NPS-28 treatment standards.	Component feature will be maintained and returned to good condition.
C3010: Implement recommended treatments for interior wall materials and finishes. Mold remediation may be required.	Minor amounts of damaged historic fabric may be removed; mostly non-historic materials to be removed.	Treatment will use traditional repairs to the historic fabric. Material replacement will be in-kind. Repairs are compatible with extant historic fabric.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
G204001: Repair/replace existing perimeter fences and gates according to CLR treatment recommendations.	No adverse effect; replace existing non-historic fabric based on approved NPS document.	None required.	Historic cultural landscape features and historic district components are maintained. Visitor safety maintained.
C3030: Implement recommended treatments for interior ceiling materials and finishes. Mold remediation may be required.	No adverse effect; non-historic materials. General rehabilitation treatment. Care will be taken to preserve all historic interior ceiling materials and finishes.	Work will be compatible with rehabilitation treatment. Repairs are compatible with extant historic fabric.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces.
MINOR			
B301004-2: Repair/replace existing exterior building trim.	No adverse effect, historic fabric will be preserved as per NPS-28 stewardship protocols.	Repairs will be executed according to NPS preservation standards. Repairs are compatible with extant historic fabric.	Component feature and historic fabric returned to good condition. Improved appearance of structure within context of historic district.
G2050: Remove encroaching vegetation within 10 feet of building perimeter. Maintain CLR-recommended landscapes.	No adverse effect. Historic fabric is not affected.	Improves performance of historic structure exterior components. Minimizes damage from encroaching vegetation.	Will allow air circulation around building lessening chance of mold, mildew, and rot of wooden component features. Will return yards to historic appearance as per CLR.
G9087: Correct site drainage deficiencies.	No adverse effect. Area is previously disturbed from 1984-86 rehabilitation and subsequent park maintenance work.	Archeological monitoring may be required for minor regrading of site.	Will lessen chance of water infiltration at masonry foundations and allow dry condition in crawlspace.
C103099: Maintain and repair historic interior mantelpieces.	No adverse effect; historic fabric will be maintained.	Treatment documents will be prepared as part of a larger interior rehabilitation project; will meet NPS-28 treatment standards.	Character-defining component feature and historic fabric maintained and returned to good condition.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
C1010: Repair damaged historic fabric of partitions. Implement cyclical preservation maintenance routine.	No adverse effect; historic materials and finishes will be preserved. Minimal amounts of historic fabric removed for testing.	Test sample are minimal and will be taken in out of sight areas. Repairs will be executed according to NPS-28 treatment standards.	Component feature and historic fabric maintained and returned to good condition.
C1020: Conduct survey, and recommend and implement repairs to all interior doors	No adverse effect; historic fabric will be maintained.	Treatment documents will be prepared (door schedule) as part of a larger interior rehabilitation project; will meet NPS-28 treatment standards.	Component feature and historic fabric maintained and returned to good condition.
C103098: Maintain and repair historic interior architectural trim.	No adverse effect; historic fabric will be maintained.	Treatment documents will be prepared as part of a larger interior rehabilitation project; will meet NPS-28 treatment standards.	Component feature and historic fabric maintained and returned to good condition.
G2030: Improvements to sidewalks.	None. Non-historic fabric.	None required.	Pedestrian paving will be returned to good condition.
D502002: Install a new lighting system (replace existing non-historic fixtures).	No adverse effect; non-historic materials. Minimal impact to historic fabric for installation of new system.	Repairs will be executed according to NPS preservation standards. Repairs are compatible with extant historic fabric.	Upgraded lighting system will allow for occupant use of the building and improve interior light levels.
D403001: Install new/recharge existing and supplement existing fire extinguishers throughout building.	Minimal impact to historic fabric for mounting brackets. Will be visible within the building.	Provides for occupant life-safety requirements. No fire suppression system.	Historic building and occupants will be protected from fire. Will comply with NFPA and NPS policies.
D50: Upgrade electrical distribution system and panels.	Minimal impact to historic fabric for routing of new system. Some components may be visible within the building.	Electrical plan will be reviewed by NPS prior to installation.	Upgraded electrical system will allow for occupant use of the building.
D30: Install new HVAC system or upgrade existing system and all appurtenances, including fixtures.	Moderate impact to historic fabric (structure and finishes) for routing of new HVAC system (dependent on system). Exterior components will remain visible.	Repairs will be documented. Material being replaced dates to 1984-86 rehabilitation.	Upgraded HVAC system will allow for occupant use of the building, improve climate, be more energy efficient, and meet NPS policies.
Not Individually Assessed or Rated (NIAR)			
B201002: Install exterior wall insulation and vapor barriers.	Adverse effect; will require removal of large quantities of historic fabric (either interior or exterior) and character-defining features.	Samples may be saved and all work documented as per NPS-28 (HSR Part 3).	Will improve thermal performance of exterior building envelope and assist NPS in meeting energy efficiency goals.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D4010: Install fire suppression systems (sprinklers) throughout.	Moderate impact to historic fabric for installation of system. System features (sprinkler heads) and piping will be visible within the building.	Locations will be reviewed by NPS prior to installation. Minimal historic fabric in ceilings.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
D2020: Inspect and test domestic water supply.	No effect; does not impact historic fabric.	None required.	Information will guide future treatment.
D2030: Inspect and repair sanitary waste system.	Minimal impact to historic fabric for installation of new components.	Plumbing plan will be reviewed by NPS prior to execution.	Upgraded plumbing system will allow for occupant use of the building.
End of Table.			

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Appendix A

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Appendix B

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Appendix B: Archival Photographs



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



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Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 5, Subseries D, Box 2, Folder 4.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



August 1984. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1989. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1989. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



August 1984. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1986. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October 1979. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.


July 1982. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



July 1986. MALU Archives, Series 8, Subseries A, Box 2, Folder 20.



April 1986. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.


March 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1989. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



December 1986. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



June 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



June 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1989. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.

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Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



April 1982. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



February 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



1981. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.


March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.


March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



January 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October 1975. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



October 1979. MALU Archives, Series 8, Subseries A, Box 1, Folder 51.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



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March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



March 1985. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.

Appendix C

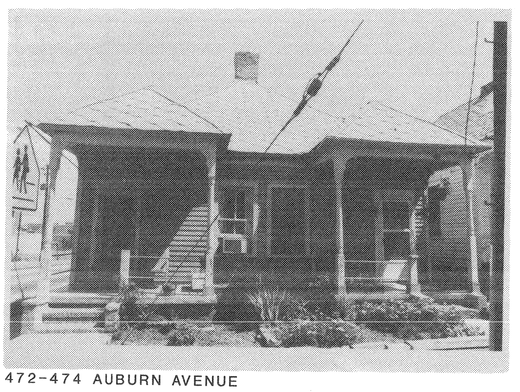
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Appendix C: Archival Drawings

- National Park Service, Department of the Interior, "Adaptive Reuse of 472-474, 476-478 Auburn Avenue, 53-55 Boulevard, Martin Luther King, Jr. National Historic Site and Preservation District." NPS TIC No. MALU 489 62055. May 1984. MALU Archives.
- Historic American Building Survey, "Martin Luther King, Jr. National Historic Site – Street Façades," 1985. HABS Survey No. GA-2169A, Sheet 2.
- National Park Service, Department of the Interior, "Heating, Ventilation, and Plumbing Renovations to 472-472 Auburn," Undated. NPS TIC No. MALU 489-XXXXX. MALU Archives.

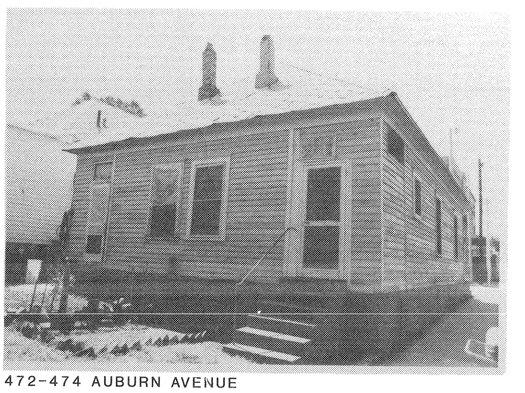
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DOUBLE SHOTGUNS CIRCA 1905
EMPIRE TEXTILE CO. EMPLOYEE HOUSING
ADAPTIVE RESTORATION (PHASED)
MARTIN LUTHER KING, JR., NATIONAL HISTORIC SITE



472-474 AUBURN AVENUE

- EXTERIOR COLORS WILL BE SELECTED AFTER PAINT SCRAPINGS ARE ANALYZED. STRUCTURES WILL BE INTERPRETED TO THE TIME OF DR. KING'S CHILDHOOD. (1929-1941).



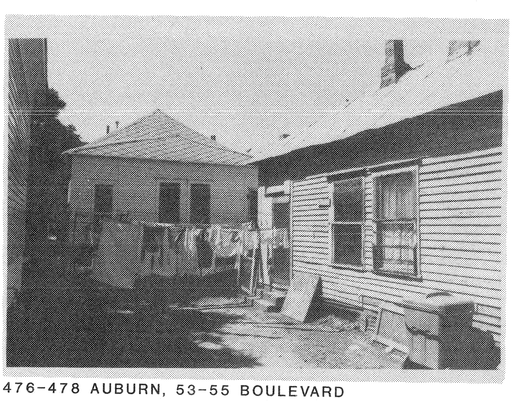
472-474 AUBURN AVENUE

- PRESENT OPEN FLAME GAS HEATERS WILL BE REPLACED WITH AN EFFICIENT HEATING SYSTEM. IF EXTERIOR COMPONENTS ARE REQUIRED, THEY WILL BE LOCATED UNOBTRUSIVELY IN THE BACK OF THE STRUCTURE.



476-478 AUBURN AVENUE

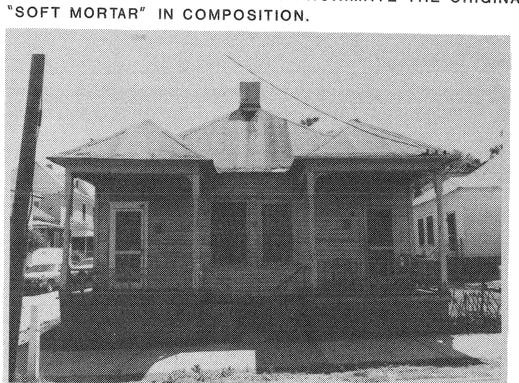
- REPLACEMENT ROOF WILL MATCH EXISTING.



476-478 AUBURN, 53-55 BOULEVARD

- PRESENT TENANTS WILL RETURN TO STRUCTURES. LANDSCAPING OF GROUNDS WILL NOT BE DICTATED. EXISTING CLOTHES LINES, FLOWER BEDS, GARDENS, ETC., WILL BE ALLOWED BY THE N.P.S.

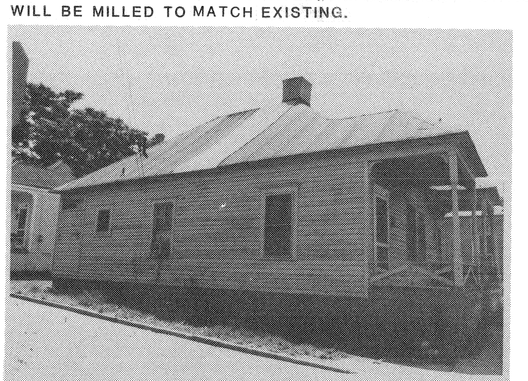
- MASONRY WILL BE STABILIZED AND REPOINTED WHERE NECESSARY. REPLACEMENT MORTAR WILL APPROXIMATE THE ORIGINAL "SOFT MORTAR" IN COMPOSITION.



53-55 BOULEVARD

- EXTERIOR DOORS, INCLUDING SCREENS, WILL BE APPROPRIATE TO INTERPRETED PERIOD.

- EXISTING WINDOWS WILL BE STABILIZED. IF EXISTING WINDOWS ARE COMPLETELY DETERIORATED, REPLACEMENT PORTIONS WILL BE MILLED TO MATCH EXISTING.



53-55 BOULEVARD

- DETERIORATED SIDING WILL BE REPLACED WITH SIMILAR MATERIAL WHERE NECESSARY.

- GENERAL NOTES
  - ALL WORK WILL BE IN CONFORMANCE WITH THE "SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND "NPS 28"
  - EXISTING FLOOR PLANS WILL BE RETAINED
  - KITCHENS HAVE BEEN CONTINUALLY ALTERED. INTERIOR WILL BE ADAPTIVELY REUSED TO MEET CURRENT BUILDING CODES AND NPS POLICY.
  - BATHROOMS WILL BE BROUGHT UP TO CURRENT CODES. HISTORIC PLUMBING FIXTURES WILL BE RETAINED WHERE POSSIBLE. FAUCETS ON TUBS WILL BE REPLACED SO THAT THEY EXTEND OVER THE TOP EDGE OF THE TUB TO MEET CODES.
  - ALL WORK WILL BE UNDER THE DIRECT SUPERVISION OF THE PARK HISTORICAL ARCHITECT AND RESTORATION SPECIALIST.
  - INTERIOR MILLWORK WILL BE RETAINED AND REPAINTED.
  - PLASTER WALLS WILL BE SKIMCOATED AND FINISHED. GYPSUM DRYWALL CAN BE USED IF HISTORIC PLASTER HAS DETERIORATED EXTENSIVELY. (ESTIMATED TO OCCUR LESS THAN 20% OF EXISTING SURFACE AREA)
  - EXTANT WOOD FLOORING WILL BE STABLIZED. NON-DESTRUCTIVE FINISHES OR COVERINGS MAY BE USED WHERE APPROPRIATE.
  - HISTORIC FABRIC WILL BE PRESERVED WHEREVER POSSIBLE. REPLACEMENT OF DETERIORATED ELEMENTS WILL BE WITH LIKE OR SIMILAR MATERIALS (EXCEPTIONS AS NOTED)
  - BUILDINGS WILL BE REWIRED TO MEET CURRENT STANDARDS.

DRAWN BY

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA
ADAPTIVE REUSE OF 472-474, 476-478 AUBURN AVENUE, 53-55 BOULEVARD

489 | 62055
MAY '84 | MALU
SHEET # OF

TRIM LINE

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

AUBURN AVENUE STREET FACADES

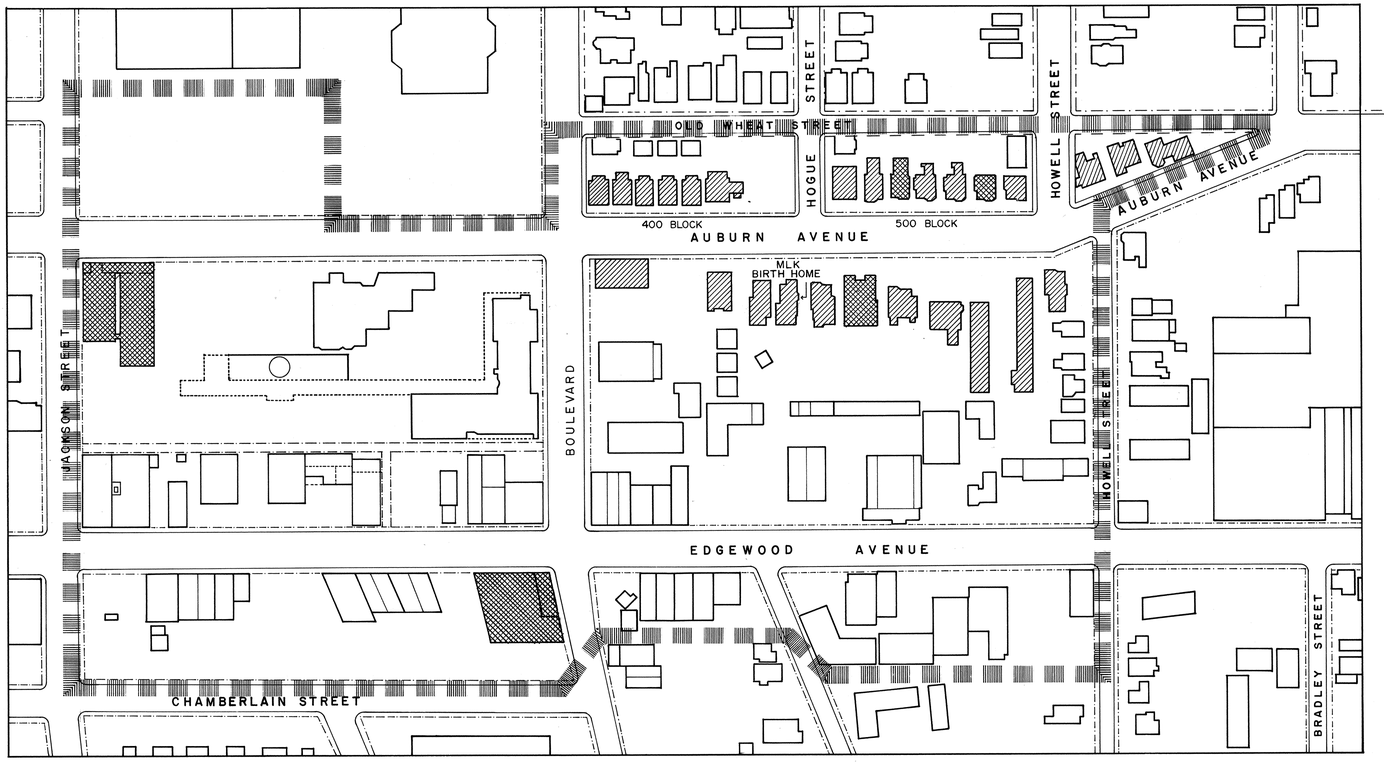
THE MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE IS LOCATED IN ONE OF THE OLDEST NEIGHBORHOODS IN ATLANTA - THE UPPER AUBURN AVENUE AREA. ORIGINALLY CALLED WHEAT STREET IN HONOR OF ONE OF ATLANTA'S PRE CIVIL WAR MERCHANTS, THE NAME WAS CHANGED IN 1893 TO THE MORE STYLISH AUBURN AVENUE. AS EARLY AS THE 1880'S, RESIDENCES ALONG WHEAT STREET WERE BLACK OCCUPIED AND BY 1910, AUBURN AVENUE BECAME THE CENTER OF ATLANTA'S BLACK BUSINESS AND PROFESSIONAL COMMUNITY.

CENTRAL TO THE AREA AT 501 AUBURN AVENUE IS AN 1895 TWO STORY, FRAME QUEEN ANNE STYLE STRUCTURE WHICH WAS THE BIRTH HOME OF MARTIN LUTHER KING, JR. AND HIS 1914 MODIFIED GOTHIC EBENEZER BAPTIST CHURCH. THE NEIGHBORHOOD CONTAINS A VARIETY OF HOUSES RANGING FROM VICTORIAN STYLE HOMES BUILT BY ALEXANDER HAMILTON (A BLACK WHO OWNED HIS OWN CONSTRUCTION COMPANY) TO SHOT GUN HOUSES, TWO FAMILY ROW HOUSES BUILT IN THE 1920'S. THE INTERRELATIONSHIP OF RESIDENTIAL, COMMERCIAL AND RELIGIOUS ARCHITECTURE TOGETHER WITH THE STRONG BLACK CULTURAL HISTORY IS REPRESENTATIVE OF THE LIFE AND WORK OF DR. KING TO THE EXTENT THAT THE AREA WAS DECLARED A NATIONAL HISTORIC LANDMARK IN 1977 AND A UNIT OF THE NATIONAL PARK SERVICE IN 1980.

THE 1985 MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE PROJECT IN ATLANTA, GEORGIA WAS UNDERTAKEN BY THE WASHINGTON, D.C. OFFICE OF THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS). THE HABS RECORDING PROJECT WAS COSPONSORED BY NATIONAL PARK SERVICE'S SOUTHEAST REGIONAL OFFICE, NATIONAL REGISTER PROGRAMS DIVISION - PAUL HARTWIG, AND THE MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE - RANDOLPH SCOTT, SUPERINTENDENT.

THIS RECORDING PROJECT WAS CONDUCTED BY THE HABS/HAER DIVISION, ROBERT J. KAPSCH, DIVISION CHIEF, AND WAS INITITIATED AND DIRECTED BY KENNETH L. ANDERSON, PRINCIPAL ARCHITECT, HABS. THE MEASURED DRAWINGS WERE PRODUCED DURING THE SUMMER OF 1985 AT THE HABS MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE FIELD OFFICE BY PROJECT SUPERVISOR JULIE D. PERKINS (HOWARD UNIVERSITY); ARCHITECTURE FOREMAN, TODD WAMBACH (BALL STATE UNIVERSITY); AND ARCHITECTURE TECHNICIANS TOM HELLMAN (BALL STATE UNIVERSITY); LAURIE HERSTEDT (UNIVERSITY OF ILLINOIS); AND GARY R.V.D.P. SMITH (UNIVERSITY OF FLORIDA).

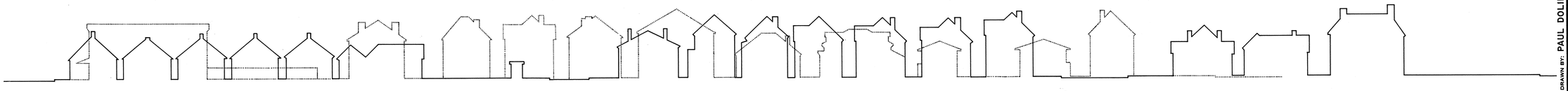
NOTES:
SOLID LINE REPRESENTS BUILDING OUTLINES ALONG THE NORTH SIDE OF AUBURN AVENUE
DOTTED LINE REPRESENTS BUILDING OUTLINES ALONG THE SOUTH SIDE OF AUBURN AVENUE



MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

INDICATES NATIONAL HISTORIC SITE
INDICATES STRUCTURES INCLUDED IN AUBURN AVENUE STREET FACADE
INDICATES STRUCTURES COMPREHENSIVELY DOCUMENTED

0 50 100 200 300
FEET 1"= 100'
0 50 100
METERS 1:120



HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 13 SHEETS

SURVEY NO. GA-1 2169 A

GEORGIA

FULTON COUNTY

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE - STREET FACADES

NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE
472-550 AUBURN AVE., 39 BOULEVARD AVE.
ATLANTA

DRAWN BY: PAUL DOLINSKY AND JULIE PERKINS, 1985

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

TRIM LINE

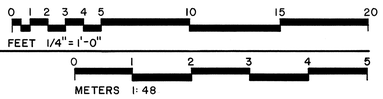


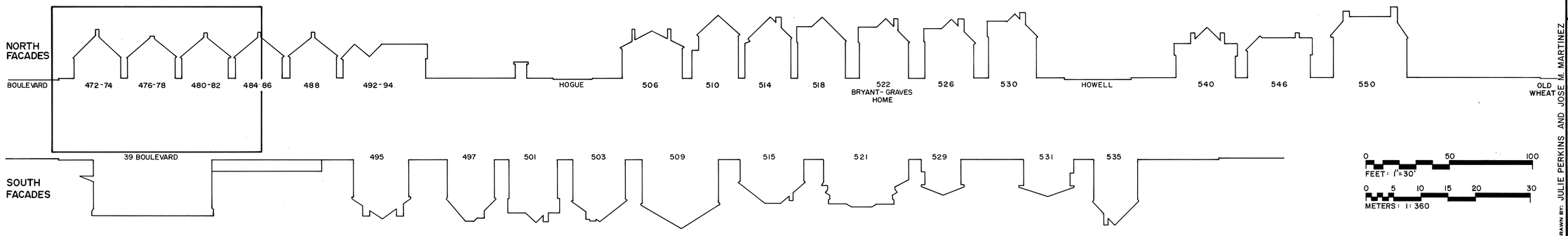
472 - 474

476 - 478

480 - 482

472 - 482 AUBURN AVENUE





DRAWN BY: JULIE PERKINS AND JOSE M. MARTINEZ

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - STREET FACADES
ATLANTA FULTON COUNTY GEORGIA
472-550 AUBURN AVE ,39 BOULEVARD AVE

SURVEY NO. GA.-2169A

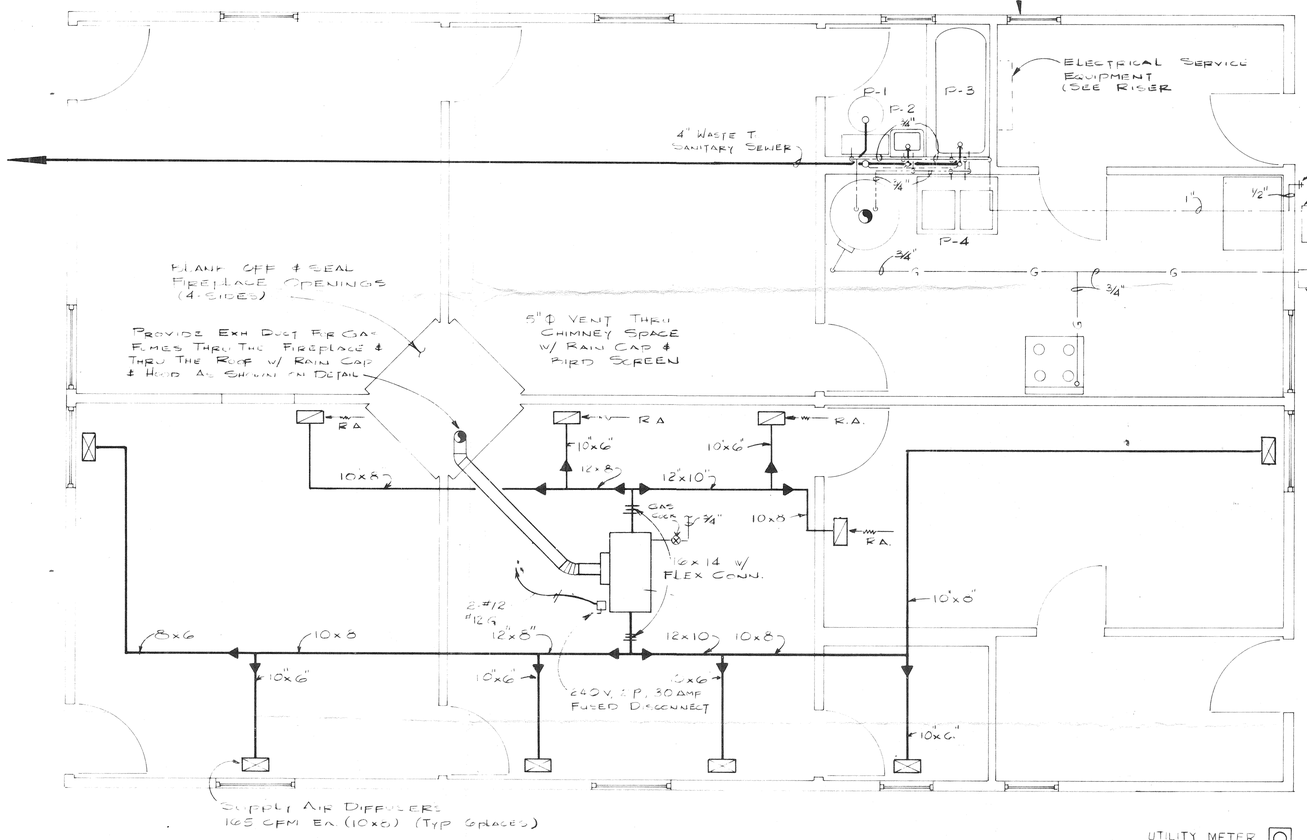
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 13 SHEETS

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

NOTE: PLUMBING PLAN IS TYPICAL FOR OTHER SIDE

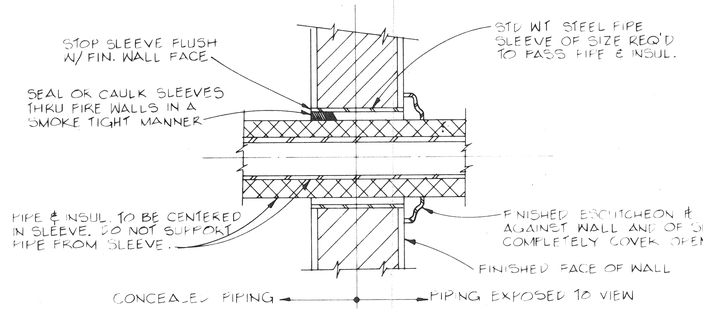


MECHANICAL PLAN

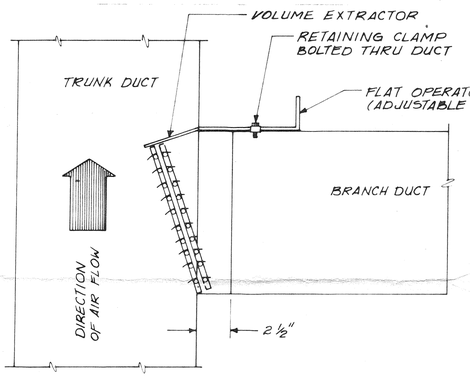
PLUMBING FIXTURE SCHEDULE				
NO	DESCRIPTION	C	H	W
P-1	WATER CLOSET	3/4"	—	4"
P-2	LAVATORY	1/2"	1/2"	1 1/4"
P-3	BATHTUB	1/2"	1/2"	2"
P-4	KITCHEN SINK	1/2"	1/2"	1 1/2"

GENERAL NOTES

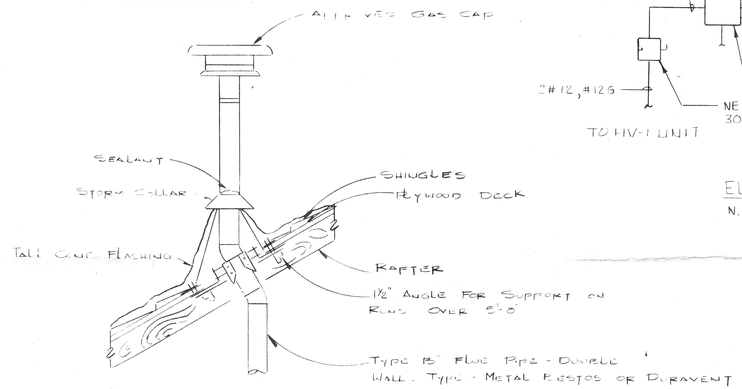
1. HVAC LAYOUT IS TYPICAL FOR BOTH SIDES OF FLOOR PLAN.
2. SEAL THE LOWER PERIMETER OF THE BUILDING & PROVIDE 2 - 12" x 24" FIXED LOUVERS FOR VENTILATION.
3. SUPPLY & RETURN OPENINGS ARE THE SAME SIZE
4. ALLOW 6" BETWEEN THE FURNACE DRAFT HOOD & COMBUSTIBLE MATERIALS FOR SAFETY CLEARANCE.
5. H.V.A.C. UNITS IN ATTIC SHALL BE PLACED ON 3/4" PLYWOOD FLOORING.
6. OUTDOOR COMPRESSOR SHALL BE PLACED ON A 4" THICK CONCRETE PAD.



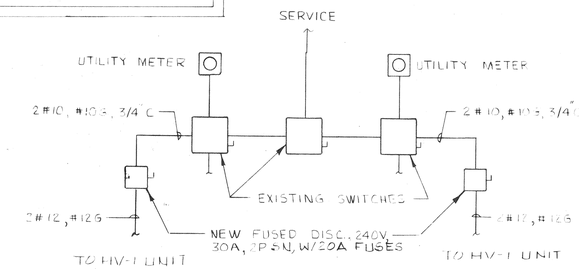
PIPE SLEEVE THRU WALL DETAIL
NTS



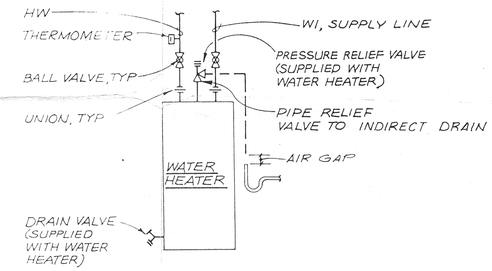
BRANCH DUCT TAKE-OFF DETAIL
SCALE: NONE



GAS FLUE DETAIL



ELECTRICAL RISER
N.T.S.



WATER HEATER DETAIL
NTS

HEATING & VENTILATING UNIT SCHEDULE

NO	LOCALE	TYPE	SERVICE	TOTAL SA CFM	MIN OA CFM		UNIT SP (IN WG) FILTER TYPE	FT²	S P	RA DUCT	MIX BOX	CASING/ INLET	DX COIL	EXT	TOTAL	FAN HP/EA	RPM	SIZE	TYPE	VOLT	HZ	PH	S.P.L.	HEATING COIL MBH SENS	MBH TOTAL	EAT DB	EAT WB	LAT DB	LAT WB	REMARKS
HV 1	ATTIC	GAS		1600	160	—	THERMAIRAY	5x20	0.3"	.01"	0.05"	.01"	—	0.5"	0.85	1/2	—	10x10	DIRECT	115	60	1	—	—	57	66	—	111	—	

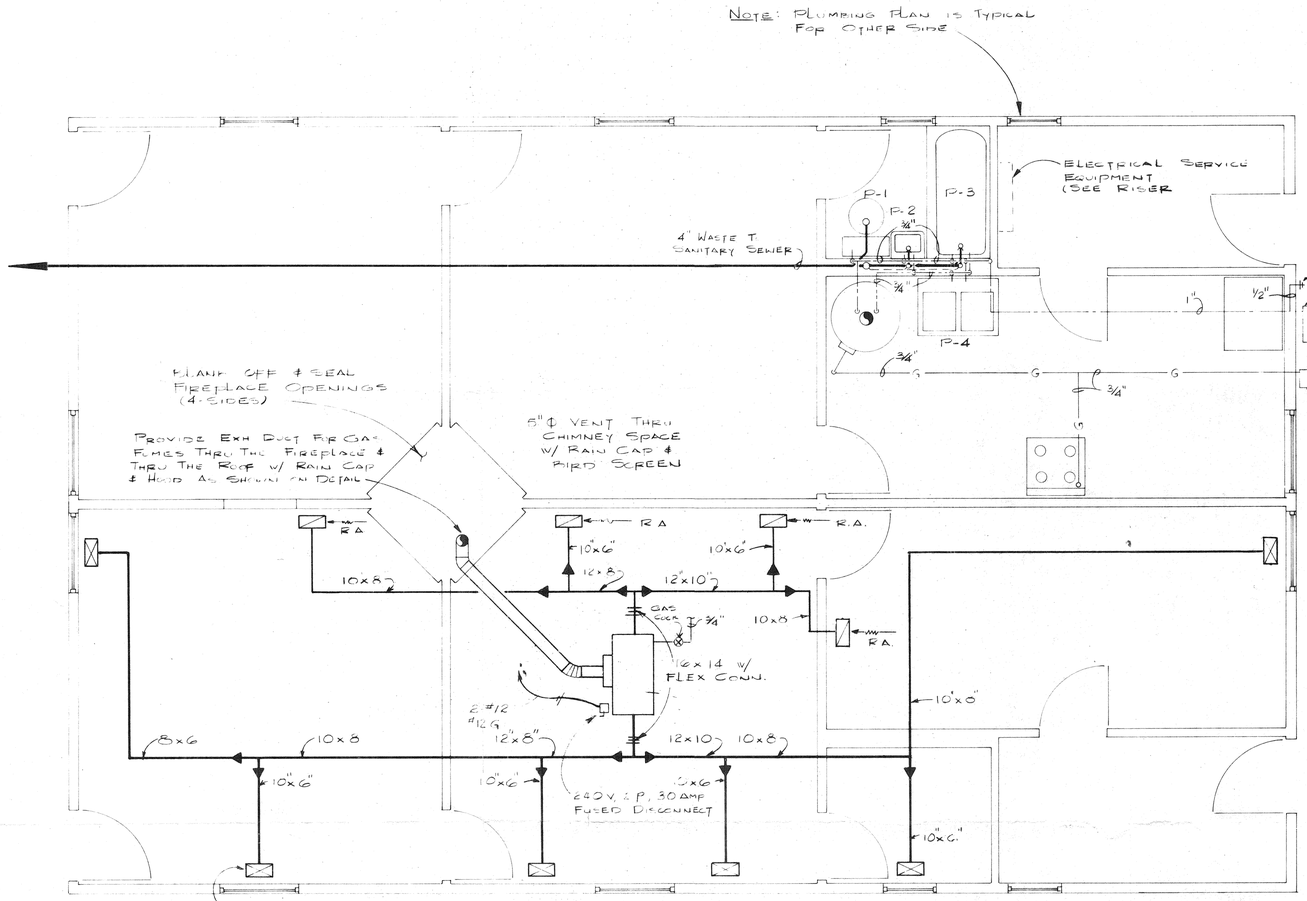
DRAWN BY

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA
~~412-476~~ 476-478 AUBURN AVENUE
HEATING, VENTILATION, AND PLUMBING RENOVATIONS

489 | MALU

SHEET #1 OF 1

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

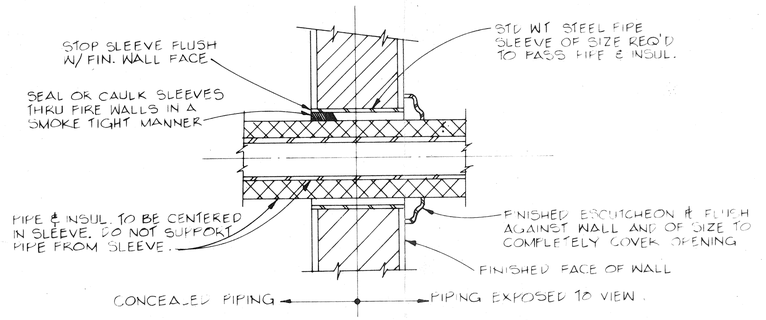


MECHANICAL PLAN

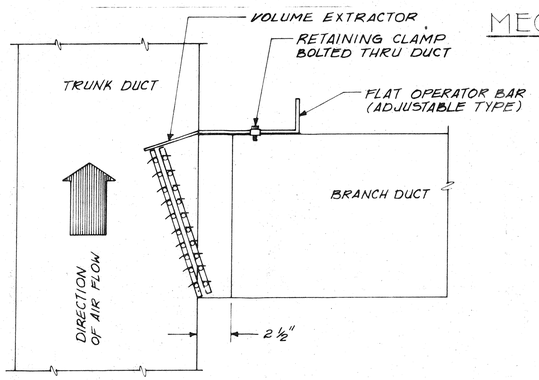
PLUMBING FIXTURE SCHEDULE				
NO	DESCRIPTION	C	H	W
P-1	WATER CLOSET	¾"	—	4"
P-2	LAVATORY	½"	½"	1¼"
P-3	BATHTUB	½"	½"	2"
P-4	KITCHEN SINK	½"	½"	1½"

GENERAL NOTES

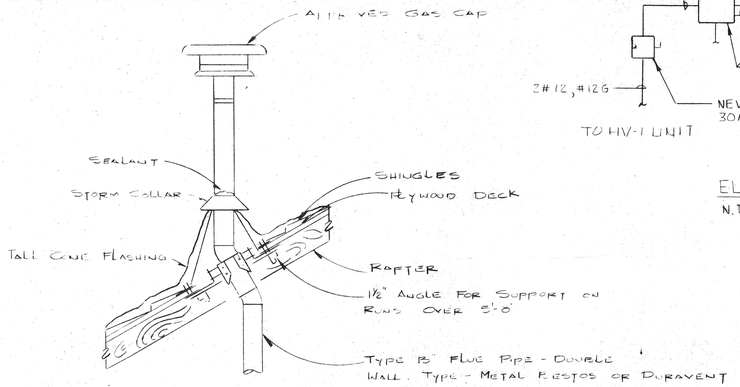
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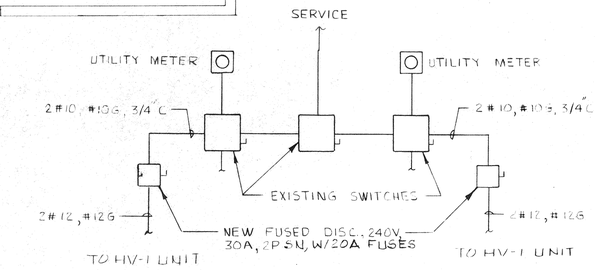
PIPE SLEEVE THRU WALL DETAIL
NTS



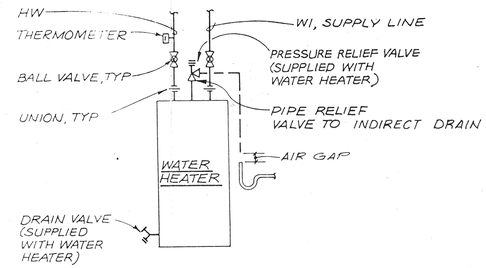
BRANCH DUCT TAKE-OFF DETAIL
SCALE: NONE



GAS FLUE DETAIL



ELECTRICAL RISER
N.T.S.



WATER HEATER DETAIL
NTS

HEATING & VENTILATING UNIT SCHEDULE																												
				TOTAL S.A.	MIN O.A.		UNIT S.P. (IN WG)							FAN							HEATING COIL							
							FILTER			R.A.	MIX	CASING/	DX								MBH	EAT		LAT			
NO	LOCALE	TYPE	SERVICE	CFM	CFM		TYPE	FT²	S P	DUCT	BOX	INLET	COIL	EXT	TOTAL	HP/EA	RPM	SIZE	TYPE	VOLT	HZ	PH	S.P.L.	SENS	TOTAL	DB	WB	DB	WB	REMARKS
HV 1	ATTIC	GAS		1200	120	—	THROWAWAY	15x20	0.3"	0.1"	0.05"	0.1"	—	0.3"	0.65	½	—	10x10	DIRECT	115	60	1	—	—	57	66	—	111	—	

DRAWN BY R. Sikes

489	MALU
SHEET #	1 OF 1

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
~~472-474~~ ~~476-478~~ AUBURN AVENUE
ATLANTA, GEORGIA
HEATING, VENTILATION, AND PLUMBING RENOVATIONS

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

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 472-474 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1905, Mar 6		Adolphus Teitlebaum to Empire State Investment Company. Agreement for $7,300.								
1905, Aug 21		Adolphus Teitlebaum to Empire State Investment Company. $3,650. Lots #12 & #13 of Estate of John Lynch.								
1905, Aug		Empire State Insurance Company to Ruth Gardner. $1,900. 364-364A Auburn Ave.								
1906	364	Charles H Knox Roberta Knox (wife)	W W	Salesman, 57 Highland Ave. None	Charles H. Knox, Sr. (1868-1948) married Roberta Knox in 1901. They lived at 364 Auburn Ave. 1906-1907. The 1910 Federal Census places them on Josephine St., Altanta, with two children. Charles is a salesman in retail grocery. The 1930 Federal Census shows them at 819 Peachtree NE with two sons. Charles is a custodian at a bank. The 1940 Federal Census places the couple alone at 278 12th St.; Charles, 71, is a manager of safe deposit vaults at a bank. He dies in 1848. His obituary states he resided at 2440 Peachtree Rd. When he retired in 1940, he worked at the Citizens and Southern Bank as the safe deposit vaults manager. He was buried at West View Cemetery. (1880, 1900, 1910, 1930, and 1940 Federal Censuses. Georgia, Marriage Records from select counties, 1828-1978. Georgia, Death Index, 1919-1998. Ancestry.com; "C.H. Knox, Sr., Dies; Retired Bank Officer." *Atlanta Constitution,* December 14, 1848, p. 27. Newspapers.com.)	364a	Not Listed			
1907	364	Charles H Knox Roberta Knox (wife)	W W	Salesman, 57 Highland Ave. None		364a	Claude K Grubbs Edith Grubbs (wife)	W W	Carpenter None	Claude Kenneth Grubbs (1883-1958) married Eva L. Hagood (1883-1962) in February 1906. The following year, they resided at 364A Auburn Ave., where they only stayed a year. By the 1910 Federal Census, the couple resided at 18 Fowler St. and lived with two young daughters. Claude was listed as a house contractor. His 1918 WWI draft registration locates him at 12 Fowler St.; he is a carpenter for Gude & Co. The 1920 Federal Census shows Claude and Eva living with four daughters and Cluade's mother. Claude is a house carpenter. The 1930 Federal Census shows the couple at 426 Luckie Street with three daughters. Claude is a foreman carpenter for a home builder and two daughters work as a baker wrapper and a sales girl at a 5 and dime store. The 1940 Federal census shows the couple at 594 William St. with one daughter. Claude is a carpenter. Both Claude and Eva are buried at Magnolia Cemetery. (1910, 1920, 1930, and 1940 Federal Censuses. Georgia, Marriage Records from Select Counties, 1828-1978. U.S. World War I Draft Registration Cards, 1917-1918. Ancestry.com; "Claude K. Grubbs." Findagrave.com)
1908	364	Thomas W Holshouser Maggie M Holshouser	W W	Finisher None	Thomas Wakefield Holshauser (1875-1964) married Maggie Bartles (1874-1910) in 1893 in Fulton County, GA. The 1900 Federal Census has the couple living with their son and Maggie's parents and sisters at 32 Powell St., Atlanta. Thomas is listed as a wood finisher. The couple resided at 364 Auburn Ave. in 1908. Maggie died in 1910. In 1915 Thomas married Blanche Fleming (1892-1972) in Greeville, SC. The 1930 Federal Census places them in Morgantown, NC, with a daughter, Thomas is a foreman at the Durel Fur Co. Thomas and both wives are buried at Belleview, NC, in Lenoir, NC. (1900 and 1930 United States Federal Censuses. Gerogia, Marriage Recrods from Select Counties, 1828-1978. Greenville County, South Carolina, Marriage License Index, 1910-1920. Ancestry.com; "Thomas Wakefield Holshauser." Findagrave.com)	364a	John J Born Eva Born (wife)	W W	Motorman None	John J. Born (1878-1970) married Eva Beatrice Adamson (1882-1965) in 1900. They resided at 364A Auburn Ave. in 1908. The 1910 Federal Census places them at 749 Glenn Street with a son. John is streetcar motorman. The 1920 Federal Census places them at 749 Glenn Street with a son and daughter. John is streetcar motorman. The 1930 Federal Census places them at 387 Cherokee Pl., SE with a daughter. John is streetcar motorman. The 1940 Federal Census places them at 387 Cherokee Pl., SE. John is streetcar motorman. (1910, 1920, 1930, 1940 United States Federal Censuses. Ancestry.com)
1909	364	Jacob F Fetzer Annie Fetzer (wife)	W W	Painter, 50 Marietta None	Jacob F. and Annie Fetzer resided at 364 Auburn Ave. in 1909. The 1910 Federal Census places them Montgomery, AL. (ancestry.com) Little other information could be found on the couple.	364a	Vacant on Sept 16			
1910, Jul		Ruth Gardner to William Harris. $2,700								
1910	364	Thomas Wright Lottie Wright (wife)	B B	Driver, Ind Ice Co None	The family of Thomas and Lottie Wright lived at 364 Auburn Ave. 1910-1911. The 1910 Federal Census shows them living with two daughters, including widowed Lillie Norrington, and her son, 2. Thomas was a teamster for a cab company. Lillie and her sister were maids for private families. (Ancestry.com) Little other information could be found on the family.	364a	Thomas Burley Minnie Burley (wife)	B B	Laborer, Atl Milling Co None	Thomas and Minnie Burley married in ca. 1908. They resided at 364A Auburn Ave. 1910-1915. The 1910 Federal Census places them at that address. Thomas was a porter for a mill and Minnie was a laundress. Thomas' 1918 World War I Draft Registration places the couple at 93 N. Boulevard; Thomas is listed as a miller for the Atlanta Milling Co. The 1920 Federal Census retains them on Boulevard. Thomas does not work; Minnie is a laborer at a flour mill. (1910 and 1920 United States Federal Censuses. U.S., World War I Draft Registration Cards, 1917-1918. Ancestry.com)
1911	364	Lillie Norrington	B	Domestic		364a	Thomas Burley	B	Works, Atl Milling Co	
1912	364	Frank Moore	B	Brick Layer	Frank Moore lived at 364 Auburn Ave. 1912-1915. The 1920	364a	Thomas Burley	B	Unknown	

Tenants and Owners of 472-474 Auburn Ave.

City Dir. Year	Citations
1905, Ma	Deed Book 201, page 328, Fulton County Real Estate Records, Fulton County Courthouse.
1905, Au	Deed Book 177, page 370, Fulton County Real Estate Records, Fulton County Courthouse.
1905, Au	Deed Book 170, page 483. Fulton County Real Estate Records, Fulton County Courthouse
1906	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1906, p. 106. Archive.org
1907	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1907, pp. 106, 953, 785. Archive.org
1908	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1908, pp. 28, 805, 458. Archive.org
1909	"Atlanta City Directory." 1909, pp. 27, 726. Ancestry.com
1910, Ju	Deed Book 1170, page 483. Fulton County Real Estate Records, Fulton County Courthouse.
1910	"Atlanta City Directory." 1910, pp. 37, 1685, 566. Ancestry.com
1911	"Atlanta City Directory." 1911, pp. 37, 1251, 554. Ancestry.com
1912	"Atlanta City Directory." 1912, pp. 36, 1169. Ancestry.com

Tenants and Owners of 472-474 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1913	364	Frank Moore	B	Brick Layer	Federal Census has him and wife Lucille, married about 7 years, at 229 Irwin St. Frank is a brick mason. The 1930 Federal Census places the couple at 151 Howell St. Frank is listed as a bricklayer. (Ancestry.com)	364a	Thomas Burley	B	Laborer	
1914	364	Frank Moore	B	Brick Layer		364a	Thomas Burley	B	Laborer	
1915	364	Frank Moore	B	Brick Layer		364a	Thomas Burley	B	Laborer, Atl Milling Co	
1916	364	Carrie Armour	B	Cook	Carrie Armour lived at 364 Auburn Ave. in 1916. Little additional information could be found on her.	364a	Sarah Howard	B	Domestic	Sarah Howard lived at 364A Auburn Ave. in 1916. No additional information could be found on her.
1917	City Directory could not be located.									
1918	364	Emma Hubert	B	Domestic	Emma Hubert lived at 364 Auburn Ave. 1918-1922. The 1920 Federal Census places her at this address. She is 29, widowed, and a servant at a private office (Ancestry.com)	364a	Georgia Mickens	B	Domestic	Georgia Harper and Frank Mickes (marriage date unkown) lived at 364A Auburn Ave. at least 1918 to 1925. The 1920 Federal Census places them at this address with a daughter and son. Frank, 35, is a dining car waiter for the steam railroad. Georgia, 34, is a waitress at a café. (Ancestry.com) No additional defnitive information could be found on the family.
1919	364	Emma Hubert	B	Maid		364a	Georgia Mickens	B	Laundress	
1920	364	Emma Hubert	B	Maid		364a	Georgia Harper	B	None	
1921	364	Emma Hubert	B	Maid		364a	Frank Mickens	B	Waiter	
1922	364	Emma Hubert	B	Maid		364a	Frank Mickens	B	Laborer	
1923	364	Georgia Frazer	B	Maid	Georgia Frazer lived at 364 Auburn Ave. in 1923. Little additional information could be found on her.	364a	Frank Mickens	B	Waiter	
1924	364	Mamie Pool	B	Laundress	Mamie Pool resided at 364 Auburn Ave. 1924-1925. Additional information on her could not be definitively attributed.	364a	Frank Mickens	B	Laborer	
1925	364	Mamie Pool	B	Teacher		364a	Frank Mickens	B	Cook	
1926	364	Emma Mays	B	None	Emma Mays lived at 364 Auburn Ave. in 1926. No additional information could be found on her.	364a	Emmett Warthen	B	Tile Setter	Emmett Warthen lived at 364A Auburn Ave. in 1926. No additional information could be found on him.
1927	472	James Spencer	B	Fireman	James and Lottie (also Lydia, Lida, Lider, Lollie) Spencer resided at 472 Auburn Ave. 1927-1933. The 1930 Federal Census places the couple at that address with their widowed daughter Mamie. Jim, 45, is a machinist at his own shop, Lollie, 43, does not work, and Mamie, 27, is a laundress at home. (Ancestry.com)	474	Eunice Oliver	B	Cook	Eunice Oliver lived at 474 Auburn Ave. 1927-1929. No additional information could be found on her.
		Lottie B Spencer (wife)	B	None						
1928	472	James Spencer	B	Laborer		474	Eunice Oliver	B	Laundress	
		Lydia B Spencer (wife)	B	none						
1929	472	James Spencer	B	Fireman, Grady Hospital		474	Eunice Oliver	B	Laundress	
		Lida B Spencer (wife)	B	None						
1930	472	James Spencer	B	Laborer		474	George Wright	B	Carpenter	George and Madora Wright married in ca. 1879. The 1900 Federal Census places them at 176 Irwin St, Atlanta, with eight children, aged 1-20. George is listed as a carpenter. The 1910 Federal Census places the couple at 200 Irwin St., with four children, aged 7-18. George is listed as a carpenter. The 1920 Federal Census places George, 62, and Dora, 54, at the same address, with four children, aged 16-27. George is a house carpenter. The 1930 Federal Census places the pair at 474 AUburn Ave. with two children. George, 70, is a peddler of coal, and the two daughters, 27 and 29, and laundresses at home. They continued to live at the home throguh 1932. (1900, 1910, 1920, and 1930 Federal Censuses. Ancestry.com)
		Lider Spencer (wife)	B	None			Clara Wright (wife)	B	None	
1931, Mar 13	Annie Harris to Lavata F Shaw. $2,500. 472-474 Auburn Ave.									
1931	472	James Spencer	B	Laborer		474	George Wright	B	Carpenter	
							Dora Wright (wife)	B	None	
1932	472	James Spencer	B	Laborer		474	George Wright	B	Carpenter	
		Lottie B Spencer (wife)	B	None			Madora Wright (wife)	B	None	
1933	472	James Spencer	B	None		474	Johnnie Wade	B	None	Johnnie Wade lived at 474 Auburn Ave. in 1933. No additional information could be found on him.
		Lida B Spencer (wife)	B	None						
1934	472	John Elliott	B	Laborer	John and Katie Elliott lived at 472 Auburn Ave. in 1934. No additional information could be found on the pair.	474	Eula B Baker	B	Laundress	Eula B. Baker lived at 474 Auburn Ave. in 1934. No additional information could be found on her.
		Katie Elliott wife)	B	None						
1935	472	Sallie Davis	B	Laundress, Model Laundry	Several women named Sallie Davis lived in Altanta during this time period. No definitive information could be found on her.	474	Sarah Blanton	B	Laundress	Sarah Blanton lived at 474 Auburn Ave. in 1935. No additional information could be found on her.
1936	472	Roberta Gray	B	Cook	Little information on Roberta Gray and Carey (also Gary) Tolan could be found, who lived at 472 Auburn Ave. 1936-1941. The 1940 Federal Census includes them at the address. The pair, both aged 41, lived with married lodgers. Cary is listed as a painter. Roberta does not work. (Ancestry.com)	474	Jettie Hill	B	Pencilmaker	Jettie Hill lived at 474 Auburn Ave. in 1936. No additional information could be found on her.
1937	472	Roberta Gray	B	Cook		474	Sarah Blalock	B	Factory Worker	Several women named Sarah Blalock lived in Altanta during this time period. No definitive information could be found on her.
1938	472	Roberta Gray	B	Laundress		474	Guy Hitchcock	B	Laborer	Guy Hitchcock lived at 474 Auburn Ave. in 1938. No additional

Tenants and Owners of 472-474 Auburn Ave.

City Dir. Year	Citations
1913	"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 116, 1226, 600. Archive.org
1914	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 120, 1275, 681. Archive.org
1915	"Atlanta City Directory." 1915, pp. 120, 1305, 686. Ancestry.com
1916	"Atlanta City Directory." Atlanta City Directory Company: 1916, pp.87, 496, 1003. Archive.org
1917	Ancestry.com or archive.org.
1918	"Atlanta City Directory." 1918, pp. 917, 528, 647. Ancestry.com
1919	"Atlanta City Directory." Atlanta City Directory Company: 1919, pp. 997, 539, 679. Archive.org
1920	"Atlanta City Directory." 1920, pp. 1092, 593, 542. Ancestry.com
1921	"Atlanta City Directory." Atlanta City Directory Company: 1921, pp.1224, 635, 679. Archive.org
1922	"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1221, 635, 679. Archive.org
1923	"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1249, 504, 831. Archive.org
1924	"Atlanta City Directory." 1924, pp. 1202, 895, 798. Atlanta History Center, Kenan Research Center. Microfilm collection.
1925	"Atlanta City Directory." 1925, pp. 1263, 941, 836. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	"Atlanta City Directory." 1926, pp. 1123, 733, 1043. Atlanta History Center, Kenan Research Center. Microfilm collection.
1927	"Atlanta City Directory." 1927, pp. 1375, 1166, 956. Ancestry.com
1928	"Atlanta City Directory." 1928, pp. 1343, 1132, 939. Ancestry.com
1929	"Atlanta City Directory." 1929, pp. 1440, 1214, 1004. Ancestry.com
1930	"Atlanta City Directory." 1930, pp. 1236, 1047, 1207. Ancestry.com
1931, Ma	Deed Book 139, page 548. Fulton County Real Estate Records, Fulton County Courthouse.
1931	"Atlanta City Directory." 1931, pp. 1313, 1110, 1284. Ancestry.com
1932	"Atlanta City Directory." 1932, pp. 1192, 1004, 1164. Ancestry.com
1933	"Atlanta City Directory." 1933, pp. 1152, 968, 1019. Ancestry.com
1934	"Atlanta City Directory." 1934, pp. 1233, 402, 142. Ancestry.com
1935	"Atlanta City Directory." 1935, pp. 1265, 371, 199. Ancestry.com
1936	"Alanta City Directory." 1936, pp. 1410, 560, 643. Ancestry.com
1937	"Atlanta City Directory." 1937, pp. 1561, 564, 156. Ancestry.com
1938	"Atlanta City Directory." 1938, pp. 1561, 565, 671. Ancestry.com

Tenants and Owners of 472-474 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
										information could be found on him.
1939	472	Roberta Tolan	B	Cook, Crumps' Café		474	William Sims	B	Orderly	Little additional information could be found on William (also Will and Sunny) and Lillie Sims, who lived at 474 Auburn Ave. 1939-1955. The 1940 Federal Census shows them at the address. Will H. is 26 and a laborer for the WPA, Lillie W. is 24, and son Will, Jr. is 3. A lodger resides with them. (Ancestry.com)
							Lillie Sims (wife)	B	None	
1940	472	Roberta Tolan	B	Cook		474	William Sims	B	Laborer	
		Carey Tolan	B	Painter			Lillie Sims (wife)	B	None	
1941	472	Gary Tolan	B	Painter		474	William Sims	B	Laborer	
		Roberta G Tolan (wife)	B	None			Lillie Sims (wife)	B	None	
1942	472	Sunny Owens	B	Laborer	Little information could be found on Sunny and Lottie Mae Owens, who lived at 472 Auburn Ave. 1942-1945. Sunny died in 1965. He and Lottie lived at 1147 Pryor St., Altanta. Lottie died in 1973; she still resided at the Pryor St. address. ("Owens." *Atlanta Constitution.* December 25, 1965, p. 22. "Owens." *Atlanta Constitution* . April 17, 1973, p. 35. Newspapers.com)	474	William Sims	B	Laborer	
		Lottie M Owens (wife)	B	None			Lillie Sims (wife)	B	None	
1943	472	Sunny Owens	B	None		474	William Sims	B	USA	
		Lottie M Owens (wife)	B	None			Lillie Sims (wife)	B	None	
1944	472	Sunny Owens	B	Cement Finisher		474	Sunny Sims	B	None	
		Lottie M Owens (wife)	B	None			Lillie Sims (wife)	B	None	
1945	472	Mrs. Maude Moody	B	Seamstress	Mrs. Maude Moody, the widow of Charles Moody lived at 472 Auburn Ave. 1945 to at least 1948. No more information could be found on her or her late husband.	474	Sunny Sims	B	None	
							Lillie Sims (wife)	B	None	
1946	City Directory could not be located.									
1947	472	Mrs. Maude Moody	B	None		474	Sunny Sims	B	Laborer	
							Lillie Sims (wife)	B	None	
1948	472	Mrs. Maude Moody (widow, Charles)	B	None		474	Will Sims	B	None	
							Lillie B Sims (wife)	B	None	
1949	City Directory could not be located.									
1950	472	Arthur J Akers	B	Laborer	Arthur J. and Blanch Akers lived at 472 Auburn Ave. in at least 1950. No additional information could be found on the pair.	474	Will Sims	B	Employee, Sears	
		Blanch Akers (wife)	B	None			Lillie Sims (wife)	B	None	
1951	472	Roosevelt Jenkins	B	Laborer	Roosevelt and Lizzie Jenkins lived at 472 Auburn Ave. in at least 1951. No additional information could be found on the pair.	474	Will Sims	B	Laborer	
		Lizzie Jenkins (wife)	B	None			Lillie B Sims (wife)	B	None	
1952	City Directory could not be located.									
1953	City Directory could not be located.									
1954	City Directory could not be located.									
1955	472	James Searcy	?	Unknown	James and Odessa A. Searcy lived at 472 Auburn Ave. from at least 1955 to at least 1956. No additional information could be found on the pair.	474	Will Sims	B	Porter, Drugs Mutual	
							Lillie H Sims	B	None	
1956	472	James Searcy	?	Porter, B F Goodrich		474	Harold F Starks	?	Laborer, Ever-Best Feed Mills	Harold F. and Mary F. Starks lived at 474 Auburn Ave. in at least 1956. No additional information could be found on the pair.
		Odessa A Searcy (wife)	?	None			Mary F Starks (wife)	?	None	
1957	City Directory holds no records for this address									
1958	City Directory holds no records for this address									
1959	City Directory holds no records for this address									
1960	472	Mrs. Ethel J. Patterson	?	Unknown	Mrs. Ethel J. Patterson lived at 472 Auburn Ave. from at least 1960 to at least 1965.	474	Mrs. Sadie J. Bailey	?	Unknown	Mrs. Sadie J. Bailey lived at 474 Auburn Ave. from at least 1960 to at least 1980.
1961-1983	Atlanta City Directories could not be located.									
1965	472	Mrs. Ethel J. Patterson	?	Unknown		474	Mrs. Sadie J. Bailey	?	Unknown	
1970	472	Wilbur N. Jordan	?	Unknown	Wilbur N. Jordan lived at 472 Auburn Ave. from at least 1965 to at least 1980.	474	Mrs. Sadie J. Bailey	?	Unknown	
1975	472	Wilbur N. Jordan	?	Unknown		474	Mrs. Sadie J. Bailey	?	Unknown	
1980	472	Wilbur N. Jordan	?	Unknown		474	Mrs. Sadie J. Bailey	?	Unknown	
1984, Jul 7	Lavata Shaw to United States of America. $55,000 for three lots, including 472-474 Auburn Ave.									

Tenants and Owners of 472-474 Auburn Ave.

City Dir. Year	Citations
1939	"Atlanta City Directory." 1939, pp. 1408, 1240, 1127. Ancestry.com
1940	"Atlanta City Directory." 1940, pp. 1544, 1240, 1238. Ancestry.com
1941	"Atlanta City Directory." 1941, pp. 1637, 1443, 1311. Ancestry.com
1942	"Atlanta City Directory." 1942, pp. 2070, 1201, 1426. Ancestry.com
1943	"Atlanta City Directory." 1943, pp. B-22, 1211, 1438. Ancestry.com
1944	"Atlanta City Directory." 1944, pp. B-14, 751, 891. Ancestry.com
1945	"Atlanta City Directory." 1945, pp. B-15, 767, 973. Ancestry.com
1946	Ancestry.com or archive.org.
1947	"Atlanta City Directory." 1947, pp. B-16, 885, 1126. Ancestry.com
1948	"Atlanta City Directory." 1948, pp. B-17, 1045, 1332. Ancestry.com
1949	Ancestry.com or archive.org.
1950	"Atlanta City Directory." 1950, pp. B-25, 42, 1259. Ancestry.com
1951	"Atlanta City Directory." 1951, pp. B-27, 814, 1368. Ancestry.com
1952	Ancestry.com or archive.org.
1953	Ancestry.com or archive.org.
1954	Ancestry.com or archive.org.
1955	"Atlanta City Directory." 1955, pp. B-25, 1424. Ancestry.com
1956	"Atlanta City Directory." 1956, pp. 2206, 1442, 1541. Ancestry.com
1957	Ancestry.com
1958	Ancestry.com
1959	Ancestry.com
1960	MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
1961-19	Ancestry.com. Archives.com, Kenan Research Center.
1965	MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
1970	MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
1975	MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
1980	MALU Archives, Series 5, Subseries D, Box 2, Folder 4.
1984, Jul	Book 9105, page 307. Fulton County Deed Records, Fulton County Courthouse

Appendix E

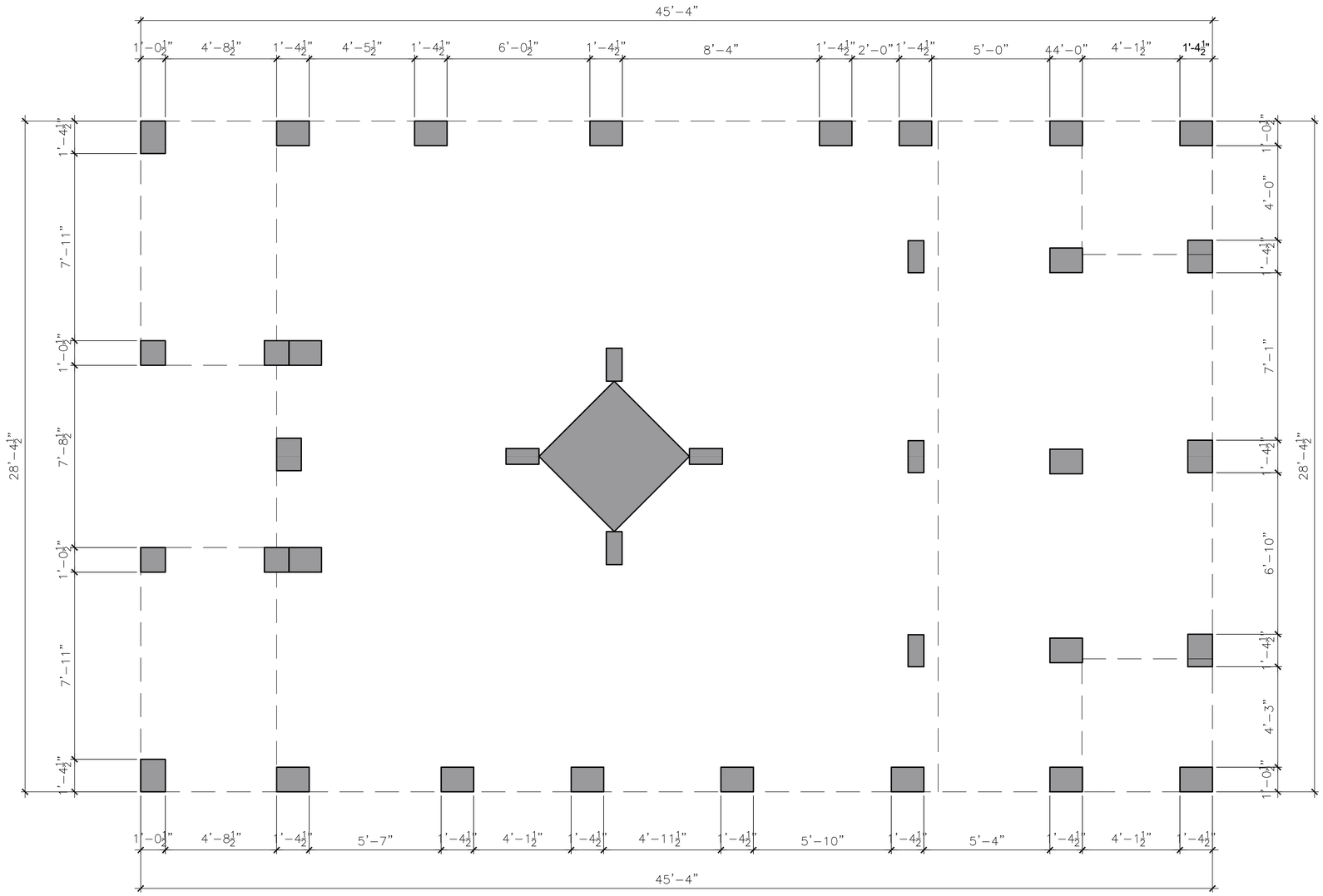
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Appendix E: Documentation Drawings

Historic Preservation Training Center, National Park Service, United States Department of the Interior. "472-474 Boulevard, NE, Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *6 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Foundation Plan
Sheet 2 (A2): Floor Plan
Sheet 3 (A3): Roof Plan
Sheet 4 (A4): North & South Elevations
Sheet 5 (A5): East Elevation
Sheet 6 (A6): West Elevation

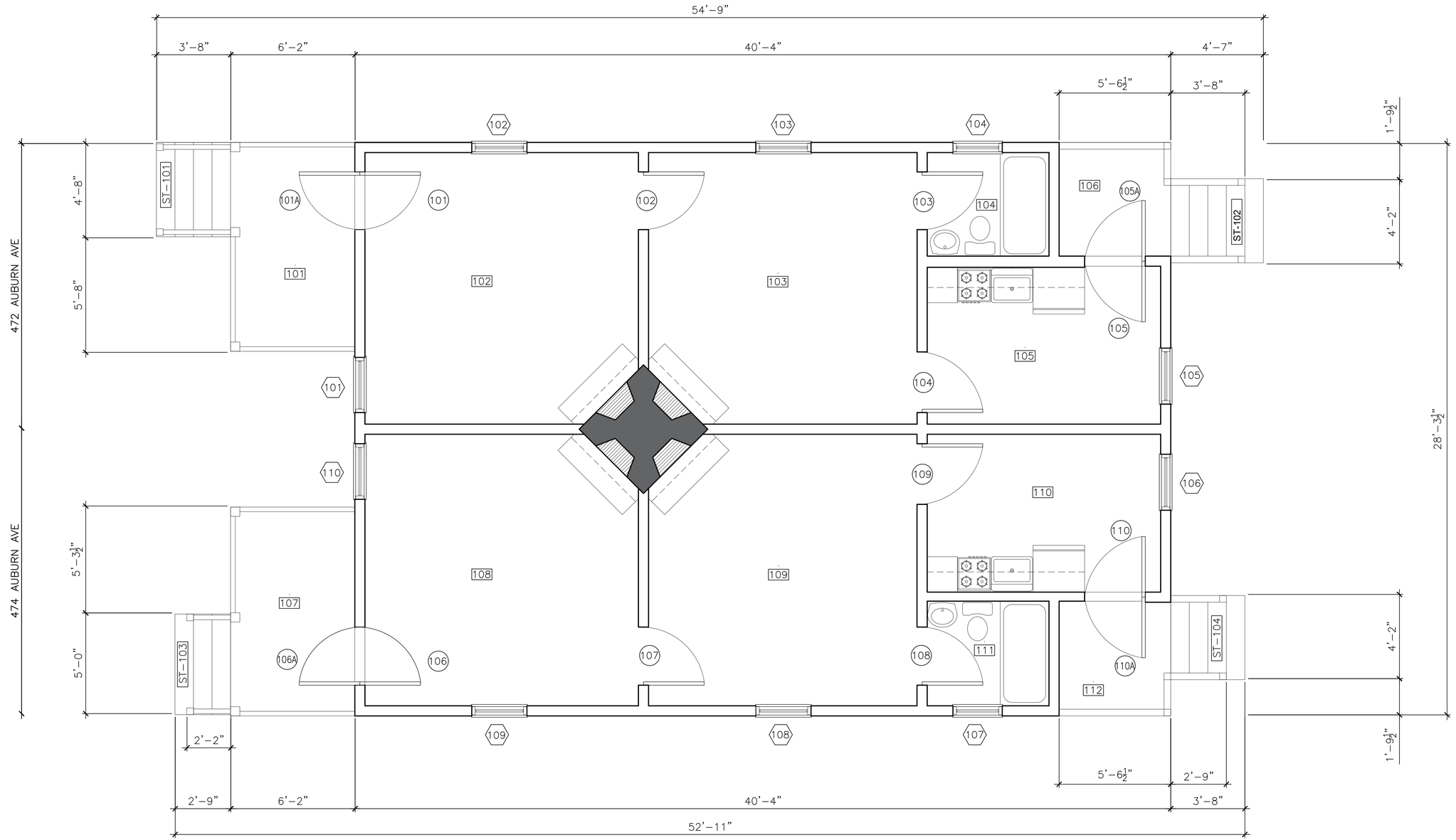
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1 / A1 FOUNDATION PLAN
SCALE (A)

SCALE (A) 2 0 2 4 6
SCALE OF FEET
3/8" = 1'-0"

DESIGNED: TJM CADD TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A1	TITLE OF SHEET: FOUNDATION PLAN LOCATION WITHIN PARK: 472-474 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166689 PMIS/PKG NO. 224679A SHEET 1 OF 6

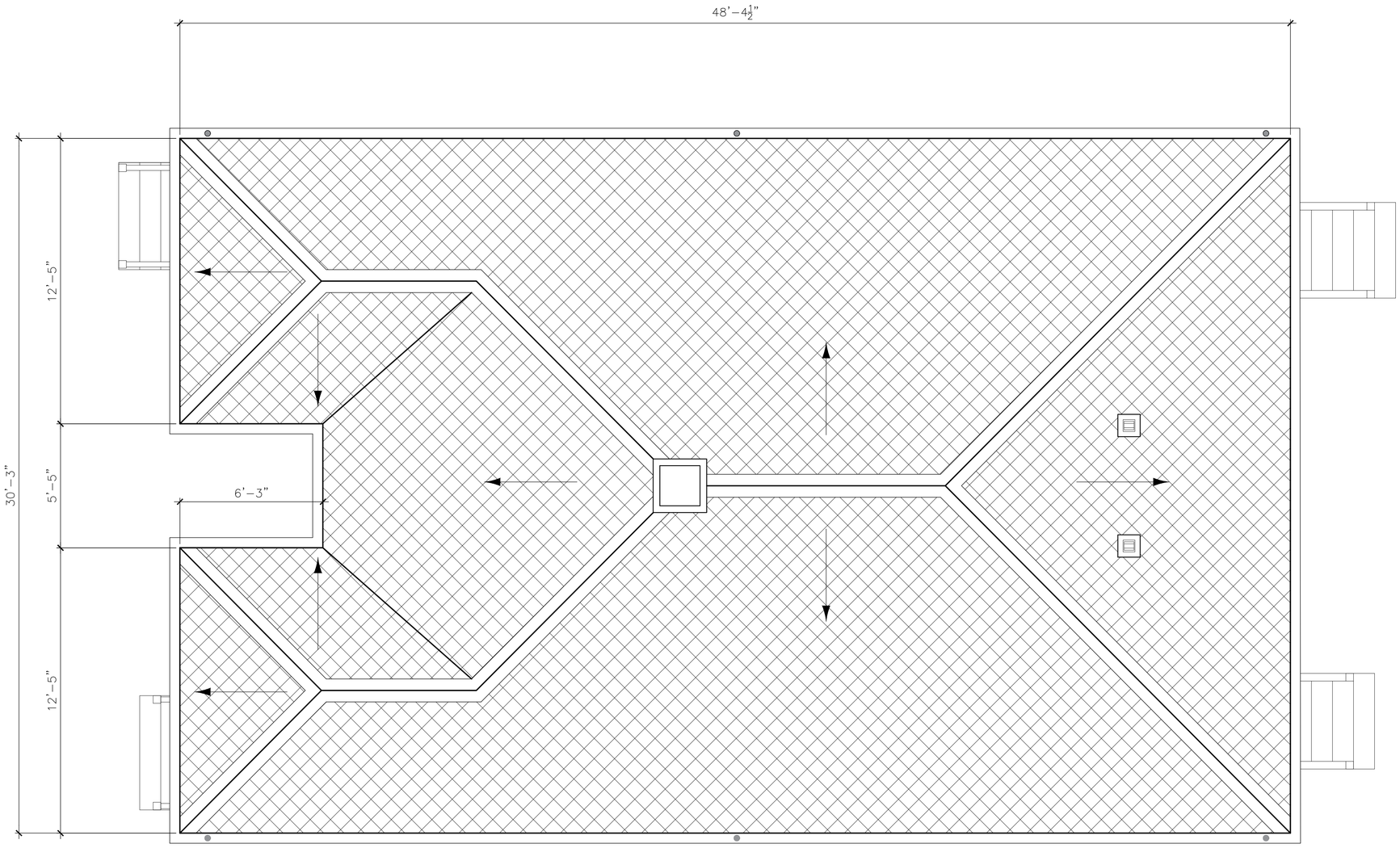


1/A2 FLOOR PLAN
SCALE (A)

SCALE (A) 2 0 2 4 6
SCALE OF FEET

3/8" = 1'–0"

DESIGNED: EKJ	SUB SHEET NO. A2	TITLE OF SHEET: FLOOR PLAN	DRAWING NO. 489 166689
CADD: EKJ/TJM		LOCATION WITHIN PARK: 472–474 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 2 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A3 ROOF PLAN
SCALE (A)

SCALE (A) 2 0 2 4 6
SCALE OF FEET

3/8" = 1'–0"

DESIGNED: EKJ CADD: EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A3	TITLE OF SHEET: ROOF PLAN LOCATION WITHIN PARK: 472–474 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166689 PMIS/PKG NO. 224679A SHEET 3 OF 6



1 A4 SOUTH (FRONT) ELEVATION
SCALE (A)



2 A4 NORTH (REAR) ELEVATION
SCALE (A)

SCALE (A)
2 0 2 4 6
SCALE OF FEET
3/8" = 1'-0"

DESIGNED: EKJ CADD EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A4	TITLE OF SHEET SOUTH & NORTH ELEVATION LOCATION WITHIN PARK 472–474 AUBURN AVE. NAME OF PARK MARTIN LUTHER KING, JR. N.H.P. REGION SOUTHEAST COUNTY FULTON STATE GEORGIA	DRAWING NO. 489 166689 PMIS/PKG NO. 224679A SHEET 4 OF 6



1 / A5 EAST ELEVATION (474 AUBURN AVE)

SCALE (A)

SCALE (A) 2 0 2 4 6

SCALE OF FEET

3/8" = 1'-0"

DESIGNED: EKJ CADD: EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A5	TITLE OF SHEET: EAST ELEVATION LOCATION WITHIN PARK: 472–474 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166689 PMIS/PKG NO. 224679A SHEET 5 OF 6



1 / A6 WEST ELEVATION (472 AUBURN AVE)
SCALE (A)

SCALE (A) 2 0 2 4 6
SCALE OF FEET
3/8" = 1'-0"

DESIGNED: EKJ CADD EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A6	TITLE OF SHEET: WEST ELEVATION LOCATION WITHIN PARK: 472–474 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166689 PMIS/PKG NO. 224679A SHEET 6 OF 6

Appendix F

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Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			472-474 Auburn Avenue, NE
Building Feature Master List (Asset Specific) Outline			
UNIFORMAT II Outline Data			
Category	Topic	Code	Subtopic
A	**SUBSTRUCTURE**		
A10	FOUNDATIONS		
	A1010	Standard Foundations	
		A101002	Column Foundations & Pile Caps – Foundation Piers
B	**SHELL**		
B10	SUPERSTRUCTURE		
	B1010	Floor Construction	
		B101001	Structural Frame
		-1	First-Floor Structural Floor Frame
		-2	Attic Structural Floor Frame
		B101002	Structural Interior Walls
		B101099	Other Floor Construction
		-1	Insulation at First-Floor Structural Floor Frame
		-2	Insulation at Attic Structural Floor Frame
	B1020	Roof Construction	
		B102001	Structural Roof Frame
		B102099	Other Roof Construction
		-1	Main Chimney
		-2	Kitchen (Rear) Chimneys
B20	EXTERIOR ENCLOSURE		
	B2010	Exterior Walls	
		B201001	Exterior Skin (Wood Siding)
		B201002	Wall Insulation & Vapor Barrier
		B201007	Balcony Walls & Handrails (Porches)
		B201008	Exterior Soffits
	B2020	Exterior Windows	
	B2030	Exterior Doors	
		B203001	Glazed Doors (Front)
		B203002	Solid Doors (Rear)
		B203099	Other Exterior Personnel Doors (Screen Doors)
B30	ROOF CLOSURE		
	B3010	Roof Covering	
		B301001	Roof Finishes
		B301004	Flashing & Trim

		-1	Chimney Flashing
		-2	Exterior Trim
		B301005	Gutters & Downspouts
C	**INTERIOR**		
C10	INTERIOR CONSTRUCTION		
	C1010	Partitions	
	C1020	Interior Doors	
	C1030	Fittings	
		C103008	Counters
		C103009	Cabinets
		C103098	Other Casework (Interior Trim)
		C103099	Other Interior Specialties (Mantelpieces)
C30	INTERIOR FINISHES		
	C3010	Wall Finishes	
	C3020	Floor Finishes	
	C3030	Ceiling Finishes	
D	**SERVICES**		
D20	PLUMBING		
	D2010	Plumbing Fixtures	
	D2020	Domestic Water Distribution	
	D2030	Sanitary Waste	
D30	HVAC		
D40	FIRE PROTECTION SYSTEMS		
	D4010	Sprinklers	
	D4030	Fire Protection Specialties	
		D403001	Fire Extinguishing Devices
D50	ELECTRICAL		
	D5010	Electrical Service & Distribution	
		D501005	Panels
	D5020	Lighting & Branch Wiring	
		D502002	Lighting Equipment
	D5030	Communications & Security	
		D503001	Fire Alarm System
		D503008	Security Systems
	D5090	Other Electrical Systems	
		D509004	Lightning Protection System
G	**BUILDING SITEWORK**		
G20	SITE IMPROVEMENTS		
	G2030	Pedestrian Paving (Sidewalks)	
	G2040	Site Development	
		G204001	Fences & Gates
	G2050	Maintained Landscapes (Landscaping)	
G90	OTHER SITE WORK		
	G9087	Site Drainage	





As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering the use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. Administration.

NPS Document # 489 166689 2020


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