National Park Service
Department of the Interior

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

476-478 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

476-478 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

476-478 Auburn Avenue, NE (Duplex)

Historic Structure Report

Approved by: JUDY FORTE Digitally signed by JUDY FORTE Date: 2020.04.21 17:22:43 -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 476-478 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 476-478 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 treatment of 476-478 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 person associated with its history and development. 476-478 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), 476-478 Auburn Avenue, NE (Duplex)—the subject of this HSR, 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 476-478 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 1950 the double-shotgun house was a rental property. That year, a black father-son pair purchased the property to live in, changing the precedent of the surrounding duplexes; the duplex was transformed internally into one larger residence. The Foster family owned the house until 1963, when the new owner again rented the duplex to tenants. 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 476-478 Auburn Avenue, NE 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 476-478 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 each feature is in *Good*, *Fair*, or *Poor* condition. Each feature is also assigned a Maintenance Deficiency rating of *Critical*, *Serious*, or *Minor* which allows for development of immediate, short-term, and long-term treatment strategies. Definitions of these terms can be found at the beginning of the Condition Assessment section of the report.

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

Exterior

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

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

Interior

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: Minor. Standard preventative maintenance procedures and preservation methods have not been routinely followed; or there is reduced life expectancy of affected adjacent or related materials and/or systems within five to ten years

[4] Uniformat II Work Breakdown Structure (WBS) (rev. 02/18/2008, ASTM E1557-09 (2015).

Recommendations for Treatment and Use Summary

Recommendations for the treatment and use of the residential duplex shotgun structure at 476-478 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 476-478 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[5], 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. . . .[6]

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.[7]

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."[8] The recommended treatments in this Historic Structure Report also look at the structure in the context of the neighborhood and the urban environment in which it is included (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 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).

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[5] 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.
[6] GMP, pp. 39-40.
[7] GMP, pp. 41-42.
[8] 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.

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 476-478 Auburn Avenue, NE is to maintain its duplex residential program, artist-in-residence, or light office occupancy program 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 a built-in resistance to wind and rain events, temperature extremes, increases in visitation, and other unpredictable events, which could otherwise lead to a structure in declining condition which exhibits the effects of critical maintenance deficiencies.[9]

Documents referenced to benchmark the best practices for resiliency include:

- *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.

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

- 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.[10]

Specific treatments in response to resiliency are recommended in Part II of the HSR for each component feature. Highlights of the prioritized recommended treatments as related to resiliency of the exterior building envelope include a comprehensive exterior envelope repair and restoration project 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*, October 2017. Structures with NFPA certified systems are known to withstand direct lightning strikes intact with little structural damage.

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

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

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

- 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).

  Recommended Treatments: 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 Treatments: 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.

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

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

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

- Deferred preservation maintenance at wood 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 associated interior finishes (C3030).

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

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Administrative Data

Project Identification

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

Name and Location Data

Preferred Structure Name:	476-478 Auburn Avenue, NE (Duplex)
Structure Number:	A476-478
LCS ID:	023363
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, Steven H. Moffson (National Park Service, Southeast Regional Office). "Martin Luther King, Jr., National Historic Site." *National Register of Historic Places Registration Form*. October 15, 1993. NRHP No. 80000435.

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

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 Historical Landscape Architect). “Martin Luther King, Jr. National Historic Site, Birth-Home Block.” *Cultural Landscape Report.* May 1995. NPS TIC No. MALU 489 D23.

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

Urban Design Plus. “476-478 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

476-478 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 1929-1941 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 476-478 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 514 Auburn Avenue, NE, assess the condition, and recommend treatments. Therefore, attempting to summarize or refine relevant information of the man or the movement is not the intent of this HSR. MALU, SERO, and HPTC staff determined together that a context section is not required. SERO Historians can provide modern scholarship suggestions that could be used in the future when developing an adequate context, e.g.:

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

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

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

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. 476-478 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. 476-478 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]

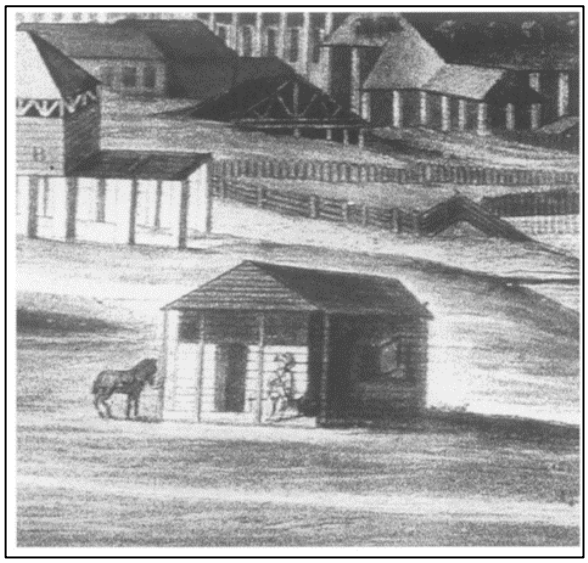


Figure 1. A single Shotgun-type building on the fringes of New Orleans. Source: Edwards, *Shotgun*, p. 71.

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. "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 476-478 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).

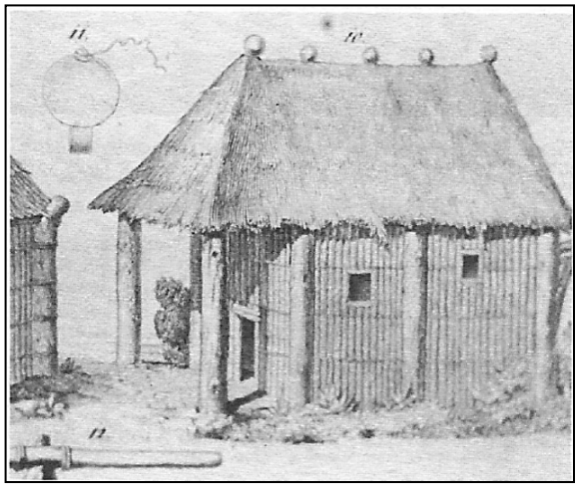


Figure 2. A sixteenth-century engraving of an Arawak *bohio*. Source: Vlach, *The Shotgun House*, p. 73.

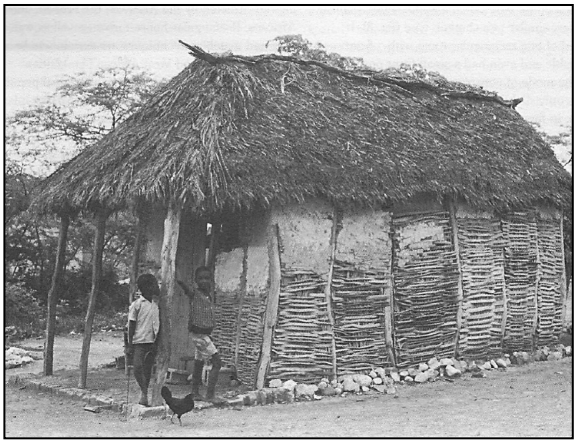


Figure 3. Rural Haitian wattle-and-daub shotgun located in Chancerelles, Haiti, one-half mile north of Port-au-Prince, Haiti. Source: Vlach, *The Shotgun House*, p. 72.

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.

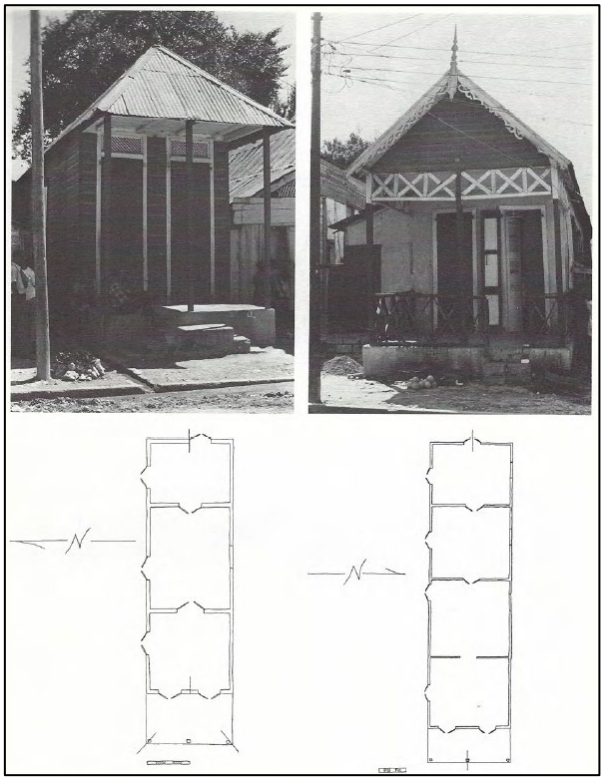


Figure 4. Urban Haitian shotgun buildings. Source: Vlach, *The Shotgun house,* p. 66.

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*.

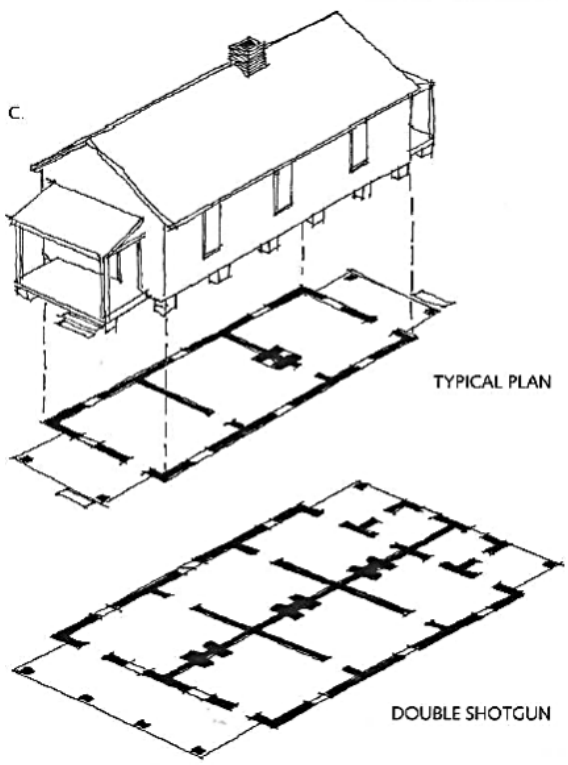
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[23] Glassie, Henry. *Vernacular Architecture.* Bloomington: Indiana University Press, 2000, p. 143.
[24] "Residential Architectural Styles in Georgia." *Georgia's Living Places: Historic Houses in Their Landscapes*, pp. I-10. Accessed at www.gashpo.org 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.



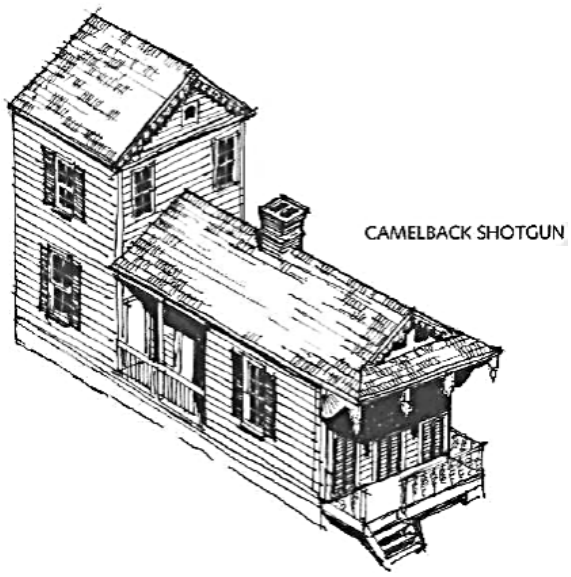


Figure 6, above. Camelback Shotgun rendering. Source: Foster, *American Houses,* p. 194.

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

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: 476-478 Auburn Avenue, as it is known today, was originally 366-366A or 366A-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]

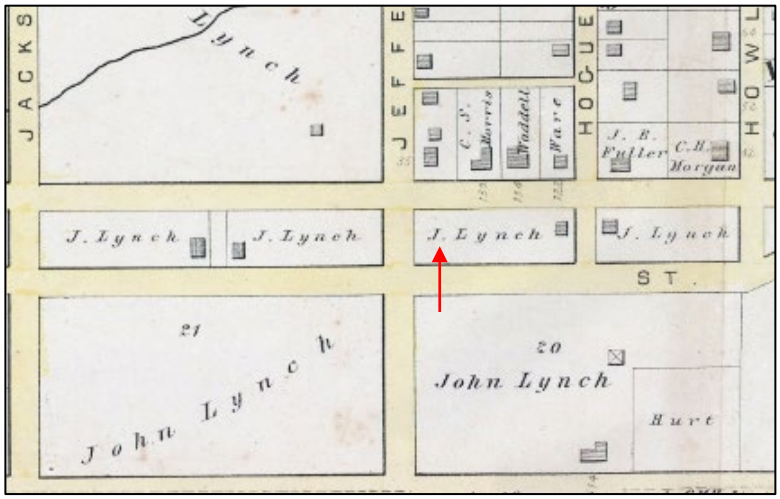


Figure 7. The land holdings of John Lynch appear to have been extensive in the Fourth Ward. The arrow denotes the future site of 476-478 Auburn Avenue. Map: *City Atlas of Atlanta*, Georgia. Southern and Southwestern Surveying and Publishing Company, 1878.[1] Cropped by author.

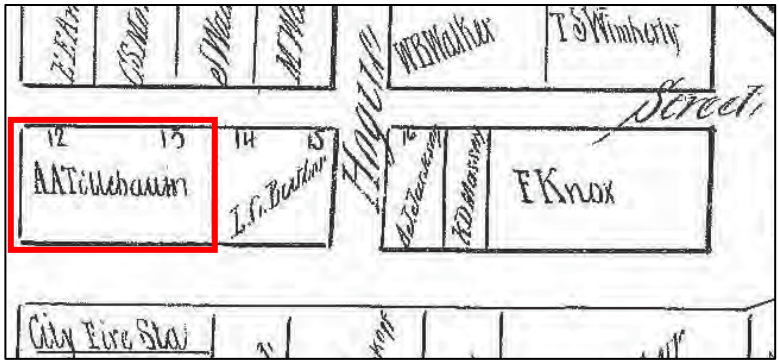


Figure 8. A detail of Latham and Baylor's 1894 *Atlas of Atlanta* shows A.A. Titlebaum as owner of the property which would soon include the building now known as 476-478 Auburn Avenue. Source: Opperman, "Double-Shotgun House, 484 Auburn Avenue." Cropped by author.

[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 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 facing 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

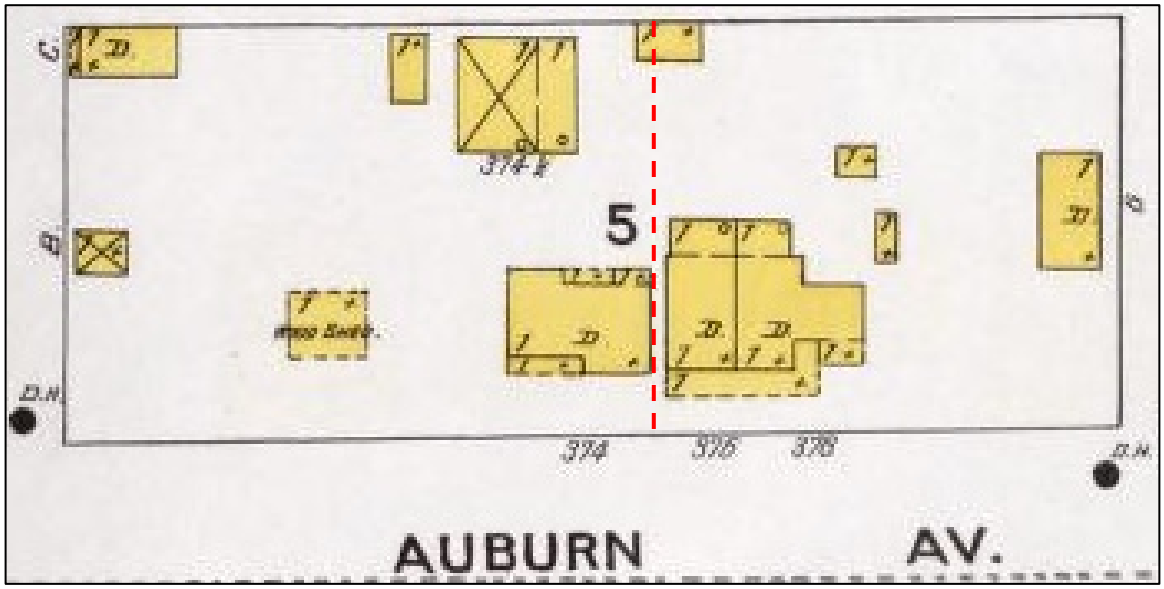


Figure 9. 1899 Sanborn map shows the block bounded by Auburn Avenue to the south, Old Wheat to the north, Boulevard to the west, and Hogue to the east. The division of the block relating to the two owners identified on the 1894 *Atlas* (see fig. 8) can be easily discerned (dashed red line). The western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

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

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

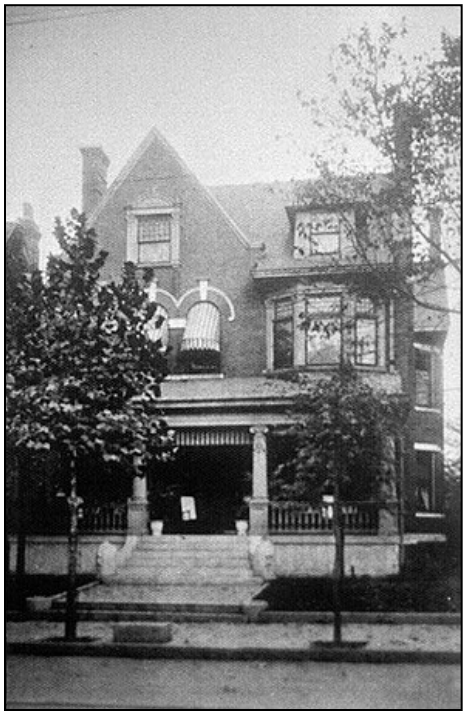


Figure 11, right. The Rufus Rose House was designed by Emil C. Seiz, Sr. It is shown here in 1903, a few years after it was constructed. It is still extant.[13]

In August 1905, the Empire State Insurance Company sold 366-366A (now 476-478) Auburn Avenue to W.A. Foster for $1,800.[14] Three months later, W.A. Foster sold the duplex property to Thomas L. Lewis for $1,800.[15] No additional information could be found on short-term owner W.A. Foster. See Sidebar: Thomas L. Lewis, Sr. for more information on this owner.

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."[16]

[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 172, page 464. Fulton County Real Estate Records, Fulton County Courthouse.
[15] Deed Book 194, page 78. Fulton County Real Estate Records, Fulton County Courthouse.
[16] *Historic Resource Study*, pp. 17-18.

Sidebar: Thomas L. Lewis, Sr.

Thomas Lenoir Lewis, Sr. (1849-1925) married Cora Stanford (1860-1937) in ca. 1881. Thomas purchased 366-366A Auburn Avenue in November 1905. The 1910 Federal Census places the couple at 24 Queen St. with three sons, aged 11-26. Son William was a lawyer. The 1920 Federal Census places them at 293 East 4th St. Thomas, 70, was a retired lawyer. Son William was a lawyer. Son Thomas was a superintendent/engineer at a textile mill. Five years later, in 1925, Thomas, Sr., died of a self-inflicted gunshot wound to the head. He was "mentally deranged." Wife Cora died in 1937. Both are buried at West View Cemetery. Sons Thomas and William, executors of their father's last will and testament, retained the Auburn Avenue property until 1950.[17]

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, 366-366A Auburn Avenue was rented by white tenants. Beginning in 1910, the residences were rented by black tenants. This would continue until the National Park Service's ownership in 1984. Additional information on the people who lived in the house can be found in Appendix D.

The 1911 Sanborn map shows the block densely developed (fig. 12). 366A-B are located near the northeast 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").

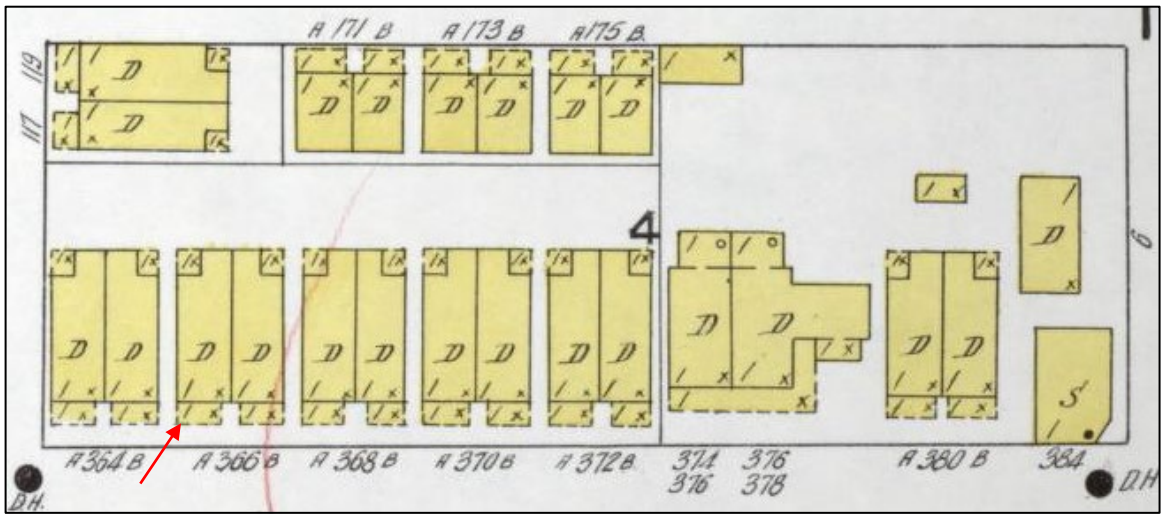


Figure 12. 1911 Sanborn map shows the same block as above. The division of the block into its original lots is very discernible with a line drawn on the map. Nine pairs of shotgun houses have been built on the lot formerly owned by Adolph Teitlebaum. 366A-B is located second in from the northeast corner of Boulevard and Auburn Avenue (red arrow). Source: Digital Library of Georgia.[18] Cropped by author.

[17] 1910 and 1920 United States Federal Census. Ancestry.com
Georgia, Deaths Index, 1914-1940. Ancestry.com
"Thomas Lenoir Lewis" and "Cora Stanford Lewis." Findagrave.com
[18] Accessed at https://dlg.usg.edu/record/dlg_sanb_atlanta-1911 on February 10, 2020.

In 1929, the city of Atlanta renumbered the streets. 366-366A/366A-B Auburn Avenue became 472-474 Auburn Avenue.

The new addresses are clearly marked on the 1932 Sanborn map (fig. 13). The building is labelled 476 and 478. The only alterations to the house are an extension on the north elevation past the original footprint and its roof covering. All of the roofs are now covered with composition roofing. The house is also described as being open underneath ("O.U.").

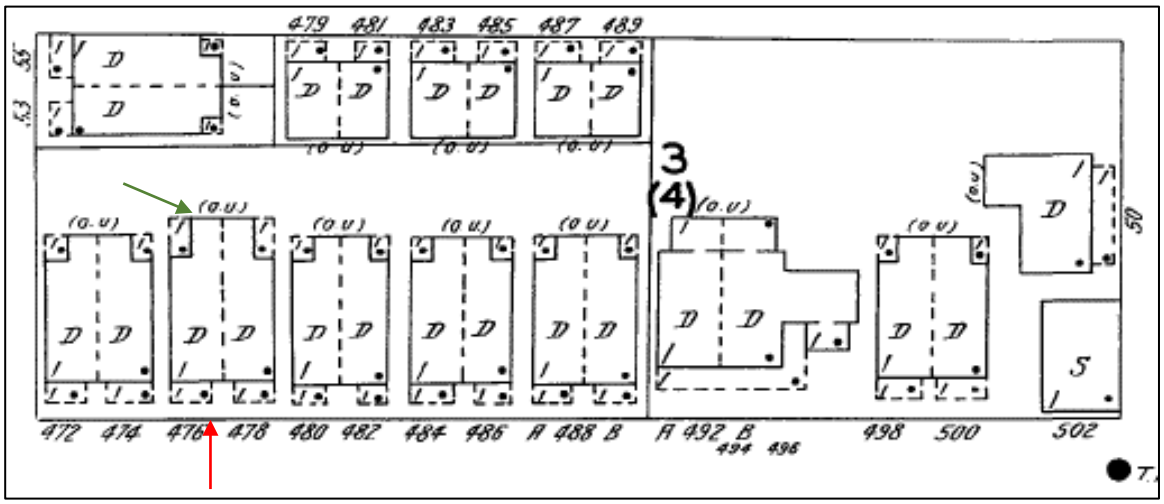


Figure 13. The 1932 Sanborn map shows 476 and 478 Auburn Avenue (red arrow) with a slight extension off the north (rear) elevation past the adjacent properties (green arrow). The building has a new composition roof covering. Source: MALU archives. Cropped by author.

Sidebar: Floyd Family

The 1920 Federal Census shows Foster, 22, and Lillie, 19, Floyd in Walton County, GA with a daughter, 1. Foster was a farmer. The 1930 Federal Census places the pair at 644 Irwin Street, Atlanta with a daughter and son, 6. Foster was a laborer at a coal yard. The 1940 Federal Census shows the family at 32 Randolph Street. Foster, 42, was a miller. Lille, 39, was a maid for a private family. Son Robert, 17, was a delivery boy for a drug store. Daughter Josie, 21, was a maid for a private family. Josie's husband Jack Reynolds, 27, loaded produce trucks.

Foster and son Robert purchased 476-478 Auburn Avenue in 1950. The family moved into both sides of the house and likely made alterations to it to accommodate its use in this way. Foster died in 1952. At least Robert continued to live at the addresses through at least 1960. Robert and mother Lillie sold the duplex property in 1963. Sometime after that mother and son moved to Chicago. Lillie died there in 1976 and Robert in 1995.[19]

In 1950, Thomas L. Lewis, Jr. and William Harold Lewis, sons and executors of the last will and testament of Thomas L. Lewis, Sr., sold the duplex property to Robert L. Floyd and Foster Floyd (son and father, respectively) for an unknown amount of money.[20] In a change of precedent for the block, the Floyds were owner-occupiers of the duplex, both sides, and likely made alterations to join the two from the interior. See Sidebar: Floyd Family for more information. The family owned the property

[19] 1920, 1930, and 1940 United States Federal Census. Ancestry.com
The Atlanta Constitution. October 3, 1952, p. 57. November 19, 1976, p. 50. Newspapers.com
Georgia, Death Index, 1919-1998. Ancestry.com
[20] Deed Book 2565, page 451. Fulton County Real Estate Records, Fulton County Courthouse.

until early 1963, when it was sold for $10 to W.E. Turner.[21] No additional information could be found on this owner.



Figure 14. South elevation, October 1979. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.

Very little information is available on the house throughout these decades, including the Period of Interpretation (1929-1941). A single picture of the house was taken in 1979 before the federal government purchased the property (fig. 14). By this time, the roof was covered with diamond-shaped asphalt roof shingles. Large bushes obscure the front porch foundations and railing systems. It is assumed that the rear porches had also been infilled, as was the case in neighboring properties and in later photographs of this property.

Enter National Park Service

Martin Luther King, Jr. National Historic Site was established by federal legislation on October 10, 1980, to "protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked and worshipped, and where he is buried." Simultaneously, the Martin Luther King, Jr. Preservation District was established via the same legislation; it surrounds the Site on the west, north, and east. "The Preservation District links King's career to the black business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during King's lifetime." Both the Site and District were expanded in 1992.[22]

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

Foundation:	Brick Piers	Fair	
Foundation Infill:	Concrete Block	Fair	
Façade/Siding:	Clapboard	Fair	White
Trim:	Wood/Original	Fair	White
Roof:	Hex Composition Shingles	Fair	Light Green
Chimney:	Brick	Fair	
Soffit/Cornice:	Plywood	Fair	
Windows:	Double Hung 2/2	Fair	
Doors:	Panel w/Glass	Fair	
Porch:	Concrete Slab over Original	Fair	
Steps:	Concrete	Good	
Front Walk:	Concrete	Fair	
Sidewalk:	Exposed Aggregate Concrete	Good	
Fencing:	Wire w/ hedge	Good	
Curb:	Granite	Good[23]	

[21] Deed Book 4003, page 498. Fulton County Real Estate Records, Fulton County Courthouse.
[22] *Historic Resource Study*, pp. 5-6.
[23] Urban Design Plus. "476-478 Auburn." *Architectural Survey: Martin Luther King Historic District.* MALU Archives, Series 5, Subseries D, Box 2, Folder 5.

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. 15). 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.[24]

[24] 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.

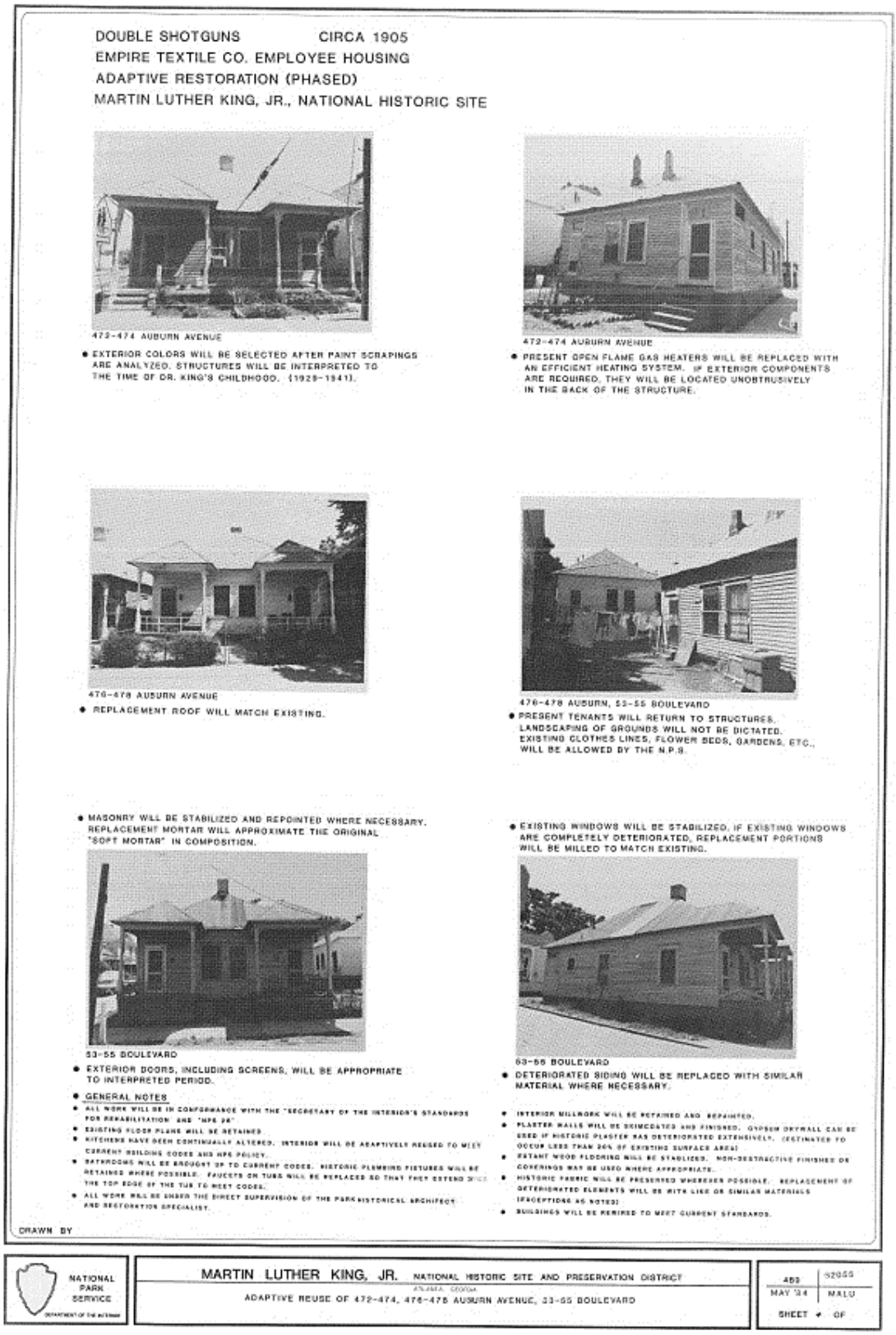


Figure 15. Poster outlining the adaptive reuse plans for 53-55 Boulevard and 472-474 and 476-478 Auburn Avenue. Drawing: MALU Archives.



Figure 16. 476-478 Auburn Avenue (center) between two other double shotguns. Drawing: Historic American Building Survey, "Martin Luther King, Jr. National Historic Site—Street Facades," 1985. HABS Survey No. GA-2169A, Sheet 2.

In July 1984, William Eugene Turner sold 476-478 Auburn Avenue to the United States federal government for $17,000.[25]

In 1985, the Historic American Building Survey completed a façade study of Auburn Avenue. 476-478 Auburn Avenue is depicted in a dilapidated state (fig. 16).

From photographic documentation, it appears that exterior repairs were undertaken soon after the property sold and lasted for about two years (1984-86). 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 shingles. The interiors were also modernized. See captions in figs. 17-65 for more details on this work.

[25] Deed Book 9089, page 382. Fulton County Real Estate Records, Fulton County Courthouse.



Figure 17. Scraping siding and porch trim, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 18. Scraping paint from original porch trim, August 1984. Figure: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 19. Scraping a porch column at 476, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 20. Continuing to scrape on the front elevation, August 1984. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 21. Paint removed back to earlier layers on siding, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 22. Some repairs occuring to south elevation, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 23. Stucco repairs at foundation level, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.

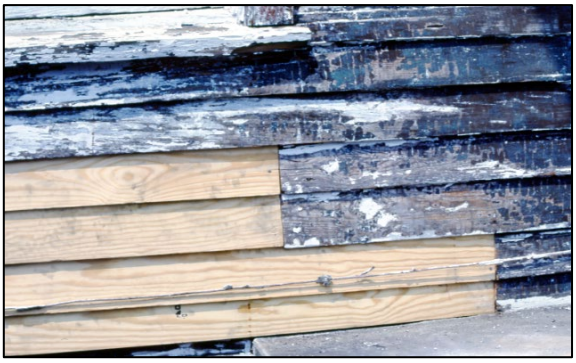


Figure 24. New pieces of siding next to original pieces, August 1984. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 25. South elevation, March 1985. Note non-historic railings at porches. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 26. West (side) and south (front) elevations, March 1985. Porch base has been replaced with concrete and railings have been inappropriately replaced. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 27. East (side) elevation, March 1985. Concrete block has been used to infill between brick foundation piers. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 28. Front door to 476, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 29. Front door to 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 30. Front windows of 476, left (with deteriorated meeting rail), and 478, right, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 31. Non-historic concrete stairs to front porches, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 32. Ventilation opening in 476's non-historic concrete front porch, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 33. Ceiling of the historic front porch of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 34. Deteriorated threshold of one of the front doors, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 35. North (rear) elevation, March 1985. The rear porches have been infilled and an addition has been added which makes this building longer, as compared to 472-474 to the right (west). Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 36. Front room fireplace surround of 474, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 37. Interior passage door between front room of 476 and front room of 478, seen here from 476, March 1985. This is not an original opening, but likely added by the Foster family. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 38. Bathroom window of 476, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 39, right. Bathroom of 476, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.





Figure 41, above. Ceiling of enclosed back porch and rear addition of 476, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.

Figure 40, left. Kitchen of 476, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 42. Front door of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 43. Front room fireplace surround of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 44. The opening between the front and center rooms of 478 was altered into a crude arch, March 1985. This likely occurred by the Floyd family (1950-1963), when the duplex was altered into a single-family house. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 45. East wall of the center room of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 46. Detail of the center room window of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 47. Center room mantel of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 48. Bathroom fixtures of 478, March 1985. Note original clawfoot tub. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 49. Original 2/2 window in the bathroom of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 50. Kitchen of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 51. Kitchen door of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 52. Interior of enclosed rear porch of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.

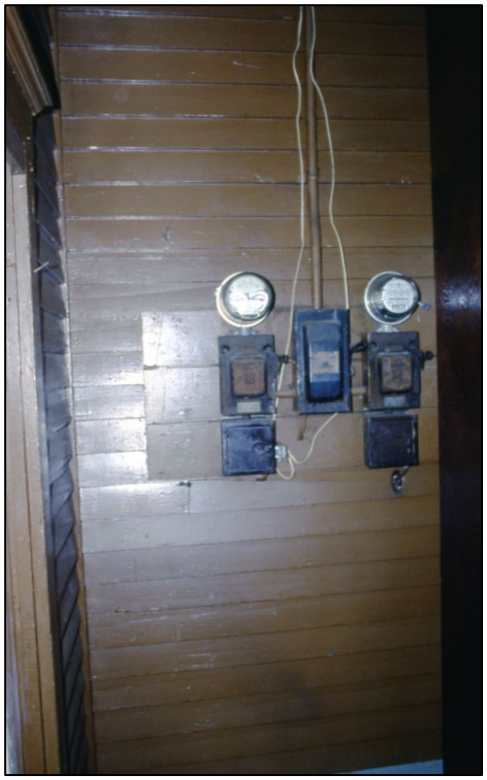


Figure 53. Electrical meters and fuse box of 478, March 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 54. Removed siding from the front elevation exposes the original studs and interior lath. The front windows and roof covering have also been removed. October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 55. The rear porch of 478 has been reopned to its original appearance. New floor framing has been installed. October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 56. Rear elevation wall reframed upon removal of non-historic addition, October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 57. Rear elevation reframed and rear porch exposed, here at 476, October 1985. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 58. New rear porch floor framing and flooring at 476, January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 59. New rear porch flooring at 478, January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 60. New siding supplements old on the front elevation. A new roof covering has been installed. January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 61. Painting the new, sympathetic wood front porch components of 476. Note modern lattic panels between brick piers. January 1986. Photo: Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 62. Freshly painted west elevation, January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 63. Freshly painted east elevation, January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 64. Freshly painted front porch of 478, January 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



Figure 65. Fully restored 476-478 Auburn Avenue, April 1986. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 52. Cropped by author.

A paint study was completed for the nine buildings bounded by Boulevard, Auburn Avenue, Hogue Street, and Old Wheat Street in 1993. At 476-478 Auburn Avenue paint samples were collected from areas where original fabric was known to be relatively untouched: a clapboard on the north wall at 476's rear porch, the rear door of 476, and the adjacent corner board. Two color schemes were developed using "some artistic license" for the body color (clapboards, porch ceilings, eaves brackets, doors, stair risers, porch apron, any woodwork around foundation) and trim color (window and door trim, fascia and cornice, porch columns and railings, corner boards, soffit, porch floor, stair treads).

Color Scheme #1:
Body Color: Sherwin Williams Rustic Red #2719
Trim Color: Sherwin Williams Nutmeg #2726

Color Scheme #2:
Body Color: Sherwin Williams Steely Gray #2120
Trim Color: Sherwin Williams Nutmeg #2726[26]

476-478 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. 66). The *HRS* assessed the individual buildings within the Site and found that 476-478 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.[27]

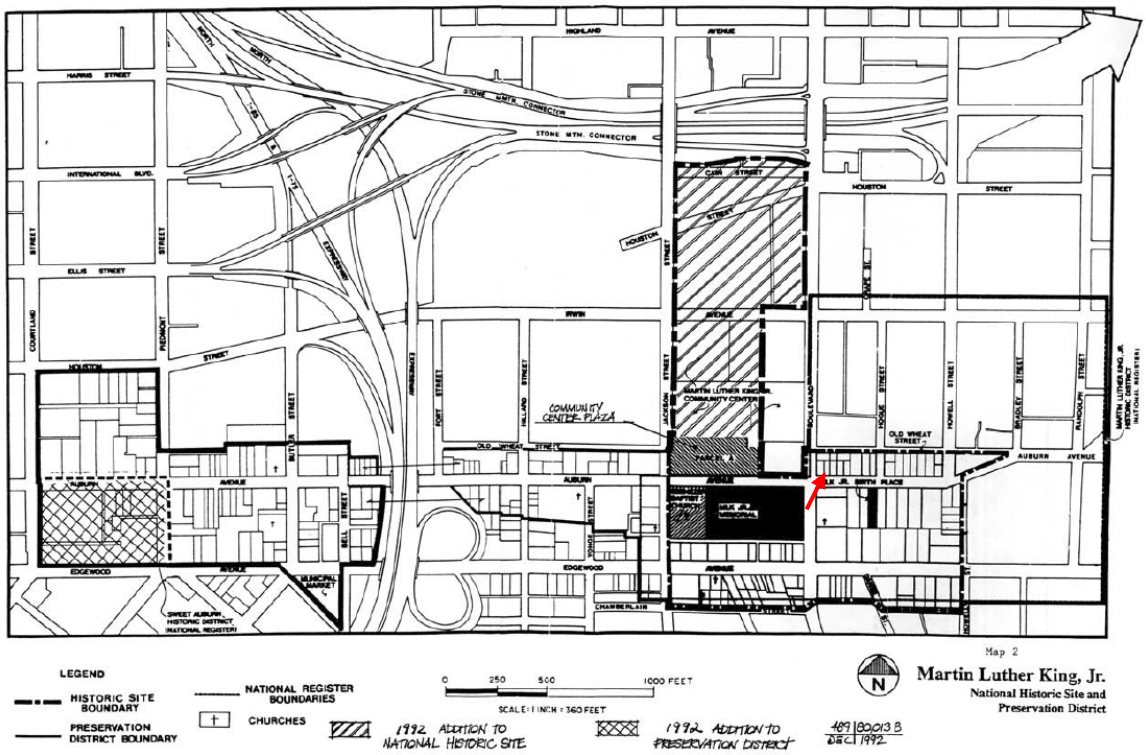


Figure 66. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study*.

[26] 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.
[27] *Historic Resource Study*, pp. 31, 88.

In December 1993, the Southeast Regional Office proposed the replacement of the chain link fences at 472-474, 476-478, 480-482, 484-486, 488-490, and 492-494 Auburn Avenue with more historic precedents, to include a combination of post-mesh, post-rail-mesh, and picket fences, depending on location. The regional office determined that there would be no adverse effect for these changes. The SHPO required additional information after their first review, but eventually concurred with the finding of no adverse effect for the replacement of fences for 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard, in March 1994. The ACHP also concurred with 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.[28]

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.[29] It is unknown if or when this work was completed, but it is curious that 476-478 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.[30] The group of shotguns, of which 476-478 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 individuals 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

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[28] 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.
[29] 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.
[30] Lawliss, Lucy A. (Regional Historical Landscape Architect). "Martin Luther King, Jr. National Historic Site, Birth-Home Block." *Cultural Landscape Report.* May 1995. NPS DSC # MALU 489 D23.

> to purchase plants—flowering annuals were most typical—and place them in the porch railings. Sometimes plants were transferred to wooden flower boxes that were easily constructed from one-by-six boards. Plants such as pansies, coleus, or marigolds were often planted in these boxes because they were less expensive in that they were easily grown from seed and required little maintenance. Some individuals also grew collards in these planter boxes.
>
> Other than flower pots or boxes, the small shotgun porches had no room for additional items. For social gatherings, chairs would be brought out from the house only for older family members, while younger people sat on banisters and steps.
>
> The back-yard surface of the typical shotgun was also composed of dirt and, like the single-family dwellings, was a work space. The dominant feature of the back-yard landscape was the clothesline. The line was usually a long piece of electrical wire that had been gather from the street or vacant lots. One end was attached to the house and the other to a pole at the end of the yard. Often the pole was an old railroad tie that resembled a two-by-four. The line was twisted around the pole to secure it and was propped in the middle by a tick cut from a tree at a "V" branch in order to have a notch in which the line would rest. The lines were always wiped with a wet rage prior to using in order to clean off the dust from the yard.
>
> Other aspects of the typical back-yard landscape included the piles of ashes that people three 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.[31]

The historical conditions for 476-478 Auburn Avenue included no front fence, 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. 67). 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 rear porch steps, no definition of back yard spaces, and sodded back yards (fig. 67).

The *CLR* also provided a recommendation drawing for the address (fig. 68). These included: 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, and maintain grassed front and back yards.

[31] Ibid.

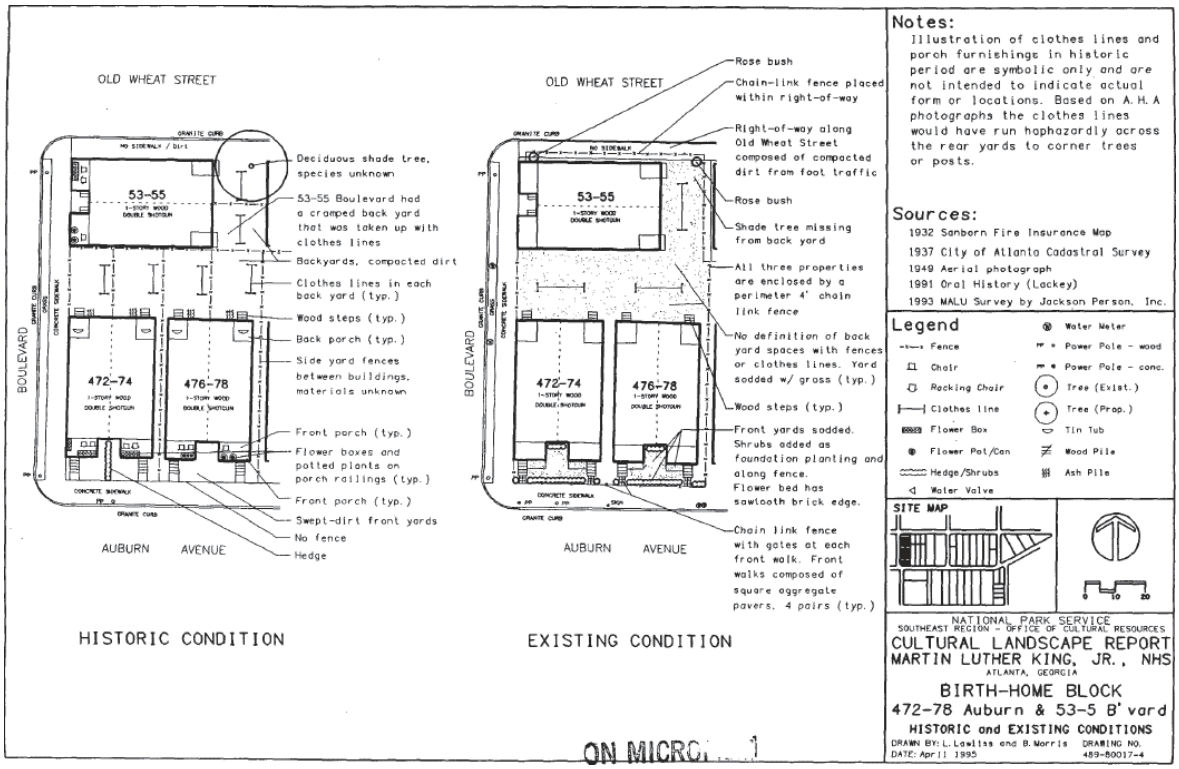


Figure 67, above. Historic and existing landscape conditions of 476-478 Auburn Avenue and the adjacent shotguns to the north and east. Drawing: NPS TIC No. MALU 489 80017, CLR, April 1995.

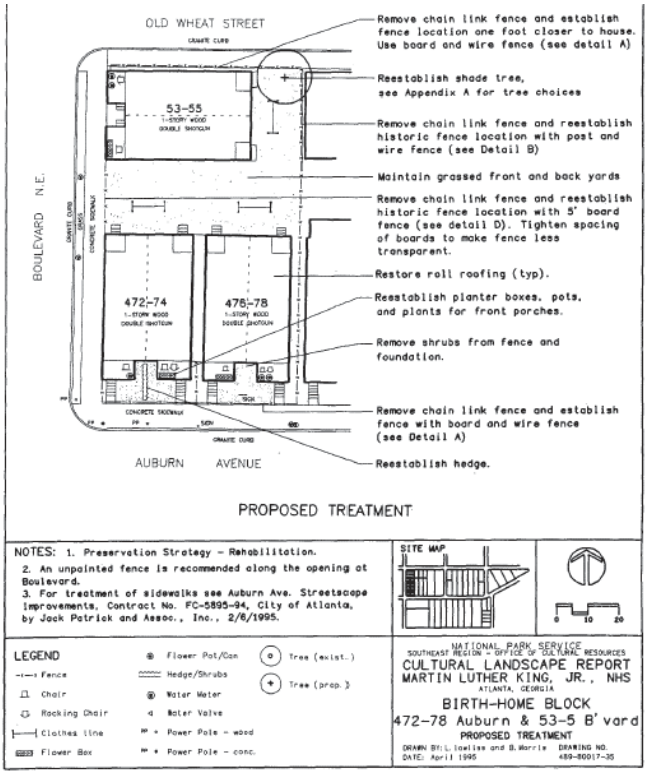


Figure 68, right. Proposed landscape treatments for 476-478 Auburn Avenue. Drawing: NPS TIC No. MALU 489 80017, CLR, April 1995.

Recent Modifications

A project was assembled in July 2013 to "paint approximately 2000 square feet of siding, trim and porches of historic homes, located at 53-55 Boulevard and 472-474/476-478 Auburn Avenue" with one coat of paint matching the current colors.[32] It was approved by park employees and regional employees the next month. It is unknown if SHPO concurred or when the work was completed.

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. 69). 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."[33] The system was installed in August 2015.



Figure 69. 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 476-478 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.

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

- 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.
- 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.[34] This work has been completed as the exterior of the house is freshly painted.



Figure 70. South elevation, ca. 03/2016. Photo: MALU Archives.



Figure 71. West elevation from the north, ca. 03/2016. Photo: MALU Archives.



Figure 72. North elevation, ca. 03/2016. Photo: MALU Archives.



Figure 73. Rear porch stair of 478, ca. 03/2016. Note areas of rot at base of post. Photo: MALU Archives.

[34] "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.

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.
- 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 effect.[35] 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.[36] According to park staff, the fences were ultimately replaced due to extensive deterioration.

[35] "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.
[36] "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.

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Physical Description

The Historic Preservation Training Center visited 476-478 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 476-478 Auburn Avenue, NE. The BFML describes features using a hierarchal system based on industry standards adopted by the federal government—the UNIFORMAT II (ASTM E1557 Standard, 2008) used by many facility management industry leaders, including the National Park Service's Park Facility Management Division (PFMD) and the Facility Management Software System (FMSS). The BFML uses headings and sub-headings to divide architectural components, structural systems, mechanical systems, etc. into a simple organizational tool (Table 1).

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

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

Physical Description Summary

476-478 Auburn Avenue, NE has seen continuous use as a tenant-occupied or owner-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 and removal of the siding, scraping of deteriorated paint from wood surfaces and repainting, repairs to the windows, site work, and replacement of the roof shingles. 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.

476-478 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."

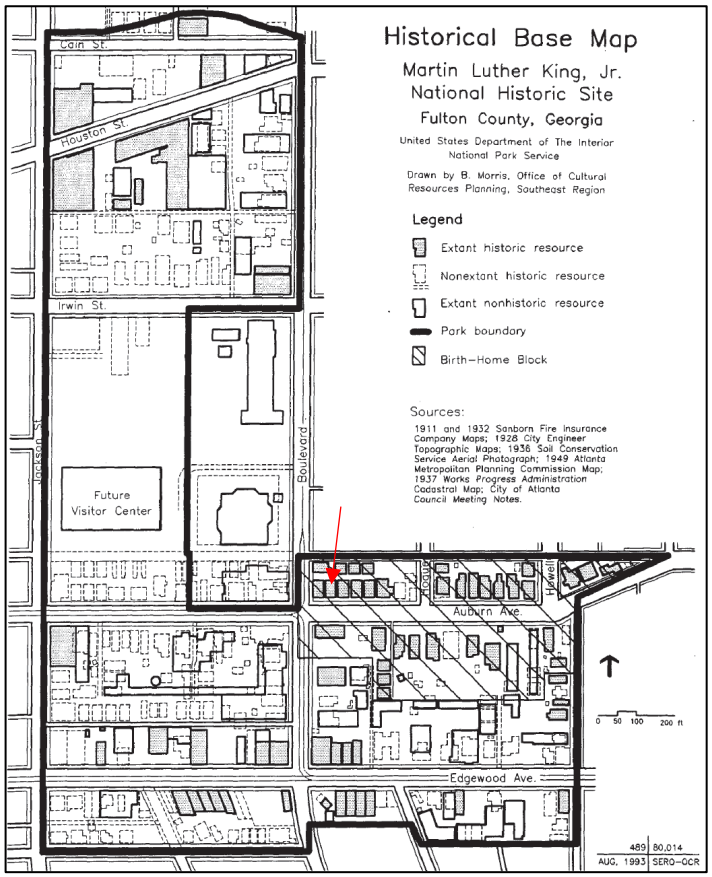


Figure 74. Location of 53-55 Boulevard, NE within Martin Luther King, Jr. National Historical Park (arrow), and the Birth-Home Block. Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site," *Cultural Landscape Report*, p. 7. Cropped by author.

Dr. King's birthplace (the Birth Home) is located at 501 Auburn Avenue, within the same block as 476-478 Auburn Avenue. The 500 block of Auburn, between Boulevard and Howell Street, comprises the Birth-Home Block, including 476-478 Auburn Avenue (fig. 74). 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

This 1905 duplex shotgun residence at 476-478 Auburn Avenue is located on the north side of Auburn Avenue, NE, one lot east of that street's intersection with Boulevard (fig. 75). The structure sits slightly removed from the public sidewalk, which sits adjacent Auburn Avenue. The west and east elevations abut the neighboring properties of 472-474 Auburn Avenue and 480-482 Auburn Avenue, respectively. The rear yard is enclosed with a fence and planted with grass and abuts neighboring property 53-55 Boulevard. The site consists of mostly flat grade with a slight depression towards the northwest corner.



Figure 75. 476-478 Auburn Avenue, NE (red outline) sits in a row of double shotgun houses fronting Auburn Avenue, all part of the Birth-Home Block. Photo: Google Maps, 2018.

Exterior Overall

The prominent overall visual aspects of 476-478 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 front elevation, painted exterior wood components, steeply pitched hipped roof with diamond-shaped fiberglass shingles, and recessed rear porches (figs. 76-77).



Figure 76. South (front) elevation of 476-478 Auburn Avenue. Photo: HPTC; 06/15/18.



Figure 77. North (rear) elevation of 476-478 Auburn Avenue. Photo: HPTC, 06/15/18.

South (Front) Elevation (fig. 78)

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 front the street.



Figure 78. South (front) elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

West Elevation (fig. 79)

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 asphalt 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 east end (rear), the rear porch recesses into the structure 5'-6" from the rear elevation and 6'-2" from the west elevation. A single door opening is located under the rear porch.

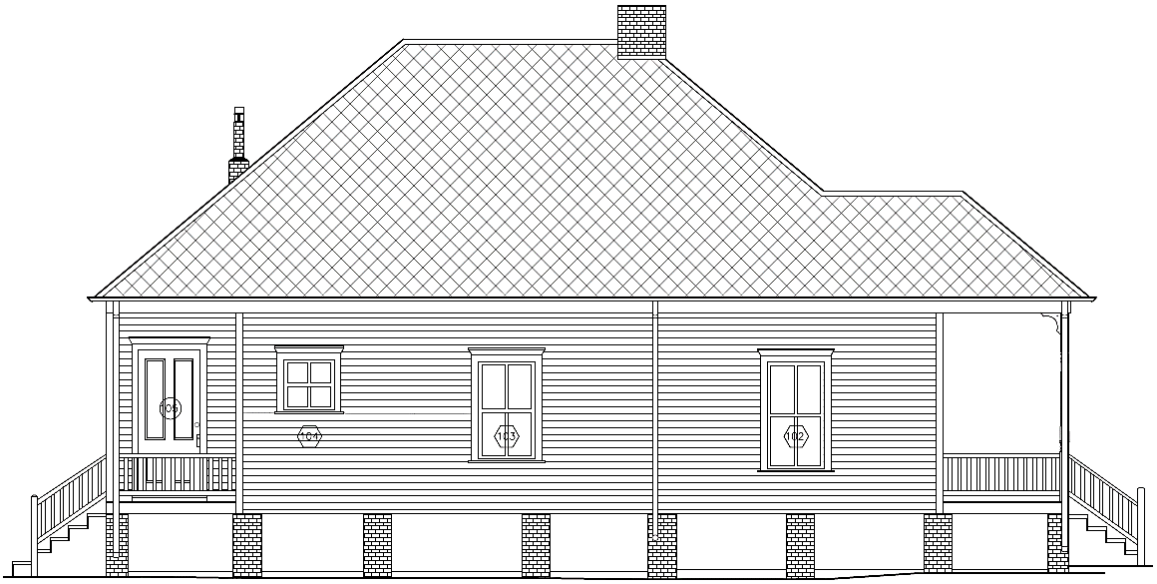


Figure 79. West elevation (476 Auburn Avenue). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

North (Rear) Elevation (fig. 80)

The east elevation is symmetrical. It is two rooms wide (28'-8"), one-and-one-half stories tall, and sits on brick piers under a steeply pitched hipped roof covered with diamond-shaped asphalt 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 end elevations by 6'-2" and the rear elevation by 5'-6". Projecting east off the porches are short stairs to grade.

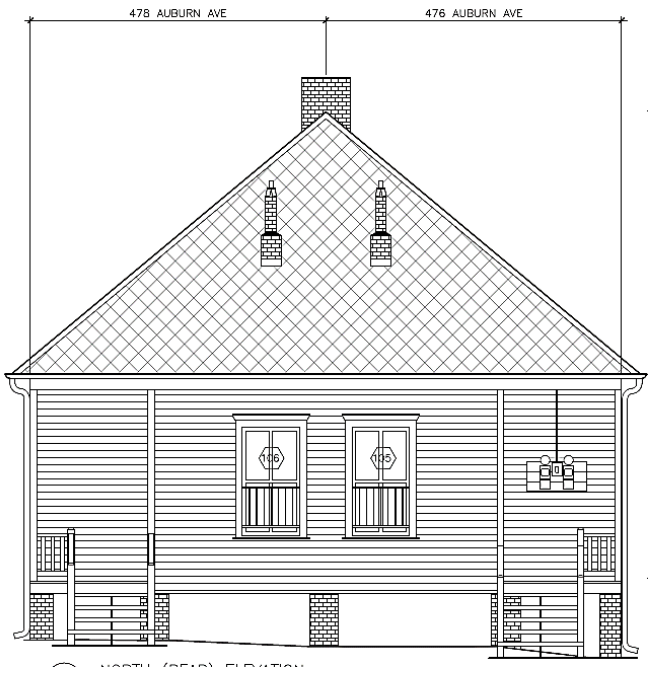


Figure 80. North elevation. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

East Elevation (fig. 81)

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 asphalt 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 and 5'-11" from the east elevation. A single door opening is located under the rear porch.



Figure 81. East elevation (478 Auburn Avenue). Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Organization

First Floor (fig. 82)

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

Each unit consists of four interior spaces including a living room, bedroom, bathroom, and kitchen (listed front to rear). The main entrances into the units are located on the 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.

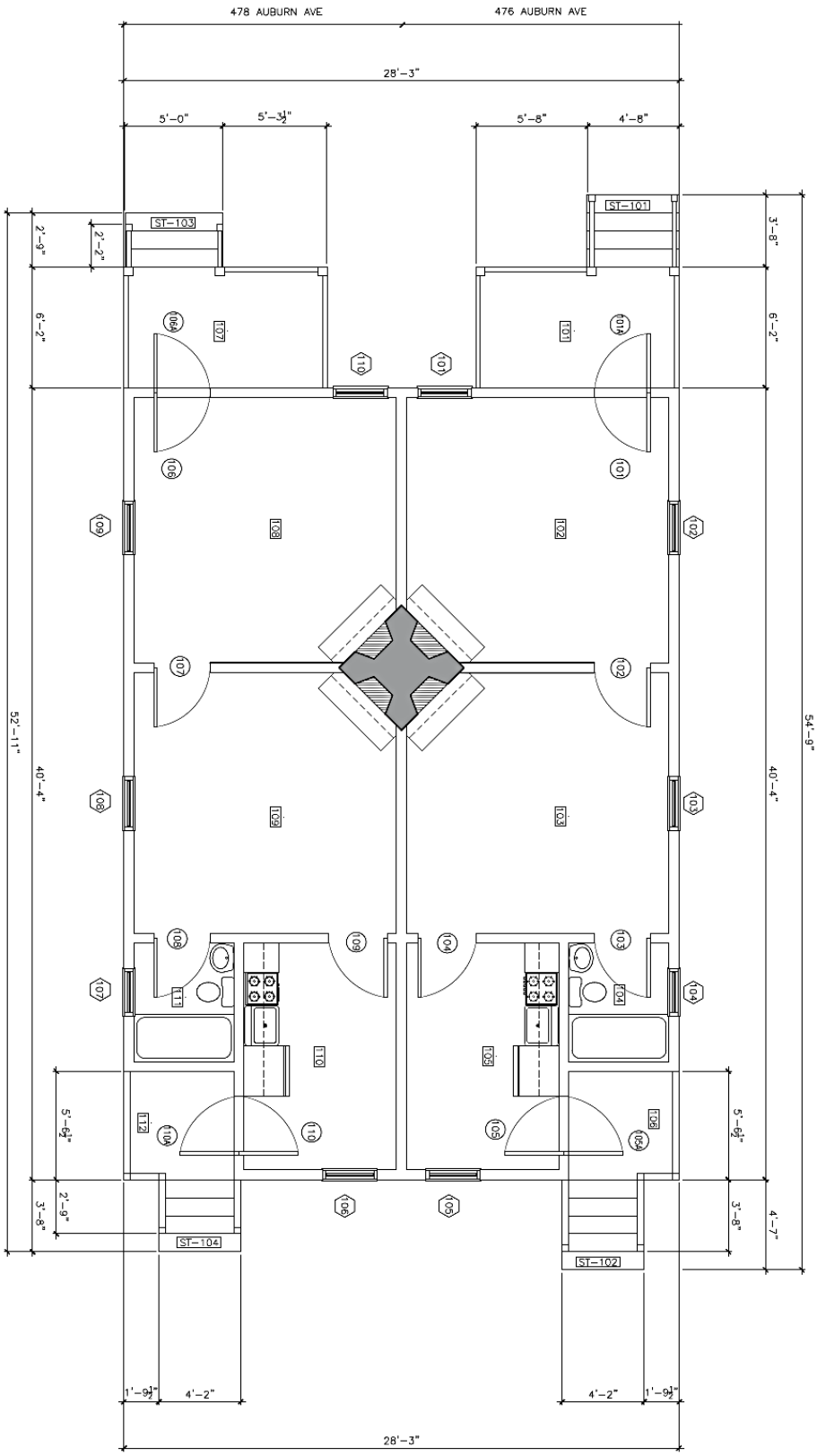


Figure 82. Floor plan. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Attic

The attic is accessible through a ceiling hatch in the kitchen of 476 Auburn Avenue. The attic includes the space under the hipped roof of the main block and the front porches.

Building Feature Master List Physical Descriptions

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

Brick foundation piers support the entire building (fig. 83) including front porches (front porch piers were retained through 1984-86 restoration). The brick is laid in a running bond pattern (fig. 84). 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. 85). Heights vary depending on the sloping grade, from 1’-6” to 3’-2”. The piers within the interior of the crawlspace were only partially seen by the assessment team and are smaller than those on the perimeter.

Modern cast-in-place concrete curbs are located between each of the perimeter piers to deter water infiltration under the building (see fig. 83) and were installed in 1986. 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 panels are located between the piers (side to side) and between the curb and first-floor structural framing (bottom to top) to keep trash and rodents from the interior of the crawlspace (see fig. 83). Originally these openings were open or infilled with lattice.



Figure 83. The building is supported by brick foundation piers. Piers vary in height based on grade. Note modern concrete curbs and painted cementitious panels between piers. Photo: HPTC, 06/18/18.



Figure 84. Brick pier laid in running bond. Photo: HPTC, 06/18/18.

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 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. 85). This system also applies to the front porches and integrated rear porches.

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

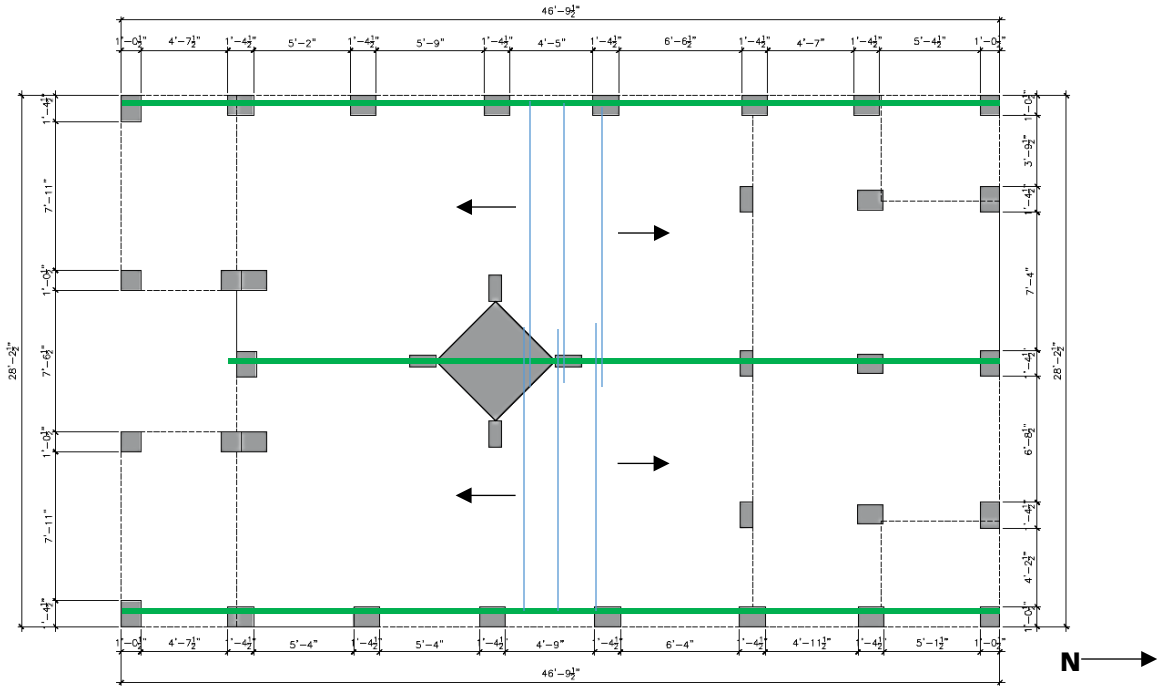


Figure 85. The first-floor structural floor frame, overlaid on the foundation pier plan, is composed N-S rim joists (green lines) and E-W floor joists between (blue lines). Drawing: HPTC, 02/2020.

B101001-2	Attic Structural Floor Frame

The structural attic floor frame is framed in a conventional manner. The 2x4 floor joists spaced at 16” on center are supported by the east and west exterior walls and overlap at the center interior loadbearing wall of the first floor (fig. 86).

Fiberglass insulation is located between every joist (fig. 87), except over the two front porches and two rear porches, and was added during the 1984-86 restoration or later. Additionally, plywood is located atop the joists in the center on either side of the interior loadbearing wall for a walking surface (fig. 88). The plywood is not fastened to the joists below. Built-up platforms are adjacent the walkway to support the mechanical equipment located in the attic.

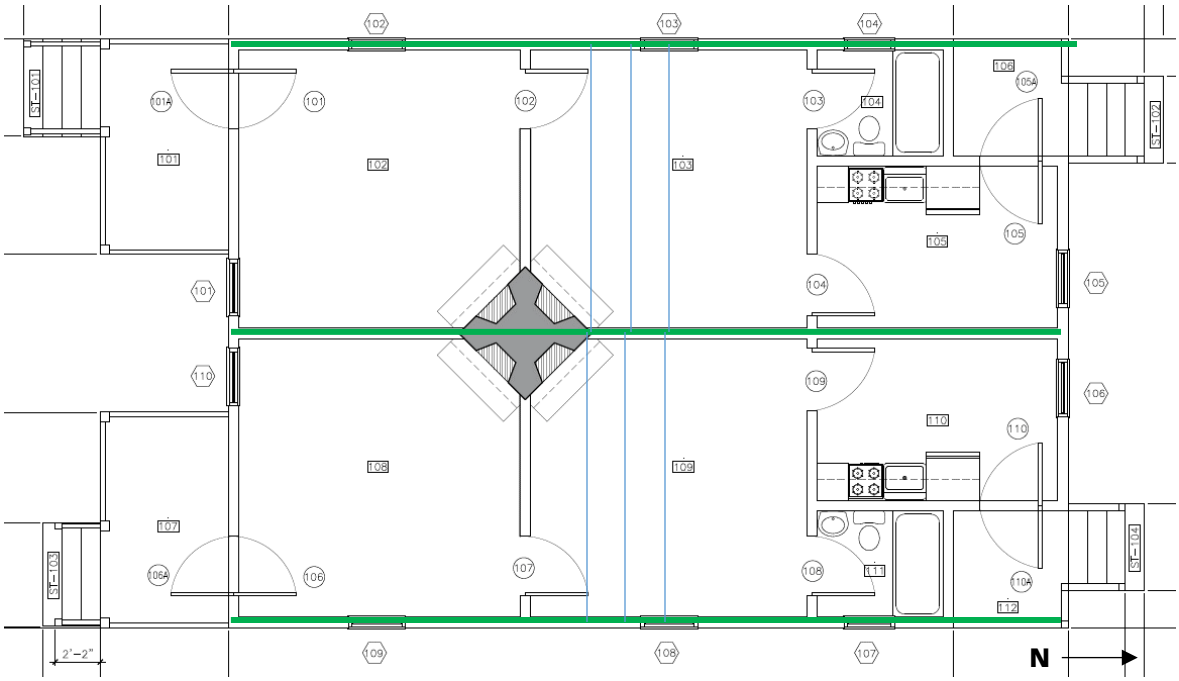


Figure 86. The attic structural floor frame, overlaid on the first-floor plan, is composed of 2x4 joists at 16” on center (blue lines) supported at the exterior walls and center loadbearing party wall (green lines). Drawing: HPTC, 02/2020.



Figure 87. The center loadbearing wall (arrow) supports the overlap joists (red lines). Modern insulation is located between each joist except over the porches. Photo: HPTC, 06/21/18.



Figure 88. Plywood has been laid over the joists to create a walking surface. Photo: HPTC, 06/21/18.

B101002	Structural Interior Walls

The center party wall between the two units is a structural (loadbearing) interior wall (fig. 89). 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 overlapping floor joists of the attic structural floor frame (described in B101001-2 above). The large central chimney bisects the wall (fig. 90).

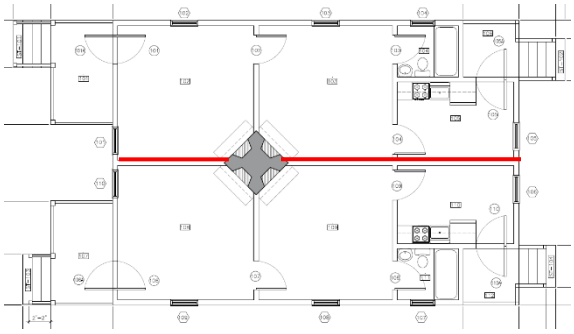


Figure 89. The center party wall (red line) is loadbearing. Drawing: HPTC, 02/2020.



Figure 90. Structural interior wall from Room 108 of 478 Auburn Avenue. The center party wall is bisected by the main chimney. Photo: HPTC, 06/21/18.

B1020	Roof Construction
B102001	Structural Frame

The structural hipped roof frame was wholly reconstructed during the 1984-86 restoration; however, the framing over the two front porches and the hip rafters were largely retained (fig. 91). The frame is composed of 2x6 rafters at 16" on center with 2x8 ridge and hip boards. The rafters are covered with plywood (fig. 92).



Figure 91. Hipped roof modern roof frame. The darker framing is original over 476 Auburn Avenue's front porch. The hip rafter is also dark and original. Photo: HPTC, 06/21/18.



Figure 92. Rebuilt hipped roof framing with 2x6 rafters, 2x8 ridge board, and plywood sheathing. Photo: HPTC, 06/21/18.

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

Three chimneys penetrate the roof of the building.

The running-bond brick main chimney measures approximately 2'-4" square and projects thirteen courses (approximately 2'-4") above the finished roof (fig. 93). This chimney contains the flues for four fireplace openings; however, one flue is used to vent the natural gas-powered water heater located in the attic (fig. 94). The chimney was likely rebuilt during the 1984-86 restoration due to the condition prior to restoration. The cap condition is unknown.

Two chimneys are located above the kitchens (fig. 95). These chimneys are smaller at 12" square at the base and 10" square at the neck and extend approximately 3'-4" above the roof line. They are topped with a brick gable-shaped cap. These chimneys were likely reconstructed during the 1984-86 restoration to match historic chimneys in place. The current chimneys are supported by the attic structural floor frame and do not penetrate through to the first floor (fig. 96). These are still functional chimneys and are used to vent the furnaces located in the attic.



Figure 93. Main chimney was reconstructed in 1984-86. Photo: HPTC, 06/18/18.



Figure 94, right. Main chimney in the attic with historic coatings retatined. The natural gas water heater vents through one of the flues. Photo: HPTC, 06/21/18.



Figure 95. Smaller kitchen chimneys on north elevation were reconstructed 1984-86. Photo: HPTC, 06/18/18.



Figure 96. Kitchen chimneys penetrate through roof but stop and are supported by the attic structural floor frame. Exhaust pipes vent through these chimneys. Photo: HPTC, 06/21/18.

B20	EXTERIOR ENCLOSURE
B2010	Exterior Walls

Details into the framing members of the building's exterior walls are largely unknown. Photographs from October 1985 show the clapboards of the front elevation removed and the studs exposed. They appear to be traditional 2x4 studs at approximately 16" on center. Two additional photographs dated October 1985 show the rear elevation completely reconstructed with new framing, including traditional 2x4 studs at approximately 16" on center. (For these archival photographs, see Chronology section.)



Figure 97. Painted wood siding covers the exterior walls. The wall with the windows was completely reconstructed in 1984-86 and the siding there is new. Photo: HPTC, 06/18/18.

The exterior walls are covered with painted wood siding (fig. 97). Exterior siding is random length and approximately 1" thick and 6" wide, with 5" exposed to weather.

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

[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.

B201002	Insulation & Vapor Barrier

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

B201007	Balcony Walls & Handrails

The front porch roofs are supported by loadbearing corner porch columns which are supported by brick piers. The columns are turned Victorian in style and were likely retained during the restoration. Between the columns and at one side of the stair, painted wood balustrades with simple square- and rectangle-profile components exist (fig. 98). ST-1 is located at the front porch of 476 Auburn Avenue; it has four treads and five risers. ST-3 is located at the front porch of 478 Auburn Avenue; it has three treads (0'-10" deep) and four risers (0'-7" high) (fig. 99). All wooden stair components are painted. Each stair has an open back with no risers.

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. 100). 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 476 Auburn Avenue; it has five treads (0'-11½" deep) and six risers (0'-7" high) (fig. 101). ST-4 is located at the rear porch of 478 Auburn Avenue; it has three treads (0'-10" deep) and four risers (0'-7" high). All wooden stair components are painted. Each stair has an open back with no risers. ST-4 is supported by a concrete slab at grade.

The floors of all four porches consist of 3½"-wide tongue-and-groove painted wood flooring which is ¾" thick (fig. 102). The ceilings consist of tongue-and-groove painted wood beadboard (fig. 103).

The front porches and rear porches were reconstructed during the 1984-86 restoration. Wood columns and balustrades may have been reused at that time on the front porches, but no components were reused on the rear porches (based on photographic evidence).

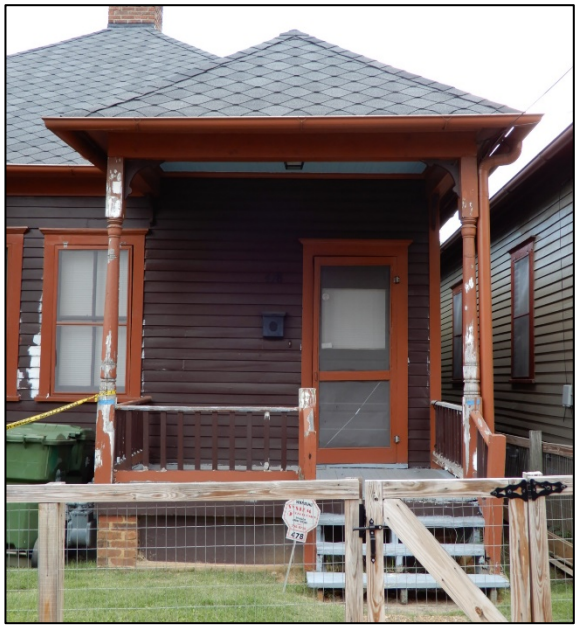




Figure 99, right. ST-1 accesses the front porch of 476 Auburn Avenue. ST-3 at 478 is similar. Note the painted wood treads and stringers. Photo: HPTC, 06/18/18.

Figure 98, left. Some front porch components, like the columns and balustrades, may be historic, as seen here at 478 Auburn Avenue. Photo: HPTC, 06/18/18.



Figure 100. Rear porch components date to the 1984-86 restoration. Photo: HPTC, 06/18/18.



Figure 101. ST-2 accesses the rear porch of 476 Auburn Avenue. ST-4 is similar. Note the painted wood treads and stringers. Photo: HPTC, 06/18/18.



Figure 102. Painted wood floor boards of 478 Auburn Avenue's rear porch is typical. Photo: HPTC, 06/18/18.

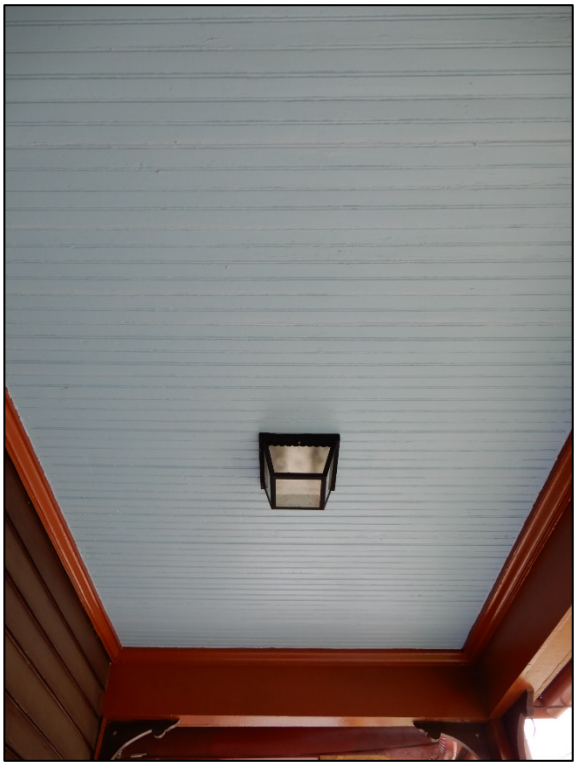


Figure 103. Beadboard ceiling of one of the front porches is typical. Photo: 06/18/18.

B201008	Exterior Soffits

Because the building has a hipped roof, the entire perimeter includes painted wood boxed soffits (fig. 104). These continue around the projecting front porches and recessed rear porches in the same style (fig. 105). See also B301004-2 Exterior Trim.



Figure 104. Painted wood soffits at the rear porch at the north corner of the building. Photo: HPTC, 06/18/18.



Figure 105. Painted wood soffit between the front porches. Photo: HPTC, 06/18/18.

B2020	Exterior Windows

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

All windows have exterior screens. W102, W105-106, and W108-109 have exterior metal security bars located at the lower sash (between wood sash and screen unit).

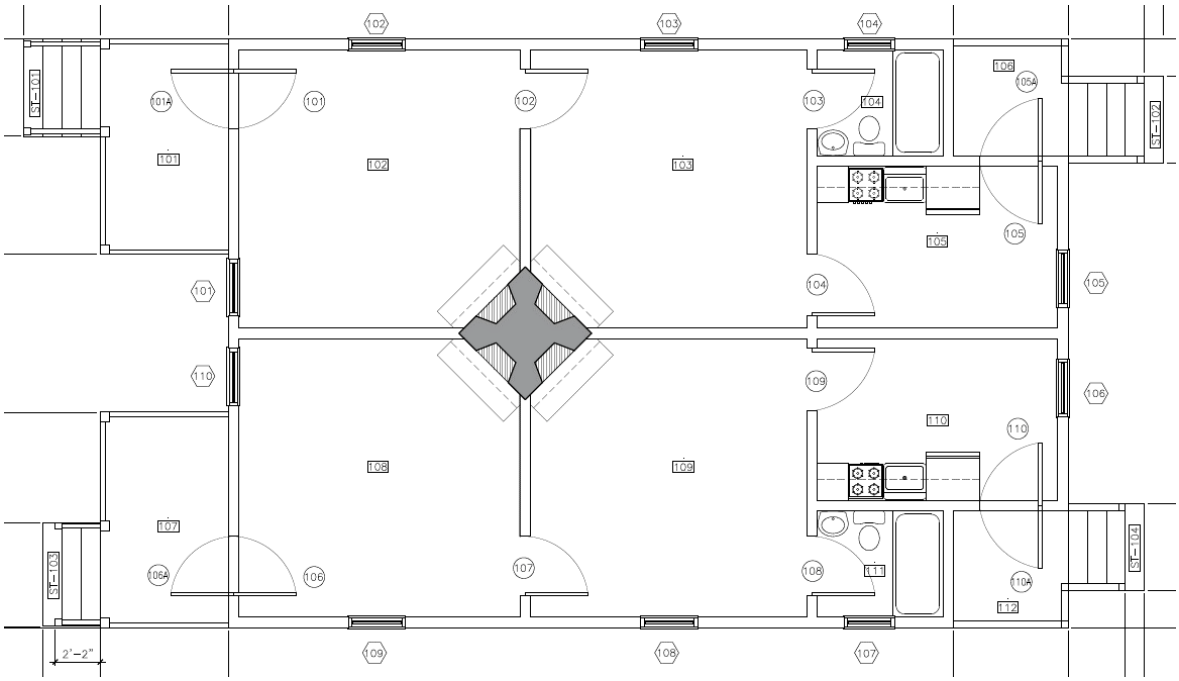


Figure 106. Location of exterior windows and their numbers; note also exterior and interior door locations and numbers. Drawing: HPTC, 02/2020.





Figure 108, above. W106, left, of 478 Auburn Avenue and W105, right, of 476 Auburn Avenue; both have exterior screens and metal security bars. Photo: HPTC, 06/18/18.

Figure 107, left. The exterior of W101, left, of 476 Auburn Avenue, and W110, right of 478 Auburn Avenue; both have exterior screens. Photo: HPTC, 06/18/18.

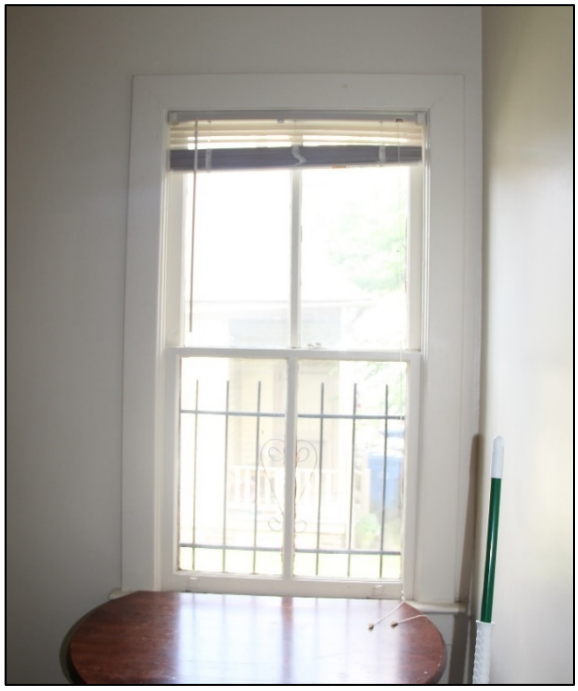




Figure 110, above. Interior of smaller window W104 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.

Figure 109, left. Interior of larger window W105 of 476 Auburn Avenue with exterior security bars. Photo: HPTC, 06/21/18.



Figure 111. Historic sash lock at W101 of 476 Auburn Avenue; others are similar. Photo: HPTC, 06/21/18.



Figure 112, right. Interior of W101 of 476 Auburn Avenue; note intact sash rope (arrow). Photo: HPTC, 06/21/18.

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 476 Auburn Avenue and D106 at 478 Auburn Avenue) were replaced during the 1984-86 restoration (figs. 27-28). They are solid wood construction with three horizontal panels below and one horizontal panel above a single lite. All hardware (lockset, hinges, and deadbolt) is modern. The lockset is in a historic style.

The two rear doors (D105 at 476 Auburn Avenue and D110 at 478 Auburn Avenue) are historic four-panel painted wood doors (figs. 29-32). These doors have historic hinges and modern locksets (in a historic style) and deadbolts.

All exterior doors were outfitted with replica screen doors during the 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 (hinges, spring, and catch) is modern.



Figure 113. D101 of 476 Auburn Avenue has a modern door, hardware, and exterior screen door. Photo: HPTC, 06/21/18.



Figure 114. D106 of 478 Auburn Avenue has a modern door, hardware, and exterior screen door. Photo: HPTC, 06/21/18.

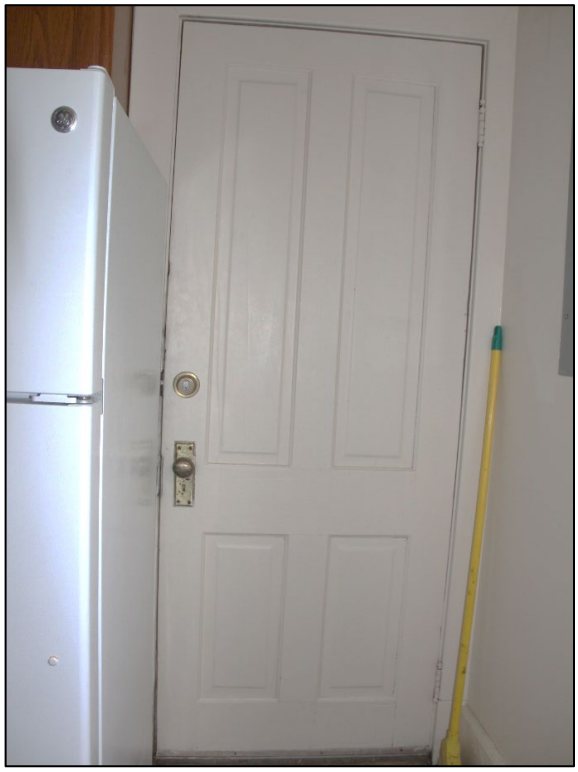


Figure 115. Interior of D105 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 116. D105 of 476 Auburn with historic knob and face plate and modern deabolt. Photo: HPTC, 06/18/18.

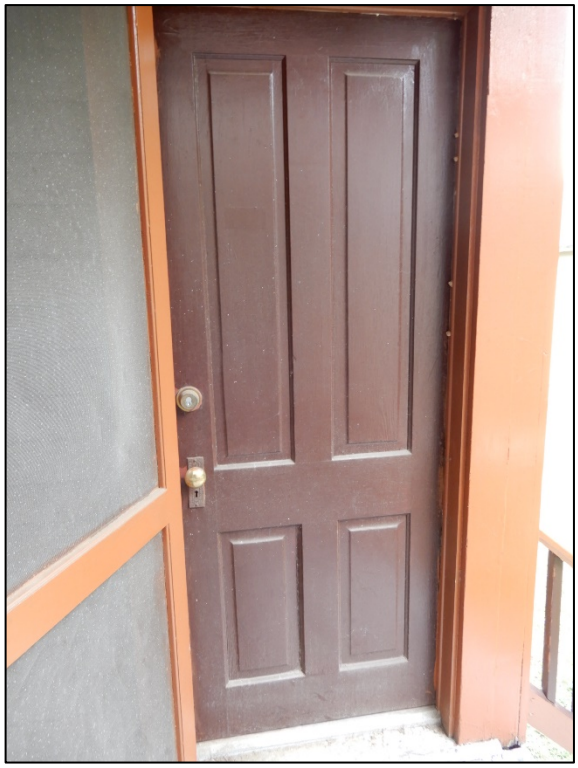


Figure 117. D110 of 478 Auburn Avenue has a historic door, modern hardware, and modern exterior screen door. Photo: HPTC, 06/18/18.



Figure 118. Interior of D110 of 478 Auburn Avenue with modern hardware. Photo: HPTC, 06/21/18.

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

The roof finish consists of fiberglass architectural shingles (GAF Sienna Cut Shingles in Chateau Gray) (fig. 33), 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 scallop-shaped asphalt shingles (see Chronology section). That roof was replaced in late 1985 with diamond-shaped fiberglass shingles. It 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. Photo: HPTC, 08/15/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

The flashing surrounding all chimneys consists of coated metal (aluminum?) flashing (fig. 34). Where the flashing is let into the masonry joints, it is heavily caulked.





Figure 121, above. Metal flashing at the rear chimneys. 476 Auburn, right, has flashing let into a cut reglet. 478 Auburn, left, has flashing let into the masonry joints. Photo: HPTC, 06/18/18.

Figure 120, left. Metal flashing at the main chimney; note caulk. Photo: HPTC, 06/18/18.

B301004-2	Exterior Trim

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



Figure 122. Historic painted wood cornice and bed molding. Photo: HPTC, 06/18/18.



Figure 123, right. Reproduction painted wood porch brackets. Photo: HPTC, 06/18/18.

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). The downspouts along the west elevation and the one at the southeast corner drain into an underground drainage system installed sometime after summer 2015. The remaining two on the east elevation drain to grade.

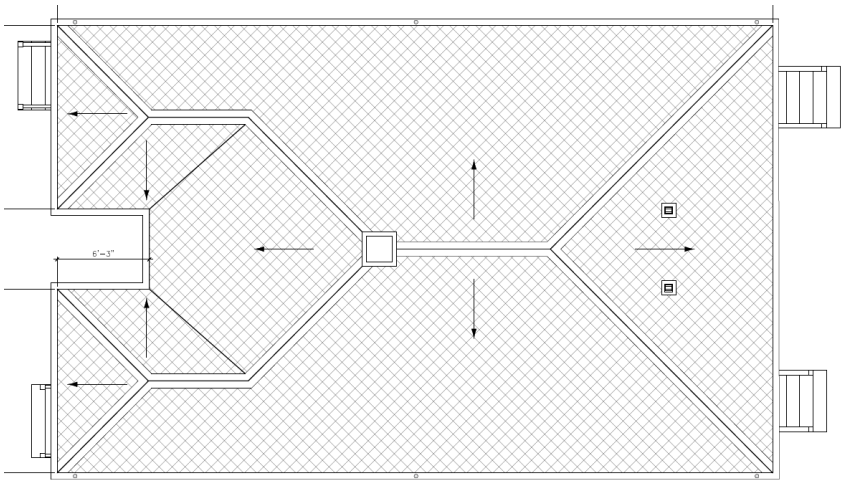


Figure 124. Roof plan showing perimeter gutter and locations of six downspouts. Drawing: HPTC, 02/2020.



Figure 125. The downspout at the northeast corner drains to grade. Photo: HPTC, 06/18/18.



Figure 126. West elevation downspouts drain into an underground drainage system, as seen at the northwest corner. Photo: HPTC, 06/18/18.

C	INTERIOR
C10	INTERIOR CONSTRUCTION
C1010	Partitions

Non-loadbearing partition walls include the walls dividing the living rooms from the bedrooms, the walls separating the bedrooms from the kitchens and bathrooms, and the walls separating the kitchens and bathrooms (fig. 127). The walls are assumed to be constructed using 2x4 studs at 16” on center.

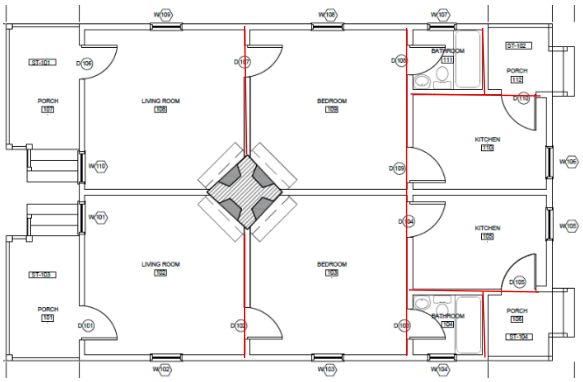


Figure 127. Non-loadbearing parition walls are highlighted in red. Photo: HPTC, 02/2020.



Figure 128. Partition wall in Room 102 of 476 Auburn Avenue dividing the living room, shown, from the bedroom. Photo: HPTC, 06/21/18.



Figure 129. Partition wall in Room 103 of 476 Auburn Avenue dividing the bedroom, shown, from the bathroom (left door) and kitchen (right door). Photo: HPTC, 06/21/18.

C1020	Interior Doors

D102, D103, D104, D107, and D108 include historic four-panel painted wood doors with historic hinges and modern locksets (in a historic style) (fig. 130). D109 does not have a door, but hinges remain at the opening suggesting there was a door in place (fig. 131).

An attic hatch (D201) is located in the ceiling of Room 105 (kitchen of 476 Auburn Avenue). The "door" consists of unpainted drywall (fig. 132). An attic hatch (D202) is also located in the ceiling of Room 111 (bathroom of 478 Auburn Avenue); the door is composed of painted beadboard (fig. 133).



Figure 130. D107 is an example of a historic four-panel interior door seen throughtout the building. The lockset is modern. Photo: HPTC, 06/21/18.



Figure 131. Hinges remain at D109. The location of the removed door is unknown. Photo: HPTC, 06/21/18.



Figure 132. D201 allows access to the attic from the kitchen of 476 Auburn. Photo: HPTC, 06/21/18.



Figure 133. D202 allows access to the attic from the bathroom of 478 Auburn. Photo: HPTC, 06/21/18.

C1030	Fittings
C103008	Counters

The kitchens of both units (Room 105 in 476 Auburn Avenue and Room 110 in 478 Auburn Avenue) have counters consisting of modern laminate (figs. 134-135). These counters may have been installed more recently than the 1984-86 restoration.

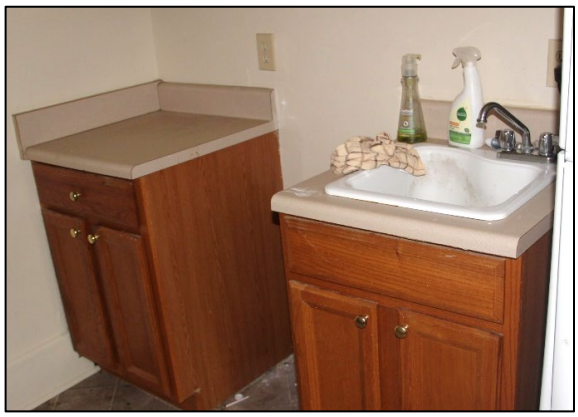


Figure 134. Counters in the kitchen (Room 105) of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 135. Counter in the kitchen (Room 110) of 478 Auburn Avenue . Photo: HPTC, 06/21/18.

C103009	Cabinets

The kitchens of both units (Room 105 in 476 Auburn Avenue and Room 110 in 478 Auburn Avenue) have wall and floor wood cabinets (fig. 136). These cabinets may have been installed more recently than the 1984-86 restoration.



Figure 136, right. Room 110 wall and floor cabinets; cabinets in Room 104 are similar. Photo: HPTC, 06/14/18.

C103098	Interior Trim (Other Casework)

The interior trim in the building consists of modern painted wood door and window surrounds, and baseboards (figs. 137-138).



Figure 137. Painted door surround of D106. Photo: HPTC, 06/21/18.



Figure 138. Modern painted door surround, plinth block, and baseboard. Photo: HPTC, 06/21/18.

C103099	Other Interior Specialties – Mantelpieces

Each side of the shotgun house (476 and 478) is outfitted with two fireplace openings radiating from the central chimney stack (four total flues). The primary fireplace openings are located in the front rooms (Room 102 in 476 Auburn Avenue and Room 108 in 478 Auburn Avenue). These fireplaces are outfitted with mantelpieces that are more ornate than the fireplaces located in the secondary middle rooms (Room 103 in 476 Auburn Avenue and Room 109 in 478 Auburn Avenue).

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 tiles surrounds (tiles differ between units), and glazed tile hearths (painted in Room 102). The fireboxes have been enclosed and in Room 102 covered with modern ceramic tiles (figs. 139-140).

The simpler fireplaces in the middle rooms include stained wood mantels with elongated bracketed mantel shelves, parged masonry surrounds, and painted ceramic tile hearths. The fireboxes have been enclosed and in Room 103 covered with modern ceramic tiles (figs. 141-142).



Figure 139. Mantelpiece in Room 102 of 476 Auburn Avenue. The firebox has been sealed and covered with modern cermaic tiles. The glazed tile of the hearth has been painted, but likely matches the light green tile around the covered opening (drak green tile). Photo: HPTC, 06/21/18.



Figure 140. The mantelpiece in Room 108 retains most of its historic character. The firebox has been enclosed. Photo: HPTC, 06/21/18.



Figure 141. Wood mantelpiece in Room 103 of 476 Auburn Avenue with modern ceramic tile laid over the enclosed firebox. The hearth has also been covered with ceramic tile and painted. Photo: HPTC, 06/21/18.



Figure 142, right. Wood mantelpiece in Room 109 of 478 Auburn Avenue with enclosed firebox. The hearth no longer has glazed tiles, but is instead composed of painted concrete. Photo: HPTC, 06/21/18.

C30	INTERIOR FINISHES
C3010	Wall Finishes

Originally, the interior wall finishes were composed of plaster over lath. Archival photographs from 1984-86 show the exterior siding removed on the front (west) elevation and the lath and plaster keys exposed.

It appears that most of the interior wall finishes are currently composed of modern painted drywall (fig. 143), perhaps applied over historic lath.

Modern ceramic tiles are located around the bathtub and lower half of the bathroom walls. The tiles differ between the units (figs. 144-145).

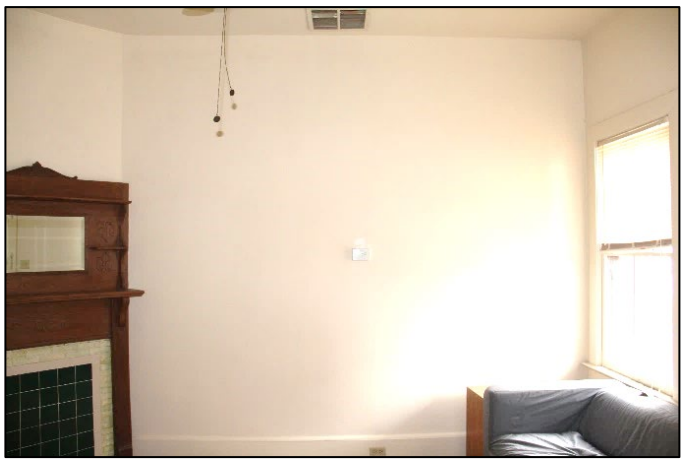


Figure 143. Painted drywall in Room 102 of 476 Auburn Avenue is identical to other painted drywall in both units. Photo: HPTC, 06/21/18.



Figure 144. Modern ceramic tile in Room 104 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 145. Modern ceramic tile in Room 111 of 478 Auburn Avenue. Photo: HPTC, 06/21/18.

C3020	Floor Finishes

Rooms 102 and 103 of 476 Auburn Avenue and Rooms 108 and 109 of 478 Auburn Avenue have modern wall-to-wall carpet, which is quite new (fig. 146).

Room 104 of 476 Auburn Avenue and Room 111 of 478 Auburn Avenue each have modern ceramic tile floors, however they are different colors and patterns (figs. 147-148).

Room 105 in 476 Auburn Avenue and Room 110 of 478 Auburn Avenue each have modern vinyl sheeting which appear to be quite new (fig. 149).



Figure 146. Modern wall-to-wall carpet in Room 102 of 476 Auburn Avenue. Other carpet is identical and new. Photo: HPTC, 06/14/18.



Figure 147. Modern ceramic floor tile in Room 104 of 476 Auburn Avenue. Photo: HPTC, 06/18/18.



Figure 148. Modern ceramic floor tile in Room 110 of 478 Auburn Avenue. Photo: HPTC, 06/18/18.



Figure 149. Modern sheet vinyl flooring in Room 105 of 476 Auburn Avenue; that in Room 110 of 478 is identical. Photo: HPTC, 06/21/18.

C3030	Ceiling Finishes

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

It appears that most of the interior ceiling finishes are currently composed of modern painted drywall (fig. 150), perhaps applied over the historic lath.



Figure 150, right. Modern painted ceiling finish in Room 110 of 478 Auburn Avenue. Photo: HPTC, 06/21/18.

D	SERVICES	
	D20	PLUMBING
		D2010 Plumbing Fixtures

Room 104 of 476 Auburn Avenue and Room 110 of 478 Auburn Avenue each have a modern kitchen sink. The sink in Room 104 is composed of enameled cast iron (fig. 151). The sink in Room 110 is composed of stainless steel (fig. 152).

Room 105 of 476 Auburn Avenue and Room 111 of 478 Auburn Avenue each have a modern ceramic pedestal sink, toilet, and bathtub (figs. 153-154).

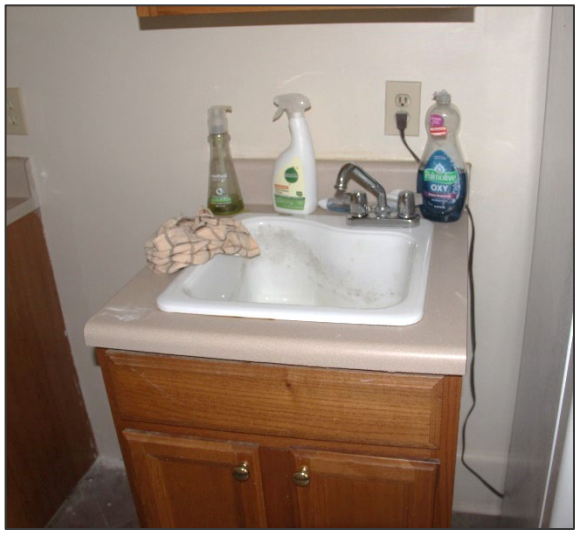


Figure 151. Enameled cast iron sink in Room 104 (Kitchen) of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 152. Stainless steel sink in Room 110 (Kitchen) of 478 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 153. Modern pedestal sink, toilet, and bathtub in Room 111 of 478 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 154. Modern pedestal sink, toilet, and bathtub in Room 104 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.

D2020	Domestic Water Distribution

A forty-gallon electric water heater and a forty-gallon gas water heater are located in the attic (fig. 155). It is unclear which supplies each side of the building. The gas-powered unit vents through the large, main chimney.



Figure 155, right. The electric water heater (white) sits in front of the gas water heater (grey) in the attic of 476-478 Auburn Avenue. Photo: HPTC, 06/21/18.

D2030	Sanitary Waste

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

D30	HVAC

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

The interior forced air units are located in the attic (fig. 156) and each unit vents through one of the smaller kitchen chimneys. The exterior condenser units are located at the rear (north) elevation (fig. 157). All rooms contain modern supply vents while Room 102 of 476 Auburn Avenue and Room 108 of 478 Auburn Avenue also contain return vents. Insulated ductwork is located in the attic.



Figure 156. Interior forced air units in attic. Note insulated ductwork supply vents to first floor. Photo: HPTC, 06/21/18.



Figure 157. Exterior condenser units. They are replaced as needed and at different times. Photo: HPTC, 06/14/18.

D40	FIRE PROTECTION SYSTEM	
	D4010	Sprinklers

No sprinkler system is currently extant at 476-478 Auburn Avenue.

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

Each unit contains its own fire extinguisher. In 476 Auburn Avenue, the fire extinguisher is located on the south wall adjacent D104 (fig. 158). In 478 Auburn Avenue, the fire extinguisher is located on top of the refrigerator. Both contain ABC dry chemical. According to park staff, the extinguishers are maintained on an annual basis.



Figure 158, right. Fire extinguisher in Room 105 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.

D50	ELECTRICAL
D5010	Electrical Service & Distribution

The modern electrical system includes panels (fig. 159), wiring, outlets, switches, a stove, and two refrigerators. It is assumed the electrical system dates to the 1984-86 restoration.

Each unit has its own 150-amp panel: Room 105 of 476 Auburn Avenue and Room 110 of 478 Auburn Avenue. Both rooms also include electric refrigerators and Room 110 also includes an electric stove. An electric water heater is located in the attic.



Figure 159, right. Electrical panel located in Room 110 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Rooms 102 and 103 of 476 Auburn Avenue and 108 and 109 of 478 Auburn Avenue each have a modern ceiling fan with light (fig. 160).

Rooms 105 of 476 Auburn Avenue and 110 of 478 Auburn Avenue each have a florescent light fixture (fig. 161).

Rooms 104 of 476 Auburn Avenue and 111 of 478 Auburn Avenue each have ceiling light fixture (fig. 162) and a wall light fixture over the vanity (fig. 163). There are no vents.



Figure 160. Ceiling fan and light in Room 103 of 476 Auburn Avenue. Fixtures in Rooms 102, 108, and 109 are similar. Photo: HPTC, 06/21/18.



Figure 161. Fluorescent light fixture in Room 110 of 478 Auburn Avenue. The fixture is Room 105 is similar. Photo: HPTC, 06/21/18.



Figure 162. Ceiling fixture in Room 104 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 163, right. Generic wall fixture at the vanity in Room 111 of 478 Auburn Avenue. Photo: HPTC, 06/14/18.

D5030	Communications & Security
D503001	Fire Alarm Systems

No standalone fire alarm system is currently extant at 476-478 Auburn Avenue.

Only two smoke detectors were found in the building, both in unit 476. The smoke detectors are located in Rooms 102 and 103 (figs. 164-165).



Figure 164. Smoke detector in Room 103 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.



Figure 165. Smoke detector in Room 102 of 476 Auburn Avenue. Photo: HPTC, 06/21/18.

D503008	Security Systems

Various types of security equipment are located through both units.

In 476 Auburn Avenue, the security system is inoperable. The security panel is located in Room 103 and a motion detector is located in Rooms 102 and 103.

In 478 Auburn Avenue, the security system is operable. The security panel is located in Room 108. Room 109 has a motion detector, and the rear exterior door of Room 110 has a door sensor.

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 476-478 Auburn Avenue.

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

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

Concrete paving units adjoin the sidewalk to the front porch stairs of each unit (see fig. 166).

	G2040	Site Development
		G204001 Fences & Gates

Fencing consisting of wood 4x4 posts and 2x4 rails and rolled grid wire affixed to the interior is located along the south side of the lot (fig. 166). Two gates are located in this fence. The fence was installed according to the 1995 *Cultural Landscape Report* recommendations.



Figure 166. A modern wood and wire fence. Note the concrete pavers located between the public sidewalk and the front porch stairs. Photo: HPTC, 06/18/18.

G2050	Maintained Landscapes (Landscaping)

The landscape of the house is simple and consists mostly of turf areas on the south and north elevations (fig. 167). The areas between 476-478 Auburn Avenue and 472-474 to the west and 480-482 to the east is compacted dirt (fig. 168).

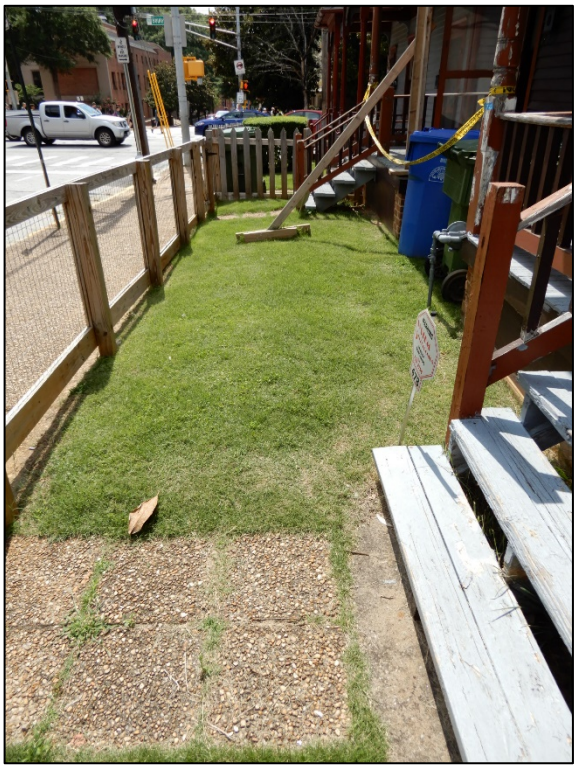




Figure 168, above. Compacted dirt between 476-478 Auburn Avenue and one of the adjacent duplexes. Photo: HPTC, 06/18/18.

Figure 167, left. Sodded front yard. Photo: HPTC, 06/18/18.

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to northwest. Directly around the building, the site is positively drained; however negative drainage must have been an issue at some point in the building's history to allow for the installation of the concrete curbs between the foundation piers during the 1984-86 restoration.

Character-Defining Features

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

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

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

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

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

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

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

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

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

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

> There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function…. Buildings can be studied as examples of using specific materials…. They can also be considered as examples of an historical period, which is often related to a specific architectural style….
>
> There are many other facets of an historic building besides its functional type, its materials, or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those *tangible elements* both on the exterior and interior that should be preserved.
>
> Therefore, the approach taken in this Brief is limited to identifying those visual and tangible aspects of the historic building. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located.
>
> If the various materials, features, and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.
>
> A building's character can be irreversibly damaged or changed in many ways, for example, 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 169. 476-478 Auburn Avenue, NE is located in a row of historic double shotguns on the north side of Auburn Avenue between Boulevard (to the west) and Howell (to the east). From left to right: 472-474, 476-478, and 480-482. Photo: HPTC, 06/18/18.

Extant Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

476-478 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 between 1'-6" and 3'-2" above grade due to the sloping topography.



Figure 170. Symmetrical south elevation with projecting front porches. Photo: HPTC, 06/18/18.



Figure 171. Symmetrical north elevation with recessed rear porches. Photo: HPTC, 06/18/18.

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 172. Hipped roofs and main chimney visible on the south elevation. Photos: HPTC, 06/18/18.



Figure 173. Smaller rear chimneys on the north slope of the main roof. These chimneys have a pointed gable style-shaped cap and ridge and are unique to the duplex shotguns in this area of the Old Fourth Ward. Photo: HPTC, 06/18/18.

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 are historic, and therefore are character-defining features.



Figure 174. Doors and windows and the two front porches are symmetrically arranged on the front (south) elevation. Photo: HPTC, 06/18/18.



Figure 175, right. Recessed rear porch at the northeast corner. Photo: HPTC, 06/18/18.

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. In addition, two of the stairs connected to the front porches and the two sets of back porch stairs are also considered projecting features.

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



Figure 176. Projecting front porches and eaves along the front (south) elevation provide street presence to these otherwise modest structures. Photo: HPTC, 06/18/18.



Figure 177. Rear porch stair projection of 476 Auburn Avenue. Photo: HPTC, 06/18/18.



Figure 178. Main chimney projects from the hipped roof ridge. Photo: HPTC, 06/18/18.



Figure 179. The architecturally significant rear kitchen chimneys with pointed gable brick caps are unique to these structures; while reconstructed by NPS ca. 1985, these are still significant character-defining features. Photo: HPTC, 06/18/18.

Trim and Secondary Features

The trim and secondary features include the exterior window and door trim, cornice, 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 180. Typical exterior trim above an opening is a CDF. Photo: HPTC, 06/18/18.



Figure 181, right. Typical exterior window trim is a CDF. Photo: HPTC, 06/18/18.



Figure 182. Exterior wall cornice, bed molding, and soffit are CDFs. Photo: HPTC, 06/18/18.



Figure 183, right. Replacement curvilinear pierced porch brackets match the historic brackets and are considered CDFS. Photo: HPTC, 06/18/18.



Figure 184. Replacement rear porch railings are likely similar to those originally on the building and are CDFs. Photo: HPTC, 06/18/18.



Figure 185. Rear porches are CDFs. Photo: HPTC, 06/18/18.



Figure 186. North elevation of building with individual electric meters mounted within porch area. These are historic and retainined during the restoration. Photo: HPTC, 06/18/18.



Figure 187. North elevation of building with Square D fuse box connected to eletric meter within porch area. This is historic and was retained during the restoration. Photo: HPTC, 06/18/18.

Setting

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

This 1905 residential structure's front porches are set back slightly from the sidewalk adjacent to the street; a small fenced-in yard is located between the duplex and sidewalk. Additional elements (seen

in other buildings within this neighborhood) 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 crawl space under each building. The community of the adjacent two residences are partially enclosed by the north, east, and west fences which defines a relationship between these residences with their shared rear yards.



Figure 188. Residences abut the sidewalk, similar to other residences within its community. 476-478 Auburn Avenue is located second from the left. Photo: HPTC, 06/18/18.

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

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



Figure 189. Painted wood siding is a CDF. Photo: HPTC, 06/18/18.

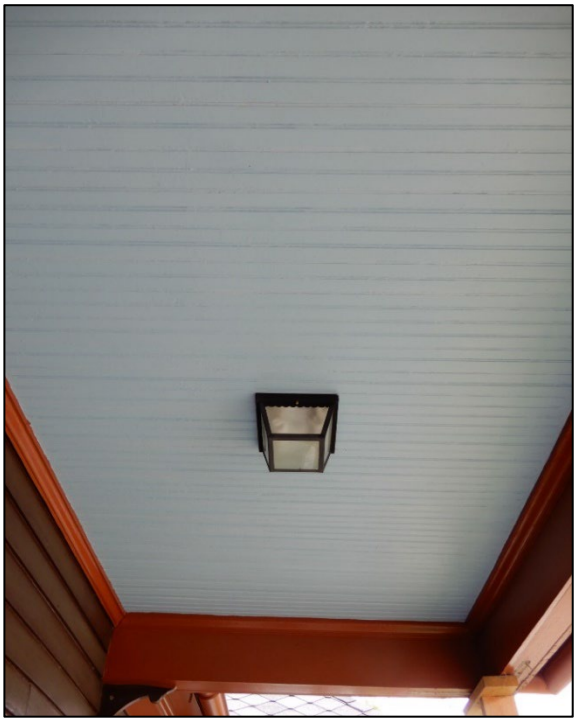


Figure 190. Painted porch ceiling beadboard is a CDF. Photo: HPTC, 06/18/18.



Figure 191. Rear porch tongue-and-groove flooring is a CDF. Photo: HPTC, 06/18/18.





Figure 193, above. Painted wood porch components, including stairs, balustrades, and porch posts are replacement but are CDFs. Note also the unpainted brick piers. Photo: HPTC, 06/18/18.

Figure 192, left. Brick main chimney laid in running bond is a CDF. Photo: HPTC, 06/18/18.

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 painted wood door, window, and other building trim, and simple horizontal painted wood siding.

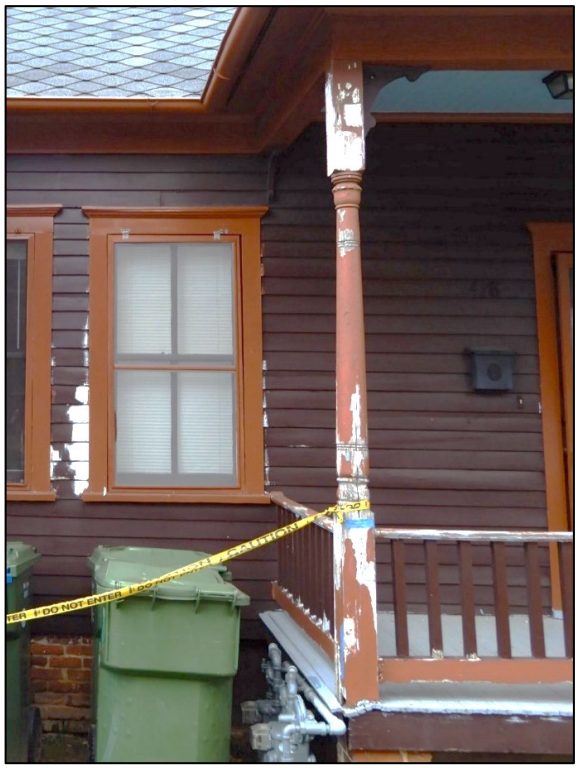


Figure 194, left. Turned posts and simple balustrades on the front porches are replacement but are CDFs. Photo: HPTC, 06/18/18.



Figure 195, above. Simple square porch posts and railings on rear porches are replacement but are CDFs. Photo: HPTC, 06/18/18.

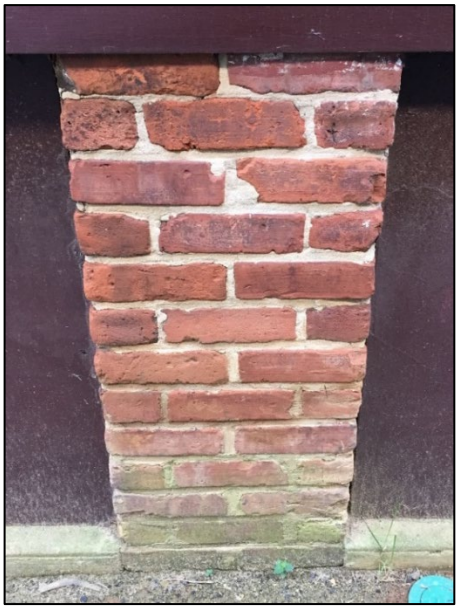


Figure 196. Running brick bond foundation piers are historic and CDFs. Photo: HPTC, 06/18/18.



Figure 197. Rear chimney with unusual gable-shaped cap is a reconstruction but is a CDF. Photo: HPTC, 06/18/18.



Figure 198. Typical decorative door trim in a refined Greek-Revival style is character defining. Photo: HPTC, 06/18/18.



Figure 199. Typical exterior wood window surround, also simplified Greek-Revival style, is character defining. Photo: HPTC, 06/18/18.

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) allow and 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.

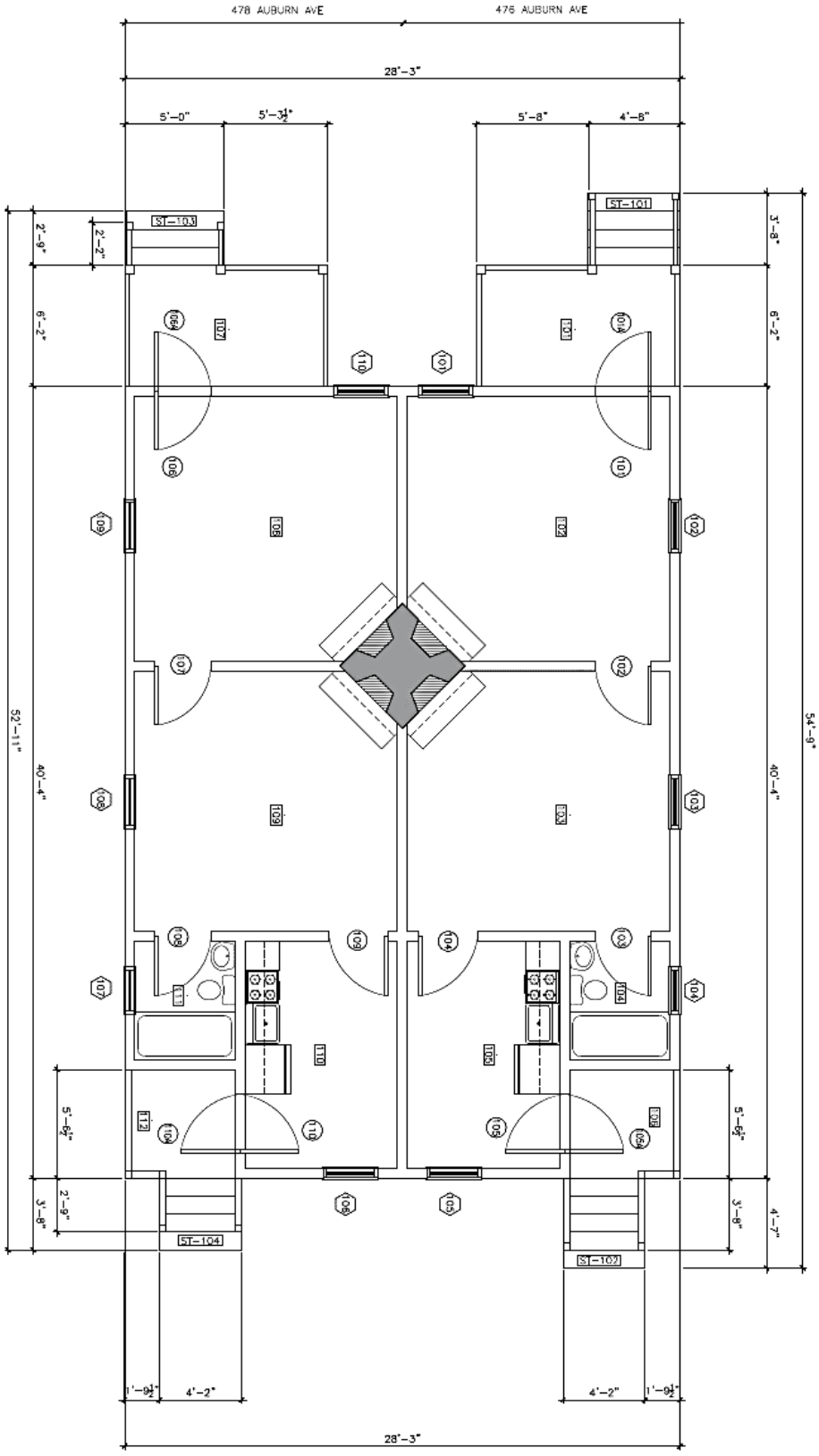


Figure 200. First-floor plan with room, window, and door numbers. Note how the primary rooms are located side-by-side without any secondary circulation spaces, typical of shotgun residences. Drawing: HPTC, 02/2020. An 11x17 copy can be found in Appendix E.

Interior Features

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



Figure 201. Fireplace and mantelpiece in Room 102 is a CDF. Photo: HPTC, 06/21/18.

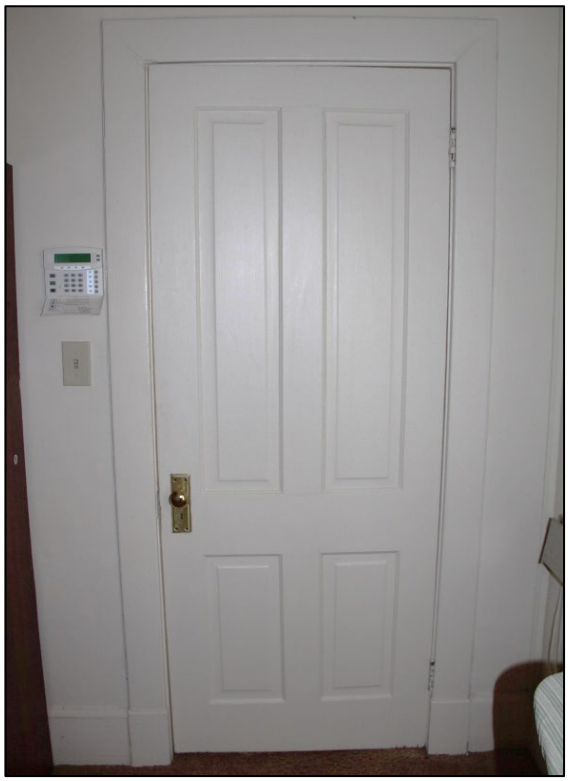


Figure 202. Interior door openings are CDFs. Photo: HPTC, 06/21/18.

Surface Finishes and Materials

Many of the original finishes and materials were replaced during the NPS restoration due to deteriorated conditions. 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 covered or 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 fiberglass diamond-shaped roof shingles and the painted cementitious panels and concrete curbs located between the brick foundation piers.

Summary of Character-Defining Features

EXTERIOR

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

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

Openings
- Window and door placements and openings.
- Window sash (likely).
- Uniform size of 3′-0″-wide and 5′-5″-tall wood sash windows openings.
- Uniform size of all exterior doors.
- Symmetrical door and window openings on the front and rear elevations.
- Mirrored placement of window openings on the two side (east and west) elevations.

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

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

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

Materials
- Horizontal painted wood siding.
- Brick piers and chimneys.
- Simple painted wood cornice trim board, fascia, soffit, brackets, and window, and door trim.
- Painted wood porch railings with angled top rail, simple bottom rail, and square balusters.
- Simple painted wood stair treads and open stringers.
- Platform frame style 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-topped 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 the primary chimney with four fireplace openings is key to the layout and function of the 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), 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 duplex shotgun residential building at 476-478 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 procedures 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. It may also be reported as "Unknown".

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 NPS FMSS terminology, as previously defined, the historic duplex shotgun residential building located at 476-478 Auburn Avenue, NE has been rated as follows:

Exterior Building Features

Overall Condition Rating:	Fair
Overall Deficiency Rating:	Serious

Interior Building Features

Overall Condition Rating:	Fair
Overall Deficiency Rating:	Minor

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 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);
- Incorrect and inappropriate installation of chimney flashing (incorrect choice of material; non-compliance with industry-wide roof standards for flashing systems) (B301004), and deterioration of exterior wood building trim;
- Unventilated area under building (due to foundation enclosure panels) trapping moisture under building and weakening masonry foundation piers (A101002);
- Gutters and downspouts have non-compliant connections to underground drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005);
- 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);
- Main chimney does not have a proper vented and screened chimney cap and kitchen chimneys may have water damage to the mortar joints in the attic spaces (B102099);
- Deferred preservation maintenance at wood screen doors and metal security gates (B203009);
- Unknown condition of first floor structural frame and insulation (if any) (B101099); and
- Hairline cracks and peeling in paint, deteriorating holes, and ceiling wear and tear (C3030).

Table 2. 476-478 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	Good	Minor
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	Fair	Serious
B20	EXTERIOR ENCLOSURE		
B2010	Exterior Walls		
B201001	Exterior Skin – Wood Siding	Fair	Serious
B201002	Wall Insulation & Vapor Barrier	NIAR	NIAR
B201007	Balcony Walls & Handrails – Porches	Poor	Critical
B201008	Exterior Soffits	Good	Minor
B2020	Exterior Windows	Fair	Serious
B2030	Exterior Doors		
B203001	Glazed Doors – Front	Good	Minor
B203002	Solid Doors – Rear	Fair	Minor
B203099	Other Exterior Personnel Doors – Screen Doors (all)	Fair	Serious
B30	ROOF CLOSURE		
B3010	Roof Coverings		
B301001	Roof Finishes	Good	Minor
B301004	Flashing & Trim		
B301004-1	Chimney Flashing	Poor	Serious
B301004-2	Exterior Trim	Fair	Serious
B301005	Gutters & Downspouts	Fair	Serious
C	INTERIOR		
C10	INTERIOR CONSTRUCTION		
C1010	Partitions	Good	Minor
C1020	Interior Doors	Fair	Minor
C1030	Fittings		
C103008	Counters	Good	Minor
C103009	Cabinets	Good	Minor
C103098	Other Casework – Interior Trim	Good	Minor
C103099	Other Interior Specialties – Mantelpieces	Fair	Minor
C30	INTERIOR FINISHES		
C3010	Wall Finishes	Good	Minor
C3020	Floor Finishes	Good	Minor
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		Good	Minor
G2050	Maintained Landscapes (Landscaping)		Fair	Minor
G90	Other Site Work			
G9087	Site Drainage		Fair	Minor
End of Table.				

Building Feature Master List Condition Assessment

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

Brick foundation piers show evidence of some deteriorating brick units (spalling) and mortar loss (open joints). Some staining is noticeable, evidence of water at the base of the pier (figs. 203-204). Perimeter piers were fully assessed. Interior foundation piers were difficult to assess. Visual inspection from the perimeter and partial crawlspace observation indicates they are stable but likely require similar preservation masonry treatments. Pier footings are unknown but appear to be individually placed and not a part of a unified footing system.

Modern cast-in-place concrete curbs were installed 1984-86 between each of the perimeter piers to deter water infiltration under the building (fig. 205). 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 (see fig. 205). Painted wood lattice would be more appropriate for infill between piers and would allow ventilation to the crawlspace.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 203. Note displaced brick and mortar at base of pier with water damage from downspout discharge. Photo: HPTC, 06/27/18.



Figure 204. Note discoloration at base of pier with mildew on brick surfaces and deterioration of mortar joints at base of pier. Photo: HPTC, 06/27/18.

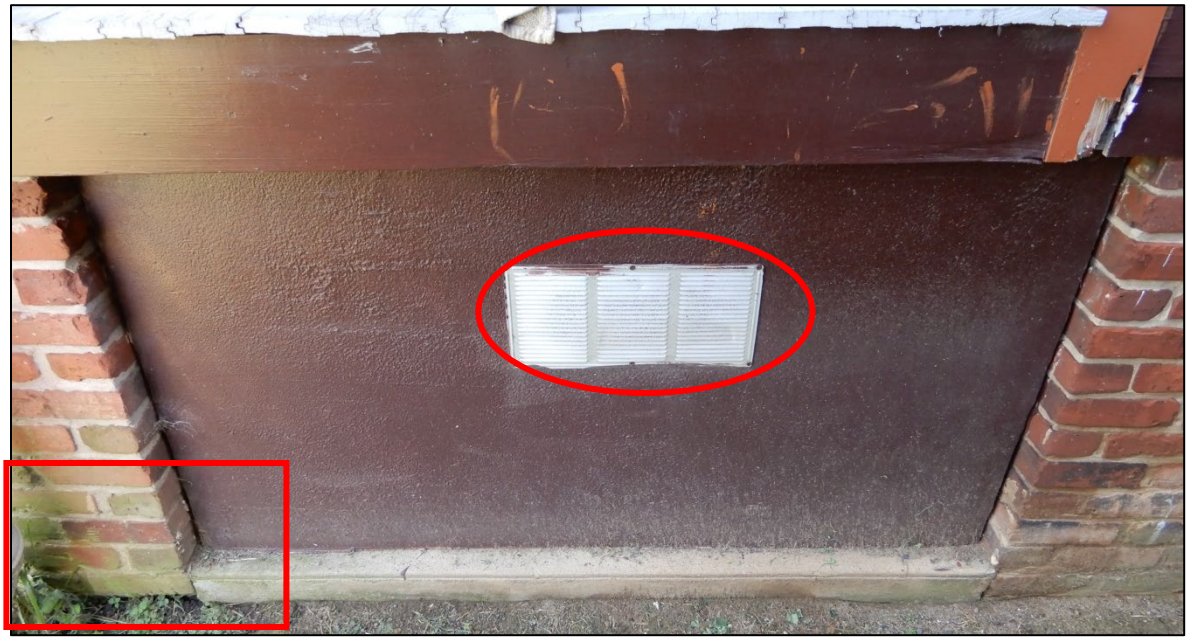


Figure 205. Inadequate ventilation grille (red oval) inserted at center of cementitious panel. Building science indicates virtually no air flow is conducted through this type of interior louvered grille, especially when painted. Masonry pier to left exhibits failed mortar and unstable base courses (red square). Concrete curbs have been undermined due to water else in the system. HPTC photo, 06/27/18.

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

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101001-2	Attic Structural Floor Frame

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

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

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. These component features appear to be in good condition and do not exhibit any deflection or other indications of maintenance deficiencies.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

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

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

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

B101099-2	Insulation at Attic Structural Floor Frame

Fiberglass insulation was installed between every joists, except over the two front porches and two rear porches during the 1984-86 restoration or later.

The insulation seems to be in fair condition and provides an even application of insulation. No insulation is installed over exterior porch areas.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 206. Insulation is located between the attic structural floor joists and likely dates to the 1984-86 rehabilitation. Photo: HPTC 06/21/18.

B1020	Roof Construction
B102001	Structural Roof Frame

The structural roof frame was reconstructed during the 1985-87 restoration. The frame appears to be in good condition. From the exterior the roof does not exhibit areas of flexural failure, sagging, or other structural distress.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 207. Modern roof frame components are in good condition. Photo: HPTC, 06/21/18.

B102099	Other Roof Construction
B102099-1	Main Chimney

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 208, right. The top course of the main chimney is missing a corner brick, but otherwise is in good condition with tight joints. It is unlikly that a cap exists over the flues. Photo: HPTC, 06/27/18.

B102099-2	Kitchen (Rear) Chimneys

The kitchen chimneys are more vulnerable to mortar erosion in the joints due to their single-wythe construction, especially the gable-shaped brick chimney caps with only one-half inch of mortar to hold them in place (fig. 209). 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 center of the chimney structure, in the attic, and base of one of the structures covered with a cloth (fig. 210). Chimney flashing is discussed in B301004-1 Chimney Flashing below.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 209. Reconstructed kitchen chimney shows mortar and brickwork in good condition. Photo: HPTC, 06/27/18.



Figure 210. Deteriorated mortar is noted at the center of this kitchen chimney. This is not unusual deterioration but requires preservation maintenance. 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. There are areas where deficiencies are critical and the material will likely need to be replaced.



Figure 211. Area of unpainted wood siding repair with exposed putty. Photo: HPTC, 06/14/18.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

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 1984-86 restoration (see Chronology and Physical Description sections), but NPS archival documentation does not detail the insulation or a vapor barrier being placed in the exterior walls at that time. Due to this unknown condition, this component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

B201007	Balcony Walls & Handrails – Porches

In general, the porch structures are in poor condition. Railings and posts are in poor condition and in some instances wood-to-wood joints no longer have structural integrity—they could fail at any time and visitors or park staff may be injured. Floorboards exhibit signs of UV exposure and weathering at the edges (crushing, splitting and cupping) indicating material fatigue and imminent failure. Paint conditions are inconsistent across all component features of the construction and certain features are in critical need of attention; excessive use of caulk to fill checks and other voids (rather than traditional wood repair techniques) has led to further irreparable deterioration of primary component features. The railing and column are missing from the front porch at 476 Auburn Avenue. The porch roof is supported in this location by two pieces of lumber combined perpendicular to each other. Porch ceilings appear in good condition with minor maintenance deficiencies. 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 212. Various component features are deteriorated. The railings and a column are missing and the front porch is supported by two pieces of lumber perpendicular to each other. Most deterioration is due to wear and tear and exposure to weather and UV, and urban conditions. Photo: HPTC 06/26/18.



Figure 213, right. Porch column with inconsistent paint quality and warped floor boards have left component features in poor condition. Photo: HPTC, 06/27/18.



Figure 214. Deteriorated porch post connection to stair. Photo: HPTC, 06/27/18.



Figure 215. Porch railing connections are separated, paint is chipped or peeling, and wood is deteriorated; railing will no longer support the average person exerting pressure on rail. Photo: HPTC, 06/27/18.



Figure 216. Location where missing porch railing should be attached to building. Photo: HPTC, 06/27/18.



Figure 217. Warped wood floor under porch column and deterioration at post base. Photo: HPTC, 06/27/18.





Figure 219, above. Front porch ceiling of 478 in a well-maintained condition. Photo: HPTC 06/27/18.

Figure 218, left. Warped porch floorboards with chipped paint and checked wood. Photo: HPTC, 06/27/18.



Figure 220. Note deteriorated paint on the wood treads and stringers along with the detatched tread at the rear porch of 478 Auburn Avenue. Photo: HPTC, 06/18/18.



Figure 221. Note deteriorated paint on the wood treads and stringers along with the deteriorated top tread at the front porch of 476 Auburn Avenue. Photo: HPTC, 06/18/18.

B201008	Exterior Soffits

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B2020	Exterior Windows

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



Figure 222. Fair condition of exterior window frame with minor wood checking. Material is well painted but still vulnerable if not kept in good condition. Photo: HPTC, 06/27/18.

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.

Specific maintenance deficiencies noted:

- W102: Storm screen loosely fastened to window; rot located on exterior of lower sash; window painted shut.
- W103: Storm screen loosely fastened to window; window painted shut.
- W104: Storm screen has minor damage; window painted shut.
- W105: Window painted shut.
- W106: Window painted shut.
- W107: Window painted shut.
- W108: Window painted shut; missing part of sash and trim;
- W109: Window painted shut.
- W110: Patch on left side is cracking; window painted shut.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 223. Material is well painted but still vulnerable if not kept in good condition. Top of window sill is not connected to frame which could lead to moisture infiltration into the frame and wall structure, unless kept well sealed. Blue tape indicates area needing repair prior to HSR assessment. Photo: HPTC, 06/27/18.



Figure 224. Exterior window frame showing screen damage and separation which could lead to water/moisture infiltration into the window frame as well as the wall structure unless kept well sealed. Aside from the ends of the sills, the material is well painted but still vulnerable if not kept in good condition. Photo: HPTC, 06/27/18.

B2030	Exterior Doors
B203001	Glazed Doors – Front

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

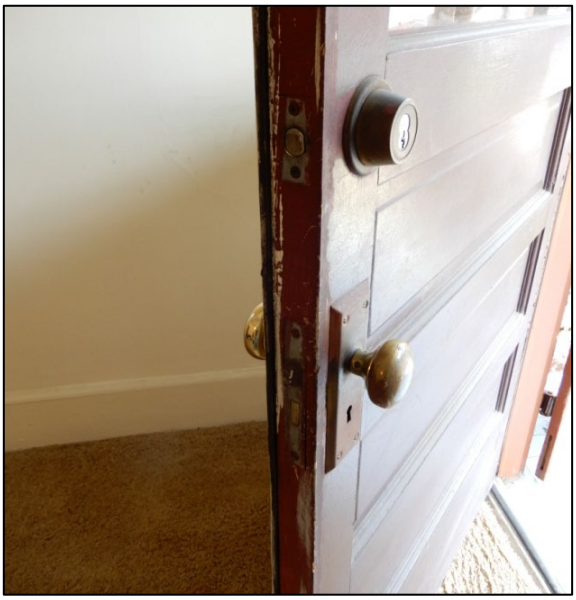


Figure 225. Rust on replacement hardware for 478. There is slight wear to weatherstripping. Photo: HPTC, 06/27/18.



Figure 226. Deteriorated door jamb due to close positioning of door knob, rusty metal for door and lock components and chipping paint at 478. Photo: HPTC, 06/27/18.



Figure 227. Detail of five-knuckle hinge on door for 476 showing maintenance deficiencies: undersized for door, rust, loose pintle. Photo: HPTC, 06/27/18.

B203002	Solid Doors – Rear

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 228. Painted but dirty door, rusty hardware components at 478, exposed to elements. Photo: HPTC, 06/27/18.



Figure 229. Rust on five-knuckle hinge for 478. Weatherstripping painted over with poor connection to door frame. Photo: HPTC, 06/27/18.

B203099	Other Exterior Personnel Door - Screen Doors (all)

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 230, right. Front screen door at 478 with wood separation at midrail and stile. Spring return has been removed. Photo: HPTC, 06/27/18.

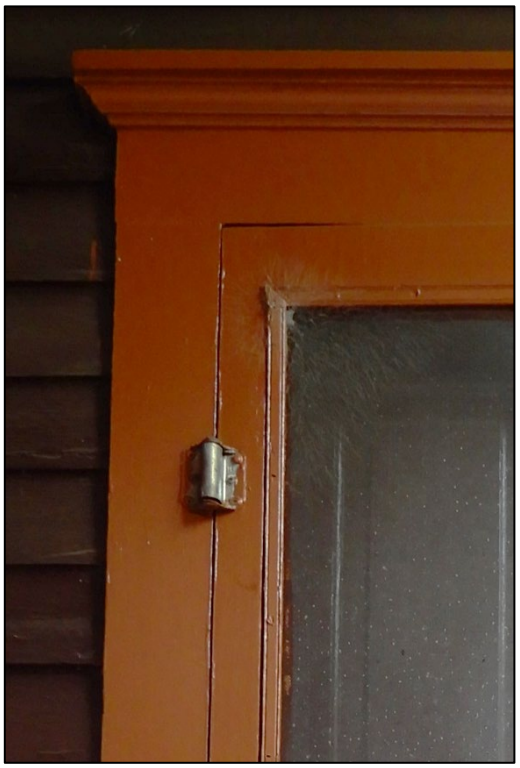


Figure 231. Rear screen door at 478. Undersized hinge has cause slight drop of door within frame. Photo: HPTC, 06/27/18.



Figure 232. Missing screen door at rear door opening of 476. Photo: HPTC, 06/27/18.

B30	ROOF CLOSURE
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

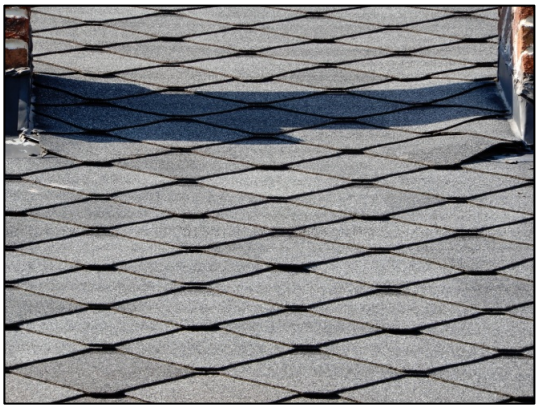


Figure 233. New shingle roof. Photo: HPTC, 06/27/18.

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 234. Improperly installed flashing at main chimney. Note heavy caulk and lack of step flashing and counter flashing. Photo Photo: HPTC, 06/14/18.



Figure 235. Improperly installed flashing at one of the rear kitchen chimneys. Note use of sealant instead of traditional details. Photo: HPTC, 06/27/18.

B301004-2	Exterior Trim

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

At the time of the field inspection various areas of the building exterior were flagged for repainting (see blue tape adjacent scratched wood). It is unknown if these areas have been repaired/repainted.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 236. Painted wood architectural trim with deteriorated paint. Photo: HPTC, 06/27/18.



Figure 237. Painted wood architectural trim with detriorated paint. Photo: HPTC, 06/27/18.

B301005	Gutters & Downspouts

The roof drainage system, including the underground drainage system, is in overall fair condition with serious maintenance deficiencies, including: misalignment (bent, broken gutter sections), rust, corrosion, material accumulations and clogging, breaks, loss of downspouts (poor fasteners), leaks, missing wire guards, loose or missing hangers or other fasteners; failure to connect downspouts to available storm sewers, or terminate on properly installed splash blocks.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 238. Broken and insecurely fastened plastic boot on downspout location (circle) on east elevation of unit 478. Photo: HPTC, 08/21/18.





Figure 240, above. Broken plastic boot on west elevation towards at rear of 476. Photo: HPTC, 08/21/18.

Figure 239, left. Downpout with improper and misaligned brick splash blocks has caused soil erosion, deterioration of brick pier, and negative drainage allowing water to drain under the building. Photo: HPTC, 08/21/18.

C INTERIORS

Both units were rehabilitated by the National Park Service between 1984 and 1986 and have similar interior conditions and maintenance deficiencies. Both units of 476-478 Auburn Avenue were unoccupied at the time of the field inspection. Treatments affecting the interior condition of both units are their lack of use, the need for general interior housekeeping and routine and cyclical maintenance, and wear and tear on finishes. These all impacted 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: Good
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 otherwise is operable. Door finishes are generally in good condition with some scuffing and marred finishes. One of the attic hatches is composed of unpainted drywall, which is not appropriate for the space or use.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C1030 Fittings

C103008 Counters

The kitchen counters of both units are in good condition with no maintenance deficiencies.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103009 Cabinets

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103098	Other Casework – Interior Trim

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103099	Other Interior Specialties – Mantelpieces

Mantelpieces are in good condition. It is unknown if the colors/finishes are based on historic finish analysis or are contemporary finishes. The fireplace openings located in Rooms 102 and 103 of 476 have been sealed and covered with modern ceramic tile, an unsympathetic addition. The fireplace openings in Rooms 108 and 109 of 478 also have been sealed with painted gypsum board. Beveled-edge mirrors are in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C30	INTERIOR FINISHES
C3010	Wall Finishes

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

Modern ceramic tiles are located around the bathtub and lower half of the bathroom walls in Room 111 of 478 Auburn Avenue and Room 104 in 476 Auburn Avenue. Drywall does not appear to be 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: Good
Overall Deficiency Rating: Minor

C3020	Floor Finishes

Rooms 102 and 103 of 476 Auburn Avenue and Rooms 108 and 109 of 478 Auburn Avenue have modern wall-to-wall carpet, which appears to be new and is in good condition. Room 104 of 476 Auburn Avenue and Room 111 of 478 Auburn Avenue have modern tile flooring in good condition. Room 105 of 476 Auburn Avenue and Room 110 of 478 Auburn Avenue have modern vinyl sheeting, which appears to be new and is in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C3030	Ceiling Finishes

Most ceiling finishes and materials are in fair condition due to hairline cracks with exception to the ceiling in Room 103 (showing paint cracking and peeling) and Room 105 (showing deteriorating holes with cracks) in 476 Auburn Avenue (figs. 241-242). Remaining ceilings exhibit minor wear and tear of the painted surfaces.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 241. Cracked paint and peeling drywall ceiling in Room 103 at 476 Auburn Avenue. Photo: HPTC, 06/21/18/18.



Figure 242. Ceiling shows holes with cracks and unpainted gypsum in Room 105 at 476 Auburn Avenue. Photo: HPTC, 06/21/18.

D SERVICES

Building services are rated about equal between the two units. In both 476 and 478 Auburn Avenue all services are functional, however building services to both units appear to have received maintenance and/or replacement within the past few years. This has not been verified with park records other than those found in PEPC files and FMSS Work Order records. Some of the larger infrastructure systems of the building (electrical service and distribution lines, plumbing and waste lines, insulated ductwork) likely date to the 1984-86 restoration project. Certain end-of-the-line items (fixtures, switches, devices, readily available equipment) has likely been replaced within the past five to seven years.

D20 PLUMBING

D2010 Plumbing Fixtures

Plumbing fixtures in 476 and 478 Auburn Avenue appear to be functional and in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D2020 Domestic Water Distribution

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

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D2030 Sanitary Waste

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

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D30 HVAC

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 476-478 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 panel boards, wiring, outlets, and switches, stones, 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

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

All lighting fixtures are modern and in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

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

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 Deficiency Rating: Poor
Overall Condition Rating: Critical

D503008	Security Systems

Various types of security equipment are located throughout both units. It is unclear when they were last inspected as no inspection tags are visible. 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 476-478 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

The fences and gates at 476-478 Auburn Avenue are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

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 476-478 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, and universal accessibility, and resiliency to natural hazards, among others.

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

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

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

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

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

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

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

[1] Foundation Document, Martin Luther King, Jr. National Historic Site, National Park Service, U.S. Department of the Interior. August 2017. 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 476-478 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 NPS has previously restored the exterior of 476-478 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 any remaining historic character-defining features; this action contributes to the long-range goals of the GMP, the LRIP, and the Foundation Document.

Restoration and maintenance of the NPS-owned 476-478 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] 476-478 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 for the 476-478 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

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

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

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

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

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

The preferred option for the ultimate treatment of the historic residential building located at 476-478 Auburn Avenue, NE is continued exterior restoration 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 SOI's Standards. Restoration and Rehabilitation are discussed further below, as these treatments apply directly to 476-478 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, pp.96-101.

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

International Existing Building Code

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

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

Accessibility

With no construction activity to initiate changes, it is premature to recommend accessibility design modifications to the 476-478 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 take into account scoping and technical design requirements of the Architectural Barrier Act Accessibility Standards and skillful application of preservation principles to preserve the historic character and historical integrity of this property.[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 Resource 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 476-478 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 non-sympathetic modern accretions. Restoration will improve the general overall appearance, functionality, and resiliency to natural hazards, and sustainability of the building. It will more closely resemble its appearance during the Period of Interpretation (1929-1941). Restoration may also remove incongruous, previously applied exterior component feature treatments.

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

Interior Treatment

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

Use

The Ultimate Use of the duplex shotgun residential structure at 476-478 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 476-478 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 defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

476-478 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 for the building features with the highest level of maintenance deficiency (Table 3). The list begins with ratings of Poor and Critical and continues through to Good and Minor and presents a path to obtaining a good condition, a reduction of the maintenance burden, and a more sustainable building with more resilience to natural hazards.

The hierarchal list divides the recommended treatments into three basic groups based on the overall maintenance deficiency ratings of Critical, Serious, or Poor. 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 476-478 Auburn Avenue, NE determined that several exterior structure and enclosure systems (porches, rear chimneys, roof flashing, exterior walls, and windows and doors) and building systems features were found to be in a state of advanced deterioration (rated Poor) with a Critical or Serious maintenance deficiency. A rating of Critical indicates an advanced state of deterioration which has resulted in the failure, or will result in the failure, of a feature within one to three years.[27]

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

Other recently improved features were noted with moderate to low levels of deterioration (rated Fair or Good) and obtain a deficiency rating of Minor; this is a short-term to long-term priority depending on building needs. This rating indicates standard preventative maintenance priorities have not been followed, there is a reduced life expectancy of the feature (ultimately resulting in more costly repairs) and there is a condition with a long-term impact that should be addressed 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 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 (10) 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 1980s treatment projects:

- 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. **478-478 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	B10 Superstructure	B1010 Floor Construction	B101099 Other Floor Construction	B101099-1 Insulation at First-Floor SFF	Poor	Serious
B SHELL	B30 Roofing	B1020 Roof Construction	B102009 Other Roof Construction	B102009-2 Kitchen (Rear) Chimneys	Fair	Serious
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101002 Column Foundations & Pile Caps – Foundation Piers		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
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		Fair	Serious
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004 Flashing & Trim	B301004-2 Exterior Trim	Fair	Serious
C INTERIORS	C30 Interior Finishes	C3030 Ceiling Finishes			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	B203009 Other Exterior Personnel Doors – Screen Doors (all)		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	B20 Exterior Enclosure	B2030 Exterior Doors	B203002 Solid Doors - Rear		Fair	Minor
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			Fair	Minor
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103099 Other Interior Specialties - Mantelpieces		Fair	Minor
D SERVICES	D50 Electrical	D5020 Lighting & Branch Wiring	D502002 Lighting Equipment		Fair	Minor
G BUILDING SITEWORK	G20 Site Improvements	G2030 Pedestrian Paving (Sidewalks)			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
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-1 First-Floor Structural Floor Frame	Good	Minor
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls		Good	Minor

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
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
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes		Good	Minor
C INTERIORS	C10 Interior Construction	C1010 Partitions			Good	Minor
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103008 Counters		Good	Minor
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103009 Cabinets		Good	Minor
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103098 Other Casework – Interior Trim		Good	Minor
C INTERIOR	C30 Interior Finishes	C3010 Wall Finishes			Good	Minor
C INTERIOR	C30 Interior Finishes	C3020 Floor Finishes			Good	Minor
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures			Good	Minor
D SERVICES	D30 HVAC				Good	Minor
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		Good	Minor
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution			Good	Minor
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gates		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: 476-478 Auburn Avenue, NE is considered one asset in the park's FMSS program. For the purposes of this HSR exercise it is treated as two separate buildings for inspection, but one unified asset for recommended treatments. Therefore, this description of the building services will be in an abbreviated outline format.

During the summer of 2018 both units in the duplex were unoccupied. Previous building treatments had outfitted the structure with appliances (not included in FMSS) and some furniture for tenant use.

Both units exhibited different conditions as relates to feature components associated with life-safety systems as documented in the Condition Assessment summary. 476-478 Auburn Avenue's internal building services and systems were last holistically updated during the NPS rehabilitation 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.

These conditions lead to an overall Condition Rating of Fair[1] and overall Deficiency Rating of Serious[2] 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.

[1] 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).
[2] SERIOUS: 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.

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.

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, 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.

B102099-2 Kitchen (Rear) Chimneys	Fair	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.

A101002 Column Foundations & Pile Caps - Foundation Piers	Fair	Serious

Exterior perimeter piers were fully assessed where they are exposed to view. Enclosed areas of the foundation (all non-perimeter piers) were not accessible for observation due to the foundation panel enclosure system.

All foundation piers need to be inspected to determine their below-grade foundation condition and adverse effects of ground water runoff from roof drainage systems. Due to proximity of first floor to ground level this may require excavation under the house (archeological clearance required). A comprehensive brick repair and repointing project should be programmed.

Brick mortar joints are critical in the overall bonding of the piers into stable structures—each pier is an independent structure. The piers shall be selectively but systematically repointed with a mortar consistent with the original mortar or with a mortar designed to be compatible with the strength (hardness) of the brick, match the adjacent mortar in color, texture, strength, and joint width. All loose and missing mortar must be replaced. Damaged brick units shall be replaced with brick units that match adjacent units in size, color, and texture. Reference: NPS *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.* The pier must be maintained in good condition or be subjected to premature structural failure.

The concrete curbs and cementitious panels are a poor solution for enclosure of the crawlspace. A more sophisticated building science approach to the dated exterior enclosure system which considers dew point, floor insulation, plumbing system insulation, and multiple points of access to the area should be developed. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* both contain good information concerning this process.

Replication of the lattice panel system used by the NPS as part of the 1985-87 treatment project should be considered. Lattice panels may be fabricated from synthetic wood-like materials and installed in such a manner as they are detachable and allow for crawlspace inspections and service calls to utility systems.

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 1985-87, etc.) and assessment of all component features. As part of the survey a complete hardware schedule would be developed to document any historic hardware still in use and locations where replacement hardware has already been installed. Once field work is completed a prioritized list of preservation repairs will be developed on a feature-by-feature list with appropriate preservation treatment recommendations.

The wood double-hung windows throughout the structure should be repaired to their original working condition including reglazing, hardware repair or replacement, refinishing, and flashing of the horizontal exterior window casing to prevent water infiltration and future deterioration. Exterior window sills should be fabricated to include a drip reglet on the underside as found on several of the existing window sills; this encourages water to fall away from the building rather than run down the side of the exterior. Wood species and grade should be specified as to provide a durable

and water-resistant species. See NPS *Preservation Brief 9: The Repair of Historic Wooden Windows* and the *Window Preservation Standards Collaborative Window Preservation Standards Protocol*.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspection guidance for wood sash, frame, casing and trim should include monitoring for splitting, rot, cracking, loose, poor fit, binding, missing, loose or missing glazing, and lack of weather-tightness.

B301005 Gutters & Downspouts	Fair	Serious

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*[3] (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;

[3] *Architectural Graphic Standards*, most recent edition, The American Institute of Architects, Washington, D.C.

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.

B301004-2 Exterior Trim	Fair	Serious

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.

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.).

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.

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.

B101001-2 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 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.

B203002 Solid Doors – Rear	Fair	Minor

Exterior solid wood doors exhibit a variety of preservation carpentry maintenance deficiencies. A comprehensive door schedule should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all doors to good condition. Repairs to door frames, doors, door frames, thresholds, interior and exterior door trim (see also B301004-2 Exterior Building Trim), hardware, and locking devices are included in the scope of work. Refer to NPS *Preservation Brief 9: Preservation of Historic Wood Windows* which is also applicable to wood doors for traditional wood repair techniques and methodologies.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

C1020 Interior Doors	Fair	Minor

An inventory and condition assessment should be conducted for all interior doors, the frames, and hardware, and a door schedule prepared with specific treatment recommendations.

In a rehabilitation treatment, it is recommended the extant original interior doors be repaired and returned to their original condition including cleaning original hardware, replacing missing hardware with matching hardware, and preparing, priming, and repainting the wood doors. Missing original doors should be replaced with replica wood doors and hardware to match the existing original doors. Other contemporary interior doors in the building should be removed. Any additional interior doors that are to be installed as a result of the revised floor plan (or to replace missing interior doors) should be compatible with the original solid interior doors.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should include monitoring for splitting, rot, cracking, loose or poor fit, binding, loose or missing caulk, lack of weather-tightness, condition of finishes, inoperative hardware, mechanical damage, and personal abuse.

C103099 Other Interior Specialties – Mantelpieces	Fair	Minor

These unique interior character-defining features should continue to receive routine inspection and maintenance. Minor preservation repairs should be conducted by a skilled artisan to maintain the current paint and/or varnish finishes installed during the 1985-87 treatment project. Chimneys should be capped with a weather-resistant enclosure to prevent rain water from entering flues and allowing damage to interior brick and plaster surfaces adjacent to mantelpieces, including tile and brick surrounds and hearths.

Refer to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, *NPS Guidelines for the Treatment of Historic Furnished Interiors* (2006), and *Preventative Conservation for Historic House Museums* (2010).

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).

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.

G2050 Maintained Landscapes (Yards)	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.

B101001-1 First-Floor Structural Floor Frame	Good	Minor

Routine inspections and maintenance of the first-floor frame including floor joists, perimeter wall plates, foundation piers, painted exterior wood siding, insulation (see B101099-1 Insulation at First-Floor Structural Floor Frame), and 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.

B101002 Structural Interior Walls	Good	Minor

Interior structural walls (loadbearing walls) should continue to receive routine inspection and maintenance. Wall finishes should be treated in accordance with NPS Rehabilitation standards. Interior wall surfaces may be plaster over lath, or gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for structural deficiencies including warping or buckling of the walls, increased cracking on the wall surfaces, or possible delamination or failure of interior finishes due to crushing of the structural members from movement or other structural failure.

B102001 Structural Roof Frame	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the roof finish, flashings, and framing, should continue to identify any leaks, damage, or deflections in the structural roof frame.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for warping, checking, splitting, sagging or broken members, deflection, and monitoring for termites and other ground-based insects and rodents.

B102099-1 Main Chimney	Good	Minor

Brickwork is in good condition. A simplified weather-resistant and screened chimney cap, constructed from non-corrosive sheet metal, should be installed to keep rain water out of the chimney interior, especially those flues not being used.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for cracks, spalling, loss of mortar, or structural damage caused by the occurrence of lightning strikes.

B201008 Exterior Soffits	Good	Minor

Routine inspections and maintenance of the roof and roof components, including the exterior roof soffits should continue to identify any leaks or other maintenance deficiencies. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition

of the component features over time in a systematic methodology. Future building inspections should monitor for looseness, warping, surface cracking, swelling of joints, loose or missing features, fungus, or termites and other insects or rodent infestation.

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.

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,"[4] 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.

C1010 Partitions	Good	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.

[4] See https://www.certainteed.com/commercial-roofing/products/flintlastic-sa-cap/ for further technical information

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.).

C103008 Counters	Good	Minor
C103009 Cabinets	Good	Minor
C103098 Other Casework – Interior Trim	Good	Minor

Maintain interior fittings, such as counters, cabinets, and interior trim, with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for missing, cracking, splintered, broken, warping, rot, abrasion, scuff marks, deteriorated finish, evidence of mechanical damage or personal abuse, and missing/damaged hardware.

C3010 Wall Finishes	Good	Minor

Moisture, mold, and mildew are common problems in unheated, unventilated, or under-cooled historic buildings, especially those with a history of moisture infiltration and leaky roofs. The following notes are applicable to all interior finishes with the presence of mold or mildew. All mildew and mold should be remediated from the interior finish surfaces and they should be cleaned and disinfected according to the NPS National Center for Preservation Training and Technology (NCPTT) guidelines, *Resilient Heritage, Protecting Your Historic Home from Natural Disasters* (2015), Federal Emergency Management Agency (FEMA) recommendations, and the American Institute for Conservation (AIC) guidelines. The moisture and humidity levels in the building must be controlled, particularly in crawlspaces, before repairs to the interior finishes can be successful. See also NPS *Preservation Brief 24: HVAC Historic Buildings – Problems and Recommended Approaches*, and *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*.

All damaged wall surfaces should be properly prepared, primed, and painted with quality interior paint as per approved treatment plan. The use of paints with low-volatile organic compounds (low-VOC) should be used in order to minimize noxious fumes and provide better indoor air quality. Refer to NPS *Guidelines for the Treatment of Historic Furnished Interiors* (2006), NPS-28 *Cultural Resource Management Guideline* (most recent), and *Preventative Conservation for Historic House Museums* (2010).

Maintain interior wall finishes and materials with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Future building inspections should monitor for deteriorated painted finishes, like alligatoring, checking, blistering, fading, loss of pigment, staining caused by insects, splashing, discoloration, complete absence of paint, and paint film less than 3mils thick.

C3020 Floor Finishes	Good	Minor

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,[5] 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.

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

[5] Refer to https://www.waterlox.com/solutions/finishing-wood-flooring for more information.

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.

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*.

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.

G204001 Fences & Gates	Good	Minor

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.*

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, 476-478 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.	Occupants and fire department 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: 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: 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
A101002: Repair historic foundation piers; redesign enclosure system to allow crawlspace ventilation.	No adverse effect; repair historic fabric and remove non-historic fabric. Improve preservation of historic floor frame 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 fabric compatible with exterior character-defining features of historic district. Improves crawlspace ventilation.
B201001: Exterior carpentry repairs to exterior wood siding. Repaint exterior of building.	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	Repairs are compatible with extant historic fabric. Wood siding replacement will be in-kind.	Component feature and historic fabric returned to good condition. Improved appearance of structure within historic district.
B2020: Repair existing wood windows to operable/good condition.	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.
B301005: Perform maintenance to gutters and downspouts. Repair downspout outlets and connections to underground drainage system. Upgrade splash blocks.	No adverse effect; non-historic materials.	Treatment compatible with Rehabilitation treatment. Repairs replicate non-historic features patterned after historic elements.	Roof drainage system performs as intended. Overall building preservation enhanced by directing water away from structure.
B301004: 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.
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.
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.	Occupants will be protected from intrusion. Complies with NPS policies for protection of historic resources.
B203099: Implement repairs/replace non-historic exterior screen doors.	No adverse effect; non-historic materials/ features repaired/ replaced with in-kind materials to match previously removed historic.	Repairs will be documented. Material being replaced dates to 1984-86 NPS rehabilitation or later.	Component feature and character-defining feature returned to good condition.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
MINOR			
B101099: Implement repairs/replace attic floor insulation system from attic, and first-floor insulation from crawlspace.	No adverse effect; non-historic materials. General rehabilitation treatment.	Repairs will be documented. Material being replaced dates to 1984-86 NPS rehabilitation.	Will improve energy efficiency of building performance.
B101001: Inspect and assess attic structural floor frames.	No adverse effect; non-historic materials. Non-historic material will be repaired/ replaced in-kind.	Repairs will be documented. Material being replaced dates to 1984-86 NPS rehabilitation.	Component feature returned to good condition.
B203002: Conduct survey, recommend, and implement repairs to all exterior doors.	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced).	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.
C1020: Conduct survey, recommend, and implement repairs to all interior doors.	No adverse effect; historic fabric will be maintained.	Repairs should be conducted by skilled preservation carpenters. Documentation will be required.	Component feature and historic fabric maintained and returned to good condition.
C103098/C103099: Ongoing assessment and maintenance of interior component feature. Maintain and repair historic interior architectural trim and 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.	Component feature and historic fabric maintained and 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 rehabilitation standards. Repairs are compatible with extant historic fabric.	Upgraded lighting system will allow for occupant use of the building, improve interior light levels, and improve energy efficiency.
G2030: Improvements to sidewalks.	None. Non-historic fabric.	None required.	Pedestrian paving will be returned to good condition.
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.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
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.
B101002: Ongoing assessment and maintenance of interior wall materials and finishes.	No adverse effect. Routine and cyclical maintenance is part of NPS stewardship of historic properties.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
B102001: Ongoing assessment and maintenance of structural roof frame.	No adverse effect. Routine and cyclical maintenance is part of NPS stewardship of historic properties.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
B102099: Ongoing assessment and maintenance of exterior chimney component features.	No adverse effect. Routine and cyclical maintenance is part of NPS stewardship of historic properties.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
B201008: Ongoing assessment and maintenance of exterior building soffits.	No adverse effect. Routine and cyclical maintenance is part of NPS stewardship of historic properties.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
B203001: Ongoing assessment and maintenance of exterior glazed doors.	No adverse effect. Routine and cyclical maintenance is part of NPS stewardship of historic properties.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
B301001: Ongoing assessment and maintenance of exterior roof covering (shingles). Replace with historically accurate roof system at end of current material service life.	No adverse effect. Roof system has been replaced at least twice within NPS ownership.	Return character-defining feature which has been lost to building within historic district setting by replication of historic roof system as documented in historic photographs in HSR.	Return exterior character-defining feature to property.
C1010: Repair damaged historic fabric of partitions. Implement cyclical and routine preservation maintenance.	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.
C103008/C103009: Ongoing assessment and maintenance of interior component feature (counters and cabinets).	No adverse effect; non-historic material.	None required.	Component feature maintained and returned to good condition.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
C3010: Implement recommended treatments for interior wall materials and finishes. Mold remediation 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.
C3020: Ongoing assessment and maintenance of interior component feature (floor materials and finishes)	Unknown. Quantity of historic floor material intact under modern floor finishes has not been determined.	Treatment documents will be prepared as part of a larger interior rehabilitation project; will meet NPS-28 treatment standards.	Character-defining features and historic fabric may be returned to good condition and contribute to the overall integrity of the historic interior spaces.
D2010: Ongoing assessment and maintenance of building service feature (plumbing fixtures).	No adverse effect; non-historic material. Impact to historic fabric should be minimal.	Documentation in FMSS, PMIS and PEPC.	Component feature maintained and returned to good condition.
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 documents. Material being replaced dates to 1984-86 rehabilitation. Documentation in FMSS, PMIS and PEPC.	Upgraded HVAC system will allow for occupant use of the building, improve climate, be more energy efficient, and meet NPS policies.
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.
D5010: 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. Documentation in FMSS, PMIS and PEPC.	Upgraded electrical system will allow for occupant use of the building.
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.
Not Individually Assessed or Rated (NIAR)			
B201002: Install exterior wall insulation and vapor barriers.	Adverse effect; will require removal of large quantities of potential 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). Material in good condition will be reused.	Will improve thermal performance of exterior building envelope and assist NPS in meeting energy efficiency goals.
D2020: Inspect and test domestic water supply.	No effect; does not impact historic fabric.	None required.	Information will guide future treatment.

(Table 4 continued)

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D2030: Inspect and repair sanitary waste system.	Minimal impact to historic fabric for installation of new components.	Plumbing plan will be reviewed by NPS prior to execution.	Upgraded plumbing system will allow for occupant use of the building.
D4010: Install fire suppression systems (sprinklers) throughout.	Moderate impact to historic fabric for installation of system. System features (sprinkler heads) and piping will be visible within the building.	Locations will be reviewed by NPS prior to installation. Minimal historic fabric in ceilings.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
End of Table.			

Appendix A

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Appendix B

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Appendix B: Archival Photographs



October 1979. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



July 1982. MALU Archives, Series 8, Subseries A, Box 1, Folder 52

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August 1984. MALU Archives, Series 8, Subseries A, Box 1, Folder 52.



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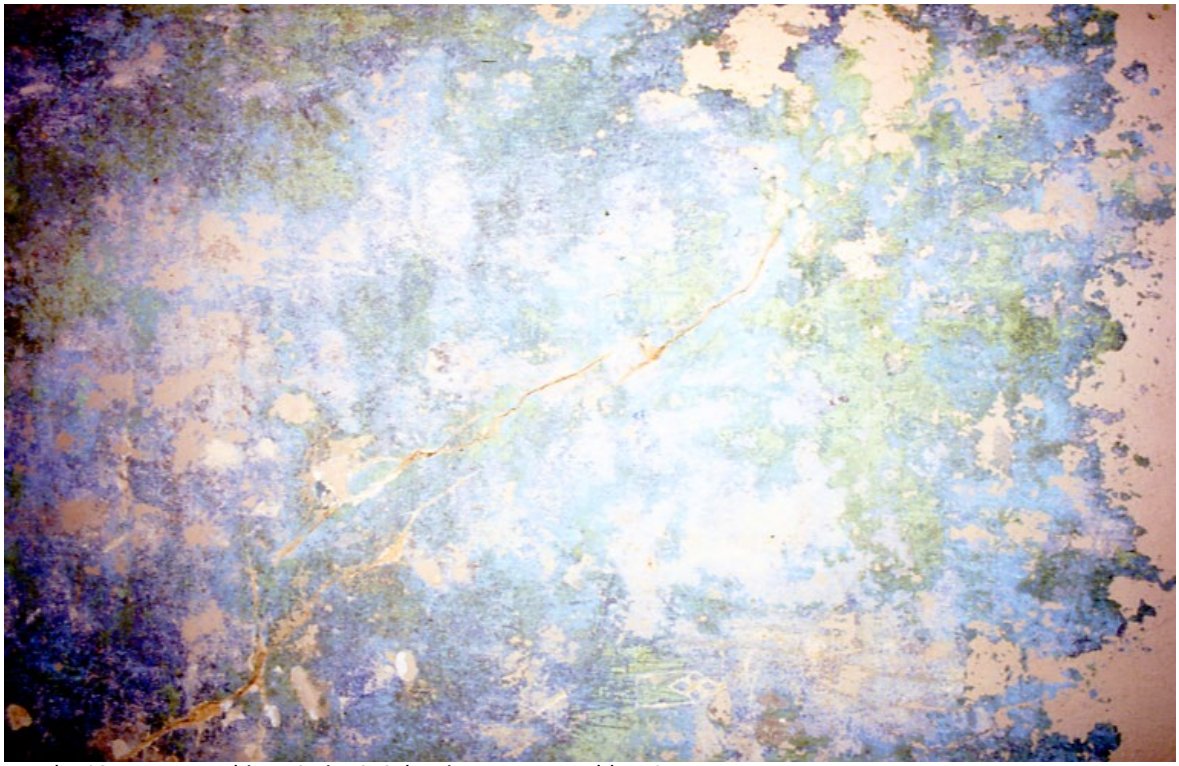
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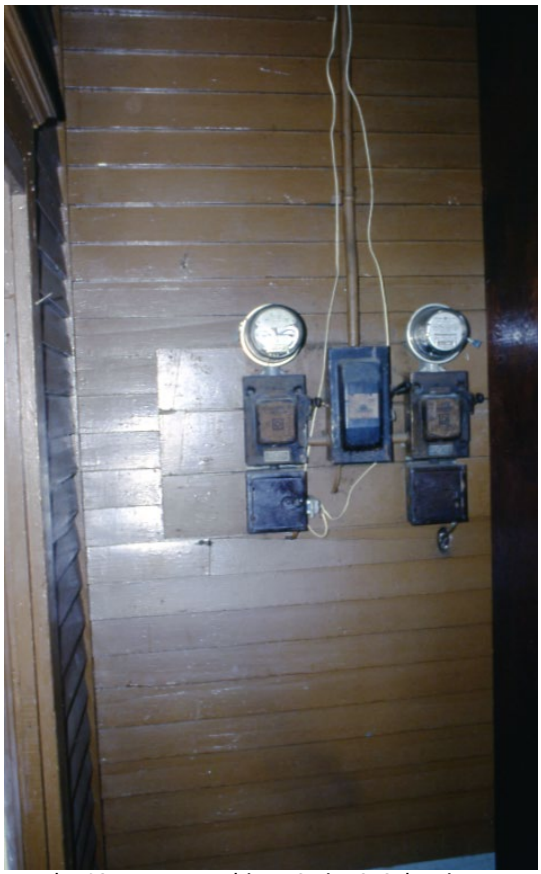
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Appendix C

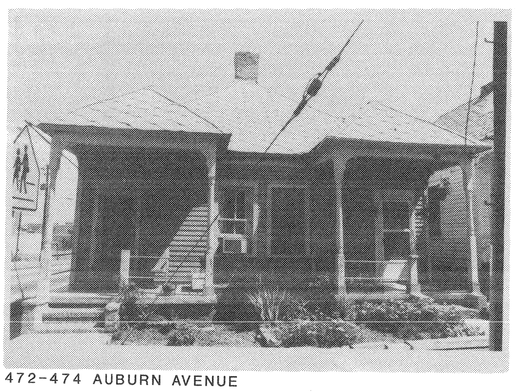
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Appendix C: Archival Drawings

- 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.

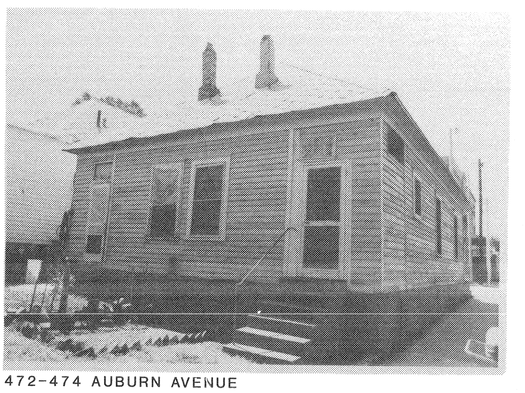
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DOUBLE SHOTGUNS CIRCA 1905
EMPIRE TEXTILE CO. EMPLOYEE HOUSING
ADAPTIVE RESTORATION (PHASED)
MARTIN LUTHER KING, JR., NATIONAL HISTORIC SITE



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).



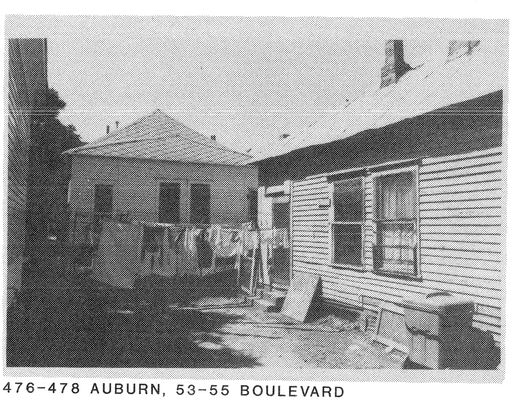
472-474 AUBURN AVENUE

- 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

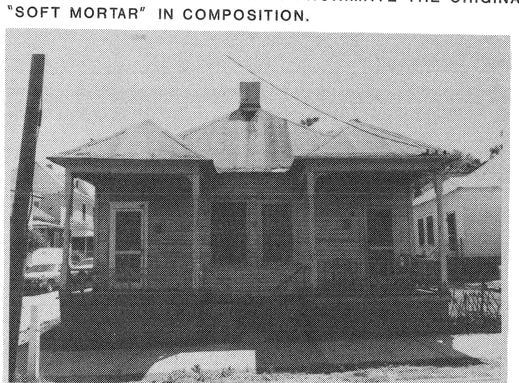
- REPLACEMENT ROOF WILL MATCH EXISTING.



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.

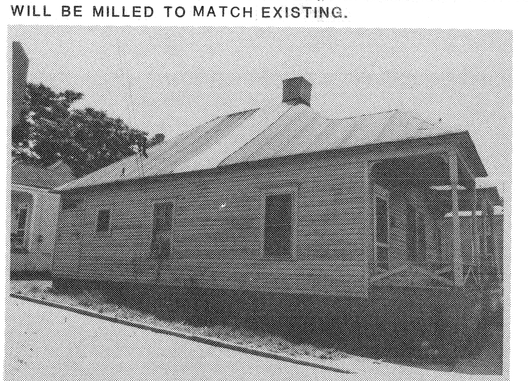
- MASONRY WILL BE STABILIZED AND REPOINTED WHERE NECESSARY. REPLACEMENT MORTAR WILL APPROXIMATE THE ORIGINAL "SOFT MORTAR" IN COMPOSITION.



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

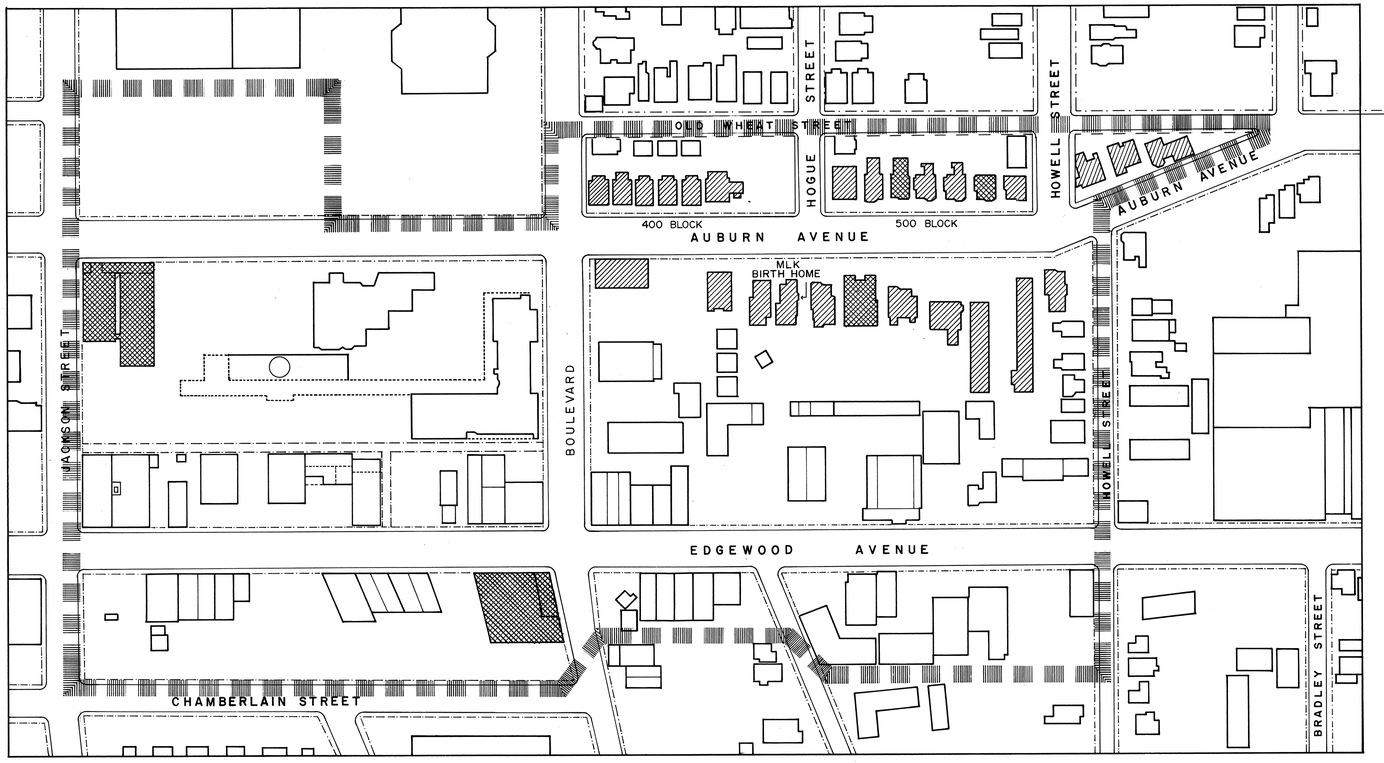
THE MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE IS LOCATED IN ONE OF THE OLDEST NEIGHBORHOODS IN ATLANTA - THE UPPER AUBURN AVENUE AREA. ORIGINALLY CALLED WHEAT STREET IN HONOR OF ONE OF ATLANTA'S PRE CIVIL WAR MERCHANTS, THE NAME WAS CHANGED IN 1893 TO THE MORE STYLISH AUBURN AVENUE. AS EARLY AS 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).

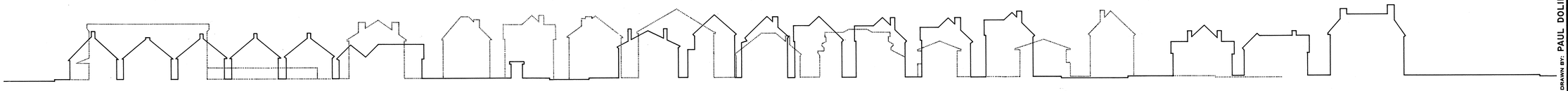
NOTES:
SOLID LINE REPRESENTS BUILDING OUTLINES ALONG THE NORTH SIDE OF AUBURN AVENUE
DOTTED LINE REPRESENTS BUILDING OUTLINES ALONG THE SOUTH SIDE OF AUBURN AVENUE



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

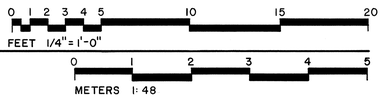


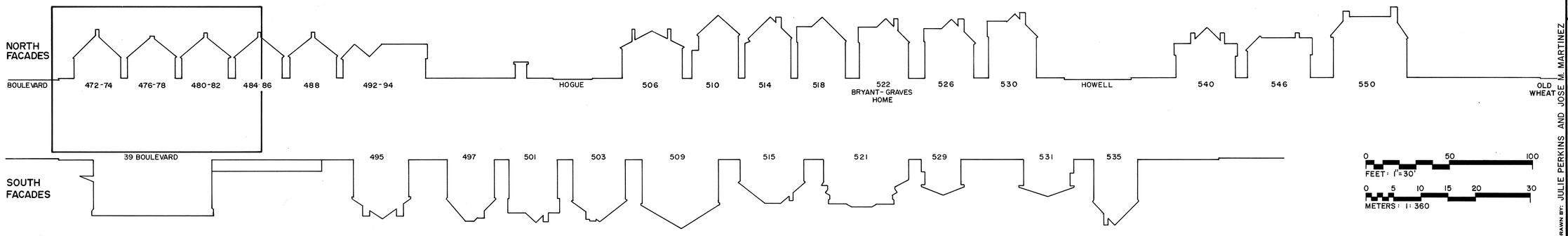
472 - 474

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

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TRIM LINE

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 476-478 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 29		Empire State Insurance Co to W.A. Foster. $1,800.								
1905, Nov 20		W.A. Foster to Thomas L. Lewis. $1,800. 366 and 366A Auburn Ave.								
1906	366A	Thomas C Parks Clara Parks (wife)	W W	Molder None	Thomas C. Parks and Clara D. Smith married in 1896. The 1900 Federal Census places them at 8 5th St., Cook's District, GA. Thomas is 24 and a molder, Clara is 20, son Richard is 2. They lived at 366A Auburn Ave. in 1906. The 1910 Federal Census shows them owning 264 Walds St., Atlanta. Tom is a molder at a foundry. Tom died in 1921 of pumonary endema. They resided at 304 Grant St. He was still working at a foundry and only 45. He is buried at West View Cemetery. No more information can be found on Clara. (1900 and 1910 United States Federal Censuses. Georgia, Deaths Index, 1914-1940, Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com)	366B	Mrs. Nellie Sinclair (widow of John C)	W	None	Mrs. Nellie Sinclair lived at 366B Auburn Ave. in 1906. No further information could be located on her.
1907	366	Eugene R Boozer Edna Boozer (wife)	W	Clerk, 10 Grant Building	Eugene Rude Houseal Boozer (1878-1971) and Edna May Adams (ca. 1884-?) married in 1906. They then moved to 366 Auburn Ave. where they resided one year. The 1910 Fedearl Census shows them renting 125 Jackson St, still in the 4th Ward. Eugene is a salesman for a dental supply company. Edna's fate is unkown, but in 1919 Eugene married Ruth Helen Kellogg of MI (1887-1971). They reside in Nashville, TN during the 1930 Federal Census and both die in Birmingham, AL. (1910, 1920, and 1930 United States Federal Censuses. Georgia, Marriage Recrods from Select Counties, 1828-1978. Ancestry.com; "Eugene Rude Houseal Boozer" and Ruth Helen Kellogg Boozer."Findagrave.com	366A	John C McKinney Sallie McKinney (wife)	W W	Switchman, GA Railyard	John C. and Sallie McKinney lived at 366A Auburn Ave. in 1907. No further information could be located on the pair.
1908	366	Carl Cathey Alice V Cathey (wife)	W W	Carpet Layer, Rhodes-Haverty None	Carl Cathey (1888-1952) married Alice Boozer (ca. 1888-?) in 1905. They lived at 366 Auburn Ave. in 1908. It is unknown if Alice is related to former tenant Eugene (same last name). The 1910 Federal Census shows the pair at 27 Harold Ave. Carl is a carpet layer. Carl's 1917 WWI Draft Registration Card lists him at 52 Pearce St. and as a machinist for John W. Smith Co. The 1920 Federal Census has the couple at 35 Hugh St. Carl is a policeman. That same year he is charged with extortion and robbery during his time a policeman. He later jumped bail, and fled to Birmingham. (Nearly at the same time, Carl's brother is arrested for bootlegging.) (1910 and 1920 United States Federal Censuses. U.S., World War I Draft Registration Cards, 1917-1918. Georgia, Death Index, 1919-1998. Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com; "Former Police Officers Face Trial in Court." *The Atlanta Constitution.* April 3, 1920, p. 14. "Pipeline Yield Moonshine Flow." *The Atlanta Constitution.* April 28, 1921, p. 1. "Former Officer Here Caught is Birmingham." *The Atlanta Consitution.* February 24, 1921, p. 8. Newspapers.com)	366A	James T Lee Lula M Lee (wife)	W W	Printer, SE Tariff Association None	James Tillman Leak (1850-1921) married Lula M. McBride (1858-1914) in 1895; it was his thrid marriage and her first. The 1900 Federal Census places them at 154 Whitehall St. with two of James' children from a former marriage. James and his son are listed as pressmen. James and Lula lived at 366A Auburn Ave. 1908-1909. The 1910 Federal Census lists the couple at 80 N Jackson St. with James' daughter. James works as a pressman. Lula dies in 1914. During the 1920 Federal Census, James lives with his daughter on Marietta Rd. James dies in 1921. (1900, 1910, 1920 United States Federal Censuses. Georgia Marriage Records from Select Counties, 1828-1978. Ancestry.com; "James Tillman Leak" and "Mrs. Lula M. Leak". Findagrave.com)
1909	366	Thomas E Brown Mamie Brown (wife)	W W	Car Conductor None	Thomas E. Brown (1883-1950) married Mamie E. (1884-1960) in ca. 1908. The next year they lived at 366 Auburn Ave. The 1910 Federal Cesnsus places them in Franklin County, GA with their young son and a nephew. Thomas is a streetcard conductor. The	366A	James T Leak Lula Leak (wife)	W W	Pressman, SE Tariff Association None	

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 172, page 464, Fulton County Real Estate Records, Fulton County Courthouse.
1905, No	Deed Book 194, page 78, Fulton County Real Estate Records, Fulton County Courthouse.
1906	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1906, p. 106, 1070. Archive.org
1907	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1907, pp. 106, 1042. Archive.org
1908	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1908, pp. 28, 527. Archive.org
1909	"Atlanta City Directory." 1909, pp. 27, 491, 1061. Ancestry.com

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
					1920 Federal Census places them at 24 Tennessee Ave. with their son. Thomas is a news agent for the railroad. The 1930 Federal Census shows them at the same address with their son. Thomas is now a city policeman. Son WIlliam is an office clerk at a surgical supply company. The 1940 Federal Census places them at the same address. Thomas is still a policeman. Thomas dies in 1950; Mamie dies is 1960. They are both buried at Westview Cemetery. (1910, 1920, 1930, and 1940 Federal Censuses. Ancestry.com; "Thomas E. Brown." Findagrave.com)					
1910	366	Oliver Cofield Mary Cofield (wife)	B B	Waiter, Piedmont Hotel None	Oliver Cofield (ca. 1886-?) married Mary (ca. 1886-?) in ca. 1908. Two years later, the Federal Census places them at 366 Auburn Ave. They would live there through 1911. Oliver is listed as a waiter at a hotel. The 1920 Federal Census places Oliver at 129 McDonaugh Rd. with his mother and a boarder. Oliver is still a waiter at a hotel, but is now windowed. The 1940 Federal Census places Oliver at the same address with his mother and sister. Oliver is still a waiter at a hotel. (1910, 1930, and 1940 United States Federal Censuses. Ancestry.com)	366A	William Edmonds Maybell Edmonds (wife)	B B	Hall Boy None	William F. and Mable Edmonds married in ca. 1906. They resided at 366A Auburn Ave. 1910-1919. The 1910 Federal Census shows them at that address. William is listed as a waiter at a hotel. (1910 United States Federal Census. Ancestry.com) No further information could be found on the pair.
1911	366	Oliver Cofield Mary Cofield (wife)	B B	Waiter, Piedmont Hotel Maid, O.G. Kelly		366A	William Edmonds	B	Waiter	
1912	366	Frederick Goode	B	Unknown	Frederick Goode lived at 366 Auburn Ave. in 1912. No further information could be found on him.	366A	William Edmonds	B	Porter, 144 S Pryor St	
1913	366	Not Listed				366A	William Edmonds	B	Butler	
1914	366	Lucy Ridley	B	Cook	Lucy Ridley (1868-1928) lived at 366 Auburn Ave. 1914-1915. The 1910 Federal Census shows her as the live-in cook for the Harrolson family on 453 Courtland; she is widowed. The 1920 Federal Cesnsus shows Lucy as a boarder at 93 Boulevard. She is still a cook for a private family. She died in 1928 of kidney disease and gangrene. At that time she lived at 482 Wheat St. She is buried at at Southview Cemetery. (1910 and 1920 United States Federal Census. Georgia, Deaths Index, 1914-1940. Ancestry.com; "Lucy Ridley." Findagrave.com)	366A	William Edmonds	B	Chauffer	
1915	366	Lucy Ridley	B	Cook		366A	William Edmonds	B	Chauffer	
1916	366	Henry Wilson	B	Messenger, Western Union Tel Company	Henry Wilson lived at 366 Auburn Ave. in 1916. No further information could be found on him.	366A	F Edmonds	B	Unknown	
1917	City Directory could not be located.									
1918	366	Bertha Gilbert	B	Domestic	Bertha Gilbert lived at 366 Auburn Ave. in 1918. No further information could be found on her.	366A	William Edmunds	B	Chauffer	
1919	366	Vacant				366A	William Edmunds	B	Laborer	
1920	366	Henry Branch	B	Laborer	Henry and Sylvia Branch married in ca. 1908. The 1910 Federal Census places them in Elbert Co., GA where Henry is a farm laborer. The 1920 Federal Census places them at 366 Auburn Ave, with three children, aged 0-5. Henry is a fireman at a cantonment. They remain at this address until 1922. The 1930 Federal Census places them at 296 Fortune St NE with their three children. Henry is a pastor at Holiness Church. (1910, 1920, and 1930 Federal Censuses. Ancestry.com)	366A	Lindsey Harper	B	Laborer	Lindsey H. Harper (ca. 1855-?) married Georgia W. (ca. 1859-?) in 1875 in Elbert County, GA. The 1920 Federal Census places them at 366A Auburn Ave. Lindsey, 65, is a fireman at Camp Gordess. Gerogia is 61. (1920 United States Federal Census. Georgia, Marrieage Records from Select Counties, 1828-1978. Ancestry.com)
1921	366	Reverend Henry Branch	B	Reverend		366A	William Dooley	B	Fireman	Willie (ca. 1898-?) and Minnie (1898-?) Dooley were married by 1920. That year's census places them at 52 N Boulevard. Willie was a laborer at Camp Gordon. Both are listed as "mulatto". The couple moved into 366A Auburn Ave. in 1921. Minnie would stay there until 1945. It is unknown when exactly Willie died, but he is no longer listed in the 1922 CIty Directory and by the 1930 Federal Census, Minnie is listed as widowed. She is a maid at a doctor's office. The 1940 Federal Census shows her at the same address, and now married, but no one resides with her. She is a maid in a private home. She may have married Cornelius P. Ray;
1922	366	Reverend Henry Branch	B	Reverend		366A	Minnie Dooley	B	Hairdresser	
1923	366	Alberta Fuller	B	Cook	Alberta Fuller lived at 366 Auburn Ave. 1923-24. No further information could be located on her	366A	Minnie Dooley	B	Maid	
1924	366	Alberta Fuller	B	Laundress		366A	Minnie Dooley	B	Maid	
1925	366	William Martin	B	Chiropodist	William and Esther Martin married in ca. 1911. They lived at 366/476 Auburn Ave. 1925-1932. The 1930 Federal Cesnsus places them at the address with their six children, aged 4-17. William, 38, is a chauffer for a private home. Esther is 36. (1930 United	366A	Minnie Dooley	B	Seamstress	
1926	366	William Martin	B	None		366A	Minnie Dooley	B	Maid	
1927	476	William Martin	B	Chiropodist		478	Minnie Dooley	B	Maid	

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Citations
1910	"Atlanta City Directory." 1910, pp. 37, 635, 738. Ancestry.com
1911	"Atlanta City Directory." 1911, pp. 37, 623, 731. Ancestry.com
1912	"Atlanta City Directory." 1912, pp. 36, 792, 695. Ancestry.com
1913	"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 116, 768. Archive.org
1914	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 120, 1415, 842. Archive.org
1915	"Atlanta City Directory." 1915, pp. 120, 1452, 852. Ancestry.com
1916	"Atlanta City Directory." Atlanta City Directory Company: 1916, pp.87, 1661, 790-791. Archive.org
1917	Ancestry.com or archive.org.
1918	"Atlanta City Directory." 1918, pp. 917, 457, 413. Ancestry.com
1919	"Atlanta City Directory." Atlanta City Directory Company: 1919, p. 998. Archive.org
1920	"Atlanta City Directory." 1920, pp. 1092, 295, 543. Ancestry.com
1921	"Atlanta City Directory." Atlanta City Directory Company: 1921, pp.1224, 282, 426. Archive.org
1922	"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1221, 274, 432. Archive.org
1923	"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1249, 510, 439. Archive.org
1924	"Atlanta City Directory." 1924, pp. 1202, 491, 1203. Atlanta History Center, Kenan Research Center. Microfilm collection.
1925	"Atlanta City Directory." 1925, pp. 1263, 819, 434. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	"Atlanta City Directory." 1926, pp. 1123, 726, 386. Atlanta History Center, Kenan Research Center. Microfilm collection.
1927	"Atlanta City Directory." 1927, pp. 1375, 366, 444. Ancestry.com

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
	476	Vesta Martin	B	None	States Federal Census. Ancestry.com)					maid in a private home. She may have married Cornelius T. Ray, if so, they are buried at Marietta National Cemetery. (1920, 1930, and 1940 United States Federal Censuses. U.S. Veterans' Gravesites, ca. 1775-2006. Ancestry.com)
1928	476	William Martin (wife) Esther B Martin (wife)	B B	Chiropodist None		478	Minnie Dooley	B	Maid	
1929	476	William Martin Vesta Martin (wife)	B B	Driver None		478	Minnie Dooley	B	Maid	
1930	476	William Martin Vesta Martin (wife)	B B	Chiropodist None		478	Minnie Dooley	B	Hair Dresser, her own Beauty shop	
1931	476	William Martin Vesta Martin (wife)	B B	Chiropodist None		478	Minnie Dooley	B	Maid	
1932	476	William Martin Vester Martin (wife)	B B	Chiropodist None		478	Minnie Dooley	B	Maid	
1933	476	Vacant				478	Minnie Dooley	B	Maid	
1934	476	Lula Jones	B	Cook	Lula Jones lived at 476 Auburn Ave. in 1934. Many individuals with the same name resided in Fulton County and therefore additional information could not be located on her.	478	Minnie Dooley	B	Laundress	
1935	476	Blanche Hill	B	Laundress	The 1930 Federal Census show Blanche Hill, 26, as a boarder at 442 Auburn Ave. She is a cook at a hotel. She resides at 476 Auburn Ave. in 1935. The 1940 Federal Census shows her, 36, living with her partner Mattie Beas, 69, at 452 1/2 Auburn Ave. Blanche is listed as a private cook. (1930 and 1940 United States Federal Censuses. Ancestry.com)	478	Minnie Dooley	B	Maid	
1936	476	Daisy Stokes	B	Maid	Daisy Stokes resided at 476 Auburn Ave. 1936-1938. At that time, it appears she married Isaac Hicks. The couple lived in the address through 1945. The 1940 Federal Census places maintains them there. Isaac, 44, is an elevator operator at a retail department store. Daisy is 43. (1940 United States Federal Census. Ancestry.com) Additional information could be found on people with the same name, but it is difficult to confirm they are the same people.	478	Minnie Dooley	B	Maid	
1937	476	Daisy Stokes	B	Maid		478	Minnie Dooley	B	Cook	
1938	476	Daisy Stokes	B	Laundress		478	Minnie Dooley	B	Laundress	
1939	476	Isaac Hicks Daisy Hicks (wife)	B B	Porter, JPA & Co None		478	Minnie Dooley	B	Maid	
1940	476	Isaac Hicks Daisy Hicks (wife)	B B	Porter, JP Allen & Co None		478	Minnie Dooley	B	Maid	
1941	476	Isaac Hicks Daisy S Hicks (wife)	B	Porter		478	Minnie Dooley	B	Maid	
1942	476	Isaac Hicks Daisy Hicks (wife)	B B	Porter, JP Allen & Co None		478	Minnie Dooley	B	Maid	
1943	476	Isaac Hicks Daisey Hicks (wife)	B B	Laborer		478	Minnie Dooley	B	Maid	
1944	476	Isaac Hicks	B	Unknown		478	Minnie Dooley	B	Dress Form Maker, Singer Sewing Machine Co.	
1945	476	Isaac Hicks	B	None		478	Minnie Dooley	B	Dress Form Opr, Singer Sewing Machine Co.	
1946	City Directory could not be located.									
1947	476	Lucy Durden	B	None	Lucy and Walter Durden lived at 476 Auburn Ave. 1947-1950. No additional information could be found on the pair.	478	James Bennett Fannie Bennett (wife)	B B	Laborer None	James and Fannie (or Farris) lived at 478 Auburn Ave. 1947-1950. No additional information could be found on the pair.
1948	476	Mrs. Lucy Durden	B	Maid, Piedmont Driving Club		478	James Bennett Farris L Bennett (wife)	B B	Shoe Shiner None	
1949	City Directory could not be located.									
1950	476	Walter Durden Lucy Durden (wife)	B B	Laborer None		478	James Bennett Farris Bennett (wife)	B B	Laborer None	

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Citations
1927	"Atlanta City Directory." 1927, pp. 1373, 566, 444. Ancestry.com
1928	"Atlanta City Directory." 1928, pp. 1343, 824, 437. Ancestry.com
1929	"Atlanta City Directory." 1929, pp. 1440, 881, 470. Ancestry.com
1930	"Atlanta City Directory." 1930, pp. 1236, 772, 426. Ancestry.com
1931	"Atlanta City Directory." 1931, pp. 1313, 808, 431. Ancestry.com
1932	"Atlanta City Directory." 1932, pp. 1192, 728, 384. Ancestry.com
1933	"Atlanta City Directory." 1933, pp. 1152, 358. Ancestry.com
1934	"Atlanta City Directory." 1934, pp. 1233, 646, 376. Ancestry.com
1935	"Atlanta City Directory." 1935, pp. 1265, 582, 392. Ancestry.com
1936	"Alanta City Directory." 1936, pp. 1410, 1202, 430. Ancestry.com
1937	"Atlanta City Directory." 1937, pp. 1561, 1315, 411. Ancestry.com
1938	"Atlanta City Directory." 1938, pp. 1561, 1319, 411. Ancestry.com
1939	"Atlanta City Directory." 1939, pp. 1408, 596, 373. Ancestry.com
1940	"Atlanta City Directory." 1940, pp. 1544, 653, 408. Ancestry.com
1941	"Atlanta City Directory." 1941, pp. 1637, 689, 429. Ancestry.com
1942	"Atlanta City Directory." 1942, pp. 2070, 750, 486. Ancestry.com
1943	"Atlanta City Directory." 1943, pp. B-22, 757, 473. Ancestry.com
1944	"Atlanta City Directory." 1944, pp. B-14, 472, 297. Ancestry.com
1945	"Atlanta City Directory." 1945, pp. B-15, 516, 326. Ancestry.com
1946	Ancestry.com or archive.org.
1947	"Atlanta City Directory." 1947, pp. B-16, 390, 128. Ancestry.com
1948	"Atlanta City Directory." 1948, pp. B-17, 456, 141. Ancestry.com
1949	Ancestry.com or archive.org.
1950	"Atlanta City Directory." 1950, pp. B-25, 438, 135\. Ancestry.com

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1950, Sep 26	Thomas L Lewis, Jr and William Harold Lewis, executors to last will and testament of Thomas L Lewis, Sr, probated June 1925) to Robert L Floyd and Foster Floyd. $?. 476-478 Auburn Ave., formerly 366-366A Auburn Ave.									
1951	476-478	Foster Floyd Lillie Floyd	B B	None Maid, Trust Co of GA	The 1920 Federal Cesnsus shows Foster, 22, and Lillie, 19, Floyd in Walton County, GA with daughter Josie, 1. Foster is a farmer. The 1930 Federal Census places th pair at 644 Irwin Street, Atlanta with daughter and son, 6. Foster is a laborer at a coal yard. The 1940 Federal Census shows the family at 32 Randolph St. Foster, 42, is a miller. Lille, 39, is a maid for a private family. Son Robert, 17, is a delivery boy for a drug store. Daughter Josie, 21, is a maid for a private family. Josie's husband Jack Reynolds, 27, loads produce trucks. Foster and son Robert purchased 476-478 Auburn Ave. in 1950. The family moves into both sides of the house. Foster dies in 1952. At least Robert continues to live at the addresses through at least 1960. Robert and mother Lillie sell the duplex property in 1963. Sometime after that Lillie and Robert move to Chicago. Lillie dies there in 1976. Robert dies there in 1995. (1920, 1930, and 1940 United States Federal Census. Georgia, Death Index, 1919-1998. Ancestry.com; *The Atlanta Constitution* . October 3, 1952, p. 57. November 19, 1976, p. 50. Newspapers.com)					
1952	City Directory could not be located.									
1953	City Directory could not be located.									
1954	City Directory could not be located.									
1955	476-478	Robert L Floyd	B	Unknown						
1956	476-478	Robert Floyd	B	Unknown						
1957	City Directory holds no records for this address.									
1958	City Directory holds no records for this address.									
1959	City Directory holds no records for this address.									
1960	476-478	Robert L. Floyd	B	Unknown						
1961-1983	Atlanta City Directories could not be located.									
1963, Jan 28	Robert L. Floyd and Lillie Floyd to W.E. Turner. $10. 476-478 Auburn Ave.									
1965	476	Vacant				478	Mrs. Bessie M. Ramey	?	Unknown	Mrs. Bessie M. Ramey lived at 478 Auburn Ave. from at least 1965 to at least 1970. Several women with this name were located in the Atlanta area therefore no further information could be located on her.
1970	476	George Gaither	?	Unknown	George Gaither (1901-1983) started living at 476 Auburn Ave. in at least 1970. His May 1983 obituary retains him at the address. (U.S. Social Security Death Index, 1935-2014. Ancestry.com; *The Atlanta Constitution.* May 15, 1983, p. 99. Newspapers.com)	478	Mrs. Bessie M. Ramey	?	Unknown	
1975	476	George Gaither	?	Unknown		478	Mary Miles	?	Unknown	Mary Miles lived at 478 Auburn Ave. from at least 1975 to at least 1980. No additonal information could be found on her.
1980	476	George Gaither	?	Unknown		478	Mary Miles	?	Unknown	
1984, Jul 23	William Eugene Turner to United States of America. $17,000.									

Tenants and Owners of 476-478 Auburn Ave.

City Dir. Year	Citations
1950, Se	Deed Book 2565, page 451. Fulton County Real Estate Records, Fulton County Courthouse.
1951	"Atlanta City Directory." 1951, pp. B-27, 533-534. 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 5.
1961-19	Ancestry.com. Archives.com, Kenan Research Center.
1963, Jar	Deed Book 4003, page 498. Fulton County Real Estate Records, Fulton County Courthouse.
1965	MALU Archives, Series 5, Subseries D, Box 2, Folder 5.
1970	MALU Archives, Series 5, Subseries D, Box 2, Folder 5.
1975	MALU Archives, Series 5, Subseries D, Box 2, Folder 5.
1980	MALU Archives, Series 5, Subseries D, Box 2, Folder 5.
1984, Jul	Deed Book 9089, page 382. Fulton County Real Estate Records, Fulton County Courthouse.

Appendix E

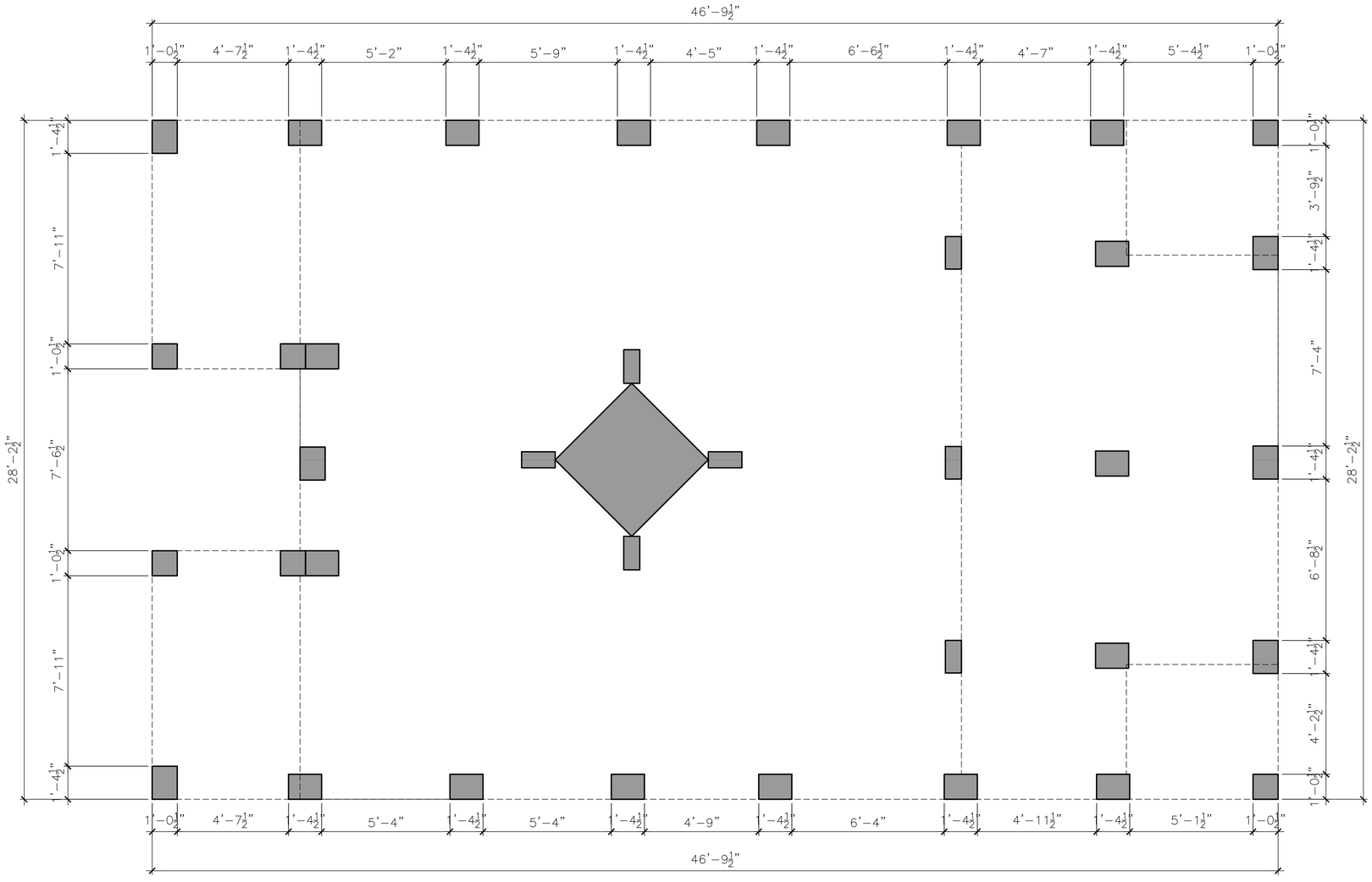
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Appendix E: Documentation Drawings

Historic Preservation Training Center, National Park Service, United States Department of the Interior. "53-55 Boulevard, NE, Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *6 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Foundation Plan
Sheet 2 (A2): Floor Plan
Sheet 3 (A3): Roof Plan
Sheet 4 (A4): East & West Elevations
Sheet 5 (A5): South Elevation
Sheet 6 (A6): North Elevation

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1 / A1 FOUNDATION PLAN

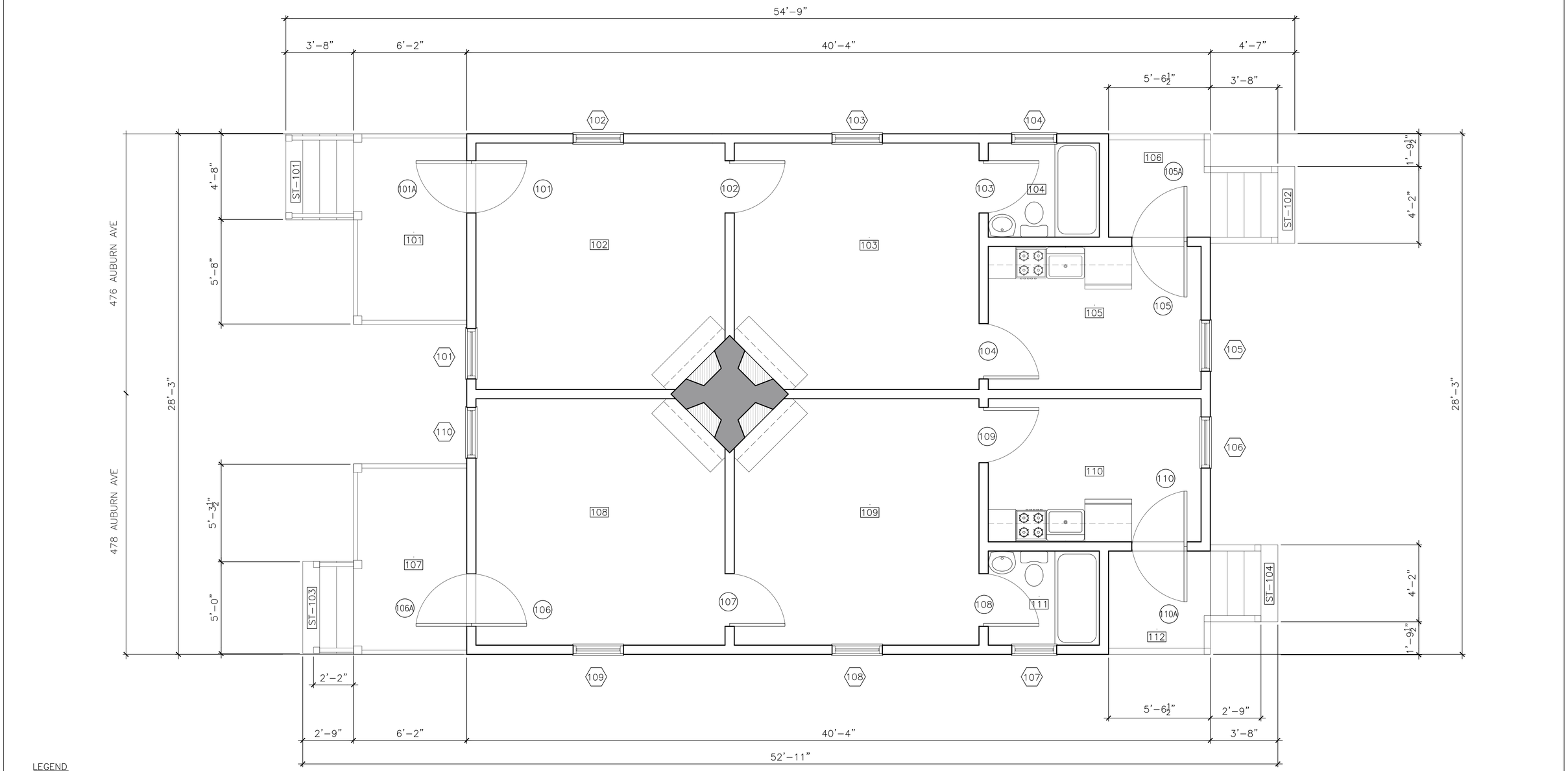
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: TJM	SUB SHEET NO. A1	TITLE OF SHEET: FOUNDATION PLAN	DRAWING NO. 489 166690
CADD: TJM		LOCATION WITHIN PARK: 476–478 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 1 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



LEGEND

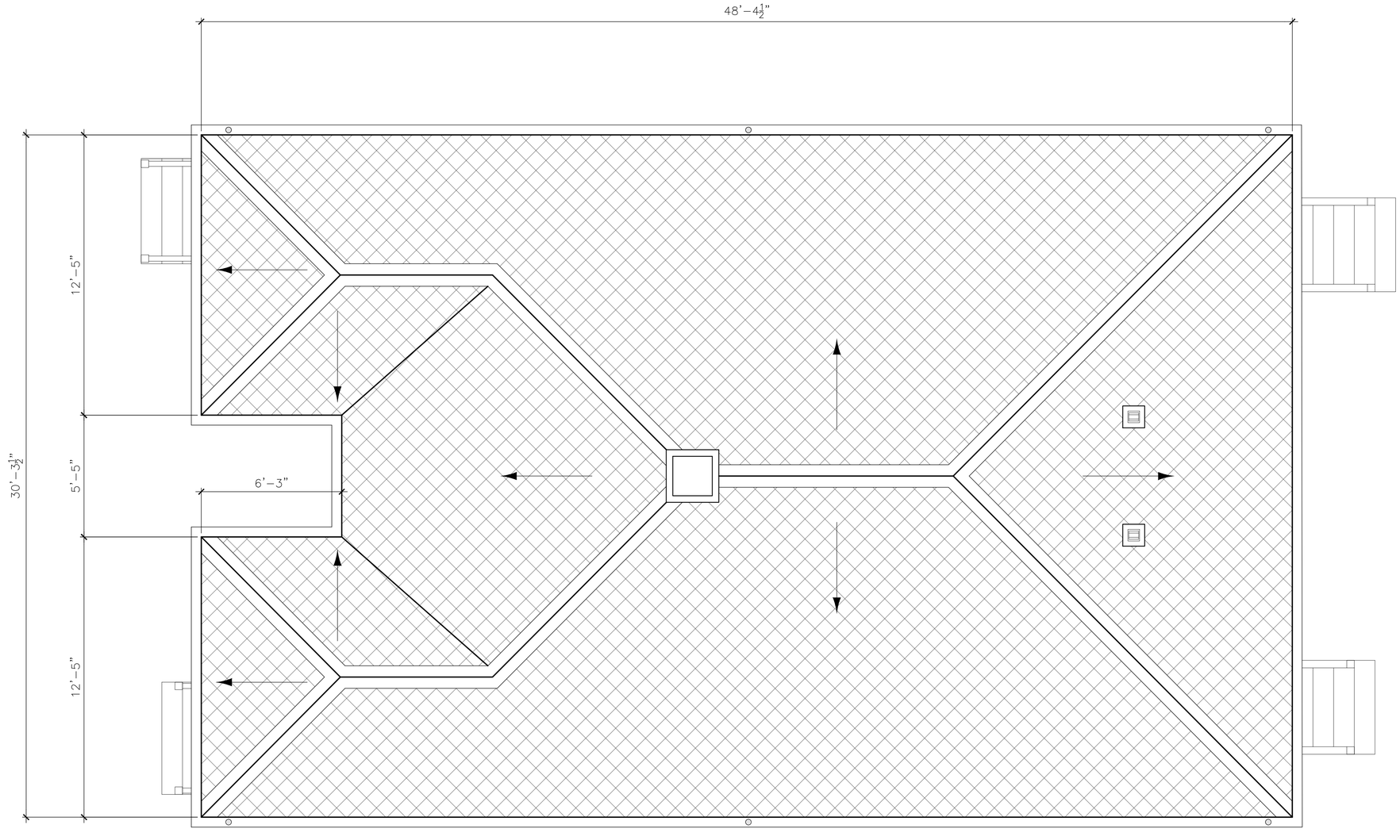
- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

1/A2 FLOOR PLAN
SCALE (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. A2	TITLE OF SHEET: FLOOR PLAN LOCATION WITHIN PARK: 476–478 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166690 PMIS/PKG NO. 224679A SHEET 2 OF 6



LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

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: 476-478 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166690 PMIS/PKG NO. 224679A SHEET 3 OF 6



1 A4 SOUTH (FRONT) ELEVATION
SCALE (A)



2 A4 NORTH (REAR) ELEVATION
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: EKJ CADD: EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A4	TITLE OF SHEET: SOUTH & NORTH ELEVATIONS LOCATION WITHIN PARK: 476–478 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166690 PMIS/PKG NO. 224679A SHEET 4 OF 6



1 / A5 EAST ELEVATION (478 AUBURN AVE)
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- ⟨101⟩ WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6
SCALE OF FEET
3/8" = 1'-0"

DESIGNED: EKJ	SUB SHEET NO. A5	TITLE OF SHEET: EAST ELEVATION	DRAWING NO. 489 166690
CADD: EKJ/TJM		LOCATION WITHIN PARK: 476–478 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 5 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST · COUNTY: FULTON · STATE: GEORGIA	



1 / A6 WEST ELEVATION (476 AUBURN AVE)
SCALE (A)

LEGEND

- 101 ROOM
- (101) DOOR
- 101 WINDOW
- MASONRY
- WOOD FRAME

SCALE (A) 2 0 2 4 6 SCALE OF FEET 3/8" = 1'-0"

DESIGNED: EKJ	SUB SHEET NO.	TITLE OF SHEET: WEST ELEVATION	DRAWING NO. 489 166690
CADD: EKJ/TJM	A6	LOCATION WITHIN PARK: 476–478 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 6 OF 6
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	

Appendix F

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Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			476-478 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)
C20	STAIRS		
	C2010	Stair Construction	
		C201002	Exterior Stair Structure
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	
		D501002	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 166690 2020


NATIONAL
PARK
SERVICE