National Park Service
Department of the Interior

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

492-494 Auburn Avenue, NE (House)

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

492-494 Auburn Avenue, NE (House)

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

492-494 Auburn Avenue, NE (House)

Historic Structure Report

Approved by: JUDY FORTE Digitally signed by JUDY FORTE Date: 2020.04.21 17:24:15 -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

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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
2020

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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 492-494 Auburn Avenue, NE (House). 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 492-494 Auburn Avenue, NE (House) 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 proposed use of the building and return it to good condition.

The historical background, building chronology, and technical evaluations provide an understanding of the integrity of the building. This information is valuable for guiding sustainable development of 492-494 Auburn Avenue, NE (House) by offering research and insight to park management. The contents are used by the park when scoping new projects. These new projects contain parameters for reuse functions and physical modifications that complement resource protection and preservation goals. This HSR informs management and directs planning and construction alternatives.

An HSR typically includes a Historic Background and Context section which provides a brief history of the building's context, its designers and builders, if known, and persons associated with its history and development. 492-494 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-

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

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. Therefore, MALU, SERO, and HPTC staff determined together that a context section for 492-494 Auburn Avenue, NE is not required. SERO Historians have provided several modern and updated scholarship suggestions that could be used in the future when developing an adequate context. Refer to the Recommendations for Future Research/Study in the Administrative Data section below.

The Chronology of Development and Use section is the culmination of significant primary and secondary research to tell the building's story, including original construction, modifications by later owners, and uses through time. Constructed in 1891 by Lemuel and Mattie Butler, the original building consisted of the eastern front-facing gable portion and the east ell. From the beginning, the building was used as a rental. (Research conducted for this HSR by HPTC indicates this building is one of the oldest buildings in the historic district/park preservation zone.) By 1896, the western front-facing gable section was constructed, creating an additional rental unit, and a front porch was constructed across the front elevation to unify the units. The 1906 race riot marked the neighborhood's demographic shift from being predominantly white to predominantly black. The rental property at 492-494 Auburn Avenue, NE continued to be held by descendants of the Butler family through 1968. The next owner was black, but he continued to rent the units. In 1981 and 1983 the property was sold, but due to numerous code violations and lacking the ability to secure a loan for renovations, the property was finally sold to the Federal Government in 1986. Planning for the rehabilitation of 492-494 Auburn Avenue, NE continued for several years, and construction occurred between 1989 and 1990. Due to the dilapidated state, all of the interior was gutted of historic features, large portions of the original building were reconstructed, and new building components (i.e. additions) were added to the structure. Furthermore, the three-unit building was transformed into a single-family residence. 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 492-494 Auburn Avenue, NE (House) 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 Site, 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]

[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.

- Architectural documentation by HPTC
- Condition assessments by HPTC
- Recommended treatments by HPTC

Condition Assessment Summary

The condition assessment of 492-494 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: Good. Routine maintenance should be sufficient to maintain the current condition.

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

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.

Recommendations for Treatment and Use Summary

Recommendations for the treatment and use of the single-family residential house at 492-494 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 492-494 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.

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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.*

Exterior Treatment

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

Interior Treatment

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

Use

While considering the applicable laws, agreements, and policies, the Ultimate Use of the residential structure at 492-494 Auburn Avenue, NE is to maintain its residential, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

Planning for Resiliency (Response to Natural Hazards)

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

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

Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service, 2016.

- *NPS Climate Change Response Program, Cultural Resources Brief*, National Park Service, Natural Resources Stewardship and Science, Climate Change Response Program. Washington, DC, July 2019.
- NPS *Director's Policy Memorandum 14-02, Climate Change and Stewardship of Natural Resources*. February 10, 2014.
- *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitation of Historic Resources.* National Park Service, 2012.
- MALU *Park Visitation and Climate Change Brief*, NPS Natural Resources Stewardship & Science. Washington, DC, June 2015.
- *Protected Area Tourism in a Changing Climate: Will Visitation at US National Parks Warm Up or Overheat?,* by Fisichelli, Schuurman, Monahan, & Ziesler, 2015.
- NPS *Preservation Brief 47: Maintaining the Exteriors of Small and Medium Sized Historic Buildings,* 2007.
- NPS *Preservation Brief* 39: *Holding the Line, Controlling Unwanted Moisture in Historic Buildings,* 1996.
- *Architecture* (the AIA (American Institute of Architects) Journal), "Architecture, Resiliency and the Changing Environment (The Climate IS Changing" by Ned Cramer, October 2017.
- *AIA Architect,* "Future Proofing the Past – Predicting and preparing for future impacts may be the greenest approach to preservation," by Kim A. O'Connell, November 15, 2014.
- Consultation with NPS Southeast Regional Office's Climate Change, Socioeconomics, and Adaptation Coordinator (Dr. Janet Cakir).
- Consultation with FEMA Emergency Management Guidelines, as applicable, and integration into long-term NPS planning projects.[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 relating to condition of the exterior building envelope includes a comprehensive exterior envelope repair and restoration project including repairs and upgrades to all wood siding, doors and windows, roof and roof drainage system (flashings and gutters and downspouts), porches, and all other exterior wood component features, while maintaining all exterior character-defining features; and repairs to exterior yard features based on the approved *Cultural Landscape Report*. Attention to under-building ventilation, floor, wall and roof cavity insulation and rain water drainage will impact the long-term ability of the building to respond to natural hazards.

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 (as relates to resiliency), are listed below.

- Lack of a lightning protection system (D509004);
- Incorrect and inappropriate installation of chimney flashing, incorrect choice of material; non-compliance with industry-wide roof standards for flashing systems (B301004-1);
- Inadequate and negative site drainage adjacent to house perimeter (G9087);
- Unventilated area under building (due to foundation enclosure panels) trapping moisture under building and weakening foundation piers (A101002);

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

- Wet insulation between first floor joists due to no vapor barrier, ineffective installation, disturbance from contract work on building systems, and high moisture content allowing mildew and mold in certain areas (B101099-1);
- Deterioration of fences and gates, debris and garbage positioned on porches, visible non-historic features in yards (trash and recycling containers) and unmanaged vegetation (G204001);
- Clogged gutters and downspouts with 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);
- Unvented chimney structures with non-historic top courses, deteriorated bricks, and mortar joints (B102099-1);
- Deferred preservation maintenance at wood screen doors and metal security gates (B203009).

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:	492-494 Auburn Avenue, NE (House)
Structure Number:	A492-494
Shadow LCS ID:	090006
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."

Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology. "492-494 Auburn Avenue, Building 492-494, Martin Luther King Jr. National Historic Site." *Historic Structure Assessment Report*. 1991. MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

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

Entech, Inc. "National Park Service Structure, Martin Luther King Jr. National Historic Site, 492-494 Auburn Ave." *Existing Condition.* April 1988. MALU Archives, Series 5, Subseries I, Box 1, Folder 16.

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 Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives.

United States Department of the Interior, National Park Service, Southeast Region. "The Rehabilitation of National Park Service Structure 492-494 Auburn Avenue, Martin Luther King Jr. National Historic Site." *Rehabilitation Drawings.* January 6, 1989. MALU Archives, Series 5, Subseries F, Box 24, Folder 33.

United States Department of the Interior, National Park Service, Southeast Region. "Rehabilitation of National Park Service Structure, 492-94 Auburn Avenue, Martin Luther King, Jr., National Historic Site." *Contract Specifications.* n.d. MALU Archives, Series 5, Subseries F, Box 24, Folder 33.

Cultural Resource Data

National Register of Historic Places

National Register Status:	Ineligible – Managed as Resource
National Historic Landmark:	No
Significance:	The house at 492-292 Auburn Avenue, NE is considered non-contributing to the National Register district because it was largely reconstructed in the 1990s. However, the structure is managed as a cultural resource by the park, as a scene-setting building for the Birth-Home Block.

Period of Significance

492-494 Auburn Avenue, NE (House), like all the contributing buildings and landscape features within the historic district, is important because it represents a part of the neighborhood in which Martin Luther King, Jr. was raised. The largely self-contained and African American Sweet Auburn neighborhood influenced King's development into a civil rights leader. The Martin Luther King, Jr. National Historical Park buildings are physical links to the community that existed from 1929 to 1941 when Martin Luther King, Jr. lived there. This is the Period of Interpretation, according to the *General Management Plan* (p. 39). The National Register of Historic Places Period of Significance is

more encompassing: 1880-1968.

Recommended Treatment & Use

The recommended treatment for 492-494 Auburn Avenue, NE (House) is exterior restoration and interior rehabilitation with retention of character-defining features. The recommended use is to continue its residential or light office 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 492-494 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.

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

- 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.

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. 492-494 Auburn Avenue, NE is significant because it was extant when Martin Luther King, Jr. lived across the street (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.*

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Chronology of Development and Use

Note: 492-494 Auburn Avenue, as it is known today, was originally 376-378 Auburn Avenue, before Atlanta Streets were renumbered in 1929. Both 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. 1).[2] In February 1881, James and Peter Lynch, the executors of the Estate of John Lynch, deeded to Mrs. Mattie F. Butler the lot on which 492-494 Auburn Avenue would eventually be constructed. Mrs. Butler was the "highest and best bidder" at $587.[3] The 1894 *Atlas of Atlanta* shows Mattie's husband, L.C. Butler, as the owner of the lot (fig. 2). See Sidebar: Lemuel and Mattie Butler for more information on these owners.

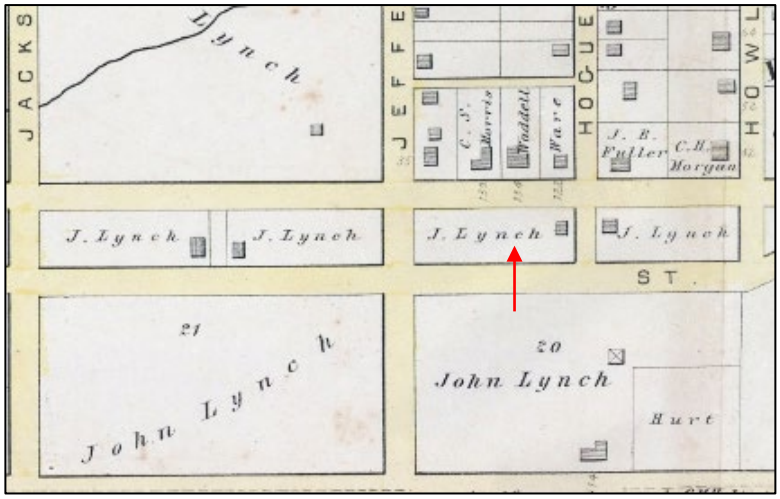

Figure 1. The land holdings of John Lynch appear to have been extensive in the Fourth Ward. The arrow denotes the future site of 492-494 Auburn Avenue. Map: *City Atlas of Atlanta*, Georgia. Southern and Southwestern Surveying and Publishing Company, 1878.[1] Cropped by Author.

The Butlers did not own the property long before they began development. Based on city directory research, the lot on the northwest corner of Wheat Street (now Auburn Avenue) and Hogue was developed first (address number 368). In 1890 and 1891 a man named Alphonso J. Jackson owned and resided at his grocery store on that corner

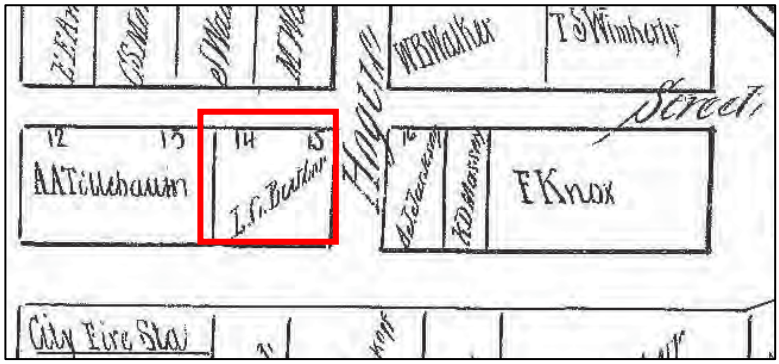

Figure 2. A detail of Latham and Baylor's 1894 *Atlas of Atlanta* shows L.C. Butler as owner of the property which would soon after include the building now known as 492-494 Auburn Avenue. Source: Opperman, "Double-Shotgun House, 484 Auburn Avenue." Cropped by author.

[1] Emery University Digital Library 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] Deed Book HH, page. 659. Fulton County Real Estate Records.

(no longer extant).[4] A new address, 374 Wheat Street, appears in the 1891 City Directory, with George W. Beavers residing there. Based on this, the assumed date of construction of the house now known as 492-494 Auburn Avenue is 1891. Interestingly, Beavers owned and operated a wood and coal yard at the corner of Wheat and Boulevard, within the same lot.

Newly constructed 374 Wheat Street can be seen in the 1892 Birds-Eye View of Atlanta (fig. 3). The rendering clearly shows the house which at that time consisted of a front-facing gable main block with side-facing gable east wing fronted by a front porch. A door and window exited onto the front porch; a second window was located below the front-facing gale roof. At that time, the house did not include the western front-facing gable portion now seen at the building. Beavers' wood and coal yard is detectable on the lot along Boulevard.

This single address (374 Wheat Street in 1892 and 376 Auburn Avenue from 1893 to 1895) would continue through 1895. 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."[5]

The 1896 Atlanta City Directory lists two addresses, 376 and 378. George Beavers continues to reside at 378, the eastern half, but now Lemuel E. Bennett resides at 376, the assumed newly constructed western half.

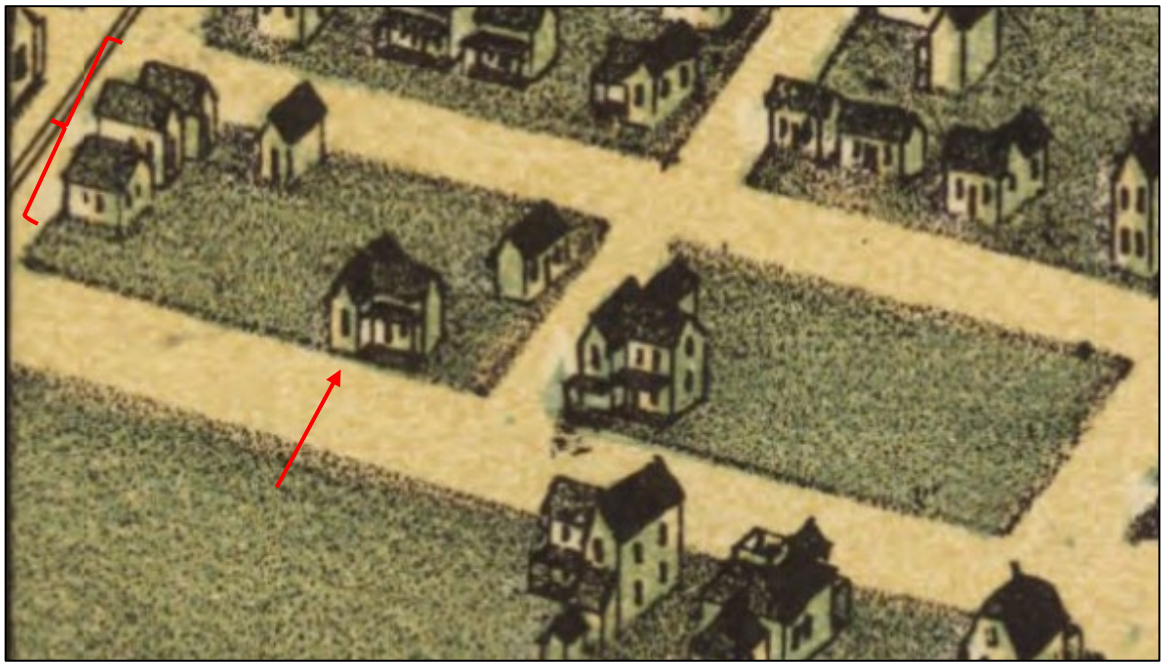

Figure 3. 374 Wheat Street (red arrow) was a year old when the 1892 Birdseye View of Atlanta was assembled. Note that only the eastern front-facing gable portion and the east wing were present originally. Note also the resident's wood and coal yard buildings along Boulevard (red bracket). Source: Library of Congress.[6]

[4] "Atlanta City Directory." 1890, pp. 345, 752. Ancestry.com
"Atlanta City Directory." 1891, pp. 293, 708. Ancestry.com
[5] Blythe, Robert W., Maureen A. Carroll, Steven H. Moffson. "Martin Luther King, Jr. National Historic Site." *Historic Resource Study.* August 1994. U.S. Department of the Interior, National Park Service, Southeast Region. NPS DSC TIC No. MALU 489 D21. p. 17.
[6] Accessed at https://lccn.loc.gov/75693189 on October 24, 2018.

Sidebar: Lemuel and Mattie Butler

Lemuel Calvin Butler (1854-1938) was an early Atlantan. He was born on a farm, but several years later, he and his widowed mother, Lucy, "moved to town." They resided in the Connally Building, but were forced to move when it was set on fire during the Battle of Atlanta. They then moved to a home located at Pryor and Mitchell, where they remained during the siege. "It was here that Mr. Butler awoke one morning to find a fragment of a shell from Sherman's guns in his bed." Butler recalled it being "as big as a hen egg."[7]

He married Martha "Mattie" Frances (nee Nash, 1855-1946) in 1875 (fig. 3). Mattie was the daughter of Reverend Thompson E. Nash, a "pioneer settler and planter" in Clayton County, GA.[8] They had three children who survived to adulthood: Tennie Lee (1878-1950), Walter Hudson (1881-1970), and Jessie Beatrice (1883-1965).

He was a press room foreman for *The Constitution* in ca. 1878. In the 1880 United States Federal Census, they resided at 171 Fost St., with Lemuel's mother and stepfather; Lemuel was a laborer. The next year, Mattie purchased at auction the lot later known as 492-494 Auburn Avenue for $587. In 1891, they constructed a rental house on the property and five years later expanded it.

In the 1900 United States Federal Census, they resided in their own home in Cedartown, GA; Lemuel was a merchant on Racket Street. In the 1910 United States Federal Census, the family resided on their own farm in Adamson, GA where Lemuel farmed. He owned and managed several farms in Clayton County. They continued to reside in Adamson during the 1920 United States Federal Census. By the 1930 Census, the Butlers had moved back to Atlanta, to 145 Norwood Avenue. Upon Lemuel's death in 1938, Mattie resided with her son Walter and his family at the home on Norwood Avenue, likely until Mattie's death in 1946.[9] Lemuel and Mattie are buried at Rock Spring Presbyterian Church.[10]

Figure 4. Lemuel and Mattie Butler, presumably on their wedding day in 1875. Photo: Findagrave.com.

Throughout the 1890s and the first decade of the 1900s, the building was home to several white and blue-collar tenants, all of whom appear to have stayed for at least two years. 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."[11]

[7] Fair's Pioneer Day to Attract Famed Early Atlantians." *The Atlanta Journal.* n.d. Accessed on https://images.findagrave.com/photos/2016/171/29677244_1466457920.jpg on July 26, 2018.
[8] "Mrs. L.C. Butler Dies, Aged 91; Funeral Today." *The Atlanta Constitution.* August 25, 1946, p. 10. Newspapers.com.
[9] "Martha F "Mattie" Nash Butler." "Lemuel Calvin Butler." *McElwain Family Tree*. Ancestry.com.
"Lemuel C. Butler, Pioneer Newsboy, Dies in 84th Year." *The Atlanta Constitution.* April 28, 1938, p. 3. Newspapers.com
[10] "Martha Frances "Mattie" Nash Butler." Findagrave.com.
[11] *Historic Resource Study*, pp. 17-18.

The building appeared on the 1899 Sanborn map of Atlanta (fig. 5). It is identified as two dwelling units: two adjoined one-story (denoted by "1"), wood-frame (denoted by yellow color) residences. A continuous one-story wood-frame addition was located across the rear (north) elevation and a one-story, wood-frame porch was located across the front (south) elevation. The one-story wood-frame east wing was still extant. The original front porch across the wing appears to have been infilled and connected to the newer front porch. The entire structure had a wood shingle roof (denoted by "x"), except for the north additions, which had tin (denoted by "o").

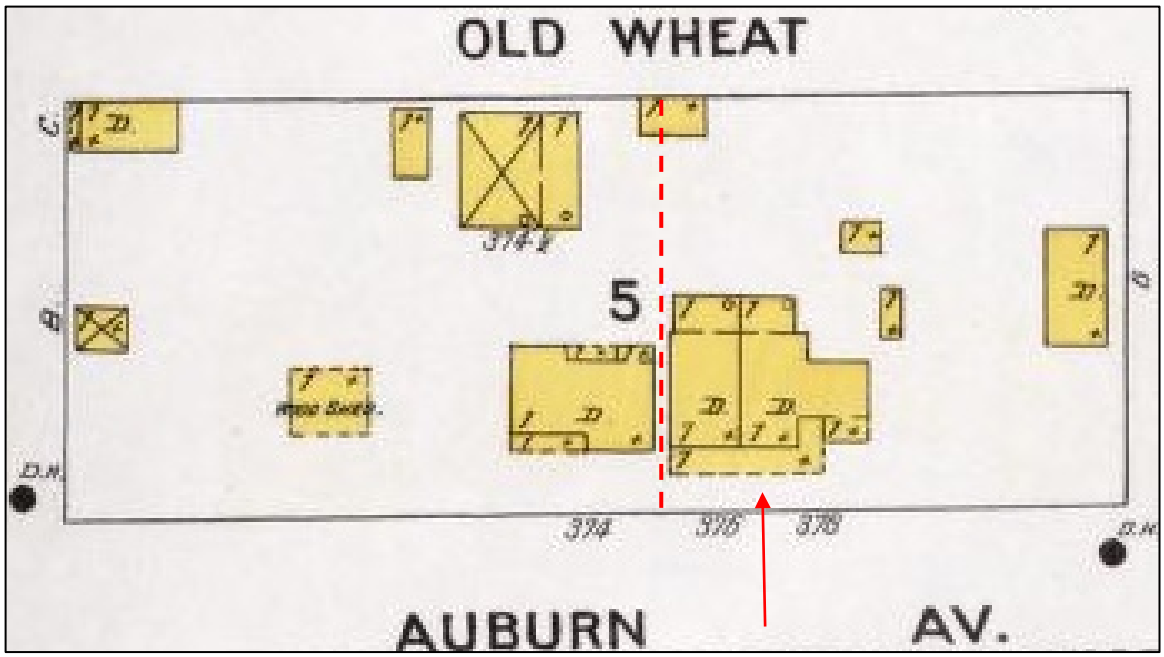

Figure 5. 1899 Sanborn map shows the block bounded by Auburn Avenue on the south, Old Wheat on the north, Boulevard on the west, and Hogue on the east. The division of the block relating to the two owners identified on the 1894 *Atlas* (see fig. 2) can be easily discerned (dashed red line). 376-378 (now 492-494) Auburn Avenue is place with its original main block and east wing and west addition unit and added north additions. Source: The Digital Library of Georgia. Cropped by author.

Neighborhood Transition

The 1906 race riot marked the beginning of the neighborhood's demographic shift from predominantly white to predominantly black. Through 1909, 376-378 Auburn Avenue was rented by white tenants. In 1910, the residences were rented by black tenants. This would continue until the National Park Service's ownership in 1986. Additional information on the people who lived in the house can be found in Appendix D.

By 1911, the year of the next Sanborn map, the same block had been densely developed (fig. 6), but 374-376 (official numbering)/376-378 (historical numbering, according to Sanborn) Auburn Avenue remains identical to its appearance on the 1899 map. Everything is still composed of wood, including the roof covering.

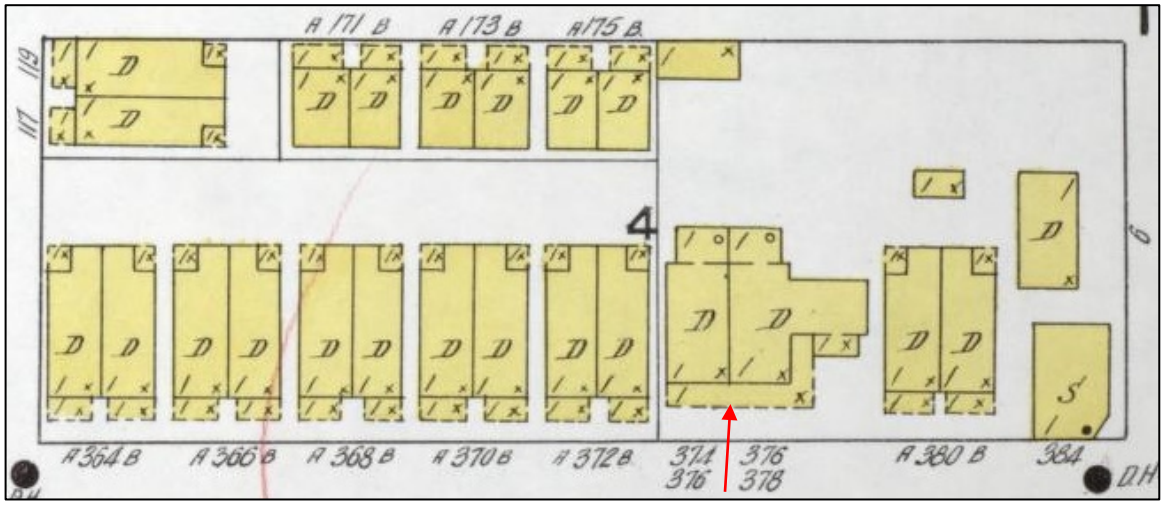

Figure 6. 1911 Sanborn map shows the same block as Figure 5. The division of the block into its original lots is discernible with a line drawn on the map. Source: The Digital Library of Georgia. Cropped by author.

According to City Directory research, the building began use as three units in 1919. It is assumed that the one-story wing on the east side was converted into a small, separate unit. For the first two years, it was occupied as a shop for shoemaker Lee W. Clark. After that time, it was likely used as a very small apartment.

In July 1925 Mrs. Butler deeded the property to her daughter, Mrs. Jessie B. Clark, and her husband, L.C. Butler, for $10 and other considerations. The deed acted as an agreement which conveyed the property to Mrs. Clark "reserving the use, occupation, control, and rents of said property to…M.F. Butler and L.C. Butler for and during their life and upon death of either" to convey to Mrs. Clark with a "life estate with her children."[12]

Jessie Beatrice Butler (1883-1965) had married Grover Cleveland Clark in 1911 and had seven children (fig. 7). They spent their married lives on a farm in Shake Rag, GA (northeast of Atlanta). Upon Grover's death in 1948, Jessie moved to 145 Norwood Avenue, Atlanta, with her brother and his family.[13]

Figure 7. Jessie Butler Clark in 1910. Source: Ancestry.com.

[12] Deed Book 930, p. 111. July 21, 1925. Fulton County Real Estate Records.
[13] "Jessie Beatrice Butler." *McElwain Family Tree.* Accessed at https://www.ancestry.com/family-tree/person/tree/29595966/person/12200480490/facts on July 26, 2018.

In 1929, the city of Atlanta renumbered the streets. 374-376 Auburn Avenue became 492-494 Auburn Avenue. The new addresses are clearly marked on the 1932 Sanborn map (fig. 8). The building is labelled 492A and B (officially), but also 492-494-496 (historically), clearly delineating the building as divided into three separate units. The only alteration to the house is its roof covering. All of the roofs are now covered with composition roofing. The house is also described as being open underneath ("O.U.").

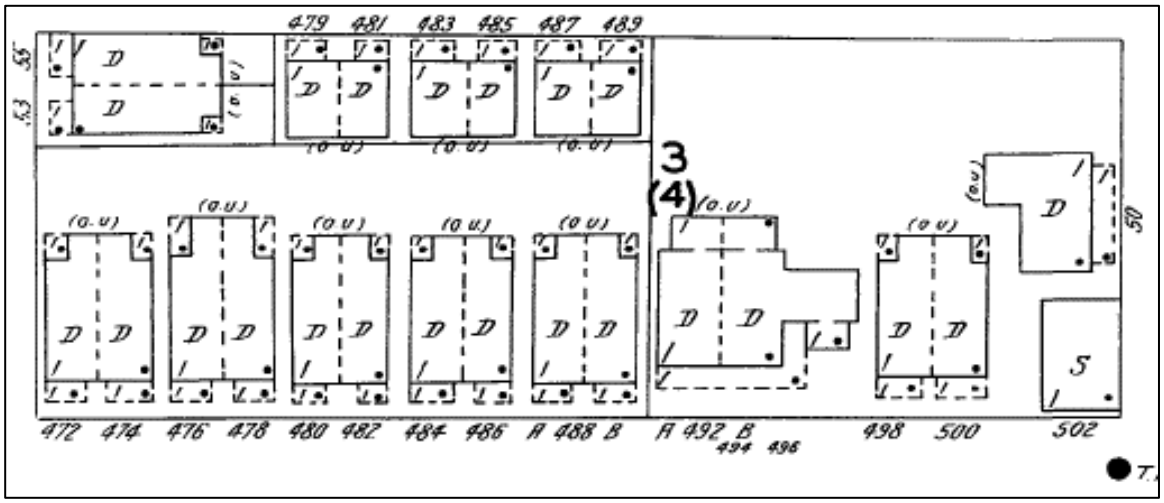

Figure 8. The 1932 Sanborn map shows 492A and B, also known as 492-494-496, Auburn Avenue in the same form as the 1911 Sanborn map. Source: MALU archives. Cropped by author.

Upon Lemuel Butler's death, Mrs. Mattie Butler, son Walter H. Butler, and daughter Miss Tennie L. Butler, conveyed 492A-B Auburn Avenue to daughter Jessie B. Clark for $10, in September 1938.[14] (Walter and Tennie also received adjacent property of their family's lot on the same day.)

A building permit was received in April 1956 by W.H. Butler (Mrs. Clark's brother), of 145 Norwood Avenue, NE for a $1,500 porch and roof repair due to damage from a tree. The contractor was identified as Brownlow & Sons of 987 Burns Dr., SW.[15]

Thirty years later, in June 1968, and three years after Jessie Clark's death, her children sold the property to Ralph C. Reynolds for $6,000.[16] Ralph Claud Reynolds (1912-1988) was African American and is interred at South View Cemetery in Atlanta.[17] No additional information could be located on him.

No additional information could be found on the property for these early decades, particularly during the Period of Interpretation (1929-1941).

[14] Deed Book 1718, p. 54. September 27, 1938. Fulton County Real Estate Office.
[15] "494 Auburn St." *Building Permit*. April 20, 1956. Atlanta History Center. Kenan Research Center. Microfilm Collection. City of Atlanta Building Permits, ca. 1897-April 1983. Roll #1.6 Atlantic Ave to Avon Ave.
[16] Deed Book 4916, p. 156. June 5, 1968. Fulton County Real Estate Office.
[17] "Ralph Claud Reynolds." Findagrave.com.

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.[18]

In April 1981, Ralph C. Reynolds sold the property to Marilyn T. Hagan and Jamella A. Hagan for $8,000.[19] No additional information could be located on the Hagans.

NPS Historical Architect Heriberto Brito called Marilyn Hagan several times in August 1982 to discuss her property at 492-494 Auburn Avenue. Sisters Marilyn and Jamella had purchased the property in order to rehabilitate the existing units, but were unable to procure a low-interest loan. The City of Atlanta cited the property several times for housing code violations and had threatened to board up and place a lien on the property.[20] Issues included:

- Deteriorated and missing roof coverings, decking, and flashings/holes in roof.
- Decayed fascia boards, roof eaves, boxing, and gutters.
- Holes in porch floor in 492 Rear Porch Area.
- Holes in the walls and ceiling of 494 Rear Porch.
- Decayed wall studs.
- Decayed sills.
- Decayed and missing exterior wood siding.
- Flaked and peeling protective covering on exterior surfaces (paint).
- Windows not supplied with window screens in 494 Living Room and Bedroom.
- Broken and missing window glass in 494 Living Room.
- No screen door at 494 rear door; torn and damaged screen door wire at 494 front door.
- Damaged doors throughout 494.
- Holes in interior ceiling in 492 Living Room and 494 Living Room and Bedroom.
- Deteriorated ceiling surfaces in Living Rooms and Bedrooms; rain into all rooms.
- Soiled and unsanitary ceiling surfaces in 492 Living Room and throughout 494.
- Cracks along the ceiling surfaces in 492 Kitchen.
- Wall surfaces not impervious to moisture in 492 and 494 Bathrooms.
- Holes in walls in 494 Living Room and Bedroom.
- Deteriorated wall surfaces in in 494 Living Room, Bathroom, and Bedroom.
- Soil and unsanitary wall surfaces throughout 494.
- Deteriorated floor covering in 492 Bathroom; broken and missing floor tiles in 494 Bathroom.
- Warped and buckled wood flooring in 494 Living, Kitchen, and Bedroom.
- Floor surfaces not impervious to moisture in 494 Bathroom and Kitchen.
- No electrical convenience outlet in 492 and 494 Bathrooms.

[18] *Historic Resource Study*, pp. 5-6.
[19] Deed Book 7825, p. 50. April 10, 1981. Fulton County Real Estate Office.
[20] "492-494 Auburn Avenue, N.E." *Martin Luther King, Jr. N.H.S. Inventory.* MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

- Inadequate number of electrical outlets in 494 Bedroom.
- Water faucet continues to run in 492 Kitchen.
- Defective flush water closet in 494 Bathroom.
- Missing sink faucet handles in 494 Kitchen.
- No heating facilities in 494 Living Room and Bedroom.
- No cabinets or shelves in 494 Kitchen.[21]

Photographs of the condition of the roof covering during the summer of 1982 show the NPS and the City of Atlanta were correct in their concerns on the state of the property (figs. 9-11).

Figure 9. Deteriorated roof coverings on west slope of 492 Auburn Avenue, July 1982. Note exposed wood shingles, the original roof covering. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 10, left. Rolled asphalt roof covering on east slope of 494 and south slope of east wing, July 1982. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 11, above. Deteriorated rolled asphalt roof covering on west slope of 494 exposes wood shingles beneath, the original roof covering, July 1982. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Cropped by author.

Meanwhile, the National Park Service, trying to acquire properties in the area, but lacking any funding to do so, had asked property owners to "not demolish their property but to try to make the necessary repairs."[22]

Historical Architect Heriberto Brito advocated on the behalf of the property to the City of Atlanta Housing Code Division, because the house was deemed "an important cultural resource within the Martin Luther King, Jr. National Historic Site and is one of the oldest structures in the area. . . . The building is across the street from the Martin Luther King, Jr. Birth Home and constitutes a highly

[21] City of Atlanta Bureau of Buildings – Housing Division. "492 Auburn Ave. N.E." *Official Correction Notice.* March 19, 1982. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.
[22] Hagan, Marilyn T. *Letter to Bureau of Buildings, Housing Code Division.* August 27, 1982. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

visible component of the National Historic Site. The preservation of the building should be achieved at all costs."[23] The superintendent of the park also began discussions with the Southeast Regional Director about purchasing the property outright from the delinquent owners.[24]

Figure 12. East elevation, May 1983. Photo: MALU archives, Series 8, Subseries A, Box 1, Folder 59.

In March 1983, Marilyn and Jamella Hagan sold the property to Bennie Smith for $10.[25] No additional information could be found on Smith. A photograph from about this time shows the property surrounded by a chain-link fence and the roof being patched (fig. 12).

In 1985, the Historic American Building Survey completed a façade study of Auburn Avenue. 492-494 Auburn venue is depicted in a dilapidated state (fig. 13).

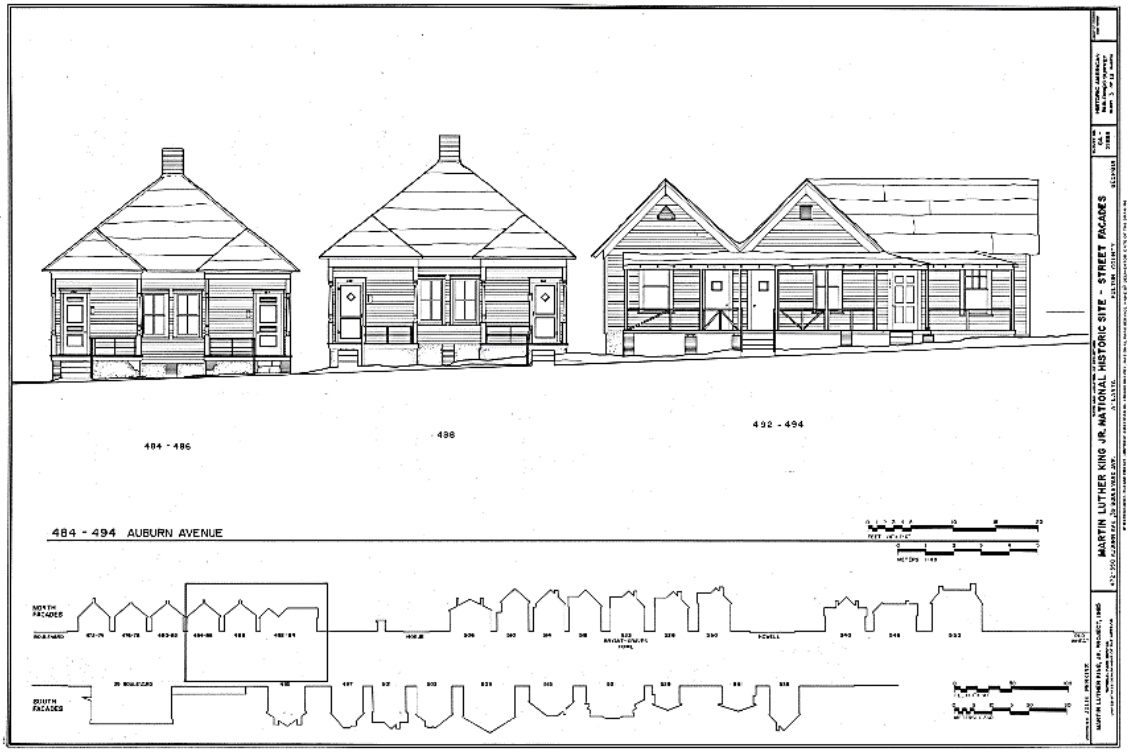

Figure 13. 492-494 Auburn Avenue (right) adjacent to a row of double shotguns to the west. Photo: Historic American Building Survey, "Martin Luther King, Jr. National Historic Site – Street Facades," 1985. HABS Survey No. GA-2169A, Sheet 3.

[23] Brito, Heriberto J., Historical Architect. *Letter to Robert Brown, City of Atlanta Housing Code Division.* August 25, 1982. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.
[24] Wolf, Janet C., Superintendent, MALU. "Threat to a Historic Resource." *Memorandum to Regional Director, Southeast.* August 25, 1982. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.
[25] Deed Book 8414, p. 430. March 18, 1983. Fulton County Real Estate Office.

In 1986, the property was sold to the National Park Service.[26]

In September 1987, Valena Henderson, Chairperson of the Historic District Development Corporation (HDDC) requested grant funding from the City of Atlanta in order to restore 492-494 Auburn Avenue. The HDCC sought "to become a viable housing development resource in the revitalization of Auburn Avenue." The HDDC had obtained commitments for $45,100 but requested $164,200 from the City.[27]

By that time, the HDDC had "completed a Preservation and Revitalization Project" in the historic district, which included the purchase of five "vacant, substandard houses on Auburn Avenue and Howell Street," and the rehabilitation of them resulting in the rental of eleven "standard apartment units for low-moderate income residents in the district." Three of the units were sold to the NPS "for relocating housing of residents whose houses are being restored by the NPS." Three units were rented out by the HDDC to low-income tenants. Additionally, the NPS had identified eighteen additional units in the area for stabilization and preservation, but had no funding to perform the work (eleven had already been purchased, seven more were targeted). Funding from the City of Atlanta would begin the process of restoration of the eighteen units identified by the NPS, through the NPS-HDDC partnership. The first building chosen to be restored was 492-494 Auburn Avenue—the oldest of the group, although unknown at the time.[28]

In October 1987, the HDDC claimed they would be able to provide all of the rehabilitation funding for 492-494 Auburn Avenue, but needed architectural assistance from the NPS.[29] A few photographs were located in the MALU Archives which document the building during this time period; note the new temporary rolled asphalt roof covering likely put atop of the former rolled roofing material (figs. 14-15).

Figure 14. South elevation from southwest corner, October 1987. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 15. South elevation from southeast corner, October 1987. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

[26] "National Park Service Report of Accomplishments for 1986 and Other Relate Information." MALU archives, Series 5, Subseries B, Box 1, Folder 2.
[27] Henderson, Valena, Chairperson, HDDC. Letter to The Honorable Andrew J. Young, Mayor, City of Atlanta. September 8, 1987. MALU Archives, Series 5, Subseries B, Box 1, Folder 2.
[28] Ibid.
[29] Scott, Randolph, Superintendent, MALU. "Request for Technical Assistance." *Memorandum to Chief, Historic Architecture Division.* October 5, 1987. MALU Archives, Series 5, Subseries F, Box 24, Folder 35 1988-1990.

In April 1988, existing condition documentation was prepared by Entech, Inc.[30] Scans of those images are not clear enough to include in this report; they can be viewed at MALU archives. Similar images, dated January 1988, are provided following (figs. 16-31).

Figure 16. South elevation, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 17. East elevation, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 18. North elevation, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 19. North elevation original and added additions. January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

[30] Entech, Inc. "National Park Service Structure, Martin Luther King JR. National Historic Site, 492-494 Auburn Ave." *Existing Condition.* April 1988. MALU archives, Series 5, Subseries I, Box 1, Folder 16.

Figure 20. West elevation from the north, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11. Cropped by author.

Figure 21. Crawlspace, January 1988. Note the stone fireplace foundation (center) and brick piers (left). Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 22, right. Deteriorated porch flooring, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 23. Conditon of the front porch with scabbed components, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 24. Deteriorated porch and shuttered windows, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 25. 494 kitchen, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 26. 494 kitchen, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 28. 494 kitchen, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 27. Rear hall of 494, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 29. Unidentified room, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 30. Unidentified room, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 31. Living Room in 494 with fireplace, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

In April 1988, draft existing conditions drawings were also completed by the NPS Denver Service Center (figs. 32-37).[31] General notes on the drawings state that the "structure is in a dilapidated state" with "stucco finish…coming off the walls," the "ceiling partially destroyed in west side unit." Other issues include missing siding, a hole in the floor, large amounts of debris, etc.

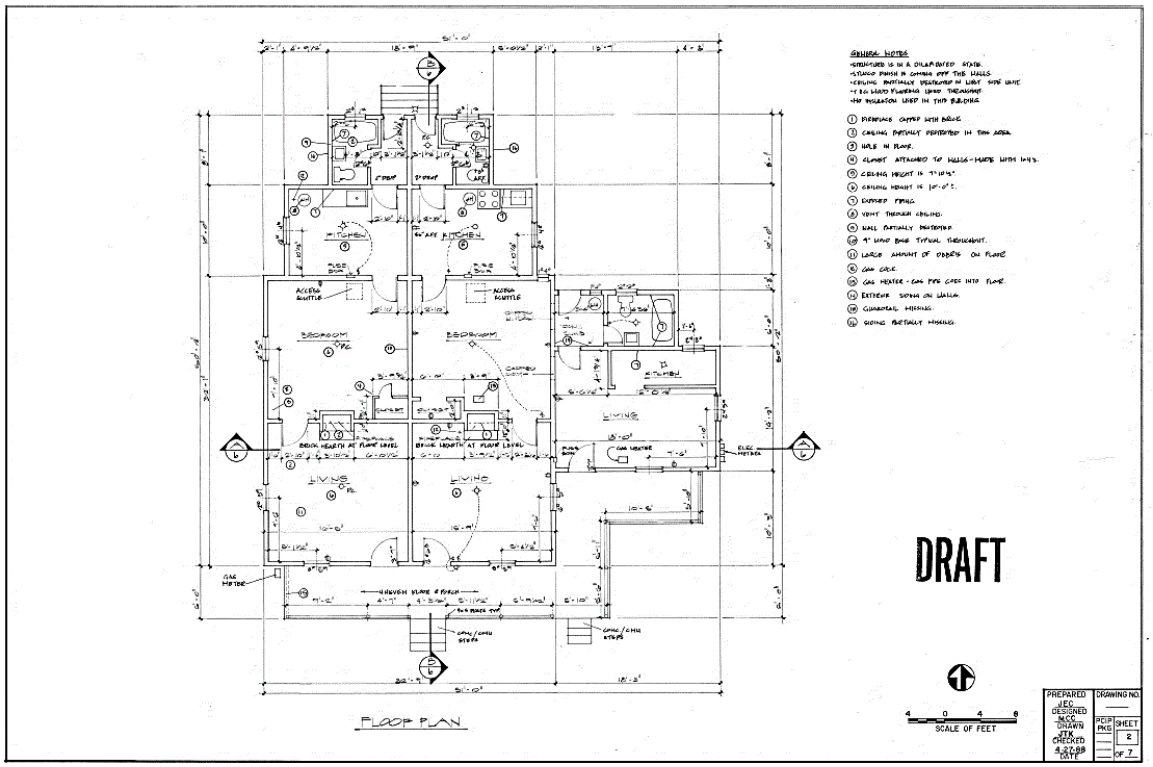

Figure 32. Floor plan showing three distinct units. The original main block and west addition each have a living room, bedroom, kitchen, bathroom, and rear entrance hall. The original east wing (to the east main block) has a living room, kitchen, bathroom, and rear entrance hall. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

[31] "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. No NPS drawing number. MALU Archives.

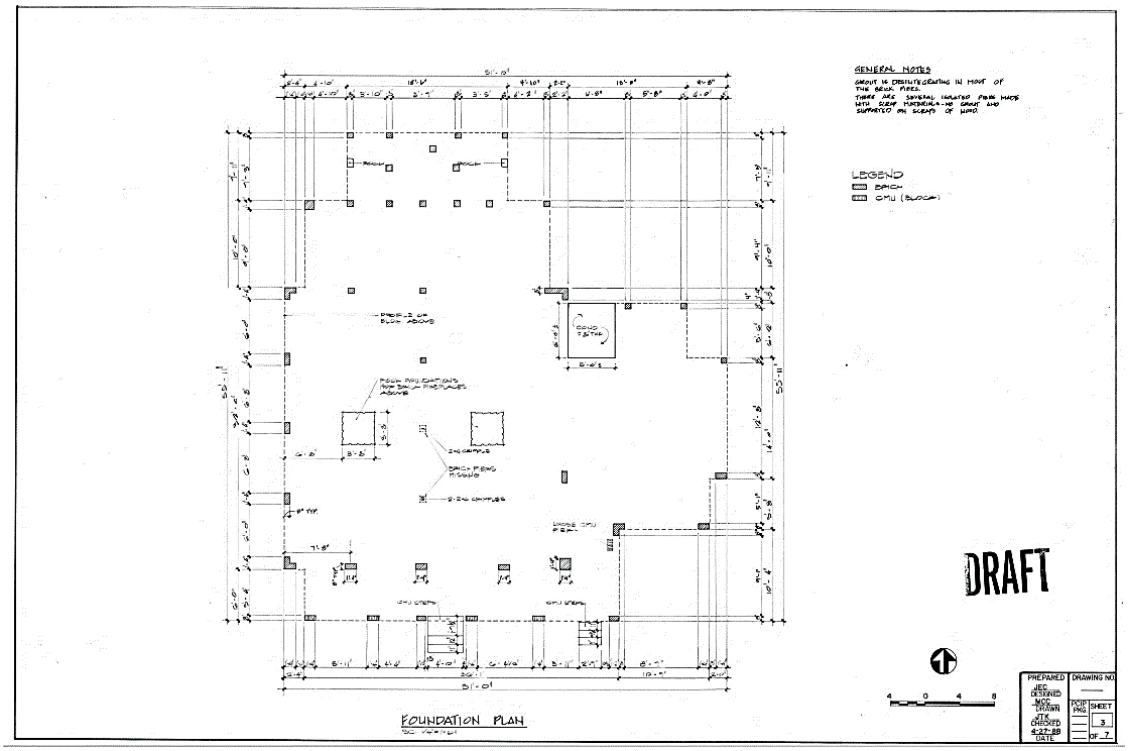

Figure 33. Foundation plan with array of brick piers, stone fireplace foundations, etc. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

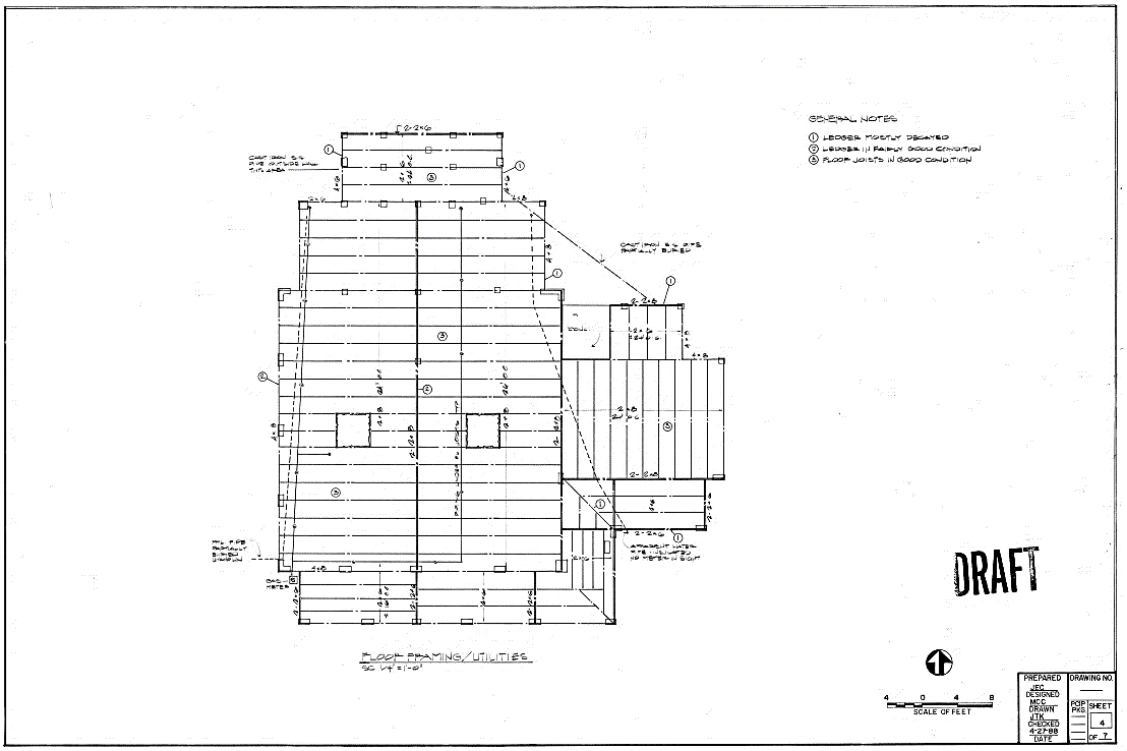

Figure 34. Floor framing and utilities plan. The framing clearly shows that the front porch spanned across the main block. The east wing is a separate framing style, as are its two additions. The porch infill between the west and center units' porch and the east wing porch was constructed in several phases. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

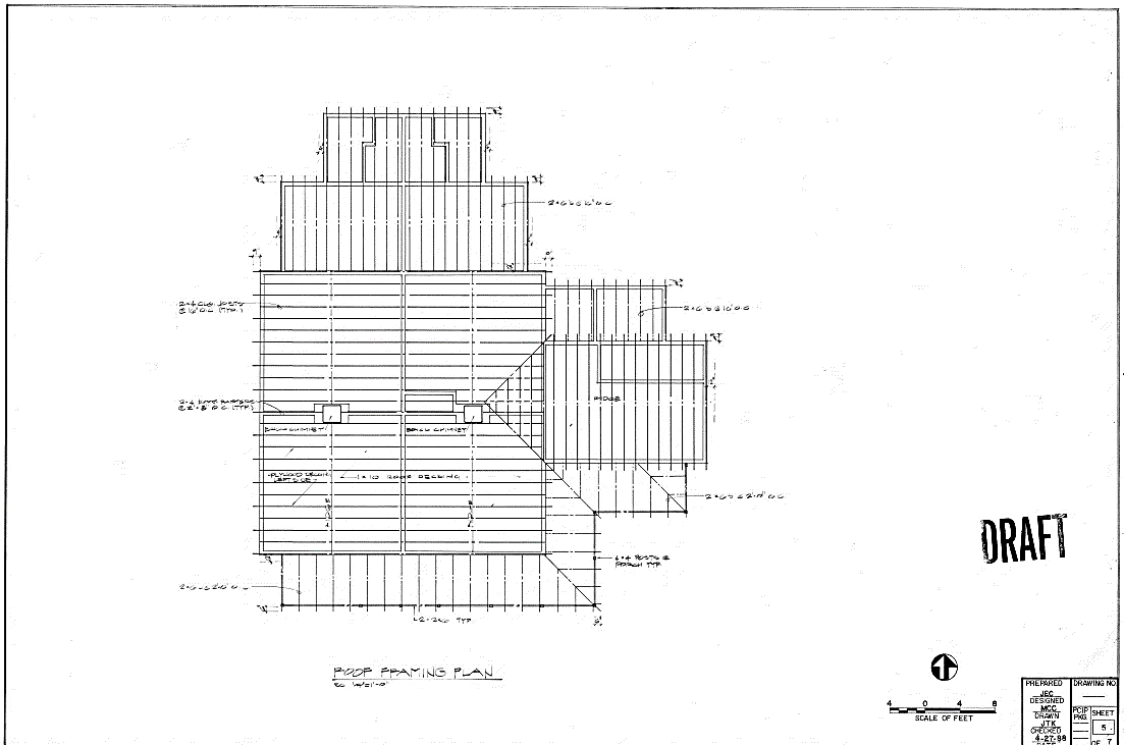

Figure 35. Roof framing plan. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

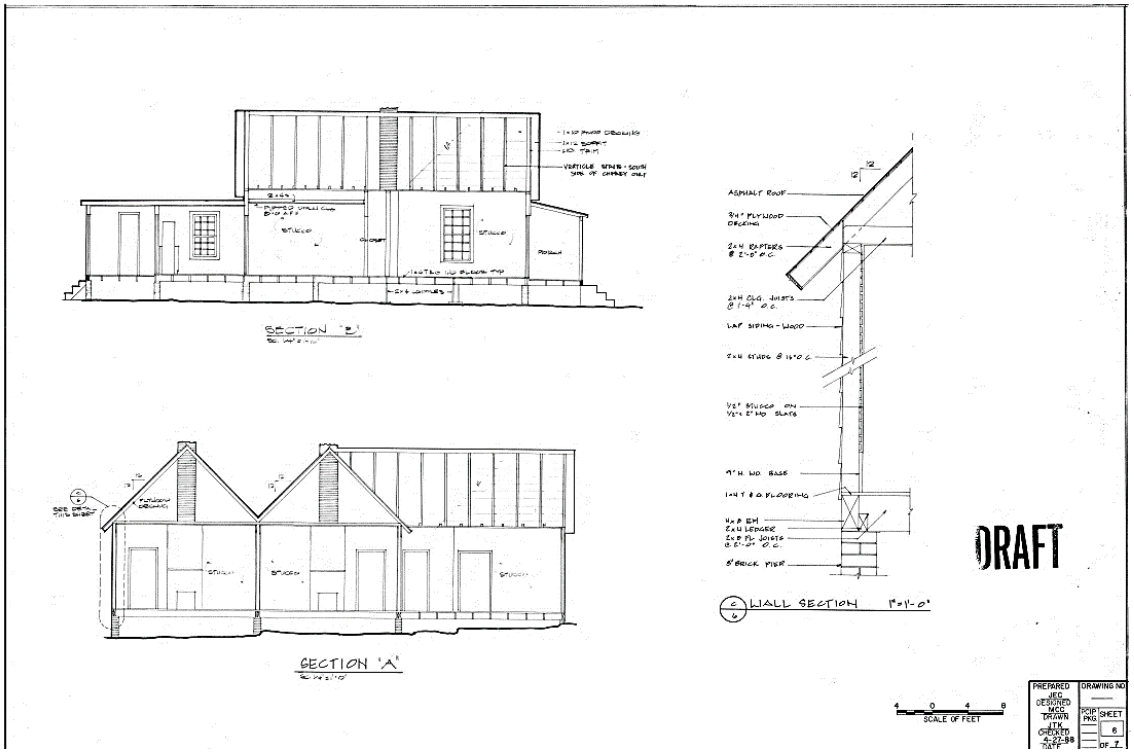

Figure 36. Section A (bottom) shows a W-E section through the west and center units and the east wing. Section B (top) shows an N-S section through the original (center) unit. The wall section is a typical section through the west wall of the west (added) unit. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

Figure 37. Elevations. Note the rear additions differ than those extant today. Drawing: "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site." *Existing Conditions.* April 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

In June 1988, a "Real Property Lease Agreement" was developed between NPS MALU (lessor) and the HDDC (lessee) for 492-494 Auburn Avenue, NE. Terms for the twenty-year lease were vague and did not include rent amount; however, a Historic Structure Report was required as terms of the agreement (not completed). It is unknown if the lease agreement was ever officially signed.[32]

In early August 1988, NPS Southeast Region Historical Architect Paul Hatchett completed an "Assessment of Actions Having an Effect on Cultural Resources" for the demolition of 492 Auburn Avenue. Because the building had deteriorated so badly a large portion of the building needed to be reconstructed or replaced. The proposed action and justification follow:

> Demolish the entire structure and construct a new infill structure which is compatible in design, materials, scale, texture and character with the existing site and adjacent structures.
>
> Rehabilitation of the existing structure to meet NPS and HUD housing standards will result in the loss of approximately 73% of the historic fabric. As a result the structure would no longer possess integrity of materials, design or craftsmanship and so would no longer be eligible for the National Register of Historic Places. Furthermore, rehabilitation of the existing structure is estimated to cost approximately $100,000.00 more than construction of a new infill building. Since rehabilitation would result in loss of National Register listing and would cost significantly more than new construction, this course of action is neither prudent nor reasonable.[33]

[32] "The Hope Thurman House, 492-94 Auburn Avenue, N.E., Atlanta, Georgia 30312." *Real Property Lease Agreement between National Park Service, Lessor (SERO-Martin Luther King, Jr., NHS) and Historic District Development Corporation, Lessee.* June 1988. MALU archives, Series 9, Subseries D, Box 1 Folder 8.

[33] Hatchett, Jr., Paul L., Historical Architect. *XXX Form - Assessment of Actions Having an Effect on Cultural Resources.* Signed by Randolph Scott, Park Superintendent, August 8, 1988. MALU archives, Series 5, Subseries I, Box 1, Folder 16.

Review of this proposal by Southeast Regional Office cultural resource staff obviously warranted a determination of adverse effect. For the project to proceed within the NPS, approval by the NPS' Associate Director of Cultural Resources was required.[34]

A revised cost estimate for the rehabilitation of 492-494 Auburn Avenue was completed in late August 1988. The following work was to be completed by contractor, with some work completed by NPS employees:

- Selective Demolition (partial by NPS).
- Excavation and Backfilling.
- Install concrete footings (by NPS).
- Install or rebuild masonry piers (by NPS).
- Rebuild masonry chimneys (by NPS).
- Replace roof, ceiling, wall, and floor framing, including sills.
- Install roof sheathing.
- Install plywood subfloor.
- Replace porch decking.
- Install porch ceiling.
- Replace porch columns, steps, handrails, and newel posts.
- Replace fascia boards and soffits.
- Replace siding, corner boards, and skirt boards.
- Replace exterior and interior trim work.
- Install vapor barrier.
- Install building insulation.
- Install roof shingles, flashing underlayments, roof vents, drip edges, and related items.
- Install gutters and downspouts.
- Install sealants and caulkings.
- Replace screen doors.
- Repair or replace doors and components to include frames and millwork.
- Repair or replace windows and components to include frames, glass, glazing, and millwork.
- Replace thresholds.
- Replace window screens.
- Repair or replace door and window hardware.
- Install gypsum wall boards, ceiling boards.
- Replace and repair wood flooring.
- Refinish all interior and exterior surfaces, including millwork, drywall, doors and windows, gutters and downspouts.
- Install toilet and bath accessories.
- Install mechanical equipment.
- Install piping and pipe fittings to include insulation.
- Install plumbing fixtures and trim.
- Install air distribution equipment.
- Install electrical equipment.

The total estimated contract cost equaled $150,000.[35]

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[34] *Regional Cultural Resources Staff Review and Certification.* Completed by Leland E. Brown, Regional Historian on August 11, 1988, and Billy G. Davis, Regional Historical Architect on August 5, 1988. MALU archives, Series 5, Subseries I, Box 1, Folder 16.
[35] Hatchett, Jr., Paul L., Historical Architect. *Letter to Valena Henderson, Historic District Development Corporation.* August 23, 1988. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Based on the revised estimate and the limited funding obtained by the NPS and HDDC, the NPS Regional Office hoped that the MALU preservation crew could assist for four to six weeks, in order to "reduce costs if savings were needed to stay within the budget." In addition, Regional Historical Architect Paul Hatchett was offered to assist "on a part time basis for the duration of the project to handle project administration."[36]

Through discussion between NPS regional staff and the Georgia SHPO, the SHPO determined the project would have no adverse effect on the property in September 1988.[37] The Advisory Council on Historic Preservation then concurred with the finding of no adverse effect in October 1988.[38]

A final list of work to be completed by the MALU preservation crew at 492-494 Auburn Avenue was completed in November 1988. The list was as follows:

1. Rebuild masonry foundation piers (main block)
2. Rebuild masonry chimney at foundations and caps
3. Repair/replace floor framing (main block)
4. Install plywood sub-floor (main block)
5. Replace/rebuild front porch framing and deck
6. Replace roof system to include framing, sheathing, underlayments shingles and related items (main block)
7. Demolition
    A. Interiors – down to bare framing
        - Flooring
        - Plaster & Lath
        - Misc. Debris
        - Abandon mechanical & electrical equipment
    B. Foundations
    C. Framing & Millwork
    D. Roofing[39]

In December 1988, the Atlanta City Council and Mayor adopted a resolution to enter into a contract agreement with the HDDC for a total of $150,000 for the "renovation of the structure located at 492-494 Auburn Avenue for the purpose of providing rental housing for two (2) low and moderate income families."[40]

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[36] Chief, Historic Architecture Division, Southeast Region, through Deputy Associate Regional Director, Cultural Resources, Southeast Region. "Rehabilitation of 492-94 Auburn Avenue." *Memorandum to Superintendent, Martin Luther King, Jr.* September 21, 1988. MALU Archives, Series 5, Subseries F, Box 24, Folder 35 1988-1990.

[37] Lyon, Elizabeth A., Chief, Historic Preservation Section, Georgia Department of Natural Resources. "492-494 Auburn Avenue, Atlanta, Fulton County, Georgia, HP880808-005." *Letter to Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, U.S. Department of the Interior. National Park Service, Southeast Regional Office. September 28, 1988.* MALU archives, Series 5, Subseries I, Box 1, Folder 16.

[38] Klima, Don L., Director, Eastern Office of Project Review, Advisory Council on Historic Preservation. "Rehabilitation of 492-494 Auburn Ave., Martin Luther King Jr. National Historic Site and Preservation District, Atlanta GA." *Letter to Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, Southeast Region, National Park Service.* October 31, 1988. MALU archives, Series 5, Subseries I, Box 1, Folder 16.

[39] Hatchett, Jr., Paul L., Historical Architect, Historic Architecture Division, Southeast Region. "Work Directive/MALU Crew, 492-94 Auburn Avenue." *Memorandum to Supervisory Exhibit Specialist, Historic Architecture Division, Southeast Region.* November 28, 1988. MALU Archives, Series 5, Subseries F, Box 24, Folder 35 1988-1990.

[40] Community Development Committee and Finance Committee. "A Resolution Authorizing the Mayor to Enter into a Contract Agreement with the Historic District Development Corporation to Implement CD-85/88-84 Historic District Development Corporation." Adopted by City Council December 19, 1988. Approved by the Mayor December 21, 1988. MALU Archives, Series 1, Subseries D, Box 1, Folder 6.

Rehabilitation drawings and contract specifications for 492-494 Auburn Avenue were completed in early January 1989.[41] The contract specifications' summary of work was in alignment with work already outlined above (from August 1988) and will not be repeated here. The drawings also depict the work to be completed (figs. 38-46).

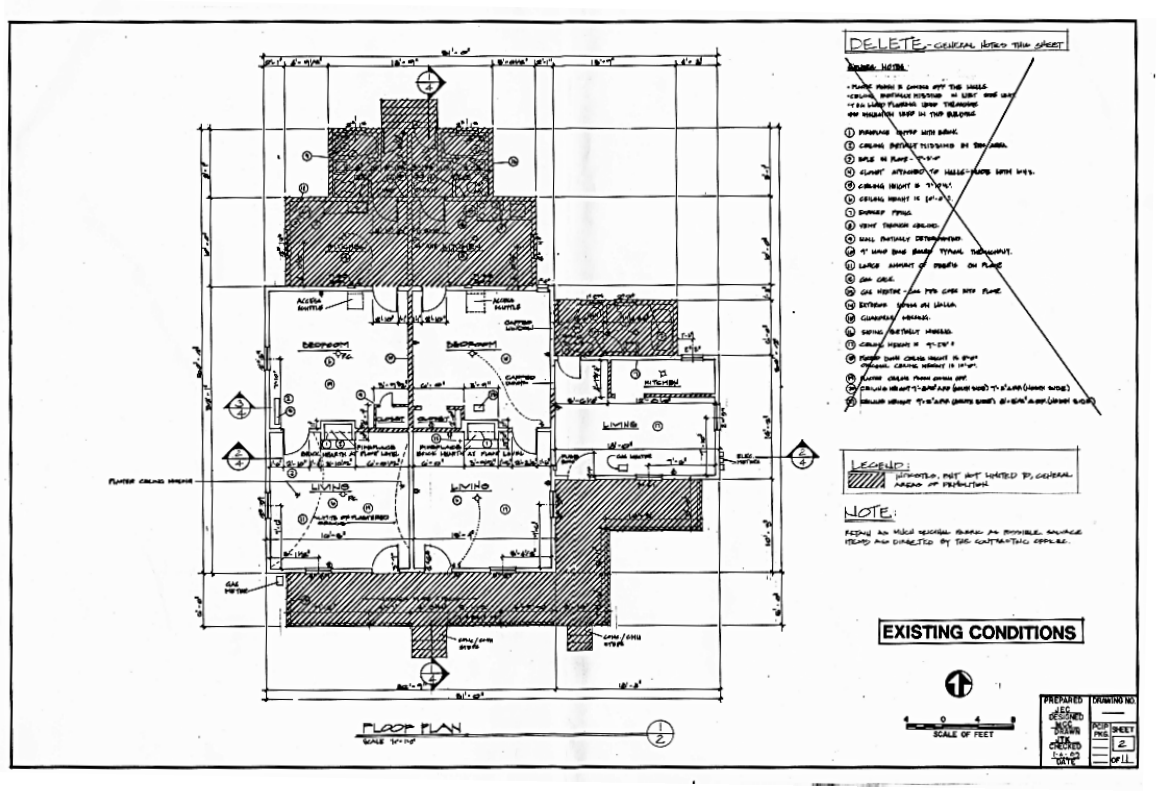

Figure 38. Sheet 2 of the January 1989 Rehabilitation drawings showing proposed demolished components. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

[41] United States Department of the Interior, National Park Service, Southeast Region. "The Rehabilitation of National Park Service Structure 492-494 Auburn Avenue, Martin Luther King Jr. National Historic Site." *Rehabilitation Drawings.* January 6, 1989. No NPS DSC TIC #.
United States Department of the Interior, National Park Service, Southeast Region. "Rehabilitation of National Park Service Structure, 492-94 Auburn Avenue, Martin Luther King, Jr., National Historic Site. *Contract Specifications.* N.D.
Both: MALU archives, Series 5, Subseries F, Box 24, Folder 33.

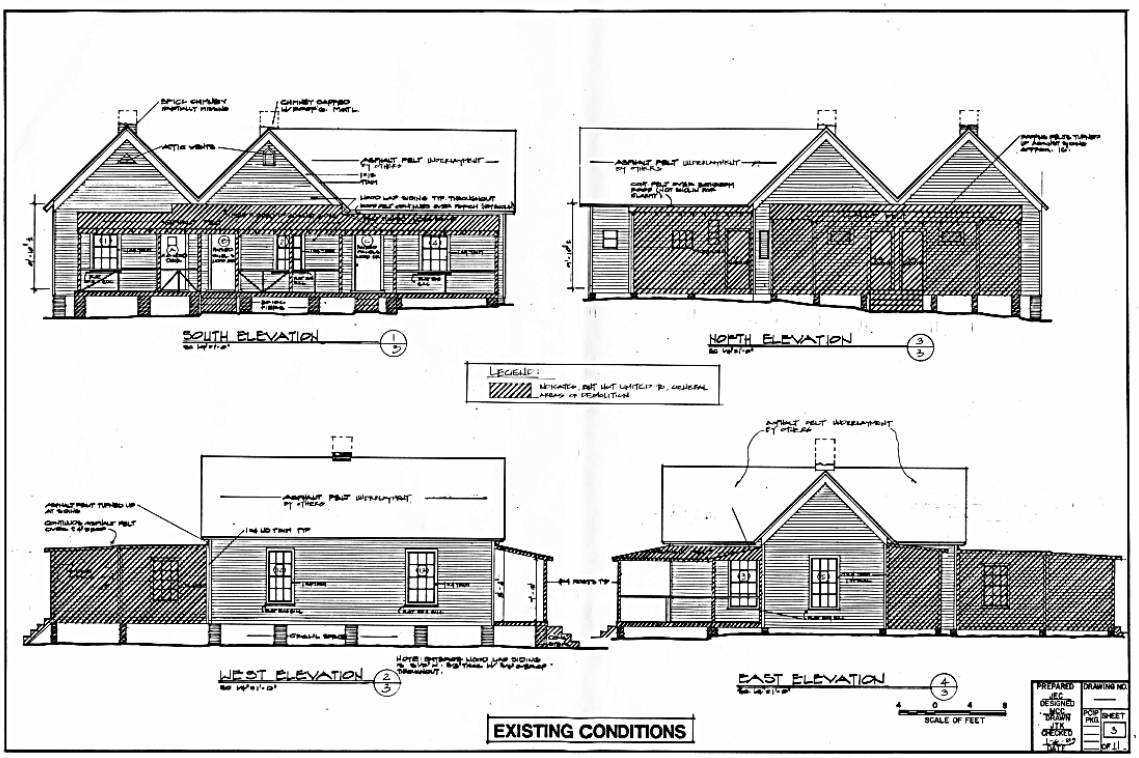

Figure 39. Sheet 3 of the January 1989 Rehabilitation drawings showing proposed demolished components. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

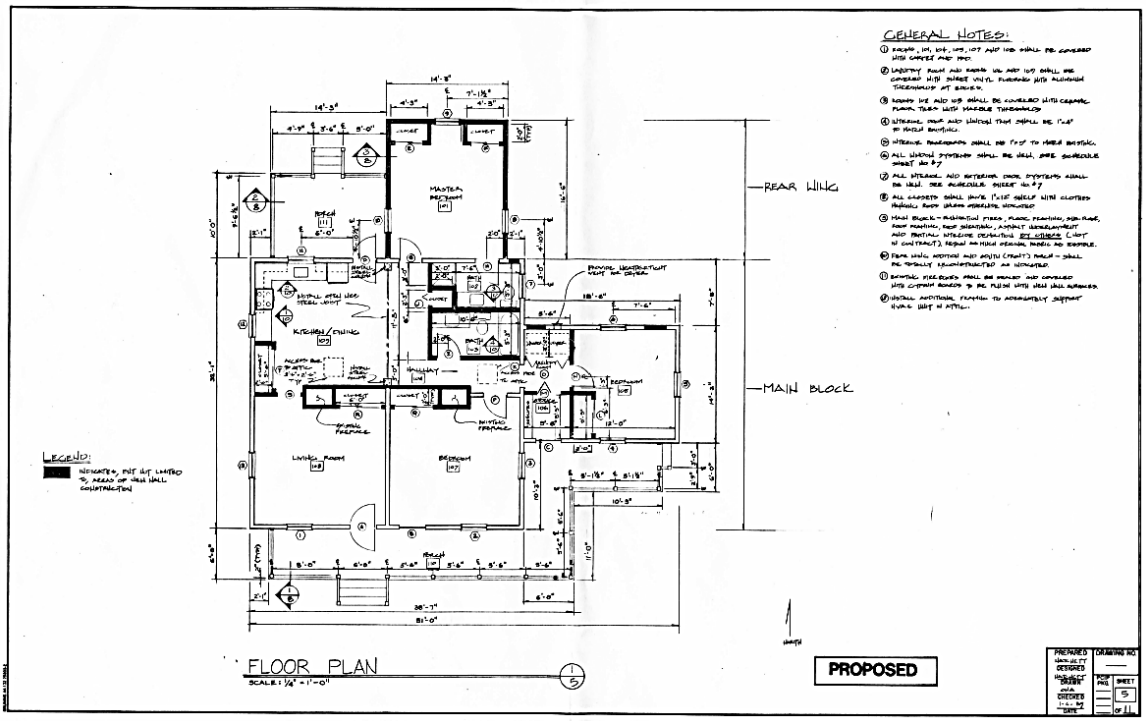

Figure 40. Sheet 4 of the January 1989 Rehabilitation drawings showing proposed final plan. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

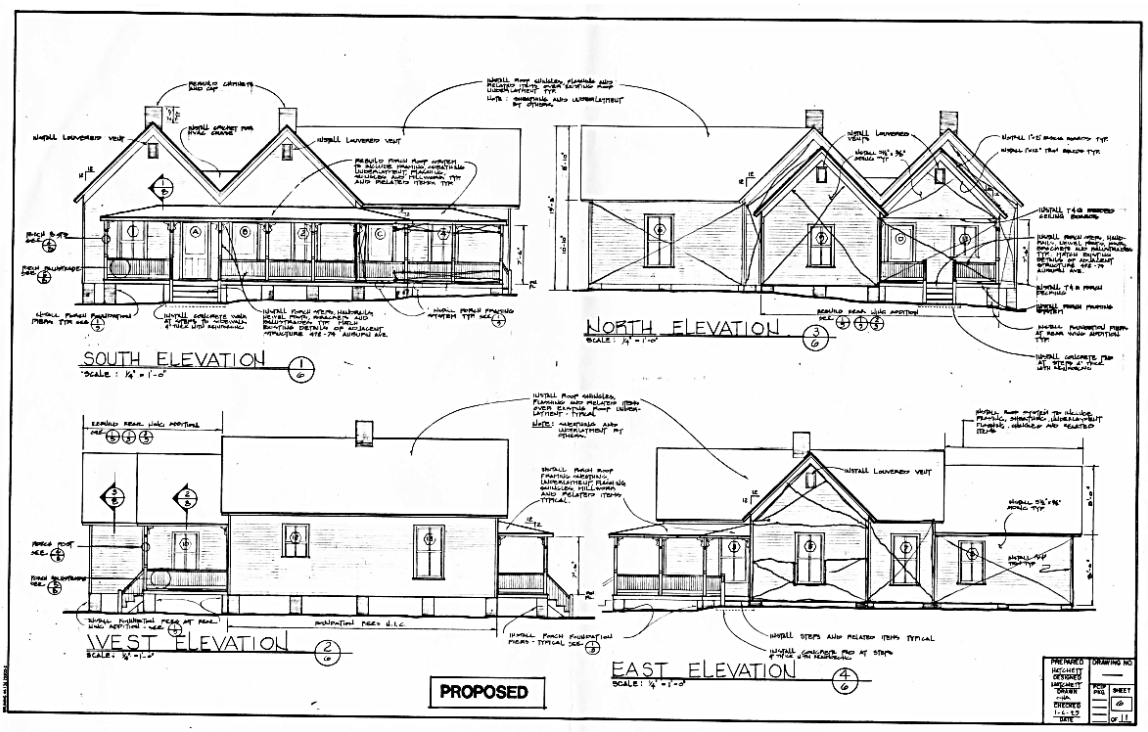

Figure 41. Sheet 5 of the January 1989 Rehabilitation drawings showing proposed final elevations. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

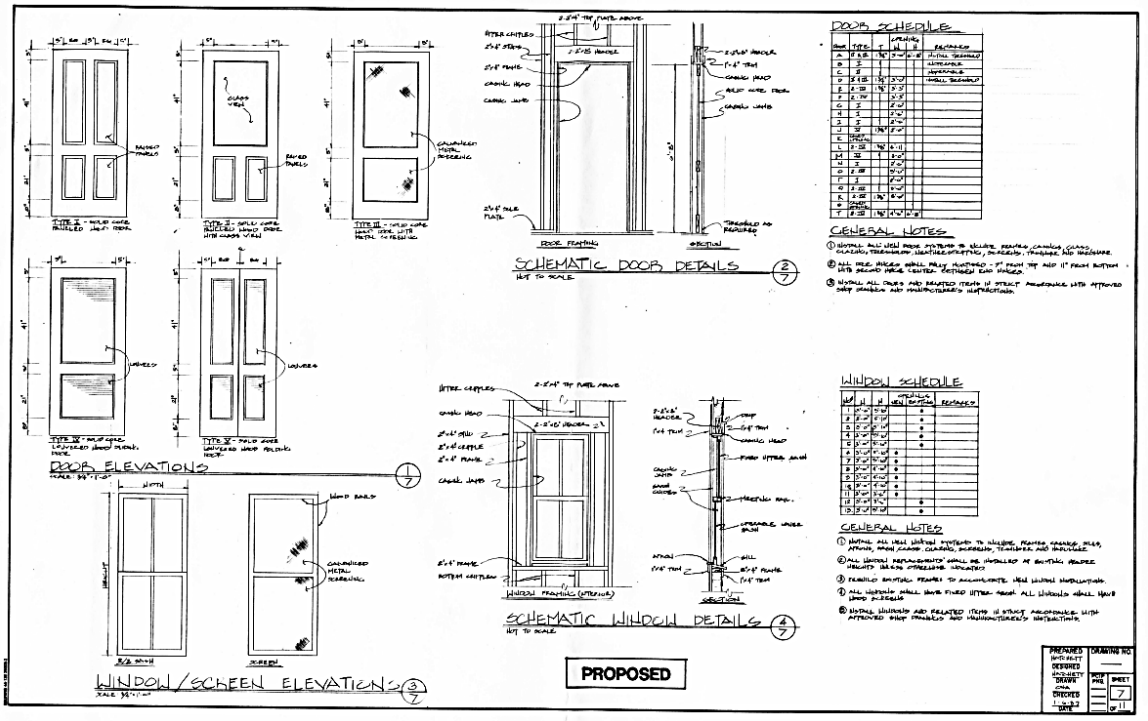

Figure 42. Sheet 6 of the January 1989 Rehabilitation drawings showing proposed door and window details. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

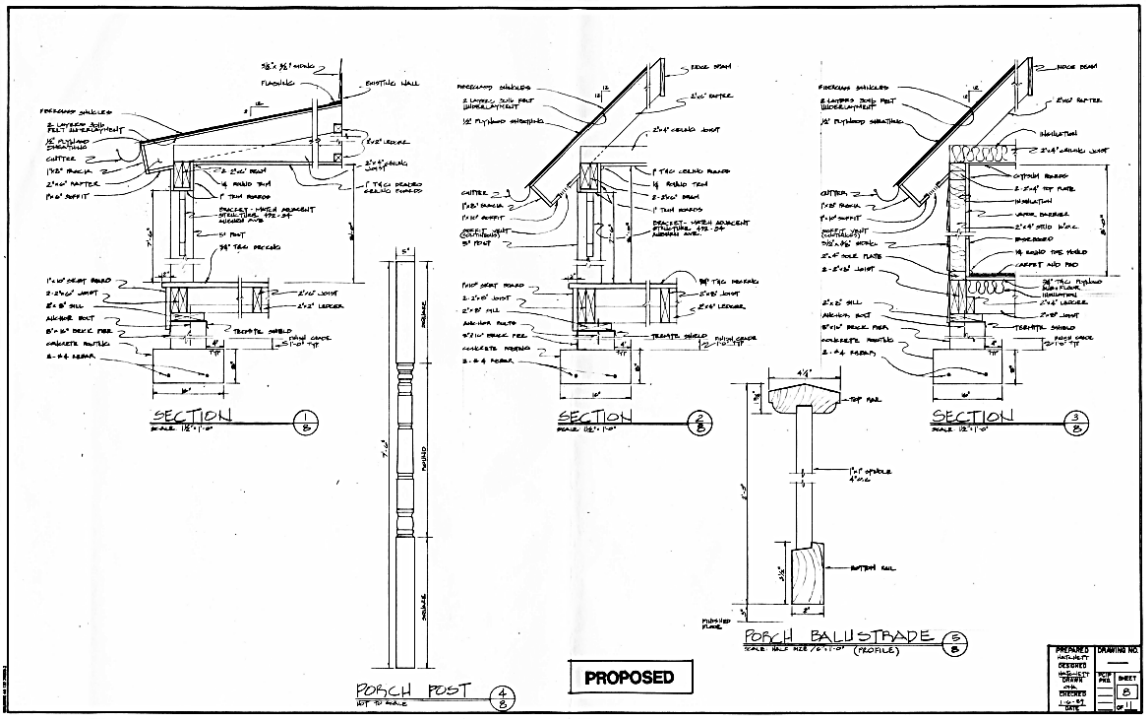

Figure 43. Sheet 7 of the January 1989 Rehabilitation drawings showing proposed wall and roof sections. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

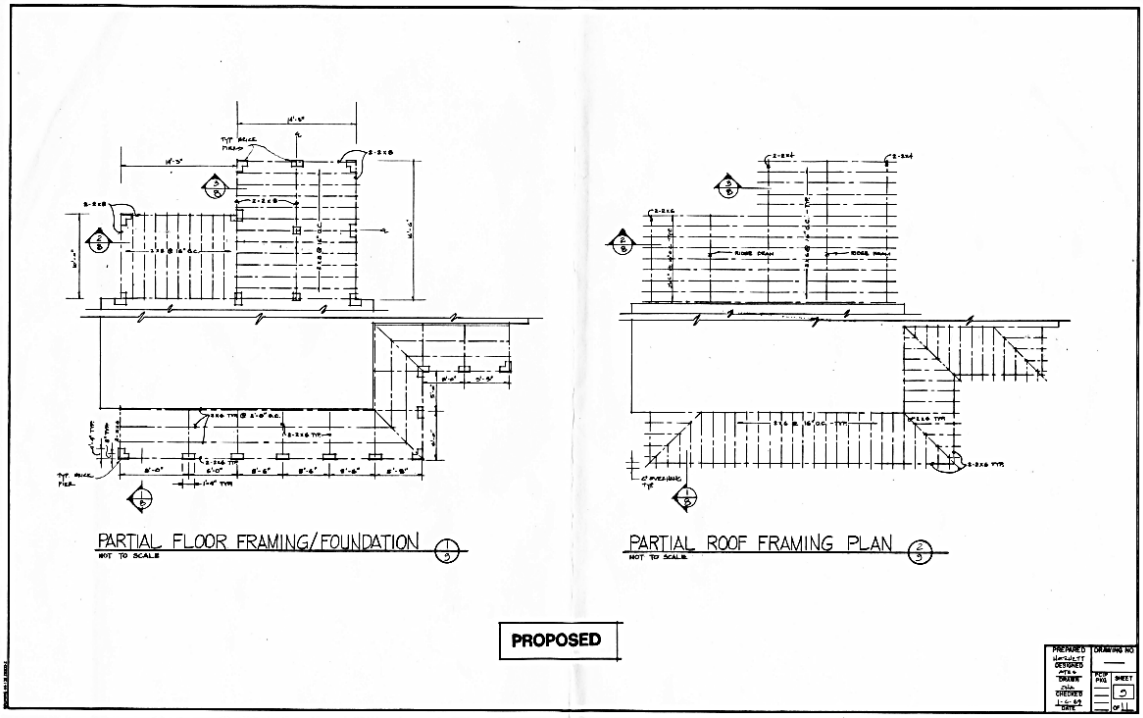

Figure 44. Sheet 8 of the January 1989 Rehabilitation drawings showing proposed new floor framing areas. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

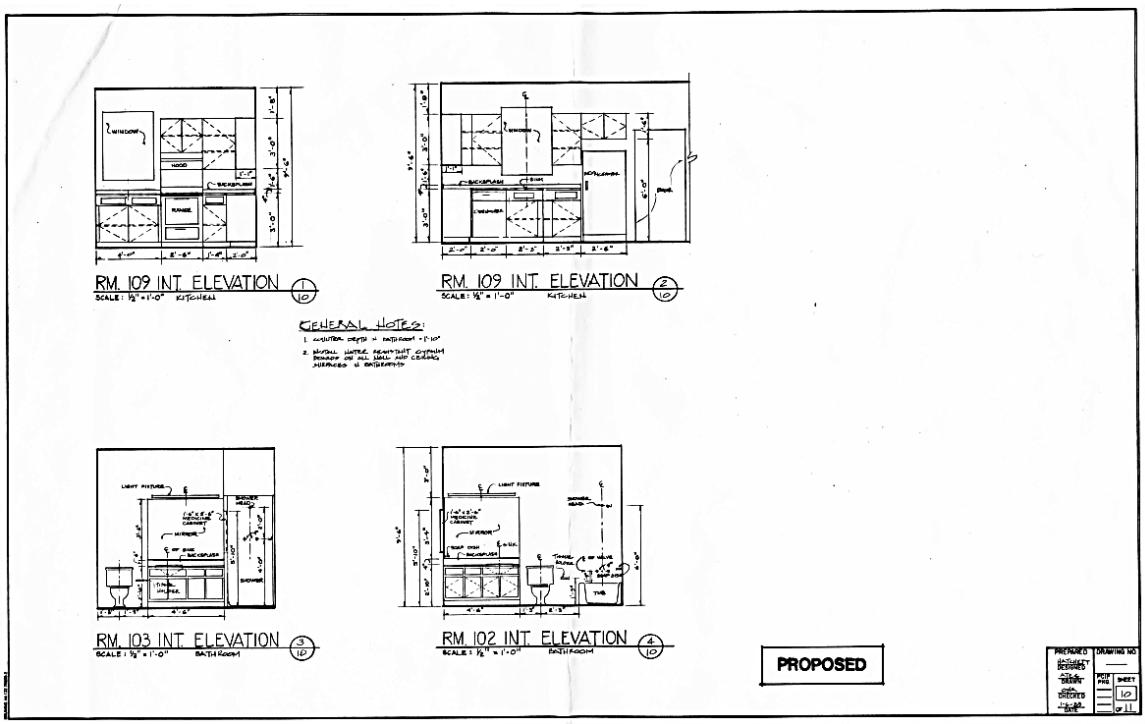

Figure 45. Sheet 9 of the January 1989 Rehabilitation drawings showing proposed kitchen elevations. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

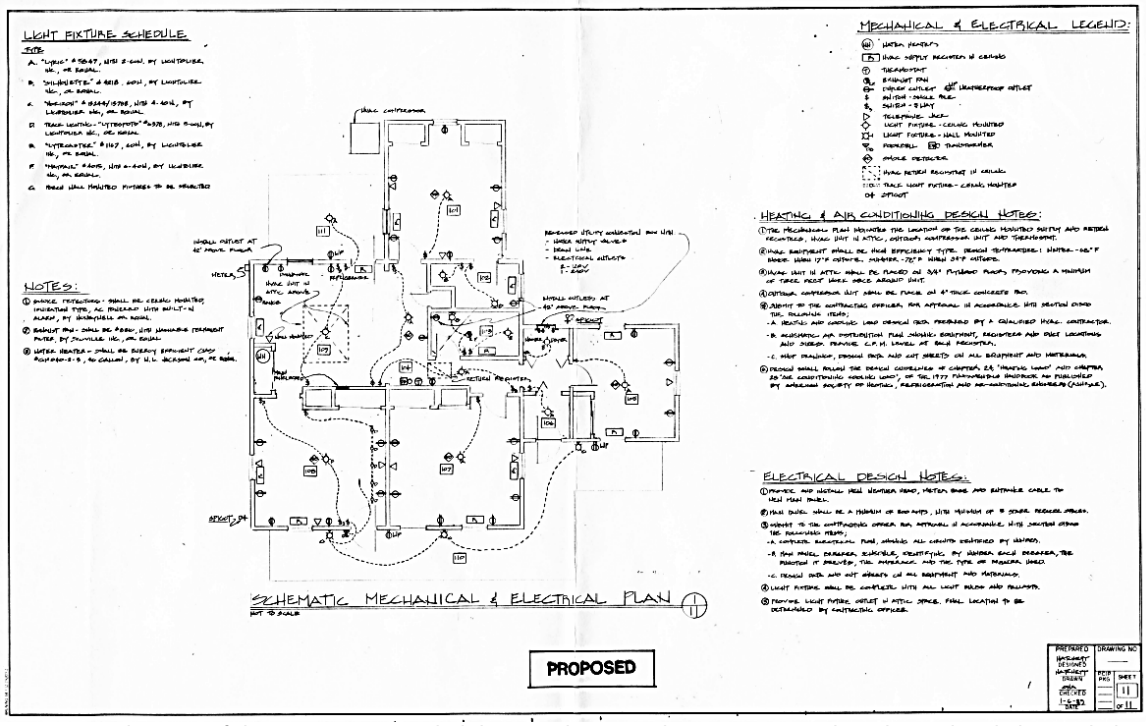

Figure 46. Sheet 10 of the January 1989 Rehabilitation drawings showing proposed mechanical and electrical plan. Source: MALU Archives, Series 5, Subseries F, Box 24, Folder 33. An 11x17 copy of this drawing can be found in Appendix C.

In May 1989, it was determined that HDCC would lease 492-494 Auburn Avenue from the NPS "at a cost equal to the cost of the improvements. . .for a thirty (30) year term with an option to purchase." HDDC would "rehabilitate and rent the structure to low and moderate income families" based on HUD guidelines. Rental rates would be "based on income and shall not exceed 30% of the selected families' income." HDDC was to contract with LaFae, Inc. to complete the rehabilitation of the structure, with the scope of service equaling $110,425.[42]

In July 1989, the Atlanta City Council and Mayor adopted an amendment to a previous resolution to enter into a contract agreement with the HDDC. The amendment, focused on the "high cost of historic preservation/renovation," reduced the number of units from two to one, so that the cost of the rehabilitation could be reduced from $150,000 to $110,000.[43]

On August 9, 1989, the Historic District Development Corporation received $110,000 from the City of Atlanta. The City had received a grant in that amount from the United States Department of Housing and Urban Development. The agreement stated that the City would pay the rehabilitation contractor, LaFae, Inc., directly.[44]

Work commenced in the fall of 1989 and continued through winter 1990. The following pictures show the progression of work (figs. 47-71).

Figure 47. Southeast corner of the building without front porches. Some siding has been removed and roof framing has been replaced. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 48. Northeast corner of building with removed additions. Most siding has been removed. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

[42] "Part II, Work Program, CD-85/88-84, Historic District Development Corporation." May 10, 1989. MALU Archives, Series 1, Subseries D, Box 1, Folder 6.
[43] Campbell, Bill, Councilmember. "A resolution to Amend a Resolution Authorizing the Mayor to Enter into a Contract Agreement with the Historic District Development Corporation to Implement CD-85/88/84 Historic District Development Corporation Project to Reduce the Number of Units and Cost of the Project." Adopted by City Council July 5, 1989. Approved by the Mayor July 12, 1989. MALU Archives, Series 1, Subseries D, Box 1, Folder 6.
[44] City of Atlanta. Community Development Block Grant Program. "Historic District Development Corporation." *Contract Agreement.* August 9, 1989. MALU archives, Series 1, Subseries D, Box 1, Folder 6.

Figure 49. From inside 494 toward the east wing. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 50. Interior view of new laminated beam where the party wall was originally located. Note new framed walls. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 51. Hall Bath with new framed walls and bathtub. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 52. East Elevation with reconstructed porch roof framing and very little historic siding in place. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 53. North elevation of east wing. New master bedroom addition at right. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 54. East elevation of new master bedroom addition off the north elevation of the center bay. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 55. East elevation of new master bedroom addition. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 56. New exterior wall framing at east elevation of master bedroom addition. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 57. New north porch roof framing. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored and cropped by author.

Figure 58. Beneath the north porch looking toward the historic kitchen wall, now an exterior wall. Undated, but likely Fall 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 59. South elevation, with partially reconstructed porch floor and roof framing, and reconstructed gable-end wall framing. The new window and doors have not yet been installed. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 60. Southeast corner. New siding has been installed on the east elevation. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 61. The junction of the east wing (left), 494 (center), and master bedroom addition (right). Siding is installed, but windows have not been. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 62. New master bedroom addition and north porch. Windows have not yet been installed. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 63. New windows, attic louvers, doors, siding, and porch installed. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 64. New windows, attic louver, doors, siding, and porch installed. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 65. Kitchen awaiting cabinets and appliances. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 66. Master bedroom awaiting interior doors and carpet. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Folder 67. Hall to east wing bedroom. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 68. Exterior nearing completion and awaiting paint. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

FIgure 69. South elevation. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 70. Ktichen nearing completion. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 71. New bathroom cabinet installed. Undated. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

On February 27, 1990, Historical Architect Paul Hatchett reported that the rehabilitation of 492-494 Auburn Avenue had been substantially completed by LaFae, Inc. (fig. 72).[45]

In 1991 a *Historic Structure Assessment Report* was completed for 492-494 Auburn Avenue. However, likely because the building was essentially new at the time, the report does not provide any assessment or recommendations, only photographs (figs. 73-80).[46]

Figure 72. Completed building from southwest. Undated, but likely Summer 1990. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

[45] Hatchett, Jr., Paul L., Historical Architect, Southeast Region. "Completion of Block Grant Program Project, Historic District Development Corporation / CD-85-88-84." *Letter to Muriel Mitchell, City of Atlanta, Director, Bureau of Housing and Development.* March 26, 1990. MALU Archives, Series 5, Subseries F, Box 24, Folder 35 1988-1990.

[46] Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology. "492-494 Auburn Avenue, Building 492-494, Martin Luther King Jr. National Historic Site." *Historic Structure Assessment Report.* 1991. MALU archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 73. South elevation, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 74. East elevation, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 75. North elevation, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 76, right. West elevation, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 77. Living Room, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 78. Kitchen, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

Figure 79. Master Bedroom, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

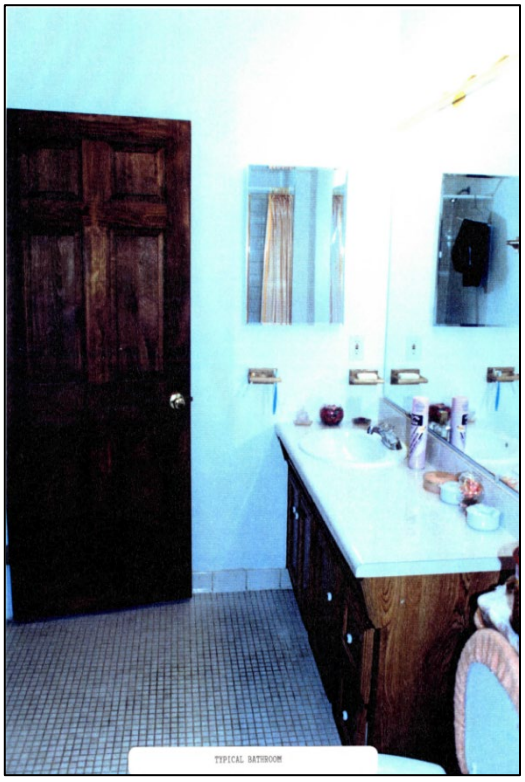

Figure 80, right. Bathroom, 1991. Photo: Historic Structure Assessment Report, MALU Archives, Series 5, Subseries G, Box 1, Folder 5.

A paint study was completed for the nine buildings in the block bounded by Boulevard, Auburn Avenue, Hogue Street, and Old Wheat Street in 1993.[47] At 492-494 Auburn Avenue historic paint samples were difficult to locate due to material replacement during the reconstruction. A sample could only be obtained from trim. 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):

Scheme #1:
Body Color: Sherwin Williams Steely Gray #2120
Trim Color: Sherwin Williams Rustic Red #2719

Scheme #2:
Body Color: Sherwin Williams Gristmill #2120
Trim Color: Sherwin Williams Rustic Red #2719

492-494 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. 81). The *HRS* assessed the individual buildings within the Site and found that 492-494 Auburn Avenue was a "noneligible property" because it had been reconstructed four years earlier; however it was managed as a cultural resource.[48]

[47] 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.
[48] *Historic Resource Study*, p. 31.

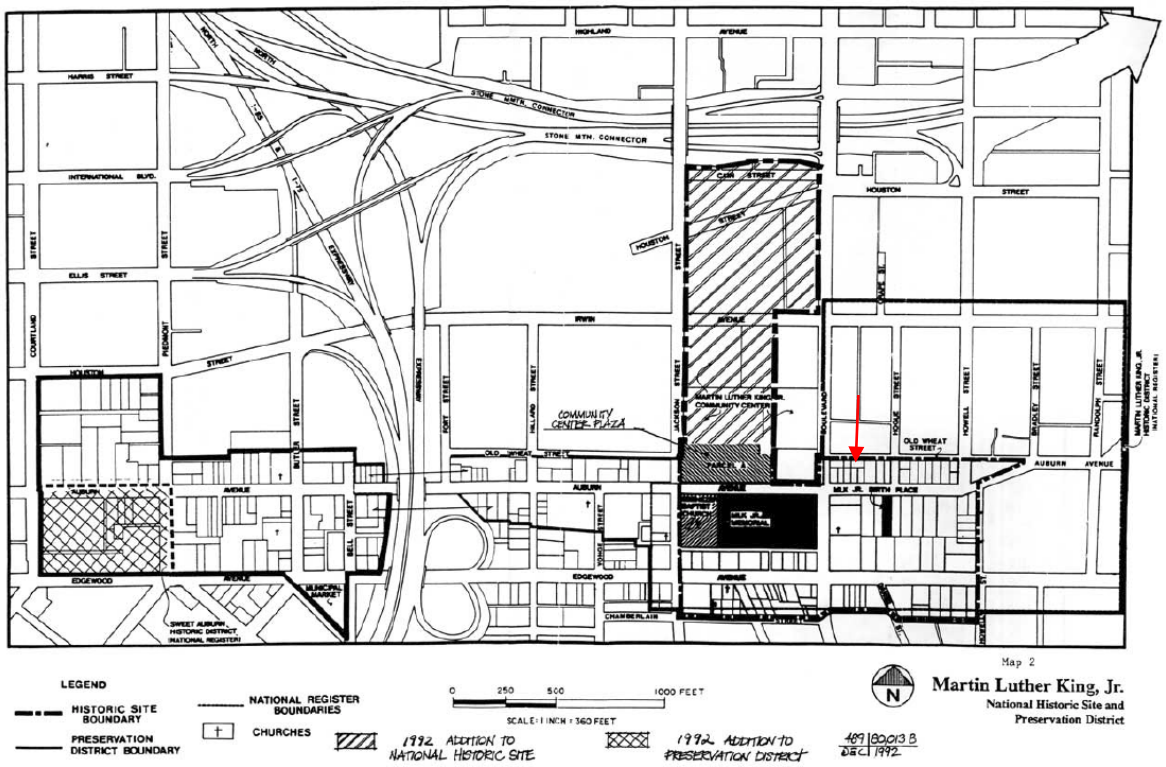

Figure 81. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study*.

In December 1993, the Southeast Regional Office proposed the replacement of the chain link fences at 472-474, 476-478, 480-482, 484-486, 488-490, and 492-494 Auburn Avenue with more historic precedents, to include a combination of post-mesh, post-rail-mesh, and picket fences, depending on location. The regional office determined that there would be no adverse effect for these changes. The SHPO required additional information after their first review, but eventually concurred with the no adverse effect determination for the replacement fences for 472-474 and 476-480 Auburn Avenue, and 53-55 Boulevard, in March 1994. The ACHP also concurred with the no adverse effect determination for the replacement of fences at 472-474 and 476-478 Auburn Avenue, and 53-55 Boulevard, the next month.[49] It is unclear why the other addresses in the block were dropped from

[49] 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.

the approval, but it appears the fence at 492-494 Auburn Avenue was replaced at the same, despite lacking official concurrence.

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.[50] It is unknown if or when this work was completed, but it is curious that 492-494 required wood repairs and repainting so soon after its rehabilitation.

A *Cultural Landscape Report* (CLR) was completed for the Birth-Home Block in 1995.[51] The historic conditions included a large deciduous tree at the southwest and northwest corners of the house; a narrow east side yard between 492-492 and 498 (no longer standing); a fence along Old Wheat St. to the north; and deciduous shrubs or small trees along the property line, a fenced area for animals or a garden, and an outbuilding adjacent to the fenced area, in the backyard (fig. 82). None of these elements existed in 1995 (fig. 82).

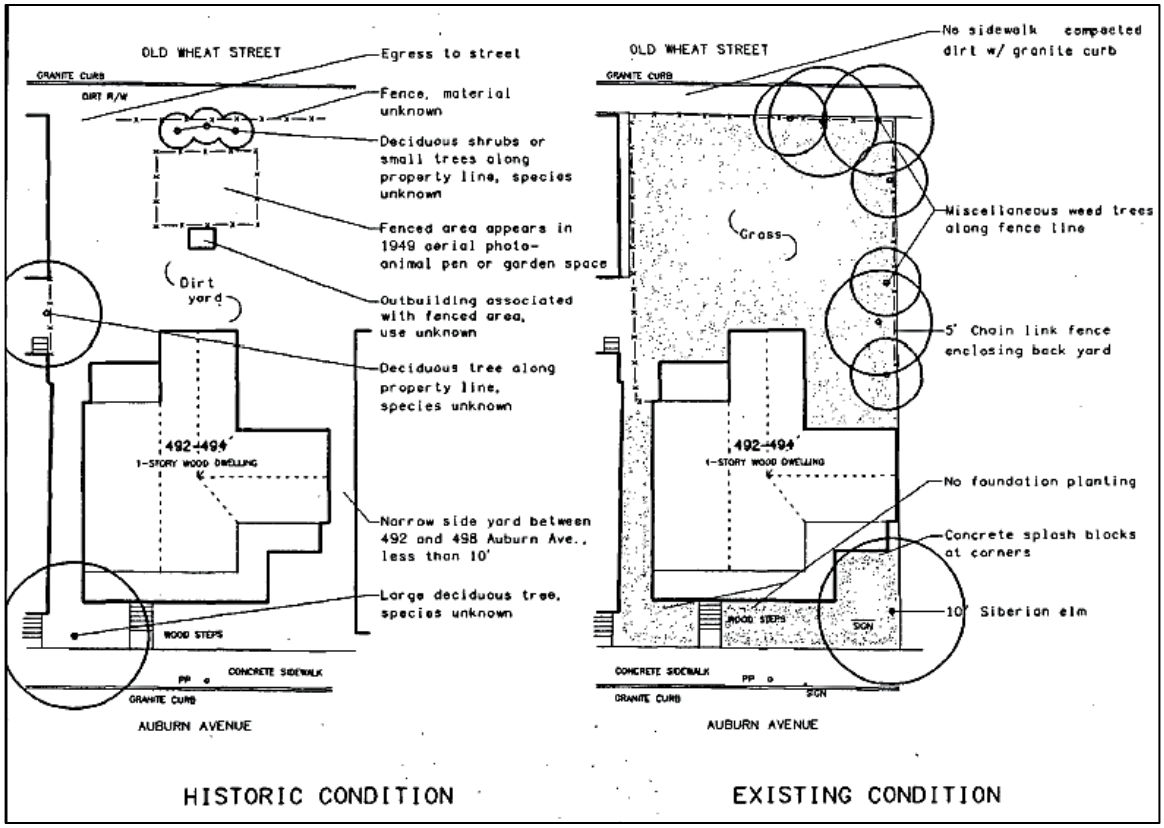

Figure 82. Historic and existing landscape conditions of 492-494 Auburn Avenue. Drawing: CLR, DSC TIC # MALU 489 80017, April 1995.

SERO Archives, CRD Central Files, MALU-94-07, Replace fences at 472-474, 476-480 Auburn Avenue and 53-55 Boulevard, 1994.
[50] 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.
[51] 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.

The *CLR* also provided a recommendation drawing for the address (fig. 83). Recommendations included reestablishing a shade tree at the southwest corner of the building; reestablishing porch furnishings, planter boxes, and potted plants; maintaining the elm tree at the southeast corner, but not replacing it upon its death; encouraging a swept yard; maintaining a fence enclosure of the rear yard, but removing the chain-link fence and replacing it with a post-and-wire fence; removing trees from the east fence line; and, if required, adding a access point at the northwest corner of the property where one was historically.

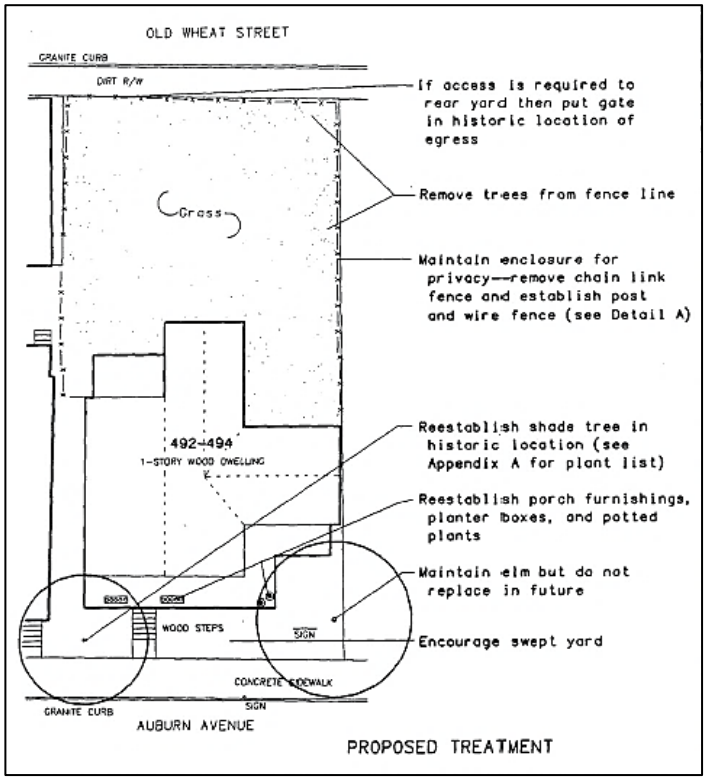

Figure 83. Proposed landscape treatments for 492-494 Auburn Avenue. Drawing: CLR, DSC TIC # MALU 489 80017, April 1995.

Recent Modifications

In early 2014, a roof leak was discovered in 492 Auburn Avenue. The PEPC Project stated the following project description: "Shingles have fallen into the channel of the gabled roof and require replacement. A contractor will inspect area for damage, reattach or replace in-kind diamond shaped shingles with asphalt cement."[52] According to park staff, this project was completed soon after approval.

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, and 522-526 Auburn Avenue. 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."[53]

[52] "Repair roof leak on 492 Auburn." PEPC Project Number 52064. Created 04/01/2014 by Andrew Callens. MALU Archives.
[53] "Upgrade Drainage System in Birth Home Block." PEPC Project Number 59324. Created 06/19/2015 by Andrew Callens. MALU Archives.

The area to be affected at 492-494 Auburn Avenue can be seen in fig. 84. The drainage system was installed in August 2015. Only the front elevation was incorporated into the drainage system. Those on the east elevation of 492-494 Auburn Avenue were not incorporated as intended in the compliance documents.

Figure 84. 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 put assembled in August 2015 likely for 2016 summer work to "paint and repair approximately 4,500 square feet of exterior siding of 492 Auburn Avenue." Work included:

- Removal of mildew through pressure washing.
- Removal of any loose or peeling paint on siding and trim through scraping.
- Replacement of any deteriorated siding with a beveled cypress siding to match existing.
- Replacement of two deteriorated 4x4 posts at the back-porch stair, supported by new 5"X5" concrete slabs.
- Reglazing of all windows.
- Replacement and painting of approximately sixteen square feet of tongue-and-groove ceiling on front porch.
- Replacement of approximately sixteen linear feet of deteriorated gutters and downspouts.
- Application of one brushed coat of latex primer, caulk in all joints, filling of all nail holes, and application of two coats of brushed latex finish paint to protect and seal the exterior of the buildings from the adverse weather conditions.

The work was found to have no adverse effect by park staff (programmatic agreement streamlined review).[54] The project was completed in October 2015.

In early 2016, park staff prepared a project for the emergency replacement of asphalt shingles, gutters, and downspouts on 472-474, 476-478, and 492-494 Auburn Avenue. The roofs had reached the end of their lifecycle (fig. 85). The roof at 492-494 Auburn Avenue had been in place since its rehabilitation in 1989-1900. Work was to include:

Figure 85. Condition of roof prior to replacement, ca. February 2016. Photo: MALU Archives.

- 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 thirty-year asphalt shingle roofs for all 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.[55] The roof was replaced in March 2016.

[54] "Support Park Youth Preservation Crew for Painting Exterior 492 Auburn Ave YPP-18." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 60035. Date prepared 08/17/2015 by Leah Berry. MALU archives.

[55] "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.

By May 2017, the interior of the house was in need of upgrades (figs. 86-87), including the following:

- Paint approximately 3,500 square feet of wall, ceiling, and trim.
- Replace approximately 1,200 square feet of carpet and padding.
- Replace approximately 700 square feet of vinyl in kitchen.
- Replace approximately 200 square feet of ceramic tile in bathroom.
- In bathrooms, replace toilets, sinks, cabinets, and mirrors, and replace bathtub and shower.
- Upgrade smoke detectors to meet building code.[56]

It is likely this work was completed shortly thereafter, as these items appear new in the building today.

Figure 86. Interior of 492 Auburn Avenue, ca. May 2017. A small stain appears on the drywall. Photo: MALU Archives.

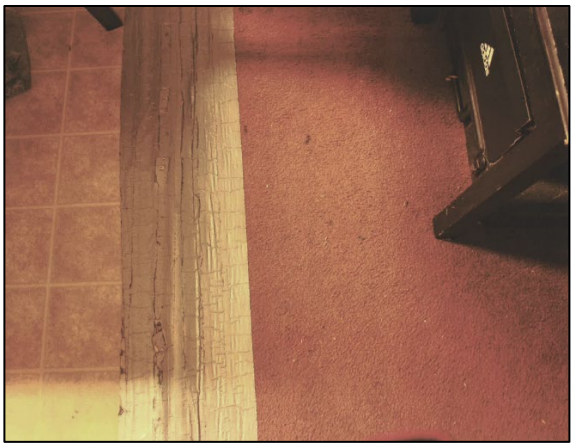

Figure 87. The old carpet and the old vinyl floor of the kitchen, ca. May 2017. Duct tape covers the transition. Photo: MALU Archives.

In early 2018, the installation of kitchen vent hood was proposed for at 492 Auburn Avenue. Work included "cutting a 6" diameter hole in ceiling and roof," installing a six-inch-diameter galvanized pipe from vent through to roof flue. "Tar and roofing nails will be used to secure the flue to the roof and close any opening so that the roof does not leak in the future." Park staff and the Georgia SHPO found the project to have no adverse effect.[57]

[56] "Paint Interior Walls and upgrade interior features in 492 Auburn Avenue." *Assessment of Actions Having an Effect on Historic Properties.* Prepared 05/05/2017 by Leah Berry. MALU archives.
[57] "Install Vent Hood at 492 Auburn Ave." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 79421. Prepared 03/12/2018 by Leah Berry. MALU archives.

Physical Description

The Historic Preservation Training Center visited 492-494 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 492-494 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

492-494 Auburn Avenue, NE has been significantly altered over time. Originally the structure consisted of the eastern front-facing gable portion and the east wing with a porch on its front (south) elevation (1891). Early on, the building was expanded to the west to include an identical front-facing gable unit and a porch was added across the front elevation (1896). By 1899, an addition was added across the rear elevation and the original front porch of the east wing was enclosed. By 1919, the east wing became its own rental unit (total of three units).

The NPS acquired the building in 1986. Due to hazardous and dilapidated conditions, the NPS undertook a holistic project that essentially reconstructed large portions of the building (1989-90). During this project, the front porch was rebuilt, most of the siding was replaced, all of the doors and windows were replaced, the rear additions were removed and a new master bedroom wing and rear porch were added (with no design similarities to what was removed). Most notably, the building went from being three distinct units to one single house with the removal of the interior party wall (original

west exterior wall of the original structure). Furthermore, a majority of the interior finishes and features were removed or covered.

Despite all of the changes, the early (not original) design, construction methodology (simple wood frame), and form are apparent and the building has retained many of its exterior character-defining features, particularly on the south (street-facing) elevation. The roof form is similar to that of the early design, keeping its character-defining double-gable roofs with a cross-gabled wing; however the roof covering is not sympathetic.

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.

492-494 Auburn Ave, NE (House) 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."

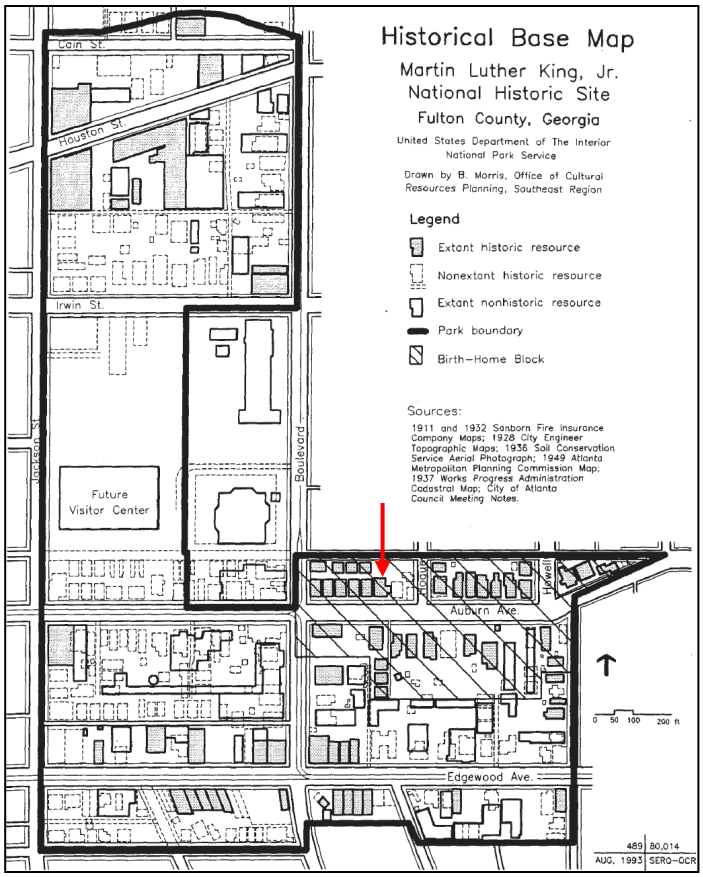

Figure 88. Location of 492-494 Auburn Avenue, NE within the Martin Luther King, Jr. National Historical Park (arrow) and the significant Birth-Home Block. Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site," *Cultural Landscape Report*, p. 7.

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

(fig. 88). 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 in the Birth-Home Block feature shallow front yards. Some of the yards feature shrubs and the occasional shade tree, as at 494-494. 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 itself 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 Birth-Home Block. 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 Birth-Home Block continue the residential character of the neighborhood. The area directly west features several significant commercial and civic buildings, including the Atlanta Life Building, Big Bethel A.M.E. Church, and Butler Street YMCA.

Building Site

This ca 1891/ 1896 residence is located on the north side of Auburn Avenue, NE, on lot west of that street's intersection with Howell Street. The structure sits slightly removed from the public sidewalk, which sits adjacent Auburn Avenue. The west elevation abuts the neighboring property of 488-490 Auburn Avenue. The east elevation abuts a vacant lot. The rear yard is enclosed with a fence and planted with grass. The lot continues north to Old Wheat Street. The site consists of mostly flat grade with a slight depression towards the northwest corner.

Figure 89. 492-494 Auburn Avenue, NE (red outline) sits at the eastern edge of a row of double shotgun houses fronting Auburn Avenue, all part of the Birth-Home Block. The lot to the east is vacant. Photo: Google Maps, 2018.

Exterior Overall

The prominent overall visual aspects of 492-494 Auburn Avenue, NE are its one-and-a-half-story irregular massing elevated on brick piers, a projected wood porch along the front elevation, small lawn adjacent the sidewalk, symmetrical double-gable front elevation with asymmetrical east wing, painted exterior wood components, and steeply pitched roofs with fiberglass diamond-shaped shingles (figs. 90-93). The rear elevation had been completely hidden by a modern projecting addition and porch; neither represent historic additions.

Figure 90. From the southwest (oblique). The reconstructed front porch reflects the historic porch. The portion on the west (left) front-facing gable was constructed in 1896. The other half dates to 1891. Photo: HPTC, 06/13/18.

Figure 91. From the southeast (oblique). The front porch wraps around to also cover the south elevation of the original east wing. Photo: HPTC, 06/13/18.

Figure 92. From the northeast (oblique). The rear elevation is dominated by modern and unsympathetic additions. Photo: HPTC, 06/15/18.

Figure 93. From the northwest (oblique). The modern addition and porch do not represent any historic additions. Photo: HPTC, 06/13/18.

South (Front) Elevation (fig. 94)

The south elevation is three rooms wide. The west and center rooms are located under the two front-facing gables respectively (12:12 pitch). These two bays collectively measure 32'-9" wide and are essentially equal in width individually and symmetric, despite being constructed at two separate times (center bay dates to 1891, west bay dates to 1896). The east wing (1891) is located under the side-facing gable roof. It measures 18'-3" wide and is recessed from the other two bays by 10'-3". The entire building is raised on brick piers.

The west bay includes a door and window on the first floor, a louvered vent just under the peak of the roof in the attic level, and a small brick chimney above the ridge. The center bay is identical, but symmetric. The east wing also includes a door and window on the first floor. The retained openings allow the building to be read as three units despite the interior alterations which have made it one unit. A one-story porch raised on brick piers and under a low-slope hipped roof is located across the south elevation, wrapping to include the south elevation of the east wing. Stairs for the porch are located in front of the west bay door and at the east end of the porch on the east wing; there are no stairs leading to the center bay door.

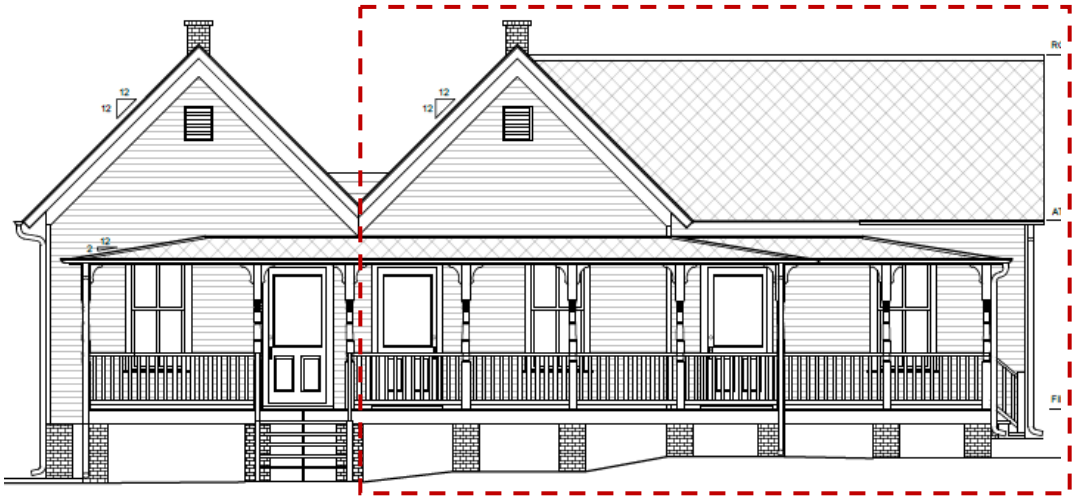

Figure 94. South elevation. The red box surrounds the original 1891 section of the house; the remaining section was constructed in 1896. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

West Elevation (fig. 95)

The west elevation is asymmetrical. The majority of this elevation is composed of the 32'-1"-wide, two-bay main block with a side-facing gable roof. There are two windows at the first-floor level and a small brick chimney along the ridge of the roof. The 6'-0"-wide front porch is located at the south end of the main block; it is recessed 2'-1" from the west elevation plane. On the north end of the main block is a modern porch addition under a side-facing gable roof. It is 10'-0" wide and is recessed from the west elevation plane by 2'-1". Beyond this porch is a modern addition under another side-facing gable roof. It is 16'-6" wide and is recessed 16'-4" from the west elevation plane. A window is located under the porch roof. The entire building is supported by brick piers.

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

North (Rear) Elevation (fig. 96)

The north elevation is three rooms wide. The west and center rooms are located under the two front-facing gables respectively. These two bays collectively measure 32'-9" wide and are essentially equal in width individually and symmetric, despite being constructed at two separate times (center bay dates to 1891, west bay dates to 1896). The east wing (1891) is located under the side-facing gable roof. It measures 18'-3" wide and is recessed from the other two bays by 7'-8". The entire building is raised on brick piers.

Projecting from the center bay is a modern addition which does not represent any historic addition to the building. This modern addition is 14'-3" wide and is slightly off center to the west, with its west wall aligned with the center of the main block. It projects from the north elevation by 16'-6". A window is located in the center of the first floor and a louvered vent is located just under the ridge of the front-facing gable roof.

Projecting from the west bay is a modern porch which also does not represent any historic addition or porch on the building. This modern porch is 14'-3" wide and is slightly off center to the east, with its east "wall" aligned with the center of the main block. It projects from the north elevation by 10'-0" (and is therefore recessed from the modern addition by 6'-6"). A slightly off-center stair accesses the porch. A door and window are located under the porch in the north elevation of the west bay of the main block. A louvered vent is located just under the ridge of the front-facing gable roof.

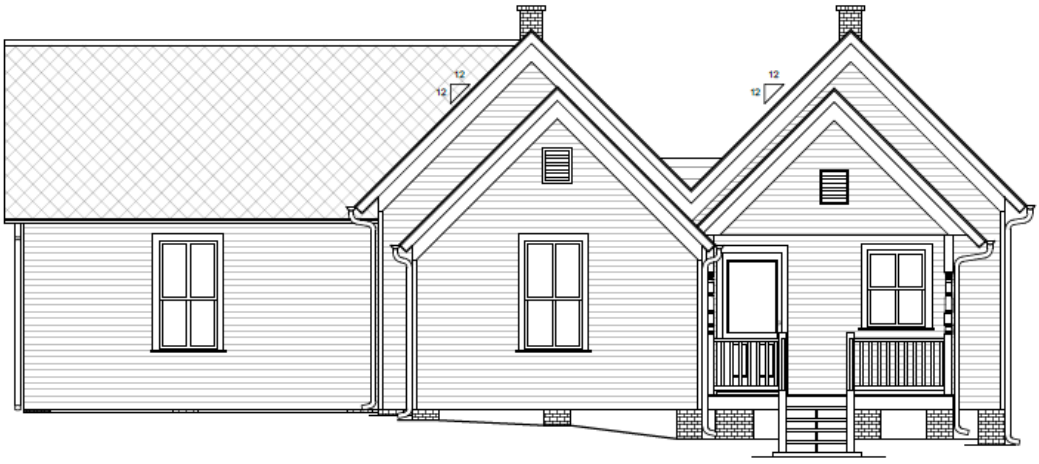

Figure 96. North elevation. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

East Elevation (fig. 97)

The east elevation is asymmetrical. The whole building sits upon brick piers; however the grade covers a majority of these.

The majority of this elevation is composed of the 32'-1"-wide, two-bay main block with a side-facing gable roof. There are two windows at the first-floor level (on either side of the projecting east wing, one facing onto the front porch) and a small brick chimney along the ridge of the roof. The 14'-2"-wide east wing projects from the east elevation by 18'-6". It includes a window on the first floor and a louvered vent just below the front-facing gable roof ridge. The 6'-0"-wide front porch continues around from the north elevation onto the east elevation and then to the south elevation of the east wing. It is recessed from the east elevation of the east wing by approximately 2'-0". A stair facing the east accesses the porch.

On the north end of the main block is a modern addition under a side-facing gable roof. It is 16'-6" wide and is recessed from the west elevation plane by 2'-1". A window is located off center in the addition.

Figure 97. East elevation. Drawing: HPTC, 11/2018. An 11x17 copy of the drawing can be found in Appendix E.

Interior Organization

The building has experienced major interior modifications. Originally (1891), the house consisted only of the center front-facing gable and east wing with porch only across the front of the wing. In 1896, the western front-facing gable and a porch across the entire south elevation was added. By 1899 an addition was constructed to the rear elevation of the two front-facing gable portions. By 1919, the east wing was altered to be its own rental unit (three total by this date). The current interior organization is a result of a 1989-90 NPS-sponsored rehabilitation project; this included combining the three units into a single unit with alterations due to this, and the removal of rear additions and construction of modern rear additions which do not match any historic features.

Currently, the only operable entrance is through D101 from the front porch (Room 110) into Room 108 (living room). The fireplace has been removed from this room and a closet has been added. The doors and windows are in their original location. Circulation continues through to Room 109 (kitchen/dining). The original party wall between this room and the adjacent unit's room was removed during the 1989-90 rehabilitation; a closet has been added and the windows have been altered as well. D104 exits out onto the modern rear porch (Room 111). A hallway (Room 104) leads to a modern bathroom (Room 103), a bedroom (Room 107), and the east wing. The bathroom is carved out of the original center bay rear room. The front bedroom was originally the living room for the center bay and retains its front door to the front porch (though inoperable). The fireplace has been removed from this room and a closet has been added. The east wing has been divided up into a large closet (which includes an inoperable exterior door to the front porch), laundry closet, and bedroom (Room 105). Also from the kitchen/dining room, a door in the north wall allows access to a modern bedroom addition (Room 101). From this bedroom, access is gained to a second bedroom (Room 102), which is also carved out of the original center bay rear room.

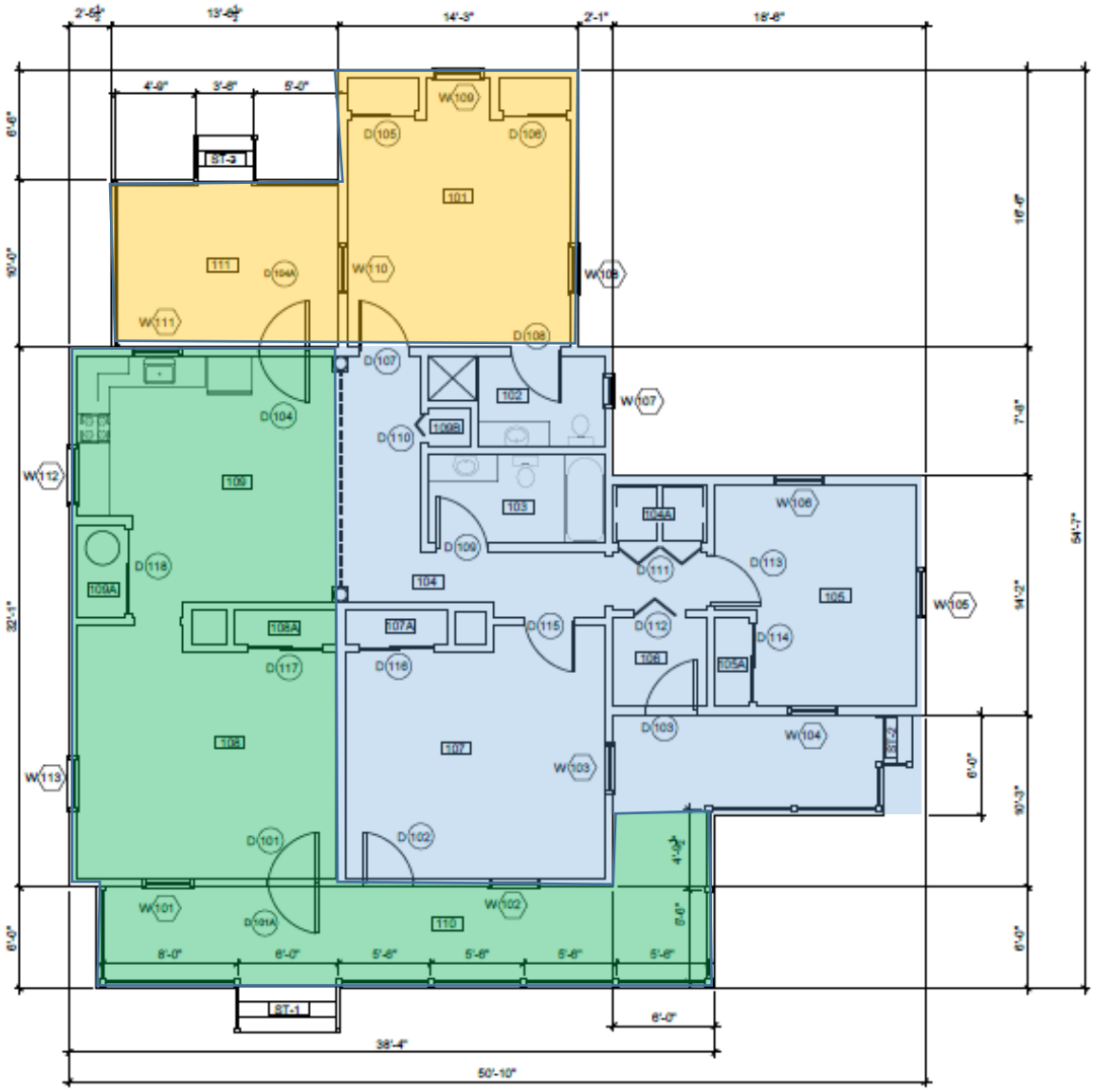

Figure 98. Floor plan. Drawing: HPTC, 11/2018. Highlight in blue is the original portion of the house (1891), green highlights the 1896 portion and front porch (reconstructed in 1989-90 to match historic), and yellow-orange highlights 1989-90 addition.

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Building Feature Master List Physical Descriptions

A	SUBSTRUCTURE		
	A10	FOUNDATIONS	
		A1010	Standard Foundations
			A101002 Foundation Piers

Foundation piers have been added and taken away over time. In the original (1891) portion of the building (center bay/east front-facing gable portion and east wing), the piers are widely spaced. The west front-facing gable section (1896) has many more and consistently spaced piers (see Sheet A1, Appendix E). These piers measure approximately 8" x 16" and are composed of 8" brick masonry units laid in a running bond pattern (fig.99). The piers differ in height to create a level first-floor structural floor frame; these heights are smallest at the northeast inside corner (0'-2") and largest at the southwest corner (3'-0"). The crawlspace was inaccessible to the assessment team; therefore detailed descriptions of these piers cannot be included.

New foundation piers were constructed for the additions added during the 1989-90 rehabilitation. These include the front porch (fig. 100), rear porch (fig. 101), and master bedroom addition (rear elevation). The 1989 proposed rehabilitation drawings show the new brick piers supported by an eight-inch-deep and sixteen-inch-wide concrete footing with rebar (fig. 102). The existing brick piers, namely under the main block and east wing, were noted as "not in contract" and therefore received no work. It is assumed that these original piers do not have formal footings.

Plywood panels have been inserted between piers to enclose the exterior perimeter of the building. This enclosure prevents access to the underside of the building. There is one access panel into the under building space. Several other panels have had floor grills inserted to provide passive ventilation; they are so small they provide almost no ventilation. Other houses in this neighborhood used wood lattice to skirt the building; this provided passive ventilation while allowing access to the under building area.

A 1988 NPS field photo indicates that one of the main block chimneys has a stone foundation, again likely without a formal footing.

Figure 99. Historic brick foundation piers on the west elevation. The brick is constructed using running bond pattern. Note the painted panel between the piers, making the crawlspace inaccessible for the assessment team; note he singlular access panel shown above. Photo: HPTC, 06/13/18.

Figure 100. Brick foundation piers located beneath each porch post in the 1989-90 reconstructed front porch. Photo: HPTC, 06/14/18.

Figure 101. Brick foundation pier located under the ca 1989-90 rear porch. Photo: HPTC, 06/13/18.

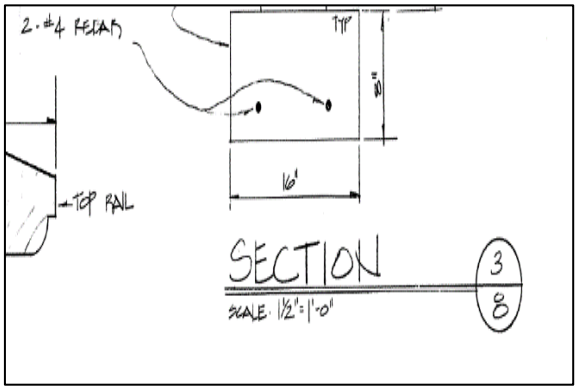


Figure 102. Section drawing of the ca 1989-90 modern master bedroom addition structural floor frame, including details on the new foundation piers and concrete footing. Drawing: MALU 489 40012, Sheet 8.

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

The exact details of the first-floor structural floor frame are unknown because the crawlspace was inaccessible to the assessment team. Based on the 1988 existing condition drawings (fig. 103), the historic portions of the building consist of typical wood structural frame construction: 4x8 and doubled 2x8 rim joists are supported by the brick foundation piers (described in A101002 Foundation Piers above) and support 2x8 floor joists at 24" on center. It is assumed that the majority of this framing was retained during the 1989-90 rehabilitation of the building. A small portion of historic framing can be seen along the west elevation (fig. 104).

According to the 1989 proposed rehabilitation drawings, the structural floor frame of the modern master bedroom addition is composed of double 2x8 rim joists supported by 2x8 sill plates atop the modern brick piers (described in A101002 Foundation Piers above), and 2x8 floor joists at 16" on center (running E-W). This framing system was also not available for assessment by HPTC.

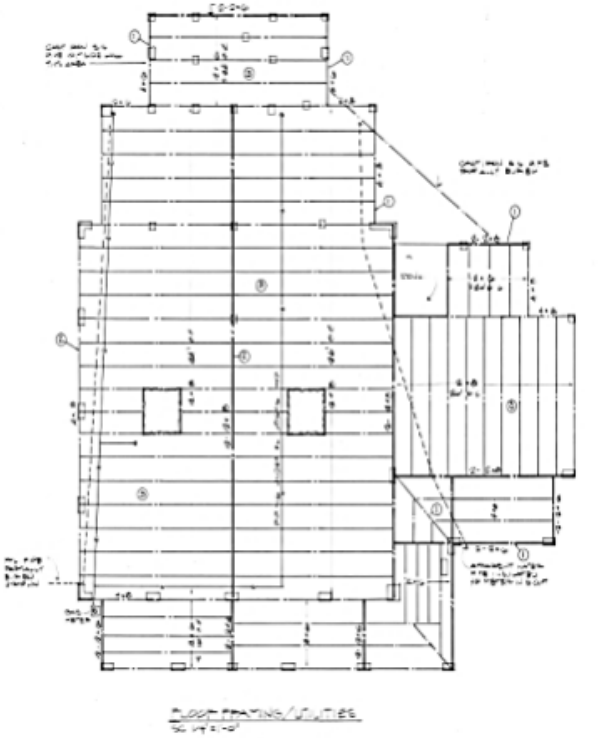


Figure 103. 1988 Existing Conditions drawing of the first-floor structural floor frame. Source: MALU Archives.

Figure 104. Some exposed historic first-floor structural floor framing along the west elevation includes the rim joist and ends of floor joists. Photo: HPTC, 06/13/18.

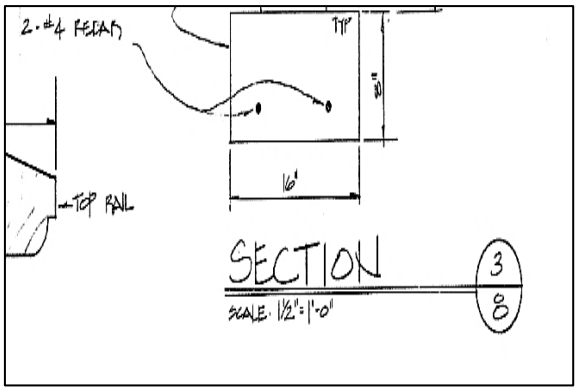


Figure 105. Section drawing detailing the ca 1989-90 master bedroom addition structural floor frame. Drawing: MALU 489 40012, Sheet 8.

B101001-2	Front Porch Structural Floor Frame

The original front porch only spanned the south elevation of the east wing. Upon construction of the west bay in 1896, the porch was extended along the south elevation of the west and center bay. The area in front of the east wing was enclosed between at least 1899 and 1932, but had been made back into a porch by 1982. Due to degraded conditions, the front porch was demolished and reconstructed during the 1989-90 rehabilitation.

The front porch structural floor frame was inaccessible to the HPTC assessment team. Based on 1989 rehabilitation drawings, the frame consists of double 2x6 rim joists and girders with 2x2 ledgers attached (spanning from modern brick foundation piers to 2x6 ledger board attached to south exterior wall) with 2x6 joists spanning between the girders. The decking on top of the frame consists of ¾"-thick tongue-and-groove wood boards.

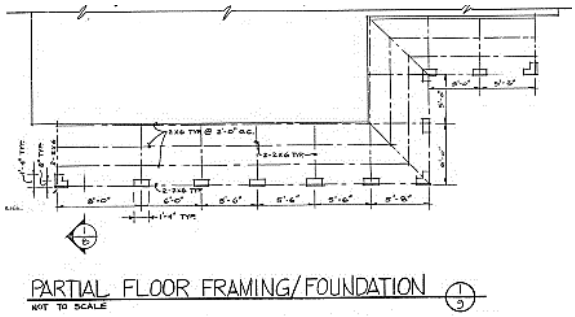


Figure 106. 1989 plan of front porch structural floor frame. Drawing: MALU 489 40012, Sheet 9.

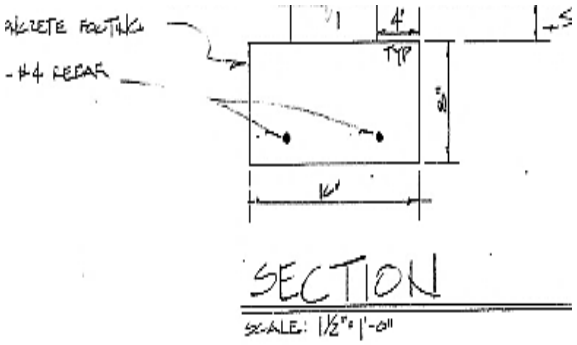


Figure 107, right. 1989 section of front porch structural floor frame. Drawing: MALU 489 40012, Sheet 8.

B101001-3	Rear Porch Structural Floor Frame

The rear porch was constructed during the 1989-90 rehabilitation and was not meant to replicate any historic component.

The rear porch structural floor frame was inaccessible to the HPTC assessment team. Based on 1989 rehabilitation drawings (fig. 108), the frame consists of double 2x8 rim joists supporting 2x8 floor joists at 16" in center running N-S. The decking on top of the frame consists of ¾"-thick tongue-and-groove wood boards.

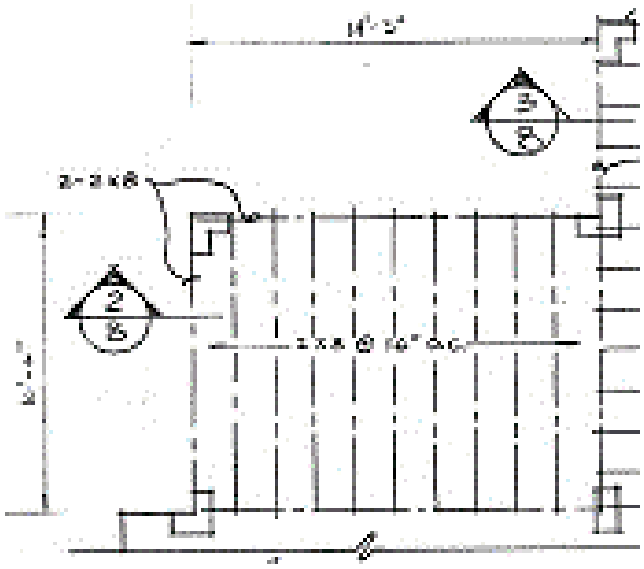


Figure 108, right. 1989 framing plan of the new rear porch. Drawing: MALU 489 40012, Sheet 9.

B101001-4	Attic Structural Floor Frame

Attic spaces are defined by the sequence of construction and do not connect; each addition has its own attic with the exception of the rear wing. Access was gained to the attic space over the historic west bay and modern rear porch; an attic hatch located in the ceiling of the kitchen along the north wall accesses these spaces.

In the space over the historic west bay, the attic structural floor frame consists of 2x6 joists at 16" on center spanning from the west exterior wall to the interior party wall (or structural beam where the party wall has been removed on the first floor). Fiberglass batt insulation is located between every joist. Plywood has been laid on top of the joists to create a walkway (fig. 109).

In the space over the modern rear porch, the attic structural floor frame also consists of 2x6 joists at 16" on center spanning from the west girder of the porch to the west exterior wall of the north bedroom addition. A stinger spans atop the center point of the joists (N-S) from the north exterior wall to the north girder of the porch. No insulation is present and the back side of the wood porch ceiling boards can be seen (fig. 110).

The attic spaces above the original center bay, east wing, modern bedroom addition, and reconstructed front porch were not visited by the assessment team; access is provided through a series of ceiling hatches.

Figure 109. West bay attic structural floor frame with modern insulation and plywood walking surface. Photo: HPTC, 06/13/18.

Figure 110. Rear (north) porch attic structural floor frame. Note the exposed wood porch ceiling and stringer over attic joists (arrow). Photo: HPTC, 06/13/18.

B101002	Structural Interior Walls

The main structural interior wall consists of the party wall separating 492 from 494; this was the original west wall from 1891 to 1896, when the west bay was added. During the 1989-90 rehabilitation the northern half of this wall (now within kitchen Room 109) was removed and replaced with a structural beam (fig. 112).

Other structural interior walls include the wall between the center bay and the bedroom addition (original north exterior wall) and the wall between the center bay and the east wing (figs. 113-114).

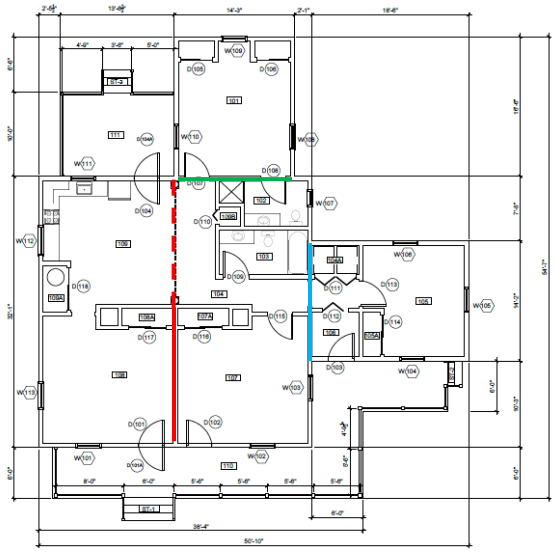


Figure 111. The northern half of the center party wall was removed in 1989-90 and replaced with a loadbearing beam (red line). The bedroom addition encapsulated the former north exterior wall (green line). The wall separating the center bay and the east wing is loadbearing (blue line). Drawing: HPTC, 11/2018.

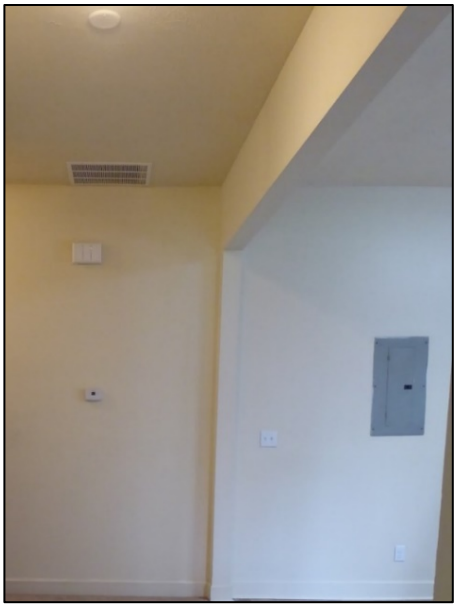


Figure 112. The northern half of the interior loadbearing party wall was removed during the 1989-90 rehabilitation and replaced with a loadbearing beam. Photo: HPTC, 06/13/18.

Figure 113. The interior loadbearing wall between the main block and the north bedroom addition encapsulates the original north exterior wall. Photo: HPTC, 06/13/18.

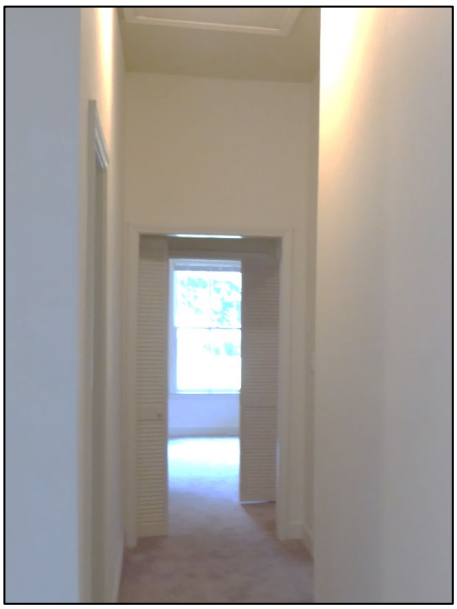


Figure 114, right. The interior loadbearing wall between the center bay and the east wing. Photo: HPTC, 06/13/18.

B1020	Roof Construction
B 102001	Structural Frame

All of the gable roof structural frames were constructed during the 1989-90 rehabilitation. This includes the reconstruction of the two front-facing gable roofs over the west and center bay, the reconstruction of the side-facing gable roof of the east wing, the reconstruction of the hipped roof over the front porch, and the new gable roofs over the rear porch and bedroom addition. The 1989 rehabilitation drawings note only work to the front porch, rear porch, and bedroom addition, but historic photographs show that all of the roofs were (re)constructed at that time.

Access was only gained to the attic space over the historic west bay and modern rear porch. An attic hatch is located in the ceiling of the kitchen along the north wall accesses these spaces.

The gable structural roof frame over the historic west bay consists of modern 2x6 rafters at 16" on center with a 2x8 ridge board (fig. 115).[1] The gable structural roof frame over the modern rear porch is identical (fig. 116); this matches the 1989 rehabilitation drawings.

The attic spaces above the original center bay[2], east wing[3], and modern bedroom addition were not accessible to the assessment team. It is assumed these gable roofs were constructed in a similar manner to the other gable roofs which were accessible. The 1989 rehabilitation drawings show the roof frame over the bedroom addition was to match.

The 1989 rehabilitation drawings also includes details for the reconstructed front porch roof, also inaccessible to the HPTC assessment team (figs. 117-118).[4] The hipped roof includes 2x6 rafters at 16" on center, with 2x6 hip and valley rafters.

Figure 115. The roof frame over the west bay was replaced during the 1989-90 rehabilitation. Photo: HPTC, 06/13/18.

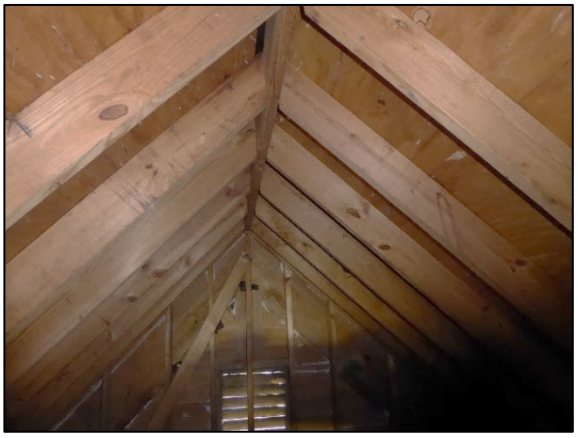


Figure 116. Roof frame over the ca 1989-90 rear porch. Photo: HPTC, 06/30/18.

[1] According to the 1988 Existing Condition drawings, the historic west bay roof frame originally consisted of 2x4 rafters at 32" on center, with a ridge board.
[2] According to the 1988 Existing Condition drawings, the original center bay roof frame originally consisted of 2x4 rafters at 32" on center, with a ridge board.
[3] According to the 1988 Existing Condition drawings, the original east wing roof frame originally consisted of 2x4 rafters at 16" on center, with a ridge board.
[4] According to the 1988 Existing Condition drawings, the historic front porch roof frame originally consisted of 2x6 rafters at 24" on center.

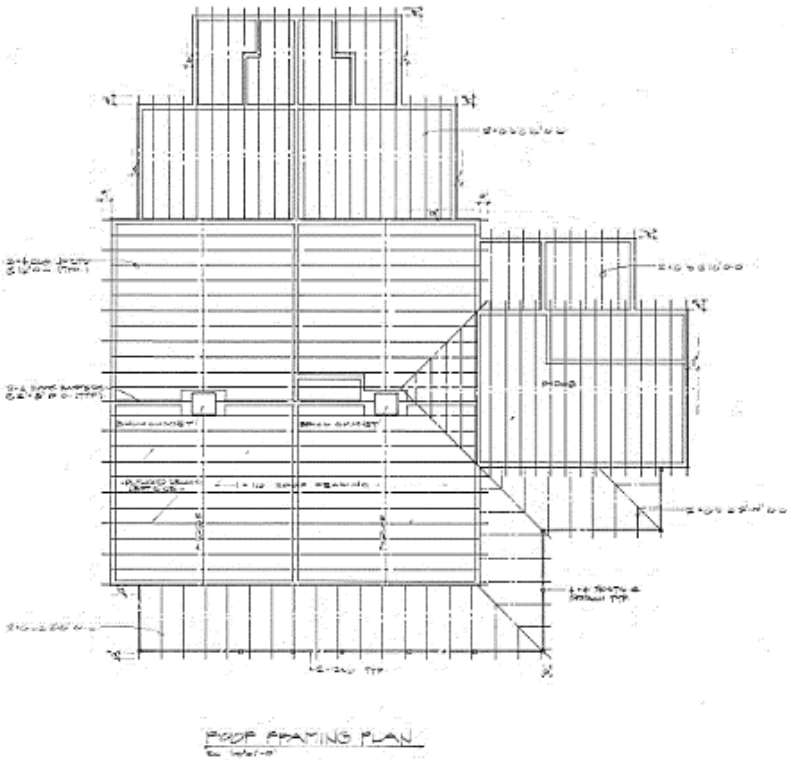


Figure 117. 1988 Existing Conditions drawing of the roof framing. All older framing has been removed and either reconstructed or replaced with a replacement attic structure similar to the pre-existing condition encountered by the NPS. Drawing: MALU Archives.

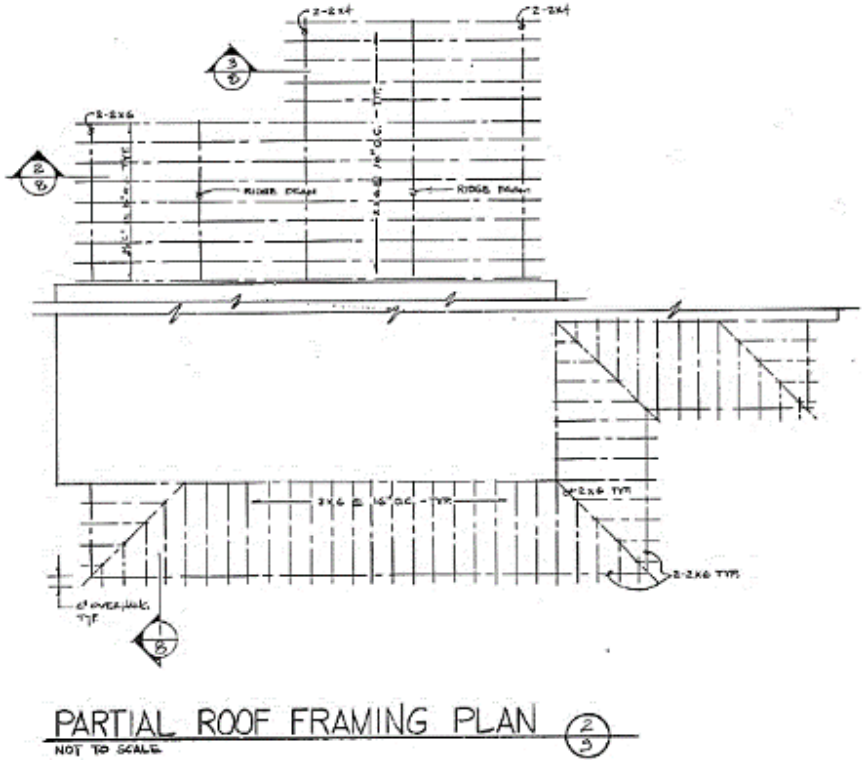


Figure 118. 1989 roof framing plan of the reconstructed front porch, new rear porch, and bedroom addition. Drawing: MALU 489 40012, Sheet 9.

B102099	Other Roof Construction – Chimneys

Two chimneys penetrate the roof of the building. The 1989 rehabilitation drawings note the two chimneys were partially missing above the roof plane and required to be rebuilt and capped.

The extant chimneys consist of brick laid in a running bond pattern. Both extend approximately 2'-2" above the ridge of the roofs and measure approximately 16"x24" (fig. 119). Each is located approximately midway along the ridge of the main gable roofs. Perforated bricks are located on the corbelled top course of the chimneys with 0'-2" reveals. Concrete caps have been placed above the flues rendering the chimneys inoperable (fig. 120).

The chimney shaft from 492 can be seen in the attic of that unit (fig. 121); access was not gained to the attic of 494. On the first floor, the chimneys have been covered with drywall and the fireplaces/hearths removed, eliminating evidence of the features on the interior (fig. 122).

Figure 119, left. The chimney of 494 . Photo: HPTC, 2018.

Figure 120, above. Mortar cap placed over chimney flue. Photo: HPTC, 2018.

Figure 121. The chimney of 492, as seen in the attic. Photo: HPTC, 06/13/18.

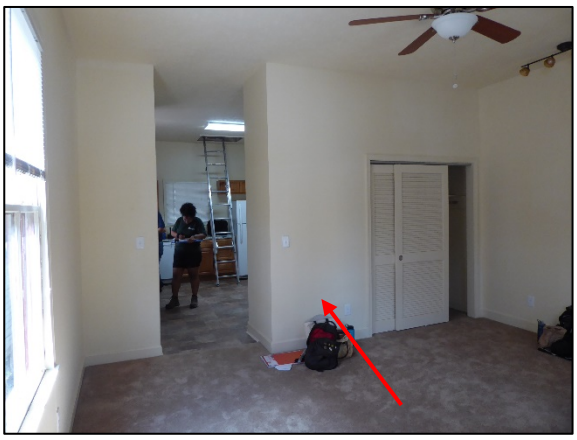


Figure 122. The fireplaces have been covered on the interior. The arrow marks the original location of the fireplace in 492. Photo: HPTC, 06/13/18.

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

Based on the 1989 rehabilitation drawings and photographs taken during the 1989-90 rehabilitation work, the exterior walls are composed of common framing with 2x4 studs at 16" on center. Replacement framing was added on the exterior to infill exterior openings on the north elevation of the east wing and to frame the ca 1989-90 bedroom addition (fig. 123).

Also during the rehabilitation, a large portion (perhaps up to 95%) of the original siding was replaced. Some siding was retained across the south elevation (fig. 124) and the east elevation of the east wing (fig. 125). The replacement beveled siding was specified to be 5½" wide and 3/8" thick.

Repairs were made to the exterior siding in ca. 2016 which replaced some "existing" siding with "beveled cypress siding" (exact amount and locations unknown) and repainted the entire exterior of the building (fig. 126).

Figure 123. Wall studs of the new addition and infill of former openings (yellow wood) contrast with older studs (dark wood), ca. 1990. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 124. replacement (unpainted) and old (green painted) siding on south elevation walls, ca. 1990. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Cropped by author.

Figure 125. Replacement (unpainted) and old (green painted) siding on the east elevation before painting, ca. 1990. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Cropped by author.

Figure 126, right. Extant siding on the east elevation of the east wing is a mix of historic and replacement siding. Photo: HPTC, 06/13/18.

B201002	Insulation & Vapor Barrier

Based on the 1989 rehabilitation drawings and photographs taken during the 1989-90 rehabilitation work, there is no evidence of any insulation or vapor barrier being added to the exterior walls in the historic portion of the building. However, the drawings show that insulation was supposed to be added to the exterior walls of the new bedroom addition, with a vapor barrier applied to the interior plane of the studs (fig. 127). Presence of either of these could not be confirmed.

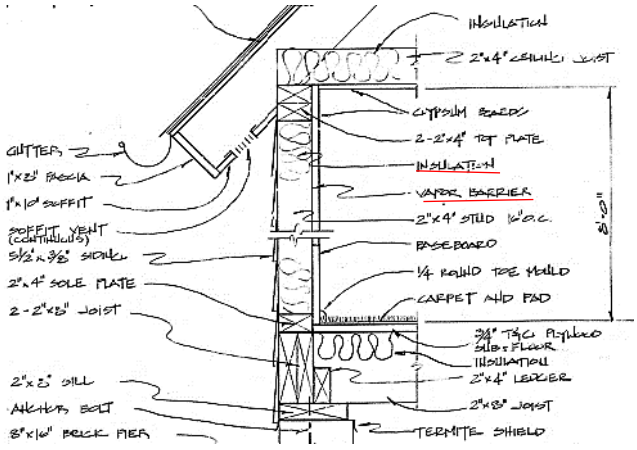


Figure 127 Details of modern bedroom addition exterior wall framing show insulation and a vabor barrier (underlined). Photo: MALU 489 40012, Sheet 8, 1989.

B201005	Exterior Louvers & Screens

Painted wood louvered vents are located under the ridge at all gable ends and measure 20”x25” (fig. 128). The painted wood trim around the vents consist of simple casing and an angled sill (fig. 129).

These vents were all installed during the 1989-90 rehabilitation and match a vent that was located in the center bay, as detailed in the 1988 Existing Condition drawings (fig. 130). The west bay had a triangular vent and the other gable-end walls (two at north elevation and east elevation of east wing) did not have any vents openings.

Figure 128. Attic vents located in the south-facing gable-end walls. Photo: HPTC, 06/13/18.

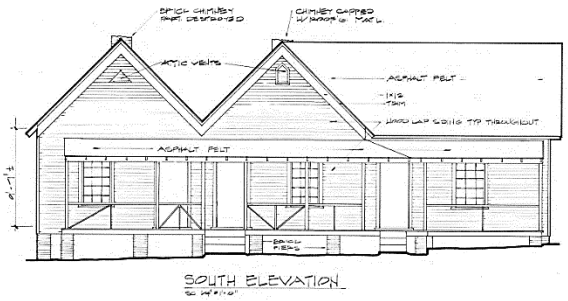


Figure 130. Louvered attic vents only existed in the south elevation prior to the building’s rehabilitation. The current vents are likely modelled after the vent originally in the center bay. Drawing: MALU Archives, 1988.

Figure 129. Painted wood louvered vent on the north elevation. Photo: HPTC, 06/13/18.

The front porch was reconstructed during the 1989-90 rehabilitation based on historic features and dimensions. The rear porch was constructed at the same time and is an addition to the structure. The details are representative of the character-defining features of the pre-NPS (historic) front porch.

The front porch roof is supported by loadbearing porch columns which are supported by brick foundation piers (discussed in A101002). The Victorian-style columns feature turned segments (fig. 131). Between the columns are painted wood balustrades with simple square- and rectangle-profile components (fig. 132). The rear porch roof is supported along the west elevation by an identical system (fig. 133).

Porch ceilings are constructed using tongue-and-groove painted wood beadboard (figs. 134-135). They run parallel to the house and are not vented (strips are tight to each other).

The floors of both porches consist of tongue-and-groove painted wood flooring dating to the 1989-90 rehabilitation (figs. 136-137).

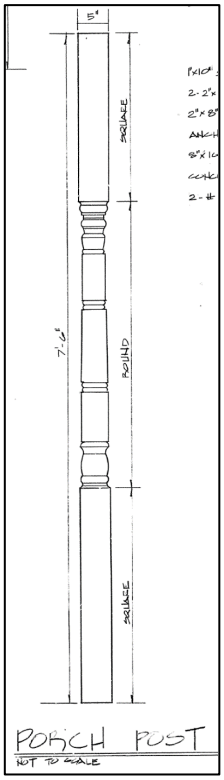


Figure 131, right. Detail of replacement wood posts for the reconstructed front porch and new rear porch. Drawing: MALU 489 40012, Sheet 8, 1989.

Figure 132. Front porch wood posts with painted wood balustrades between. Photo: HPTC, 06/13/18.

Figure 133, right. The rear porch roof is supported by turned columns on the west side. Balustrades are located between. Photo: HPTC, 06/13/18.

Figure 134. View of character-defining painted wood beadboard front porch ceiling. Photo: HPTC, 08/2018.

Figure 135, right. View east along front porch showing painted porch ceiling; paint color based on 1993 Georgia Institute of Technology paint study. Photo: HPTC, 08/2018.

Figure 136. The painted wood floor of the front porch. Photo: HPTC, 06/13/18.

Figure 137. The painted wood floor of the rear porch. Photo: HPTC, 06/13/18.

B201008	Exterior Soffits

During the 1989-90 rehabilitation, all of the exterior soffits and fascia were replaced with painted dimensional wood to match the previously existing features. The modern rear porch and bedroom porch were designed to receive the same details (fig. 138). Integrated into the soffit design is a continuous vent system to increase the ventilation of the attic space.

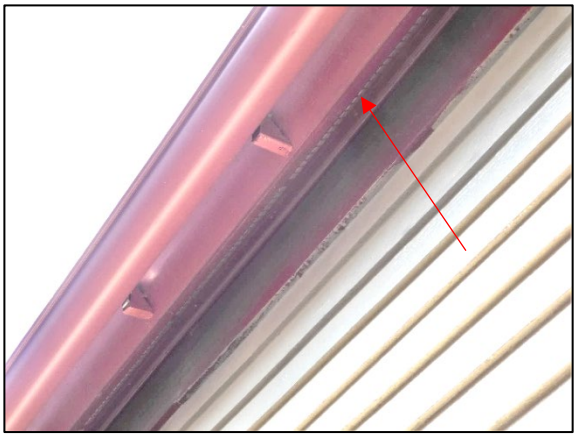


Figure 139, above. Painted wood soffit with continuous soffit vent (arrow). Photo: HPTC, 06/13/18.

Figure 138, left. Painted wood soffit at the roof above the rear porch. Photo: HPTC, 06/14/18.

B2020	Exterior Windows

All of the windows were replaced during the 1989-90 rehabilitation and consist of 2/2 double-hung, painted wood sash. According to the 1989 rehabilitation drawings the window systems were also replaced, including frames, casing, sills, aprons, sash, glass, glazing, screens, trim work, and hardware. The following chart was provided in the drawings (and altered by HPTC to include updated opening numbers, location, and exterior screen):

W #	Location	Width	Height	New in 1989	Existing in 1989	Exterior Screen?
W101	L.R. front porch	3′-0″	5′-10″		X	Y
W102	Room 107 front porch	3′-0″	5′-10″		X	Y
W103	Room 107 front porch	3′-0″	5′-10″		X	Y
W104	E. Wing front porch	3′-0″	5′-10″		X	Y
W105	E. Wing E. Elev.	3′-0″	5′-10″		X	N
W106	E. Wing N. Elev.	3′-0″	5′-10″	X		Y
W107	Room 102 E. Elev.	3′-0″	5′-10″	X		Y
W108	BR Add. E. Elev.	3′-0″	4′-10″	X		Y
W109	BR Add. N. Elev.	3′-0″	4′-10″	X		N
W110	BR Add. W. Elev.	3′-0″	4′-10″	X		Y
W111	Kitchen N. Elev.	3′-0″	3′-6″	X		Y
W112	Kitchen W. Elev.	3′-0″	3′-6″		Altered	Y
W113	L.R. W. Elev.	3′-0″	5′-10″		X	N

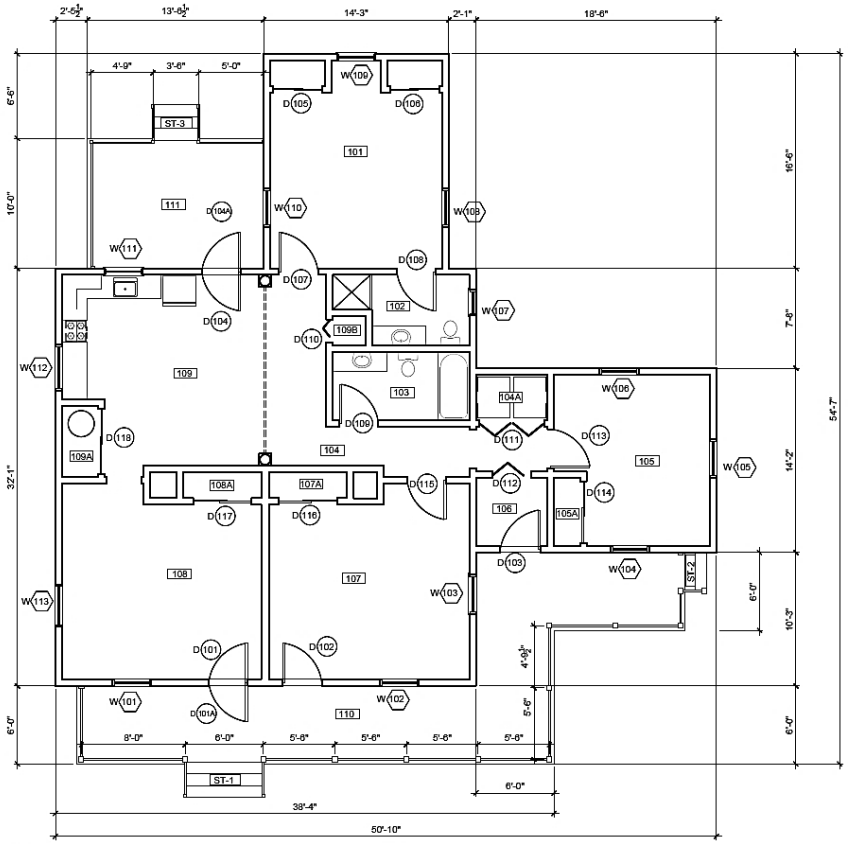


Figure 140. Floor plan with labeled window and door openings. Drawing: HPTC, 11/2018.

Figure 141. Exterior of W101 with exterior screen unit. This window is one of the the larger-sized windows in the building. Photo: HPTC, 06/13/18.

Figure 142. W113 interior with replacement trim. This opening does not have an extant exterior screen. Photo: HPTC, 06/13/18.

Figure 143. Exterior of W109 with missing screen unit. This window is one of the middle-sized window openings. Photo: HPTC, 06/13/18.

Figure 144. W108 interior with replacement trim. Photo: HPTC, 06/13/18.

Figure 145. Exterior of W111 with exterior screen unit. This and W112 are the two smallest window openings in the building. Photo: HPTC, 06/13/18.

Figure 146. W111 interior with replacement trim. Photo: HPTC, 06/13/18.

B2030	Exterior Doors

All of the exterior doors (D101-D104) were replaced during the 1989-90 rehabilitation and consist of 1¾"-thick solid-wood doors with two panels below a single pane of glass. D101 and D104 also have exterior screen doors: D101 has a wood screen door and D104 has a metal screen security door. D102 and D103 are inoperable. According to the 1989 rehabilitation drawings the door systems were also replaced, including frames, casing, glass, glazing, thresholds, weather-stripping, screens, trim work, and hardware. The following chart was provided in the drawings (and altered by HPTC to include updated opening numbers, location, and exterior screen):

D #	Location	Thick-ness	Width	Height	Existing in 1989?	Oper-able?	Ext. Screen Door?
D101	L.R. front porch	1¾"	3'-0"	6'-8"	Y	Y	Y
D102	Room 107 front porch	1¾"	3'-0"	6'-8"	Y	N	N
D103	E. Wing front porch	1¾"	3'-0"	6'-8"	Y	N	N
D104	Kitchen rear porch	1¾"	3'-0"	6'-8"	Y	Y	Y

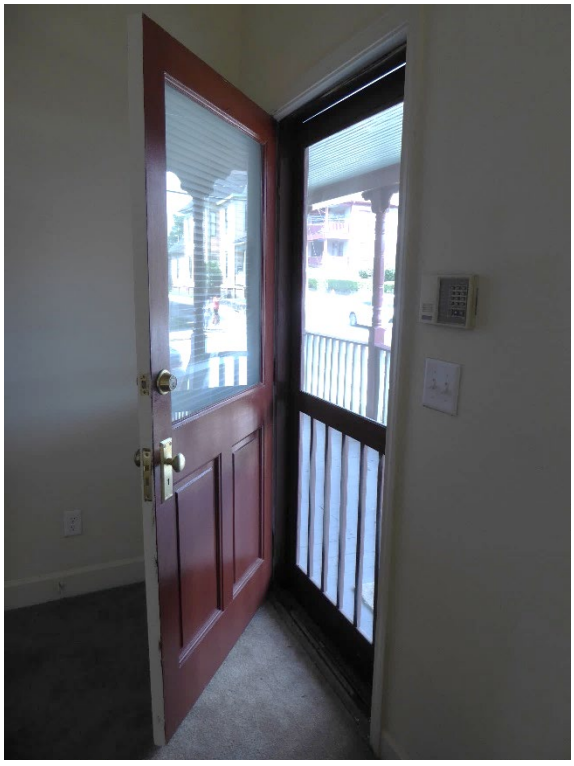


Figure 147. D101 with wood exterior screen door. Photo: HPTC, 06/13/18.

Figure 148. D102 exterior; D103 is similar. Because these doors are inoperable there are no exterior screen doors. Photo: HPTC, 06/13/18.

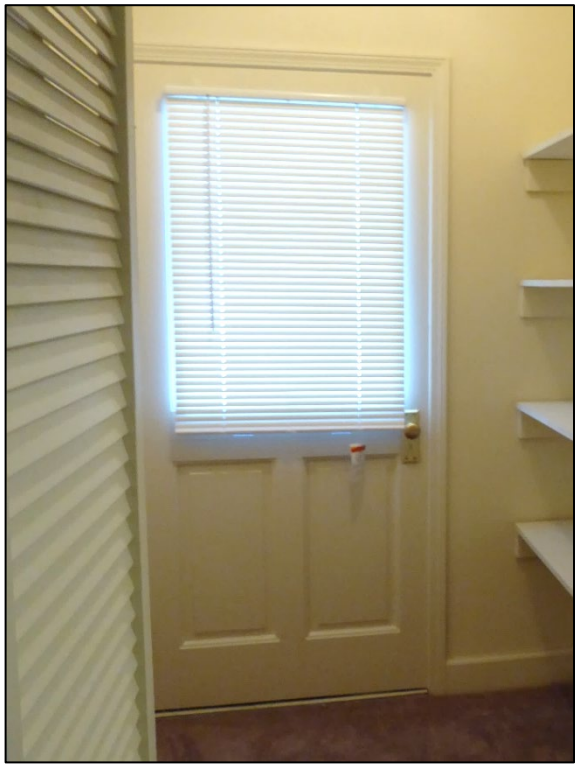


Figure 149. Interior of inoperable D103; D102 is similar. Photo: HPTC, 06/13/18.

Figure 150. D104 with exterior metal screened security door. Photo: HPTC, 06/13/18.

B30	Roof Closure
B3010	Roof Coverings
B301001	Roof Finishes

The roof finish consists of fiberglass architectural shingles with a diamond shape (fig. 151). Shingle courses are doubled at the hips and along the ridge covering the ridge vents (fig. 152). The roof valleys are closed valleys (fig. 153).

A cricket was installed between the two main parallel gable roofs during the 1989-90 rehabilitation (see fig. 152). Interestingly the drawing note indicates the cricket was to be constructed in order to run HVAC lines between the two attics, rather than assist with drainage in this vulnerable location. The cricket is finished with rolled roofing.

Originally the roofs were clad with wood shingles. By 1932, the Sanborn map indicates 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 (1929-1941). The earliest archival photograph available from 1982 shows the roof covered with vertically laid rolled asphalt roofing over early wood shingles. Another layer of rolled roofing was added as an emergency treatment in the early 1980s after the building was condemned. The 1989-90 rehabilitation roofing with fiberglass shingles similar to what is extant today over two layers of thirty-pound felt underlayment. The current roof coverings were installed in 2016.

Figure 151. The entire roof is clad with fiberglass shingles in a diamond pattern installed in 2016. Photo: HPTC, 06/13/18.

Figure 152. The infill cricket is located between the two parallel front-facing gable roofs. Each ridge also has a continuous ridge vent. Photo: HPTC, 06/14/18.

Figure 153. Roof finish of the north slope of the east wing roof. Note closed valley where it meets the bedroom addition. Photo: HPTC, 06/13/18.

B301004	Flashing & Trim
B301004-1	Side Wall Flashing

The side wall flashing located at the junction of the rear porch roof with the north side wall of 492 consists of surface applied aluminum flashing which is overlapped but does not penetrate the side wall or provide any counter-flashing. (fig. 154).

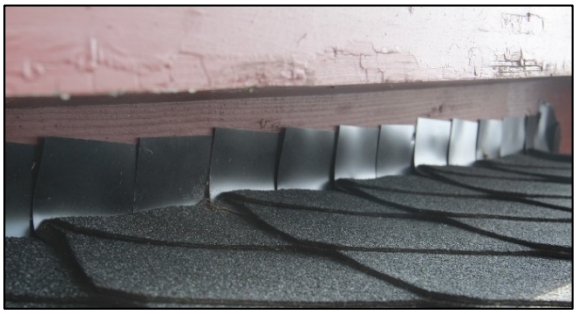


Figure 154. Stepped sidewall flashing where the rear porch roof meets 492. Photo: HPTC, 06/14/18.

There is a noticeable lack of side wall flashing where the north bedroom addition roof meets the north side wall of 494 (fig. 155) and also where the front porch roof meets the wood siding (fig. 156). Flashing in these areas could not be detected.

Figure 155. Flashing not visible at the junction of the bedroom addition roof with the wall of 494. Photo: HPTC, 06/14/18.

Figure 156. Front porch roof side wall flashing not visible. Photo: HPTC, 06/14/18.

B301004-2	Chimney Flashing

The flashing surrounding the two chimneys consists of an EPDM-like material screwed into the brick and then caulked at all seams (figs. 157-158). This system is not traditional and not appropriate.

Figure 157. Incorrect flashing installation at 492 chimney. Photo: HPTC, 06/14/18.

Figure 158. Incorrect flashing installation at 494 chimney. Photo: HPTC, 06/14/18.

B301004-3	Drip Edges

Anodized metal (aluminum) drip edges are installed along the eaves and gables under the shingles (fig. 159). This is a typical modern feature.

Figure 159, right. Metal drip edge seen on the rear porch roof is a typical feature. Photo: HPTC, 06/13/18.

B301004-4	Exterior Trim

The exterior architectural building trim includes corner boards, skirt boards, and fascia boards.

Trim associated with porch structures (B201007), exterior windows (B2020), exterior doors (B2030), and roof (B301004) will be found described in those sections as appropriate.

Figure 160. Cornerboards are part of building trim as they are integral to the exterior wood siding system. Photo: HPTC, 06/14/18.

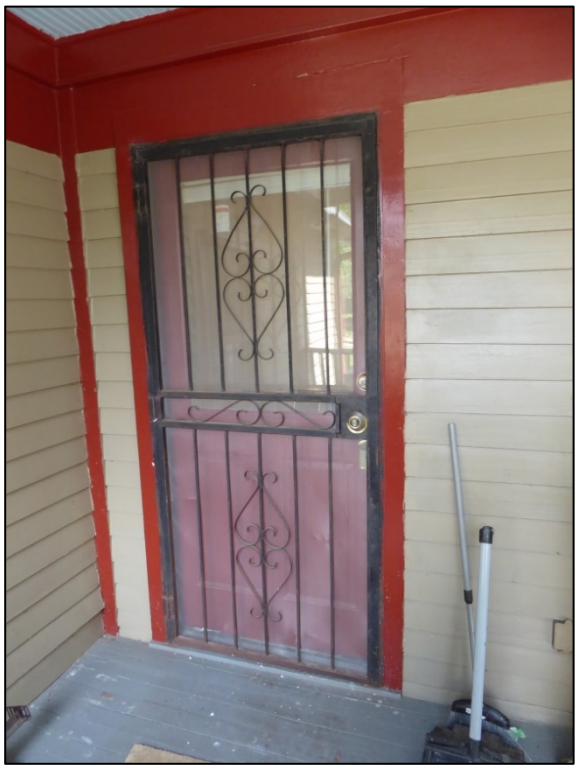


Figure 161. Porch fascia board (above door) and inside corner trim are considered part of exterior trim and associated with exterior siding system. Photo: HPTC, 06/14/18.

B301005	Gutters & Downspouts

The roofscape is divide into several drainage zones as indicated in this illustration. The roof drainage system in place on the building consists of painted galvanized metal half-round gutters and round downspouts. At the base of most downspouts are concrete splash pads with the exception of the downspouts at the southwest corner of the main block and the southwest corner of the front porch. These downspouts terminate in a plastic corrugated extender which drains into an underground drainage system.

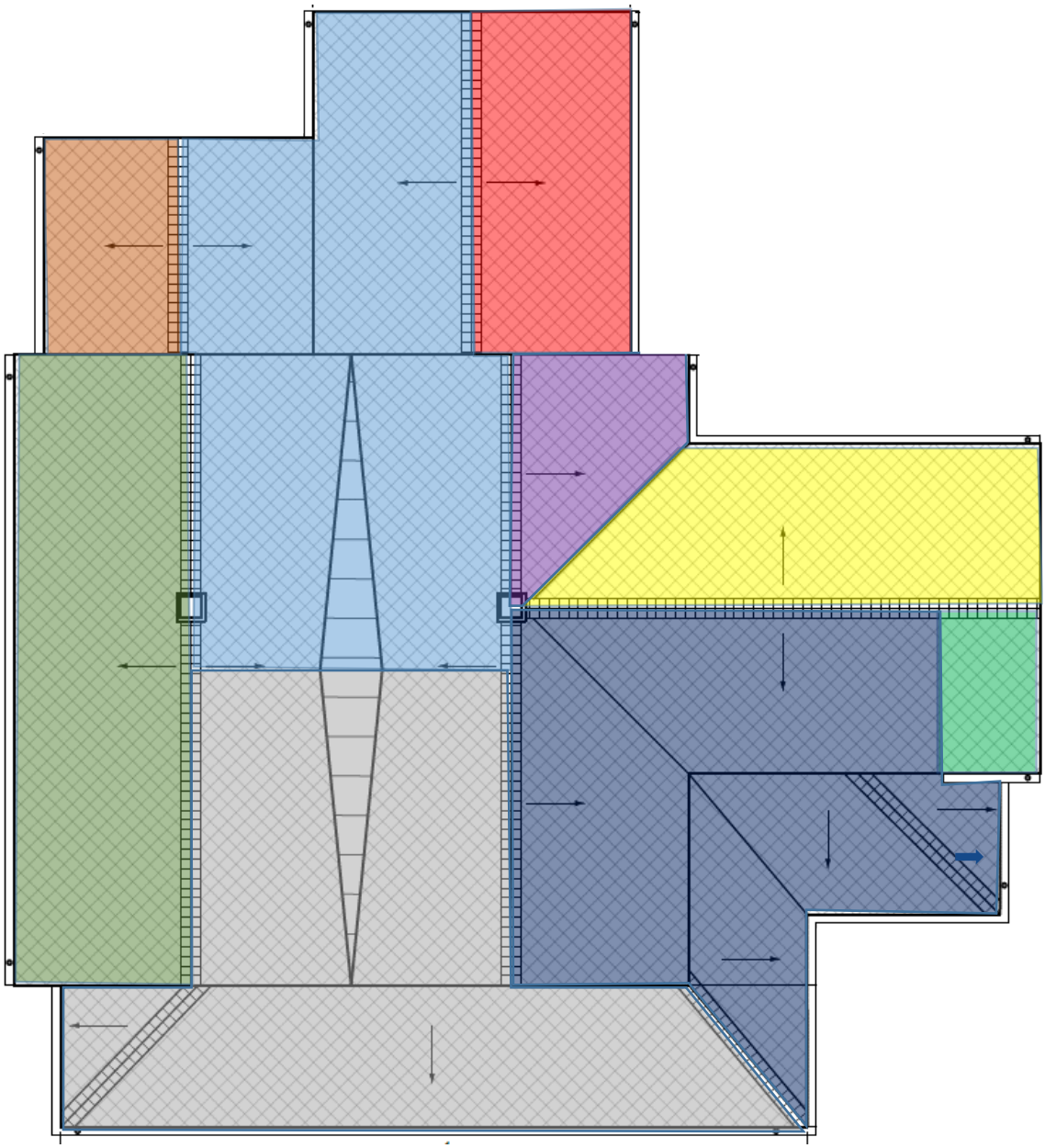


Figure 162. Current roof plan with gutters and downspouts indicated; each color represents a different drainage zone on the roof. Drawing: HPTC, 2018.

Figure 163. Half-round gutter and downspout connection located on the west elevation of the north bedroom addition. Photo: HPTC, 06/13/18.

Figure 164, right. Complete assembly of gutter, elbows, downspout, and concrete splash pad on the east elevation of the nroth bedroom addition. Photo: HPTC, 06/13/18.

Figure 165. Concrete splash pad located on the east corner of the front porch; note dislocated elbow (HPTC attempted to reattach but due to lack of fasteners would not stay attached). Photo: HPTC, 06/13/18.

Figure 166. Inappropriate white plastic corrugated downspout boots at the two southwest corner downpouts are connected to an underground roof drainage system. Photo: HPTC, 06/13/18.

C	INTERIOR
C10	INTERIOR CONSTRUCTION
C1010	Partitions

Non-loadbearing partition walls include the walls dividing the bathrooms and all closet walls (fig. 167). The walls are assumed to be constructed using 2x4 studs at 16" on center.

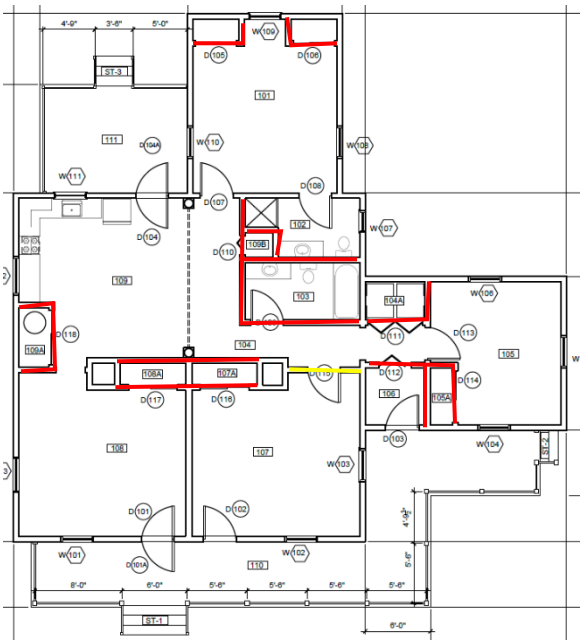


Figure 167, right. Partition walls highlighted in red date to the 1989-90 rehabilitation. Those in yellow are remnants of earlier period construction. Drawing: HPTC, 11/2018.

Figure 168. Partition walls in Room 105 include those around the closet. Photo: HPTC, 06/13/18.

Figure 169. Partition walls separate Room 107 from the hall and include the closet walls. Photo: HPTC, 06/13/18.

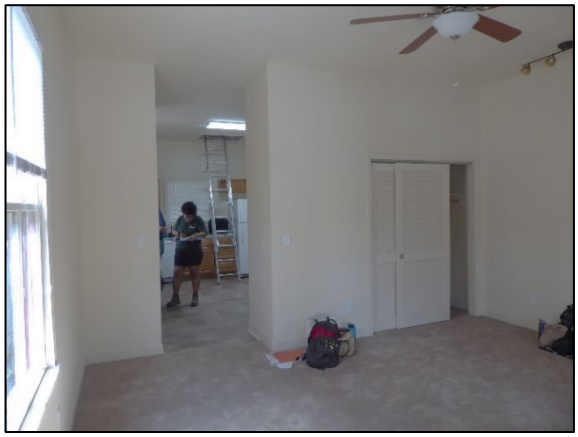


Figure 170. Partition walls in Room 108 include the closets. Photo: HPTC, 06/13/18.

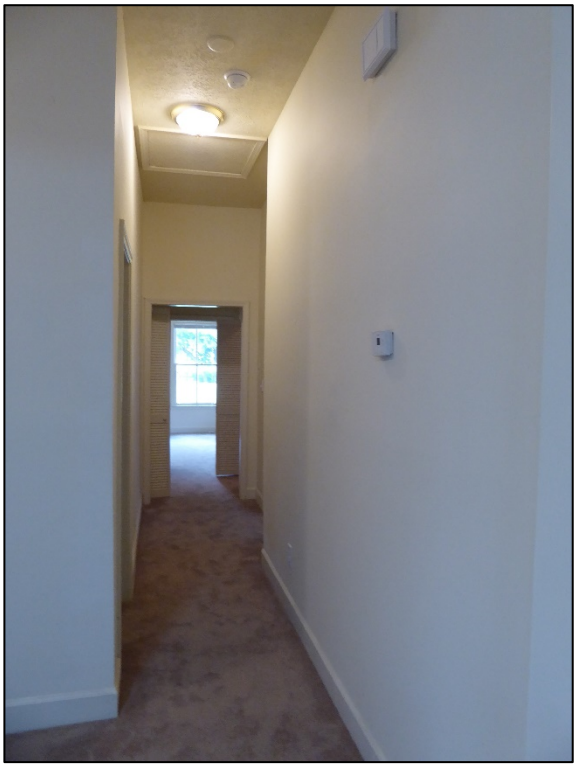


Figure 171, right. The walls flanking the hallway are both non-loadbearing. Photo: HPTC, 06/13/18.

C1020	Interior Doors

All of the interior doors (D105-D118) were replaced during the 1989-90 rehabilitation.

According to the 1989 rehabilitation drawings the door systems were also replaced, including frames, casing, glass, glazing, thresholds, weather-stripping, screens, trim work, and hardware. The following chart was provided in the drawings (and altered by HPTC to include updated opening numbers, location, type, and whether it was a new opening):

D #	Location	Thick-ness	Width	Height	Type	New in 1989?
D105	Room 101 closet	1 3/8"	3'-3"	6'-8"	2 louv. Sliders	Y
D106	Room 101 closet	1 3/8"	3'-3"	6'-8"	2 louv. Sliders	Y
D107	Room 101 entrance	1 3/8"	2'-6"	6'-8"	6-panel swing	N
D108	Room 102 entrance	1 3/8"	2'-6"	6'-8"	6-panel swing	Window
D109	Room 103 entrance	1 3/8"	2'-6"	6'-8"	6-panel swing	Y
D110	Room 104 closet	1 3/8"	2'-0"	6'-8"	3-panel swing	Y
D111	Laundry closet	1 3/8"	5'-0"	6'-8"	2 louv. Bifold	Y
D112	Linen closet	1 3/8"	3'-0"	6'-8"	Louv. Bifold	Y
D113	Room 105 entrance	1 3/8"	2'-6"	6'-8"	6-panel Swing	Y
D114	Room 105 closet	1 3/8"	4'-11"	6'-8"	2 louv. Sliders	Y
D115	Room 107 entrance	1 3/8"	2'-6"	6'-8"	6-panel swing	N
D116	Room 107 closet	1 3/8"	5'-0"	6'-8"	2 louv. Sliders	Y
D117	Room 108 closet	1 3/8"	5'-0"	6'-8"	2 louv. Sliders	Y
D118	Kitchen closet	1 3/8"	4'-6"	6'-8"	2 louv. Sliders	Y
D201	Kitchen ceiling				Plywood	N
D201	Hallway ceiling				Drywall	Y

All of the doors are 1-3/8" thick (typical of an interior door) and 6'-8" tall. The width depends on the opening type. Room entrance doors are a standard 2'-6" wide and were specified to be four-panel wood doors; according to archival photographs from 1991, six-panel unpainted wood doors were installed. They are now painted. The closet doors vary in width from 2'-0" to 5'-0" and were specified to be louvered doors either sliding or bifold. Originally they were unpainted, but they are now painted. The closet in Room 104 is a three-panel painted wood door (not louvered).

D201 and D202 are openings into the attic space below each of the main gable roofs. D201 is a historic opening that was altered during the rehabilitation. New simple trim adorns the opening and painted plywood is used as a door. D202 is a new opening dating to the rehabilitation. Simple trim adorns the opening and painted drywall is used as a door.

Figure 172. D105, left, and D106, right, are closets added ca 1989-90 with sliding louvered doors and hardware. Photo: HPTC, 06/13/18.

Figure 173. D107, right, is a historic door opening (former addition) with ca 1989-90 6-panel door and hardware. D108, left, is an altered historic window opening, now with a 6-panel door and hardware. Photo: HPTC, 06/13/18.

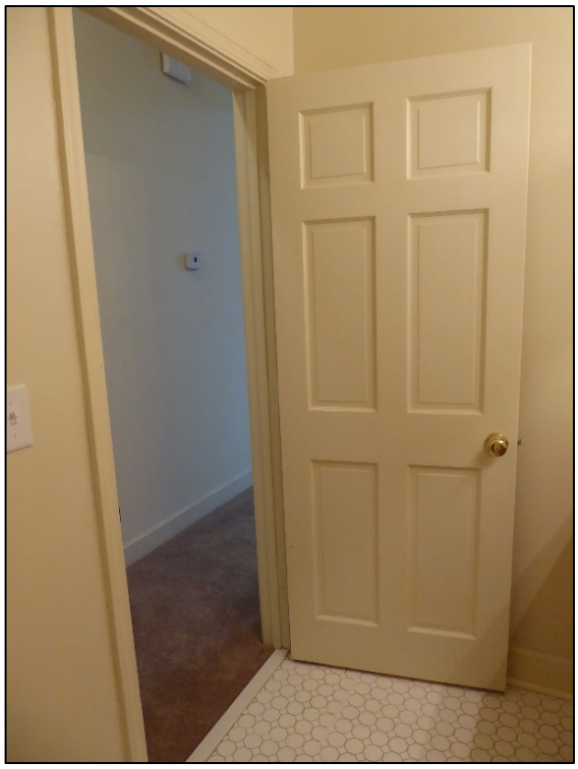


Figure 174. D109 is a ca 1989-90 opening with a wood 6-panel door and hardware. D113 and D115 are identical. Photo: HPTC, 06/13/18.

Figure 175. D111, left, for the laundry room has two louvered bifold doors. D112, right, for the linen closet, has one louvered bifold door. Photo: HPTC, 06/13/18.

Figure 176. D117 is a ca 1989-90 opening with a pair of sliding louvered doors. D114 and D116 are identical. Photo: HPTC, 06/13/18.

Figure 177. Attic access door D201 as seen from above. Note the plywood hatch cover. Photo: HPTC, 06/13/18.

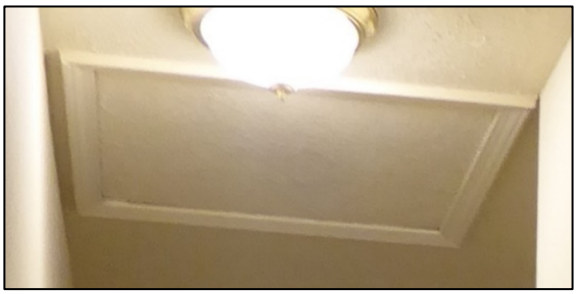


Figure 178. Attic access door D202 over the hallway. The hatch cover is composed of painted drywall. Photo: 06/13/18.

C1030	Fittings
C103008	Counters

The counters located in the kitchen (Room 109) consist of solid-body laminate. This countertop appears to be a recent (ca 2018) replacement (fig. 179).

The counters located in the bathrooms (Rooms 102 and 103) are identical and consist of a single molded fiberglass unit with integrated sink (fig. 180). These are also recent (ca 2018).

Figure 179. Synthetic kitchen countertop. Photo: HPTC, 06/13/18.

Figure 180. Molded fiberglass integrated sink-countertop in Room 102. Room 103 has an identical feature. Photo: HPTC, 06/13/18.

C103009	Cabinets

All the cabinets in the house were replaced during the 1989-90 rehabilitation. The extant cabinets do not match those seen in 1991 photographs, so they cabinets have been replaced recently (ca 2017).

The unpainted wood kitchen (Room 109) cabinets included both floor and wall cabinets with single panel doors (fig. 181).

The cabinets in the bathrooms (Rooms 102 and 103) are identical. Both consist of four, single-panel drawers and a single-panel door (fig. 182). These units also consists of molded fiberglass units as the counters.

Figure 181. Replacement kitchen cabinets ca 2018. Photo: HPTC, 06/13/18.

Figure 182. Replacement vanity cabinet in Room 103 ca 2018. The unit in Room 102 is identical. Photo: HPTC, 06/13/18.

C103010	Closets

The building has nine closets; all were added during the 1989-90 rehabilitation. The simple shelving located in Closet 106 consists of painted wood shelves and painted wood and metal supports. The shelves are approximately 5'-0" long and 12" deep. Closets 101A, 101B, 105A, 107A, and 108A have a painted wood shelf (similar to those described above) and a metal hanging rod. Closet 104A (laundry) has only a shelf, but also includes hook-ups for a washing machine and clothes dryer. Closet 109A has a water heater). Closet 109B (pantry) has four shelves.

Figure 183, right. Painted wood shelves in Room 106. Photo: HPTC, 06/13/18.

Figure 184. Closet 108A is typical of other bedroom closets. Photo: HPTC, 06/13/18.

Figure 185. Closet 104A with washing machine and clothes dryer hook-ups. Photo: HPTC, 06/13/18.

Figure 186 Closet 109A (kitchen) with water heater. Photo: HPTC, 06/13/18.

Figure 187. Closet 109B (pantry) with shelves. Photo: HPTC, 06/13/18.

C103099	Other Casework

The interior trim in the building consists of replacement painted wood door and window surrounds and baseboards which dates to the ca 1989-90 rehabilitation (figs. 188-189). No historic trim was retained on the interior (lead-based paint is mentioned as the reason in NPS field notes).

Figure 188. Modern painted wood window surround, sill, and apron. Photo: HPTC, 06/13/18.

Figure 189. Painted wood door surround and baseboard. Photo: HPTC, 06/13/18.

C20	STAIRS	
	C2010	Stair Construction
		C201002 Exterior Stair Structure

All three exterior stair structures consist of painted wood treads and painted wood stringers; they are open back and have no risers. All of the stairs have poured concrete slabs supporting the structures at grade. All date to the 1989-90 rehabilitation.

Figure 190. Painted wood treads and stringers of ST-1. Photo: HPTC, 06/13/18.

ST-1 is located on the south elevation of the front porch in front of D101; it has six treads (0'-9" deep) and five risers (0'-6" high) (fig. 190). ST-2 is located at the east end of the front porch; it has two treads (0'-9" deep) and three risers (0'-5½" high) (fig. 191). ST-3 is centrally located on the north elevation of the rear porch; it has four treads (0'-9" deep) and five risers (0'-7" high) (fig. 192).

Figure 192. ST-3 with painted wood treads and stringers and a concrete slab at grade. Photo: HPTC, 06/13/18.

Figure 191, right. Painted wood ST-2 with concrete slab at grade. Photo: HPTC, 06/13/18.

C30	INTERIOR FINISHES
C3010	Wall Finishes

Originally, the interior wall finishes were composed of plaster over lath, as depicted in the 1988 Existing Condition drawings. During the 1989-90 rehabilitation, all of the plaster and most of the wood strip lath was removed and interior walls were finished with drywall and painted (figs. 193-194).

In the bathrooms, the shower and bathtub surrounds consist of modern ceramic tiles, likely updated since the rehabilitation (figs. 195-196).

Figure 193. Painted drywall walls in Room 107. Photo: HPTC, 06/13/18.

Figure 194. Painted drywall walls in Room 108. Photo: HPTC, 06/13/18.

Figure 195. Modern ceramic tile surround in the bathtub of Room 103. Photo: HPTC, 06/13/18.

Figure 196. Modern ceramic tile surround in the shower of Room 102. Photo: HPTC, 06/13/18.

C3020	Floor Finishes

Several different floor finishes are located throughout the building.

Room 109 (kitchen and its closet) has laminated vinyl sheet flooring that dates to after May 2017 (fig. 197).

The bathroom (Rooms 102 and 103) floors have modern ceramic which appear to be newer than the 1989-90 rehabilitation (figs. 198-199).

The remaining rooms and closets wall-to-wall carpet which dates to after May 2017 (fig. 200).

Figure 197. New vinyl sheet flooring in the kitchen. Photo: HPTC, 06/13/18.

Figure 198. Modern ceramic tile floor in Room 102. Photo: HPTC, 06/13/18.

Figure 199. Modern ceramic tile floor in Room 103. Photo: HPTC, 06/13/18.

Figure 200, right. New carpet in Room 101, identical to other rooms. Photo: HPTC, 06/13/18.

C3030	Ceiling Finishes

Originally, the interior ceiling finishes were composed of plaster over lath, as depicted in the 1988 Existing Condition drawings. During the 1989-90 rehabilitation, all of the plaster and most of the wood-strip lath was removed and interior ceilings were finished with drywall and painted (figs. 201-202). Some of the ceilings are textured.

Figure 201. Textured modern painted drywall ceiling finish in Room 109. Photo: HPTC, 06/13/18.

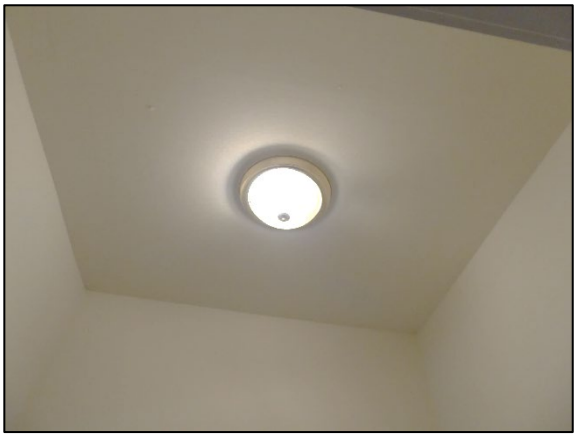


Figure 202. Non-textured painted drywall ceiling in Room 106. Photo: HPTC, 06/13/18.

D	SERVICES
D20	PLUMBING
D2010	Plumbing Fixtures

Plumbing fixtures were upgraded during ca 2017-18 and are operable. The kitchen includes a single-basin drop-in type stainless steel sink (fig. 203).

The bathrooms (Rooms 102 and 103) each have a new toilet and sink, and modern shower (figs. 204-207).

Figure 203, right. Modern kitchen sink. Photo: HPTC, 06/13/18.

Figure 204. Newer sink and toilet in Room 102. Photo: HPTC, 06/13/18.

Figure 205, right. Modern shower in Room 102. Photo: HPTC, 06/13/18.

Figure 206. Newer sink and toilet in Room 103. Photo: HPTC, 06/13/18.

Figure 207. Modern bathtub in Room 103. Photo: HPTC, 06/13/18.

D2020	Domestic Water Distribution

A forty-gallon gas water heater is located in the closet of the kitchen (Room 109) (fig. 208). The unit vents through a galvanized flue and also includes an expansion tank. The date of installation is unknown.

Figure 208, right. Water heater in closet 109A. Photo: HPTC, 06/13/18.

D2030	Sanitary Waste

Details of the sanitary waste line are unknown. Vent lines for the two bathrooms can be seen penetrating the roof.

D30	HVAC

The HVAC system was installed during the 1989-90 rehabilitation and individual components have been replaced as needed.

The interior air handling unit is located in the attic above the west bay (fig. 209). Insulated ductwork is seen throughout the attic and supplies vents in the ceiling of the first floor (fig. 210). Return vents are also located in the ceiling of the first floor (fig. 211). The exterior condenser unit is located west of the rear porch (fig. 212).

Figure 209, left. Interior air handling unit in the attic above the west bay. Photo: HPTC, 06/13/18.

Figure 210, above. Supply vent in the ceiling of Room 103. Photo: HPTC, 06/13/18.

Figure 211. Return vent in the ceiling of Room 108. Photo: HPTC, 06/13/18.

Figure 212. Exterior condenser unit on the west side of the rear porch. Photo: HPTC, 06/13/18.

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 492-494 Auburn Avenue.

D4030	Fire Protection Specialties
D403001	Fire Extinguishing Devices

A fire extinguisher is located between D104 of the kitchen and D107 of the hallway (fig. 213). This is the only fire extinguisher located inside the house.

Figure 213, right. Fire extinguisher located between D104, left, and D107, right. Photo: HPTC, 06/13/18.

D50	ELECTRICAL
D5010	Electrical Service & Distribution
D501005	Electrical Panels

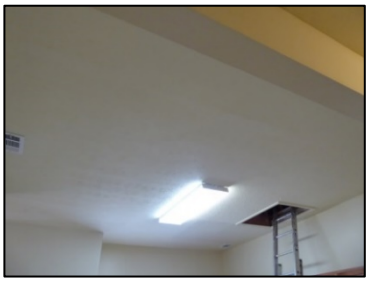
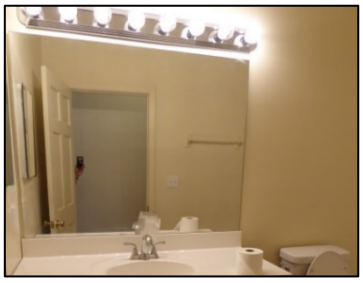
The modern electrical system includes a 150-amp panel (located on the south wall of the kitchen), wiring, outlets, switches, light fixtures, dishwasher, and refrigerator. The updated electrical components were installed during the 1989-90 rehabilitation and updated as needed.

Note: the stove is gas, not electric.

Figure 214, right. Electrical panel located in Room 109. Photo: HPTC, 06/13/18.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Hardwired fixtures are at a minimum in the house. Modern ceiling-mounted pendent-type fixtures and fans are located in the rooms. Bathrooms have an over-sink wall-mounted vanity lights. The kitchen is furnished with a ceiling-mounted fluorescent box fixture.

Figures 215-217 left to right. Typical interior lighting fixtures utilized throughout building interior by NPS. Photo: HPTC, 06/14/18.

D5030	Communications & Security
D503001	Fire Alarm Systems

No standalone fire alarm system is currently extant at 492-494 Auburn Avenue.

A complete survey of the surface mounted battery powered smoke/heat detection devices located in this building was completed as part of the interior survey condition assessment. Several rooms are noted as having no detectors; other rooms are noted as having non-functional detector units (battery operated).

D503008	Security Systems

A security code panel is located on the south wall of Room 108 (living room) adjacent D101; the callout box is located on the west wall of the same room.

Neither of the operable exterior doors (D101 and D104) or inoperable exterior doors (D102 and D103) include a sensor. Security sensors are extant at W102, W103, W106, W108, W110, and W112. They are compromised at W104, W105, W109, and W111. They are missing from W101, W107, and W113. A motion sensor is located above the closet in Room 109 (kitchen-west wall).

Figure 218. Callout box in Room 108. Photo: HPTC, 06/13/18.

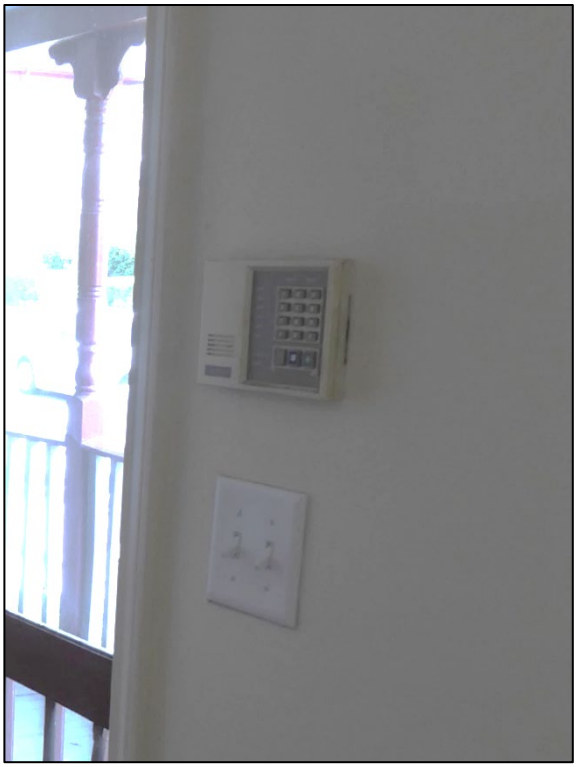


Figure 219, right. Security code panel in Room 108 adjacent to D101. Photo: HPTC, 06/13/18.

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 492-494 Auburn Avenue.

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

Concrete public sidewalks are located along the front (south) elevation of the building. According to the List of Classified Structures (LCS), the public sidewalks are not NPS assets.

A short concrete walkway leads from the public walk to the front porch stair (fig. 220). This walkway is a NPS asset. An area of gravel is located at the southeast corner of the house to accommodate foot traffic associated with a wayside marker located there (fig. 221).

Figure 221, above. Gravel area located to the southeast of the house to accommodate the wayside. Photo: HPTC, 06/13/18.

Figure 220, left. A short concrete walkway from the public sidewalk to the front porch stair. Photo: HPTC, 06/13/18.

G2040	Site Development
G204001	Fences & Gates

Fencing consists of wood 4x4 posts, top and bottom wood board rails, and gridded wire netting affixed to the interior; the fence is located around the rear yard, at the west, north, and east sides (fig. 222). Two gates are located in this fence: a single gate at the west corner of the north elevation (fig. 223) and a double gate in the center of the east elevation (fig. 224). The fence was installed after the 1995 *Cultural Landscape* Report was approved and recommended treatments were implemented.

Figure 222. Fence on the north perimeter of the site. Photo: HPTC, 06/14/18.

Figure 223. Corner post and wire fencing at northwest corner of the site. Note the single gate at left. Photo: HPTC, 06/14/18.

Figure 224. Double gate at east elevation. Photo: HPTC, 06/14/18.

G2050	Maintained Landscapes (Landscaping)

The landscape of the house is simple and consists mostly of turf areas. Two large deciduous trees are located within close proximity of the house on the east elevation (fig. 225). These trees, especially the tree located on the northeast side of the structure consist of long branches that rest along, in some cases touch, the northeast part of the house (figs. 226-227).

Vegetation is in close proximity to the northwest exterior corner of the building (fig. 228).

Figure 225. Tall trees located close to the structure, east elevation. Photo: HPTC, 06/14/18.

Figure 226. Overgrown branches on the northeast corner of the building. Photo: HPTC, 06/14/18.

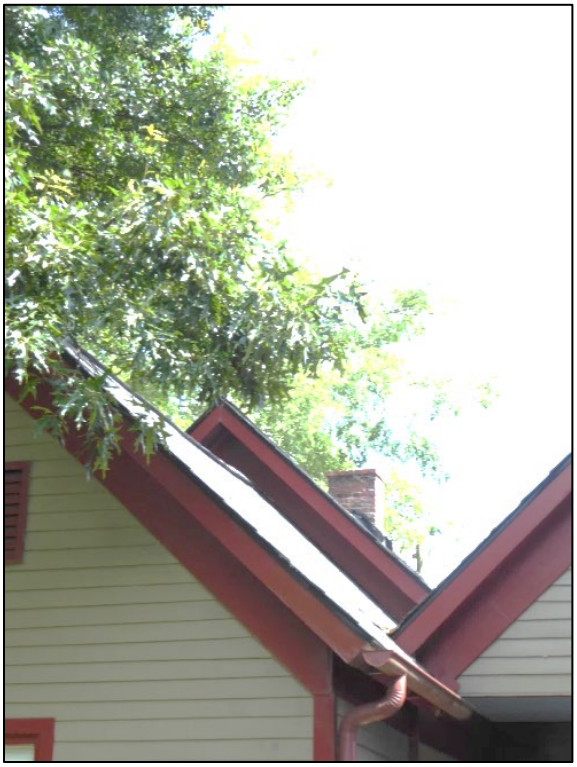


Figure 227. Branches from the overgrown tree touching the roof of the bedroom addition. Photo: HPTC, 06/14/18.

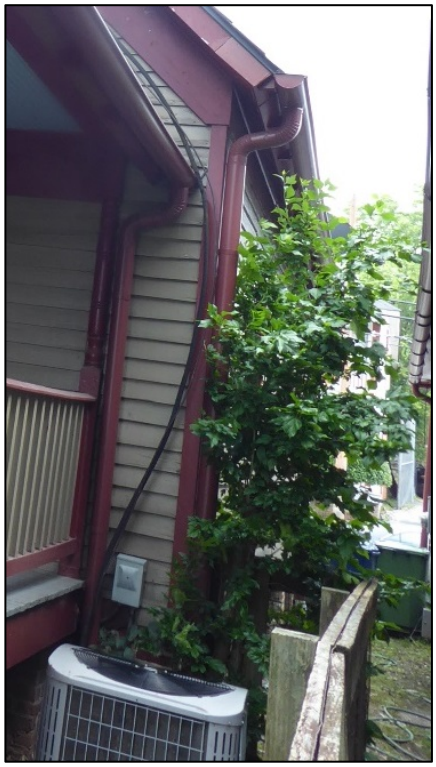


Figure 228. Overgrown vegetation at northwest corner. Photo: HPTC, 06/14/18.

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a slight downward slope from the southeast to the northwest. Directly around the building, drainage is mostly neutral (no slope) with an area of negative at the inside corner of the east wing and north addition (fig. 229).

Figure 229, right. Section of negative drainage at inside corner of the east wing and north addition. Photo: HPTC, 06/14/18.

Character-Defining Features

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Figure 230, left. 492-494 Auburn Avenue, NE contains the oldest extant house in that block of Auburn Avenue. The right (east) front-facing gable bay and the east wing are original to 1891. The west bay was added in 1896. The entire house was rehabilitated in 1989-90 and is no longer considered contributing to the historic district due to changes that occurred during the rehabilitation.

Photo: HPTC, 06/13/18.

Extant Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

492-494 Auburn Avenue consists of the original (1891) front-facing gable section (with one-and-one-half-story mass) and east wing (same mass), the later west front-facing gable section (same mass) and one-story wrap-around front porch (1896). The two front-facing gable sections read as two shotgun houses, with an east wing, though this is not how it was original built, but it did exist in this form during the Period of Interpretation (1929-1941). The entire building is raised on brick piers.

During the rehabilitation (1989-90) the rear additions were removed and a new bedroom addition and rear porch were added which do not match any historic features. In addition, the front porch was rebuilt.

Figure 231. Symmetrical front-facing units with east wing and full-width wraparound porch. Photo: HPTC, 06/13/18.

Figure 232. North elevation. Photo: HPTC, 2018.

Roof and Roof-Related Features

The building has prominent high-pitched (12:12) gable roofs. The two parallel front-facing gables and east wing side-facing gable are original or early (1891/1896). The two projecting gable roofs of the rear elevation (north addition and rear porch) were constructed in 1989-90. The full-width front porch with a low-pitched hipped roof was also constructed in 1989-90; it replicates the previously existing porch. A single brick chimney is centrally located along the ridge line of each front-facing gable roof. The diamond-patterned fiberglass roof coverings are not character defining.

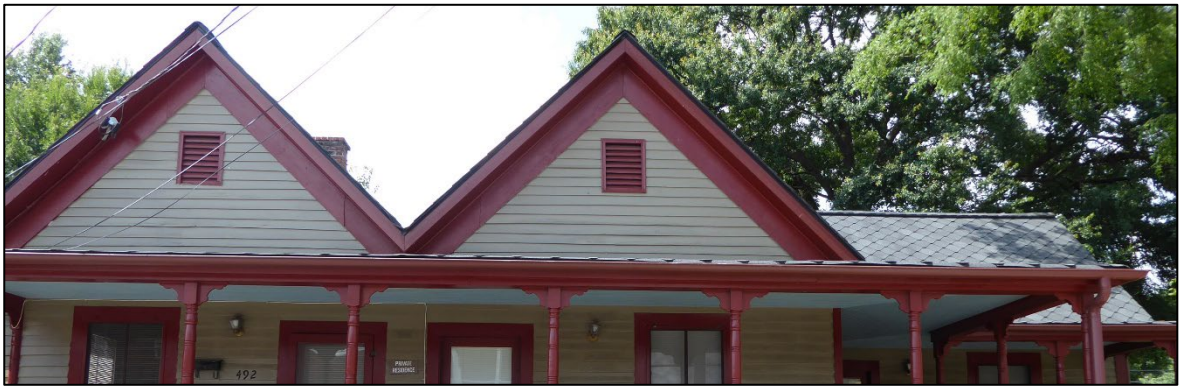


Figure 233. The south elevation has two high-pitched, front-facing gable roofs, each with a centrally located chimney, a high-pitched, side-facing gable roof at the east wing, and a low-pitched hipped front porch roof. Photos: HPTC, 06/13/18.

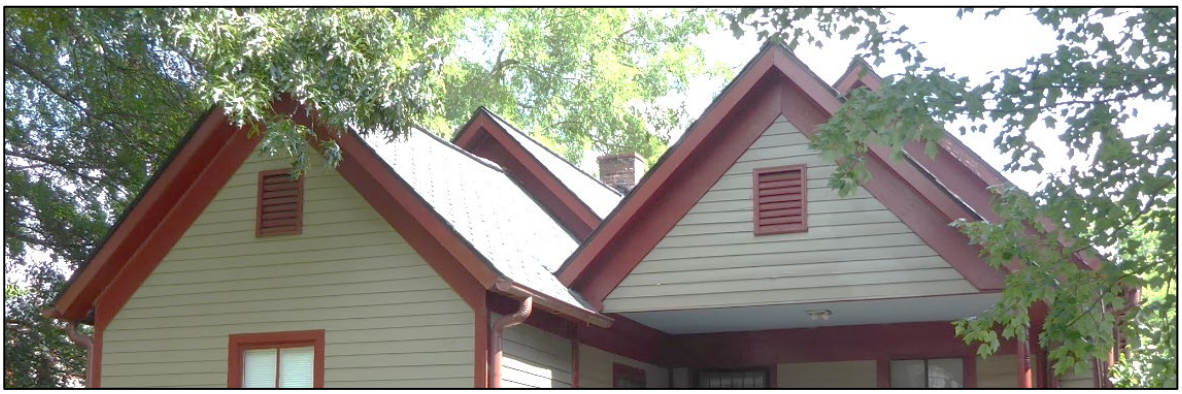


Figure 234. Rear additions feature high-pitched gable roofs which step down from the main gable roof structures. The additions are modern and do not reflect any historic structures/features. Photos: HPTC, 06/13/18.

Openings

All openings within the structure are considered character-defining features. Two-over-two double hung sash and single leaf doors with upper glazed panels highlight the architectural style of the building. All sash and doors are non-historic but are character-defining.

The window on the north elevation of the east wing (W106), the northeast corner of the original unit (W107) and the north kitchen window (W111) were added during the 1989-90 rehabilitation and are not character defining. The three windows in the north addition (W108-110) are also not character defining. In addition, W112 (west elevation) was altered during the rehabilitation to be shorter and

accommodate the kitchen counter height. The windows all were replaced during the rehabilitation to be 2/2 units. Archival photographs show the windows were 6/6 at that time.

The exterior doors along the south elevation (D101-103) and north elevation (D104) are located in original openings however the doors were replaced during the 1989-90 rehabilitation (one-lite over two-panel) and do not match the doors extant in 1988.

All of the attic vents located just under the ridges are modern openings. In 1988, vents were located only on the front elevation, and they were different shapes. During the 1989-90 rehabilitation they were modified to the current rectangular shape and the three other gable ends received identical vents.

Figure 235, above. Extant attic vents were modified on the south elevation during the rehabilitation. Photo: HPTC, 06/13/18.

Figure 236, left. W103 and D103 openings are historic, however the sash and door are modern to 1989-90. Photo: HPTC, 06/14/18.

Projections

Projecting features of this building include the full-width front porch which wraps around to the recessed east wing. Although reconstructed during the 1989-90 rehabilitation, the porch replicates the pre-existing structure. Two stairs project from the front porch to grade. A third stair in front of exterior D102 is missing which would add to reading the building as three individual units from the exterior.

The rear additions (porch and bedroom) projecting from the north elevation were constructed during the 1989-90 rehabilitation.

Other CDF's include: the slightly projected eaves and soffits and chimneys with the projecting brick corbel top-course.

Figure 237. South elevation with projecting porch, stairs, eaves and soffits. The extant stair leads to the former entrance to 492. Photo: HPTC, 06/13/18.

Figure 238. Projecting stair on the east elevation of the front porch. Photo: HPTC, 06/14/18.

Figure 239. West chimney with corbelled top course was reconstructed in 1989-90 to match historic chimney. Photo: HPTC, 06/14/18.

Trim and Secondary Features

The trim and secondary features include the simple exterior window and door trim, cornice, boxed soffit, fascia, and porch brackets. The window and door trim are uniform throughout the entire exterior of the building. Uniform simple wall cornice, boxed soffit, and fascia as currently found on the building were replaced during the 1989-90 rehabilitation. Located at the top of the turned porch posts are simple decorative brackets, added during the 1989-90 rehabilitation to match others from adjacent residences; never-the-less, they are character-defining features.

Figure 240. Typical exterior door trim is character defining. Photo: HPTC, 06/13/18.

Figure 241. Typical exterior window trim is character defining. Photo: HPTC, 06/13/18.

Figure 242, left. Extant exterior wall cornice, soffit and fascia are character defining. The vent at this gable has been modified from its historic appearance. Photo: HPTC, 06/14/18.

Figure 243, above. Porch brackets are not historic to the house, but were added during the rehabilitation to replicate those found on other neighborhood houses of similar vintage and design. Photo: HPTC, 06/14/18.

Setting

This structure is located along a row of residences that are similarly set back from the sidewalk property lines. Additionally, the main front porch and stairs are in line with the porches and stairs of the other residences.

Additional elements seen in other building within this community are the single-story high-pitch 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 the building.

Figure 244. The house is set back from the sidewalk. The front porch and stair align with the other single-story residences on the street and it contributes to the streetscape. Photo: HPTC, 06/14/18.

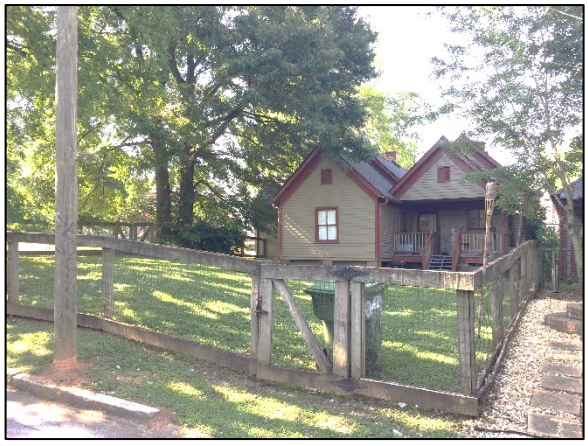


Figure 245. Backyard fence. The rear yard is large and extends north to Old Wheat Street, unlike neighboring properties. Photo: HPTC, 06/13/18.

Figure 246. Fence separating backyard from other residences. Note the smaller yards for the neighboring properties. Photo: HPTC, 06/13/18.

Visual Character at Close Range (Exterior)

Materials

The original exterior wall material of the structure was painted wood horizontal siding as currently found on the entire building. All trim and secondary features consist of painted wood. Most of these materials were removed and replaced (in kind) during the 1989-90 rehabilitation, though it is known that some siding was retained.

The porches consist of painted tongue-and-groove wood floor boards, painted bead board ceilings, painted wood balustrades and stairs. The entire front porch was reconstructed similarly to the historic front porch during the 1989-90 rehabilitation. The rear porch was built in the same style as the front porch during the rehabilitation.

The extant roof finish on all roofs are diamond-shaped fiberglass shingles. The original roof covering was wood shingles which were replaced with rolled roofing by the Period of Interpretation (1929-1941). This rolled roofing was still in place in 1988 when the roof was replaced with a material similar to that extent, not a character-defining feature.

Both the piers and chimneys consist of common bond 8" bricks. The bricks of the chimneys extend to their foundation while the brick piers were likely laid on concrete footings. The chimneys and brick piers of the front porch, rear porch, and north addition were reconstructed during the 1989-90 rehabilitation in the style of the features already extant.

Figure 247. Painted wood siding had been mostly replaced, but is character defining. Photo: HPTC, 06/13/18.

Figure 248. Painted wood trim was replaced but is character defining. Photo: HPTC, 06/13/18.

Figure 249. Porch tongue-and-groove floor boards were replaced ca 1989-90 but character defining (in-kind replacements). Photo: HPTC, 06/14/18.

Figure 250. Painted wood stair components and railing of the rear porch are modern sympathetic additions to the rear of the building; and are CDFs. The porch features match the reconstructed front porch also a character defining feature. Photo: HPTC, 06/13/18.

Figure 251. Fiberglass shingle roof finish with diamond pattern is not character defining. Rolled asphalt roofing is more appropriate. Photo: HPTC, 06/14/18.

Figure 252, right. Brick chimneys with corbelled top course are CDF, they have been reconstructed to replicate their historic appearance. Photo: HPTC, 06/14/18.

Craft Details

The uniform use of running bond on all brick elements is a craft detail appropriate to this scale of architecture. The simple exterior trim is also appropriate. The turned front porch posts and brackets are designed replacements and considered character-defining features.

Figure 254, above. The simple trim around the doors and windows and the simple lap siding, though mostly replacement, are character defining as are the stylized turned front porch posts, railings and brackets. Photo: HPTC, 06/14/18.

Figure 253, left. Running-bond brick bond on the piers of the residence. Modern piers replicate historic piers. Photo: HPTC, 06/13/18.

Interior Visual Character

Prominent Individual Spaces, Related Spaces and Sequences of Spaces

Prior to the rehabilitation, and during the Period of Interpretation (1929-1941), the building was divided into three separate units which were individually accessed via exterior doors on the front porch and were arranged in a shotgun manner—where the rooms were accessed in line from front to back. The left (west) unit, 492, added in 1896, included a living room with fireplace, bedroom with closet, a first addition with kitchen, and a second addition with bathroom and access to the rear yard. The center unit, 494a, original to 1891, included a living room with fireplace, bedroom with closet, first addition with kitchen, and second addition with bathroom and access to the rear yard. The east wing, 494b, original and combined with 494a in 1891, included a small living room, kitchen, and addition with bathroom and access to the rear yard. The 1988 Existing Condition drawings (fig. 255) show the historic layout, including the original door location between the original center bay and east wing.

The rehabilitation combined all three units into one single-family residence and removed all of the rear additions and replaced them with new additions (not replicating anything historic). Circulation also changed. Two of the front doors (D102, D103) have been made inoperable, therefore access is gained through D101 only from the front porch. Circulation then moves from the living room to the kitchen, to the modified hallway with removed party wall, and onto the bathrooms and bedrooms (fig. 256).

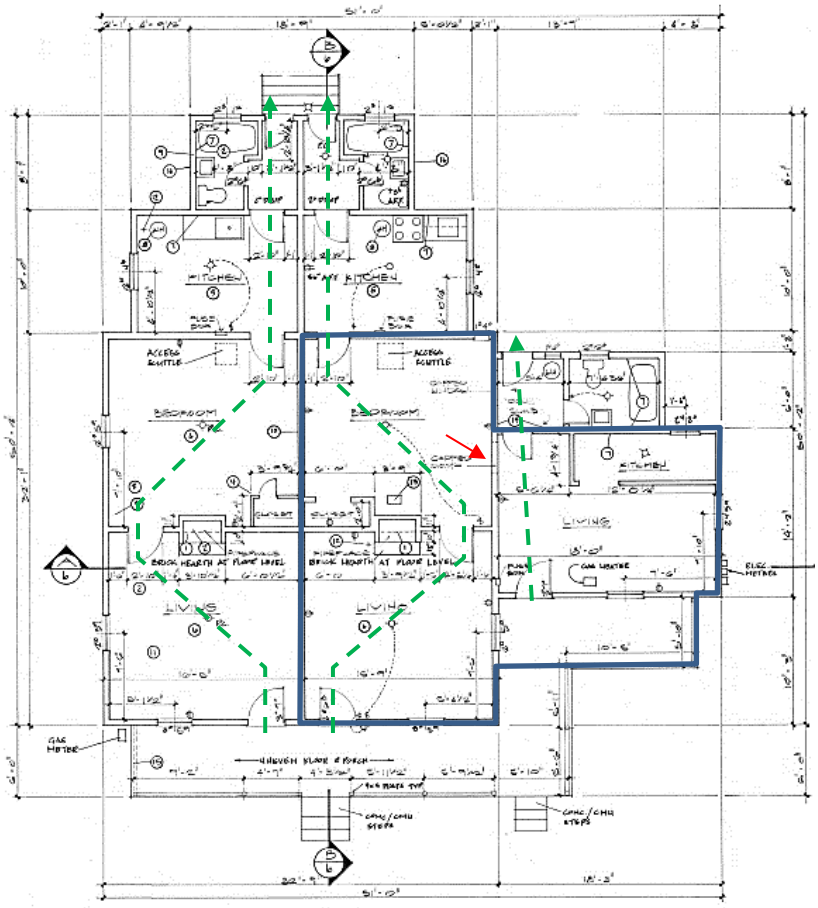


Figure 255, left. Existing condition drawing, 1988. The building is divided into three different units: 492, 494a, and 494b. Circulation through each is front to back. The original access between the original sections (outlined in blue) is denoted by an arrow. All of the rear additions were removed during the rehabilitation. Circulation routes are denoted by green dotted lines. Drawing: MALU Archives.

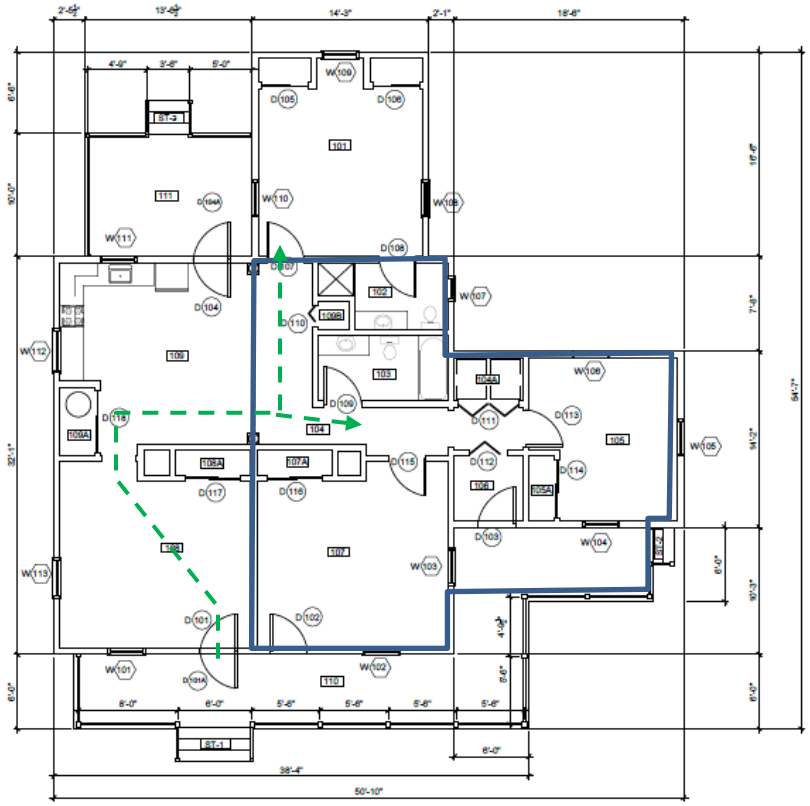


Figure 256, left. The 1989-90 rehabilitation combined all of the units into one single-family residence. The original portion (1891) of the building is outlined in blue for reference to how spaces within have been altered. Circulation has also been altered and denoted by green dotted lines. Drawing: HPTC, 11/2018.

Interior Features, Surface Finishes and Materials

After the ca. 1988 rehabilitation, much of the original fabric was lost and replaced with modern materials. Therefore, none of the extant interior features are character-defining features.

Non-Extant Character-Defining Features

During the 1989-90 rehabilitation, the historic fireplace openings and surrounds located in Rooms 107 and 108 were covered (fig. 257). The historic 6/6 double-hung wood windows (fig. 258) were replaced at the same time with the current 2/2 window units. Interior door openings were original four-panel doors (fig. 259) and now consist of six-panel doors. Interior plaster wall finishes were also removed, as was wood trim. Exterior features removed include the historic attic vents (fig. 230) and the buildup of historic roof finishes (figs. 231-232).

Figure 257. Original fireplace and surround in Room 107 before the rehabilitation, January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11. Cropped by author.

Figure 258. Interior of 6/6 historic window (location unidentified), January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11. Cropped by author.

Figure 259. Historic four-panel interior wood door and trim (location unidentified), January 1988. Photo: MALU Archives, Series 5, Subseries D, Box 2, Folder 11.

Figure 260. Historic triangular-shaped attic vent of 492, July 1982. Note the historic wood shingle roof exposed underneath the deteriorating rolled asphalt roofing. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Figure 261, right. Historic rolled roofing and stubbed and capped chimney of 494 and east wing, July 1982. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

Non-Character-Defining Features

The section of the structure that received the greatest modification as a result of the 1989-90 rehabilitation was the north portion of the house. The addition of Room 101 (north bedroom addition) and rear porch were not sympathetic. Removal of the portion of the loadbearing party wall between Rooms 109 and 104 and addition of several tertiary rooms and closets are also not sympathetic.

Summary of Character-Defining Features

EXTERIOR

Shape and Mass
- Double gable front elevation with prominent ell.
- Continuous single-story porch across entire front façade of building.
- Elevated first-floor level on brick foundation piers creating a crawl space.
- Slightly smaller telescoping rear additions added by NPS ca 1989-90.

Roof and Roof Features
- Steeply pitched gable roofs.
- Brick chimney centrally located at the peak of the hipped roof.

Openings
- Window and door placements and openings.
- Uniform size and type of most double hung wood sash windows.
- Uniform size of all exterior doors.
- Mirrored door and window openings on the front elevation.

Projections
- Full-width front elevation porch.
- Slightly projected eaves and soffits.
- Chimneys project above roof line.

Trim and Secondary Features
- Simplified exterior window and door trim.
- Eaves and soffits, cornice, boxed soffit and fascia trim.
- Turned porch posts, handrails and simple curvilinear porch brackets.
- Brick piers.

Setting
- Maintains uniform streetscape and set-back with adjacent neighborhood buildings.
- Slightly elevated first-floor level on brick piers.
- Side- and rear-yard fences and shared yard areas.
- Front porches adjoin public sidewalk with front yards.

Materials
- Painted wood horizontal siding boards.
- Wood windows and doors.
- Brick piers and chimneys.

Craft Details
- Turned porch posts on front porches.
- Decorative porch brackets.
- Running bond brick piers and chimneys.
- Simplified exterior door and window frames.

INTERIOR

Prominent Individual Spaces & Related Spaces and Sequences of Spaces
- Due to reconfiguration of the interior during the ca 1989-90 rehabilitation the interior layout does not qualify as character-defining.

Interior Features
- Due to reconfiguration of the interior during the ca 1989-90 rehabilitation the interior features, finishes and surfaces do not qualify as character-defining.

NON-EXTANT CHARACTER-DEFINING FEATURES

- Interior features, finishes and surfaces.
- Historic roof covering material (rolled roofing during period of significance).

NON-CHARACTER-DEFINING FEATURES

- Diamond-shaped roof shingles.
- Infill panels between brick foundation piers.

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 single-family residence (formerly triplex residential) at 492-494 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.

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]

Summary of Conditions

Based on NPS FMSS terminology, as previously defined, the residential building located at 492-494 Auburn Avenue, NE has been rated as follows:

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

Exterior Building Features

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Interior Building Features

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

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

- Lack of certified lightning protection system (D509004) to protect building and electrical system (if struck by lightning the building could be destroyed);
- Non-functional smoke/heat detector system and lack of fire alarm system (D503001) (life-safety issues and fire issues);
- Life-safety concerns at porch stairs due to weakened structure and loose and deteriorated railings (C201002) and the porch's handrails (B201007) (life-safety issues);
- Incorrect and inappropriate installation of chimney flashing, incorrect choice of material; non-compliance with industry-wide roof standards for flashing systems (B301004-1) (water infiltration and damage to interior feature issues, also mold);
- Inadequate and negative site drainage adjacent to house perimeter (G9087) (under-building ventilation and mold issues);
- Unventilated area under building (due to foundation enclosure panels) trapping moisture under building and weakening foundation piers (A101002) (water infiltration and lack of ventilation issues);
- Wet insulation between first floor joists due to no vapor barrier, ineffective installation, disturbance from contract work on building systems, and high moisture content allowing mildew and mold in certain areas (B101099-1) (inadequate insulation, wet structure, and possible mold issues);
- 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) (degraded condition of yard issues, lack of perimeter security issues);
- Clogged gutters and downspouts with non-compliant connections to underground drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005) (water infiltration issues, degraded landscape issues);
- Deferred preservation maintenance at wood double-hung windows rendering them inoperable in some places (B202001) (water infiltration and degraded building feature issues, inability to operate windows);
- Degradation of exterior painted wood siding and exterior building trim due to improper previous preparation, priming and painting, or poor-quality materials (B201001) (water infiltration issues, inability of structure to withstand increased temperature, humidity and rainfall events);
- Unvented chimney structures with non-historic top courses, deteriorated bricks, and mortar joints (B102099-1) (moisture issues in chimneys, degradation of masonry);
- Deferred preservation maintenance at wood screen doors and metal security gates (B203009).

Specific recommended treatments will be found in *Part II, Prioritized Recommended Treatments.*

Table 2. 492-494 Auburn Avenue, NE (House) 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	Poor	Serious
B	SHELL		
B10	SUPERSTRUCTURE		
B1010	Floor Construction		
B101001	Structural Frame		
B101001-1	First-Floor Structural Floor Frame	Fair	Minor
B101001-2	Front Porch Structural Floor Frame	Good	Minor
B101001-3	Rear Porch Structural Floor Frame	Good	Minor
B101001-4	Attic Floor Structural Floor Frame	Good	Minor
B101002	Structural Interior Walls	Good	Minor
B101099	Other Floor Construction		
B101099-1	Insulation at First-Floor SFF	Poor	Serious
B101099-2	Insulation at Attic SFF	Fair	Minor
B1020	Roof Construction		
B102001	Structural Frame	Good	Minor
B102099	Other Roof Construction – Chimneys	Fair	Serious
B20	EXTERIOR ENCLOSURE		
B2010	Exterior Walls		
B201001	Exterior Skin – Wood Siding	Fair	Serious
B201002	Wall Insulation & Vapor Barrier	NIAR	NIAR
B201005	Exterior Louvers & Screens	Fair	Minor
B201007	Balcony Walls & Handrails – Porches	Poor	Serious
B201008	Exterior Soffits	Good	Minor
B2020	Exterior Windows	Fair	Serious
B2030	Exterior Doors		
B203001	Glazed Doors (all)	Fair	Minor
B203099	Other Exterior Personnel Doors – Screen Door & Security Gate	Fair	Serious
B30	ROOF CLOSURE		
B3010	Roof Covering		
B301001	Roof Finishes	Good	Minor
B301004	Flashing & Trim		
B301004-1	Side Wall Flashing	Fair	Serious
B301004-2	Chimney Flashing	Poor	Serious
B301004-3	Drip Edges	Good	Minor
B301004-4	Exterior Trim	Fair	Minor
B301005	Gutters & Downspouts	Fair	Serious
C	INTERIOR		
C10	INTERIOR CONSTRUCTION		
C1010	Partitions	Good	Minor
C1020	Interior Doors	Good	Minor
C1030	Fittings		
C103008	Counters	Good	Minor
C103009	Cabinets	Good	Minor
C103010	Closets	Good	Minor
C103098	Other Casework – Interior Trim	Good	Minor
C20	STAIRS		
C2010	Stair Construction		
C201002	Exterior Stair Structure	Poor	Critical

(Table 2 continued)

	C30	INTERIOR FINISHES				
		C3010	Wall Finishes		Good	Minor
		C3020	Floor Finishes		Good	Minor
		C3030	Ceiling Finishes		Good	Minor
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	Fair	Critical
	D50	ELECTRICAL				
		D5010	Electrical Service & Distribution			
			D501005	Panels	Fair	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	Poor	Serious
		G2050	Maintained Landscapes (Landscaping)		Fair	Serious
	G90	Other Site Work				
		G9087	Site Drainage		Poor	Serious
End of Table.						

Building Feature Master List Condition Assessment Descriptions

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

Brick foundation piers at the building perimeter were fully assessed. Interior foundation piers are difficult to assess (they are half-size piers with a corbelled out step foundation) but visual inspection of each singular pier from the perimeter (and partial crawlspace observation) was not possible. General observation indicates all piers are stable but likely to require routine preservation masonry treatments. With the exception of the piers reconstructed during the 1989-90 rehabilitation at the front and rear porches and the master bedroom addition (which are in good condition) the remaining pier foundations are unknown and they appear to be individually placed and not a part of a unified footing system. See foundation pier plan (Sheet A1) in Appendix E. Maintenance deficiencies include: deterioration of brick units (spalling) and loss of mortar (open joints).

Hard surface exterior panels (either painted exterior grade plywood or painted cementitious material) which are located between piers around the perimeter of the building are deteriorated in many locations along the edges especially at ground level. There are numerous puncture wounds and several displaced panels. This enclosure system is a poor solution for a crawlspace enclosure system as they prevent crawlspace ventilation (there are only one or two vents around the entire perimeter of the building) and inhibit inspection of the building's primary floor frame (there is one access panel on the west elevation at the rear of the building in the alley between houses) or any of the utility systems within the crawlspace. Floor grill vents which are located in a few of the panel are insufficiently sized and positioned and provide no real passive ventilation to the crawlspace.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 262. The building is elevated on brick piers at the south elevation but sits closer to grade in the rear yard side yard areas. Photo: HPTC, 06/13/18.

Figure 263. Plywood enclosure panel between piers; access panel is provided in west elevation between structures. Access is only partial as building sits close to grade in the northern half of the structure. Photo: HPTC, 06/14/18.

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

The first floor structural frame is a mixture of historic framing material and modern construction material inserted during the 1989-90 rehabilitation project. Exact details of the previous treatment are unknown (see Chronology of Development and Use section). Based on a limited observation from the crawlspace of the building the following maintenance deficiencies were observed: several areas where the floor frame may be in need of repair and/or supplemental bracing due to split, checked, or otherwise damaged floor joists (supplemental joist were observed in various locations); perimeter beams are subject to insect infestation as they are unprotected and not shielded from termites. Baited termite system is noted in surrounding perimeter areas; exact status of the Integrated Pest Management program and service schedule for bait traps is unknown at this time.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B101001-2	Front Porch Structural Floor Frame

Due to degraded conditions, the front porch was demolished and reconstructed during the 1989-90 rehabilitation. The front porch structural floor frame was inaccessible to the HPTC assessment team. Based on 1989 rehabilitation drawings, the frame consists of standard modern framing techniques. Maintenance deficiencies were not observed for this feature.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101001-3	Rear Porch Structural Floor Frame

The rear porch was constructed during the 1989-90 rehabilitation and was not meant to replicate any historic component. The rear porch structural floor frame was inaccessible to the HPTC assessment team. Based on 1989 rehabilitation drawings, the frame consists of standard modern framing techniques. Maintenance deficiencies were not observed for this feature.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101001-4	Attic Structural Floor Frame

The attic floor (also the first-floor ceiling) frame was partially accessible to the HPTC assessment team through the attic hatch in the kitchen area. The attic spaces above the original center bay, east wing, modern bedroom addition, and reconstructed front porch were not accessible to the assessment team.

As seen from the rooms of the first floor there is no evidence of significant maintenance deficiencies (water staining, buckling, warping, bowing, sagging, or broken members, etc.). Ratings are assumptions based on observations.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 264. Exposed section of attic floor frame over occupied portion of structure (evidenced by insulation). Standard construction techniques and materials were used to construct this portion of the building as per the 1989 NPS rehabilitation drawings. All framing appears to be in good condition. Photo: HPTC, 06/13/18

Figure 265. Detail of attic floor framing over uninsulated porch area showing ceiling/floor joists, rafters, side wall framing, and top side of porch ceiling; as per the 1989 NPS rehabilitation drawings. All appear in good condition. Photo: HPTC, 06/13/18.

B101002	Structural Interior Walls

The party wall separating 492 from 494 is the primary structural interior wall; this was the original west wall from 1891 to 1896, when the west bay was added. During the 1989-90 rehabilitation the northern half of this wall (now within kitchen Room 109) was removed and replaced with a structural beam. Other structural interior walls include the wall between the center bay and the bedroom addition (original north exterior wall) and the wall between the center bay and the east wing.

The structural (loadbearing) interior walls 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

Access to the crawlspace was not possible during the inspection site visit.

If the under-floor insulation is in similar condition to that seen in other similar structures part of the overall HSR project, it is likely in in poor condition and does not exhibit a vapor barrier or any support structure. It is loose and falling out of place in many locations or pushed up into the joist space. A vapor barrier was to be installed as part of the 1989-90 rehabilitation but its existence and condition has not been discovered. The stripped batt insulation is of limited value as it likely has reached high moisture content and has lost its insulative value. Where the insulation is pushed up against the floor boards there is no insulative value 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, and lack of crawlspace ventilation created by the enclosure inserted between the building's foundation piers.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

B101099-2	Insulation at Attic Structural Floor Frame

The attic floor (also the first floor ceiling) frame was partially accessible to the HPTC assessment team through the attic hatch in the kitchen area. The attic spaces above the original center bay, east wing, and modern bedroom addition were not accessible to the assessment team. No insulation is installed over exterior porch areas.

Figure 266. Loose batt-type fiberglass insulation is seen placed between ceiling/floor joists at the attic level. The extent and details of the installation is undocumented. Photo: HPTC, 06/13/18.

Constructed similarly to the nearby shotgun duplex residences batt-type fiberglass insulation is located between most attic floor frame members although a complete assessment was not possible. Most of the attic floor is sheathed with plywood covering over the insulated areas. Only areas which have been disturbed (plywood removed) could be assessed. Ratings are assumptions based on observations.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B1020	Roof Construction
B102001	Structural Frame

The entire structural roof frame was reconstructed during the 1989-90 rehabilitation. This includes the two front-facing gable roofs over the west and center bay, the side-facing gable roof of the east wing, the hipped roof over the front porch, and the new gable roofs over the rear porch and bedroom addition. The 1989 rehabilitation drawings note only work to the front porch, rear porch, and bedroom addition, but historic photographs show that all of the roofs were reconstructed at that time.

Access was only gained to the attic space over the historic west bay and modern rear porch from the attic hatch located in the ceiling of the kitchen along the north wall. The attic spaces above the original center bay, east wing, modern bedroom addition, and exterior front porch were not accessible to the assessment team.

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

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 267. Roof frame showing rafters, ridge board, and roof sheathing as per 1989 NPS rehabilitation design. All material appears in good condition without any visible maintenance deficiencies. Photo: HPTC, 06/13/18.

Figure 268. A slight deviation in standard framing techniques is captured in this image: the attic floor joists are not nailed directly to the foot of the roof joists but rather appear to be toe-nailed into the top of the wall plate. It is an acceptable alternate technique. All material appears in good condition without any visible maintenance deficiencies. Photo: HPTC, 06/13/18.

B102099	Other Roof Construction – Chimneys

Two brick chimneys are located on the ridge of the gable roof structure; one on the west gable ridge and one at the intersection of the east gable ridge and the east wing. These chimneys appear to be in fair condition with loose and missing mortar and sealed flues. An additional non-historic course of perforated brick has been added at the top of the chimneys and corbels out about half a brick. These perforations are open to the weather and allow water to enter the masonry. The concrete caps (construction details unknown) serve to block the chimney shafts and prevent passive ventilation of the masonry brick stacks; they also allow water to enter the chimney shaft as they are cracked and appear open to the weather. Inappropriate mortar has been used to repair the horizontal mortar joints in both chimneys.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 269. Two chimneys located on gable ridge lines, looking south. Photo: HPTC, 06/14/18.

Figure 270. West chimney with noted deficiencies. Photo: HPTC, 06/14/18.

Figure 271. East chimney with deteriorated mortar cap and modern perforated brick course added at top of chimney. Photo: HPTC, 06/14/18.

Figure 272. West chimney stack below roof line (492 attic) showing reused brick for repairs. Note deterioration of brick at corner (arrow) indicating water infiltration and/or high moisture content. Photo: HPTC, 06/13/18.

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

Up to 90% of exterior siding was replaced during the 1989-90 rehabilitation project (well documented by MALU Archives) with additional replacements being made during the summer of 2016 (exact amount and location unknown). The exterior painted wood siding exhibits various condition deficiencies based on orientation, tree cover, and previous repairs. Poor preparation and inappropriate repair techniques have exhibited early failure of this feature component.

The painted exterior wood siding is beginning to show signs of poor maintenance and unskilled previous maintenance efforts. It is noted in other HSR reports as being "very thin" and recommendations are made to replace it with thicker siding material—this will need to be verified in future field work. 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 fair/good but the condition of the substrate is fair with selected areas in poor condition. There are areas where deficiencies have reached the critical mode and the material will likely need to be replaced.

Maintenance deficiencies for this feature component include: looseness; warping, surface cracking, checking; swelling of joints; loose or missing knots; rotting; fungus or termite infestation; stains; evidence of prolonged and continuous dampness; skirting and other wooden parts interference with ventilation and condensation control; damage or rot from closeness to soil levels and need for corrective or preventative treatments.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 273. Exterior wood siding with evidence of inappropriate repairs using a filler material rather than a traditional wood repair. Photo: HPTC, 06/14/18.

Figure 274. Maintenance deficiencies at siding include split and warped boards, failed paint finish (inappropriate preparation and painting), and buckling of boards (under window). Photo: HPTC, 06/14/18.

B201002	Wall Insulation & Vapor Barrier

The exact nature of the construction of the exterior wall cavity in the historic portion of the building is unknown. NPS Rehabilitation drawings from 1988-90 indicate wall insulation and vapor barriers were to be installed in exterior walls; this has not been verified. No photographic evidence has been found which confirms that insulation was added to the exterior wall system or in what condition it may exist. In areas of modern construction, insulation and vapor barrier are called for in the construction documents. The presence of this material could not be confirmed without destructive investigation.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

B201005	Exterior Louvers & Screens

All painted wood louvers (attic vents) were replaced during the 1989-90 rehabilitation project; they are non-historic material. The condition of these feature components is fair. The maintenance deficiencies consist of deteriorated wood, open miter joints, loose slats, and rotted exterior sills.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

Figure 275. Vent sill has been damaged and the wood exhibits deterioration. Photo: HPTC, 06/14/18.

B201007	Balcony Walls & Handrails – Porches

The front porches and rear porches were reconstructed during the 1989-90 rehabilitation and are therefore non-historic materials. The front porch structure on the south (front) and east (side) elevations are in better condition (Fair) than the rear porch, on the north elevation (Poor to Fair). Overall the original construction and detailing seems wells executed.

The porch structures, including railings and posts, have several maintenance deficiencies. 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—so the entire assembly becomes rated as poor condition.

Floorboards exhibit signs of UV exposure and weathering at the edges of the floor boards (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, sealant, and putty to fill checks and other voids (rather than traditional wood repair techniques) in wood materials has led to further unrepairable deterioration of primary component features. There is evidence of severe deterioration in some localized areas at trim and stair structures within close proximity to downspouts. Overall the porches are soiled and exhibit the result of UV deterioration, wear and tear, and evidence of the urban neighborhood in which they are situated.

The tongue-and-groove beadboard wood ceilings provide exterior enclosure at both porches. Without corroborating evidence, it appears some of the wood strip material may pre-date the 1989-90 rehabilitation as they exhibit evidence of multiple paint layers. A paint analysis could determine the relative age (chronology) of the ceiling material. Large areas of the porch ceiling exhibit distress in the form or warping, buckling, splitting at the joints, and have pulled away from the structure above; there is also evidence of previous water damage to the paint surface. Generally it is dirty. The rear porch ceiling did not exhibit any maintenance deficiencies at the time of the inspection.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

Figure 276. South elevation (front) porch encompasses the side ell wing as well as the duplex. A stair is located each end of the porch. Photo: HPTC, 06/14/18.

Figure 277. North elevation (rear) porch. This porch intends to replicate a porch appropriate to the building; however this porch was not part of the structure historically. It was constructed during the 1989-90 rehabilitation. Photo: HPTC, 06/14/18.

Figure 278. Deteriorated painted wood components. Photo: HPTC, 06/14/18.

Figure 279. Painted wood post of the front porch. Photo: HPTC, 06/14/18.

Figure 280. Painted wood front porch components. Photo: HPTC, 06/14/18.

Figure 281. Porch floorboards date from 1989-90 and are in in fair condition. Localized deterioration was observed during assessment, including damaged boards and paint film. Photo: HPTC, 06/14/18.

Figure 282. Edges of floor boards exhibit splitting, cracking, warping, and deterioration due to exposure to the weather. Photo: HPTC, 06/14/18.

Figure 283. Front porch ceiling with evidence of previous water damage and multiple paint layers. Photo: HPTC, 06/14/18.

Figure 284. Rear porch ceiling in good condition. Photo: HPTC, 06/14/18.

B201008	Exterior Soffits

Because the building has a hipped roof, the entire perimeter includes painted wood boxed soffits which have continuous screened vents incorporated for roof ventilation; these are located around the perimeter of the building at the eave level; gable roof soffits do not include the slot vents. These continue around the front porches in the same style. (See also B301004-2 Exterior Trim.) Exterior paintwork exhibits minimal deficiencies in terms of film failure. Selected areas of wood have begun to deteriorate. Gutters obscure wood fascia and soffit boards from view and would have to be removed to conduct proper inspection unless conducted from the roof.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 285. Transition between vented soffit at eaves and unvented soffit at gable end of building in good condition. Photo: HPTC, 06/14/18.

Figure 286. Vented soffit in good condition as installed at perimeter eave line of building to provide ventilation to the roof system. Photo: HPTC, 06/14/18.

B2020	Exterior Windows

Exterior double-hung wood sash their frames, hardware, and exterior components of the window frames were replaced as part of the 1989-90 rehabilitation projects and are therefore non-historic materials. These features exhibit a variety of conditions and maintenance deficiencies. The exact condition of any given window unit sash and frame depends on its exposure (elevation of the building), its previous maintenance history, and its general wear and tear.

Factors effecting window conditions include: UV exposure—windows at south and west elevations are generally more deteriorated; exposure to the urban environment—those windows along Auburn Avenue (south elevation) are more prone to deficiencies due to accumulation of soil particles, a buildup of grime, soiling, and vandalism; the proximity of vegetation—windows along the east wing and north addition are subjected to accelerated deterioration due to moisture; general wear and tear—those windows used most frequently due to their location within the house grounds (east, west and north elevations) generally suffer more deterioration than those infrequently used; and deferred routine or cyclical maintenance—failed paint, putty, rotted wood, damaged screens and screen frames, etc. Inherent design flaws in the modern windows sash and exterior skyward-facing horizontal surfaces (poor choice or use of inappropriate wood species) may lead to premature deterioration of exterior features due to moisture content, and early failure of paint films due to rapid expansion/contraction of the material or reduction in moisture content of the material as it dries over time and shrinks in size. While the introduction of central air conditioning alleviates the need for opening the windows for ventilation, these windows were designed and constructed to be fully operable with exterior screen frames installed as part of the rehabilitation project.

General conditions of the windows at the time of the field work include degraded exterior feature components with several accumulated maintenance deficiencies including: deteriorated exterior frame components (exterior sill and decorative architectural features), deterioration of horizontal surfaces due to lack of paint (exterior window sills, lintels, etc.), inappropriate previous repair techniques, deterioration of window sash and screen frames, and missing and damaged screen window frames.

Specific maintenance deficiencies noted:

W105: exterior sill and window frame in poor condition, extremely rotted materials, muntins and putty rotted, water infiltration likely into wall cavity, missing exterior screen unit;
W106: water damaged exterior window sill, extremely deteriorated, sash putty dried out in failure mode;
W107: window sill is rotted; overhanging vegetation has created mildew and water saturation in the immediate micro-climate area;
W108: poorly executed exterior sill replacement nailed into place (nailed on stub end of sill extension), sill rotted below exterior window frame and jambs.

Throughout the building, exterior sills replaced in 1989-90 were fabricated with a reglet undercut (an important water proofing feature). Sills replaced since that rehabilitation do not exhibit this detail and have a negative slope which channel water towards the sash. This causes accelerated deterioration of the bottom rails and jamb ends of the lower sash unit and likely allows water to infiltrate the wall cavity once the sill has become too degraded to prevent moisture infiltration. The

outcome of this type of deterioration is the wall cavity and wall insulation (where used) becomes wet and possible mold growth may occur within the wall cavity.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 288, above. Window (also shown at left) exhibits severely deteriorated exterior sill allowing water into wall cavity. Also window sash is extremely degraded with critical maintenance deficiencies. Inappropriate previous repairs and materials have led to accelerated failure of the feature components. Photo: HPTC, 06/14/18.

Figure 287, left. Deteriorated window at east elevation of east wing: all components are in poor condition and exhibit critical maintenance deficiencies. Photo: HPTC, 06/14/18.

Figure 289. Inappropriately repaired exterior window sill exhibiting Poor/Critical rating. Window sash is inexpertly painted with exposed putty and paint on window glass. Photo: HPTC, 06/14/18.

Figure 290. Accumulation of particulate matter on skyward-facing surfaces indicates lack of routine and/or cyclic maintenance, or insufficient housekeeping procedures. Photo: HPTC, 06/14/18.

Figure 291. Window in fair to good condition with exception of the missing exterior screen. Photo: HPTC, 06/14/18.

Figure 292. Replacement exterior window sill in poor condition with several maintenance deficiencies. Photo: HPTC, 06/14/18.

B2030	Exterior Doors

Exterior doors are separated into two subcategories: glazed doors and screen doors/security gates. According to NPS rehabilitation records all exterior the doors were replaced as part of the 1989-90 rehabilitation project and therefore are non-historic material.

Exterior wood doors are typically in a variety of conditions. The exact condition of any given door unit depends on its exposure (elevation of the building), its previous maintenance history and its general wear and tear.

Factors effecting exterior door conditions include: UV exposure (doors at the south elevation are generally more deteriorated); exposure to the urban environment—doors along Auburn Avenue (south) are more prone to deterioration due to soiling as well as vandalism; and, general wear and tear. Doors which are frequently used due to their location within the house generally suffer more deterioration than those infrequently used, especially the hardware.

General conditions of the doors at the time of the field work include degraded exterior feature components (door and door frame, exterior threshold, decorative architectural trim, lack of weather-stripping and deterioration of replacement hardware.)

B203001	Glazed Doors (all)

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

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

Figure 293. Twin front doors at 492-494 Auburn. Only 492 retains the exterior screen door as 494 is inoperable. Photo: HPTC, 06/14/18.

Figure 294. Side door into east wing is inoperable. All doors were replaced during 1989-90 rehabilitation project. Photo: HPTC, 06/14/18.

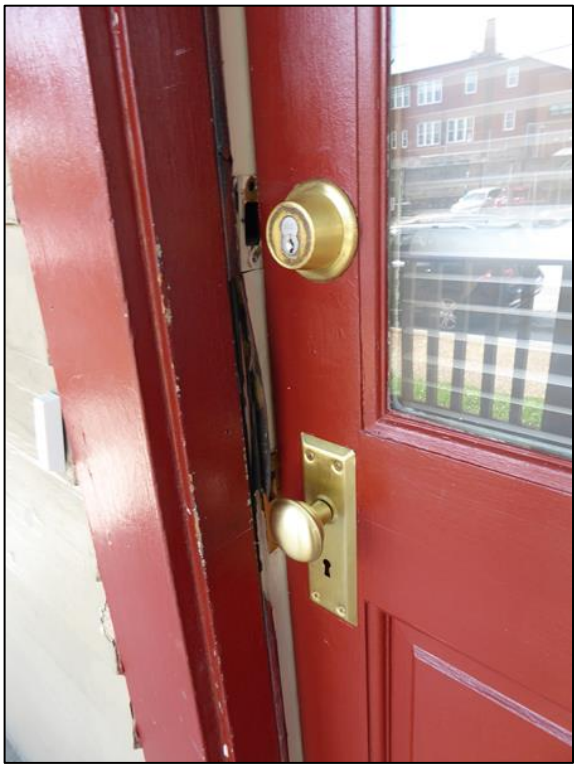


Figure 295, left. Damaged weatherstripping at interior door jamb. Photo: HPTC, 06/14/18.

Figure 296, above. Wear and tear at threshold for 492 front door; plastic sweep has been damaged and removed at bottom rail. Photo: HPTC, 06/14/18.

B203099	Other Exterior Personnel Doors – Screen Door & Security Gate

The operable exterior doors were outfitted with replica screen doors during the 1989-90 rehabilitation. These are simple two-panel painted wood frame doors with screen filled openings; the lower panel in each door is infilled with a series of vertical balusters. They have simple hand pulls and hinges; ghost marks indicate that spring returns were installed at some point but have since been removed. All of the hardware (lockset, hinges, and deadbolt) is modern. Deficiencies include: structural damage (sagging, warping), broken door frames with broken mortise-and-tenon joints, damaged screen (torn, ripped loose) and loose and rusted hinges.

A well-designed vandal-resistant steel framed security gate has been added at the kitchen door at the north porch. It is firmly anchored into the rough opening of the door frame and its installation was well executed. Aluminum insect screen has been added to the interior of the door as the wood framed screen door installed in 1989-90 has been removed. Field observations indicate the door is beginning to corrode and that the hardware has some operational issues.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 297. Exterior wood screen door at 492 Auburn Avenue front door. Photo: HPTC, 06/14/18.

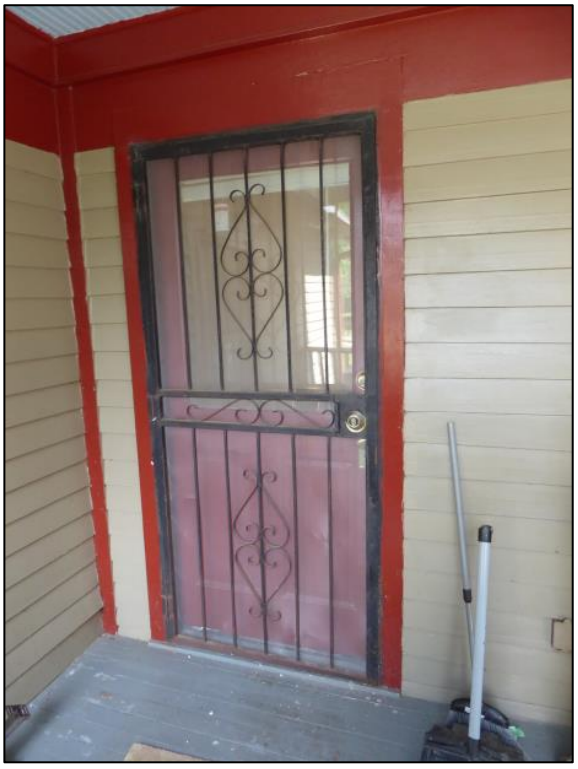


Figure 298. Security gate located at rear door (north porch). Installation date is unknown. Photo: HPTC, 06/14/18.

B30	ROOF CLOSURE
B3010	Roof Covering
B301001	Roof Finish

The roof finish consists of fiberglass architectural shingles; it was installed in 2016. The diamond-shaped shingles include double coverage at the ridges, hips, and as flashing at the front porch where it adjoins the wall. Ridge vents were provided at the main roof ridges. A felt paper cricket has been installed between the two main gable roofs and is indicated on the roof plan of the measured drawings (Appendix E).

All roof feature components appear in good condition with few maintenance deficiencies. Trash and debris from overhanging tree branches has collected in the valleys of the roof and may encourage deterioration of the shingle if not removed.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

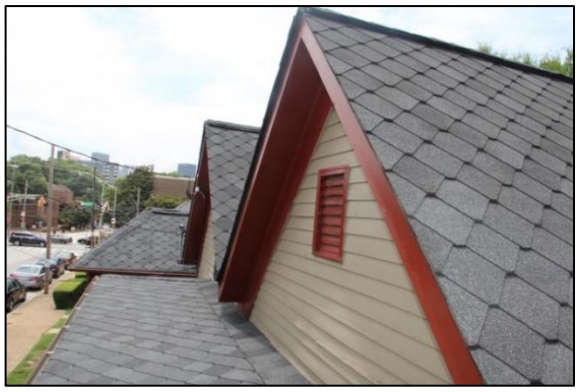


Figure 299. South-facing gable end with typical shingle installation. Use of shingle on low-slope porch roof is generally not recommended by roofing professionals. Photo: HPTC, 06/14/18.

Figure 300. Intersection of wing roof with main gable ridge line at location of east chimney. Ridges were installed with a vented ridge cap assembly. Photo: HPTC, 06/14/18.

B301004	Flashing & Trim
B301004-1	Side Wall Flashing

Prefabricated sheet metal wall flashing is used as stepped sidewall flashing at the juncture of the rear porch roof and the vertical wood siding wall. It is assumed it is contemporaneous with the 2016 installation of the shingle roof. It is incorrectly installed and does not meet contemporary building codes for sidewall flashing systems and does not meet traditional base flashing and counter flashing standards.[1]

Figure 301. Improperly installed side wall flashing between rear porch roof and adjacent fascia. Photo: HPTC, 06/14/18.

Maintenance deficiencies for this feature component include: improper design and installation of base flashing and counter flashing against wood siding sidewall installation, brittle, cracked or torn membrane flashing, open vertical joints, loose flanges, inadequate and improper fastening into sidewall materials, improper sealing with roof tar, and missing cant strips alongside walls.

At the time of the field inspection there were no associated roof leaks derived from the inadequate side wall flashing, likely due to the roof overhang which protects it from exposure to the weather.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

[1] National Roofing Contractors Association, Asphalt Roofing Manufacturer's Association, and Sheet Metal and Air-Conditioning Contractors National Association most recent design guidelines and standard specifications.

B301004-2	Chimney Flashing

Chimney flashing consists of a type of flexible membrane roof material and is inappropriate for a historic building application. It is assumed it is contemporaneous with the 2016 installation of the shingle roof. It is incorrectly installed and does not meet contemporary building codes for roof flashing systems and does not meet traditional step-flashing standards.[2] The attic was partially accessible during the field assessment and there is not any visible evidence of roof leaks associated with the chimney flashing (an excessive amount of roof sealant has been used to plug the joints).

Figure 302. Inappropriate and poorly installed chimney flashing. Photo: HPTC, 06/14/18.

Maintenance deficiencies for this feature component include: improper design and installation of base flashing and counter flashing into chimney stepped mortar joints, lack of vented and screened non-corrosive sheet metal chimney cap on chimney stacks, rusted and coated sheet metal, open vertical joints, loose flanges, inadequate and improper fastening into brick mortar joints, improper sealing with roof tar, and missing cant strips alongside walls.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

B301004-3	Drip Edges

Drip edges are in compliance with contemporary building codes. It is assumed it is contemporaneous with the 2016 installation of the shingle roof.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 303, right. Drip edges in good condition are evident at rake boards of rear porch gable. Photo: HPTC, 06/14/18.

[2] Ibid.

B301004-4	Exterior Trim

This feature component includes all exterior building trim associated with the exterior wall enclosure of the building; corner boards, skirt boards, fascia boards.

Maintenance deficiencies for this feature component include: looseness; warping, surface cracking, checking; swelling or opening of joints; loose or missing knots; rotting; fungus or termite infestation; stains; evidence of prolonged and continuous dampness; skirting and other wooden parts interference with ventilation and condensation control, and need for corrective or preventative treatments.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

Figure 304. Deteriorated building trim, such as corner boards located behind downspouts, is directly related to water infiltration. Photo: HPTC, 06/14/18.

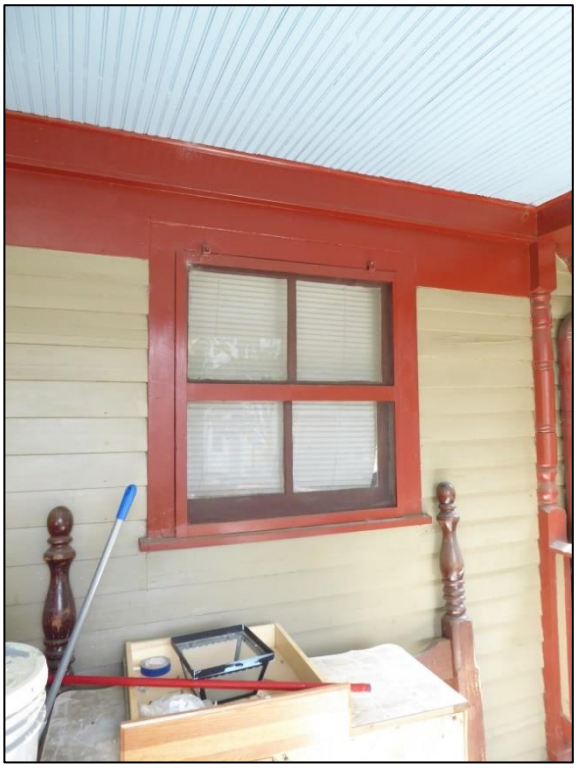


Figure 305. Trim protected by roof overhangs and porches is in generally good condition with minimal deficiencies. Photo: HPTC, 06/14/18.

B301005	Gutters & Downspouts

The roof drainage system appears contemporaneous with the shingle roof installed in 2016. Gutters and downspouts appear in good condition. Gutters are clogged with leaf debris from nearby trees. Several downspouts are loose or partially disconnected from gutters and are missing outlet elbows at base. Most downspouts daylight at splash blocks, most of which are not properly located or installed. A few downspouts located at the south corner of the building and in the west side yard are connected to an underground drain line using inappropriate white plastic corrugated drain lines.

Maintenance deficiencies for this feature component include: 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 307, above. Downspout with splash block in rear yard where roof runoff discharges into low area immediately adjacent house structure. Photo: HPTC, 06/14/18.

Figure 306, left. Typical condition of clogged gutter at time of field inspection. Photo: HPTC, 06/14/18.

Figure 308. Downspout with disconnected discharge elbow; no rivets in place to firmly secure. HPTC unsuccessfully attempted to reconnect at time of field inspection. Photo: HPTC, 06/14/18.

Figure 309. Use of white plastic drain line to connect downspout to underground drainage line is an inappropriate detail and is a building code violation in most areas. Photo: HPTC, 06/14/18.

C INTERIORS

Generally the interior condition of building feature components in 492-494 Auburn Avenue is in good condition. As described in Physical Description – Recent Modifications, the interiors have been consistently upgraded over time by the NPS. Most recently renovated in 2017 the project is said to have included repainting of all interior walls, ceilings, and trim; replacement of all carpeting and pads; replacement of vinyl floor in kitchen and ceramic tile in the bathrooms; replacement of all plumbing fixtures; and new smoke detectors to be installed. The interiors of the building exhibited the effect of this work during the field inspection (June-August 2018).

Figure 310. Room 107, toward front porch, with new carpet and fresh paint. Photo: HPTC, 06/13/18.

Figure 311. Room 108, toward kitchen (Room 109), with new carpet and fresh paint. Photo: HPTC, 06/13/18.

Figure 312. Kitchen (Room 109), toward rear yard. Note new vinyl floor and freshly painted walls and ceiling. Photo: HPTC, 06/13/18.

Figure 313. Master bedroom (Room 101), toward the south. Note new carpet and fresh paint. Photo: HPTC, 06/13/18.

C10	INTERIOR CONSTRUCTION
C1010	Partitions

All interior partition (non-loadbearing) walls appear in good condition. Typical maintenance deficiencies include: open joints, cracking, buckling, sagging, support failure, popped nails, holes, discoloration from weather or utility leaks. None of these deficiencies were observed.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

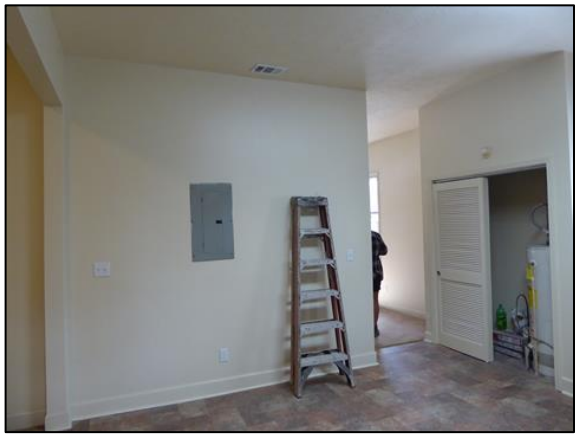


Figure 314. South interior wall of kitchen is non-loadbearing. The partition appears in good condition. Photo: HPTC, 06/13/18.

Figure 315. North walls in Room 108 are non-loadbearing. Photo: HPTC, 06/13/18.

C1020	Interior Doors

All interior doors were installed during 1989-90 rehabilitation or later. Doors were originally unpainted but currently are painted. All interior doors are operable and in good condition; significant structural deficiencies were not observed. Some hardware has been painted over (should not be painted) but otherwise is operable. Door finishes are generally in good condition with some scuffing and marred finishes.

Typical maintenance deficiencies include damaged rails and stiles; some cracked and otherwise damaged door panels, inferior quality hardware, inoperable hardware, and general lack of routine and cyclical preservation maintenance.

An attic hatch is located on the north side of the kitchen ceiling. The attic hatch is made from a sheet of painted drywall contained within a framed opening. It is accessible only with a ladder as no pulldown stair has been provided.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 316. Typical louvered sliding closet door in good condition. Photo: HPTC, 06/13/18.

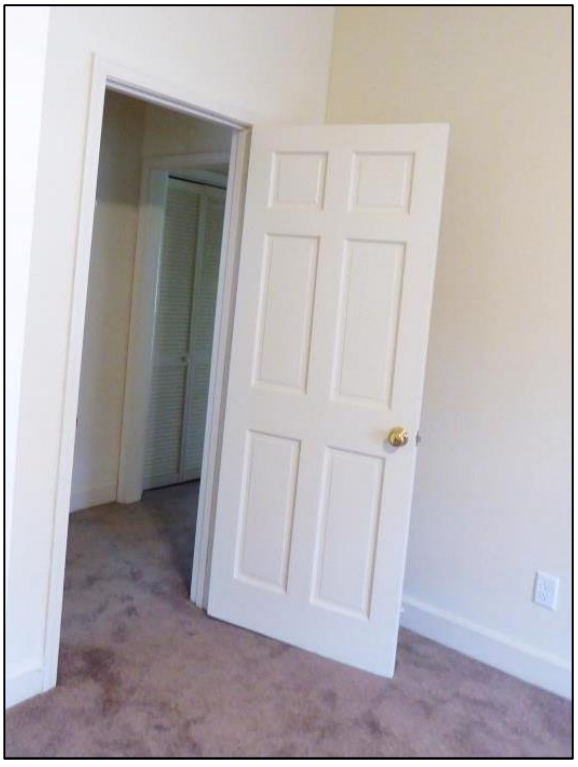


Figure 317. Typical interior door in good condition (Room 107). Photo: HPTC, 06/13/18.

C1030	Fittings
C103008	Counters

Recently installed kitchen and bathroom vanity counters are in good condition. The counters appear to be fabricated from solid-body laminate (kitchen) or uniform molded fiberglass materials (bathrooms). Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103009	Cabinets

Recently replaced kitchen cabinets and bathroom vanity units are in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103010	Closets

Interior closet assemblies were constructed as part of the 1989-90 rehabilitation and are reported in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103099	Other Casework – Interior Trim

All interior trim was replaced in the 1989-90 rehabilitation and are reported in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

Figure 318. Typical non-historic baseboard and door surround in good condition. Photo: HPTC, 06/13/18.

Figure 319. Typical non-historic baseboard and window trim (Room 105) in good condition. Photo: HPTC, 06/13/18.

C20	STAIRS
C2010	Stair Construction
C201002	Exterior Stair Structure

There are three small exterior stair structures which date to 1989-90 rehabilitation project and provide egress from the porches.

These exterior stair structures are constructed in a similar manner with painted solid wood treads, open risers and painted stringers (supports). The stair structures are supported by concrete slabs at grade and anchored to the exterior porch frame. Porch 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. Deterioration is also evident at the handrails due to weather exposure and previous amateur repairs. Treads are in fair condition with localized deterioration.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

Figure 320. Front porch stair (ST-01) rests on concrete slab and is primary entrance to building from Auburn Avenue. Photo: HPTC, 06/14/18.

Figure 321. Typical handrail showing signs of weathering. Photo: HPTC, 06/14/18.

Figure 322. Typical open joints at primary porch structure for railings and handrail. Amateur wood repairs are evident in the use of caulk, putty, and sealants where traditional wood carpentry repairs are warranted. Photo: HPTC, 06/14/18.

Figure 323. Porch posts, stair handrails, and porch railings are structurally integrated into posts using traditional mortise-and-tenon techniques. Use of nails to secure elements indicates failure of original construction methods. Photo: HPTC, 06/14/18.

Figure 324. Rear porch exhibits deterioration of primary structural elements (middle stringer, skirt boards, posts, and bottom rail of handrail) due to water retention and localized flooding from adjacent downspout. Photo: HPTC, 06/14/18.

Figure 325, right. East stair at front porch. Note deteriorated porch members adjacent downspout. Stair stringers also exhibit deterioration due to water retention. Photo: HPTC, 06/14/18.

C30	INTERIOR FINISHES
C3010	Wall Materials & Finishes

Wall finishes include painted drywall and ceramic tile (bathrooms) are in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C3020	Floor Materials & Finishes

Floor finishes include wall-to-wall carpets (may have been installed over historic wood strip floor), vinyl sheet goods, and ceramic tile bathroom floors. All are in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C3030	Ceiling Materials & Finishes

Ceiling finishes are painted drywall in good condition; some have been painted with textured ceiling paint. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D	SERVICES

In general, building services at 492-494 Auburn Avenue appear to have received maintenance or replacement within the past few years. This has not been verified with park records other than those found in PEPC files. Some of the larger infrastructure systems of the building (electrical service and distribution lines, plumbing and waste lines, insulated ductwork) likely date to the 1989-90 rehabilitation project. Certain end-of-the-line items (fixtures, switches, devices, readily available equipment) have been replaced within the past five to seven years.

D20	PLUMBING
D2010	Plumbing Fixtures

Plumbing fixtures (kitchen and bath) were recently replaced, as verified by park. Fixtures are in good condition. Maintenance deficiencies are not evident for this building feature component.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D2020	Domestic Water Distribution

This component feature was not individually assessed or rated. Water lines under the building were not accessible for inspection. Assessment is based on operation of system internal to the structure. All fixtures were operable indicating appropriate water service is provided.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D2030	Sanitary Waste

This component feature was not individually assessed or rated. Details of the sanitary waste lines under the building were not accessible for inspection. If similar to other systems of the same age on Auburn Avenue, they are likely uninsulated plastic-type waste lines. Plumbing stack vents for kitchen and bathrooms are vented directly to the exterior through the roof as required by the building code. Connections to City of Atlanta sanitary sewer system are undocumented. Assessment is based on operation of system internal to the structure. All fixtures were operable indicating appropriate venting and waste lines are operational.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D30	HVAC

This component feature was not individually assessed or rated (NIAR). Cooling system was operational at time of site visit (June 2018). Maintenance records were not available at the time of the field assessment.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 492-494 Auburn Avenue. This component feature was not individually assessed or rated (NIAR).

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D4030	Fire Protection Specialties
D403001	Fire Extinguishing Devices

One portable fire extinguisher was noted in the kitchen area and is inspected annually. A comprehensive fire extinguishing plan was not observed during the assessment.

Overall Condition Rating: Fair
Overall Deficiency Rating: Critical

D50	ELECTRICAL
D5010	Electrical Service & Distribution
D501005	Panels

The modern electrical system includes a 200-amp panel board, wiring, outlets, switches, and hardwired equipment (lighting). Appliances are not part of this assessment. Maintenance records were not available at the time of the field assessment.

Although this component feature was not individually assessed or rated (NIAR), an assessment may be made based on operation of system internal to the structure. All electrical systems were operating at the time of the field inspection; however the building was unoccupied at the time.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

Figure 326. West elevation with electric meter, disconnect, and telecommunications mounted on side of building. This is an inappropriate location for a historic building to be marred by modern utility systems. Photo: HPTC, 08/15/18.

Figure 327. Cable wires enter property at front porch fascia. This is an inappropriate location for a historic building to be marred by modern utility systems. Photo: HPTC, 08/15/18.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Hardwired fixtures is at a minimum in this building. All lighting fixtures are modern and generally in fair condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

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

A complete survey of the smoke and/or heat detection devices was not completed. Several rooms are noted as having no detectors; other rooms are noted as having non-functional detector units (battery operated). It is unclear if there is a comprehensive emergency fire detection and alarm system plan for this building.

It is unclear when the existing devices were last inspected as there are no inspection tags visible. It was noted that several existing devices are located incorrectly within the structure and are battery operated; battery operated devices are generally no longer acceptable as hard-wired systems are usually required by life-safety codes. Several devices did not include batteries.

Fire alarm systems and fire alarm devices are non-extant.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

D503008	Security Systems

Various types of perimeter security monitoring equipment are located throughout the unit on various windows and doors. Field notes indicate the application is not consistent throughout the building for windows. Motion detectors were not observed in this unit. It is unclear when these devices were last inspected as there are no inspection tags visible and if they are operational – they were not tested by the assessment team (outside of scope of work). It is unclear if there is a comprehensive emergency fire detection and alarm system plan for this building.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 492-494 Auburn Avenue.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

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

The public concrete sidewalk along the street in front of the building is not an NPS asset and is not assessed here. The short concrete sidewalk leading from the public walk to the front porch stair is in fair condition with minimal cracking.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

G2040	Site Development
G204001	Fences & Gates

Fences and gates are in poor condition. The extant wood and wire fence was constructed to comply with the 1995 *Cultural Landscape Report* replacing earlier site features.

All wood components (posts and rails) are unpainted and exhibit maintenance deficiencies from exposure to the weather, and wear and tear, including rotted and split rails (top and bottom), out-of-plumb and split posts. Gate hardware associated with the fence is essentially non-operational with broken hinges, rusted and inoperable locking mechanisms. Wire fence components are deteriorated and rusted, missing in some locations, and overgrown with vegetation in other locations.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

Figure 328. Fence along east property line with several maintenance deficiencies including warped and broken rails and ripped wire inserts. Photo: HPTC, 06/14/18.

Figure 329. Deteriorated bottom rails. Photo: HPTC, 06/14/18.

Figure 330. East gate with inoperable locking hardware, broken hinges, and rotted corner posts. Photo: HPTC, 06/14/18.

Figure 331. Northwest gate and corner with fence in disrepair. Photo: HPTC, 06/14/18.

G2050	Maintained Landscapes (Landscaping)

Turf areas are maintained and mowed. Two large deciduous trees which are in close proximity to the building's east wing and north addition are overgrown. Large branches rest on the roof and come into contact with portions of the building siding. Vegetation is also in close proximity to the building at the northwest corner.

Maintenance deficiencies include: trees within fifteen feet of building with overhanging vegetation; branches coming in contact with historic structure exterior; mold and mildew exhibited on exterior of structure due to lack of air circulation or lack of direct sunlight; lack of storage for trash and recycling containers, garbage, debris and waste materials stored of exterior porches within sight of the public rights-of-way in the Birth Home Block.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious

Figure 332. Large deciduous trees in close proximity to east elevation and roof of house. Photo: HPTC, 06/13/18.

Figure 333. Vegetative debris collects in the ell at the northeast quadrant of the house. The low-lying area encourages mildew growth and insect damage (insects thrive in moist environments). Photo: HPTC, 06/13/18.

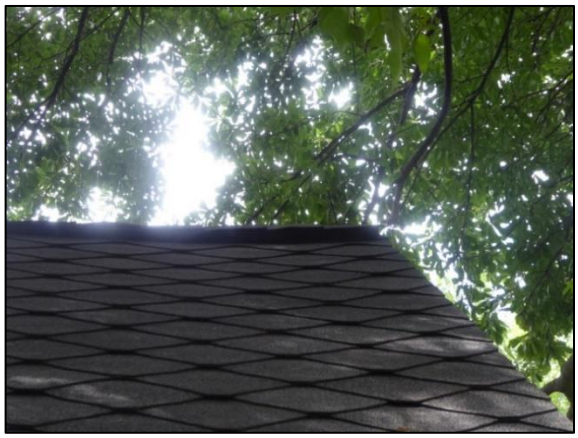


Figure 334. Proximity of overhanging tree branches at east elevation of building could impact and damage roof and gutter systems. Photo: HPTC, 06/13/18.

Figure 335. Vegetation growing in alley hinders passive air circulation in these tight and damp spaces. Photo: HPTC, 06/13/18.

Figure 336. Trash and recycling containers placed in front, side, and rear yards detract from the ambiance of the Birth Home Block streetscape. Photo: HPTC, 06/13/18.

Figure 337. Cluttered and garbage-strewn exterior rear porch atrracts rodents, detracts from the historic ambiance of the Birth Home Block, and causes damage to exterior building materials. Ponding water attarcts insects and rodents. Photo: HPTC, 06/13/18.

G90	OTHER SITE WORK
G9087	Site Drainage

There are areas of negative drainage at various locations on the property adjacent to the house perimeter. Negative drainage is created when either surface-water runoff or roof-water runoff collects near perimeter of structure or in the crawlspace. Uncontrolled vegetation, turf generation, or uncontrolled erosion and collection of particulate matter can increase or decrease grade elevation in close proximity to building through naturally occurring weather patterns.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

Figure 338. View of roof water runoff from porch downspout at southeast corner of building. Water discharges across sidewalk and has created ponding area adjacent to building perimeter. Photo: HPTC, 06/13/18.

Figure 339. Negative drainage at east elevation of building has led to deterioration of lower siding boards and damp conditions under the building. Photo: HPTC, 06/13/18.

Figure 340. Negative drainage area at yard enclosed by the northeast ell of building. Accelerated deterioration of building components is noted in close proximity to grade. Photo: HPTC, 06/13/18.

Figure 341. Negative drainage at downspout splash block at northwest corner of rear addition. Note darkly stained soil areas indicative of wet earth. Photo: HPTC, 06/13/18.

Figure 342. Area adjacent to rear porch with indications of water ponding in immediate proximity to building foorprint. Photo: HPTC, 06/14/18.

Figure 343. Deterioration of lower rows of exterior siding is directly related to water infiltration due to negative drainage at this location. Photo: HPTC, 06/14/18.

End of Condition Assessment.

Part 2 | Treatment & Use

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Requirements for Treatment and Use

The treatment and use of 492-494 Auburn Avenue, NE (House) 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 structures within the park (added by HSR)*).

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

> The national historic site purpose places a strong emphasis on preservation of historic structures and districts. The ongoing need to maintain these structures is overwhelming current management resources. The national historic site sometimes acquires properties (through donation and other sources) but usually this is without funding for ongoing maintenance and repairs. The establishing legislation identifies the need to purchase the Martin Luther King, Jr. Birth Home and 234 Sunset Avenue. A goal for the national historic site is to establish a friend's group to partner with and help with fundraising for projects such as maintaining historic structures. Skilled historic 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 residential structure at 492-494 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. 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 492-494 Auburn Avenue, NE (1989-90) and the recommended overall treatment for the exterior is continued restoration (preservation maintenance of the previously restored features) with preservation 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 preservation maintenance of the NPS-owned 492-494 Auburn Avenue, NE structure for continued residential occupancy will enhance the lease and would improve the general appearance of the historic preservation district managed by the National Park Service.

Long-term recommendations found in the LRIP[4] for the Birth Home Block include the idea to, "Restore, furnish, and staff the interior of one or more shotgun homes, so visitors have the

[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 (LRIP), MLK National Historic Site, National Park Service, US Department of the Interior. December 2011. Harpers Ferry Center, MALU 489 124681.
[4] LRIP, pp. 82-84.

opportunity to visit another restored residence in Dr. King's childhood neighborhood." While not a "shotgun" structure, the interpretation of one of the earliest home on the block (492-494 Auburn Avenue) may be of equal interest.

> 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] 492-494 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]

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

Executive Order 11593

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

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

Executive Order 13006

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

Secretary of the Interior's Standards

Recommended treatments of the 492-494 Auburn Avenue, NE residential building are to be guided by *The Secretary of the Interior's Standards for Historic Preservation Projects.*[10] Descriptions of the four standards are as follows:

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

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

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

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

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

The preferred option for the ultimate treatment of the historic residential building at 492-494 Auburn Avenue, NE is continued exterior restoration (with preservation maintenance) and interior rehabilitation with preservation maintenance of character-defining features. Because the structure stands intact, reconstruction is not a treatment consideration.

The exterior of the structure was extensively restored by the NPS 1989-90 to return those exterior feature components to good condition. While the Auburn Avenue elevation was returned to its historic appearance (Period of Interpretation: 1929-1941, see Chronology of Development & Use – Enter National Park Service for further details), alterations and additions were made to the rear which were not present during the Period of Interpretation. Significant repairs and "in-kind" replacement of historic material occurred at this time; most of the exterior and interior were reconstructed with "in-kind" materials and efforts were made to retain or replicate character-defining features on the exterior.

Building fabric associated with 492-494 Auburn Avenue, NE is approximately 75-85% replacement; materials and component features which were replaced during this time period (1989-90) were to be "with like or similar materials."

Figure 344. South elevation, with partially reconstructed porch floor and roof framing, and reconstructed gable-end wall framing. The new window and doors have not yet been installed. Undated, but likely 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 345. North elevation of east wing. New master bedroom addition at right. Undated, but likely 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 346. Underneath the north porch looking toward the historic kitchen wall, now an exterior wall. Undated, but likely 1989. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59. Mirrored by author.

Figure 347. New windows, attic louvers, doors, siding, and porch components installed. Undated, but likely 1990. Photo: MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

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,
- Monitoring conditions of deterioration and structural failure,
- Protecting from human and environmental threats,
- Retaining or delegating responsibility for structures, and

[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.

- Developing the skills, knowledge, and attitudes needed to support the program."[15]

DO-28 provides standards for each of the SOI's Standards. Restoration and Rehabilitation are discussed further below, as these treatments directly apply to 492-494 Auburn Avenue, NE.

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

Rehabilitation improves the utility or function of a historic structure, through repair or alteration, to make possible a compatible contemporary use while preserving those portions or features that are

[15] NPS-28, p. 127.

important in defining its significance. Leased historic structures rehabilitated consistent with the *Secretary of the Interior's Standards for Rehabilitation* may be eligible for preservation tax credits. The following standards based on the Secretary's Standards apply:

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

The following additional standards apply to all treatments:

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

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

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 492-494 Auburn Avenue, NE building. Additionally, an accessibility assessment was not included in the scope of work for this project and therefore recommended accessibility treatments will not be provided. However, it should be noted that modifications may be likely as property use evolves and rehabilitation work commences. The most appropriate response will consider scoping and technical design requirements of the Architectural Barrier Act Accessibility Standards and skillful application of preservation principles to preserve the historic character and historical integrity of this property.[19] Refer to NPS *Preservation Brief 32: Making Historic Properties Accessible* for more information.[20]

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

Planning for Resiliency (Response to Natural Hazards)

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

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

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

Goals for the CRCC Strategy include:

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

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

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

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

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

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

Goal 3 also states that,

> Integrating climate change into cultural resource management is a merging process.... Goal 3 sets the broad objective of climate change – cultural resource integration. Many NPS programs, regions, and parks have already or are developing detailed guidance, action, and stewardship plans which include cultural resources in a variety of ways. Goal 3 supports these diverse efforts 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.

Ultimate Treatment and Use

Considering the applicable laws, agreements, and policies prior discussed, the Ultimate Treatment and Use of 492-494 Auburn Avenue are as follows:

Exterior Treatment

Restoration of the exterior provides for the preservation maintenance and repair (and selected replacement/restoration) 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 (incorrect roof shingles) and replace them with more sympathetic or functionally better replacements (roll roofing). It will also provide measures to protect and stabilize the property and maintain its existing form and integrity.

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 and 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), some historic interior doors and hardware, and interior features such as the and historic 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).

Recommendations for Additional Building Fabric Research

Other recommended treatments for future research include:

- 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 frame system, and the roof frame, will further inform the load capacities of the building. Up to 25% load capacity may be gained if the identification of the species and grade of the wood floor system is determined. Documentation of frame connections will allow engineers to determine if strengthened connections (tie-downs, hurricane clips) are required to improve the weather-resistance of the structural system (uplift, shifting, etc.). Removal of selected exterior coverings and/ or interior finishes (floors and or ceiling finishes) will be required to observe the structural connections and members.
- Door-by-door and window-by-window inventory of historic materials and hardware, to be developed into an architectural schedule to be added to the HSR and used for future preservation maintenance treatments.

- Identification of wood species on any significant exterior historic fabric (siding, windows, doors).
- Selective mortar analysis to determine appropriate repointing mortar for foundation piers and chimney structures.
- Complete an update to the historic finishes analysis to determine, using modern scientific finish analysis techniques, and the appropriate exterior color palette for the building.
- Conduct survey and limited and selective destructive fabric investigation to identify remaining historic fabric at the exterior and interior of the building.

Use

While considering the applicable laws, agreements, and policies discussed above, the Preferred Ultimate Use of the residential structure at 492-494 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.

Recommended Treatments by Feature

The following recommended treatments are intended to restore (repair/replace in-kind, preserve and maintain) the building component features and historic character-defining features of 492-494 Auburn Avenue, NE and its character-defining features with the least degree of intervention while elevating its Facility Condition Index Rating to Good. These treatments include limited in-kind replacement as incorporated by *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The treatment of the interior and the exterior must conform to the guidance and mandates put forth by the National Historic Preservation Act (Section 106, Section 110), and Advisory Council on Historic Preservation (ACHP), Executive Order No. 13006, and *The Secretary of the Interior's Standards for Historic Preservation Projects, NPS-28 Cultural Resource Management Guideline,* the International Existing Building Code, and the Architectural Barrier Act Accessibility Standards (as applicable), as well as the park's *General Management Plan* and other current park management documents.

492-494 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.

The building has undergone many modifications and additions since its original construction date to accommodate the property as a rental property. Because of this, many of the character-defining features have been compromised, especially on the interior. Extensive repairs in 1989-90 by the NPS have included, additions, gutting the interior, building system additions, complete roof replacement including structure and roof surface, new clapboard wood siding, a reconstructed front porch, etc. Other major deficiencies need to be addressed to provide continued preservation and protection of the building, including downspouts, site drainage, and fire protection system.

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 groupings based on the overall maintenance deficiency ratings of Critical, Serious, or Minor. Within these basic groups each item is ordered by its overall condition ratings of Poor, Fair, and Good.

Each section establishes priorities by taking a holistic look at the building and its function. Visitor and employee safety are always rated highest as are building loss prevention systems (lightning protection, detection and alarm systems, safety systems). These are next followed by the exterior envelope of the building (roof, walls and foundations, windows and doors). Establishing a weather-resistant exterior envelope and removal of water from the building are also high priority items if there are site drainage or foundation drainage issues. Protection of the building itself and its interior features is also a consideration in the ranking of these items.

The assessment of 492-494 Auburn Avenue, NE determined that several building systems and exterior structure and enclosure systems (porches, chimney flashings, roof flashing, exterior walls, and selected windows and doors) were found to be in a state of advanced deterioration (rated Poor or Fair condition 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 and preservation methods have not been followed, there is a reduced life expectancy of the feature (ultimately resulting in more costly repairs) and there is a condition with a long-term impact that should be addressed with the next three to five years and beyond.

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

Building systems (D Services) varied in operational condition and were observed as part of the assessment but were not assessed for code compliance as part of this project; they were identified as Not Individually Assessed or Rated (NIAR). Mechanical, electrical, plumbing, and security alarm systems were operational in the building; however, a fire alarm system, a lightning protection system, and fire sprinkler system are non-existent. All building systems should be considered obsolete due

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

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

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

Prioritized Recommended Treatment Projects

The following are a selected range of prioritized recommended treatment projects which may be created in the NPS PMIS/FMSS systems. These projects combine various aspects of the Prioritized Recommended Treatments for 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 including these life-safety factors: lightning protection, fire alarm system detection and alarm devices, and the consideration of fire suppression systems. It will improve the condition of these systems to operational (Good) and comply with building codes and NPS policies. Inspection and updating of the fire extinguishing devices (D403001) are also be included as these are related to occupants' safety according to *NFPA 10 Standard for Portable Fire Extinguishers.*

D40 Fire Protection Systems:
- D403001: Inspect and recharge/replace fire extinguishing devices.
- D4101: Study the feasibility and effect of installation of fire suppression system.

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 1989-90 projects:

A10 Foundations: foundation piers and foundation enclosure panels (increase under-building ventilation and improve first floor insulation and vapor barrier systems);
B10 Superstructure: chimney stacks, caps and flashings, repairs to the first-floor frame;
B20 Exterior Enclosure: safety repairs to exterior stair and porch handrails, exterior painted wood siding, exterior double-hung wood windows, and exterior glazed and screened doors;
B30 Roofing: all associated roof flashing, and gutter and downspout deficiencies and connections to underground drainage system;
C20 Stairs: repairs to all exterior stair components and handrails;
G90 Other Site Work:
- G2040: required repairs to enclosure fence;
- G9087: correct negative drainage issues.

General Building Services Repairs

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

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

Table 3. 492-494 Auburn Ave., NE (House) 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
C INTERIOR	C20 Stairs	C2010 Stair Construction	C201002 Exterior Stair Structure		POOR	CRITICAL
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		FAIR	CRITICAL
SERIOUS						
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201007 Balcony Walls & Handrails – Porches		POOR	SERIOUS
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashing & Trim	B301004-1 Chimney Flashing	POOR	SERIOUS
G BUILDING SITEWORK	G90 Site Work	G9087 Site Drainage			POOR	SERIOUS
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101002 Column Foundations & Pile Caps – Foundation Piers		POOR	SERIOUS
B SHELL	B10 Superstructure	B1010 Floor Construction	B101009 Other Floor Construction	B101009-1 Insulation at First-Floor SFF	POOR	SERIOUS
G SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gates		POOR	SERIOUS
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		FAIR	SERIOUS

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows			FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin – Wood Siding		FAIR	SERIOUS
B SHELL	B10 Superstructure	B1020 Roof Construction	B102099 Other Roof Construction – Chimneys		FAIR	SERIOUS
D SERVICES	D50 Electrical	D5030 Communications & Safety	D503008 Security Systems		FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203009 Other Exterior Personnel Doors – Screen Door & Security Gate		FAIR	SERIOUS
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004 Flashing & Trim	B301004-1 Side Wall Flashing	FAIR	SERIOUS
G BUILDING SITEWORK	G20 Site Improvement			G2050 Maintained Landscapes	FAIR	SERIOUS
MINOR						
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution			FAIR	MINOR
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels		FAIR	MINOR
G BUILDING SITEWORK	G20 Site Improvements	G2030 Pedestrian Paving (Walkways)			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	B2010 Exterior Walls	B301005 Exterior Louvers & Screens		FAIR	MINOR
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B203001 Glazed Doors (all)		FAIR	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-1 First-Floor Structural Floor Frame	FAIR	MINOR
D SERVICES	D50 Electrical	D5020 Lighting & Branch Wiring	D502002 Lighting Equipment		FAIR	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004 Flashing & Trim	B301004-4 Exterior Trim	FAIR	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-2 Front Porch SFF	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-3 Rear Porch SFF	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-4 Attic SFF	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls		GOOD	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Frame		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201008 Exterior Soffits		GOOD	MINOR
B SHELL	B30 Roof Closure	B3010 Roof Coverings	B301001 Roof Finishes		GOOD	MINOR
B SHELL	B30 Roof Closure	B3010 Roof Covering	B301004-3 Drip Edges		GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1010 Partitions			GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			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	C103010 Closets		GOOD	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
C INTERIOR	C10 Interior Construction	C1030 Fittings	C103098 Other Casework – Interior Trim		GOOD	MINOR
C INTERIOR	C30 Interior Finishes	C3010 Wall Materials & Finishes			GOOD	MNOR
C INTERIORS	C30 Interior Finishes	C3020 Floor Materials & Finishes			GOOD	MINOR
C INTERIORS	C30 Interior Finishes	C3030 Ceiling Materials & Finishes			GOOD	MINOR
D SERVICES	D20 Plumbing	D2010 Plumbing			GOOD	MINOR
D SERVICES	D30 HVAC				GOOD	MINOR
NOT INDIVIDUALLY ASSESSED OR RATED (NIAR)						
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201002 Wall Insulation & Vapor Barrier		NIAR	NIAR
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution			NIAR	NIAR
D SERVICES	D20 Plumbing	D203 Sanitary Waste			NIAR	NIAR
D SERVICES	D40 Fire Protection Systems	D4010 Sprinklers			NIAR	NIAR
End of Table.						

492-494 Auburn Avenue, NE, Prioritized Recommended Treatments

D SERVICES

Introduction to D Services: The services included in the abbreviated format of the FMSS Building Feature Master List (BFML) include those listed here. 492-494 Auburn Avenue, NE is considered one asset in the park's FMSS program.

During the summer of 2018 the building was unoccupied. Previous building treatments had outfitted the building with appliances (not included in FMSS) for tenant use. The structure's internal building services and systems were last holistically updated during the 1989-90 NPS rehabilitation. Although no maintenance records have been found indicating exact dates of upgrades, it is known that incremental upgrades were made throughout the previous three decades as evidenced by the equipment itself. Work Orders generated by the FMSS are available for various tasks, going back many years, but they are incremental and do not present an overall holistic picture.

During the field work it was noted that the building interior had been recently upgraded[1] and all building systems were operational with the exception of the life-safety systems (fire detection, fire alarm). It is unknown at the time of the writing of the HSR if any of these deficiencies had been corrected. The HSR is written given the conditions encountered during the site visits.

These conditions lead to an overall Condition Rating of Fair[2] and overall Deficiency Rating of Serious[3] 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.

[1] "Paint Interior Walls and Upgrade Interior Features in 492 Auburn." *Assessment of Actions Having an Effect on Historic Properties*, MALU, 05/05/2017.
[2] 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).
[3] 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.

D509004 Lightning Protection System	Poor	Critical

Determine if building electrical system is currently grounded by the power company at the power entrance to the building or location of the external electrical meter(s). Electrical system grounding is of the highest priority if electrical power is operational.

Install lightning protection system to ground 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. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

D503001 Fire Alarm Systems	Poor	Critical

Other than individual battery-operated devices, there is not a fire alarm system within the structure. The existing detector devices are considered obsolete as they are battery operated and not hard-wired into a central system (recent code advances); system components (devices) were not individually assessed (rated). A fire protection engineer 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. 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. Reference: *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*.

A fire protection engineer/specialist shall inspect the building (as part of a rehabilitation design process) and the existing fire detection and alarm system and devices to 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.

A new system shall be designed and installed that is appropriate for the approved use and occupancy of the building. 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 will protect cultural resources including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards. See also NPS FMSS Building Inspection Guidance, D5030 – Communications & Security, Fire Alarm Systems.

C201002 Exterior Stair Structure	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 preservation maintenance/repair scope of work should be developed to guide any future repair work on these structures. Previous non-professional repairs have failed prematurely and did not comply with building codes when completed. Appropriate code compliant railings, handrails, and hardware will be incorporated into any future rehabilitation of the porch stair structures as per historical architect, preservation wood-crafter (exhibit specialist) or master preservation carpenter. Appropriate deterioration-resistant wood species and grade, and non-corrosive fasteners and hardware should be specified for any rehabilitation projects. Concrete pads will be checked for any deficiencies once stair structures are removed.

Building Inspection Guidance includes 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.

D403001 Fire Extinguishing Devices	Fair	Critical

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 the National Fire Protection Association (NFPA) codes and be inspected and recharged on a regular basis. All NPS staff and building occupants of 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*. See also NPS FMSS Building Inspection Guidance, D4030 – Other Fire Protection Systems.

B301004-1 Chimney Flashing	Poor	Serious

All metal and plastic chimney flashings (flashing and 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*, Asphalt Roofing Manufacturers Association (2014).

Building Inspection Guidance includes monitoring for: rusting, open vertical joints, loose flanges, inadequate exposure of fasteners, flashing let into reglet cuts instead of mortar joints, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, deteriorated or missing cant strips or crickets.

B201007 Balcony Walls & Handrails – Porches	Poor	Serious

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. Detailed preservation maintenance/repair scope of work should be developed to guide any future repair work on these structures. Previous non-professional repairs have failed prematurely and did not comply with building codes when completed. Appropriately designed code compliant railings, handrails, and hardware will be incorporated into any future restoration repair of the porch stair structures as per historical architect, preservation wood-crafter (exhibit specialist) or master preservation carpenter. Appropriate deterioration-resistant wood species and grade, and non-corrosive fasteners and hardware should be specified for any treatment projects. All wood material should be pre-treated with rot-inhibiting and mildew-resistant primer and receive proper number of finish coats based on type of finish system selected.

Building Inspection Guidance includes 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.

The exterior porch ceiling enclosures may have been replaced as part of the 1989-90 NPS rehabilitation project along with the new roof frame; however, NPS documentation is inconclusive. Routine inspections and maintenance of the porch ceilings and porch roofs 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. Building Inspection Guidance includes: signs of water damage (staining, warping, surface cracking, and swelling of joints); loose or missing features; fungus or termites and other insects or rodent infestation.

G9087 Site Drainage	Poor	Serious

Improve inadequate and negative site drainage adjacent to building perimeter and correct all deficiencies to partial underground drainage system and site topography (negative drainage). Update all site drainage to create positive drainage away from building and control discharge to perimeter 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.

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 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. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

A101002 Column Foundations & Pile Caps – Foundation Piers	Poor	Serious

Exterior perimeter piers were fully assessed and were determined to be in fair condition. Interior structural brick piers were inaccessible for inspection due to the foundation panel enclosure system and the relative proximity of the floor frame to surrounding grade.

Exterior perimeter piers require preservation maintenance. All foundation piers should 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 pier feature must also be maintained in good condition at all times or be subjected to premature failure. The piers shall be selectively but systematically repointed with a mortar consistent with the original mortar constituents 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 cementitious panels are a poor solution for enclosure of the under-building area. A more comprehensive building science approach should be developed to replace the outdated exterior enclosure system. Any new system will account for increasing passive ventilation to the unventilated under-building area, moisture content of soil and wood (factor dew point and moisture content readings), condition and placement of floor insulation (if any) and plumbing system insulation, provide access to the area from a minimum of two locations, and alleviate any negative drainage which exists adjacent to the building. *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 1984-86 treatment project should be considered. Lattice panels may be fabricated from synthetic wood-like materials or robust deterioration resistant materials and installed in such a manner as they are detachable and allow for under-building inspections and service calls to utility systems.

NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

B101099 Insulation at First-Floor Structural Floor Frame	Poor	Serious

Existing moisture-damaged, deteriorated, and incomplete insulation should be removed. Joist-plenum pockets should then be cleaned and repaired, if necessary. Foundation-level areas should be cleaned of all deleterious materials and objects.

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 first-floor frame system.

System components may include: a vapor barrier, properly sized (R-value) foil or paper faced fiberglass type insulation (alternately rigid foam insulation with taped joints may be proposed based on research), and a support structure (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). This task is directly related to A101002 Foundation Piers and the design of a passive building ventilation system which addresses the under-building area.

NPS FMSS does not provide Building Inspection Guidance for under building ventilation. It does provide the following for insulation: missing or insufficient, loose, torn, damaged or wet facing material is to be checked.

G204001 Fences & Gates	Poor	Serious

A comprehensive repair project is required to replace deteriorated and missing component features such as posts, rails, fencing, gates, and hardware. A systematic survey and inspection are 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 (or be upgraded to more resilient materials). Consult the Martin Luther King, Jr. National Historic Site *Cultural Landscape Report: Birth-Home Block*, May 1995 (MALU 489 D23).

Building Inspection Guidance includes 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.*

B301005 Gutters & Downspouts	Fair	Serious

The half-round gutters and round downspout feature components appear to be in good condition. At the time of the field inspection gutters and downspouts were clogged with vegetation debris and not providing roof drainage. Downspouts were not well secured to building, with various fasteners missing. Various downspouts were also missing elbow discharge outlets at their bases therefore discharging the roof runoff directly at the building perimeter. In many instances, due to negative drainage, the water would infiltrate the unventilated crawlspace.

Splash blocks need to be securely positioned and pinned in appropriate locations; and connections to underground drainage system should be improved to be more in keeping with the building code and the park's *Cultural Landscape Report* (see G9087 Site Drainage above).

The roof drainage system (gutters and downspouts) is a critical component of the weather-resistant membrane of the building. The entire system should be inspected, and repairs made to return it to good condition including: quarterly inspection, cleaning and minor repairs to system; monthly checks to verify downspouts and splash blocks are performing properly (especially during lawn mowing season). Leaf guards may be considered for various portions of each structure depending on the proximity of deciduous trees.

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. The roof drainage system appears to have been added after the Period of Interpretation (park historic photos) 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*[4] (most recent addition) Rainfall Intensity Map roof area calculations and reference local meteorological records for projected maximum rainfall intensity events.

Building Inspection Guidance includes monitoring for misalignment, rust, corrosion, material accumulations and clogging, breaks, leaks, missing wire guards (if applicable), loose or missing hangers or other fasteners; failure to connect downspouts to available underground drainage or storm sewer systems, failure to terminate on properly installed splash blocks.

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

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 (test operability, dismantle interior frame to assess operating hardware, inspect weather-stripping, determine if window sash and/or frame is historic or replaced in 1989-90, 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 top exterior window casing (top piece of exterior window frame) 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. It is unclear if these sills are remnants of historic fabric pre-dating the 1989-90 treatment project or if this detail was included as part of the restoration construction specifications. 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. Building Inspection Guidance for wood sash, frame, casing and trim includes: monitoring for splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness, failure of finish system.

B201001 Exterior Skin – Wood Siding	Fair	Serious

It is unclear what percentage of the existing exterior painted wood siding may be historic; photographs recorded during the initial NPS treatment project (1989-90) indicate approximately eighty to ninety percent of all siding was replaced at that time. No further records were discovered that document treatment of the exterior siding since that time. Historic finishes analysis conducted in 1993 suggests a large percentage was replaced during the earlier rehabilitation.

Other recently completed HSRs for the Birth Home Block note the replacement wood siding has inherent flaws and is too thin, among other latent defects. It is unclear if this applies to replacement siding from 1989-90 or to more recent replacement siding. Design parameters and specifications should be developed for replacement siding in the Birth Home Block historic district.

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 tradition 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 "Class A" paint project on the exterior surfaces of the building using approved color pallet; this includes preparation of existing surfaces, 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. Moisture content of siding should be within localized parameters for exterior paint application. 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. Building Inspection Guidance for wood siding will include: looseness; warping, surface cracking, checking; swelling of joints; looseness or missing knots; rotting; 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.

B102099 Other Roof Construction - Chimneys	Fair	Serious

The two brick chimney structures were reconstructed above the roofline during the 1989-90 NPS treatment project. Below the roof line historic masonry material was apparently retained or reused. Brick work was in good condition at the time of the inspection. Non-historic brick work (top courses) should be removed from both chimneys as well as the mortar caps.

Non-intrusive low-sloped chimney caps should be designed for the all chimneys, whether in use or abandoned, to keep rain water and rodents out of the chimney stacks but to allow passive ventilation for drying to occur. These vented and screened chimney caps should be fabricated from non-corrosive sheet metal and be allowed to weather, or patina, to a natural gray color.

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*, 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 Building Inspection Guidance includes monitoring for: rusting, open vertical joints, loose flanges, inadequate exposure of fasteners, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, deteriorated or missing cant strips or crickets, and monitoring for cracks, spalling, loss of mortar, or structural damage caused by the occurrence of lightning strikes.

D503008 Security Systems	Fair	Serious

All current building systems are considered obsolete (non-operational) and should ultimately be replaced. A new, modern security system should be designed and installed by a professional security system contractor. The new system should meet the particular 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 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. Building Inspection Guidance includes: 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 Door & Security Gate	Fair	Serious

An exterior wood screen door is used at the primary entrance; it should be documented in the recommended exterior door schedule (see B203001 Glazed Exterior Doors). Traditional carpentry repairs should be completed to return this door to good condition. Repairs to the door frame, the screening, the hardware (especially the hinges, which need to be reset and squared with the door opening) and locking devices are included in the scope of work. Reference: NPS *Preservation Brief 9: Preservation of Historic Wood Windows* – also applicable to wood doors for traditional wood repair techniques and methodologies.

A steel framed metal security gate with screening is used in place of a wood frame screen door at the rear porch door. The door and door frame require a rust-inhibiting primer and repainting after it has been prepared and the surface rust removed; structural repairs may be required to the door frame (apparent after door frame is removed).

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes: monitoring of wood and trim: splitting, rotting, cracking, sagging, binding, jamming or poor fit, torn screens, loose, broken or missing hardware, loss of finish coating; metal door or frame: corrosion, warping, binding, poor fit; bent; loose or damaged hardware; mechanical damage, personal abuse; loose/missing caulking, and lack of weather-tightness; deficiencies to hardware including: loose, missing, broken parts; binding, misalignment, improper installation or adjustment, lack of lubrication; corrosion, abrasion, loss of protective coating.

B301004-1 Side Wall Flashing	Fair	Serious

All sidewall flashing should be installed according to the manufacturers' instructions and the *National Roofing Contractors Association (NRCA) Roofing Manual* (2017) and the *Residential Asphalt Roofing Manual Design and Application Methods*, Asphalt Roofing Manufacturers Association (2014). This would require removal of existing non-compliant side wall flashing. This task should be incorporated as part of the next regularly scheduled roof replacement project. See B301001 Roof Finishes for further recommendations.

Building Inspection Guidance includes monitoring for: rusting, open vertical joints, loose flanges, inadequate exposure of fasteners, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, deteriorated or missing cant strips or crickets.

G2050 Maintained Landscapes (Landscaping)	Fair	Serious

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 building, and removal of accumulated vegetative debris.

The 1995 *Cultural Landscape Report* should be reviewed to determine if other long-range recommendations remain to be accomplished at the site. See also G9087 Site Drainage for positive grading maintenance and positive drainage on the site. Given the nature of the adjoining yard scapes in the Birth Home Block, all yard areas should be considered as a whole rather than considering each property as a separate entity.

NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

D5010 Electrical Service & Distribution	Fair	Minor

The existing electrical service dates to the 1989-90 rehabilitation project; system components were not individually assessed or rated. All existing electrical service should be inspected by a licensed electrician and brought up to local code requirements if any deficiencies are discovered.

An electrical flow diagram should be created for each independent electrical service (metered) showing all panels, sub-panels, and circuits. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology.

In general, building utilities should not be mounted directly to exterior building surfaces composed of historic fabric. If this condition exists, 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.

D501005 Panels	Fair	Minor

A licensed electrician or electrical contractor shall inspect the existing electrical system and create a map of all electrical lines (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.

G2030 Pedestrian Paving (Walkways)	Fair	Minor

The small section of concrete walk way connecting the public sidewalk along the street to the front porch stair requires no maintenance at this time. The gravel area at the wayside at the southeast corner of the property at is insufficient for public use, as it does not meet any accessibility standard and has an unkempt appearance. The gravel should be replaced with a hidden stabilization system and covered with sod or similar gravel. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology.

B101099-2 Insulation at Attic Structural Floor Frame	Fair	Minor

The existing attic floor insulation should be replaced (or repaired) if it has been subjected to numerous interruptions caused by subsequent maintenance work in the attics which has disrupted the insulation blanket. Insulation must be continuous and uninterrupted to be of any noted thermal value. In areas where insulation has been subjected to wetting from roof leaks (access was not available at time of inspection) all insulation should be removed and precautions taken to be aware of mold conditions. Wet insulation is a source of mold and should be immediately removed from the attic.

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.

Consideration of the type of insulation, the attic ventilation, and other passive ventilation features should be grouped into a holistic building science project which includes the under-building area, exterior wall and roof insulation systems. See A101002 Column Foundations & Pile Caps – Foundation Piers for a discussion of passive ventilation treatments.

B201005 Exterior Louvers & Screens	Fair	Minor

Exterior wood-frame gable-end louvers exhibit a variety of preservation carpentry maintenance deficiencies; they should be included in the exterior window schedule inspection and survey (see B2020). A comprehensive survey should be completed prior to any further rehabilitation projects. Traditional carpentry repairs should be completed to return all wood framed louvers to good condition. Repairs to exterior frames and slats, interior frame, and insect screen (see B301004-4 Exterior Trim) are included in the scope of work which should be documented in a comprehensive repair schedule (appended to the HSR).

Refer to NPS *Preservation Brief 9, Preservation of Historic Wood Windows* which is also applicable to other exterior wood features for traditional wood repair techniques and methodologies. Building Inspection Guidance includes deficiencies common to exterior wood features (such as windows or siding): warping, checking, splitting, bowing, sagging, broken members, paint failure, flashing failure, torn or missing screens, etc.

B203001 Glazed Doors (all)	Fair	Minor

Exterior glazed (with window glass) wood doors exhibit a variety of minor 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 B301004-4 Exterior 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.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building inspection guidance includes monitoring of wood and trim: splitting, rotting, cracking, sagging, binding, jamming or poor fit, torn screens, loose, broken or missing hardware, loss of finish coating; metal door or frame: corrosion, warping, binding, poor fit; bent; loose or damaged hardware; mechanical damage, personal abuse; loose/missing caulking, and lack of weather-tightness; deficiencies to hardware including: loose, missing, broken parts; binding, misalignment, improper installation or adjustment, lack of lubrication; corrosion, abrasion, loss of protective coating.

B101001 First-Floor Structural Floor Frame	Fair	Minor

A portion of the existing first floor frame was retained during the 1989-90 NPS rehabilitation project; it was also supplemented by additional framing members as per the project drawings (MALU Archives). Routine inspections and preservation maintenance repairs to the first-floor frame including floor joists, perimeter wall plates, foundation piers, painted exterior wood trim and skirt boards, and other component features are required. Inspection will require removal of exterior foundation panels, possible excavation under the building (archeological compliance required) or removal of interior floor systems to access the frame itself. Supplemental structural repairs may be required to any damaged historic floor joists after a thorough inspection is completed; removal of interior floorboards may be required as access from exterior is problematic due to low clearances. All repairs should be conducted by experienced NPS preservation wood crafters.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes monitoring for termites and other ground-based insects and rodents, splitting, rotting, cracking, and sagging of structural members; evidence of water staining or prolonged exposure to wet conditions at load-bearing surfaces (joist ends).

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 features on the building interior spaces. Fixtures should meet NPS policy requirements for energy efficiency and the NPS Rehab standards.

B301004 Exterior Trim	Fair	Minor

It is unclear what percentage of the existing exterior painted wood trim may be historic; historic finishes analysis conducted in 1993 suggests a large percentage was replaced during the 1989-90 NPS treatment project.

A comprehensive exterior wood repair and painting project is required for the structure's entire exterior within a one- to three-year time period. 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. Building Inspection Guidance for wood trim includes monitoring for splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness.

B101001 Front Porch Structural Floor Frame	Good	Minor
B101001 Rear Porch Structural Floor Frame	Good	Minor
B101001 Attic Structural Floor Frame	Good	Minor

A combination of new construction and the addition of supplemental framing were used to create the new structural floor frames during the 1989-90 NPS treatment project. Porch frames were constructed using all new material at the time. Routine inspections and maintenance of the accessible floor frames includes floor joists, perimeter wall plates, exterior building soffits and trim, and insulation (see B101099-1 Insulation at First-Floor Structural Floor Frame above) and roof surface will return/maintain the attic structural floor frame structure at good condition.

Comprehensive condition assessment is needed to determine condition of under-building framing members and connections as access to under-building area and entire attic area was not achieved during field inspection for this project. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes: warping, checking, splitting, sagging or broken members; deflection; 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.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance includes monitoring for 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 due to movement or other structural failure.

B102001 Structural Roof Frame	Good	Minor

The main structural roof frame was replaced during the 1989-90 NPS treatment project with all new construction (rafters, plates, purlins, braces, sheathing, etc.). 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 roof structural 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. Building Inspection Guidance includes: warping, checking, splitting, sagging or broken members; deflection; monitoring for termites and other ground-based insects and rodents.

B201008 Exterior Soffits	Good	Minor

The exterior roof soffits and open cornices were replaced during the 1989-90 NPS treatment project. 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. Building Inspection Guidance includes: looseness; warping; surface cracking; swelling of joints; loose or missing features; fungus or termites and other insects or rodent infestation.

B301001 Roof Finishes	Good	Minor

At the time of the HSR field work, the extant roof, architectural fiberglass diamond-shaped shingles, appears to be in good condition.

Eventually this roof system should be replaced with a roof system which is more accurate to the Period of Interpretation (1929–1941). The 1932 Sanborn Fire Insurance Maps indicate "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 sympathetic to the Period of Interpretation, roof material is recommended. The GAF Corporation produces a product known as "Flintastic SA,"[5] 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), and the *Residential Asphalt Roofing Manual Design and Application Methods*, 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. Building Inspection Guidance includes: weathering, lifting, cracking, curling, buckling, blistering, loss of granules, excessive exposure, missing or damaged areas.

B301004-3 Drip Edges	Good	Minor

Maintain this feature component with regular cyclical maintenance. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component feature over time in a systematic methodology. Building inspection guidance should include monitoring for: rusting, open vertical joints, loose flanges, inadequate exposure of

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

fasteners, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, deteriorated or missing cant strips or crickets.

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 walls will be gypsum board over plaster or over other substrate and lath. Testing of all wall surfaces to determine base material is recommended.

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

C1020 Interior Doors	Good	Minor

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

In a rehabilitation treatment, it is recommended the existing original standard 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 standard 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.

C103008 Counters	Good	Minor
C103009 Cabinets	Good	Minor
C103010 Closets	Good	Minor

Maintain interior fittings, such as counters, cabinets, and closets, 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. Building inspection guidance should include: missing, cracking; splintered; broken; warping; rot; abrasion; scuff marks; deteriorated finish; evidence of mechanical damage or personal abuse; missing/damaged hardware.

C103098 Other Casework – Interior Trim	Good	Minor

Maintain interior fittings, such as interior architectural trim, with regular cyclical maintenance. Minor surface degradation was noted and should be repaired with traditional preservation maintenance techniques. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building inspection guidance should include: missing, cracking; splintered;

broken; warping; rot; abrasion; scuff marks; deteriorated finish; evidence of mechanical damage or personal abuse; missing/damaged hardware.

C3010 Wall Material & Finishes	Good	Minor

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. Building inspection guidance should include: 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.).

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 considered in order to minimize noxious fumes and provide better indoor air quality.

References: 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).*

C3020 Floor Material & Finishes	Good	Minor

Maintain interior floor materials and finishes, such as carpet, vinyl, and ceramic tile, with regular cyclical maintenance as per manufacturer's directions or industry 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. Building inspection guidance should include: wear, tear, cuts, raveling, discoloration, fading, stains, insect damage, breaking, lack of bonding and unevenness of underlayment, evidence of other damage, and soiling.

Care should be taken to preserve all historic interior floor finishes, including historic wood strip flooring, if extant underneath wall-to-wall carpeting. All non-sustainable floor coverings (vinyl composition tiles (VCT), sheet vinyl, carpeting) should be removed and replaced with sustainable floor coverings at the end of its service life. 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 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.

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* contain good information concerning this process.

C3030 Ceiling Material & Finishes	Good	Minor

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. Building inspection guidance should include: 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.).

References: 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).*

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.

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; all system components were not individually assessed or rated. If available, service contracts should require annual inspections of all components including thermostats. The distribution system (concealed and exposed duct work) should be retained and foil faced insulation installed or repaired with minimal impact to the existing building and historic fabric. Existing chases should be reused whenever possible. Thermostats should be replaced with current technology ("smart thermostats") which allow for pre-programmed and regulated operation of the systems. Refer to NPS *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches.*

The NPS *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* suggest consideration of ground-sourced heating and cooling systems in lieu of fossil fuel-based systems in future rehabilitation projects. Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. See NPS Building Inspection Guidance, D30 HVAC for a comprehensive inspection checklist.

B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR

It is important to know if there is insulation within the wall cavity of the exterior walls of the structure. Thermal digital photography and other remote sensing tools may be able to determine if there is insulation 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.

D2020 Domestic Water Distribution	NIAR	NIAR

Return domestic water distribution system to good condition. Tasks include repairs to all leaking plumbing lines, insulation of all plumbing lines located in the crawlspace, and complete inspection and assessment by licensed master plumber. As per NPS all systems must meet NPS mandated policies, guidelines and building codes (see Code Compliance section).

D2030 Sanitary Waste System	NIAR	NIAR

Return sanitary waste system to good condition. Tasks include documentation of locations of park connections to City of Atlanta sanitary sewer lines, documentation that all plumbing stacks and vent lines meet code and are properly screened against insect and rodent access, a complete inspection and assessment by licensed master plumber. Sanitary waste lines located within the crawlspace should be insulated against freezing. As per NPS all systems must meet NPS mandated policies, guidelines and building codes (see Code Compliance section).

D4010 Sprinklers	NIAR	NIAR

A fire suppression system was non extant at the time of the inspection. Any proposed fire suppression 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 will protect cultural resources including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss to the greatest extent possible and will comply with appropriate NFPA codes and standards.

Effects of Recommended Treatments

The potential effects of the recommended prioritized 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 from ONPS park-base operations (maintenance programs).

Recommended treatments are subjective; all will depend on the implementation of recommendations in the field, or on the design phase of a project where specifications and architectural drawings may be developed to guide the work. All treatments effecting historic resources should be documented as per NPS-28 requirements (HSR Part 3).

Table 4. Effects of Recommended Treatment, 492-494 Auburn Avenue, NE

Recommended Treatment by Feature	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 in the interior.	Fire alarm detection devices will be reviewed by NPS prior to installation.	Historic building and occupants will be alerted to fire. Complies with NPS policies for protection of historic resources.
C201002/B201007: Remove and replace exterior porch stair structures, including handrails, posts, flooring, trim, ceilings, etc.	No adverse effect. Non-historic material will be removed and repaired/ replaced in-kind.	Repairs will be documented. Material being replaced dates to 1989-90 rehabilitation.	Historic fabric will be preserved. Component feature and character-defining feature returned to good condition.
D403001: Install new/recharge existing and supplement 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.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
SERIOUS			
B301004-2: Remove and replace sheet metal chimney flashing.	No adverse effect. Non-historic material will be removed and replaced with more compatible system.	Repairs will be documented. Material being replaced dates to 1989-90 rehabilitation.	Component feature and character-defining feature will be returned to good condition.
G9087: Correct site drainage deficiencies, including negative drainage, ponding water around downspouts, and underground drainage system repairs.	No adverse effect. Area is previously disturbed from 1989-90 rehabilitation project and subsequent park maintenance work.	Archeological monitoring may be required for minor regrading of site. New work will be compatible with extant historic fabric.	Will lessen chance of water infiltration at masonry foundations and encourage dry conditions at under-building area.
A101002: Repair historic foundation piers. Remove, redesign, and replace foundation enclosure panels to include ventilation.	No adverse effect; repair historic fabric (piers) and remove non-historic fabric (panels). Improve preservation of historic floor frame.	All treatments meet NPS rehabilitation standards. Redesigned enclosure system to be based on historic images. Improves crawlspace ventilation and access/maintenance.	Component feature and historic fabric returned to good condition. Non-sympathetic building component features removed. New non-historic fabric compatible with exterior character-defining features of historic district and improves ventilation.
B101099: Remove and replace insulation below first floor frame and between attic floor joists.	No adverse effect; historic fabric not disturbed.	None required.	Will improve energy efficiency of building performance.
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.
B301005: Perform routine maintenance on gutters and downspouts. Repair all downspout discharge outlets and position splash blocks.	No adverse effect; non-historic materials.	Work compatible with rehabilitation treatment. Repairs compatible with extant historic fabric.	Roof drainage system to perform as intended. Overall building preservation enhanced by directing water away from building.
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 yard to historic appearance as per CLR.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B2020: Repair existing wood windows to operable and good condition. (Will require removal and reinstallation to repair sash and frame components).	No adverse effect; non-historic materials date to 1989-90 rehabilitation. Some minor loss of adjacent 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 and will be documented.	Historic fabric will be preserved. Component feature and historic fabric returned to good condition.
B201001: Carpentry repairs to exterior wood siding. Repaint exterior of building.	Some minor loss of damaged historic fabric (deteriorated wood will be repaired/replaced). Most siding dates to 1989-90 rehabilitation.	Repairs are compatible with extant historic fabric. Wood siding replacement will be in-kind and will be documented.	Component feature and historic fabric returned to good condition. Improved appearance of structure within context of historic district.
B102099: Repair chimney structures. Remove non-historic brick corbel. Install compatible chimney cap.	No adverse effect; chimneys were reconstructed above roof line during 1989-90 rehabilitation. Will introduce non-historic element (chimney cap) to historic structure.	Repairs will be executed according to NPS preservation standards. New chimney caps are permitted under NPS Rehabilitation standards.	Component feature and historic fabric returned to good condition. Improved performance of component feature as a result of design improvements (chimney caps).
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 1989-90 rehabilitation.	Historic building and occupants will be protected from intrusion. Complies with NPS policies for protection of historic resources.
B203099: Repair exterior screen door and security gate.	No adverse effect; non-historic material will be repaired/replaced with in-kind materials.	Repairs will be documented. Material being replaced dates to 1989-90 rehabilitation or later.	Component feature and character-defining feature (screen door) will be returned to good condition.
B301004: Repair/replace roof flashing systems.	No adverse effect; non-historic material will be replaced with more traditional material with improved performance.	Repairs will be documented. Material being replaced dates to 1989-90 rehabilitation or later.	Component feature and character-defining feature will be returned to good condition.
MINOR			
D50: Upgrade electrical distribution system and panels.	Minimal impact to historic fabric for routing of new system. Some components may be visible on the interior.	Electrical plan will be reviewed by NPS prior to installation.	Upgraded electrical system will allow for occupant use of the building.
G2030: Improvements to sidewalks.	None. Non-historic fabric.	None required.	Pedestrian paving will be returned to good condition.
B301005: Repair exterior attic ventilation louvers.	No adverse effect; repair historic fabric and remove non-historic fabric.	All treatments meet NPS rehabilitation standards.	Character-defining features and historic fabric will be returned to good condition. Deteriorated historic fabric will be repaired.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B203001: Conduct survey, recommend, and implement repairs to all exterior doors.	No adverse effect; non-historic fabric.	Treatment documents will be prepared (door schedule) as part of exterior rehabilitation project. Will meet NPS-28 treatment standards.	Component feature will be maintained and returned to good condition.
B101001 Inspect and assess all structural floor frames.	No adverse effect as any floorboards removed from interior will be reinstalled in same location by experienced preservation carpenters.	All work will be photo-documented to ensure floorboards are returned to original location. Evaluation will identify any maintenance deficiencies.	Character-defining features and historic fabric will be returned to good condition and contribute to the overall integrity of the historic interior spaces. Any deteriorated historic fabric will be repaired.
D502002: Install a new lighting system (replace existing non-historic fixtures).	No adverse effect; non-historic materials. Minimal impact to historic fabric for installation of new system.	Repairs will be executed according to NPS preservation standards. Repairs are compatible with extant historic fabric.	Upgraded lighting system will allow for occupant use of the building, improve interior light levels, and increase energy efficiency.
B301004-4: 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.
C101001: Repair damaged partitions. Implement cyclical preservation maintenance routine.	No adverse effect; historic materials and finishes will be preserved. Minimal amounts of historic fabric removed for testing.	Test sample are minimal and will be taken in out of sight areas. Repairs will be executed according to NPS-28 treatment standards.	Component feature and historic fabric maintained and returned to good condition.
C102001: Conduct survey, recommend, and implement repairs to interior doors.	No adverse effect; non-historic historic fabric.	Treatment documents will be prepared (door schedule) as part of a larger interior rehabilitation project; will met NPS-28 treatment standards.	Component feature and historic fabric maintained and returned to good condition.
C103098: Monitor and maintain interior trim.	None. Does not impact historic fabric.	Complies with NPS FM policies.	Component features maintained in good condition.
C3010: Maintain interior wall finishes.	None.	Complies with NPS FM policies.	Component features maintained in good condition.
C3020: Maintain interior floor finishes.	None.	Complies with NPS FM policies.	Component features maintained in good condition.
C3030: Maintain interior ceiling finishes.	None.	Complies with NPS FM policies.	Component features maintained in good condition.

(Table 4 continued)

Recommended Treatment by Feature	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D30: Install new HVAC system or upgrade existing system and all appurtenances, including fixtures.	Moderate impact to historic fabric (structure and finishes) for routing of new HVAC system (dependent on system). Exterior components will remain visible.	Repairs will be documented. Material being replaced dates to 1989-90 rehabilitation.	Upgraded HVAC system will allow for occupant use of the building, improve climate, by more energy efficient, and meet NPS policies.
Not Individually Assessed or Rated (NIAR)			
B201002: Install exterior wall insulation and vapor barriers.	Adverse effect; will require removal of large quantities of historic fabric (either interior or exterior) and character-defining features.	Samples may be saved and all work documented as per NPS-28 (HSR Part 3).	Will improve thermal performance of exterior building envelope and assist NPS in meeting energy efficiency goals.
D2020: Inspect and test domestic water supply.	No effect; does not impact historic fabric.	None required.	Information will guide future treatment.
D2030: Inspect and repair sanitary waste system.	Minimal impact to historic fabric for installation of new components.	Plumbing plan will be reviewed by NPS prior to execution.	Upgraded plumbing system will allow for occupant use of the building.
D4010: Install fire suppression systems (sprinklers) throughout.	Moderate impact to historic fabric for installation of system. System features (sprinkler heads) and piping will be visible within the building.	Locations will be reviewed by NPS prior to installation. Minimal historic fabric in ceilings.	Historic building and occupants will be protected from fire. Will comply with NPS policies about protection of historic resources.
End of Table.			

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering the use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. Administration.

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Appendix A

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Appendix B

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Appendix B: Archival Photographs

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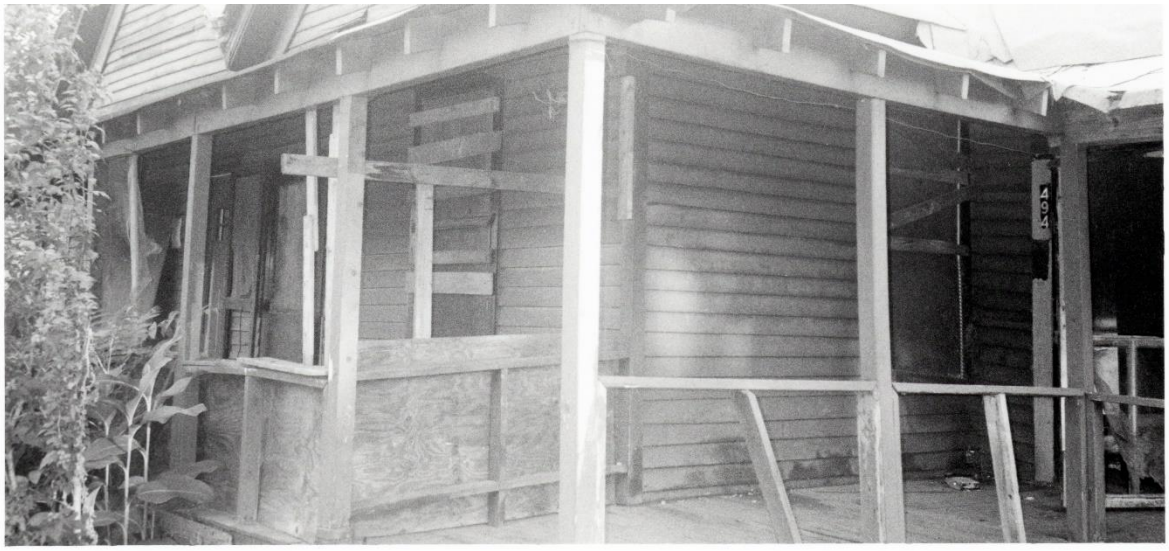

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April 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

1984. MALU Archives, Series 5, Subseries D, Box 3, Folder 46.

April 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

April 1987. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

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January 1988. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

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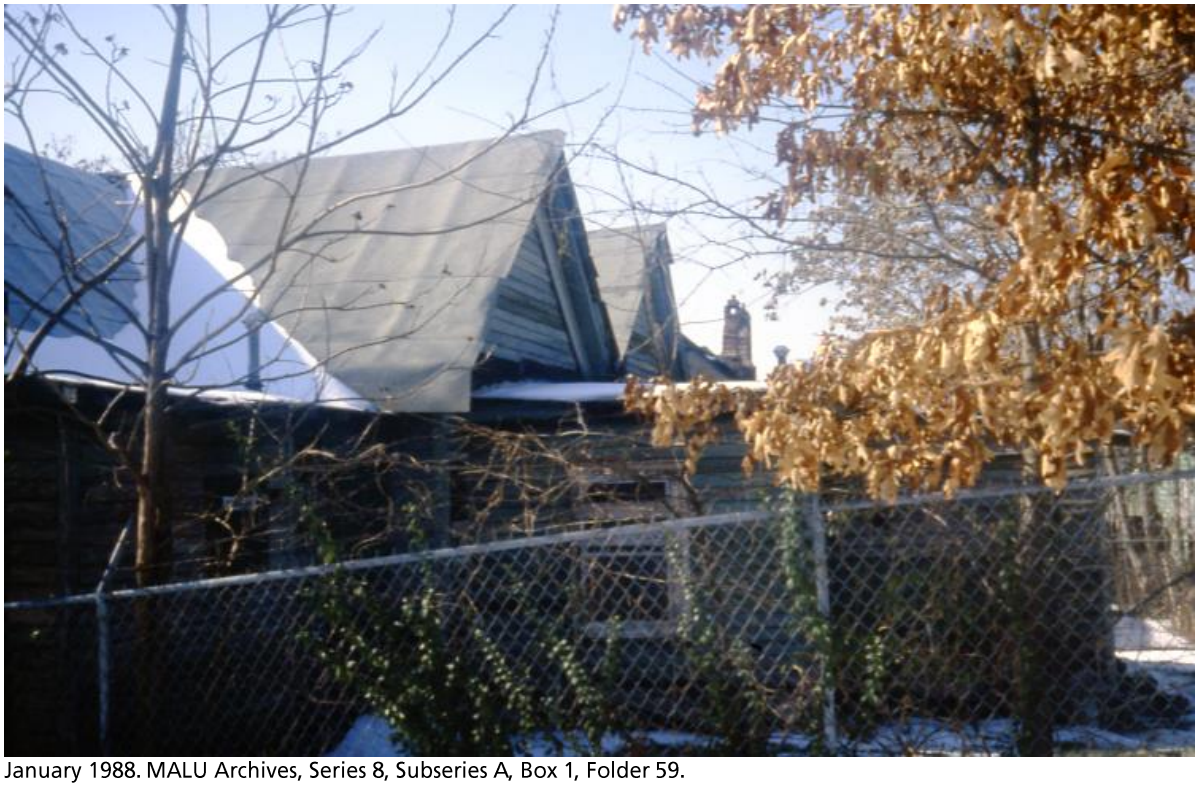

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July 1982. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

May 1983. MALU Archives, Series 8, Subseries A, Box 1, Folder 59.

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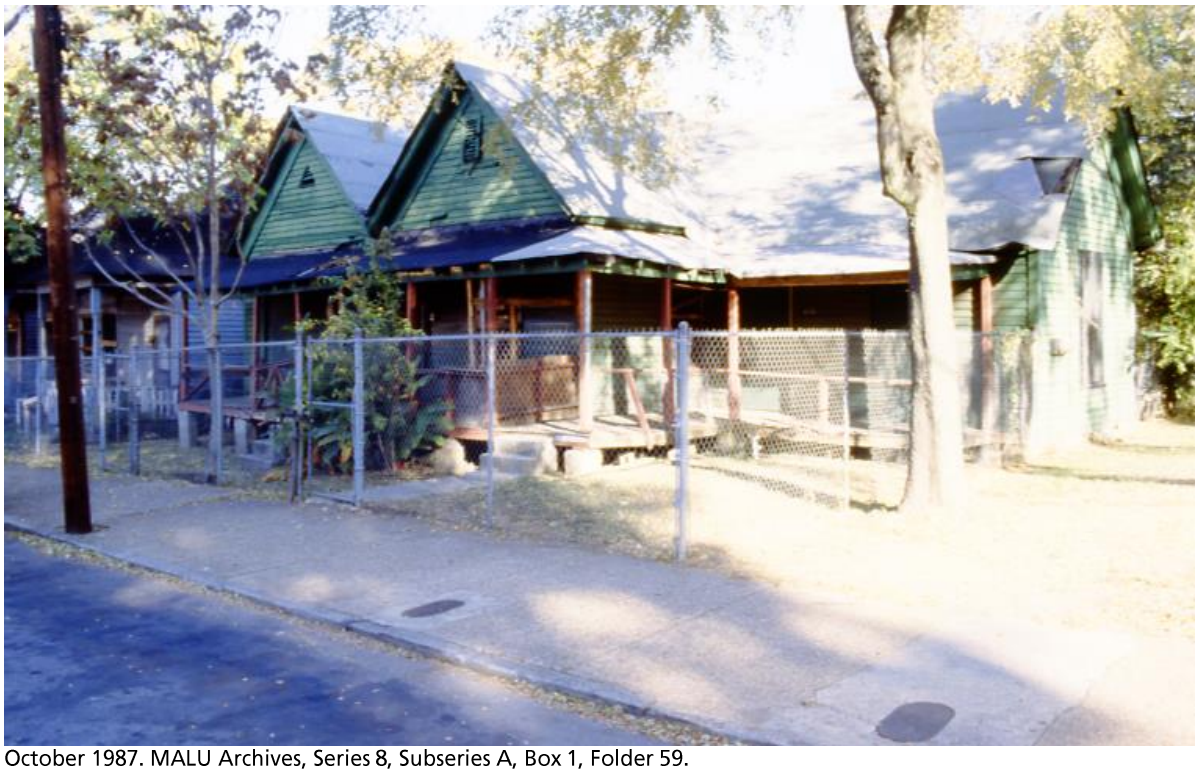

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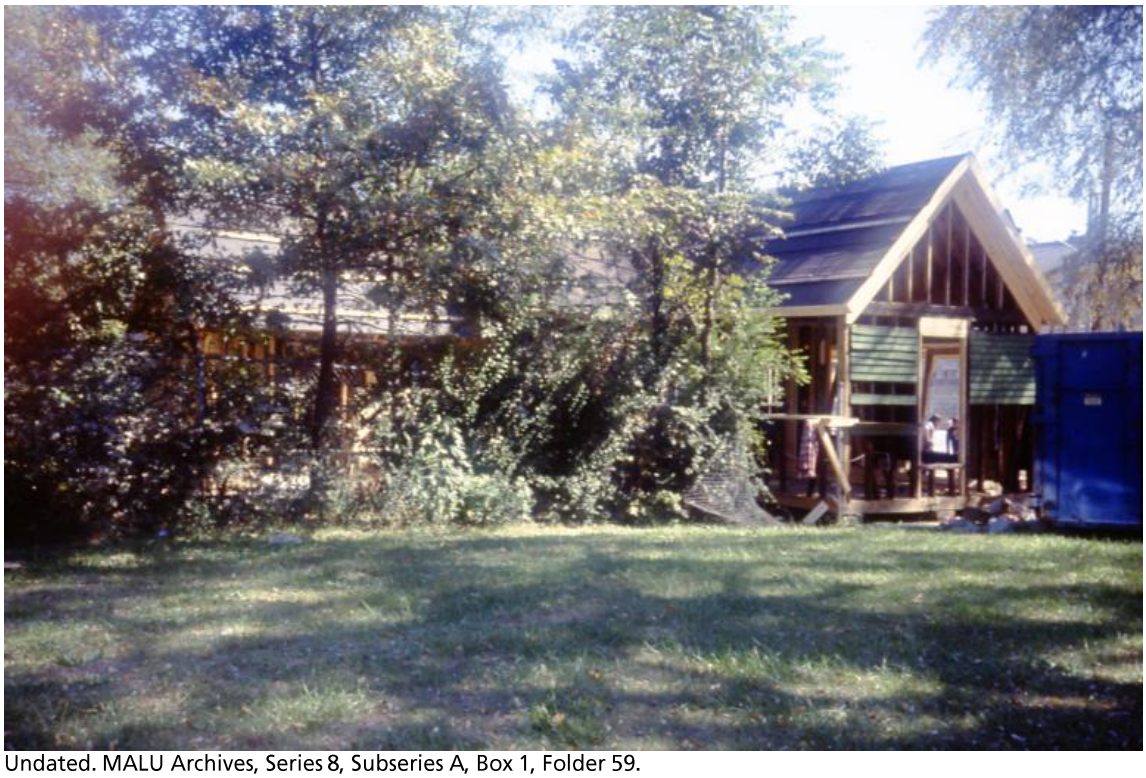

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Appendix C

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Appendix C: Archival Drawings

- Historic American Building Survey, "Martin Luther King, Jr. National Historic Site – Street Façades," 1985. HABS Survey No. GA-2169A, Sheet 2.
- National Park Service, Department of Interior, "National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site," *Existing Conditions.* April 27, 1988. MALU Archives.
- National Park Service, Department of Interior, "The Rehabilitation of National Park Service Structure, 492-494 Auburn Avenue, Martin Luther King, Jr. National Historic Site. January 1989. MALU Archives, Series 5, Subseries F, Box 24, Folder 33.

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NATIONAL PARK SERVICE STRUCTURE
492-494 AUBURN AVENUE

MARTIN LUTHER KING JR.
NATIONAL HISTORIC SITE

EXISTING CONDITIONS

DRAFT

DRAFT

NATIONAL PARK SERVICE
Department of the Interior

SHEET INDEX

TITLE PAGE	1
FLOOR PLAN	2
FOUNDATION PLAN	3
FLOOR FRAMING PLAN	4
ROOF FRAMING PLAN	5
BUILDING SECTIONS	6
ELEVATIONS	7

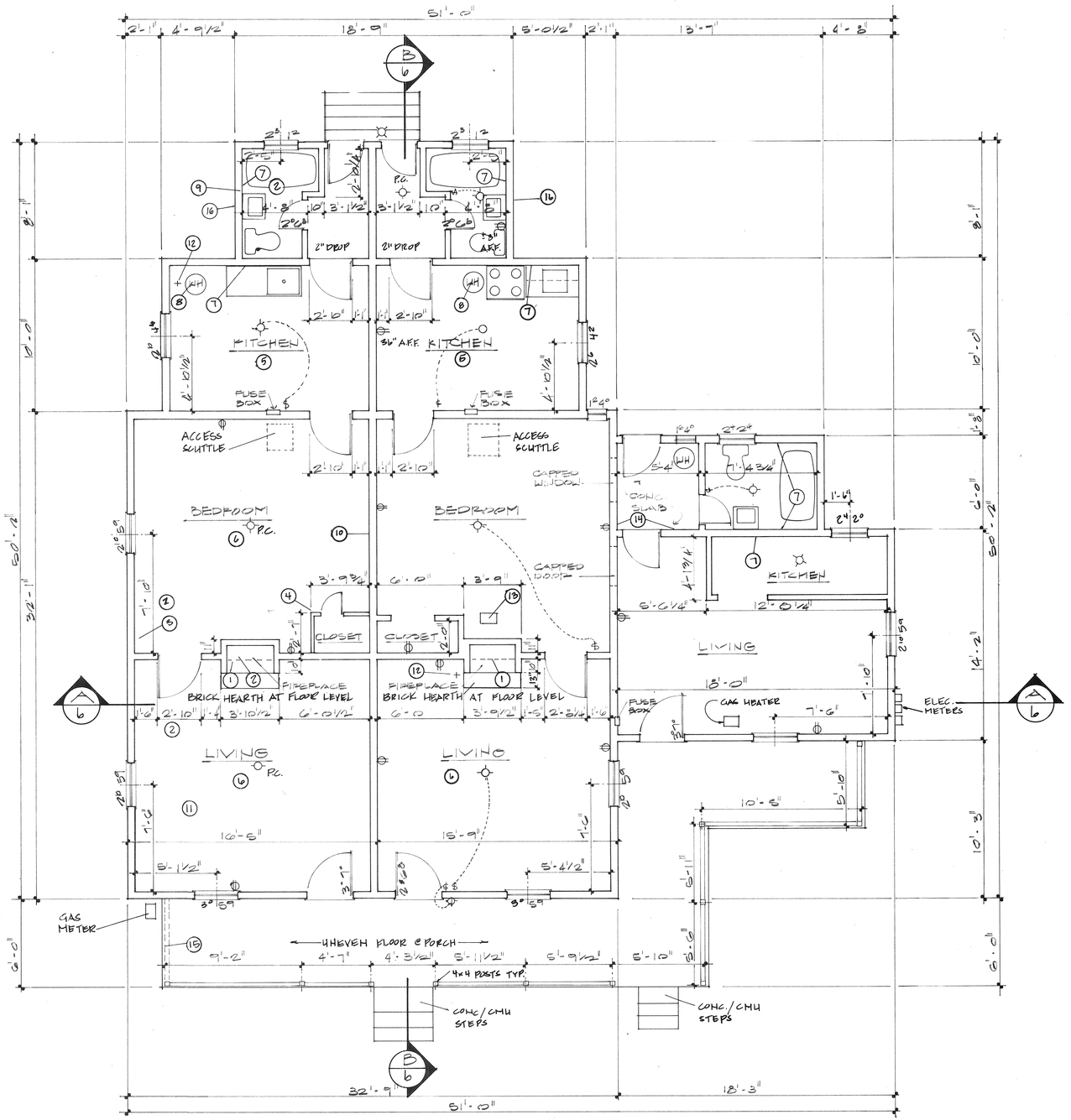
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DENVER SERVICE CENTER

PREPARED
JEC
DESIGNED
MCC
DRAWN
JTK
CHECKED
4-27-88
DATE

TITLE OF DRAWING
LOCATION WITHIN PARK
NAME OF PARK
MLK JR NATIONAL HISTORIC SITE
IV REGION | FULTON COUNTY | GEORGIA STATE

DRAWING NO.
PCIP PKG.
SHEET 1 OF 7

GPO 847-114



FLOOR PLAN

GENERAL NOTES

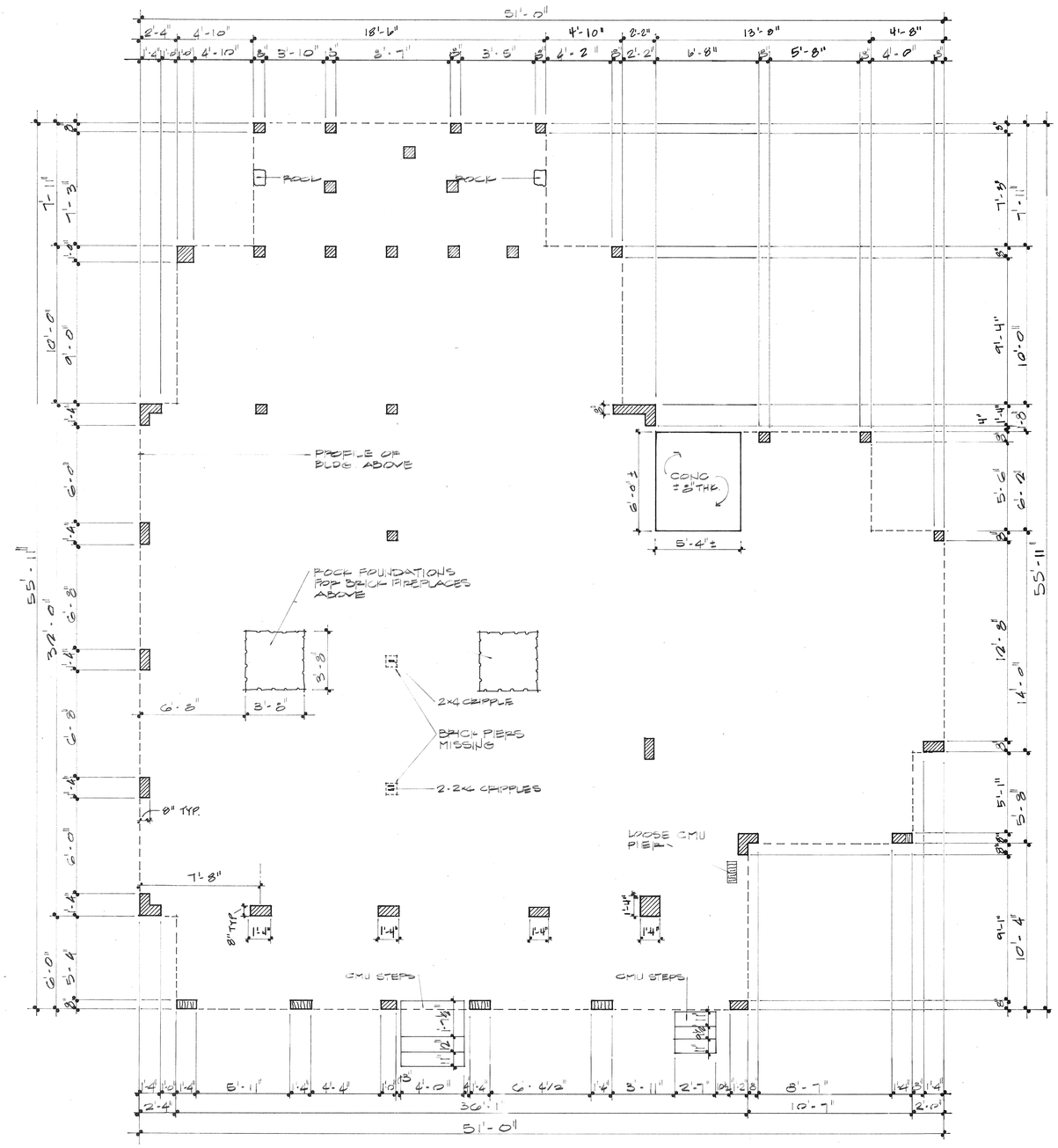
- STRUCTURE IS IN A DILAPIDATED STATE.
- STUCCO FINISH IS COMING OFF THE WALLS.
- CEILING PARTIALLY DESTROYED IN WEST SIDE UNIT.
- T & G WOOD FLOORING USED THROUGHOUT.
- NO INSULATION USED IN THIS BUILDING.

1. FIREPLACE CAPPED WITH BRICK.
2. CEILING PARTIALLY DESTROYED IN THIS AREA.
3. HOLE IN FLOOR.
4. CLOSET ATTACHED TO WALLS - MADE WITH 1x4's.
5. CEILING HEIGHT IS 7'-10½".
6. CEILING HEIGHT IS 10'-0" ±.
7. EXPOSED PIPING.
8. VENT THROUGH CEILING.
9. WALL PARTIALLY DESTROYED.
10. 9" WOOD BASE TYPICAL THROUGHOUT.
11. LARGE AMOUNT OF DEBRIS ON FLOOR.
12. GAS COCK.
13. GAS HEATER - GAS PIPE GOES INTO FLOOR.
14. EXTERIOR SIDING ON WALLS.
15. GUARDRAIL MISSING.
16. SIDING PARTIALLY MISSING.

DRAFT

4 0 4 8
SCALE OF FEET

PREPARED JEC	DRAWING NO.
DESIGNED MCC	PCIP PKG.
DRAWN JTK	SHEET 2
CHECKED	OF 7
4-27-88 DATE	



FOUNDATION PLAN

SC. 1/4"=1'-0"

GENERAL NOTES

GROUT IS DESINTEGRATING IN MOST OF THE BRICK PIERS.
THERE ARE SEVERAL ISOLATED PIERS MADE WITH SCRAP MATERIALS - NO GROUT AND SUPPORTED ON SCRAPS OF WOOD.

LEGEND

- BRICK
- CMU (BLOCK)

DRAFT

4 0 4 8

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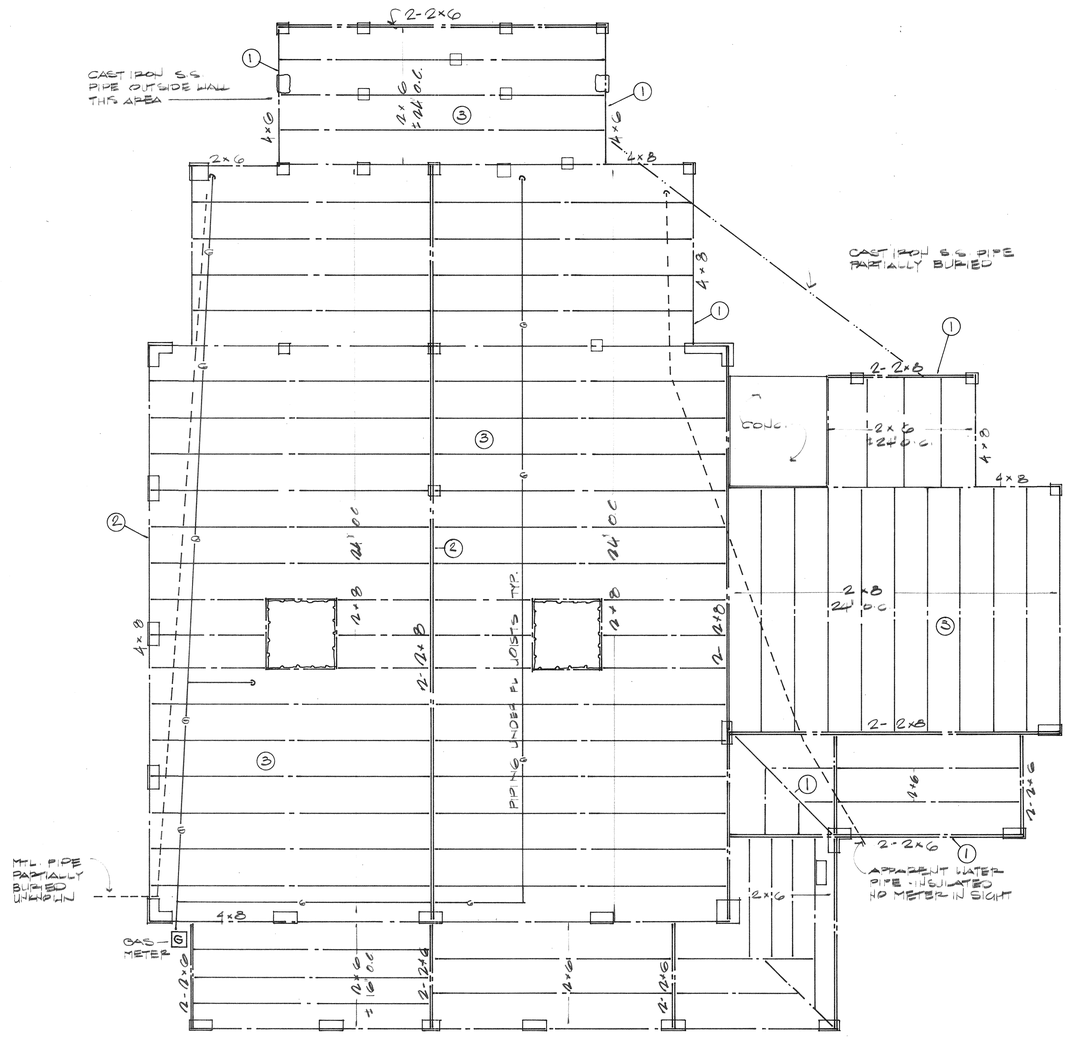
MCC DRAWN	PCIP PKG.
JTK CHECKED	SHEET 3
4-27-88 DATE	OF 7



FLOOR FRAMING/UTILITIES
SC 1/4" = 1'-0"

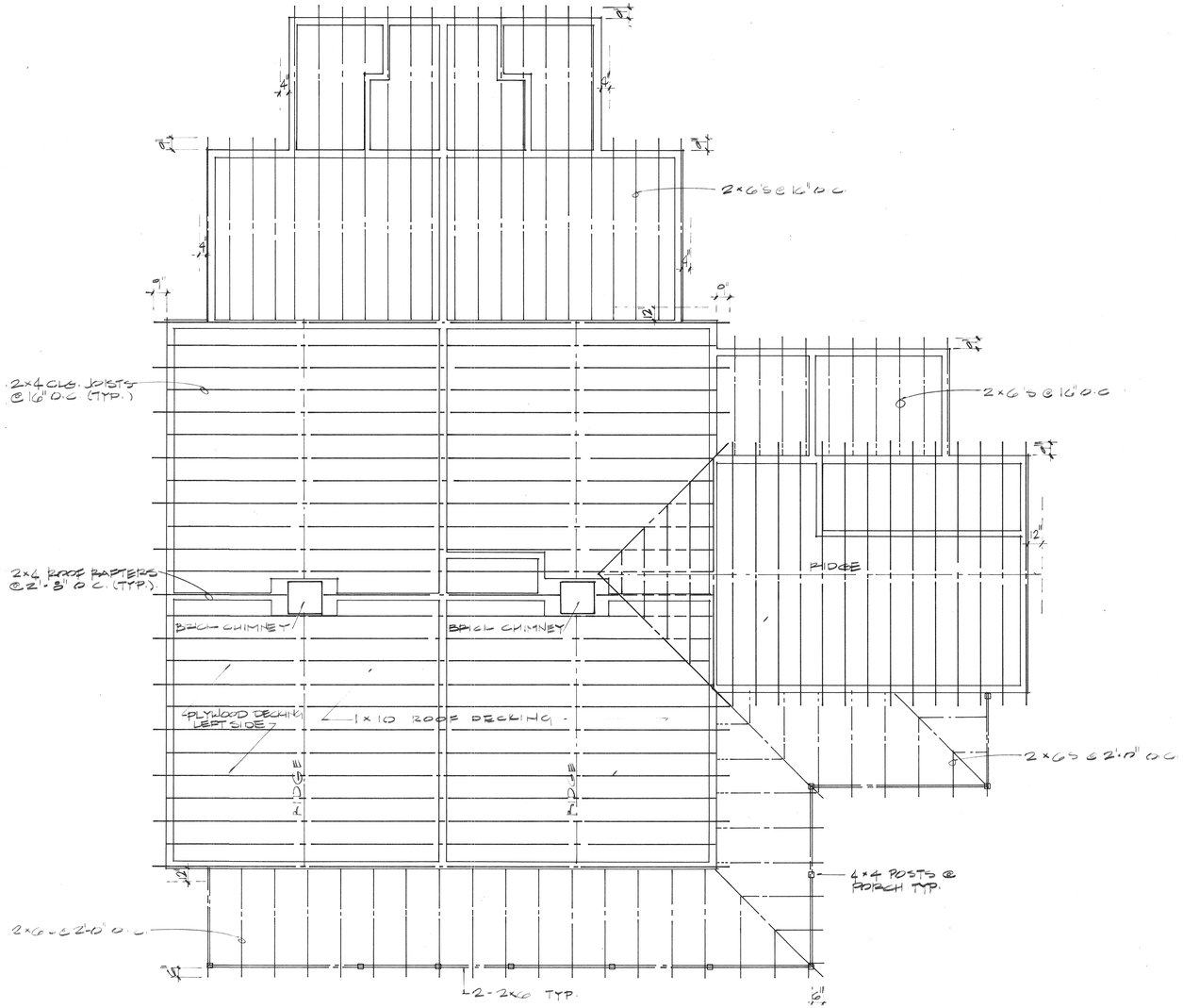
GENERAL NOTES

1. LEDGER MOSTLY DECAYED
2. LEDGER IN FAIRLY GOOD CONDITION
3. FLOOR JOISTS IN GOOD CONDITION

DRAFT

4 0 4 8
SCALE OF FEET

PREPARED	DRAWING NO.
JEC	
DESIGNED MCC	PCIP PKG. — SHEET 4
DRAWN JTK	— OF 7
CHECKED 4-27-88	
DATE	



ROOF FRAMING PLAN

SC 1/4"=1'-0"

DRAFT

4 0 4 8

SCALE OF FEET

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MCC DRAWN	PCIP PKG. / SHEET 5
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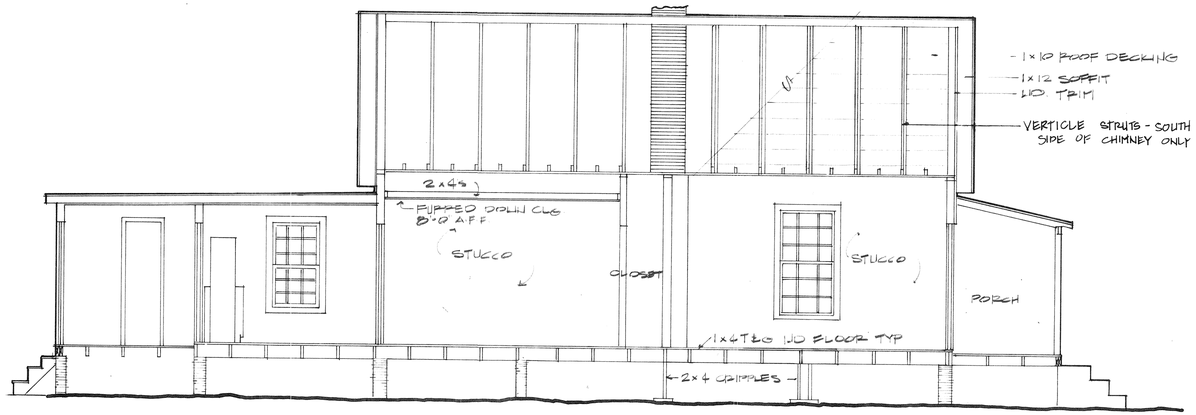
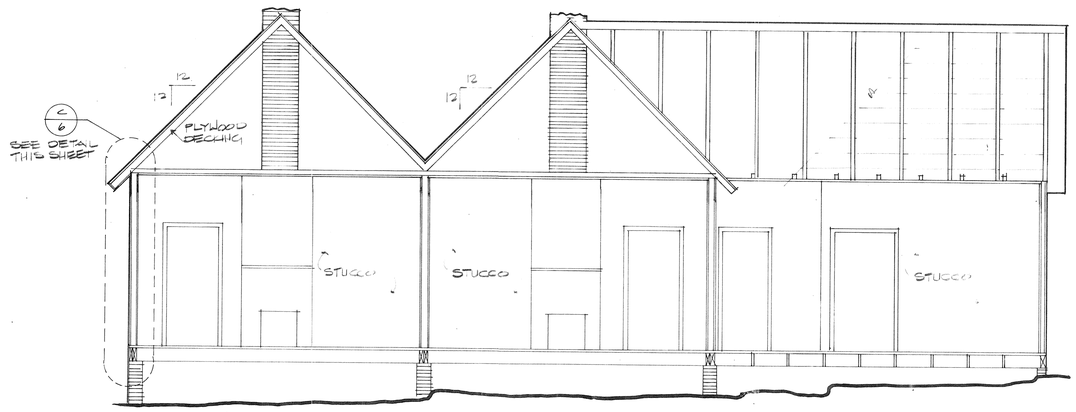
4-27-88 DATE	



SECTION "B"
SC. 1/4"=1'-0"



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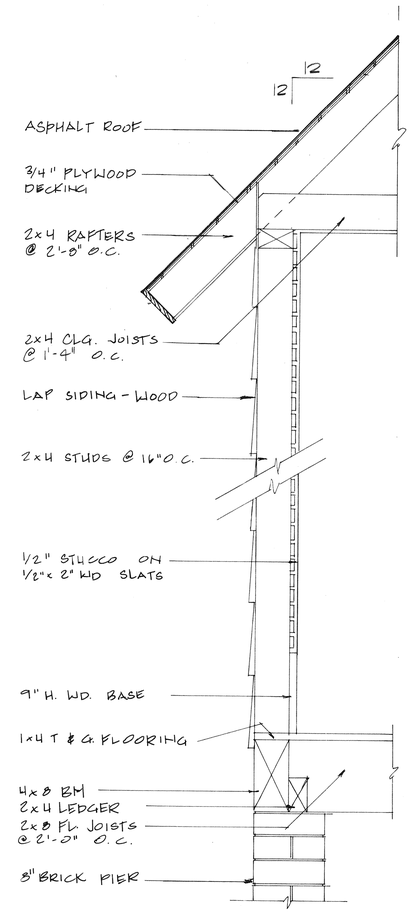
SC. 1/4"=1'-0"



C/6 WALL SECTION 1"=1'-0"

DRAFT

4 0 4 8
SCALE OF FEET

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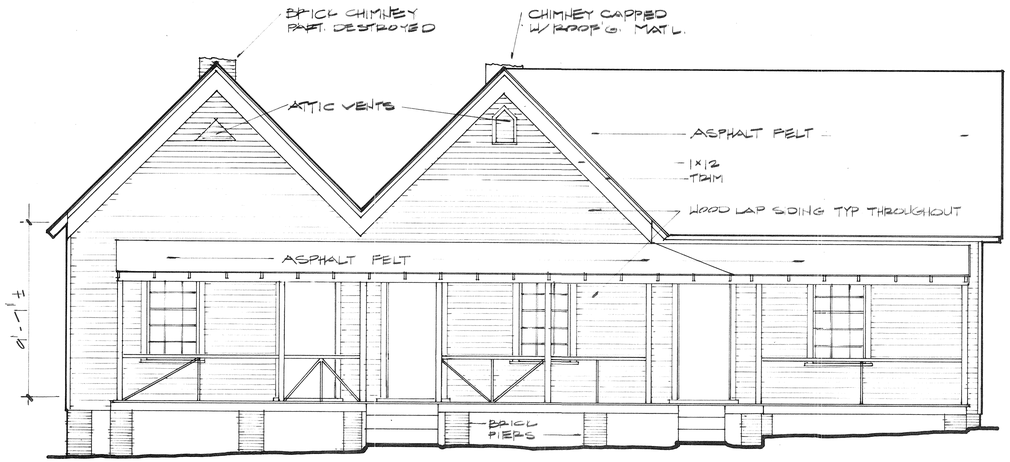
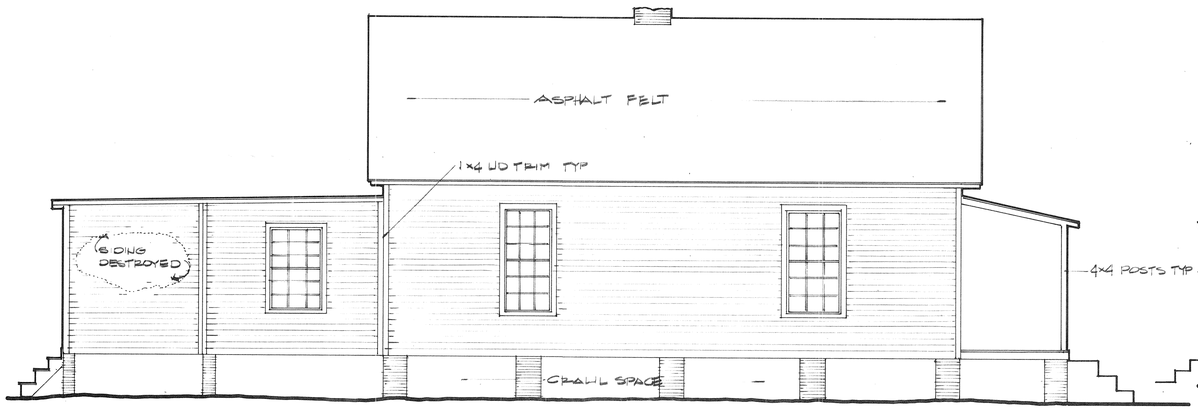
JEC	
DESIGNED MCC	PCIP PKG. / SHEET 6
DRAWN JTK	OF 7
CHECKED 4-27-88	
DATE	



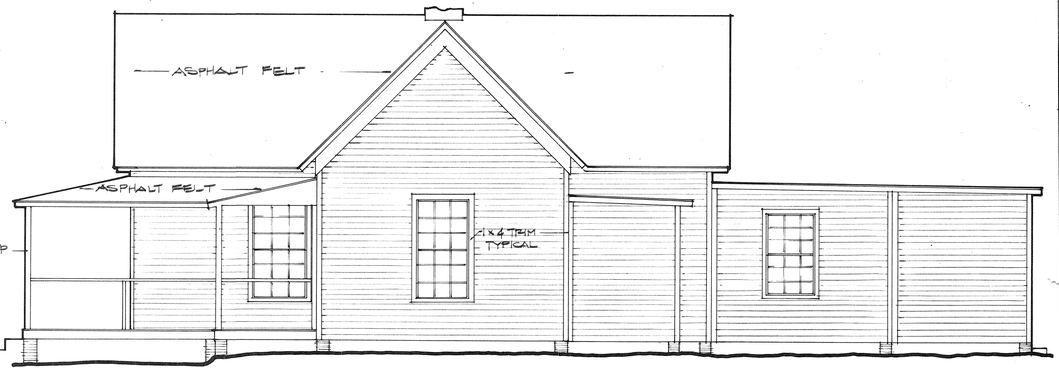
SOUTH ELEVATION
SC 1/4"=1'-0"

NORTH ELEVATION
SC 1/4"=1'-0"

DRAFT



WEST ELEVATION
SC 1/4"=1'-0"



EAST ELEVATION
SC 1/4"=1'-0"

4 0 4 8
SCALE OF FEET

PREPARED	DRAWING NO.
JEC	
DESIGNED MCC	PCIP PKG.
DRAWN JTK	SHEET 7
CHECKED	OF 7
4-27-88 DATE	

TRIM LINE

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

AUBURN AVENUE STREET FACADES

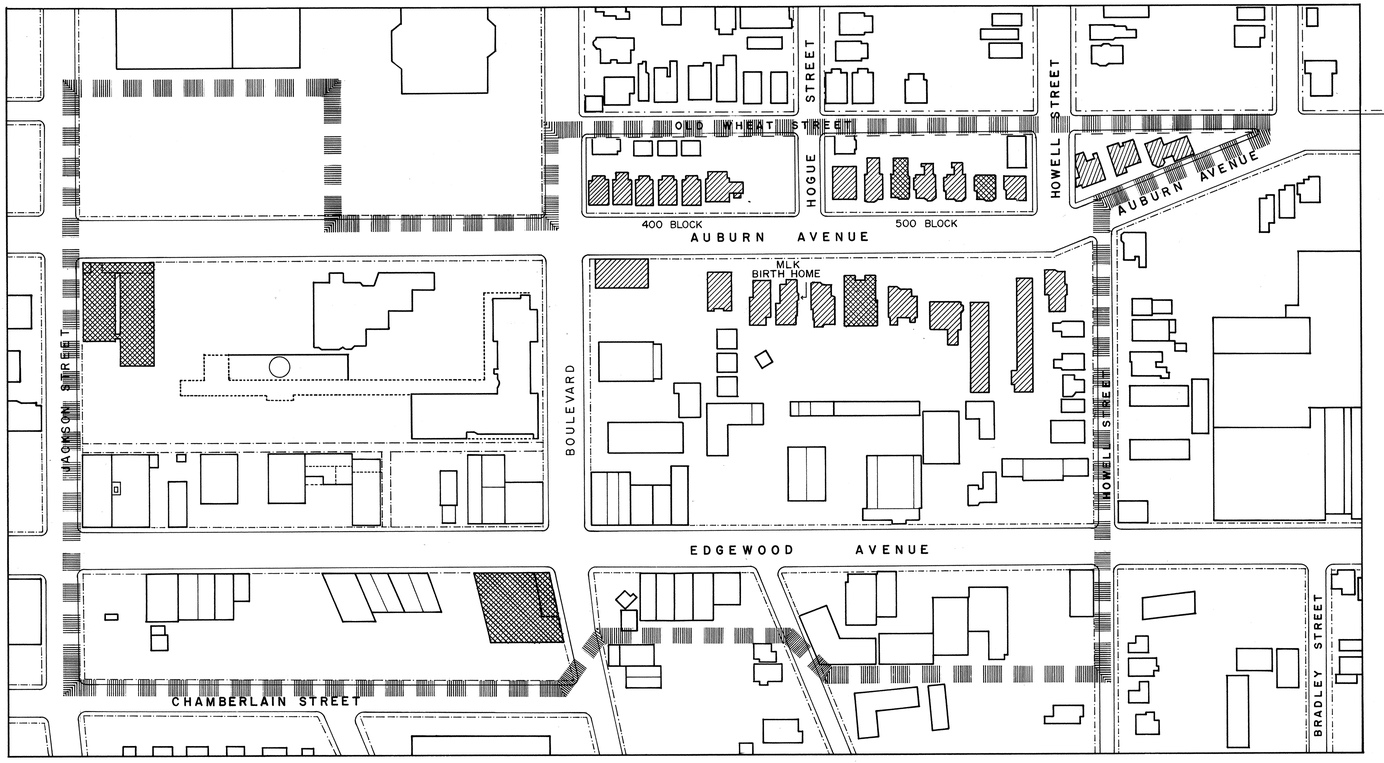
THE MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE IS LOCATED IN ONE OF THE OLDEST NEIGHBORHOODS IN ATLANTA - THE UPPER AUBURN AVENUE AREA. ORIGINALLY CALLED WHEAT STREET IN HONOR OF ONE OF ATLANTA'S PRE CIVIL WAR MERCHANTS, THE NAME WAS CHANGED IN 1893 TO THE MORE STYLISH AUBURN AVENUE. AS EARLY AS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

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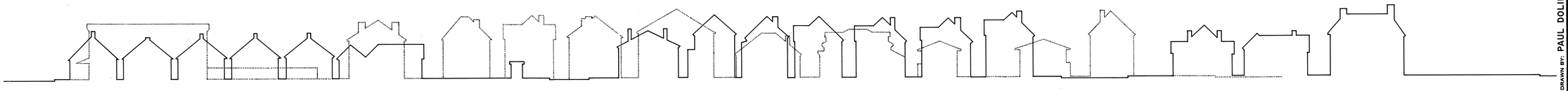
FEET 1"= 100'
0 50 100
METERS 1:120



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

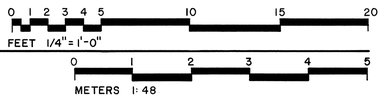
TRIM LINE

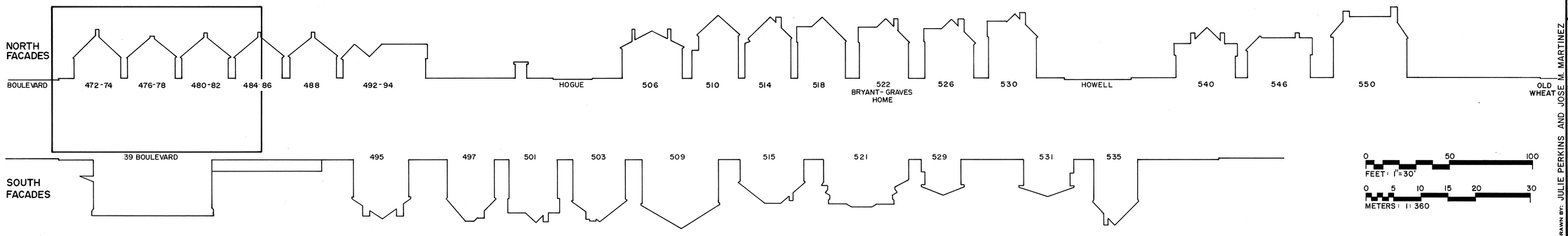
472 - 474

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

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TRIM LINE

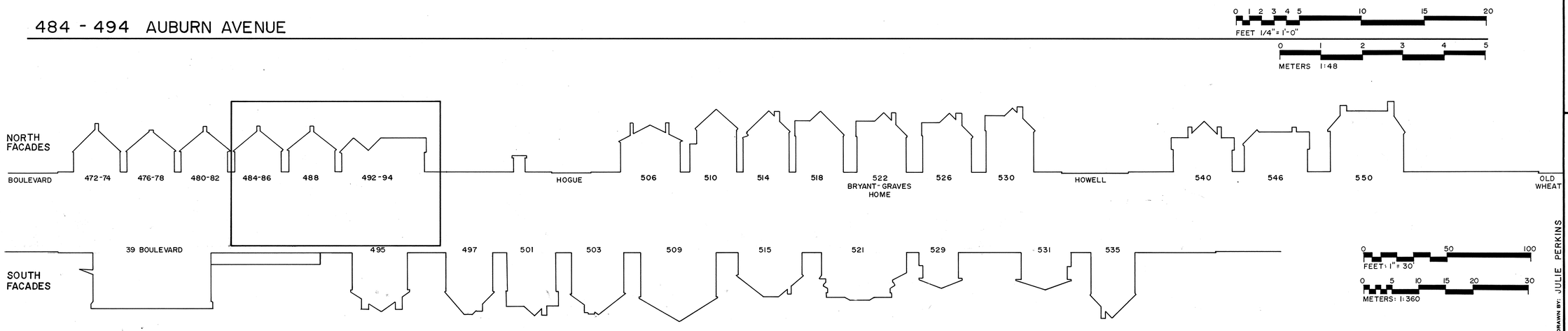
TRIM LINE

484 - 486

488

492 - 494

484 - 494 AUBURN AVENUE



0 1 2 3 4 5 10 15 20
FEET 1/4" = 1'-0"

0 1 2 3 4 5
METERS 1:48

0 50 100
FEET: 1" = 30'

0 5 10 15 20 30
METERS: 1:360

DRAWN BY: JULIE PERKINS

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
472-550 AUBURN AVE., 39 BOULEVARD AVE. ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 13 SHEETS

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

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TRIM LINE

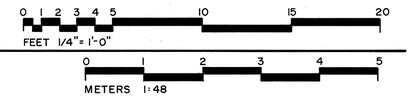
TRIM LINE

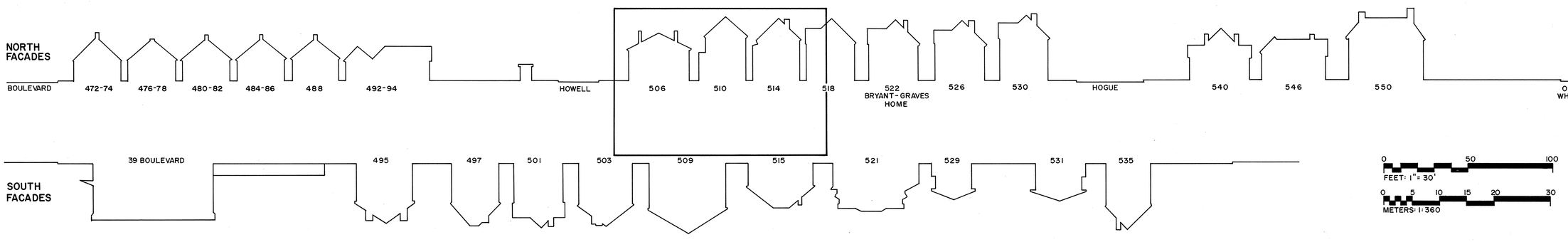
506

510

514

506 - 514 AUBURN AVENUE





DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT, TOM HELLMAN

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
472-550 AUBURN AVE., 39 BOULEVARD AVE.
ATLANTA
FULTON COUNTY
GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 13 SHEETS

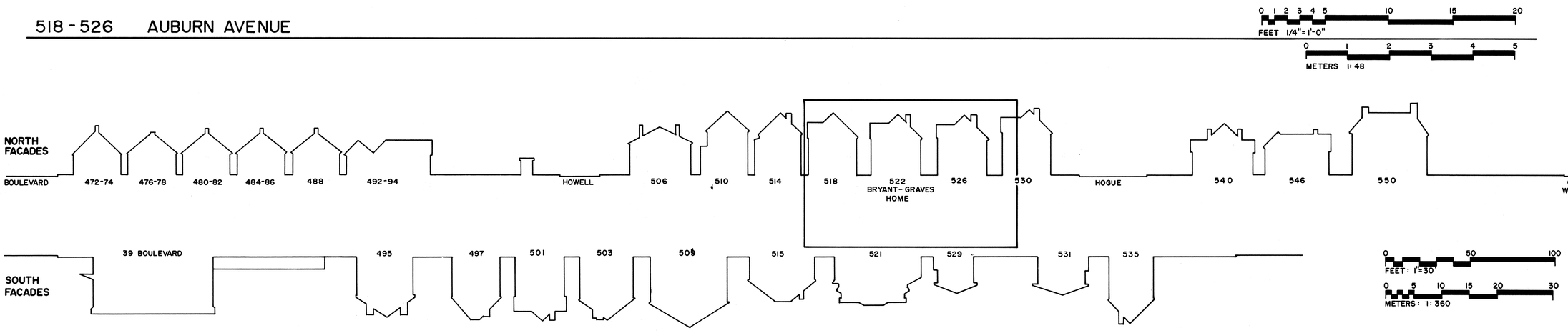
LIBRARY OF CONGRESS PHOTO NUMBER

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

TRIM LINE

518 - 526 AUBURN AVENUE



DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT, TOM HELLMAN

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
472-550 AUBURN AVE., 39 BOULEVARD AVE., ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 13 SHEETS

LIBRARY OF CONGRESS PRINTS NUMBER

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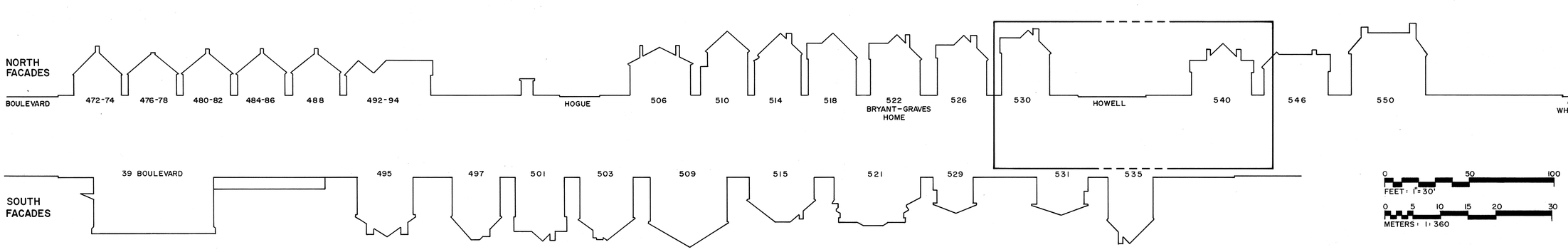
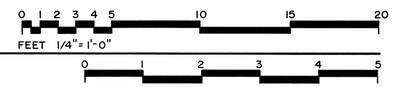
TRIM LINE

TRIM LINE

530 HOWELL 540

530 - 540 AUBURN AVENUE





DRAWN BY: JULIE PERKINS, TODD WAMBACH

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
FULTON COUNTY GEORGIA
472-550 AUBURN AVE., 39 BOULEVARD AVE
ATLANTA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 13 SHEETS

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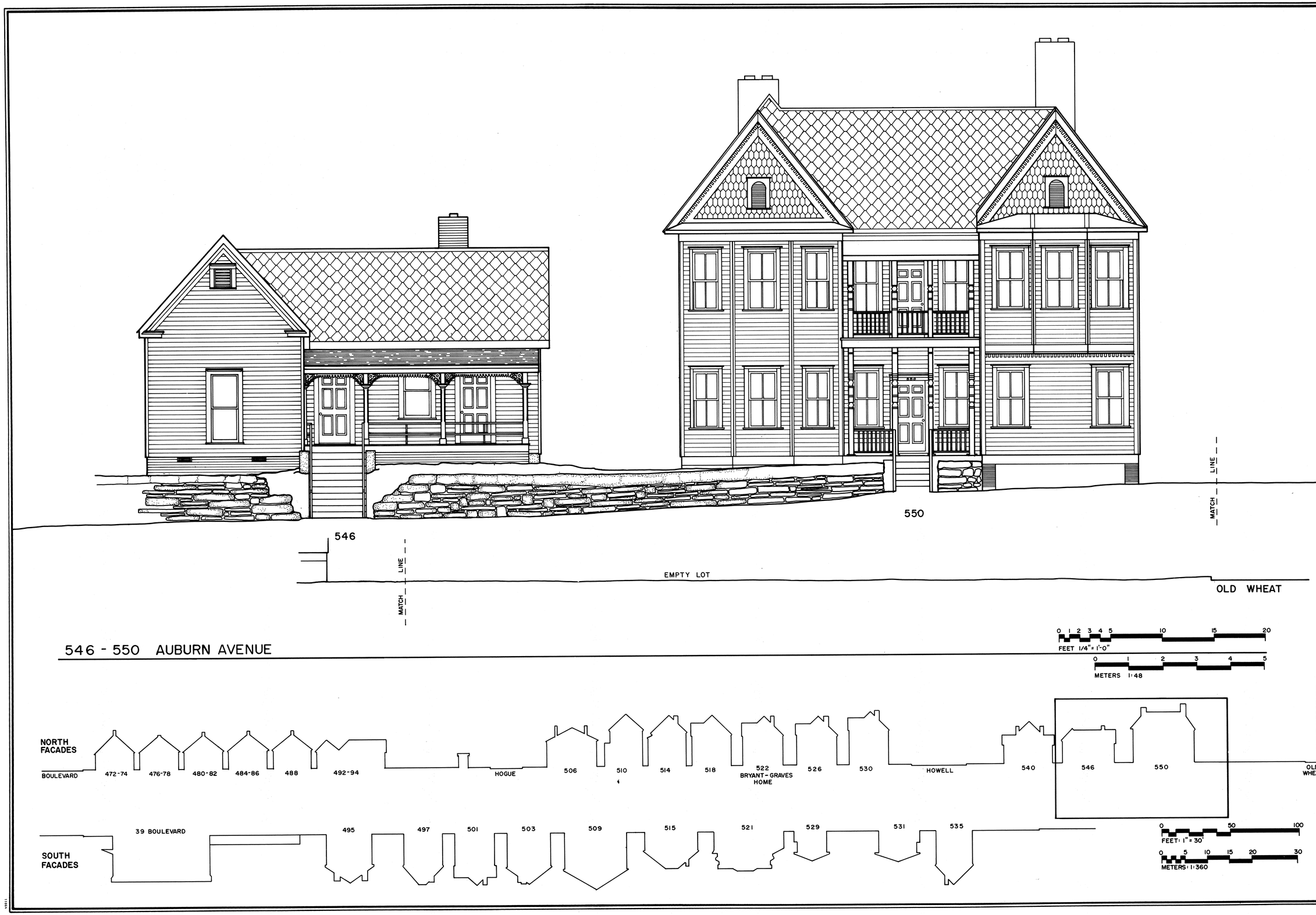
v9511

TRIM LINE



NAME AND LOCATION OF STRUCTURE

MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - STREET FACADES

472-550 AUBURN AVE., 39 BOULEVARD AVE. ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 13 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT

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NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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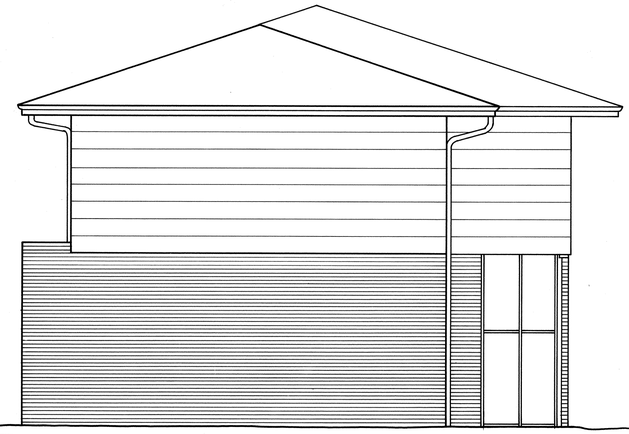
TRIM LINE

HOWELL

CHARLES C. HARPER HOME
535



531

535 - 531 AUBURN AVENUE

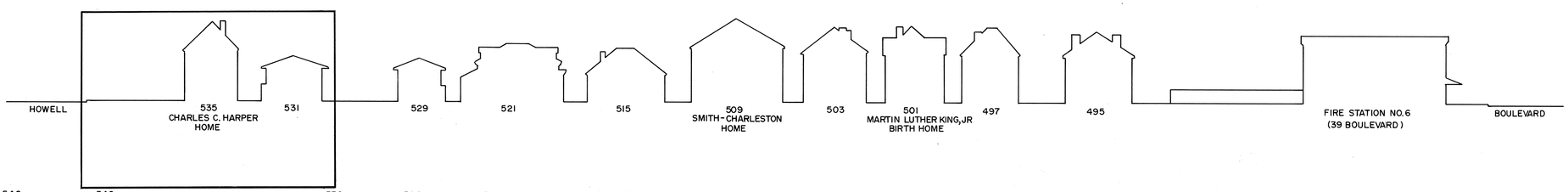
0 1 2 3 4 5 10 15 20
FEET 1/4"= 1'-0"

0 1 2 3 4 5
METERS 1:48

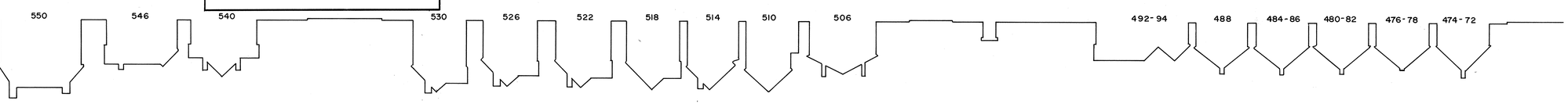
SOUTH FACADES

0 50 100
FEET: 1"= 30'

0 5 10 15 20 30
METERS: 1:360



NORTH FACADES



NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - STREET FACADES
ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 13 SHEETS

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MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE
472-550 AUBURN AVE., 39 BOULEVARD AVE.
ATLANTA

DRAWN BY: JULIE PERKINS
MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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9511

TRIM LINE

TRIM LINE

CALHOUN HOME
521

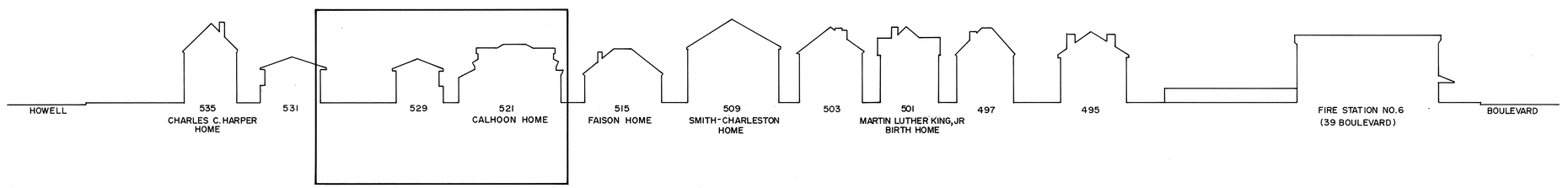
529

529-521 AUBURN AVENUE

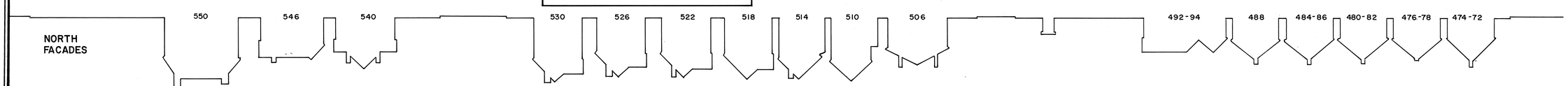
FEET 1/4"=1'-0"
METERS 1:48

SOUTH FACADES

FEET: 1"=30'
METERS: 1:360



NORTH FACADES



NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - STREET FACADES
472-550 AUBURN AVE., 39 BOULEVARD AVE. ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 9 OF 13 SHEETS

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NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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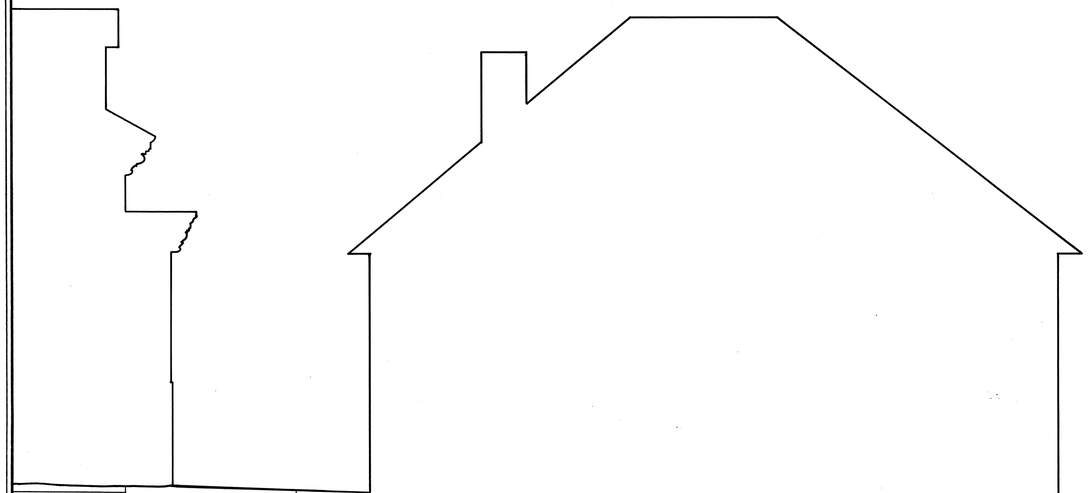
TRIM LINE

TRIM LINE



FAISON HOME
515
(PROPERTY INACCESSABLE FOR DOCUMENTATION)

SMITH - CHARLESTON HOME
509

515 - 509 AUBURN AVENUE

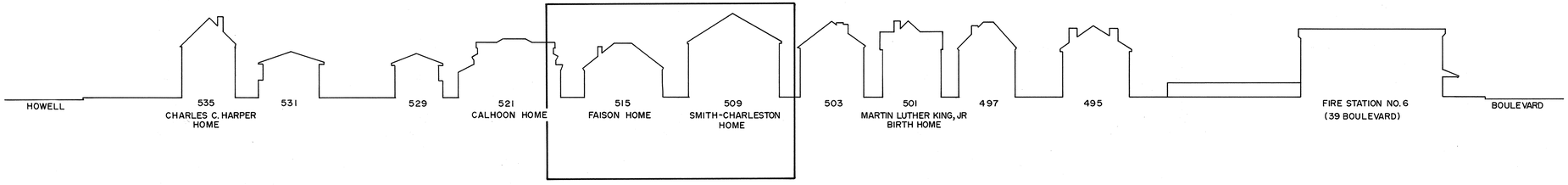
0 1 2 3 4 5 10 15 20
FEET 1/4" = 1'-0"

0 1 2 3 4 5
METERS 1:48

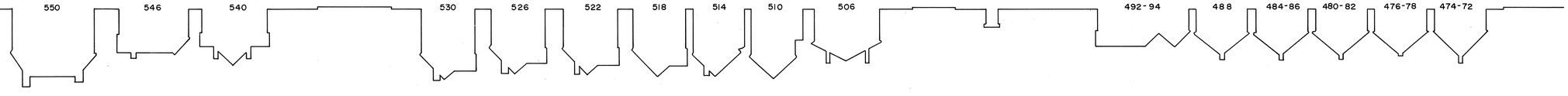
SOUTH FACADES

0 50 100
FEET: 1" = 30'

0 5 10 15 20 30
METERS: 1:360



NORTH FACADES



NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - STREET FACADES
472-550 AUBURN AVE., 39 BOULEVARD AVE. ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 10 OF 13 SHEETS

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5931

TRIM LINE

TRIM LINE

503

MARTIN LUTHER KING, JR BIRTH HOME
501

497

503 - 497 AUBURN AVENUE

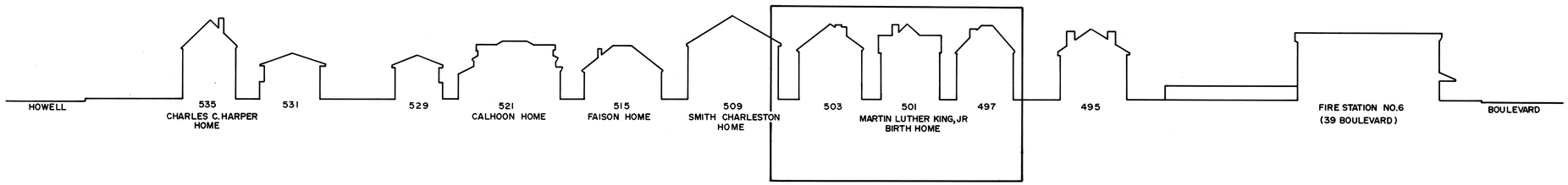
0 1 2 3 4 5 10 15 20
FEET 1/4"= 1'-0"

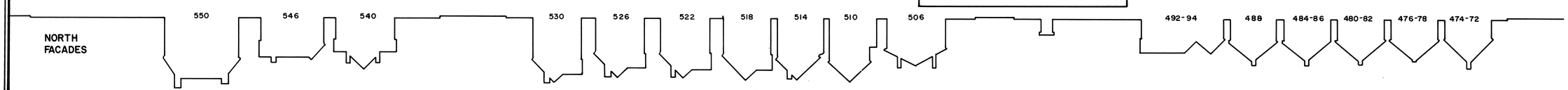
0 1 2 3 4 5
METERS 1:48

SOUTH FACADES

0 50 100
FEET: 1"= 30'

0 5 10 15 20 30
METERS: 1:360





DRAWN BY: JULIE PERKINS, TOM HELLMANN

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 11 OF 13 SHEETS

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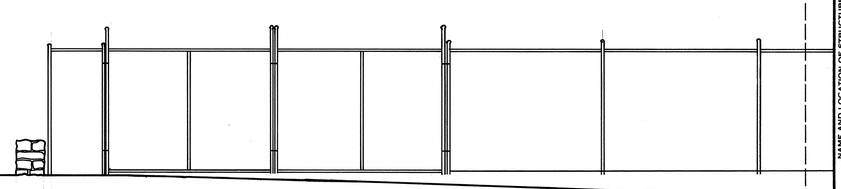
LC-USZA1-1648

TRIM LINE

TRIM LINE



495 AUBURN AVENUE

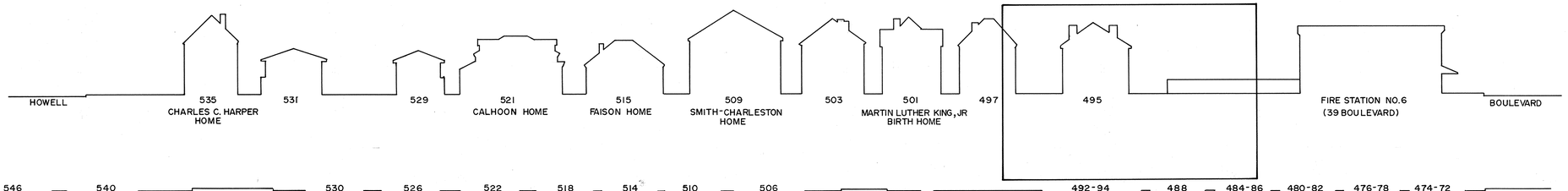
0 1 2 3 4 5 10 15 20
FEET 1/4" = 1'-0"

0 1 2 3 4 5
METERS 1:48

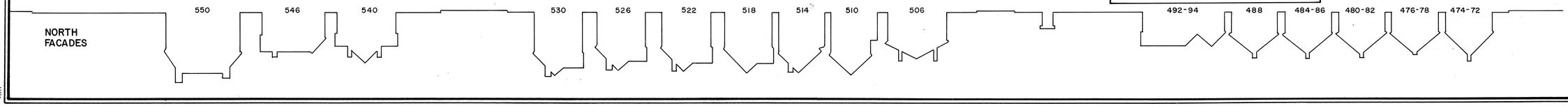
SOUTH FACADES

0 50 100
FEET: 1" = 30

0 5 10 15 20 30
METERS: 1:360



NORTH FACADES



DRAWN BY: JULIE D. PERKINS

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
472-550 AUBURN AVE., 39 BOULEVARD AVE.
ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 12 OF 13 SHEETS

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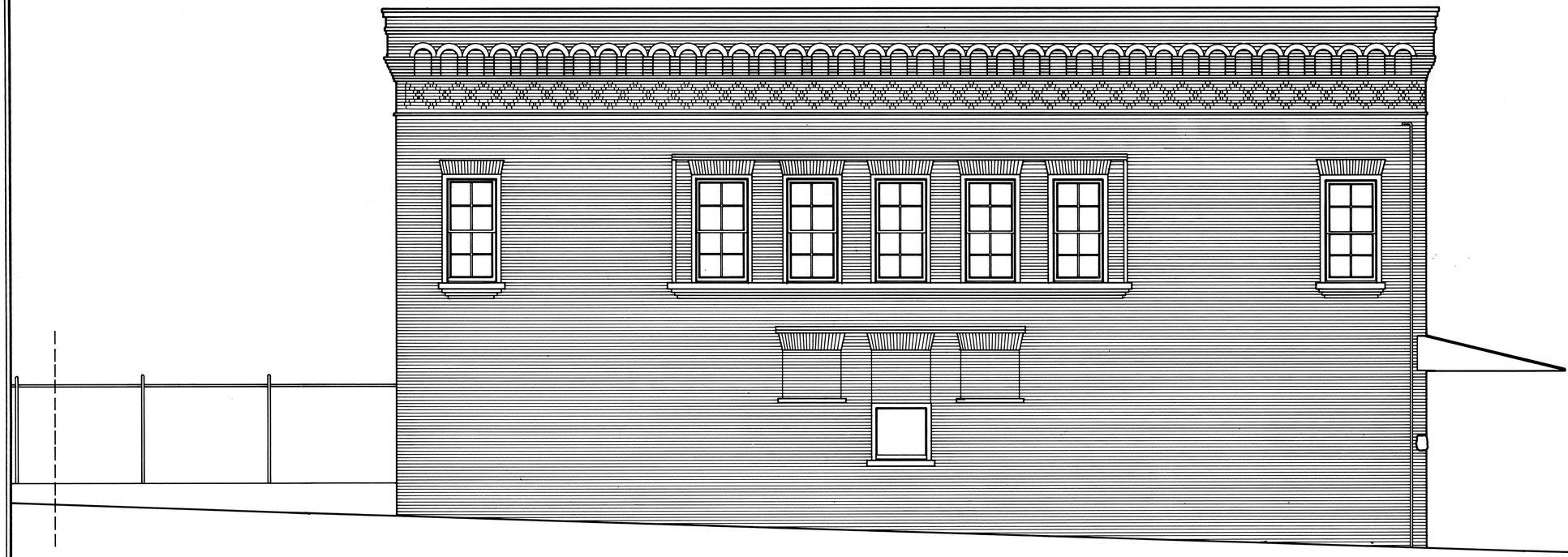
TRIM LINE

TRIM LINE



FIRE STATION NO. 6
39 BOULEVARD ST.

BOULEVARD ST.

39 BOULEVARD ST. (AUBURN AVENUE FACADE)

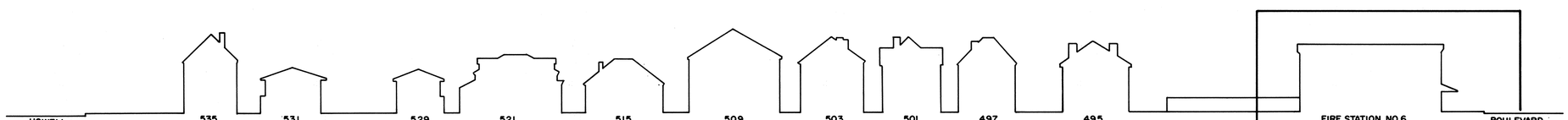
FEET 1/4"= 1'-0"

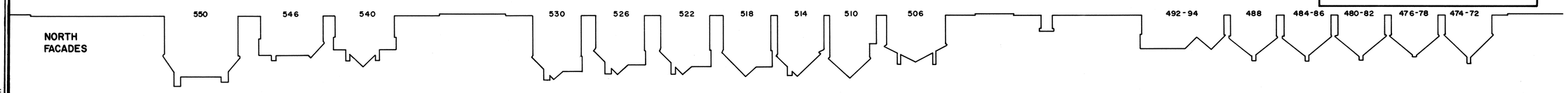
METERS 1:48

SOUTH FACADES

FEET: 1"= 30'

METERS: 1:360





DRAWN BY: TODD WAMBACH AND LEONARD KLIWINSKI

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
472-550 AUBURN AVE., 39 BOULEVARD AVE. ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA.-2169A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 13 OF 13 SHEETS

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TRIM LINE

THE REHABILITATION OF

NATIONAL PARK SERVICE STRUCTURE
492-494 AUBURN AVENUE

MARTIN LUTHER KING JR.
NATIONAL HISTORIC SITE

NOTE:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD

SHEET INDEX

1. TITLE PAGE
2. FLOOR PLAN - EXISTING CONDITIONS
3. ELEVATIONS - EXISTING CONDITIONS
4. SECTIONS - EXISTING CONDITIONS
5. FLOOR PLAN - PROPOSED
6. ELEVATIONS - PROPOSED
7. DOOR & WINDOW ELEVATIONS - PROPOSED
8. SECTIONS & DETAILS - PROPOSED
9. FLOOR & ROOF FRAMING PLANS - PROPOSED
10. ROOM ELEVATIONS - PROPOSED
11. MECHANICAL & ELECTRICAL PLAN - PROPOSED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
SOUTHEAST REGION

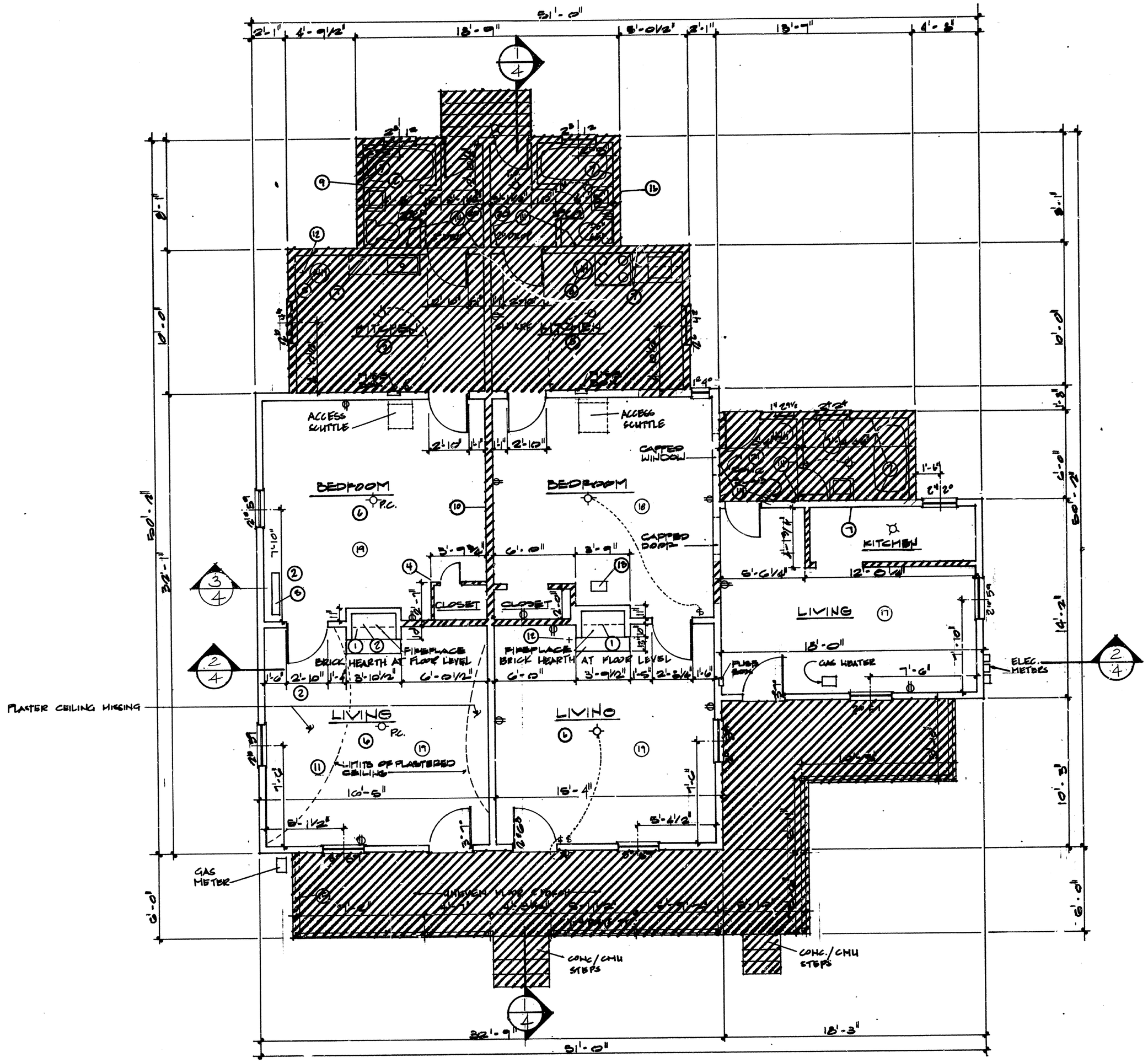
PREPARED JEC
DESIGNED MCC
DRAWN JTK
CHECKED
1-6-89
DATE

TITLE OF DRAWING
NATIONAL PARK SERVICE STRUCTURE
492-494 AUBURN AVE.
LOCATION WITHIN PARK
AUBURN AVENUE
NAME OF PARK
MLK JR NATIONAL HISTORIC SITE
SOUTHEAST REGION | FULTON COUNTY | GEORGIA STATE

DRAWING NO. 489 80,012
PCIP PKG.
SHEET 1 OF 11

GPO 847-116

Filmed JUNE 2003 @ 29x



FLOOR PLAN

SCALE 1/4"=1'-0"

1/2

DELETE - GENERAL NOTES THIS SHEET

GENERAL NOTES

- PLASTER FINISH IS COMING OFF THE WALLS.
- CEILING PARTIALLY MISSING IN WEST SIDE UNIT.
- T & G WOOD FLOORING USED THROUGHOUT.
- NO INSULATION USED IN THIS BUILDING.

1. FIREPLACE CAPPED WITH BRICK.
2. CEILING PARTIALLY MISSING IN THIS AREA.
3. HOLE IN FLOOR - 7"x 5'-0"
4. CLOSET ATTACHED TO WALLS - MADE WITH 1x4's.
5. CEILING HEIGHT IS 7'-10½".
6. CEILING HEIGHT IS 10'-0"±.
7. EXPOSED PIPING.
8. VENT THROUGH CEILING.
9. WALL PARTIALLY DETERIORATED.
10. 9" WOOD BASE BOARD TYPICAL THROUGHOUT.
11. LARGE AMOUNT OF DEBRIS ON FLOOR.
12. GAS COCK.
13. GAS HEATER - GAS PIPE GOES INTO FLOOR.
14. EXTERIOR SIDING ON WALLS.
15. GUARDRAIL MISSING.
16. SIDING PARTIALLY MISSING.
17. CEILING HEIGHT IS 9'-2½" ±
18. LOWERED DOWN CEILING HEIGHT IS 8'-0" ORIGINAL CEILING HEIGHT IS 10'-0".
19. PLASTER CEILING FINISH COMING OFF.
20. CEILING HEIGHT 7'-3½" A.F.F. (SOUTH SIDE) 7'-3" A.F.F. (NORTH SIDE)
21. CEILING HEIGHT 9'-2" A.F.F. (SOUTH SIDE) 8'-5½" A.F.F. (NORTH SIDE)

LEGEND:

INDICATES, BUT NOT LIMITED TO, GENERAL AREAS OF DEMOLITION

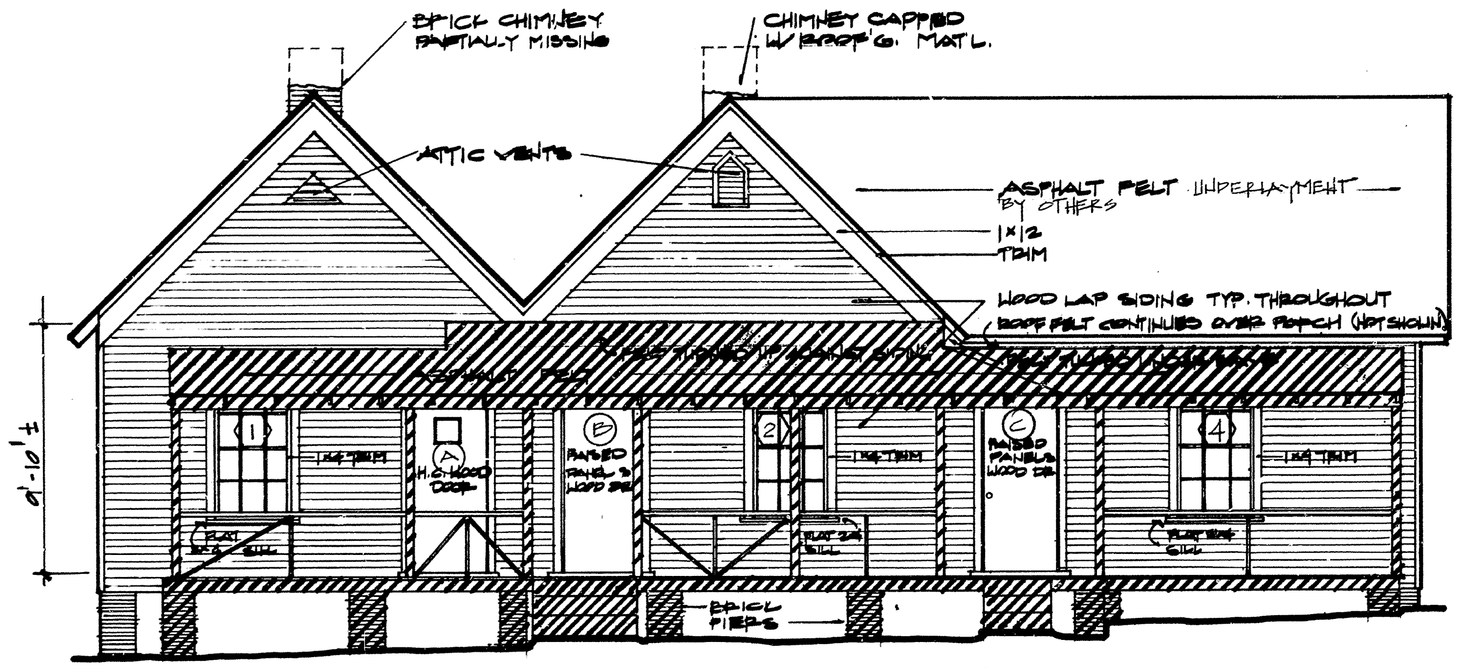
NOTE:

RETAIN AS MUCH ORIGINAL FABRIC AS POSSIBLE. SALVAGE ITEMS AS DIRECTED BY THE CONTRACTING OFFICER.

EXISTING CONDITIONS

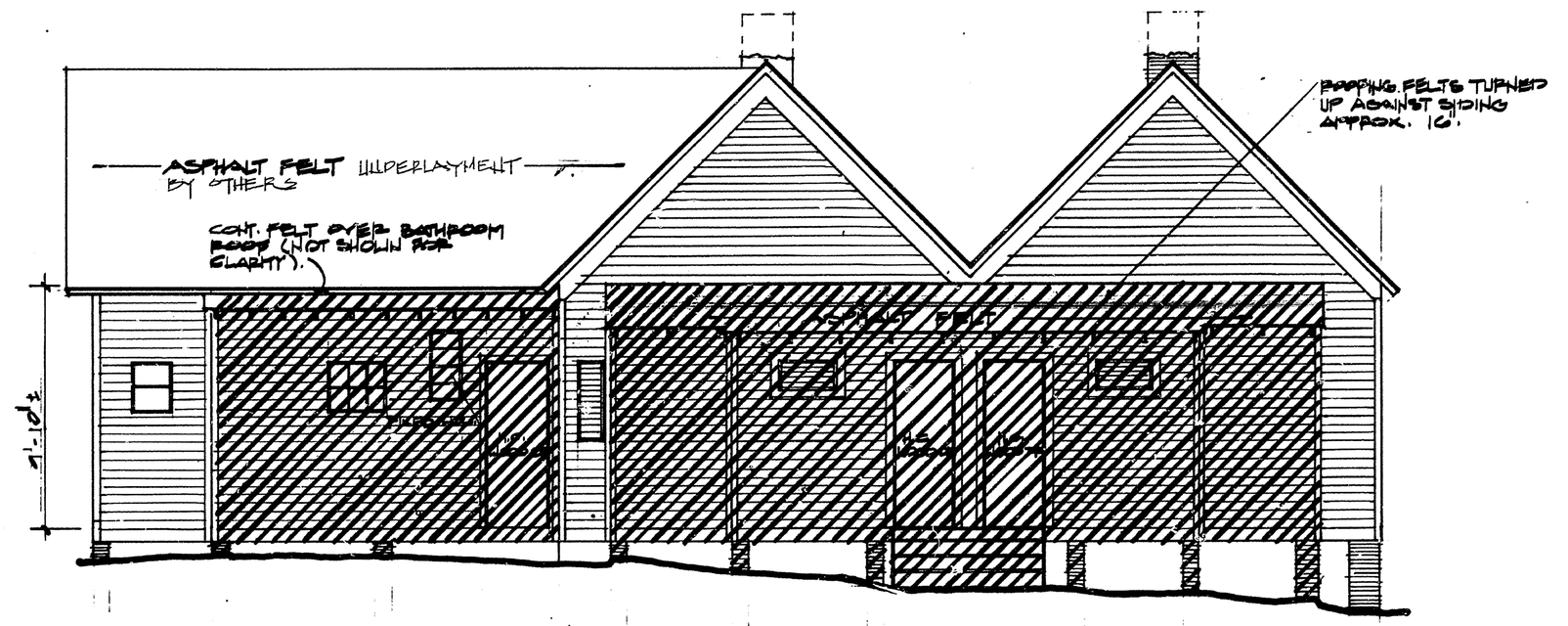
4 0 4 8
SCALE OF FEET

PREPARED JEC	DRAWING NO. 489 80012
DESIGNED MCC	PCIP PKG. ___
DRAWN JTK	SHEET 2
CHECKED	___ OF 11
1-6-09 DATE	



SOUTH ELEVATION 1/3

SC 1/4"=1'-0"

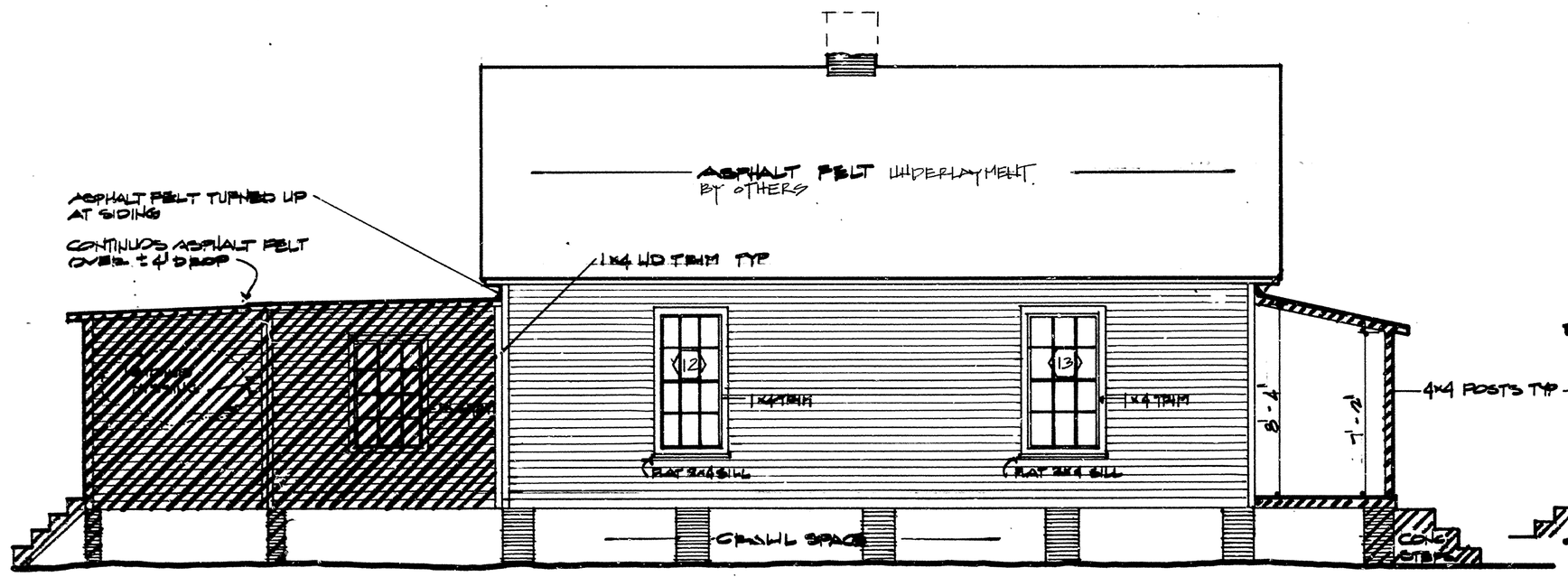


NORTH ELEVATION 3/3

SC 1/4"=1'-0"

LEGEND:

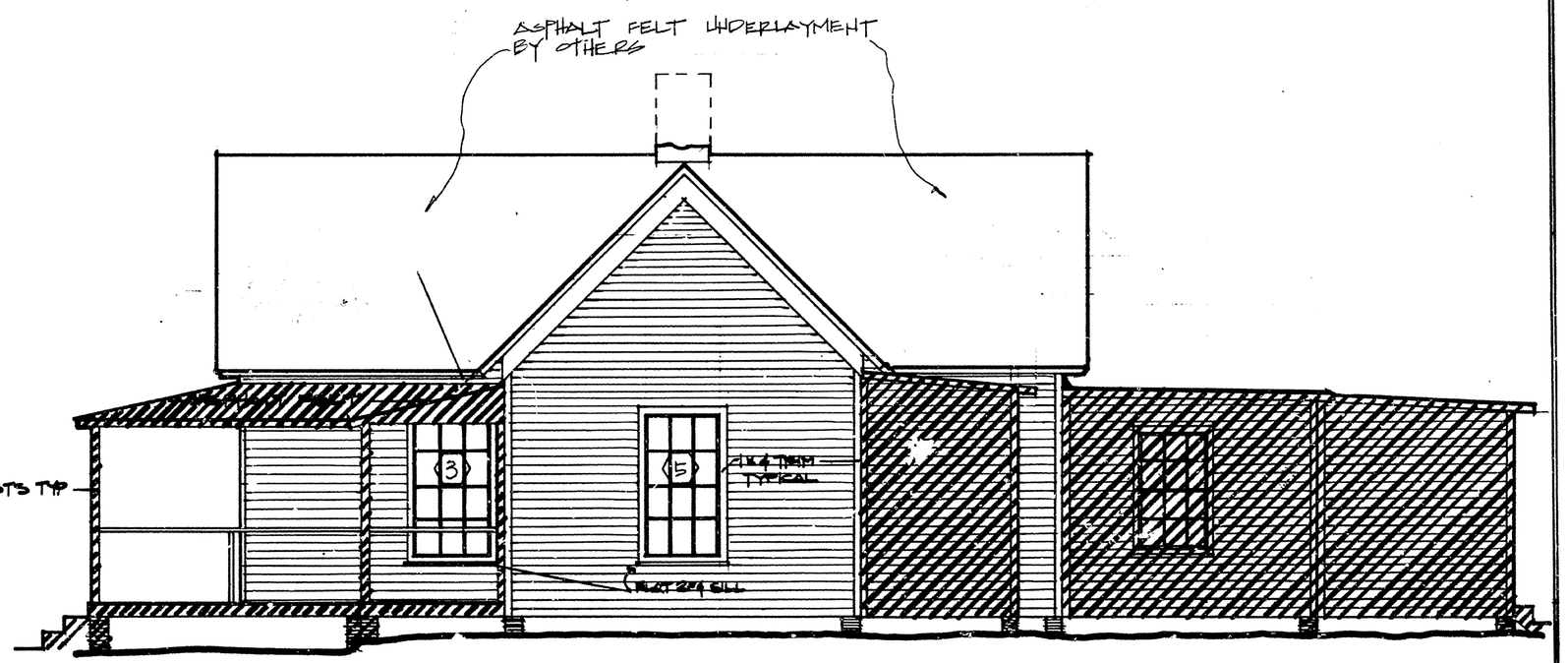
INDICATES, BUT NOT LIMITED TO, GENERAL AREAS OF DEMOLITION



WEST ELEVATION 2/3

SC 1/4"=1'-0"

NOTE: EXTERIOR WOOD LAP SIDING IS 5 1/2" W. 5/8" THICK W/ 5" OVERLAP THROUGHOUT.



EAST ELEVATION 4/3

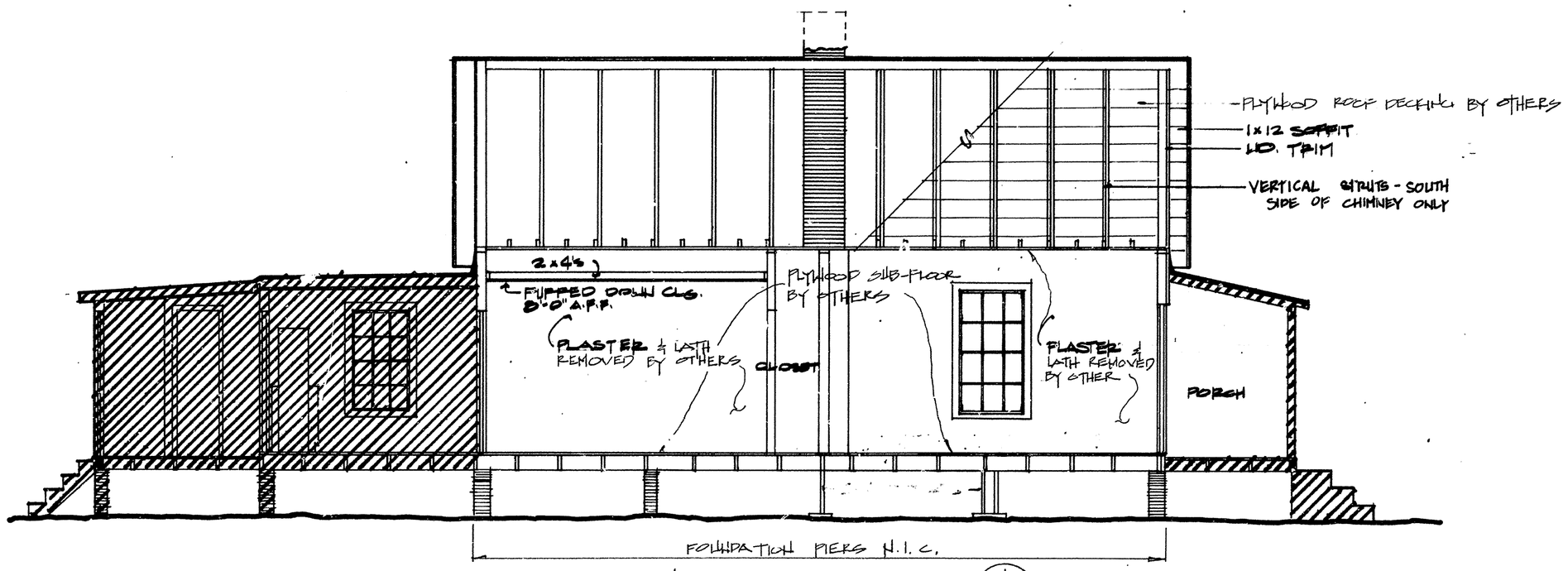
SC 1/4"=1'-0"

4 0 4 8

SCALE OF FEET

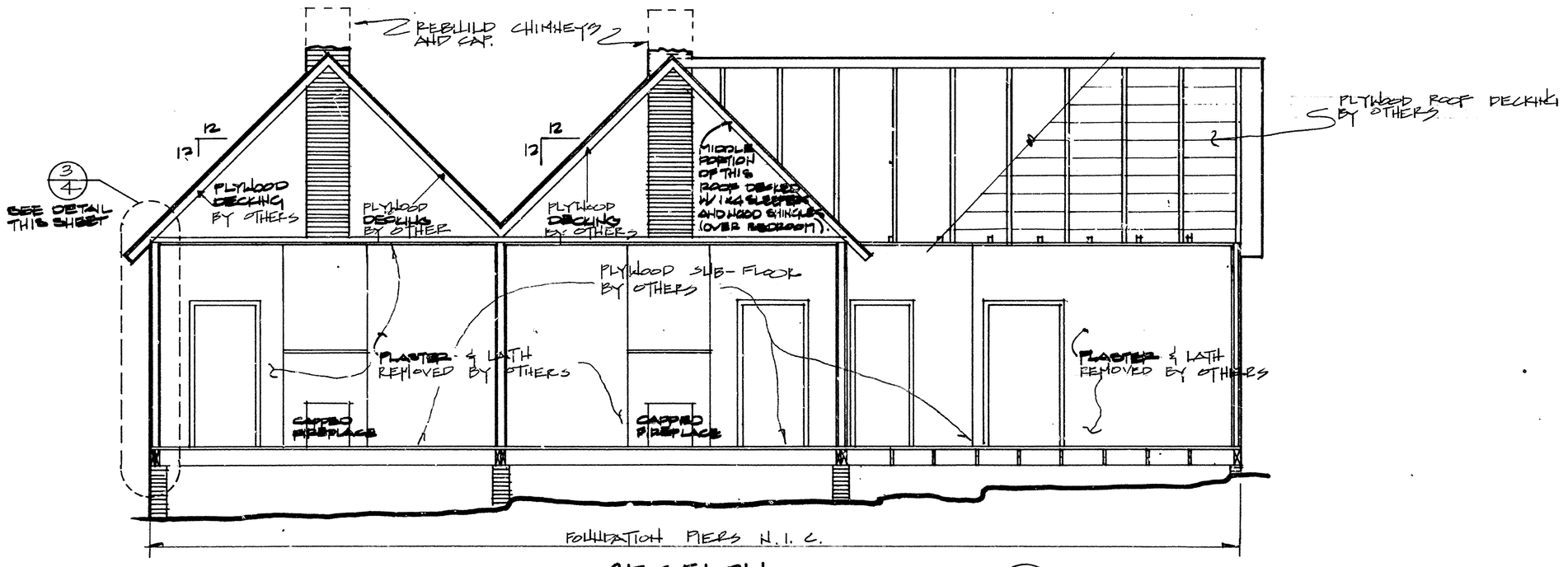
EXISTING CONDITIONS

PREPARED JEC	DRAWING NO. 489 80012
DESIGNED MCC	PCIP PKG. —
DRAWN JTK	SHEET 3
CHECKED —	—
DATE 1-6-89	OF 11

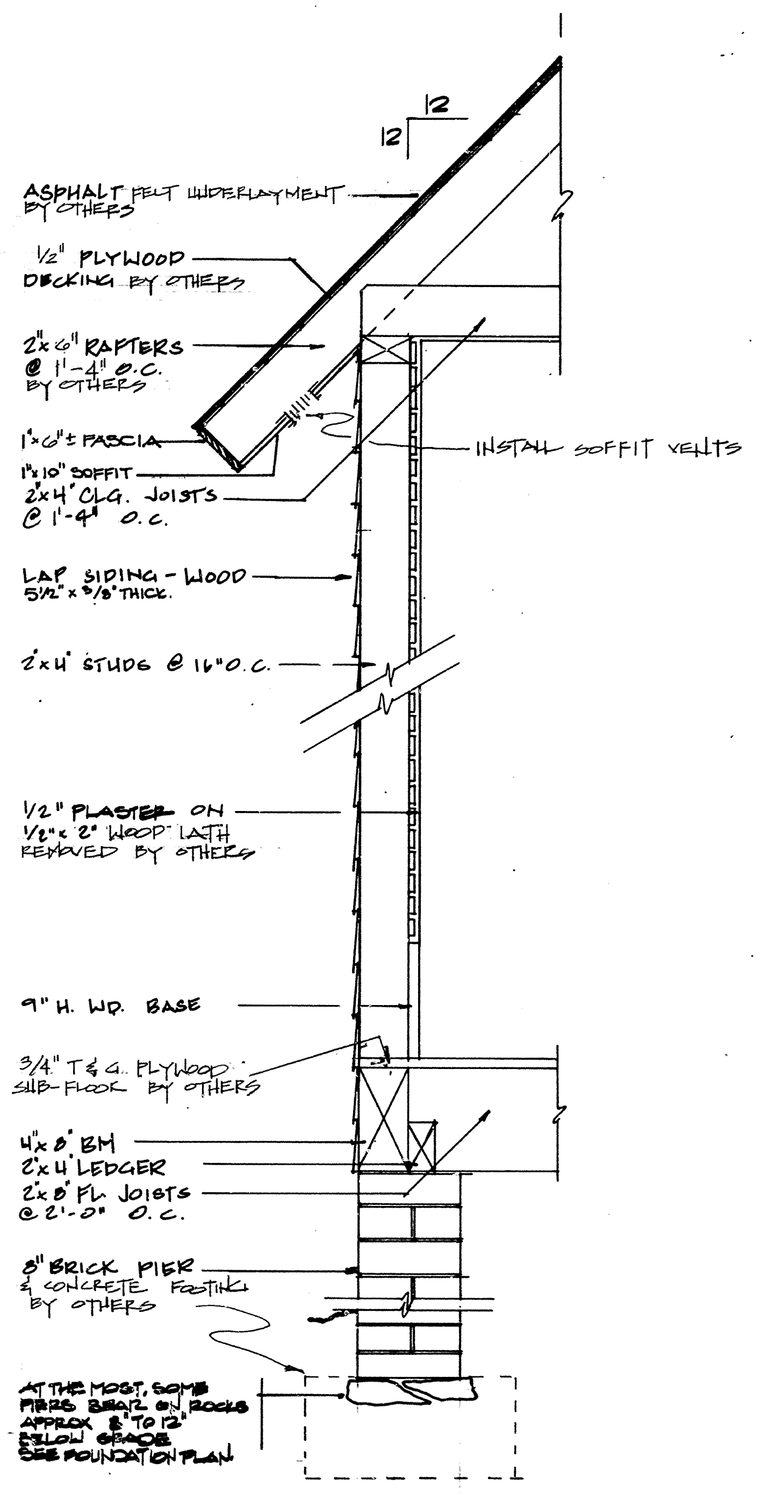


SECTION 1/4
SC. 1/4" = 1'-0"

LEGEND:
INDICATES, BUT NOT LIMITED TO, GENERAL AREAS OF DEMOLITION
N.I.C. NOT IN CONTRACT



SECTION 2/4
SC. 1/4" = 1'-0"

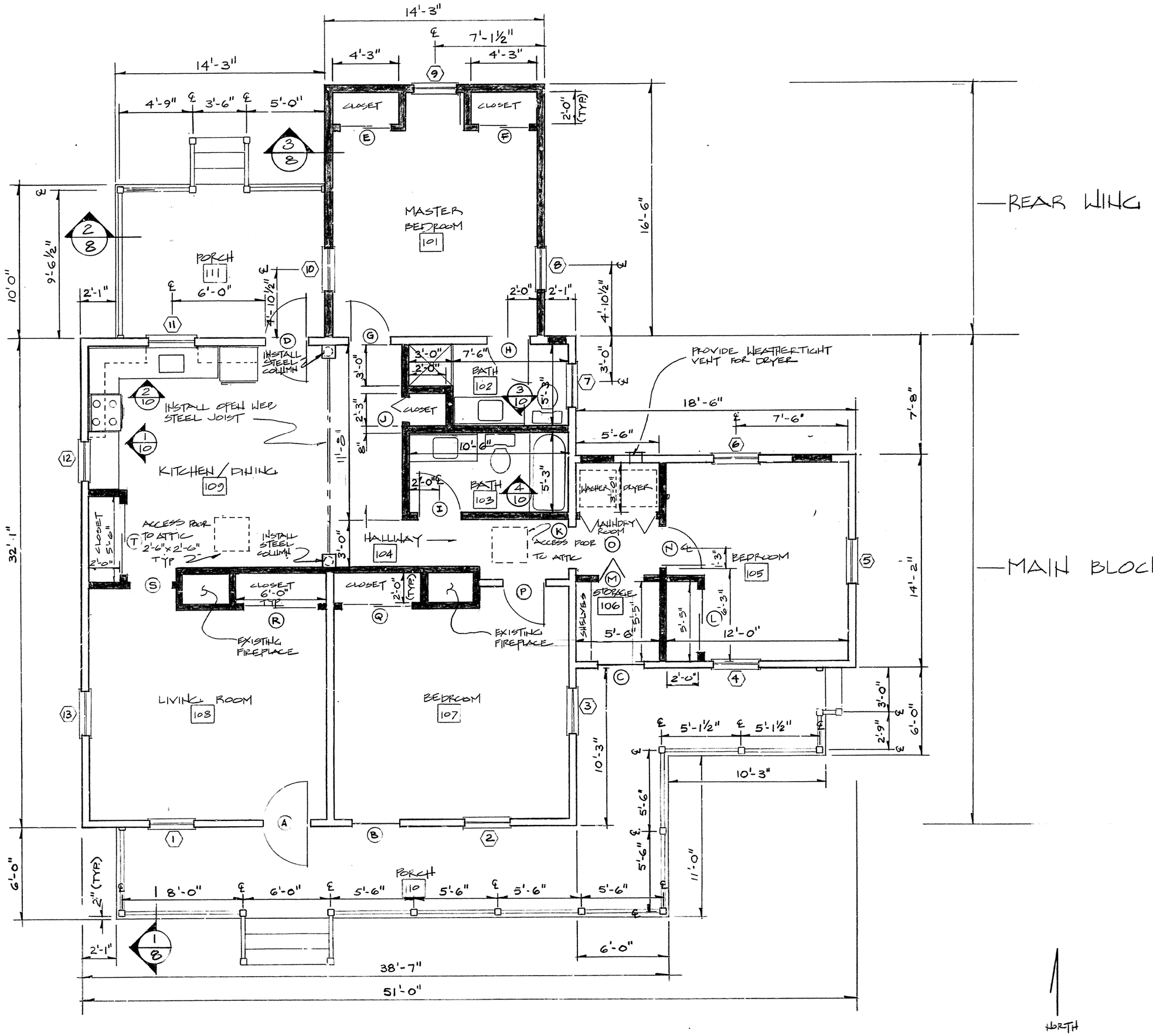


SECTION 3/4
SCALE 1 1/2" = 1'-0"

4 0 4 8
SCALE OF FEET

EXISTING CONDITIONS

PREPARED HATCHETT	DRAWING NO. 489 80012
DESIGNED MCC	PCIP PKG.
DRAWN OHA	SHEET 4
CHECKED 1-6-89	OF 11
DATE	



GENERAL NOTES:

1. ROOMS 101, 104, 105, 107 AND 108 SHALL BE COVERED WITH CARPET AND PAD.
2. LAUNDRY ROOM AND ROOMS 102 AND 103 SHALL BE COVERED WITH SHEET VINYL FLOORING WITH ALUMINUM THRESHOLDS AT EDGES.
3. ROOMS 102 AND 103 SHALL BE COVERED WITH CERAMIC FLOOR TILES WITH MARBLE THRESHOLDS
4. INTERIOR DOOR AND WINDOW TRIM SHALL BE 1"x4" TO MATCH EXISTING.
5. INTERIOR BASEBOARDS SHALL BE 1"x5" TO MARK EXISTING.
6. ALL WINDOW SYSTEMS SHALL BE NEW, SEE SCHEDULE SHEET NO. #7
7. ALL INTERIOR AND EXTERIOR DOOR SYSTEMS SHALL BE NEW. SEE SCHEDULE SHEET NO. #7
8. ALL CLOSETS SHALL HAVE 1"x12" SHELF WITH CLOTHES HANGING RODS UNLESS OTHERWISE INDICATED.
9. MAIN BLOCK — FOUNDATION PIERS, FLOOR FRAMING, SUB-FLOOR, ROOF FRAMING, ROOF SHEATHING, ASPHALT UNDERLAYMENT AND PARTIAL INTERIOR DEMOLITION BY OTHERS (NOT IN CONTRACT). RETAIN AS MUCH ORIGINAL FABRIC AS POSSIBLE.
10. REAR WING ADDITION AND SOUTH (FRONT) PORCH — SHALL BE TOTALLY RECONSTRUCTED AS INDICATED.
11. EXISTING FIREBOXES SHALL BE SEALED AND COVERED WITH GYPSUM BOARDS TO BE FLUSH WITH NEW WALL SURFACES.
12. INSTALL ADDITIONAL FRAMING TO ADEQUATELY SUPPORT HVAC UNIT IN ATTIC.

LEGEND:

INDICATES, BUT NOT LIMITED TO, AREAS OF NEW WALL CONSTRUCTION

FLOOR PLAN

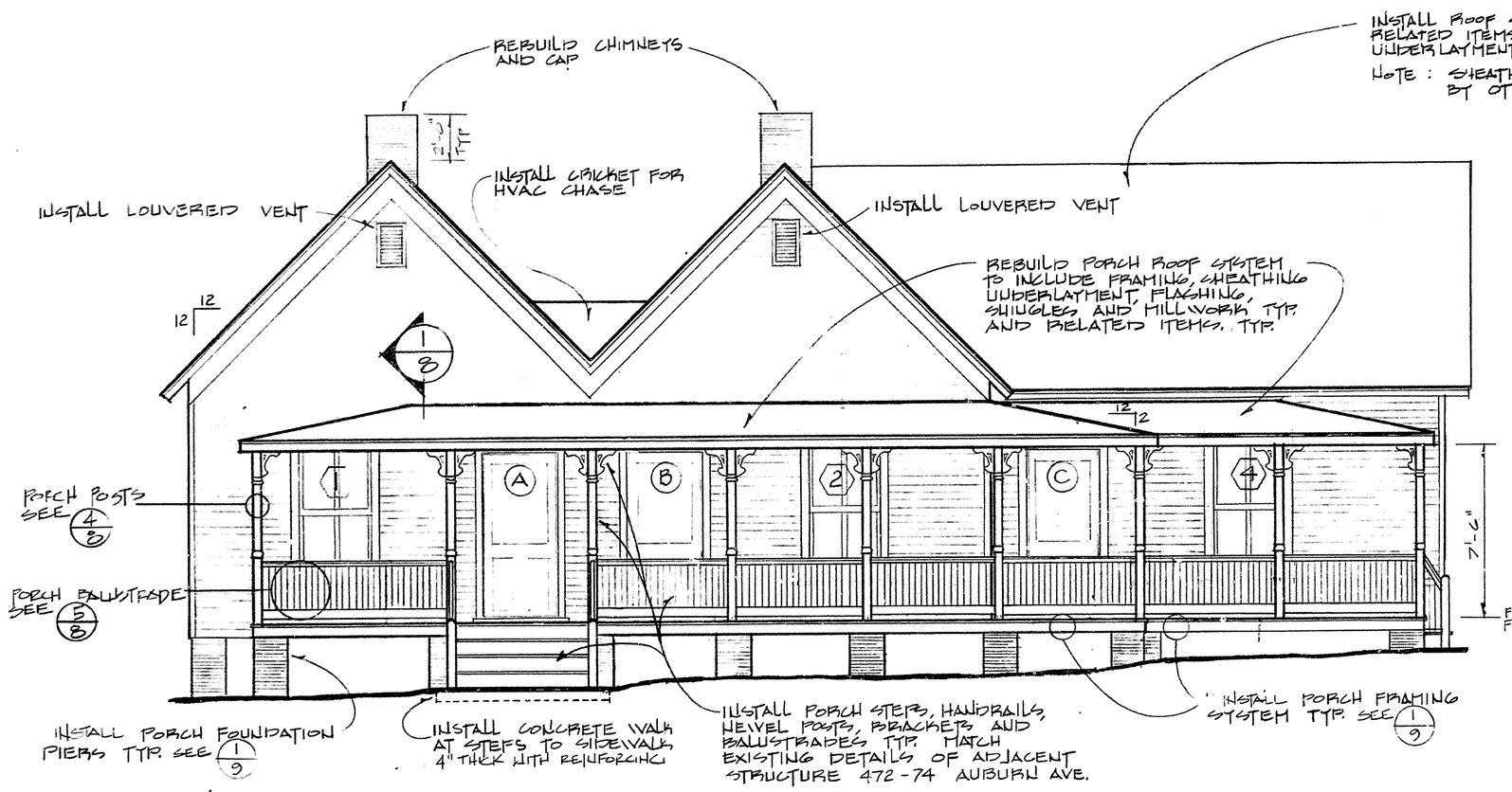
SCALE: 1/4" = 1'-0"

1/5

PROPOSED

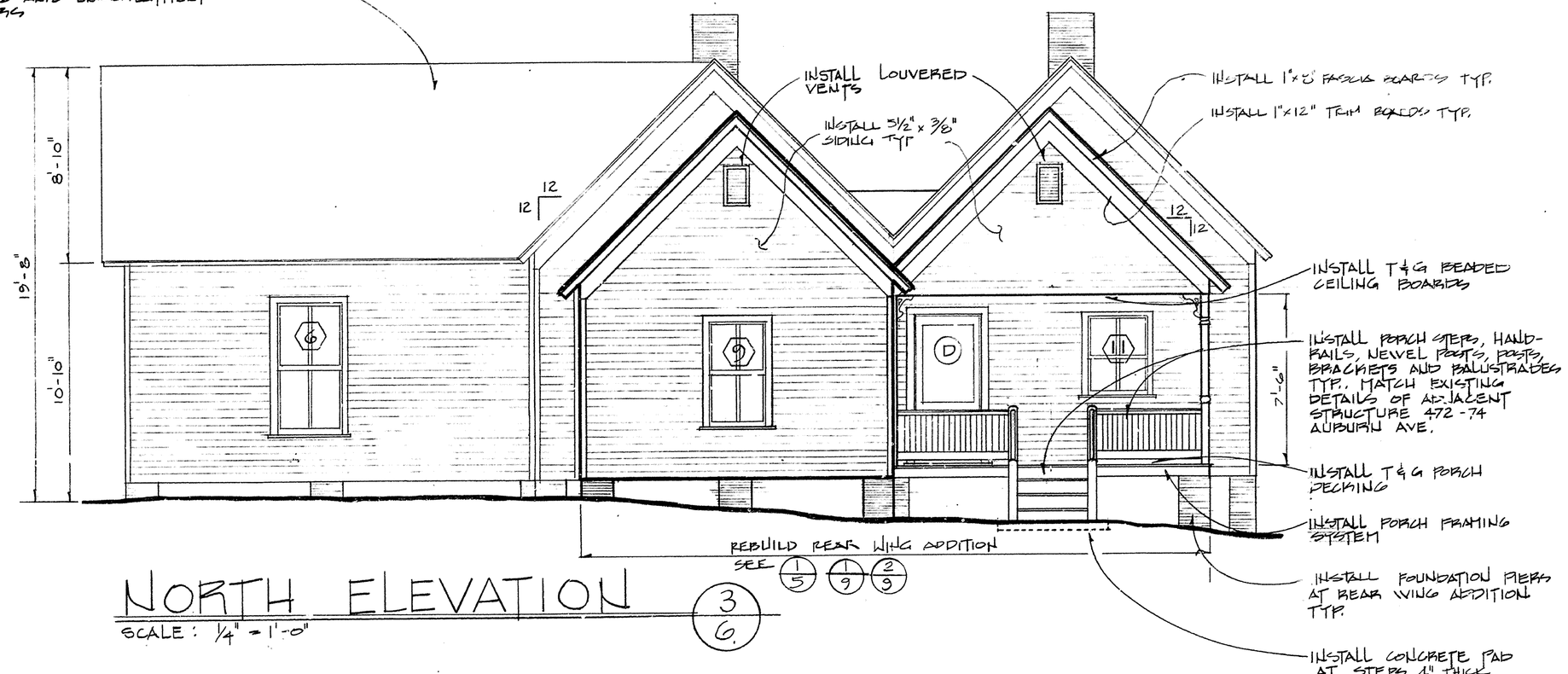
PREPARED	DRAWING NO.
HATCHETT	487
DESIGNED	80012
HATCHETT	PCIP PKG. —
DRAWN	SHEET 5
OHA	
CHECKED	OF 11
1-6-87	
DATE	

BRUNING 44-132 292013.2



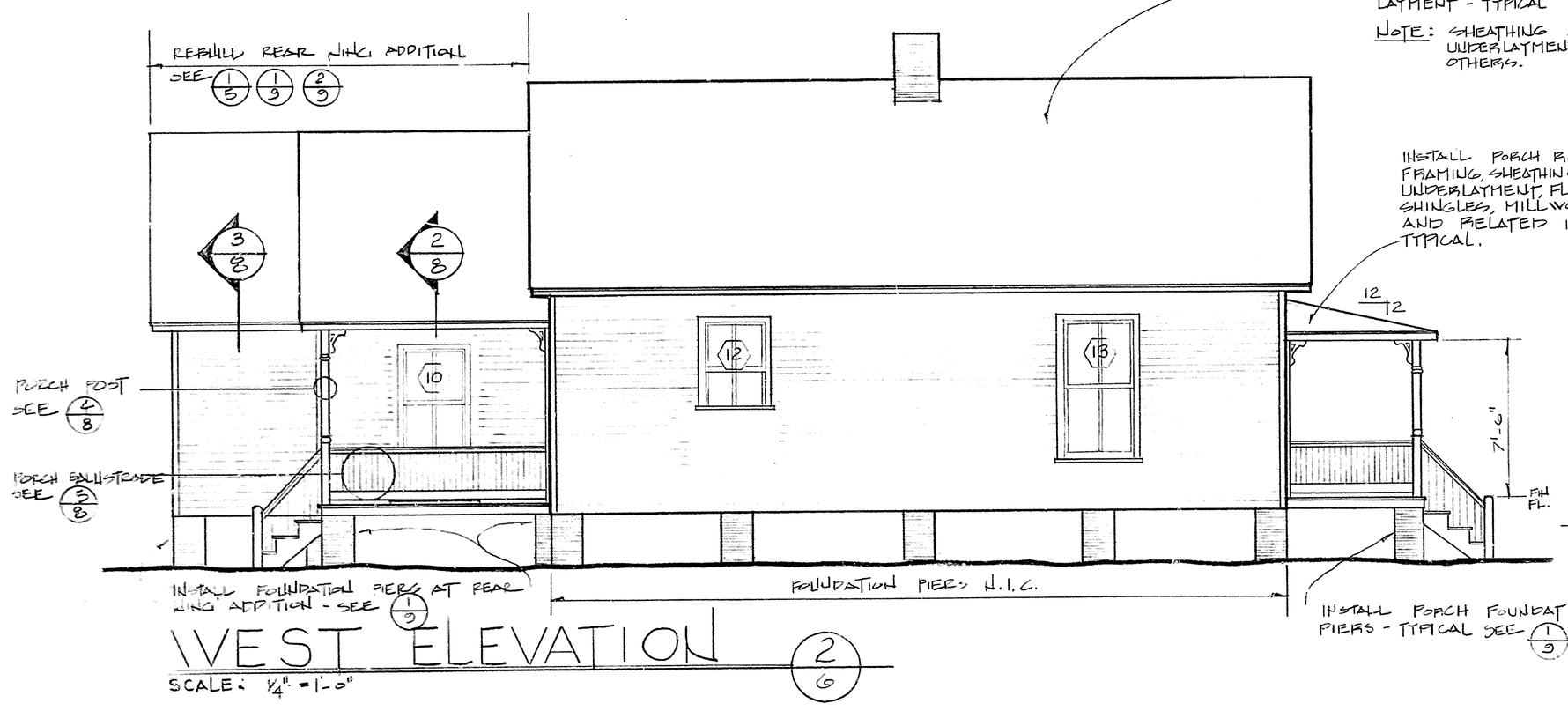
SOUTH ELEVATION 1/6

SCALE : 1/4" = 1'-0"



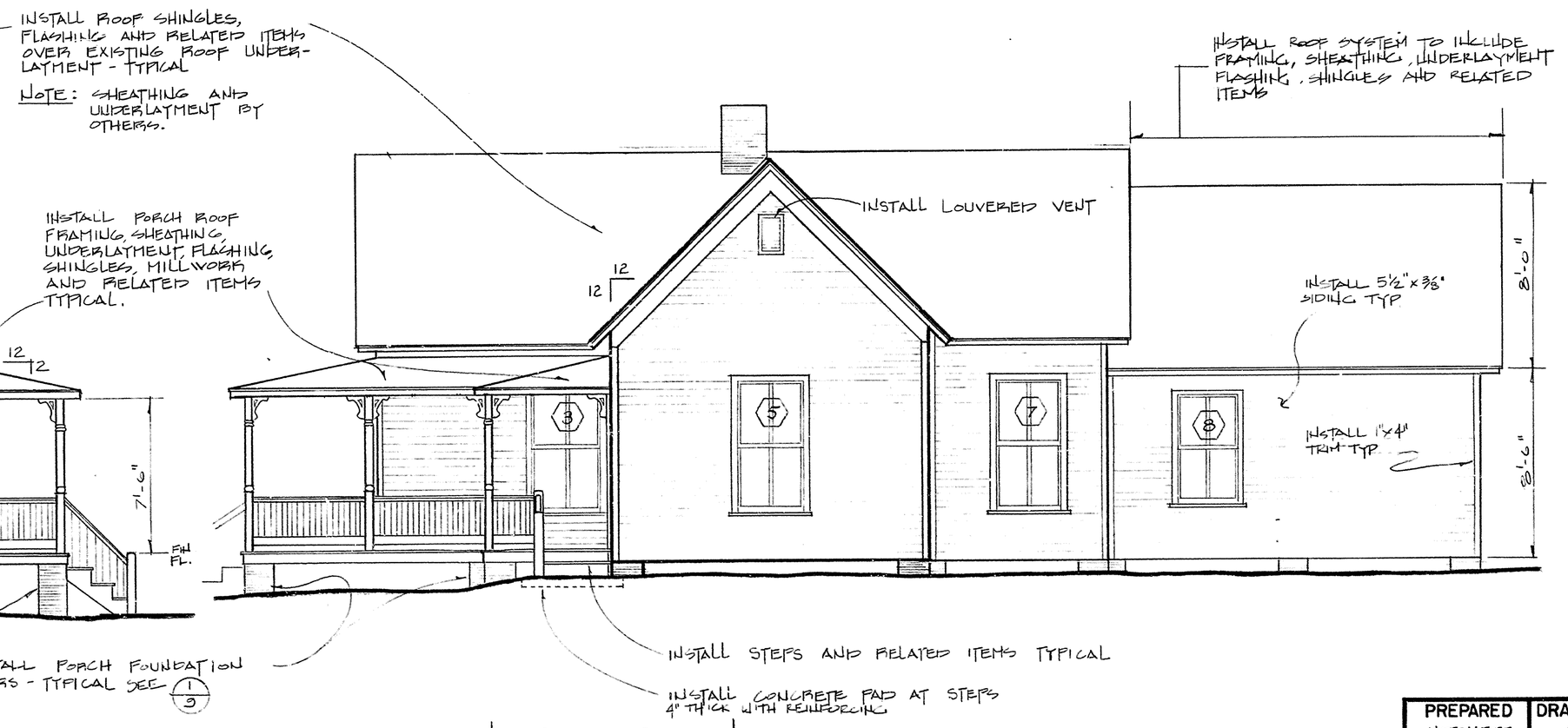
NORTH ELEVATION 3/6

SCALE : 1/4" = 1'-0"



WEST ELEVATION 2/6

SCALE : 1/4" = 1'-0"



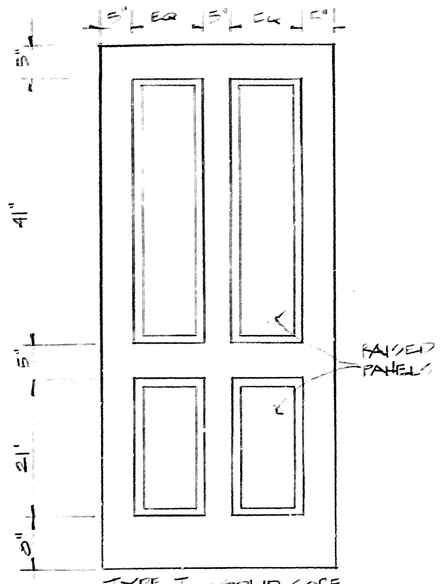
EAST ELEVATION 4/6

SCALE : 1/4" = 1'-0"

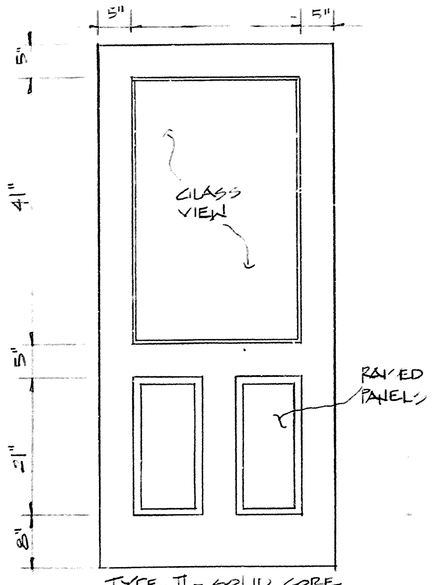
PROPOSED

PREPARED HATCHETT DESIGNED	DRAWING NO. 489 8/2012
HATCHETT DRAWN CHA	PCIP PKG.
CHECKED 1-6-12 DATE	SHEET 6 OF 11

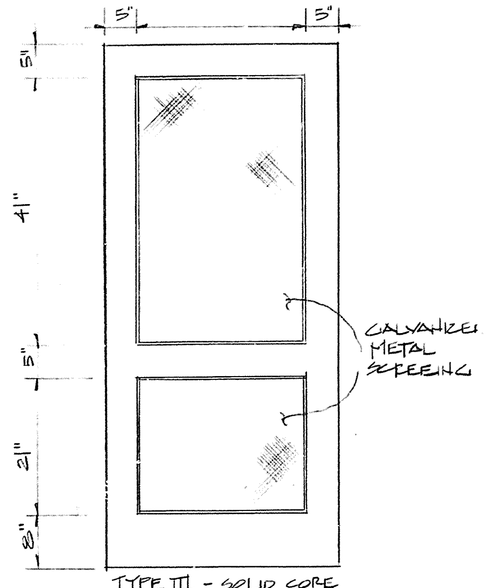
BRUNING 44 1 32 29203 2



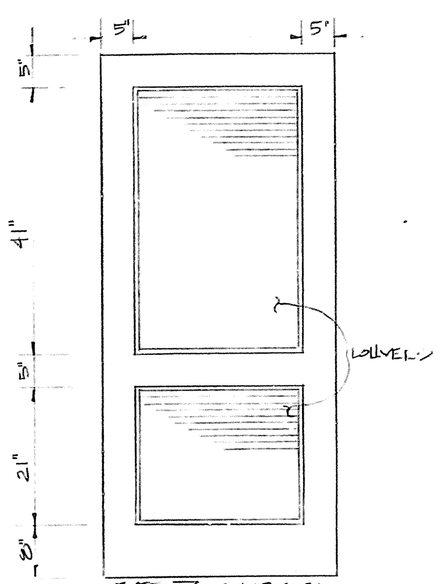
TYPE I - SOLID CORE PANELED WOOD DOOR



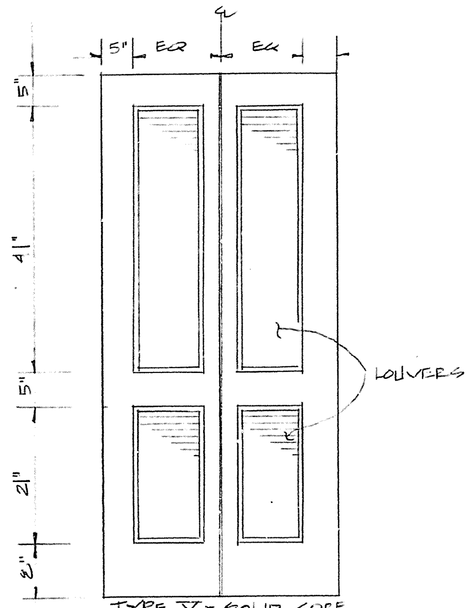
TYPE II - SOLID CORE PANELED WOOD DOOR WITH GLASS VIEW



TYPE III - SOLID CORE WOOD DOOR WITH METAL SCREENING



TYPE IV - SOLID CORE LOUVERED WOOD SLIDING DOOR

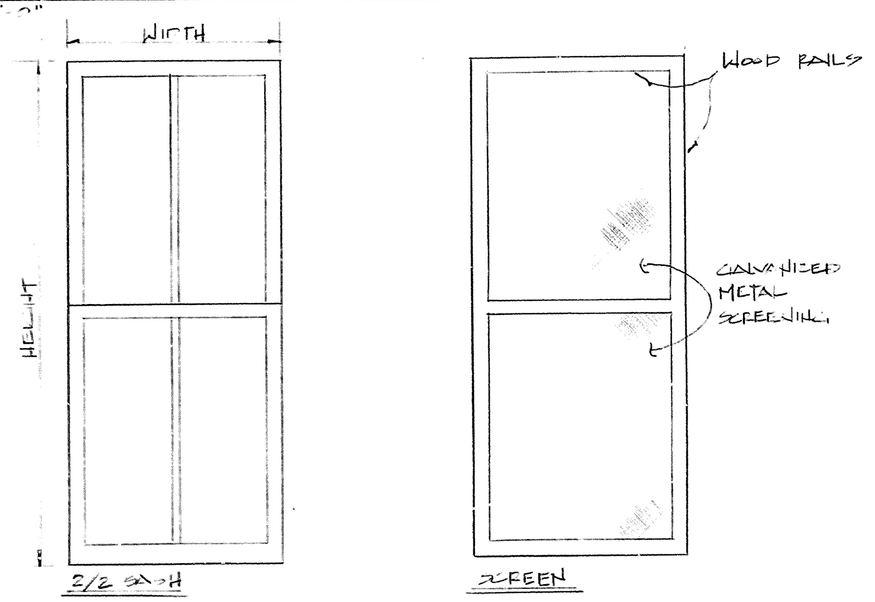


TYPE V - SOLID CORE LOUVERED WOOD FOLDING DOOR

DOOR ELEVATIONS

SCALE: 3/4" = 1'-0"

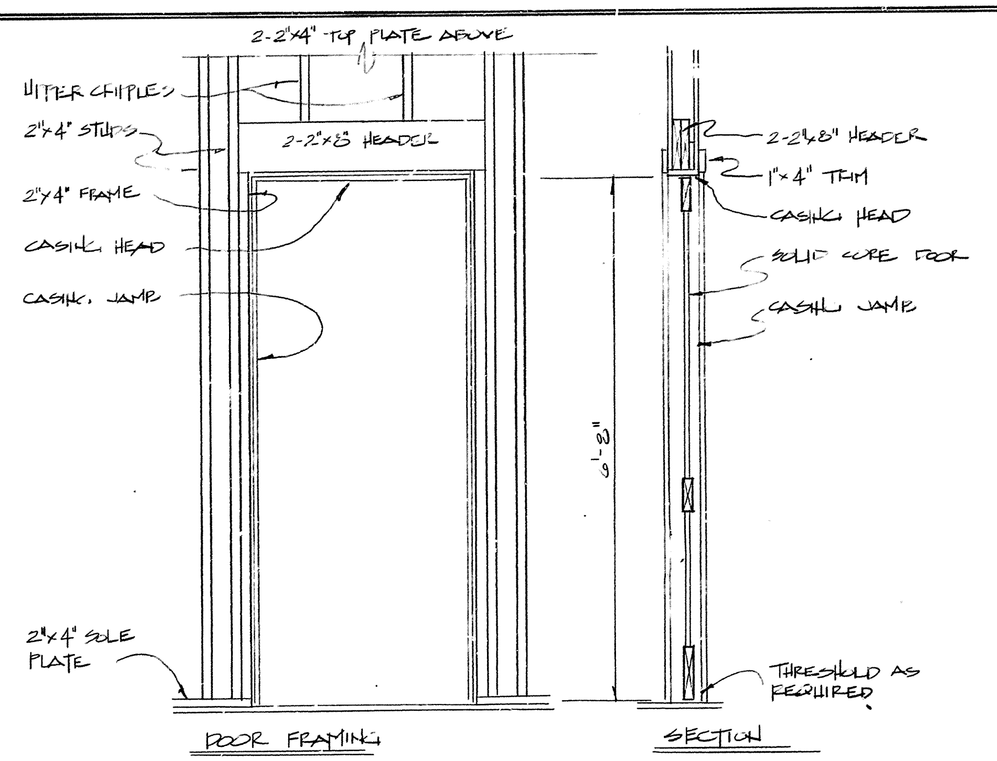
1/7



WINDOW / SCREEN ELEVATION

SCALE 3/4" = 1'-0"

3/7



SCHEMATIC DOOR DETAILS

NOT TO SCALE

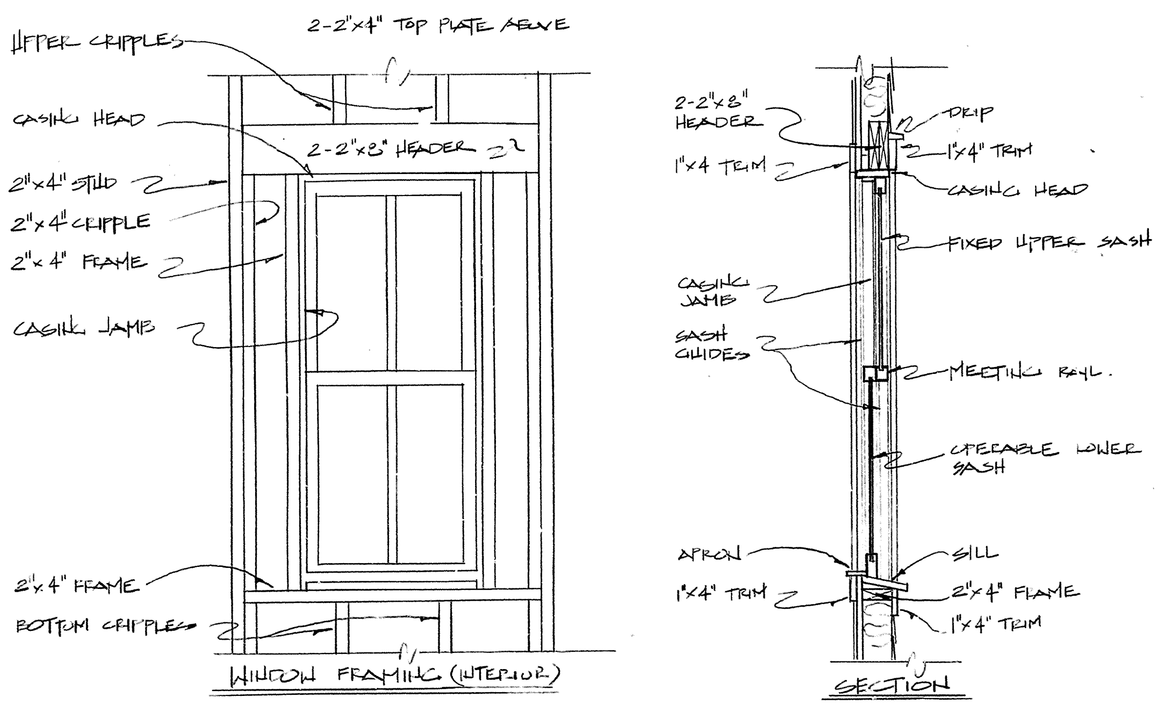
2/7

DOOR SCHEDULE

DOOR	TYPE	T	OPENING W	OPENING H	REMARKS
A	II & III	1 3/4"	3'-0"	6'-8"	INSTALL THRESHOLD
B	II	1		1	INOPERABLE
C	II	1		1	INOPERABLE
D	II & III	1 3/4"	3'-0"		INSTALL THRESHOLD
E	2-IV	1 3/8"	3'-3"		
F	2-IV	1	3'-3"		
G	I		2'-6"		
H	I		2'-6"		
I	I	1	2'-6"		
J	IV	1 3/8"	2'-0"		
K	CASED OPENING				
L	2-IV	1 3/8"	4'-11		
M	IV	1	3-0"		
N	I		2'-6"		
O	2-IV		5'-0"		
P	I		2'-6"		
Q	2-IV	1	5'-0"		
R	2-IV	1 3/8"	5'-0"		
S	CASED OPENING			1	
T	2-IV	1 3/8"	4'-6"	6'-8"	

GENERAL NOTES

1. INSTALL ALL NEW DOOR SYSTEMS TO INCLUDE FRAMES, CASINGS, GLASS, GLAZING, THRESHOLDS, WEATHERSTRIPPING, SCREENS, TRIMWORK AND HARDWARE.
2. ALL DOOR HINGES SHALL BE FULLY MORTISED - 7" FROM TOP AND 11" FROM BOTTOM WITH SECOND HINGE CENTER BETWEEN END HINGES.
3. INSTALL ALL DOORS AND RELATED ITEMS IN STRICT ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S INSTRUCTIONS.



SCHEMATIC WINDOW DETAILS

NOT TO SCALE

4/7

WINDOW SCHEDULE

NO.	W	H	OPENINGS NEW	OPENINGS EXISTING	REMARKS
1	3'-0"	5'-5"		•	
2	3'-0"	5'-10"		•	
3	3'-0"	6'-10"		•	
4	3'-0"	5'-10"		•	
5	3'-0"	5'-10"		•	
6	3'-0"	5'-10"	•		
7	3'-0"	5'-10"	•		
8	3'-0"	4'-10"	•		
9	3'-0"	4'-10"	•		
10	3'-0"	4'-10"	•		
11	3'-0"	3'-6"	•		
12	3'-0"	3'-6"		•	
13	3'-0"	5'-10"		•	

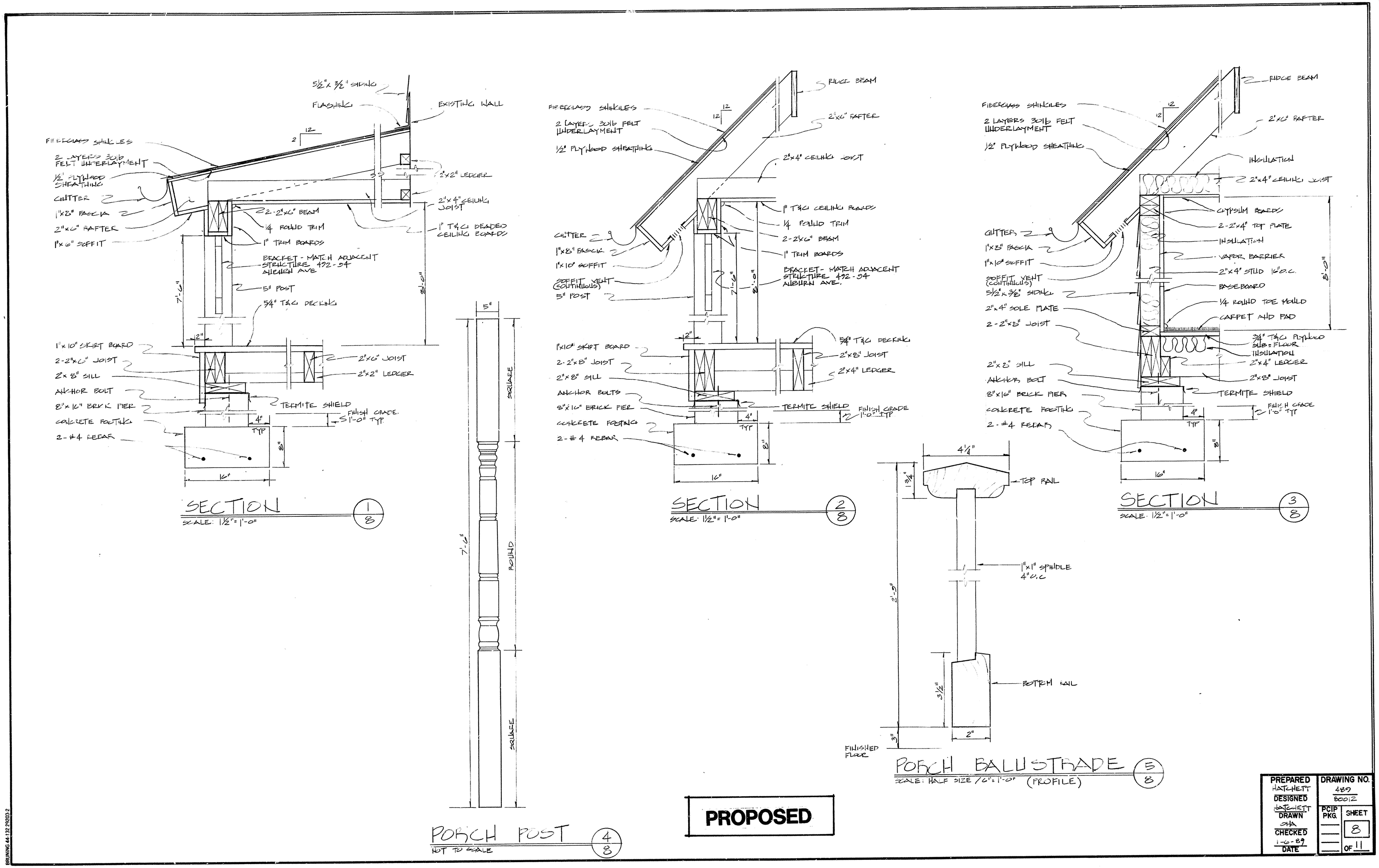
GENERAL NOTES

1. INSTALL ALL NEW WINDOW SYSTEMS TO INCLUDE FRAMES, CASINGS, SILLS, APRONS, SASH, GLASS, GLAZING, SCREENS, TRIMWORK AND HARDWARE.
2. ALL WINDOW REPLACEMENTS SHALL BE INSTALLED AT EXISTING HEADER HEIGHTS UNLESS OTHERWISE INDICATED
3. REBUILD EXISTING FRAMES TO ACCOMODATE NEW WINDOW INSTALLATIONS.
4. ALL WINDOWS SHALL HAVE FIXED UPPER SASH. ALL WINDOWS SHALL HAVE HOOD SCREENS
5. INSTALL WINDOWS AND RELATED ITEMS IN STRICT ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S INSTRUCTIONS.

PROPOSED

PREPARED HATCHETT	DRAWING NO. 489 80012
DESIGNED HATCHETT	
DRAWN CHA	PCIP PKG. — SHEET 7
CHECKED —	— OF 11
1-6-82 DATE	—

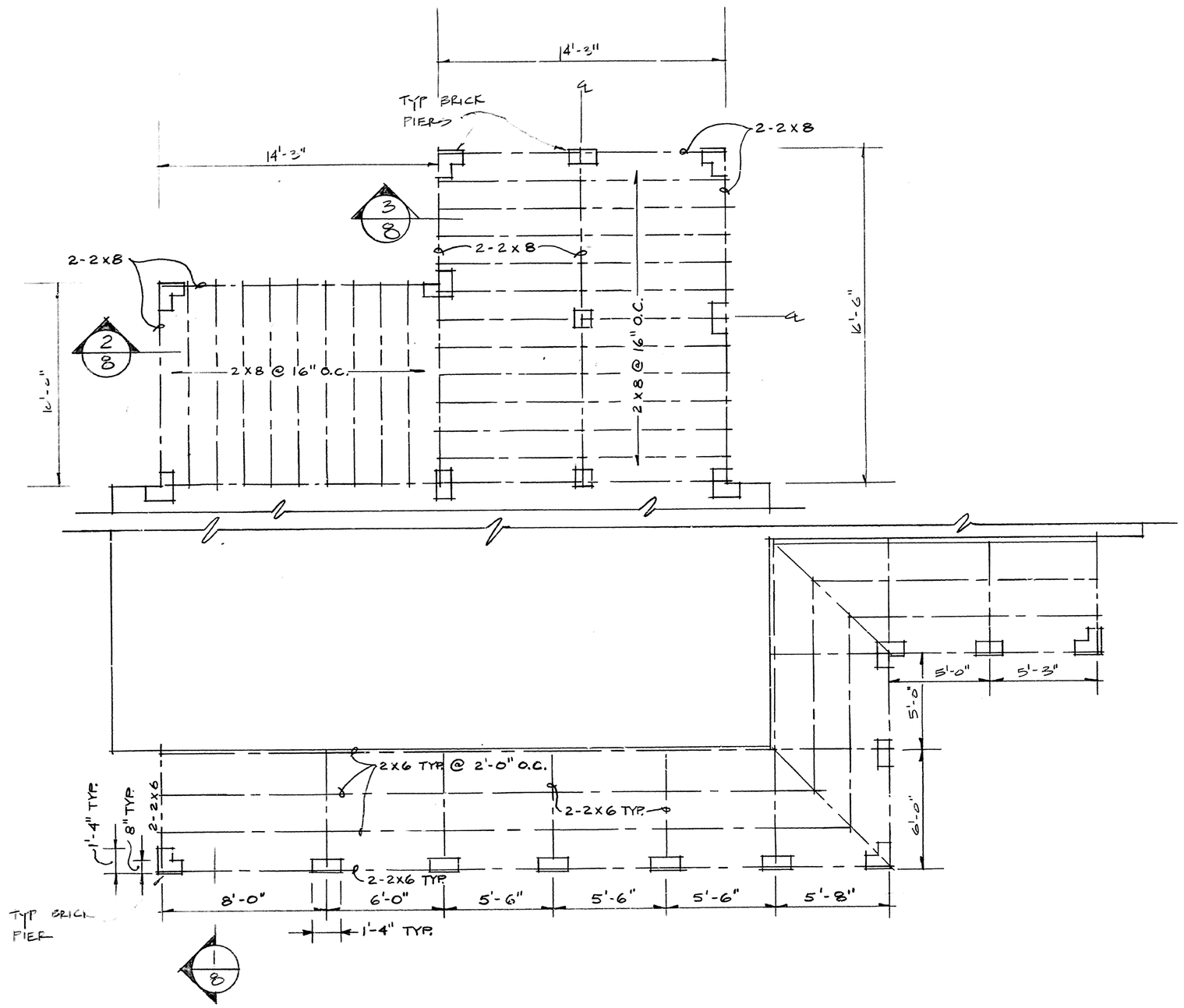
BRUNING 44-132-29203-2



PROPOSED

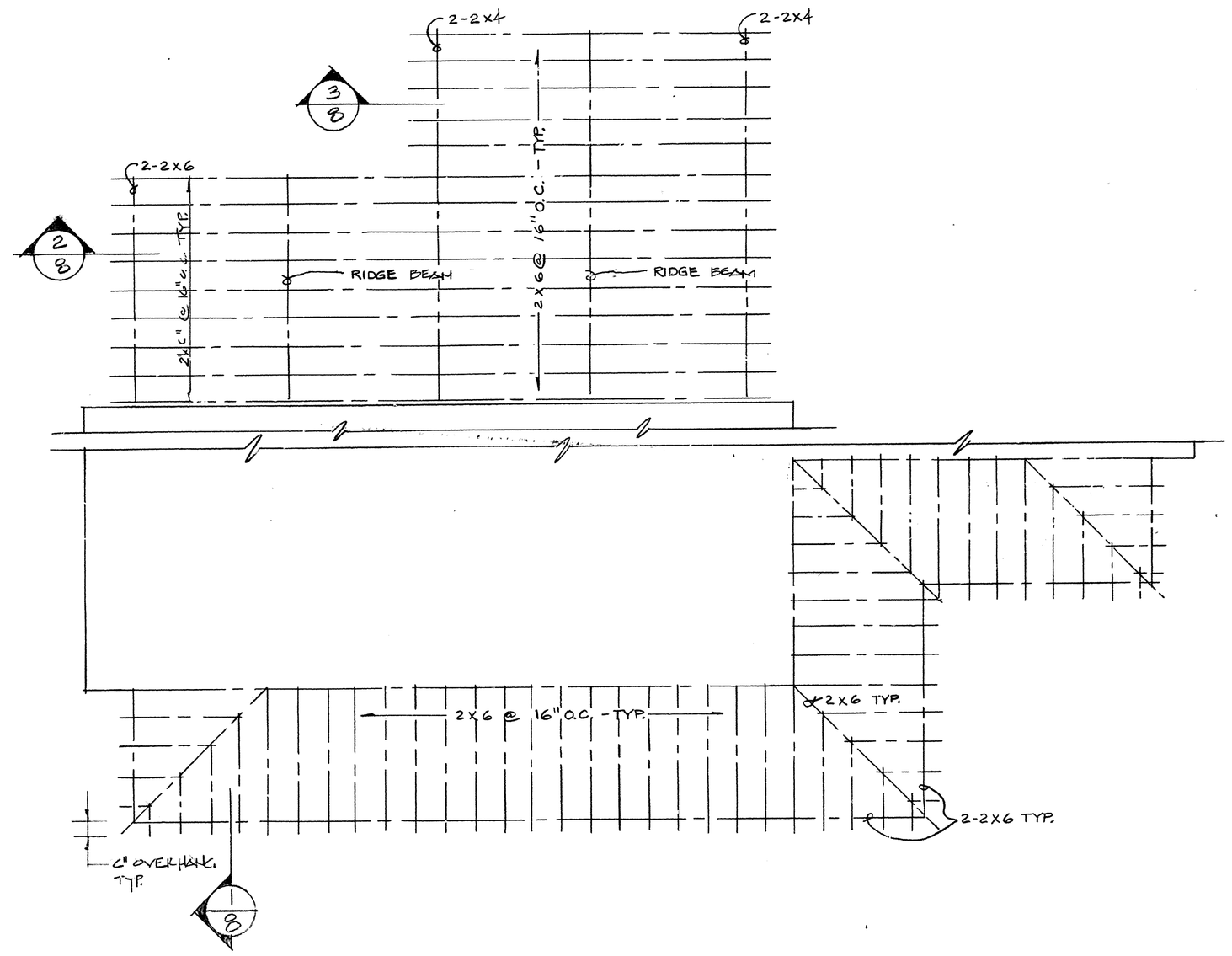
PREPARED	DRAWING NO.
HATCHETT	489
DESIGNED	80012
HATCHETT	PCIP PKG.
DRAWN	SHEET
OHA	8
CHECKED	OF 11
1-6-89	
DATE	

BRUNING 44 132 29203 2



PARTIAL FLOOR FRAMING/FOUNDATION (1/9)

NOT TO SCALE



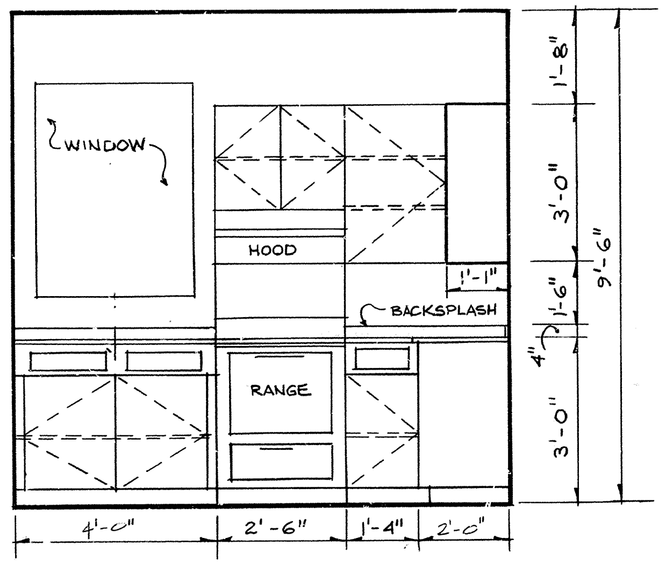
PARTIAL ROOF FRAMING PLAN (2/9)

NOT TO SCALE

PROPOSED

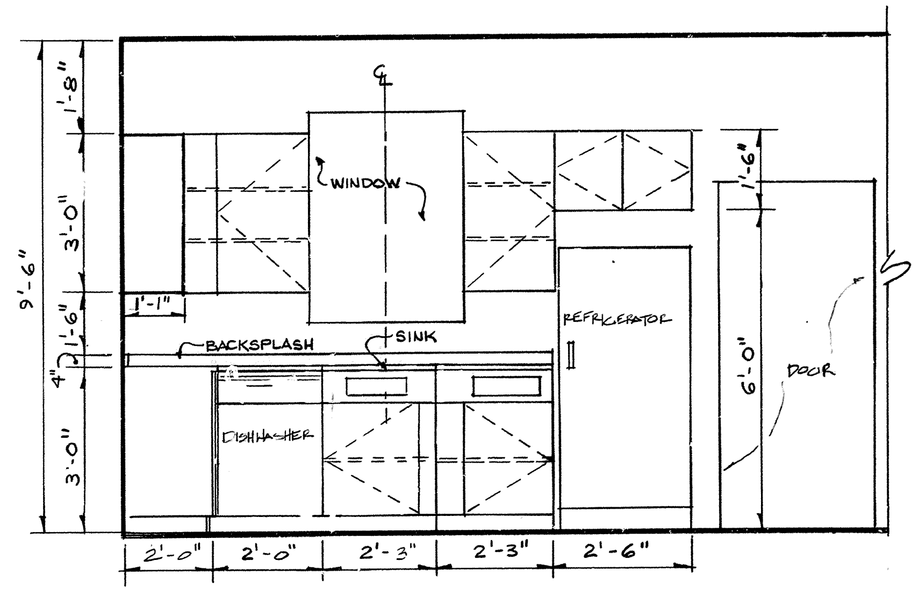
PREPARED HATCHETT	DRAWING NO. 489 80012
DESIGNED ATES	
DRAWN SHA	PCIP PKG. — SHEET 9
CHECKED	— OF 11
1-6-89 DATE	—

BRUNING 44-132 292013-2



RM. 109 INT. ELEVATION (1/10)

SCALE: ½" = 1'-0" KITCHEN

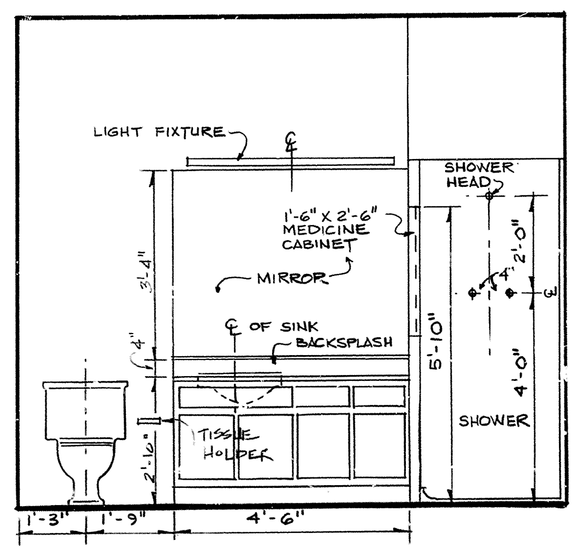


RM. 109 INT. ELEVATION (2/10)

SCALE: ½" = 1'-0" KITCHEN

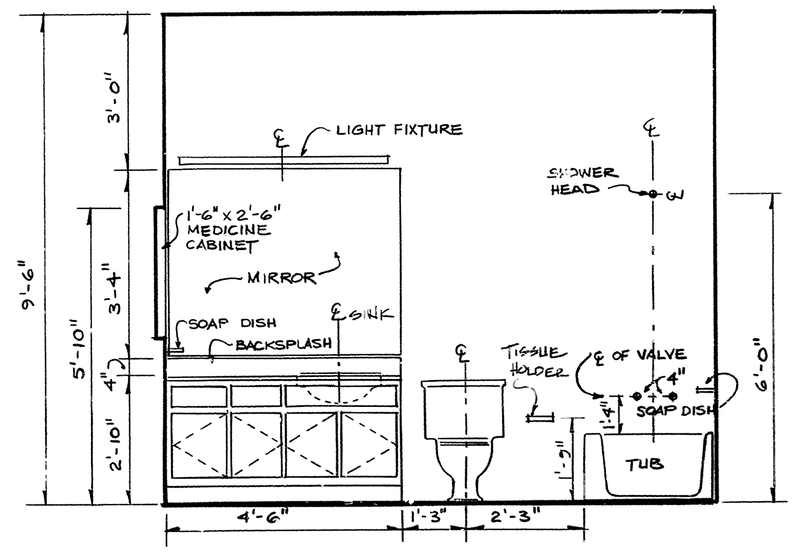
GENERAL NOTES:

1. COUNTER DEPTH IN BATHROOM = 1'-10"
2. INSTALL WATER RESISTANT GYPSUM BOARDS ON ALL WALL AND CEILING SURFACES IN BATHROOMS



RM. 103 INT. ELEVATION (3/10)

SCALE: ½" = 1'-0" BATH ROOM



RM. 102 INT. ELEVATION (4/10)

SCALE: ½" = 1'-0" BATHROOM

PROPOSED

PREPARED	DRAWING NO.
DESIGNED HATCHETT	487 80012
DRAWN STE-S	PCIP PKG.
CHECKED SHA	SHEET 10 OF 11
DATE 1-6-83	

BRUNING 44-132-29203-2

LIGHT FIXTURE SCHEDULE

TYPE

A. "LYRIC" #5847, WITH 2-60W, BY LIGHTOLIER INC., OR EQUAL.

B. "SILHOUETTE" #4218. 60W, BY LIGHTOLIER INC., OR EQUAL.

C. "HORIZON" #13744/13798, WITH 4-40W, BY LIGHTOLIER INC., OR EQUAL.

D. TRACK LIGHTING - "LYTESPOTS" #6378, WITH 5-60W, BY LIGHTOLIER INC., OR EQUAL.

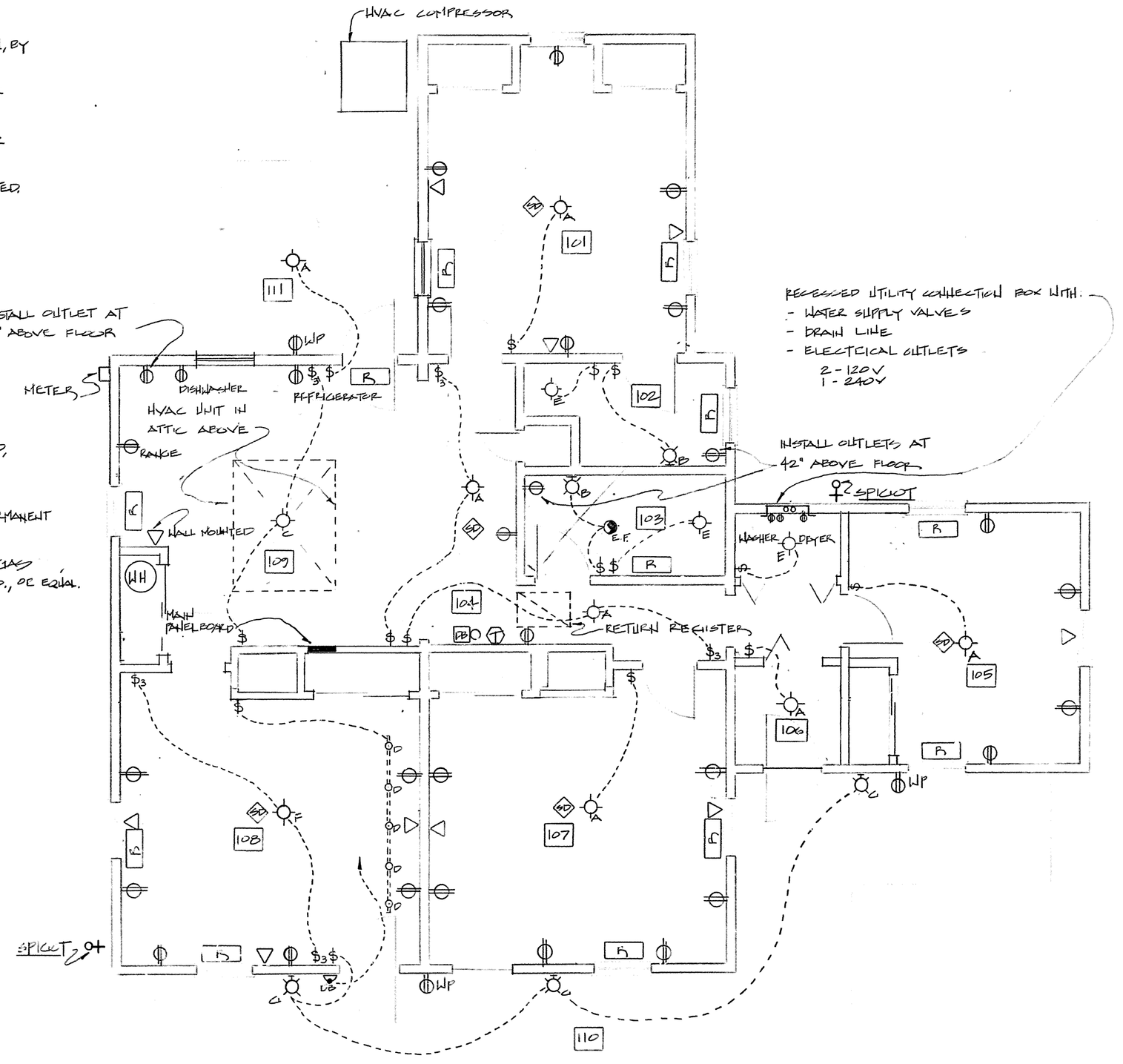
E. "LYTECASTER" #1167, 60W, BY LIGHTOLIER INC., OR EQUAL.

F. "MAYFAIR" #4015, WITH 6-40W, BY LIGHTOLIER INC., OR EQUAL.

G. PORCH WALL MOUNTED FIXTURES TO BE SELECTED.

NOTES:

1. SMOKE DETECTORS - SHALL BE CEILING MOUNTED, IONIZATION TYPE, AC POWERED WITH BUILT-IN ALARM, BY HONEYWELL OR EQUAL.
2. EXHAUST FAN - SHALL BE #8210, WITH WASHABLE PERMANENT FILTER, BY SCUVILLE INC., OR EQUAL
3. WATER HEATER - SHALL BE ENERGY EFFICIENT CLASS #GM 040-2-5, 40 GALLON, BY H.L. JACKSON CO., OR EQUAL.



SCHEMATIC MECHANICAL & ELECTRICAL PLAN

NOT TO SCALE

1/11

MECHANICAL & ELECTRICAL LEGEND:

- WH — WATER HEATER
- R — HVAC SUPPLY REGISTER IN CEILING
- T — THERMOSTAT
- EF — EXHAUST FAN
- DUPLEX OUTLET
- WP — WEATHERPROOF OUTLET
- $ — SWITCH - SINGLE POLE
- $3 — SWITCH - 3 WAY
- TELEPHONE JACK
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- DB — DOORBELL
- TR — TRANSFORMER
- SD — SMOKE DETECTOR
- HVAC RETURN REGISTAT IN CEILING
- TRACK LIGHT FIXTURE - CEILING MOUNTED
- SPIGOT

HEATING & AIR CONDITIONING DESIGN NOTES:

1. THE MECHANICAL PLAN INDICATES THE LOCATION OF THE CEILING MOUNTED SUPPLY AND RETURN REGISTERS, HVAC UNIT IN ATTIC, OUTDOOR COMPRESSOR UNIT AND THERMOSTAT.
2. HVAC EQUIPMENT SHALL BE HIGH EFFICIENCY TYPE. DESIGN TEMPERATURE: WINTER - 68° F INSIDE WHEN 17° F OUTSIDE. SUMMER - 78° F WHEN 94° F OUTSIDE.
3. HVAC UNIT IN ATTIC SHALL BE PLACED ON 3/4" PLYWOOD FLOOR PROVIDING A MINIMUM OF THREE FEET WORK SPACE AROUND UNIT.
4. OUTDOOR COMPRESSOR UNIT SHALL BE PLACE ON 4" THICK CONCRETE PAD.
5. SUBMIT TO THE CONTRACTING OFFICER, FOR APPROVAL IN ACCORDANCE WITH SECTION 01300 THE FOLLOWING ITEMS;
   - A. HEATING AND COOLING LOAD DESIGN DATA PREPARED BY A QUALIFIED HVAC. CONTRACTOR.
   - B. SCHEMATIC AIR DISTRIBUTION PLAN SHOWING EQUIPMENT, REGISTERS AND DUCT LOCATIONS AND SIZES. PROVIDE C.F.M. LEVEL AT EACH REGISTERS.
   - C. SHOP DRAWINGS, DESIGN DATA AND CUT SHEETS ON ALL EQUIPMENT AND MATERIALS.
6. DESIGN SHALL FOLLOW THE DESIGN GUIDELINES OF CHAPTER 24, "HEATING LOAD" AND CHAPTER 25 "AIR CONDITIONING COOLING LOAD", OF THE 1977 FUNDAMENTALS HANDBOOK AS PUBLISHED BY AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS (ASHRAE).

ELECTRICAL DESIGN NOTES:

1. PROVIDE AND INSTALL NEW WEATHER HEAD, METER BASE AND ENTRANCE CABLE TO NEW MAIN PANEL.
2. MAIN PANEL SHALL BE A MINIMUM OF 200 AMPS, WITH MINIMUM OF 5 SPARE BREAKER SPACES.
3. SUBMIT TO THE CONTRACTING OFFICER FOR APPROVAL IN ACCORDANCE WITH SECTION 01300 THE FOLLOWING ITEMS;
   - A. COMPLETE ELECTRICAL PLAN, SHOWING ALL CIRCUITS IDENTIFIED BY NUMBERS.
   - B. MAIN PANEL BREAKER SCHEDULE, IDENTIFYING BY NUMBER EACH BREAKER, THE FUNCTION IT SERVES, THE AMPERAGE AND THE TYPE OF BREAKER USED.
   - C. DESIGN DATA AND CUT SHEETS ON ALL EQUIPMENT AND MATERIALS.
4. LIGHT FIXTURE SHALL BE COMPLETE WITH ALL LIGHT BULBS AND BALLASTS.
5. PROVIDE LIGHT FIXTURE OUTLET IN ATTIC SPACE. FINAL LOCATION TO BE DETERMINED BY CONTRACTING OFFICER.

PROPOSED

PREPARED	DRAWING NO
HATCHETT	487
DESIGNED	30012
HATCHETT	PCIP PKG: —
DRAWN	SHEET: 11
CHA	OF 11
CHECKED	
1-6-80	
DATE	

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 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1881, Feb 24	James and Peter Lynch, executors of Estate of John Lynch, to Mrs. Mattie F. Butler. $587. Lot. "Being the highest and best bidder."									
1892						374	George W. Beavers	W	Wood and Coal yard, corner of Wheat and Boulevard	George W. Beavers (1837-1920) resided at 378 Auburn Ave. 1892-1897. He was a "member of Company D, Georgia infrantry, during the civil war, and was wounded and later captured." He owned a "wood and coal business" at the NE corner of Wheat St. (now Auburn) and Boulevard. He was married three times, two of which were Margaret and Lucinda. He was the father of longtime police chief J. L. Beavers. The 1900 Federal Census shows George and Lucinda residing with their daughter and son-in-law and their family at 216 Howell St. The 1910 Federal Census shows George, 73 and windowed, still residing with his daughter and son-in-law, but at 756 Highland Ave. ("Atlanta City Directory." 1892, pp. 337, 400, 500. Ancestry.com; "Beavers Will Rest in West view Today." The Atlanta Constitution, August 1, 1920, p. 4. Findagrave.com; "George W. Beavers." Findagrave.com; 1900 and 1910 United States Federal Censuses. Ancestry.com)
1893						376	George W. Beavers	W	Agent, Wood and Coal, corner of Wheat and Boulevard	
1894						376	George W. Beavers	W	Wood and Coal, 115 Boulevard	
1895						376	George W. Beavers	W	Wood and Coal, 115 Boulevard	
1896	376	Lemuel E. Bennett	W	Fireman, No. 6 Eng. Co.	Lemuel Edgar Bennett (1869-1951) and his wife Dollie resided at 376 Auburn Ave 1896-1900. The 1900 Federal Census lists him as a fireman, consistent with city directories (1896-1900), but had purchased 93 N Boulevard by this time. The 1910 Federal Census states he owned his own lumberyard. By 1920, he had married a woman named Sarah and lived at 25 S Graden St. (1880, 1890, 1900, 1910, and 1920 United States Federal Censuses. Ancestry.com; "Lemuel Edgar Bennet." Findagrave.com)	378	George W. Beavers	W	City weigher	
1897	376	Lemuel E. Bennett	W	Fireman, No. 6 Eng. Co.		378	George W. Beavers	W	City weigher	
1898	376	Lemuel E. Bennett	W	Fireman, No. 6 Eng. Co.		378	Harry P. Harris	W	Hoseman, No. 6 Eng. Co.	Harry P. Harris (1871-?) resided at 376 Auburn Ave. 1898-1899 with his wife Hattie E. Harris (1874-?). The 1900 Federal Census notes the couple at 232 Ellis St. Harry, 28, was a fireman, consistent with earlier city directories (1898-1899). The 1910 Federal Census maintains him as a fireman, but the family resides at 101 N Boulevard.
1899	376	Lemuel E. Bennett	W	Fireman, No. 6 Eng. Co.		378	Harry P. Harris	W	Hoseman, No. 6 Eng. Co.	
1900	376	Lemuel E. Bennett Dollie Bennet (wife)	W W	Hoseman, No. 6 Eng. Co. None		378	Mahulda Jane Harris Robert W.	W W	None Clerk, V. Hunter	Mahulda Jane Harris (1839-1936) resided at 378 Auburn Ave. 1900-1906. The daughter of John "Jack" Toney, Jr. and Elizabeth Brumbley, Mahulda "was a member of a prominent Georgia family and had lived here since the community was known as Terminus." She married Elbert Franklin Harris (1830-1899) in 1860. He was a private in Comany D of the 42nd Regiment of the Georgia Infantry during the Civil War. They had ten children, several of which lived with her form time to time on Auburn. Upon Elbert's death in 1899, she moved to the Auburn house. The 1900 Federal Censsus places Mahula, 52, at 396 AUburn Ave. with four children. She and daughter Frances, 30, are dressmakers, son Robert, 26, works in dry goods, and daughters Adna, 19, and Mattie, 16, work in plain sewing. In 1901, she drew on his Civil War pension (amount unknown). Mahulda and Elbert are both buried at Sylvester Cemetery. It is unclear if Mahulda is related in any way to Harry and Hattie Harris who lived in the unit before her. ("Mrs. Mahulda Harris, Atlanta Pioneer, Dies." The Atlanta Constitution, January 4, 1936, p. 4. Newspapers.com; "Mahulda Jane "Hulda" Toney Harris" and "Elbert Franklin Harris". Findagrave.com; Georgia, Confederate Pension Applications, 1879-1960. Ancestry.com)
1901	376	Wiley A. Chapman Laura M. Chapman (wife)	W W	Policeman None	Wiley E. (1861-1930) and Laura M. (1867-1905) Chapman resided at 376 Auburn Ave. 1900-1903. The 1900 Federal Census places him at this address despite the city directory from that year placing Lemuel and Dollie Bennett in the home, likely because the city directory and census surveys were performed at different times of the year. In 1900, Wiley, a brickmason, Laura, and their five children at the home. The 1910 Federal Census shows Wiley living with new wife Frances (1861-1927) at 500 Pulliam St.; he is still a brickmason. The 1920 Federal Census shows them at the same home, but Wiley is now a policeman. At the time of Wiley's death (1930), he was widowed and living with his daughter at 1015 Crew St. He and both of his wives are buried at Sylvester Cemetery. (1900, 1910, and 1920 United States Federal Censuses. Ancestry.com; Georgia, Deaths Index, 1914-1940. Ancestry.com; "Wylie E. Chapman.", "Laura M. Chapman.", and "Frances J. Chapman." Findagrave.com)	378	Mahulda J. Harris Adna C. Harris Francis J. Harris Mattie M. Harris Robert W. Harris	W W W W W	None Seamstress None Seamstress Clerk, Douglas & Davison Co.	
1902	376	Wiley E. Chapman Laura Chapman (wife)	W W	Policeman None		378	Mahulda J. Harris Miss Mattie M. Harris Miss Adna C. Harris	W W W	None Wiseburg Bros. Wiseburg Bros.	
1903	376	Wiley E. Chapman Laura Chapman (wife)	W W	Policeman None		378	Mahulda J. Harris	W	None	
1904	376	Not Listed				378	Jane Harris Adna C. Harris Robert W. Harris	W W W	None W.U. Tel. Co. Salesman at Bass Co.	
1905	376	Miss Mary Chapman	W	None	Misses Mary (ca. 1865-?) and Lula (ca. 1877-?) Chapman, sisters, resided at 376 Auburn Ave. 1905-1907. It is unclear if they were related to Wiley or Laura Chapman who lived in the unit before them. The 1910 Federal Census lists them at 146 Lamping St. with Lula's new husband, Charles H. Wilson, a car inspector for a steam railway. They cannot be found again until the 1940	378	Mahulda Jane Harris	W	None	
1906	376	Not Listed				378	Jane Harris Adna Harris Mattie Harris	W W W	None Operator, W.U. Tel. Co. Clerk	

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1881, Fe						Deed Book HH, page 659. Fulton County Real Estate Records, Fulton County Courthouse.
1892						
1893						"Atlanta City Directory." 1893, pp. 340, 415. Ancestry.com
1894						"Atlanta City Directory." 1894, pp. 378, 443. Ancestry.com
1895						"Atlanta City Directory." 1895, pp. 378, 434. Ancestry.com
1896						"Atlanta City Directory." H.G. Saunders: 1896, pp. 132, 464. Archive.org
1897						"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1897, pp. 132, 465, 457. Archive.org
1898						"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1898, pp. 130, 435, 732. Archive.org; 1900 and 1910 United States Federal Censuses. Ancestry.com
1899						"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1899, pp. 129, 438, 754. Archive.org
1900						"Atlanta City Directory." 1900, pp. 139, 486, 795, 796. Ancestry.com.
1901						"Atlanta City Directory." 1901, pp. 107, 585, 838, 839, 841, 842. Ancestry.com.
1902						"Atlanta City Directory." Mutual Publishing Co.: 1902, pp. 134, 636, 827, 825, 1391. Archive.org
1903						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1903, pp. 107, 524, 734. Archive.org
1904						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1904, pp. 105, 724, 721, 725. Archive.org
1905						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1904, pp. 105, 724, 721, 725. Archive.org
1906						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1906, pp. 106, 782, 784, 786. Archive.org

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1907	376	Miss Mary Chapman Miss Lula Chapman	W W	Dressmaker Milliner	Federal Census with places them at 401 Richardson Street. By this time, Lula is widowed. (ancestry.com)	378	Harris Temple Huggins Adna Harris Huggins (wife)	W W	Printer (65 Ivy) None	Mahulda's daughter Adna (1881-?) married Harris Temple Huggins (1881-1963) in 1905, though they are not listed together at 378 Auburn Ave until 1907. They lived there until 1908. The 1910 Federal Census shows them renting 441 Pulliam St. with a daughter. Harris is listed as a linotype Operator at a Printing Office. Harris' 1918 WWI Draft Registration card places them at 403 Fraser St.; he is a printer for the *Atlanta Journal* . The 1930 Federal Census shows them renting 805 Boulevard SE with their daughter and grandson, and Adna's mother. Harris is still listed as a Linotype Operator for the daily paper. The 1940 Federal Census shows Harris, 59, and Adna, 58, still renting 805 Boulevard SE. Adna's brother and his wfie, and Adna's sister live with them. Only Harris works, as a proofreader for the newspaper. Harris and Adna are buried at Greenwood Cemetery. ("Registration Card 3385." U.S., World War I Draft Registration Cards, 1917-1918 for Harris Temple Huggins. Ancestry.com; "Harris Temple Huggins." Findagrave.com 1910, 1930, and 1940 United States Federal Censuses. Ancestry.com; Georgia, Marriage Records From Select Counties, 1828-1978, Book N, 1905-1907. Ancestry.com)
1908	376	Harry C. Wingate Rosa Wingate (wife)	W W	Foreman, Coca Cola Co. None	Harry C. (ca. 1870-?) and Rosa E. (ca. 1881-?) Wingate lived at 376 Auburn Ave. in 1908 and 378 in 1909. The 1910 Federal Census states the Harry, 40, and Rosa, 29, have been married for four years and live in Hapeville, GA. Harry is a cooper at a barrell factory. Harry is listed as having been born in KY; Rosa in TN. City Directories from the 1920s and 1930s place the couple in Chattanooga, TN. (ancestry.com)	378	Harris Temple Huggins Adna Harris Huggins (wife)	W W	Printer (65 Ivy) None	
1909	376	Baron L Morris Victoria Morris (wife)	W W	Machinist, Cont Gin Co. None	Baron L. (ca. 1850-?) and Victoria Given (ca. 1851-?) Morris, married in 1868, lived at 376 Auburn Ave. in 1909. The 1910 Federal Census shows Baron, 60, and Victoria, 59, married for 42 years, renting 5 Stonewall St., with two sons. Baron is listed as a machinest. The 1920 Federal Census lists Baron, 71, as widowed and living with his son and his family at 88 Ormond. Baron is an inspector at a gin company. (1910 and 1920 United States Federal Censuses. Ancestry.com; Georgia, Marriage Records from Select Counties, 1828-1978. Acenstry.com)	378	Harry C. Wingate Rosa Wingate (wife)	W W	Foreman, Coca Cola Co. None	See 376 for year 1908 above.
1910	376	Mary Williams	B	Laundress	Mary Williams lived at 376 Auburn Ave. only in 1910. Fortunately this is the same year as the Federal Census so a little more was found on her. At the time, Mary, 40 and widowed, lived with her son Marion, 16. She was a laundress at home, and he was a graphite miner at a pencil factory. They had two boarders, Lula Baynes, 25 and a teacher at a city school, and Sallie Grane, 25, married, and a cook for a private family. (1910 Federal Census, Ancestry.com)	378	Louisa Stephens	B	Cook, E.A. White	The Stephens/Anderson family resided at 492-494 Auburn Ave 1910-1933. City Directories detail them living in various numbered units with various family members. Louise Stephens (or Louisa Stevens) is the matriarch of the family (1855-1933). Widowed by age 45, she and her daughter Mamie (1888-?) moved to Auburn Ave in 1909/1910. The 1910 Federal Census places mother and daughter at 378 Auburn Ave. Both identified as "mulatto", Louise, 54, works as a cook for a private family and Mamie, 22, a maid for a private family. A lodger, Ella Price, 21, lives with them. Mamie married Osborn Anderson ca. 1910, who moved in with them, and subsequently had three children before his death in ca. 1917. The 1920 Federal Census retains them at 376A Auburn Ave. Louisa, 62, is a cook for a private family. Mamie, 31 and now widowed, is a hairdresser. Mamie's three children, Steven (John), Paul, and Mary live in the home. The 1930 Federal Census retains them at 492 Auburn Ave. Louisa, 71, does not work. Mamie, 40, is a laborer at a cotton mill. Her children also do not work. In 1933 Louise died and Martin Luther King, Sr. officiated her funeral at Ebenezer Baptist Church. Mamie moved away from the residence after her mother's death. Further details on her could not be located. (1900, 1910, 1920, 1930 Federal Censuses, Ancestry.com.; "Stephens." *The Atlanta Constitution* . April 06, 1933. p. 16. Newspapers.com)
1911	376	Matthew Geer	B	Wiper, N C & St L Ry	Mathew (ca. 1880-?) and Josephine (ca. 1881-?) Geer lived at 376 Auburn Ave. 1911-1912. They are also listed at the address on the 1910 Federal Census. They are listed as married 13 years, with daughter Ida at home. Matthew is listed as a laborer for a Railroad Shop. The 1930 Federal Census lists Matthew, 50, and Josephine, 49, as homeowners of 440 Gartrell St; Ida still resides with them. Matthew is listed as a foreman for a car company, Josephine is listed as a cook for a café, and Ida, widowed and 23, is listed as a maid at a Tea Room. The 1940 Federal Census lists Matthew, 49, Josephine, 50, and Ida Mae, 34, still living at their home at 440 Gartrell St. Only Mat worked, for a manufacturer of locomotive parts. (1910, 1930, and 1940 United States Federal Censuses Ancestry.com)	378	Osborn Anderson	B	Brickmason	
1912	376	Nat Geer	B	Porter		376a	Mary Stephens	B	Laundress	

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1907						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1907, pp. 106, 581, 851. Archive.org
1908						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1908, pp. 28, 1370, 819. Archive.org
1909						"Atlanta City Directory." 1909, pp. 27, 1204, 1663. Ancestry.com
1910						"Atlanta City Directory." 1910, pp. 37, 1651, 1497. Ancestry.com
1911						"Atlanta City Directory." 1911, pp. 37, 808, 417. Ancestry.com
1912						"Atlanta City Directory." 1912, pp. 36, 773, 1441. Ancestry.com

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1913						376	Louisa Stevens	B	Cook	
						378	Osborn Anderson	B	Laborer	
1914	378	Orie Bridges	B	Packer for GA News Co.	No additional information could be located for Orie Bridges. He could have been a boarder with the Stevens/Anderson family.	376	Louisa Stevens	B	Seamstress	
1915						376-378	L Stephens	B	Nurse, 98 W 12th	
1916	378	B. O'Cochran	B	Porter	No additional information could be located for B. O'Cochran. He could have been a boarder with the Stevens/Anderson family.	376	Louisa Stephens	B	Laundress	
1917	City Directory could not be located.									
1918	376A	Lizzie Coles	B	Cook	The City Directories state that Lizzie Coles only lived at 376A 1918-1919. However, the 1920 Federal Census shows her living at 376B Auburn Ave. She was 49, widowed, and kept her own restaurant. A lodger, Joe Wylie, 48, a molder helper at a pipe factory, lived with her. (1910 United States Federal Census, Ancestry.com) It is likely that these people were boarders with the Steves/Anderson family.	376	Louise Stephens	B	Cook	
1919	376A	Lizzie Coles	B	Cook		376	Louise Stephens	B	Maid	
1920						376	Mamie Anderson	B	Laundress	
1921	376	Jesse Wyatt	B	Fireman	No additional information could be located for Jesse Wyatt. He could have been a boarder with the Stevens/Anderson family.	376B	Mamie Anderson	B	Maid	
1922	376	Jesse Wyatt	B	Porter		376B	Mamie Anderson	B	Laundress	
1923	376	Jesse Wyatt	B	Laborer		376B	Louise Stephens	B	Cook	
1924	376	Jesse Wyatt	B	Laborer		376B	Louise Stephens	B	Cook	
1925, Jul 21	Mrs. M.F. Butler to Mrs. Jessie B. Clark and L.C. Butler. $10 and other considerations. M.F. and L.C. still have control. Jessie will get life estate upon their deaths.									
1925	376A	Hilliard Geer	B	Porter	Hilliard Geer (1897-1975) was born and lived his early years in Penfield, GA. In June 1918 he was drafted. In September, he married Lillian, before he was entrained to Camp Wheeler in October. Furtunately he was discharged in December 1918. Upon his return, the 1920 Federal Census shows them still living in Penfield (east of Atlanta). The 1925 and 1926 City Directories have them living at 376A Auburn Ave. The 1930 Federal Census retains them in Atlanta, at 1004 Beckwith Street, with a son, and Lillian's mother. Hilliard is an insurance agent and Lillian is a bookkeeper at a baptist church. Hilliard died in 1975 in New Jersey and is buried there. Further details on Lillian are unknown. (1920 and 1930 Federal Censuses. Green County, GA Marriage Licenses. World War I Draft Registration Cards, 1917-1918, Lists of Men Ordered to report to Local Board for Military Duty, 1917-1918. Ancestry.com; "Hilliard D. Geer" Findagrave.com)	376B	Louise Stephens	B	Cook	
1926	376A	Hilliard Greer	B	Insurance Agent		376B	Louise Stephens	B	Domestic	
1927						492	Steph Anderson	B	Laborer	
							Mamie Anderson (mother)	B	None	
1928						492	Steph Anderson	B	Cook	
							Mamie Anderson (mother)	B	Beauty Operator	
1929	492	Emma Mayes	B	None	No further information could be located on Emma or James Mayes.					
1930	492	James Mayes	B	Laborer						
		Emma Mayes (wife)	B	None						
1931	492	Willis Willingham	B	Peddler	No further information could be located on Theodocia or Willis Willingham.	492a	Louise Stephens	B	None	
		Dasher Willingham (wife)	B	None						

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1913						"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 116, 1495, 117, 470. Archive.org
1914						"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 120, 1532, 652. Archive.org
1915						"Atlanta City Directory." 1915, pp. 120, 1574. Ancestry.com
1916						"Atlanta City Directory." Atlanta City Directory Company: 1916, pp. 88, 1511, 1291. Archive.org
1917						Ancestry.com or archive.org.
1918						"Atlanta City Directory." 1918, pp. 917, 806, 357. Ancestry.com
1919	378	Lee W. Clark	B	Shoemaker (resides, 101 Randolph)	Little information could be found on Lee W. Clark, the shoemaker who had a shop at 378 Auburn Ave. 1919-1920. The 1920 Federal Census shows him, 49, renting 101 Irwin Street with his sons, Rufus, 14, and Clark, 8. (1920 United States Federal Census, Ancestry.com)	"Atlanta City Directory." Atlanta City Directory Company: 1919, pp. 998, 865, 322, 334. Archive.org
1920	378	L W Clack	B	Shoemaker		"Atlanta City Directory." 1920, pp. 1092, 225, 357. Ancestry.com
1921	378	Henry L. Mathis	B	Laborer	No additional information could be located for Henry L. Mathis.	"Atlanta City Directory." Atlanta City Directory Company: 1921, pp. 1224, 1206, 201, 806. Archive.org
1922	378	Henry L. Mathis	B	Laborer		"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1221, 1202, 201, 803. Archive.org
1923	378	Marie Smith	B	Laundress		"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1249, 1230, 1077, 1049. Archive.org
1924	378	Marie Smith	B	Laundress		"Atlanta City Directory." 1924, pp. 1008, 1034, 1203. Atlanta History Center, Kenan Research Center. Microfilm collection.
1925, Jul						Deed Book 930, page 111. Fulton County Real Estate Records, Fulton County Courthouse.
1925	378	Marie Smith	B	Laundress	No additional information could be located for Marie Smith.	"Atlanta City Directory." 1925, pp. 519, 1087, 1263. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	378	Frank Tate	B	Waiter	Frank Tate (ca. 1888-?) lived at 378 Auburn Ave. in 1926. During the 1920 Federal Census he lived at 274 Irwin Street with his wife Bell, and her family (Will and Vester Martin) and their children. The Martins would then live at 476 Auburn Ave (a few doors west of 494 Auburn) 1925-1932, while Frank occupied this home. (1920 and 1930 United States Federal Censuses, Ancestry.com)	"Atlanta City Directory." 1926, pp. 1123, 462, 964, 9854. Atlanta History Center, Kenan Research Center. Microfilm collection.
1927						"Atlanta City Directoyr." 1927, pp. 1375, 163. Ancestry.com
1928						"Atlanta City Directory." 1928, pp. 1343, 163, 162. Ancestry.com
1929	494	Cornelia Smith	B	Cook	No definitive further information could be located on Cornelia Smith.	"Atlanta City Directory." 1929, pp. 1440, 890, 1186. Ancestry.com
1930	494	Cornelia Smith	B	Domestic		"Atlanta City Directory." 1930, pp. 1236, 780, 1024. Ancestry.com
1931	494	Cornelia Smith	B	Maid		"Atlanta City Directory." 1931, pp. 1314, 1262, 1122, 1085. Ancestry.com

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
1932	492	Willis Willingham Theodora Willingham (wife)	B B	Salesman None		492a	Louise Stephens	B	Cook	
1933	492	Willis Willingham Thedocia Willingham (wife)	B B	None None		492a	Louise Stephens	B	None	
1934	492	Willis Willingham Thedosia Willingham (wife)	B B	Laborer None		492a	Robert Swain Delia Swain (wife) William B Swain	B B B	Waiter, Edward Bolden None Presser, Flowers Dry Cleaning Co.	Robert and Delia Swain (both b. ca. 1891) resided at 492a Auburn Ave in 1934. Their son William resided with them. The 1920 Federal Census places them in Sparta, GA, with three children at home. Robert was a chauffer for a private family. The 1930 Federal Census places them at 629 McGruder St., Atlanta, with six children at home. Robert is a chauffer at a motor company. The 1940 Federal Census places them at 368 Irwins St., Atlanta, with three children at home. Robert is a cab driver. (1920, 1930, and 1940 Federal Censuses, Ancestry.com)
1935	492	Willis Willingham Dosher Willingham (wife)	B B	Peddler None		492a	Ernest Wilkerson Alberta Wilkerson (wife)	B B	Laborer None	Ernest (1907-1968) and Alberta Dukes (1911-1954) Wilkerson lived at 492a Auburn Ave. 1935-1936. The 1930 Federal Census places the newlywed couple at 4 Fort Street with Alberta's sister and brother-in-law. Ernest is listed as a carpernter. THe 1940 Federal Census has the pair at 209 W Fairplace SW with five children. Ernest is a butler. His 1940 draft card state he works for Phillip L'Engle at 120 Peachtree Circle. (1920 and 1930 Censuses. Brooks/Harper/Little/Pitts/Pruitt/ Walker Family Tree. World War II Draft Cards Young Men, 1940-1947. Ancestry.com)
1936	492	William Griffin	B	None	No further information could be located on William Griffin.	492a	Ernest Wilkerson Alberta Wilkerson (wife)	B B	Butler None	
1937	492	James Zellers Mildred Zellers (wife)	B B	Porter None	No further information could be located on James or Mildred Zellers.	492a	Robert Walker	B	Factory Worker	No further information could be found on Robert Walker.
1938, Sep 27	Mrs. M.F. Butler, wife of the late L.C. Butler, and Walter H. Butler, son, and Miss Tennie L. Butler, daughter, to Jessie B. Clark, daughter. $10. 376-378 Auburn Ave.									
1938	492	Ruby Harrell	B	Laundress	No further information could be found on Ruby Harrell who first resided at 492 Auburn in 1938. However, she might be the mother or sister of Orlander Harrell (ca. 1896-1953) who along with his wife and children lived at the address 1939-at least 1951. The 1940 Federal Census places the family at the address. Olander, 46, and wife Clara, 41, live with five children and three grandschildren. Olander works as a carpenter. (1940 Federal Census, Ancestry.com) Clara passed away in 1948 ("Harrell, Mrs. Clara." *The Atlanta Constitution.* September 18, 1948, p. 10). Orlander passed away in 1953 at his home at 492 Auburn Ave. ("Harrell, Mr. Orlander (Land)." *The Atlanta Constitution.* September 28,1953, p. 22.) Unfortunately no other information could be found about the family that lived in the home for so long.	492a	James Bullard Annie Bullard (wife)	B	Laborer, Fulton Bag & Cotton Mills None	No further information could be found on James or Annie Bullard.
1939	492	Orlando Harrell Clara Harrell (wife) Ruby Harrell	B B B	Carpenter None Cook		492a	James Bullard Annie Bullard (wife)	B B	Porter None	
1940	492	Orlando Harrell Clara Harrell (wife) Ruby Harrell Roy Harrell Henry Harrell Mildred Harrell	B B B B B B	Carpenter None Maid Laborer Williams Maid		492a	James Bullard Annie Bullard (wife)	B B	Laborer None	
1941	492	Orlando Harrell Clara J Harrell (wife) Mildred K Harrell Roy L Harrell Velma M Harrell	B B B B B	Farmer None Cook Laborer Maid		492a	James Bullard Annie Bullard (Wife)	B B	Laborer, Fulton Bag & Cotton Mills None	
1942	492	Orlando Harrell Clara J Harrell (wife) Harry C Harrell Mildred Harrell	B B B B	Carpenter None Laborer Cook		492a	Elsie Trimble Calton Trimble Mattie Trimble	B B B	Cook None None	Elsie Trimble (also Elise Tremble) lived at 392a Auburn Ave. in 1942 with her mother and younger brother, and ca. 1947-ca. 1951. The 1920 Federal Census, places the Trimble family, Elie is 11, in Norcross, GA (NE of Atlanta), with her parents and siblings. The 1930 Federal Census places Elsie Trimble, 21, living with her

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1932	494	Cornelia Smith	B	Maid		"Atlanta City Directory." 1932, pp. 1193, 1144, 1015, 981. Ancestry.com
1933	494	Cornelia Smith	B	Cook		"Atlanta City Directory." 1933, pp. 1152, 1106, 979, 945. Ancestry.com
1934	494	Cornelia Smith	B	Cook		"Atlanta City Directory." 1934, pp. 1233, 1106, 1063, 1008. Ancestry.com
1935	494	William Smith Fannie Smith (wife)	B B	Laborer None	No further information could be located on William or Fannie Smith.	"Atlanta City Directory." 1935, pp. 1265, 1215, 1201, 1052. Ancestry.com
1936	494	Mamie Thurman	B	Cook	Mamie Thurman resided at 494 Auburn Ave 1936 to at least 1956. The 1940 Federal Census places her at the address. She is 42, married, and listed as a servant at a boarding house. Her son-in-law, Arthur Dixon, 26, a butler at a private house, and lodger Cleo Walker, 39, also live with her. Her husband is not listed. (1940 United States Federal Census, ancestry.com) No additional information could be found on her.	"Alanta City Directory." 1936, 1410, 1337, 1246. Ancestry.com
1937	494	Mamie Thurman	B	Cook		"Atlanta City Directory." 1937, pp. 1561, 1536, 1417, 1367. Ancestry.com
1938, S						Deed Book 1718, Page 54. Fulton County Real Estate Records, Fulton County Courthouse.
1938	494	Mamie Thurman	B	Laundress		"Atlanta City Directory." 1938, pp. 1561, 615, 224, 1372. Ancestry.com
1939	494	Mamie Thurman	B	Cook		"Atlanta City Directory." 1939, pp. 1408, 558, 294, 1235. Ancestry.com
1940	494	Mamie Thurman	B	Cook		"Atlanta City Directory." 1940, pp. 1544, 611, 222, 1356. Ancestry.com
1941	494	Mamie Thurman	B	Maid		"Atlanta City Directory." 1941, pp. 1637, 645, 233, 1438. Ancestry.com
1942	494	Mamie Thurman	B	Maid		"Atlanta City Directory." 1942, pp. 2070, 702, 1579, 1595. Ancestry.com

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Street #	Name	Dem.	Occupation	Personal Information
		Ocie Harrell	B	None						mother, Mattie, 52 and widowed, at 4 Lyons Ave, with several other family members. (1920 and 1930 Federal Censuses, Ancestry.com)
		Roy L Harrell	B	Laborer						
		Ruby Harrell	B	Maid						
		Thelma Harrell	B	None						
1943	492	Orlando Harrell	B	Laborer		492a	Marla Favor	B	Maid	No futher information could be found on Marla Favor.
		Clara J Harrell (wife)	B	None						
		William H Harrell	B	Presser, Usher Williams						
1944	492	Orlando Harrell	B	Laborer		492a	Mary Prickett	B	Maid	No further information could be found on Mary Prickett.
		Clara J Harrell (wife)	B	None						
		George Harrell	B	United States Navy						
1945	492	Orlander Harrell	B	Carpenter		492a	Mrs Mary Prickett	B	None	
		Clara Harrell (wife)	B	None						
		Benita Harrell	B	None						
1946	City Directory could not be located.									
1947	492	Orlander Harrell	B	Carpenter		492a	Elise Tremble	B	Maid	See above.
		Clara Harrell (wife)	B	None						
1948	492	Orlander Harrell	B	None		492a	Mrs. Elise Tremble	B	None	
		Clara H Harrell (wife)	B	None						
		Roy Harrell	B	Driver, H.J. Davis Coal						
1949	City Directory could not be located.									
1950	492	Orlander Harrell	B	None		492a	Mrs. Elise Tremble	B	Maid	
1951	492	Orlander Harrell	B	None		492a	Mrs. Elise Tremble	B	Maid	
1952	City Directory could not be located.									
1953	City Directory could not be located.									
1954	City Directory could not be located.									
1955	492	Mrs. Ruby Thomas	B	None		492a	John Badger	?	Unknown	No futher information could be found on John Badger.
1956	492	George S Harrell	B	Unknown		492a	Lenton Blackwell	?	Driver, Roadway Exp	No further information could be found on Lenton or Geraldine Blackwell.
							Geraldine Blackwell (wife)	?	None	
1957	City Directory holds no records for this address									
1958	City Directory holds no records for this address									
1959	City Directory holds no records for this address									
1960	City Directory holds no records for this address									
1961-1983	Atlanta City Directories could not be located.									
1968, Jun 5	N.B. Clark & A.M. Clark, R.S. Clark, H.L. Clark, J.H. Clark, J.W. Clark, and Mrs. Abbie Clark McElwain, descendents of Jessie B. Clark, to Ralph C. Reynolds. $6,000. 492-494 Auburn Ave.									
1981, Apr 10	Ralph C. Reynolds to Marilyn T. Hagan and Jamella A. Hagan. $10 + $8,000 mortgage. 492-494 Auburn Ave..									
1982	?	Nellie Martin	?	Unknown	No additional information could be found on Nellie Martin.	?	Wilson Jones	?	Unknown	No additional information could be found on Wilson Jones.
1983, Mar 18	Marilyn T. Hagan and Jamella A. Hagan to Bennie Smith. $10. 492-494 Auburn Ave.									

Tenants and Owners of 492-494 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
						"Atlanta City Directory." 1942, pp. 2070, 702, 1575, 1599. Ancestry.com
1943	494	Mamie W Thurman	B	Cook		"Atlanta City Directory." 1943, pp. B-22, 708, 542, 1578. Ancestry.com
1944	494	Mamie W Thurman	B	None		"Atlanta City Directory." 1944, pp. B-14, 442, 799, 978. Ancestry.com
1945	494	Mrs. Mamie Thurman	B	None		"Atlanta City Directory." 1945, pp. B-15, 483, 872, 1068. Ancestry.com
1946						Ancestry.com or Archives.org
1947	494	Mrs. Mamie Thurman	B	None		"Atlanta City Directory." 1947, pp. B-16, 483, 1247, 1237. Ancestry.com
1948	494	Mrs. Mamie Thurman (widow of Ralph)	B	Maid		"Atlanta City Directory." 1948, pp. B-17, 656, 657, 1476, 1464. Ancestry.com
1949						Ancestry.com or Archives.org
1950	494	Mrs. Mamie Thurman	B	Cook		"Atlanta City Directory." 1950, pp. B-25, 622, 1393, 1381. Ancestry.com
1951	494	Mamie Thurman	B	None		"Atlanta City Directory." 1951, pp. B-27, 676, 1516, 1502. Ancestry.com
1952						Ancestry.com or Archives.org
1953						Ancestry.com or Archives.org
1954						Ancestry.com or Archives.org
1955	494	Mamie Thurman	B	None		"Atlanta City Directory." 1955, pp. B-25, 1552, 1563. Ancestry.com
1956	494	Mamie Thurman	B	None		"Atlanta City Directory." 1956, pp. 2206, 181, 1621, 1270. Ancestry.com
	494a	Thomas H Payne	?	Cabinet Maker	No further information could be located on Thomas H. Payne, the cabinetmaker.	
1957	494a	Thomas H Payne	?	Cabinet Maker		"Atlanta City Directory." 1957, p. 221. Ancestry.com
1958						Ancestry.com
1959						Ancestry.com
1960	494a	Thomas H Payne	?	Cabinet Maker		"Atlanta City Directory." 1960, p. 217. Ancestry.com
1961-19						Ancestry.com. Archives.com, Kenan Research Center.
1968, Jur						Deed Book 4916, Page 156. Fulton County Real Estate Records, Fulton County Courthouse.
1981, Ap						Deed Book 7825, pp. 49-50. Fulton County Real Estate Records, Fulton County Courthouse.
1982						"Martin Luther King, Jr., NHS Inventory." 492-494 Auburn Avenue, NE. MALU Archives, Series 5, Subseries D, Box 2, Folder 11.
1983, Ma						Deed Book 8414, p. 430. 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. "492-494 Auburn Avenue, NE, Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *7 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Foundation Plan
Sheet 2 (A2): Floor Plan
Sheet 3 (A3): Roof Plan
Sheet 4 (A4): South Elevation
Sheet 5 (A5): East Elevation
Sheet 6 (A6): North Elevation
Sheet 7 (A7): West Elevation

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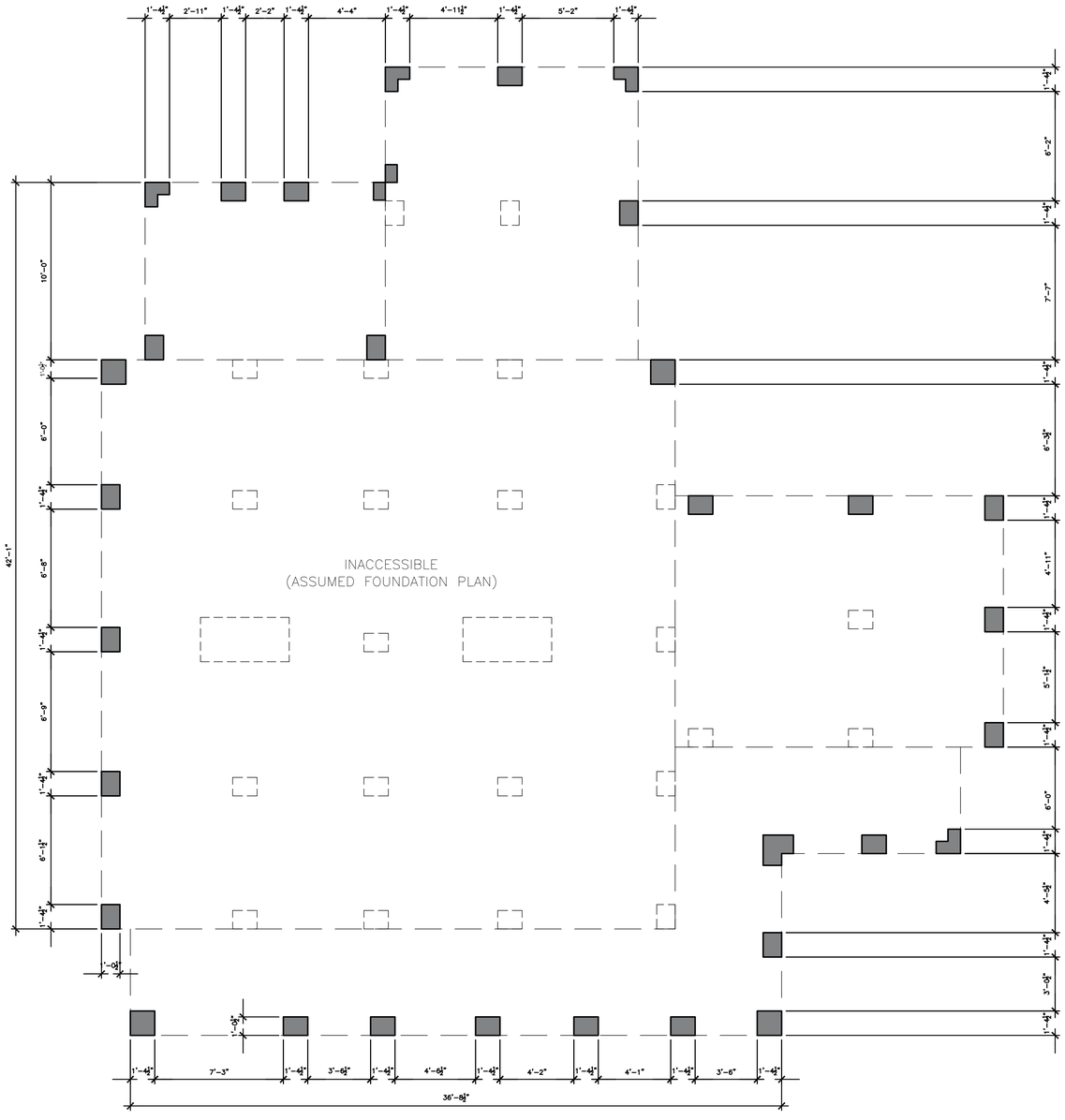


1 / A1 FOUNDATION PLAN

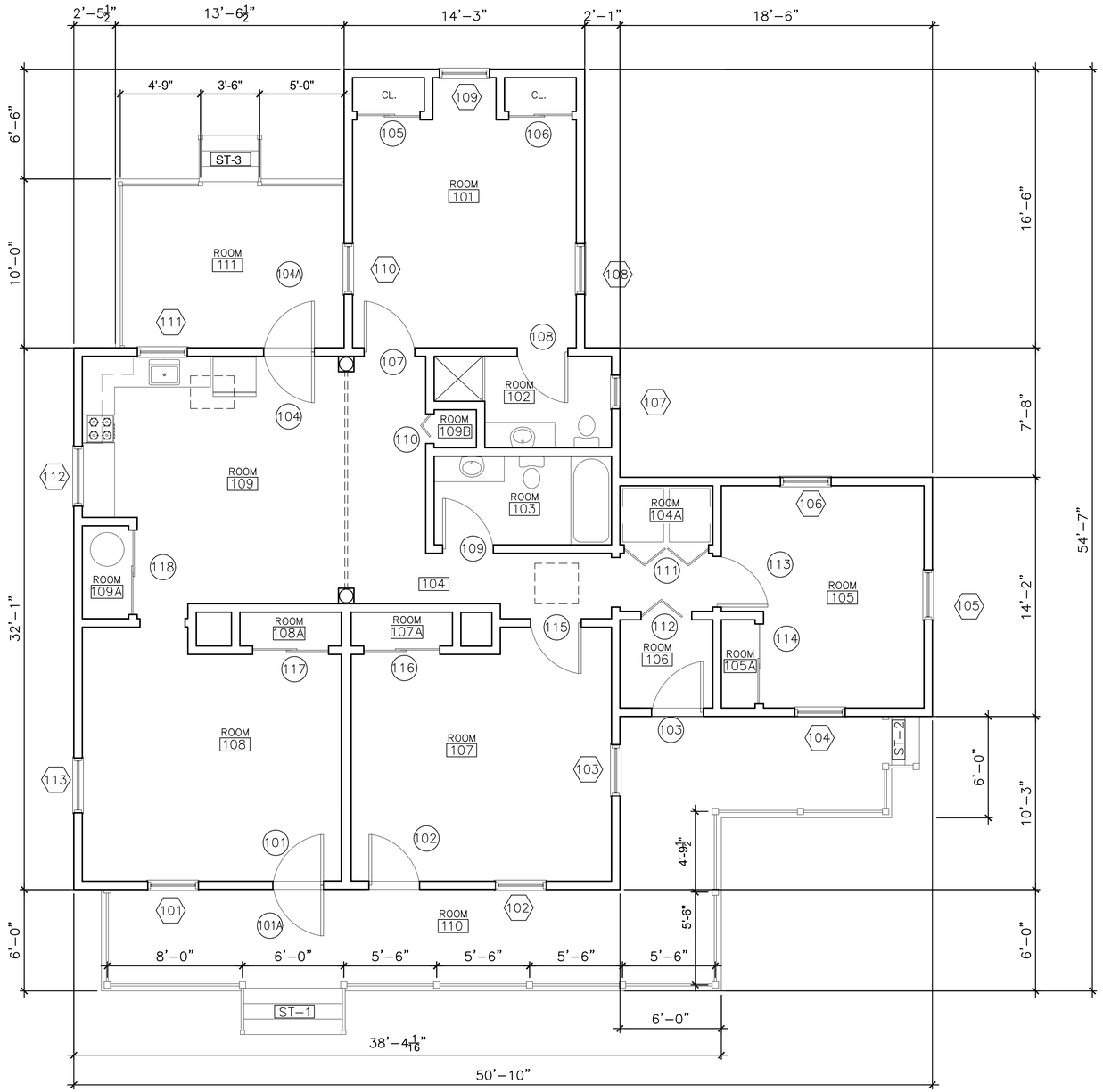
SCALE (A)

LEGEND

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

SCALE (A) ∘ 4 0 4 8 SCALE OF FEET ∘ 1/4" = 1'-0"

DESIGNED: TJM CADD TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A1	TITLE OF SHEET: FOUNDATION PLAN LOCATION WITHIN PARK: 492 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166691 PMIS/PKG NO. 224679A SHEET 1 OF 7



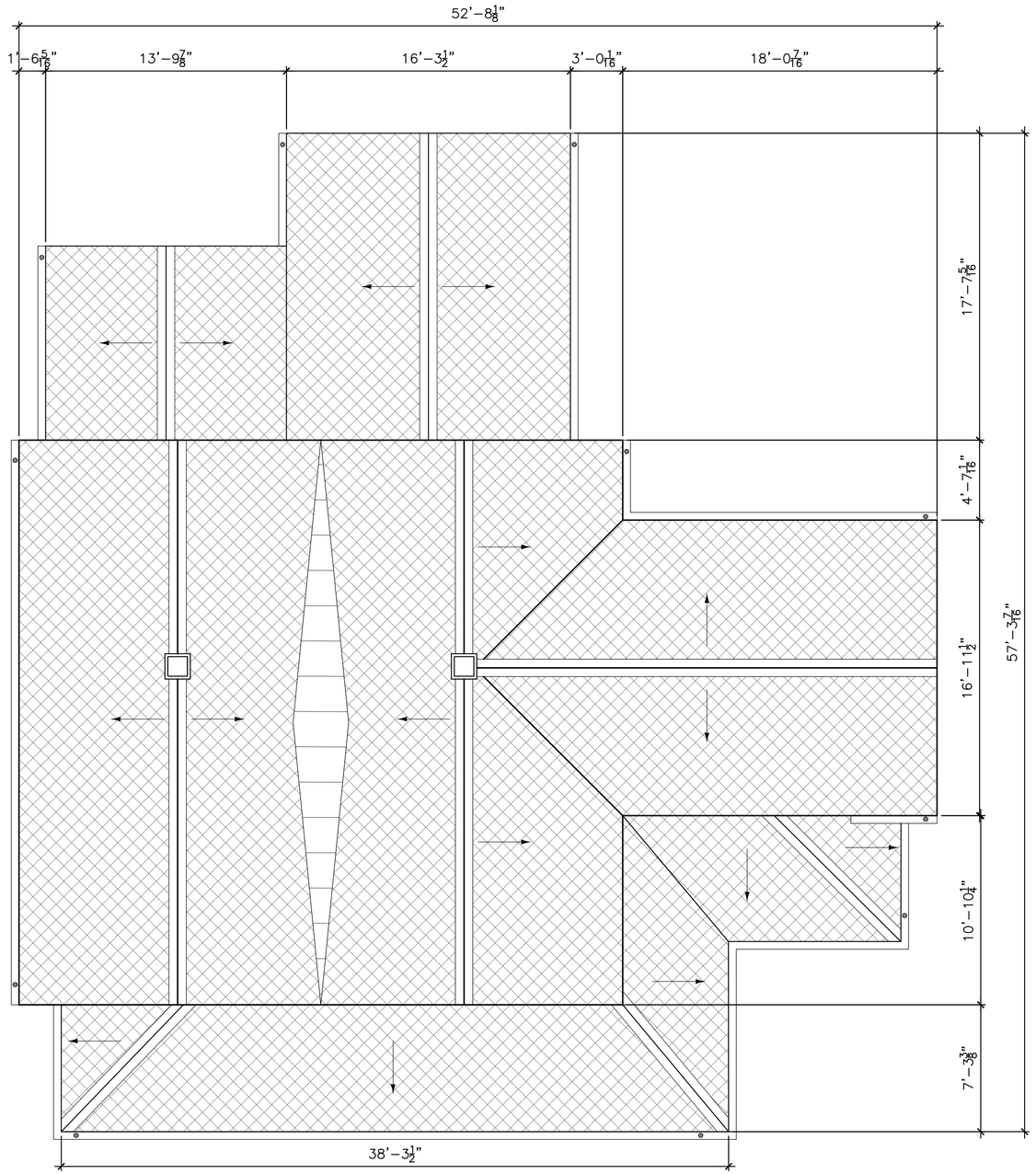
1 / A2 FLOOR PLAN
SCALE (A)

LEGEND

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

SCALE (A) 4 0 4 8 SCALE OF FEET 1/4" = 1'–0"

DESIGNED: EKJ	SUB SHEET NO.	TITLE OF SHEET: FLOOR PLAN	DRAWING NO. 489 166691
CADD: EKJ/TJM	A2	LOCATION WITHIN PARK: 492 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 2 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1/A3 ROOF PLAN

SCALE (A)

LEGEND

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

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

DESIGNED: EKJ	SUB SHEET NO. A3	TITLE OF SHEET: ROOF PLAN	DRAWING NO. 489 166691
DRAWN: EKJ/TJM		LOCATION WITHIN PARK: 492 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 3 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	

1 / A4 SOUTH ELEVATION
SCALE (A)

LEGEND

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

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

DESIGNED: EKJ	SUB SHEET NO.	TITLE OF SHEET: SOUTH ELEVATION	DRAWING NO. 489 166691
CADD: EKJ/TJM	A4	LOCATION WITHIN PARK: 492 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 4 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	

1 / A5 EAST ELEVATION
SCALE (A)

LEGEND

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

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

DESIGNED: EKJ	SUB SHEET NO. A5	TITLE OF SHEET: EAST ELEVATION	DRAWING NO. 489 166691
CADD: EKJ/TJM		LOCATION WITHIN PARK: 492 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 5 OF 7
DATE: 02/14/2020		REGION SOUTHEAST · COUNTY FULTON · STATE GEORGIA	

1 / A6 NORTH 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. A6	TITLE OF SHEET: NORTH ELEVATION LOCATION WITHIN PARK: 492 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166691 PMIS/PKG NO. 224679A SHEET 6 OF 7

1 / A7 WEST 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. A7	TITLE OF SHEET: WEST ELEVATION LOCATION WITHIN PARK: 492 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166691 PMIS/PKG NO. 224679A SHEET 7 OF 7

Appendix F

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Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			492-494 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	Front Porch Structural Floor Frame
		-3	Rear Porch Structural Floor Frame
		-4	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 – Chimneys
B20	EXTERIOR ENCLOSURE		
	B2010	Exterior Walls	
		B201001	Exterior Skin (Wood Siding)
		B201002	Wall Insulation & Vapor Barrier
		B201005	Exterior Louvers & Screens
		B201007	Balcony Walls & Handrails (Porches)
		B201008	Exterior Soffits
	B2020	Exterior Windows	
	B2030	Exterior Doors	
		B203001	Glazed Doors (all)
		B203099	Other Exterior Personnel Doors (Screen Doors)
B30	ROOF CLOSURE		
	B3010	Roof Covering	
		B301001	Roof Finishes
		B301004	Flashing & Trim

		-1	Side Wall Flashing
		-2	Chimney Flashing
		-3	Drip Edges
		-4	Exterior Trim
		B301005	Gutters & Downspouts
C	**INTERIOR**		
C10	INTERIOR CONSTRUCTION		
	C1010	Partitions	
	C1020	Interior Doors	
	C1030	Fittings	
		C103008	Counters
		C103009	Cabinets
		C103010	Closets
		C103098	Other Casework (Interior Trim)
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 (non-extant)	
	D4030	Fire Protection Specialties	
		D403001	Fire Extinguishing Devices
D50	ELECTRICAL		
	D5010	Electrical Service & Distribution	
		D501005	Panels
	D5020	Lighting & Branch Wiring	
		D502002	Lighting Equipment
	D5030	Communications & Security	
		D503001	Fire Alarm System
		D503008	Security Systems
	D5090	Other Electrical Systems	
		D509004	Lightning Protection System
G	**BUILDING SITEWORK**		
G20	SITE IMPROVEMENTS		
	G2030	Pedestrian Paving (Sidewalks)	
	G2040	Site Development	

		G204001	Fences & Gates
	G2050	Maintained Landscapes (Landscaping)	
G90	OTHER SITE WORK		
	G9087	Site Drainage	