National Park Service
Department of the Interior

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

514 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

514 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

514 Auburn Avenue, NE (House)

Historic Structure Report

Approved by: JUDY FORTE Digitally signed by JUDY FORTE Date: 2020.04.21 17:26:03 -04'00'

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

Recommended by: _____ 6/4/2020

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

Recommended by: _____

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

Approved by: _____

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

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Foreword

The telling of Dr. Martin Luther King, Jr.'s life and legacy is larger than the historic structures within the park and cannot be told just through the preservation of the historic buildings within the Martin Luther King, Jr. National Historical Park. However, Historic Structure Reports (HSRs) are important treatment documents that help with preservation efforts on the historic structures throughout the park, through architectural assessments, historic background information for context, chronology of development and use, all of which condensed provides the park a tool for repair, rehabilitation and preservation for those homes that Dr. King knew in his childhood. The reports will give the reader a better understanding of the architectural landscape of Dr. Martin Luther King, Jr.'s Birth Home neighborhood and the people who lived there and helped shape the life of one of the greatest leaders of the Civil Rights Movement.

This scholarly work is dedicated to the stewardship of thirty-five historic structures, four of which have historic significance as the places where Dr. King was born, lived, worked and worshipped. 501 Auburn Avenue, the Birth Home of Dr. King, where he lived until he was 12 years old, Ebenezer Baptist Church, where his grandfather, father and later himself served at pastors, the Prince Hall building that housed the Southern Christian Leadership Conference (SCLC), and 234 Sunset Avenue where Dr. Martin Luther King, Jr and Coretta Scott King made a home and lived with their children, Yolanda, Martin, Dexter, and Bernice, from 1965 to his death in 1968 and until Mrs. King left the home in August 2004.

The HSRs began in 2016, when the park was awarded funds to complete thirty-one HSRs for historic buildings within the park's boundary.

We are grateful for the cooperation from all those who helped to make this document possible.

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

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Project Team

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

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

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

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

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

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

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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 514 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 treatments 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 Resource 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 primary guide to treatment and use of a historic building. 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 514 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 historical integrity of the building. This information is valuable for guiding sustainable development of 514 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. 514 Auburn Avenue, NE is significant because it was extant when Martin Luther King, Jr. lived a block to the west (Period of Interpretation for the Birth Home Block: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and

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

attempting to summarize or refine relevant information on the man is not the intent of this HSR. Therefore, MALU, SERO, and HPTC staff determined together that a context section for 514 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. It was constructed in 1893 by a white real estate developer, Fitzhugh Knox. After Knox defaulted on his mortgage in 1899, the new owner rented the large house to a succession of families. The 1906 race riot marked the neighborhood's demographic shift from being predominantly white to predominantly black. 514 Auburn Avenue, NE continued to be a rental property through 1921, when James and Lavata Shaw, a black couple, purchased the house. James died in 1930 and soon after the two-story house was transformed into two units (one on the first floor and one on the second floor). Lavata continued to own and rent out portions or all of the building until she sold the property to the Federal Government in 1984. That same year, the NPS rehabilitated the interior of the property into two units (as it was during the Period of Interpretation: 1929-1941). Exterior restoration occurred 1987-88. 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 514 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 Park, Atlanta, GA
    - Atlanta History Center, Kenan Research Center, Atlanta, GA
    - Digital Library of Georgia (website): Sanborn Fire Insurance maps
    - Ancestry (website): Atlanta City Directories and various primary sources
    - Newspapers (website): various primary sources (newspaper articles)
    - Review of other completed and approved HSRs for MALU[3]
- Architectural documentation by HPTC
- Condition assessments by HPTC
- Recommended treatments by HPTC

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

Condition Assessment Summary

The condition assessment of 514 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.

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 features or a threat to health and/or safety.

Interior

Overall Condition Rating: Good. Routine maintenance should be sufficient to maintain the current condition.

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 two-unit residential structure at 514 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).

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

For tenant-occupied and vacant buildings on the Birth Home Block (of which 514 Auburn Avenue is included) the GMP states, "The National Park Service will seek to acquire and rehabilitate the tenant occupied and vacant residential buildings that form the immediate surroundings of the birth home." Later it clarifies the treatment,

> The building exteriors and surrounding grounds will be restored as closely as possible to their appearance during the 1929-41 period[5], when Dr. King lived on the block. Restoration of the interiors is not an objective, but any original intact detailing or finishes [Character-Defining Features] will be retained. If the original building fabric has become so damaged that it is not economical to repair, it will be replaced using modern construction methods and materials....[6]

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

> Other modifications may include changes in interior walls to accommodate a different density of occupancy. In buildings now [1986] used as boarding houses, the number of units will eventually be reduced to lessen the wear on the buildings, increase their life expectancy, and minimize the maintenance costs. Buildings will be brought into compliance with all applicable life-safety and occupancy codes.[7]

It is well known National Park Service policy that "It is better to preserve than to repair, better to repair than to restore, better to restore than to reconstruct," and that "It is ordinarily better to retain genuine old work of several periods, rather than arbitrarily to 'restore' the whole, by new work, to its aspect at any single period."[8] The recommended treatments in this Historic Structure Report also look at the structure in the context of the neighborhood and the urban environment in which it is included (the Birth Home Block) and the MALU Historic Preservation District, both in the city of Atlanta.

Exterior Treatment

Continued restoration of the exterior provides for the 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 (asphalt shingle system).

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 and preserving interior character-defining features, such as room patterns,

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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.

individual room spaces, sequences through spaces, and details, such as wood floors under wall-to-wall carpets, historic interior doors and hardware, and interior features, such as mantelpieces and 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).

Use

While considering the applicable laws, agreements, and policies, the Ultimate Use of the residential structure at 514 Auburn Avenue, NE is to maintain its two-unit residential, artist-in-residence, or light office occupancy program within either the park's historic leasing program or a new program developed with partner organizations.

Planning for Resiliency (Response to Natural Hazards)

Preservation maintenance of the historic structure's exterior component features (Foundations, Superstructure, Exterior Enclosure, Roof Closure, Site Improvements, and Site Work) are directly related to its long-term restoration and will extend the serviceability and life expectancy of its materials. A structure in Good condition will have a natural tendency to be resilient, and have built-in resistance to wind and rain events, temperature extremes, increases in visitation, and other unpredictable events, which could otherwise lead to a structure in declining condition which exhibits the effects of critical maintenance deficiencies.[9]

Documents referenced to benchmark the best practices for resiliency include:

- *National Park Service Cultural Resources Climate Change Strategy* (CRCC Strategy), by Marcy Rockman, Marissa Morgan, Sonya Ziaja, George Hambrecht, and Alison Meadow. Washington, DC: Cultural Resources, Partnerships, and Science and Climate Change Response Program, National Park Service, 2016.
- *NPS Climate Change Response Program, Cultural Resources Brief*, National Park Service, Natural Resources Stewardship and Science, Climate Change Response Program. Washington, DC, July 2019.
- NPS *Director's Policy Memorandum 14-02, Climate Change and Stewardship of Natural Resources*. February 10, 2014.
- *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitation of Historic Resources.* National Park Service, 2012.
- MALU *Park Visitation and Climate Change Brief*, NPS Natural Resources Stewardship & Science. Washington, DC, June 2015.
- *Protected Area Tourism in a Changing Climate: Will Visitation at US National Parks Warm Up or Overheat?,* by Fisichelli, Schuurman, Monahan, & Ziesler, 2015.
- 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.

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

- *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 resiliency of the exterior building envelope includes a comprehensive exterior envelope repair and restoration project, including repairs and upgrades to all wood siding, doors and windows, roof and roof drainage system (flashings, and gutters and downspouts), porches, and all other exterior wood component features, while maintaining all exterior character-defining features; and repairs to exterior yard features based on the approved *Cultural Landscape Report.*

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

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

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

- Lack of functional fire alarm systems and devices (D503001) and detectors (D4090) and determine if units have adequate fire extinguishers present and that occupants are trained in their use (check leasing policy for requirements (D403001).)

  Recommended Treatment: A fire protection engineers shall inspect the building to determine the appropriate system for the approved use and occupancy of the building. Reference D503001 and D403001for further recommendations.

- Potentially undersized gutters and downspouts with non-compliant connections to surface drainage system, loose downspouts, poor discharge outlets and displaced splash blocks (B301005).

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

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

completed according to the approved project documents (See Recent Modifications in the Chronology of Development and Use section below).

Recommended Treatments: Improve inadequate and negative site drainage adjacent to house perimeter (G9087) and correct all deficiencies to partial underground drainage system and site topography (negative drainage), update all site drainage to create positive drainage away from buildings and controlled discharge to perimeter drainage system; refer to PEPC project 59324 for approve project documents to improve site drainage at this property.

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

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:	514 Auburn Avenue, NE (House)
Structure Number:	A514
LCS ID:	023362
Park:	Martin Luther King, Jr. National Historical Park
Structure's County:	Fulton
Structure's State:	Georgia
NPS Region:	Southeast
Cluster:	Atlantic Coast
Administrative Unit:	Martin Luther King, Jr. National Historical Park

Related Studies

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

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

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

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

Historic American Building Survey, National Park Service. "Martin Luther King, Jr. National Historic Site, 514 Auburn Avenue (Duplex)." *Photos from Survey HABS GA,61-ATLA,50*. 1985. Accessed at https://www.loc.gov/item/ga0470/ on May 30, 2018.

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

Southeast Cultural Resources Preservation Center. "Preservation of 514 Auburn Avenue, Phase 2." April 1986. MALU Archives.

Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." July 1984. MALU Archives.

Cultural Resource Data

National Register of Historic Places

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

Period of Significance

514 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 514 Auburn Avenue, NE (House) is exterior restoration and interior rehabilitation with retention of character-defining features. The recommended use is to continue its residential occupancy.

Recommendations for Cataloguing & Storage of Materials Generated by HSR

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

Recommendations for Future Research & Study

A Historic Background and Context section has not been included in this HSR, as Martin Luther King, Jr. and the civil rights movement are the subjects of numerous professional and educational texts and studies. The intent of this HSR is to describe the building at 514 Auburn Avenue, NE, assess the condition, and recommend treatments. Therefore, attempting to summarize or refine relevant information of the man or the movement is not the intent of this HSR. MALU, SERO, and HPTC staff determined together that a context section is not required. SERO Historians can provide modern scholarship suggestions that could be used in the future when developing an adequate context, e.g.:

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

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

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

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List of Abbreviations

ABAAS Architectural Barriers Act Accessibility Standard

ACHP Advisory Council for Historic Preservation

AMP Asset Management Process (NPS PFMD)

BFML Building Feature Master List (NPS)

CDF character-defining feature

D### Door number

DOI Department of the Interior

DSC Denver Service Center (NPS)

FCAS Facility Condition Assessment Survey (NPS PFMD)

FMSS Facility Management Software System (NPS PFMD)

FY Fiscal Year

GMP General Management Plan

HABS Historic American Building Survey (NPS)

HPTC Historic Preservation Training Center (NPS)

HSR Historic Structure Report

IBC International Building Code

LOC Library of Congress

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

NARA National Archives and Records Administration

NFPA National Fire Protection Association

NPS National Park Service

NRHP National Register of Historic Places (NPS)

PFMD Park Facility Management Division (NPS)

PMIS Project Management Information System (NPS)

SERO Southeast Regional Office (NPS)

SHPO State Historic Preservation Office

TIC Technical Information Center (DSC)

VCT vinyl composition tile

W### Window number

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Part 1 | Developmental History

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Historical Background and Context

A typical HSR includes this section which briefly describes the history of the building's context, its designers and builders, if known, and persons associated with its history and development. 514 Auburn Avenue, NE is significant because it was extant when Martin Luther King, Jr. lived a block to the west (Period of Interpretation: 1929-1941). Martin Luther King, Jr. is the subject of numerous professional and educational texts and studies and attempting to summarize or refine relevant information on the man is not the intent of this HSR. Examples of modern, vetted scholarship on Martin Luther King, Jr. and the Civil Rights Movement can be found in the Recommendations for Future Research & Study *in the* Administrative Data *section above.*

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Chronology of Development and Use

Note: 514 Auburn Avenue, as it is known today, was originally 396 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] The deed transaction(s) from the executors of John Lynch's estate and the next known owner, Fitzhugh Knox, could not be located, however the name "F. Knox" is located on the 1894 *Atlas of Atlanta* as the owner of the lot which would soon hold 396 (514) Auburn Avenue (fig. 2).

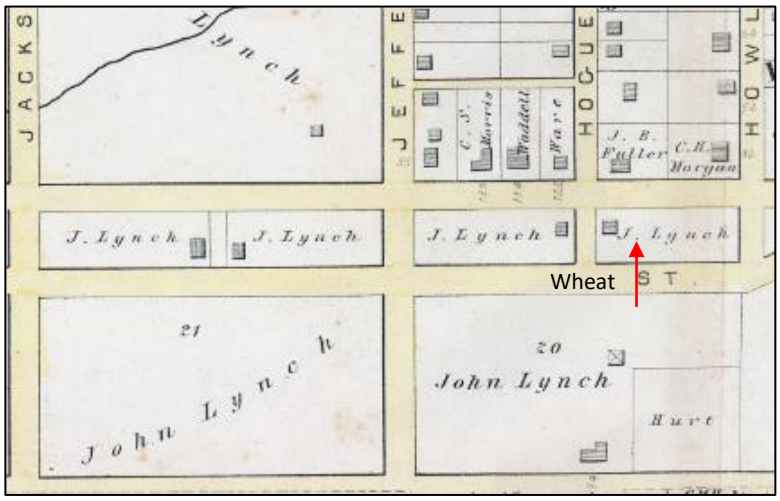


Figure 1. The land holdings of John Lynch appear to have been extensive in the Fourth Ward. The arrow denotes the future site of 514 Auburn Avenue. Map: *City Atlas of Atlanta,* Georgia. Southern and Southwestern Surveying and Publishing Company, 1878.[1] Cropped by author.

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."[3]

The 1894 City Directory lists 396 Auburn Avenue as vacant suggesting the house had just been completed when information for the directory was assembled (usually the September prior to the year of publication, so September 1893 in this instance); therefore it is

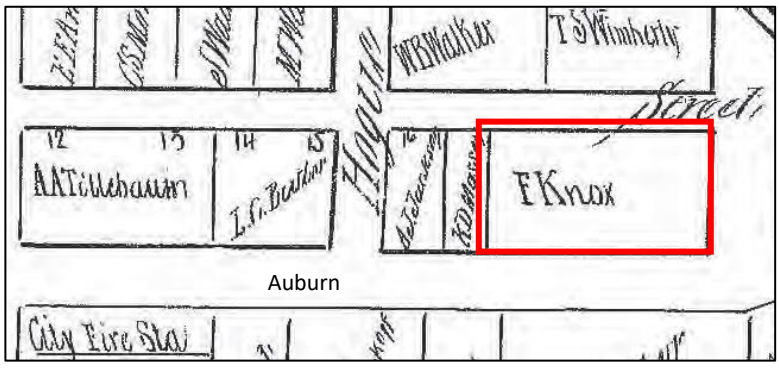


Figure 2. A detail of Latham and Baylor's 1894 *Atlas of Atlanta* shows F. Knox as owner of the property which would soon include the building now known as 514 Auburn Avenue. Source: Opperman, "Double-Shotgun House, 484 Auburn Avenue."

[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] 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.

assumed that the house was constructed in 1893. According to City Directories, Fitzhugh Knox resided at the address between 1895 and 1899 (see Sidebar: Fitzhugh Knox, Sr. for more information on this owner-resident).

The building appears on the 1899 Sanborn map of Atlanta (fig. 3). It is identified as a single-family, two-story (denoted by "2") dwelling (denoted by "D.") constructed of wood frame (denoted by yellow color) with a wood shingle roof (denoted by "x"). A one-story ("1") wood (yellow color) porch (dashed line) with wood shingle roof ("x") is located across the front (south) elevation. A one-story ell addition on a raised basement ("1B") is located off the rear (north) elevation. A small one-story porch is enclosed on the west side. What appears to be a bathroom ("BR") is located in the basement. The rear addition is wood frame and also has a wood shingle roof.

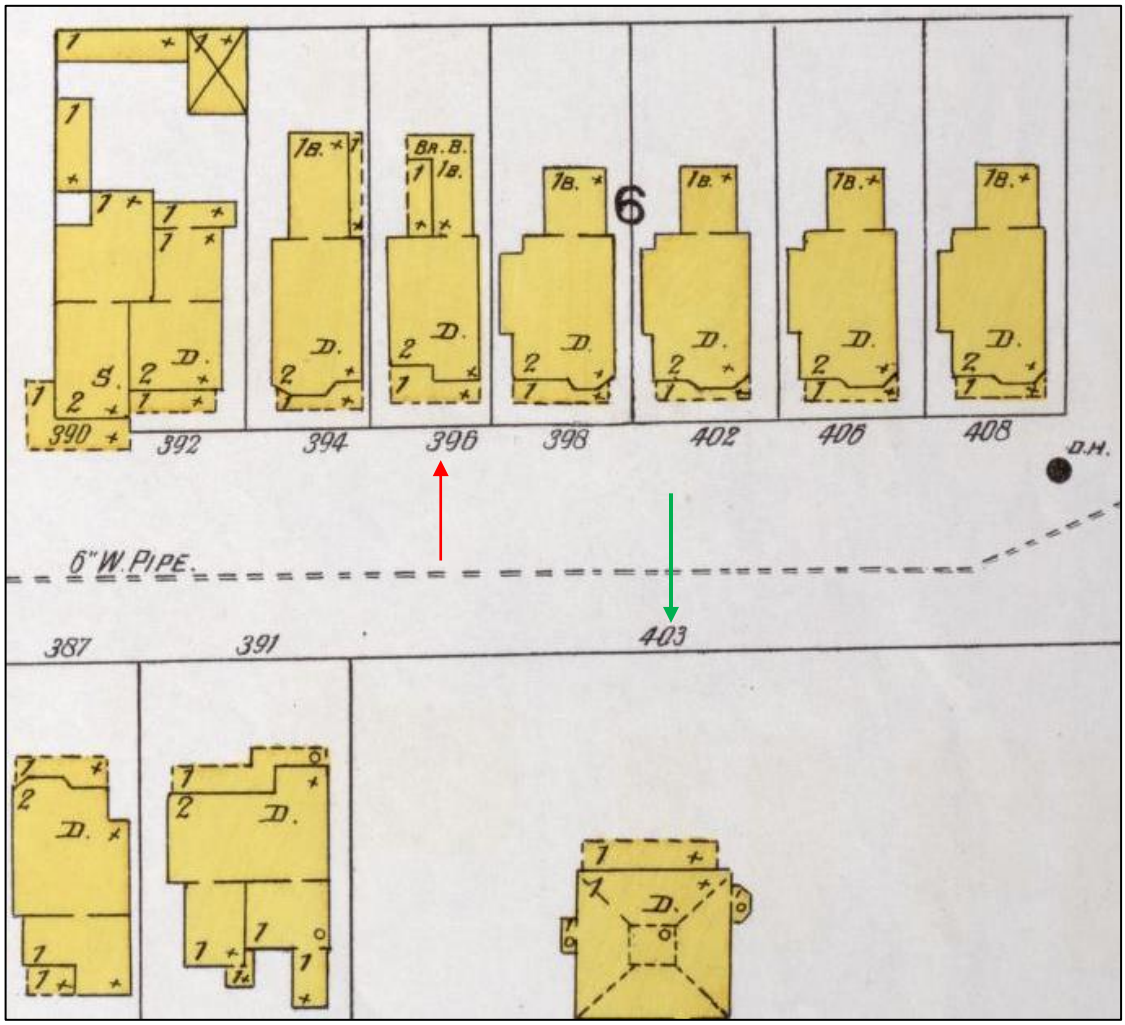


Figure 3. 1899 Sanborn map shows Block 6 bounded by Auburn Avenue to the south, Old Wheat to the north, Howland (Hogue) to the west, and Howell to the east. 396 (now 514) Auburn Avenue has already been constructed (red arrow) as a single-family, two-story dwelling with a one-story ell off the back. The second owner (1899-1905), J.C. Carter, lived across the street at 403 Auburn Avenue (green arrow; still extant). Source: The Digital Library of Georgia. Cropped by author.

Sidebar: Fitzhugh Knox, Sr.

Fitzhugh Knox (1867-1940) was born in Virginia, "the fourth son born to Elizabeth Welsh Horner (1835- 1923) and John Somerville Knox, II (1827-1906), both of Virginia."[4] The 1880 Federal Census shows Fitzhugh, 12, residing at 302 Franklin St., Richmond, VA, with his parents, two brothers, and one sister. His father was a fertilizer manufacturer. A boarder residing with the family was a real estate agent, and perhaps gave young Fitzhugh a glimpse into his future.[5]

In 1885, Fitzhugh came to Atlanta with his father.[6] "He worked with Kelly Rosser and Company (cotton factors), then with J. Regenstein and Company for seven years as a bookkeeper and an accountant."[7]

In April 1891, Fitzhugh married Lena Reynolds Baker (1870-1956) in Fulton County, GA.[8]

The next year, Fitzhugh began working in real estate in Atlanta and his first properties were listed in *The Atlanta Constitution.* 396 Auburn Avenue was constructed in 1893 and the Knox family moved in after its completion. In 1894, he began advertising for real estate loans and his office was located at 8½ Alabama Street. In 1896, he started selling new houses.[9]

The 1900 Federal Census lists Fitzhugh, 32, and Lena, 30, renting a home at 196 Euclid Avenue, Atlanta, (after defaulting on the loan for 396 Auburn Avenue in 1899) with five children, aged 1-8 years. Fitzhugh continued to work in real estate and loans. Lena's sister also lived with them and the family had one black servant.[10]

By 1902, Fitzhugh moved his office to 20 Grant Building. By 1905, he moved his office to 506 Peters Building. By 1907, he moved to 707 Peters Building.[11]

The 1910 Federal Census shows Fitzhugh, 42, and Lena, 40, located at 737 Piedmont Avenue, with eight children, aged 1-17 years. Fitzhugh is listed as a real estate agent. Lena's sister still lived with them and the family had two black servants: a cook and a nurse.[12]

By 1912, Fitzhugh had moved his office to 1613 Candler Building. Five years later he was at 1207 Candler Building.[13]

The 1920 Federal Census shows Fitzhugh, 51, and Lena, 49, still residing at 737 Piedmont Avenue with nine children. All of the children worked or went to school. The oldest daughter, Jennie, 27, was an assistant at a restaurant. Inman, 25, and Fitzhugh, Jr., 23, were real estate salesmen. Olmstead, 21, was a manager of a renting department. John, 20, attended university. Britton, 18, attended a boy's school. Evelyn, 15, and Lena, 11, attended school, and Suzanne, 5, was at home. Fitzhugh, Sr., was listed as a real estate agent. The family had one boarder, William Matthews, who also worked in real estate.[14]

In 1921, Fitzhugh Knox & Sons was formed (fig. 4). They added insurance to their portfolio of "Real Estate, Renting, Buildings & Loans." The next year, the company moved to 215 Peachtree Street in downtown Atlanta and nearly doubled their business.[15]

The 1930 Federal Census shows Fitzhugh, 63, and Lena, 60, residing in their home at 893 Piedmont Avenue with only four children still residing at home (likely the same home as ten years prior, because the streets were renumbered in 1929). Inman, 36, was a real estate clerk, and Fitzhugh, Jr., 35, was an insurance sales manager. Daughters Lena, 21, and Suzanne, 16, did not work. Fitzhugh, Sr., was a real estate manager. Boarder William Matthews still resided with them and continued to work in real estate.[16]

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[4] "Fitzhugh Knox, St. papers." Atlanta History Center. Accessed at http://ahc.galileo.usg.edu/ahc/view?docId=ead/ahc.MSS201f-ead.xml on August 20, 2018.
[5] 1880 United States Federal Census. Ancestry.com
[6] "Fitzhugh Knox, Atlanta Builder Is Dead at 74: Virginia Native was Deeply Interested in Classical Literature." *The Atlanta Constitution,* p. 20. September 28, 1940. Newspapers.com
[7] "Fitzhugh Knox, St. papers." Atlanta History Center.
[8] Georgia, Marriage Records from Select Counties, 1828-1978 for Fitzhugh Knox." Ancestry.com
[9] "Fitzhugh Knox, St. papers." Atlanta History Center.
Various advertisements in *The Atlanta Constitution.* Newspapers.com
[10] 1900 United States Federal Census. Ancestry.com
[11] Various advertisements in *The Atlanta Constitution.* Newspapers.com
[12] 1910 United States Federal Census. Ancestry.com
[13] Various advertisements in *The Atlanta Constitution.* Newspapers.com
[14] 1920 United States Federal Census. Ancestry.com
[15] Various advertisements in *The Atlanta Constitution.* Newspapers.com; *The Eastern Underwriter*, 1922, Volume, 23, Issue 49, p. 25. Books.google.com
[16] 1930 United States Federal Census. Ancestry.com

Around this time, Fitzhugh "became interested in classical literature, and devoted much of the remaining time of his life to study. He was particularly interested in Greek and Latin, and spent many hours in the classical library at Emory reading the works of the ancients. He considered that in Homer's *Iliad* was to be found all that was great in all literature and had read the famous story dozens of times. Though he was never a member, he had attended every meeting of the classical associations of the middle west and south for a number of years. He also gave occasional lectures in both the departments of Greek and Latin at Emory University, and had contributed many books to the libraries of Greek, Latin, and classical archeology at Emory."

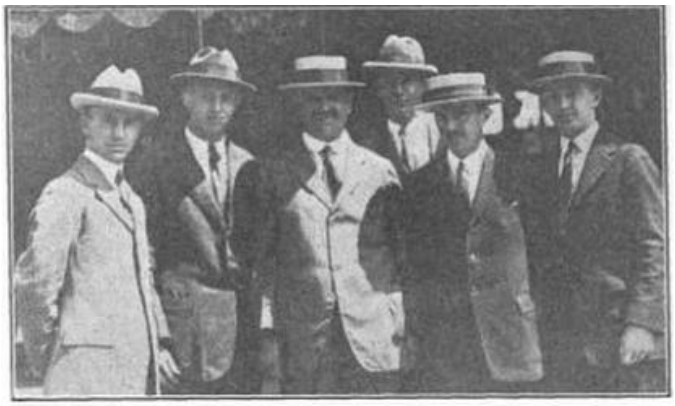


Figure 4. L to R: Inman H. Knox, Britton Knox, Fitzhugh Knox, Sr., John S. Knox, Fitzhugh Knox, Jr., and Olmsted Knox. Photo: *The Eastern Underwriter*, 1922, Volume, 23, Issue 49, p. 25. Books.google.com

By this time, the real estate firm was located at 809 Norris Building. Between 1935 and 1939, they were located at 308 Norris Building.[17]

On September 27, 1940, Fitzhugh died of a brain hemorrhage. At the time he still resided at 893 Piedmont Avenue He was buried at Westview Cemetery.[18] His wife, Lena, died on January 26, 1956 and was buried alongside Fitzhugh.[19]

Fitzhugh was "a member of the Atlanta Real Estate Board, the Society of the Cincinnati (an organization made up of descendants of American Army officers in the Revolutionary War), and of St. Luke Episcopal Church. He was also a member of the Atlanta Historical Society. He researched the Knox family and published his findings in 1932 in the book *The Genealogy of the Fitzhugh, Knox, Gordon, and Allied Families.*"[20]

During his professional tenure, he built many houses, developments, and apartment buildings. "Among his apartment houses he built are the Fitzhugh on Andrews Drive; the Knox Apartments on Peachtree Street; the Knox at Peachtree and Spring Streets; and the Knox Apartments, 939 Piedmont Avenue." He also "owned the Briary, at 2260 Peachtree Road."[21]

In 1899, Fitzhugh Knox defaulted on his mortgage. Sherriff John W. Nelus sold the property at an auction in February to J.C. Carter, the highest bidder, for $1,450.[22] Carter (see Sidebar: Josiah C. Carter below) never lived in the home, but instead rented it to several families: the Beasley family in 1900, the Shaw family 1901-1903, and the Bryan family in 1904. (Information on these families can be found in Appendix D.) Carter lived across the street at 403 Auburn Avenue (see fig. 4).

In April 1905, Josiah C. Carter sold 376 Auburn Avenue to Mrs. Nellie G. Cheves for $1,250.[23] That year the Gann family moved in and lived at the address through 1909. It is unknown when and to whom Nellie sold the property. (See Sidebar: Nellie G. Cheves below.)

[17] Newspapers.com
[18] "Georgia, Deaths Index, 1914-1940 for Fitzhugh Knox." Ancestry.com
[19] Ibid.
[20] "Fitzhugh Knox, St. papers." Atlanta History Center.
[21] "Fitzhugh Knox, Atlanta Builder Is Dead at 74: Virginia Native was Deeply Interested in Classical Literature." *The Atlanta Constitution,* p. 20. September 28, 1940. Newspapers.com
[22] Deed Book 143, Page 709. Fulton County Real Estate Records, Fulton County Courthouse.
[23] Deed Book 186, Page 688. Fulton County Real Estate Records, Fulton County Courthouse.

Sidebar: Josiah C. Carter

Josiah C. Carter (1846-1906) was born in Georgia. He may have served in the Civil War, enlisting as a fourteen-year-old, but this cannot be wholly confirmed. Newspaper advertisements and city directory information show that he started in groceries (Boynton, Carter, & Co.), but later became a flour broker/dealer. In the 1880s his business was located at 20 E. Alabama Street. By 1900, his business was located at 403 Peters Building (J.C. Carter & Co. Wholesale Flour). By 1901, newspaper advertisements show him also involved in real estate sales. His office location in the Peters Building and interest in real estate likely put him in connection with Fitzhugh Knox, the original owner of 396 Auburn Avenue, and the man from whom Josiah purchased the house in 1899. Josiah had moved to 403 Wheat Street (now Auburn Avenue) by 1893 and so was aware of the construction of the houses across the street, and likely knew his neighbor Fitzhugh when he lived there. The 1900 Federal Census places Josiah, 54, at the address with wife Emma, 31, and daughter Francis, 5. They have a white house servant and white cook. Josiah was a flour merchant.

Josiah was likely married twice, first to Louise (?-1893), then Emma (1868-?) around 1894. It appears Josiah died in Asheville, NC in 1906 as he visited his daughter. He had sold 396 Auburn Avenue the year prior. He is buried at Oakland Cemetery with his first wife, Louise.[24]

Sidebar: Nellie G. Cheves

Nellie Gilbert (1867-1957) married Isaac X. Cheves (1861-1901) in ca. 1890. In 1894, Isaac was shot by a convict at a prison in Richwood, GA while he was there on business as the secretary of the Parrott Lumber Company; he survived. The 1900 Federal Census lists them at Railroad Avenue, Forsyth, GA. Nellie and Isaac lived with their four sons and Isaac's parents. Both Isaac and his father were "sawmill men." Isaac died in 1901 of unknown causes and was buried at Westview Cemetery. After his death, newspaper advertisements show Nellie had an interest in buying and selling real estate. This is likely how she came into ownership of 396 Auburn Avenue in 1905; it is unknown when she sold the property. By the 1930 Federal Census, she owned 2553 Peachtree Road, Buckhead. She had two boarders. The 1940 Federal Census retains her at the same address with her divorced daughter, two granddaughters, and two boarders. Nellie died in 1957 and is buried next to her husband.[25]

Neighborhood Transition

The 1906 race riot marked the beginning of the neighborhood's demographic shift from being predominantly white to being predominantly black. Through 1909, 396 Auburn Avenue was rented by white tenants. In 1910, the residence was rented by black tenants. This would continue until the National Park Service's ownership in 1984. Additional information on the people who lived in the house can be found in Appendix D.

In 1911, another set of Sanborn maps were produced for the city. The block holding 396 Auburn Avenue remained little changed from 1899. The residence is still shown as a two-story main block with one-story rear ell and one-story front porch and rear side porch. Everything, including the roof covering, is still composed of wood (fig. 5).

[24] 1900 United States Federal Census. 1874, 1878-1880, 1884-1886, 1888-1890, 1893, 1900, 1903-1906 Atlanta City Directories. Ancestry.com.
Various *Atlanta Constitution* advertisements. Newspapers.com.
[25] I.X. Cheves and Nellie Gilbert Cheves, Findagrave.com
"Shot by a Convict." *Atlanta Constitution*, p. 110. July 9, 1894. Newspapers.com
1880, 1900, 1930, and 1940 Federal Censuses, Ancestry.com.

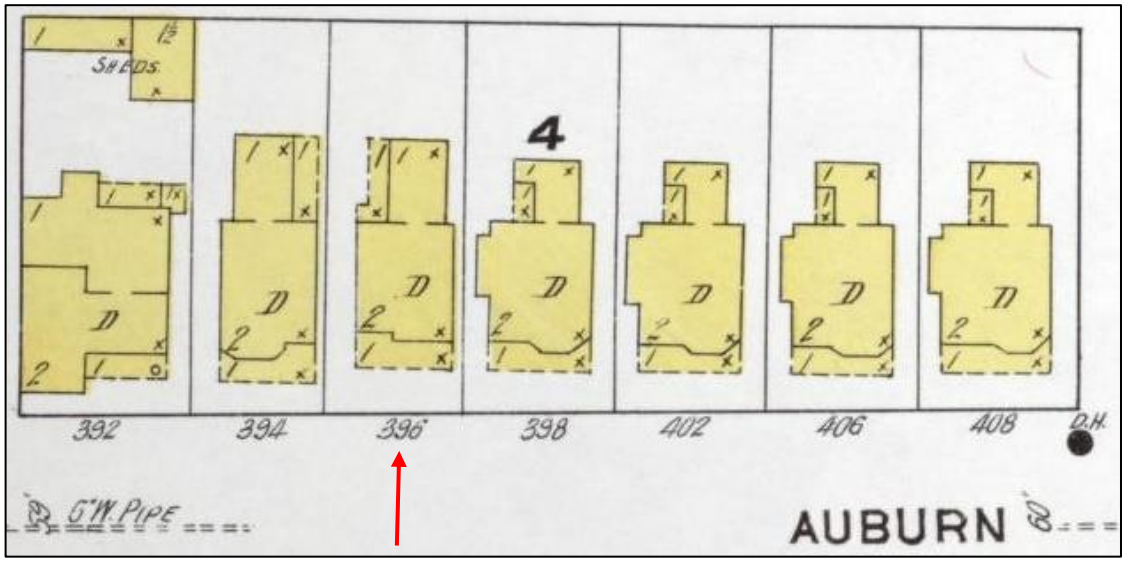


Figure 5. 1911 Sanborn map shows the same block as above and 396 (now 514) in much the same appearance. Source: The Digital Library of Georgia. Cropped by author.

In November 1921, I.H. Haas sold the property to James H. Shaw for $4,500.[27] (It is unknown when Haas purchased the property.) It is interesting to note that Isaac Haas never lived at the property despite being a renter of other dwellings throughout the city throughout his life; the reason could be because the neighborhood was predominantly black at this time and Haas was white. (See Sidebar: Isaac H. Haas below.)

Sidebar: Isaac H. Haas

Isaac Haas (1852-1923) was born in Philadelphia, PA. The 1860 and 1870 Federal Censuses retain him and his family in that city; the family was Jewish. The 1880 Federal Census locates Isaac on Forsyth St. in Atlanta with his brother; both were tobacconists. In 1882 Isaac married Isabella Guthman (1858-1927). The 1910 Federal Census shows the couple and two sons rented 385 Pryor St. Isaac was a Union Central insurance agent. The 1910 Federal Census shows the couple rented 479 Washington St. Living with them were two sons, Isabelle's brother, and a nephew. They had three black servants. Isaac was a bedding manufacturer, his nephew was a commercial traveler in bedding, and his brother was a laundry proprietor. The 1920 Federal Census shows Isaac and Isabelle rented 489 Washington St. The next year Isaac sold 396 Auburn Avenue. Isaac died in 1923 and Isabelle died in 1927. Both are buried at Oakland Cemetery.[26]

The purchase of the property by James Shaw in 1921 marks the Shaw-Lightner family's decades-long tenure of owning the house (see Sidebar: Shaw-Lightner Family below). For the first several years (1921-1923) the house was still rented to others. In 1924 James Shaw and his wife, Lavata, moved in. He continued to live there through 1930, the year of his death. However Lavata continued to live in the house for many more years (at least until 1960), until she rented it as apartments, and subsequently sold the property to the federal government in 1984.

Interestingly James Shaw sold the property to Loula K. Sheehan in 1926 for $2,000.[28] Four years later, Lavata purchased it back from her, fifteen days after James' death, for an unknown amount.[29] No additional information could be found on Ms. Sheehan.

[26] 1860, 1870, 1880, 1900, 1910, and 1920 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. Ancestry.com. "Isaac H. Haas" and "Isabella G. Haas" Findagrave.com.
[27] Deed Book 631, Page 53. Fulton County Real Estate Records, Fulton County Courthouse.
[28] Deed Book 1045, Page 387. Fulton County Real Estate Records, Fulton County Courthouse.
[29] Deed Book 1345, Page 200. Fulton County Real Estate Records, Fulton County Courthouse.

Sidebar: Shaw-Lightner Family

James Shaw was born in 1879. The 1880 Federal Census shows him in Richmond, GA, likely the town of his birth, with his parents, James and Belle, a sister, and two aunts. All are listed as "mulatto." James, Sr. was a carpenter.[30] The 1890 Federal Census no longer exists for this portion of Georgia, and the family cannot be found in the 1900 Federal Census, so it is unknown when James Shaw moved to Atlanta.

The 1900 Federal Census does mention the Kirk family. Frank and Eula lived at 99 Brown Alley, Atlanta, with three sons and three daughters. Youngest daughter Lavata was 6. Father Frank was a drayman.[31] In the 1910 Federal Census, the Kirk family lived at 406 Auburn Avenue, three doors east of 396 Auburn Avenue, where daughter Lavata would eventually live and own. The Kirk family included Frank and Eula and three children, including Lavata, 16. Frank was a janitor and Eula was a nurse. Three boarders resided with them. All residents were listed as "mulatto."

James Shaw's September 1918 World War I Draft Registration Card places him at 50 N. Boulevard. His mother, Belle, was listed as his closest relative, not a wife.[32] It is unknown when exactly Lavata Kirk and James Shaw married, but by the 1920 Federal Census they are. That Census shows the extended Kirk family still at 406 Auburn Avenue. James and Lavata Shaw resided with Lavata's father and mother, two sisters and their husbands, and a cousin. All residents were adults and worked (expect for Lavata's mother Eula), most in middle-class careers. Frank Kirk (Lavata's father) owned the house and was a real estate accounting agent. Charlie and Etolla Maxie, Lavata's brother-in-law and sister, were a pharmacist and hotel cook, respectively. Vernie and Glennie Buck, Lavata's brother-in-law and sister, were a hotel bellman and a public school teacher, respectively. A cousin, Roy Boytin, was a farm laborer. James Shaw was a railway mail clerk for the United States mail service and Lavata was a public school teacher.[33]

Atlanta City Directories show James and Lavata first living at 396 Auburn Avenue in 1924. The 1930 Federal Census lists the Shaw family at 514 Auburn Avenue (the address changed to 514 in 1929). James and Lavata lived with their three biological daughters, Anita, Annabelle, and Frances, aged 2-9, and adopted daughter Helen Pryor, 16. James was a real estate bookkeeper and owned the property (despite deed research saying otherwise).[34]

James Shaw died "very suddenly" in August 1930 of heart disease at age 45. His obituary stated he was a "railway clerk running between Augusta and Atlanta for a number of years." He was buried at Oakland Cemetery.[35]

The same 1930 Federal Census places Lavata's future husband, Allen Lightner, 42, at 567 Tatnall St. with his aunt Mollie Crawford and sister Bessie. Allen is listed as a grocery store merchant. City Directories from the 1930s and 1940s show Allen owning a grocery store at 466 Auburn Avenue and eventually a restaurant at 48 Boulevard.[36]

By 1932 (the year of a Sanborn map) the house at 514 Auburn Avenue has been converted into two apartments, likely to assist now-widowed Lavata with the mortgage since her husband had passed. She had also purchased nearby 472-474 Auburn Avenue and 53-55 Boulevard as rental properties.

The 1940 Federal Census shows Lavata, 40, widowed and living with her three daughters, ages 12-19, at 514 Auburn Avenue. She is listed as college educated and a caseworker for the Department of Public Welfare. A lodger, Julia Finch, likely lived in the second-floor apartment. Lavata's future husband, Allen resided at 48½ Boulevard NE (likely above his restaurant). He was college educated and a grocery proprietor.[37]

It is unknown when Lavata and Allen Lightner married, but by the 1950 City Directory, he appears at the address and Lavata's last name was changed to Lightner.[38] In addition, they took a trip together to St. Thomas, Virgin Islands in 1947, which may have been a honeymoon.

Allen Lightner died in September 1964. His gravestone at Oakland Cemetery states he was a Private for Company B of the 514th Engineer Service Battalion in World War I.[39] Lavata Lightner died in February 1996 in Los Angeles, CA. She was buried in Oakland Cemetery next to both of her husbands.[40]

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[30] 1880 United States Federal Census. Ancestry.com
[31] 1900 United States Federal Census. Ancestry.com
[32] 1917-1918 U.S. World War I Draft Registration Cards. Ancestry.com
[33] 1920 United States Federal Census. Ancestry.com
[34] 1930 United States Federal Census. Ancestry.com
[35] Georgia, Deaths Index, 1914-1940, for James H. Shaw. Ancestry.com
"Shaw." *The Atlanta Constitution.* August 8, 1930. p. 20. Newspapers.com
[36] Atlanta City Directories. Ancestry.com
[37] 1940 United States Federal Census. Ancestry.com
[38] "Atlanta City Directory." 1950, pp. B-25, 859. Ancestry.com
[39] "Allen P. Lightner." Findagrave.om
[40] "Lavata Kirk Shaw Lightner." Findagrave.com

In 1927, the city of Atlanta renumbered the streets; 396 Auburn Avenue became 514 Auburn Avenue. The new address is clearly marked on the 1932 Sanborn map (fig. 6). By this time, the two-story building had been transformed into the two-unit dwelling it is today. The front porch is now identified as two floors. The rear ell grew to be two floors high, enclosed the side porch, and included an exterior fire escape stair from the second floor along the west elevation. Furthermore, the roofs were replaced or covered with composition roofing.

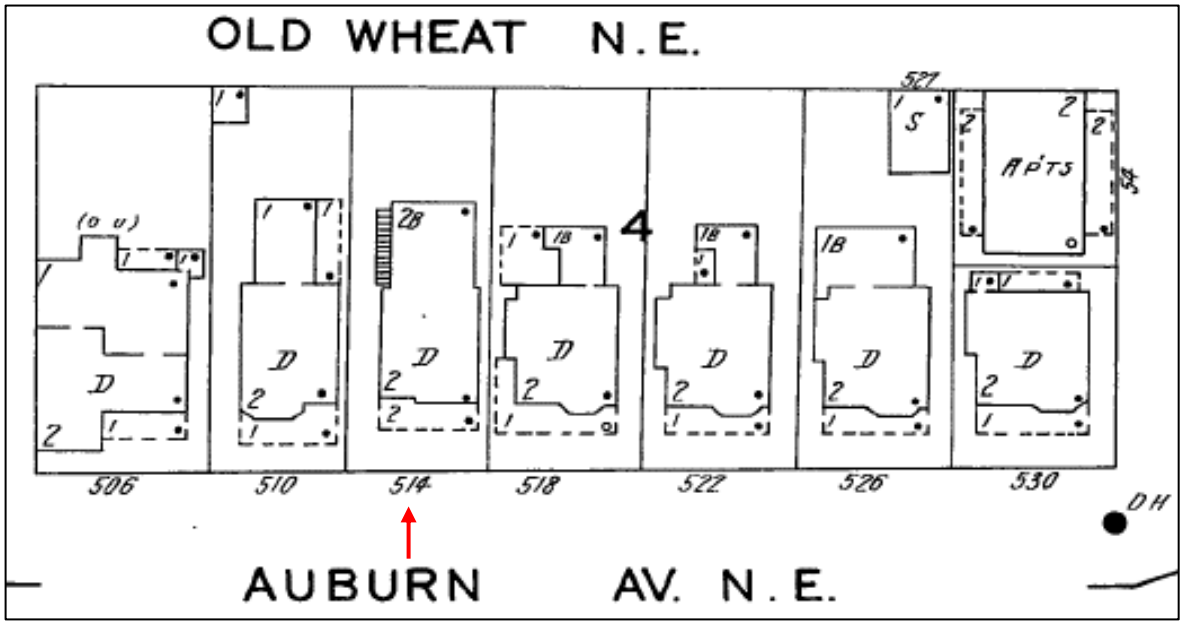


Figure 6. The 1932 Sanborn map shows 514 Auburn Avenue has been altered from one single-family residence to two separate units (one per floor). Source: MALU archives. Cropped by author.

It is likely the building was transformed into two units because owner James Shaw had died in 1930. His wife, Lavata, likely needed to retain income from a second-floor rental upon his death. Therefore the date of this change is placed at ca. 1931. Tenants are listed alongside Lavata in the 1935-1937 City Directories and the 1940 Federal Census.

In 1994, Lavata Shaw Lightner, still alive, was interviewed for her recollections of the historic landscape at 514 Auburn Avenue during the 1930s. She vividly remembered the condition due to the trauma related to her husband's death:

> The front yard was enclosed by a grey picket fence that sat on top of a one-foot cement base. The pickets were thin stakes about one inch thick and pointed at the top. A gate in the fence separated the front walkway from the sidewalk.
>
> The front yard was very small but full of a variety of plants. Even though the yard was seeded with Bermuda grass each spring, the grass was very fine and sparse and maintained with a scissors or a scythe. Near the fence, on the east side of the yard, there was a small tree that Mrs. Lightner called a pepper tree. She described it as having purple flowers and a nice scent. This tree was fondly referred to as "Anita's Tree." Also on the right side of the yard, closer to the house, was a magnolia tree that Mrs. Lightner planted in 1936-37.
>
> Planted along the inside of the fence were hedges, flowering shrubs, and vines. On the east side was a gardenia bush, and on the west side were rose bushes. Also on the west side of the yard, closer to the house, was a metal water spout. It was described as resembling a candy cane with a little round wheel on it that one would turn to get water. It was situated in an iron casing to keep

> it from freezing during the winter. There were no foundation plants in front of the porch because the cement walkway turned and narrowed to form a gutter/walk across the front of the house on each side. In front of the gutter along the west side, however, Mrs. Lightner planted a rose bush and some gladiolus bulbs which bloomed year after year. Hedges separated the Lightner's front yard on both sides from the neighbors' yards.
>
> The Lightner's porch was an extension of the living room. It was a place for family gatherings in the evenings and on Sunday afternoons after church. A grey wicker porch swing hung from the ceiling on chains on the far east end of the porch. The swing faced into the porch, where three large green wooden rockers sat. The porch was decorated with three to four urns in round clay pots that sat on the porch railings.
>
> In contrast to the ornamental plant varieties of the front yard, the back yard was composed of dirt, some weeds, and wild tomato bushes that would frequently have to be cut back. The only other vegetation in the back yard were two peach trees planted either side of the back stairs. A six-foot fence made with "wide wooden planks" enclosed the back yard.
>
> Other features of the back yard included a clothesline that ran from the east corner of the house to the fence post on the far east side of the yard and a play area for the children on the west side of the back yard. In the play area there was a wooden swing set with two flat wooden seats hanging from ropes attached to the top of the frame and a wooden seesaw that was painted grey. Mrs. Lightner also brought in some sand in which the children could play.[41]

It has been conjectured that the rear addition (one story over walk-out basement/garage) was constructed in the early 1950s. In addition, asbestos siding was installed on all exterior walls in the early 1960s.[42]

Unfortunately no additional information can be found regarding this property during the remainder of private ownership (through 1984), particularly during the Period of Interpretation (1929-1941).

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.[43]

A *Building Inventory* (assessment report) was completed for 514 Auburn Avenue in February 1984. At the time, the NPS had a contract to purchase the structure, which was being used as a rooming house. NPS plans were to continue to use the house as multi-family housing. The following description was included:

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[41] 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. p. 58.
[42] Piehl, Thomas W., Acting Regional Director, Southeast Region. *Letter to Dr. Elizabeth Lyon, State Historic Preservation Officer, Department of Natural Resources.* December 27, 1984. MALU Archives.
[43] *Historic Resource Study,* pp. 5-6.

> The building is a 2-story wood frame structure with a 2-story porch along the front. Composition shingles cover the roof and asphalt and cement asbestos siding cover the original wood siding. All interior finishes are in poor condition. The plumbing, electrical, and HVAC systems need to be replaced. Residential use of the basement is not permitted as the ceiling height is below that allowed by code. Egress through bathrooms and kitchens are not allowed by code. Both of these conditions exist at present. There is evidence of possible insect infestation in the first floor joists at the front porch.[44]

The following deficiencies and recommendations were provided, with an estimate totaling $111,699[45]:

Deficiency	Recommendation
Severe deterioration of chimneys; caps have collapsed.	Repair chimneys above roof; repoint; rebuild caps; repair stucco as required.
Joists undersized for load and span.	Reinforce with structural steel beam and metal jacks in basement.
No emergency lighting.	Install emergency lighting system in corridors at each exit door.
No exit signs marking exits.	Provide illuminated exit signs at each exit door.
Egress for rear second-floor bedroom through kitchen; Second means of egress for second floor through bathroom.	Move second-floor bathroom to rear roof; reconfigure entry for new bath and adjacent bedroom.
Risers and treads vary at rear concrete stair; severe deterioration of stair; first-floor screen door reduces stair width.	Rebuild stairs to meet codes for exterior egress stairs; remove first-floor screen door.
Padlocks on individual bedroom doors.	Remove padlocks; if more security is required, provide deadbolt.
No smoke or fire detection provided.	Install detection system with primary power from building electrical system and one sensor and annunciator per bedroom and elevation.
No fire extinguishers provided in building.	Provide one Class ABC extinguisher within cabinet per habitable floor.
Extreme deterioration of kitchen facilities plus surfaces.	Remove existing kitchens; provide new cabinets, stove, and refrigerator; rehabilitate all finishes.
Unvented gas heaters installed in sleeping quarters and near combustible materials.	Remove all space heaters and replace with two central heating and cooling units.
Serious deterioration of roof covering, deck, and flashing; no roof insulation.	Remove existing roof covering and decking; replace with ¾" plywood decking, asphalt shingles, and metal flashing; provide 6" of insulation.
Severe deterioration of gutters and downspouts.	Remove existing; replace with painted galvanized steel gutters and downspouts.
Severe deterioration of windows; peeling paint; cut sash cords; misaligned; cracked glazing putty.	Remove windows; strip paint from sash, frames, and trim; recondition and restore windows; provide screens.
Serious deterioration of wood floors.	Restore wood floors in bedrooms and commons rooms; replace floor boards as required with salvaged kitchen and bathrooms flooring.
Severe deterioration of carpet, linoleum, and vinyl floors.	Remove existing; remove wood to subfloor in kitchens and bathrooms; install underlayment and vinyl sheet flooring.
Gas piping in poor condition; corrosion exists at most joints.	Replace gas piping network.

[44] "Test." *Comprehensive Report with Work by Priority.* February 3, 1984. MALU Archives.
[45] Ibid.

Water piping in poor condition due to corrosion.	Replace water piping network.
Two bathtubs installed with faucets below the rim of tub.	Replace tubs with two shower stalls and first-floor lavatory.
Wastewater piping in poor condition due to corrosion.	Replace wastewater piping network, where needed.
Incoming electrical service line is aluminum; electrical network in building is in poor condition from age.	Install 200A service entrance with two 100A panels; rewire building.
Lighting fixtures are in poor condition.	Replace and install incandescent lighting fixtures, ceiling/wall-mounted type.
Existing siding does not match historic character of National Register district or building.	Remove asbestos and asphalt siding; repair and restore original siding underneath; paint to match original.
No weather stripping provided around doors.	Weather strip doors.
Second-floor porch: peeling paint and buckling of floor boards; peeling paint of colonnade, balustrade, and ceilings.	Replace floor boards, as required; strip paint; repair, as required; repaint in appropriate historic manner.
Peeling paint on exterior doors, trim, bargeboards; deterioration of cornice at gutters.	Strip all paint; repair, as required; repaint trim appropriate to historic character of building.
Cracks in plaster walls; peeling paint on plaster and wood surfaces.	Patch cracks; apply skim coat to plaster; scrape loose paint from wood; clean and paint all walls.
Cracks in plaster and drywall ceilings; peeling paint; deteriorated drop ceiling in first-floor bedroom.	Patch cracks; repair ceilings; scrape loose paint; clean and repaint all ceilings.
Old nail holes exposed on interior trim; peeling paint on all decorative trim; glazed fireplace tiles painted over.	Scrape old loose paint; fill holes; repaint and restore decorative interior trim.
No exhaust system present for bathrooms.	Install exhaust in two bathrooms.
Second-floor bathroom lavatory located in hall.	If second-floor bathroom is not relocated, install lavatory in bathroom.

In July 1984, Lavata Shaw sold 514 Auburn Avenue and two other properties (nearby 472-474 Auburn Avenue and 53-55 Boulevard) to the United States of America for $55,000.[46] Photographs from about that time period show the condition of the property upon purchase by the federal government (figs. 7-12).



Figure 7. South elevation double porches. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.



Figure 8. South elevation. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.

[46] Deed Book 9105, Page 307. Fulton County Real Estate Records, Fulton County Courthouse.

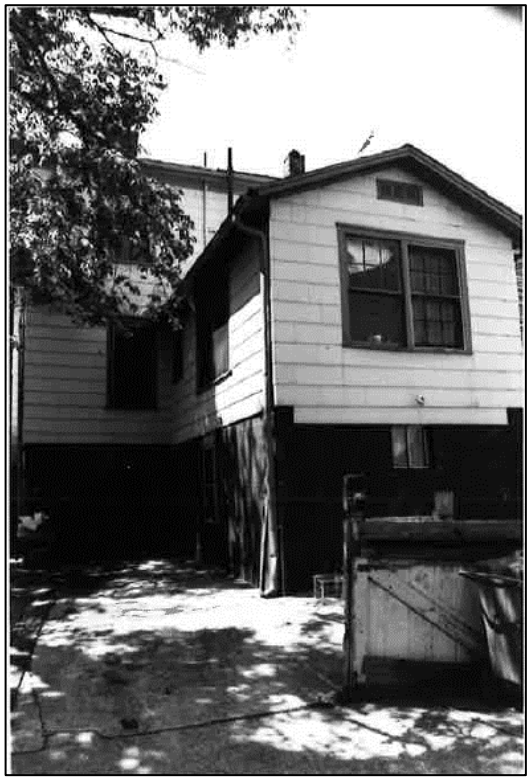


Figure 9. North elevation. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.

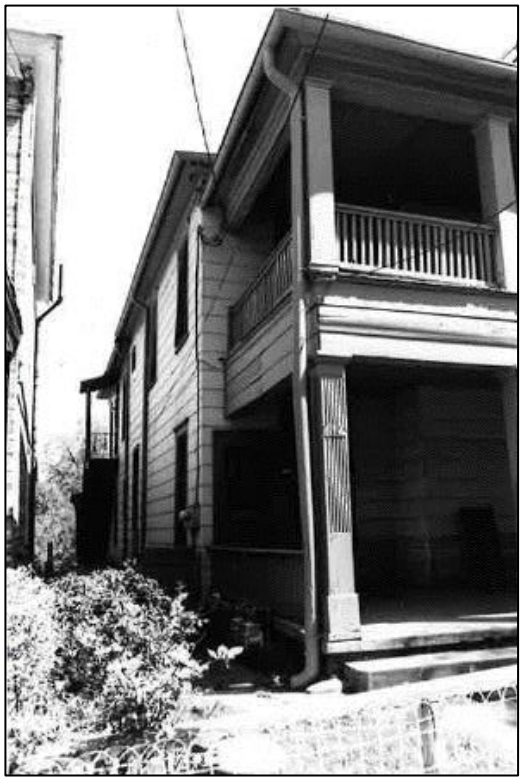


Figure 10. West elevation, from the south. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.



Figure 11 East elevation, rear. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.



Figure 12. West elevation, from the north. Undated, but likely ca. 1984. Photo: MALU Archives, Series VIII, Subseries A, Box 1, Folders 69-70.

Restoration drawings for 514 Auburn Avenue were completed by Williams, Russell & Johnson, Inc. in February 1984 (the same month as the sale of the property) (figs. 13-24). Notes include very little for the basement. On the first and second floors, some minor finishes and trim were to be removed, but the kitchen and bathrooms were to be gutted, and the exterior side stair was to be demolished. For the restoration, new kitchens, bathrooms, HVAC system, and exterior metal stair were to be installed. Trim and finishes of historic materials were to be retained and restored. Accompanying contract specifications stated that the NPS planned to use the building as a "boarding house in the short term," but also planned to rehabilitate the building into a duplex in the future. The specifications provided the following additional summary for the rehabilitation work:

A. Demolition: Removal and satisfactory disposal of material as indicated. Exterior work will be limited to existing stairs on west elevation.
B. Concrete: Install concrete footings for new exterior stairs as indicated.
C. Metal Stairs: Fabricate and install new metal fire stair.
D. Carpentry and Millwork: Repair or replace structural framing, flooring, ceilings and trims as indicated.
E. Building Insulation and Caulking: Install insulation in second floor ceilings and under the first floor, caulk all exterior doors, windows, and construction joints.
F. Wood Doors: Repair and replace, make operable, to include proper hardware.
G. Wood Windows: Repair and replace, make operable, to include proper hardware. Install new screens as indicated.
H. Finish Hardware: The existing hardware shall be given normal routine maintenance. Missing items shall be replaced to match original fabric.
I. Gypsum Wall Board: Replace interior wall and ceiling surfaces in bathrooms.
J. Paint: Remove deteriorated surface finishes and refinish all surfaces as indicated.
K. Interior Finishes: Refinish wood floors in locations indicated, and lay resilient flooring in kitchens and bathrooms.
L. Unit Kitchens: Install unit kitchens as indicated, installation and fabrication of wood cabinets is not a part of this contract.
M. Mechanical System: Install new mechanical system including heat pump, air handling unit, ductwork, duct insulation, vents, exhaust fans, and other required items.
N. Plumbing Systems: Install new plumbing system including toilets, lavatories, water heater, piping system and other required items.
O. Electrical System: Install new electrical system including outlets, switches, lighting fixtures, power distribution panel, conductors and other required items.[47]

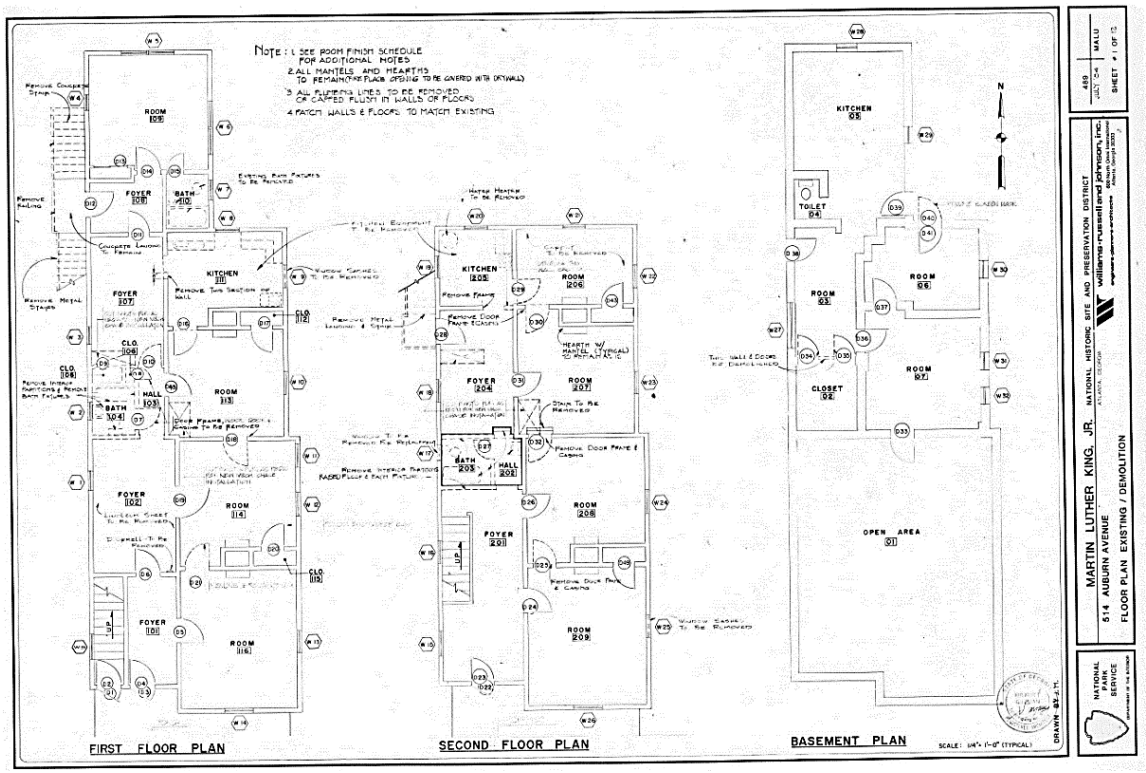


Figure 13. Existing and Demolition Floor Plans, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

[47] "514 Auburn Avenue." *Architectural Specification.* N.D. MALU Archives.

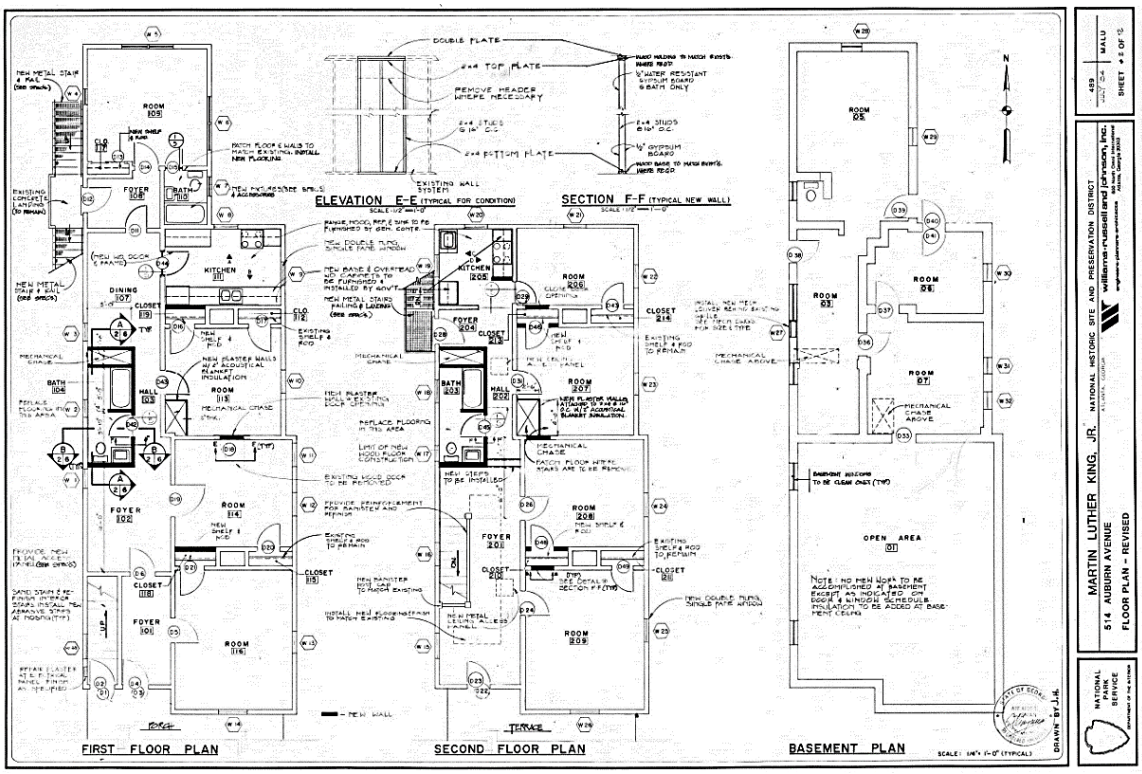


Figure 14. Proposed floor plans, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

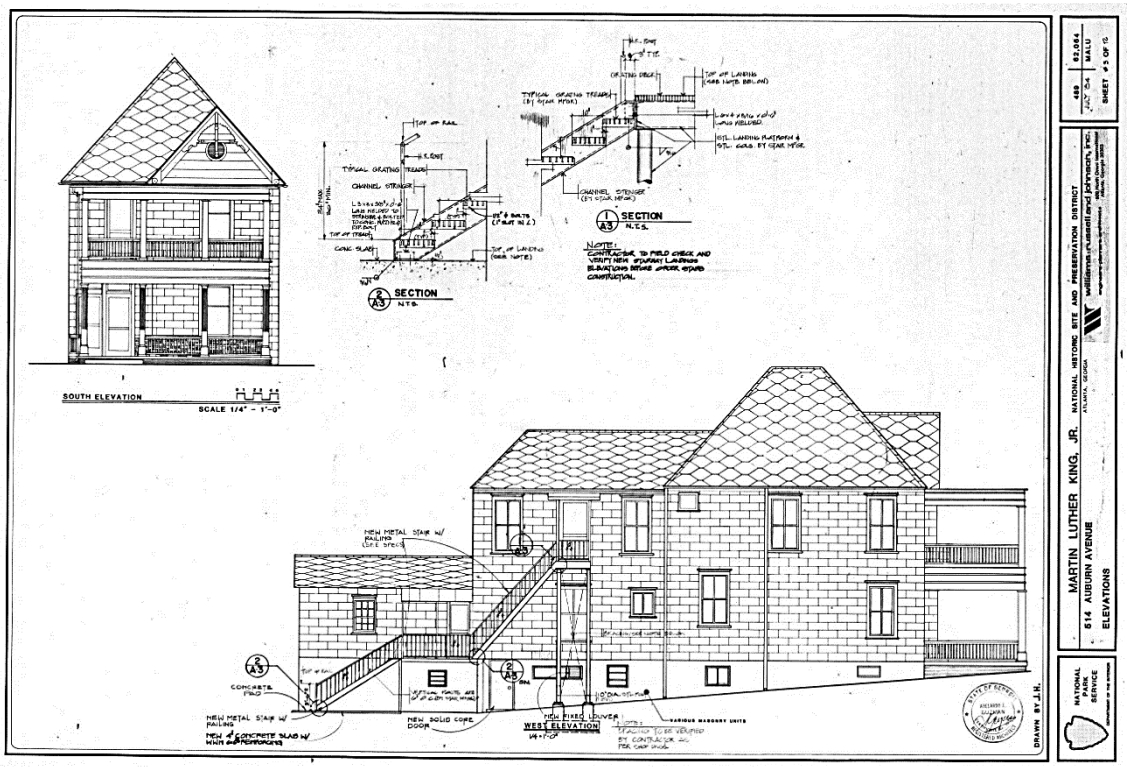
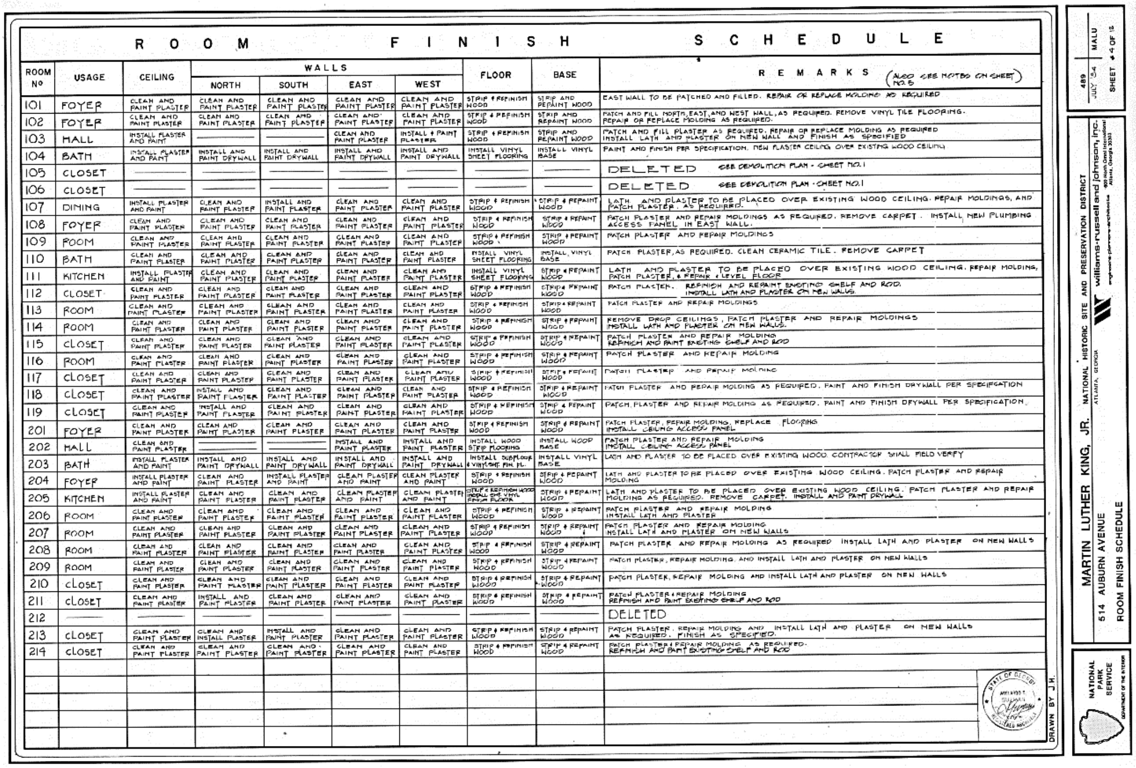
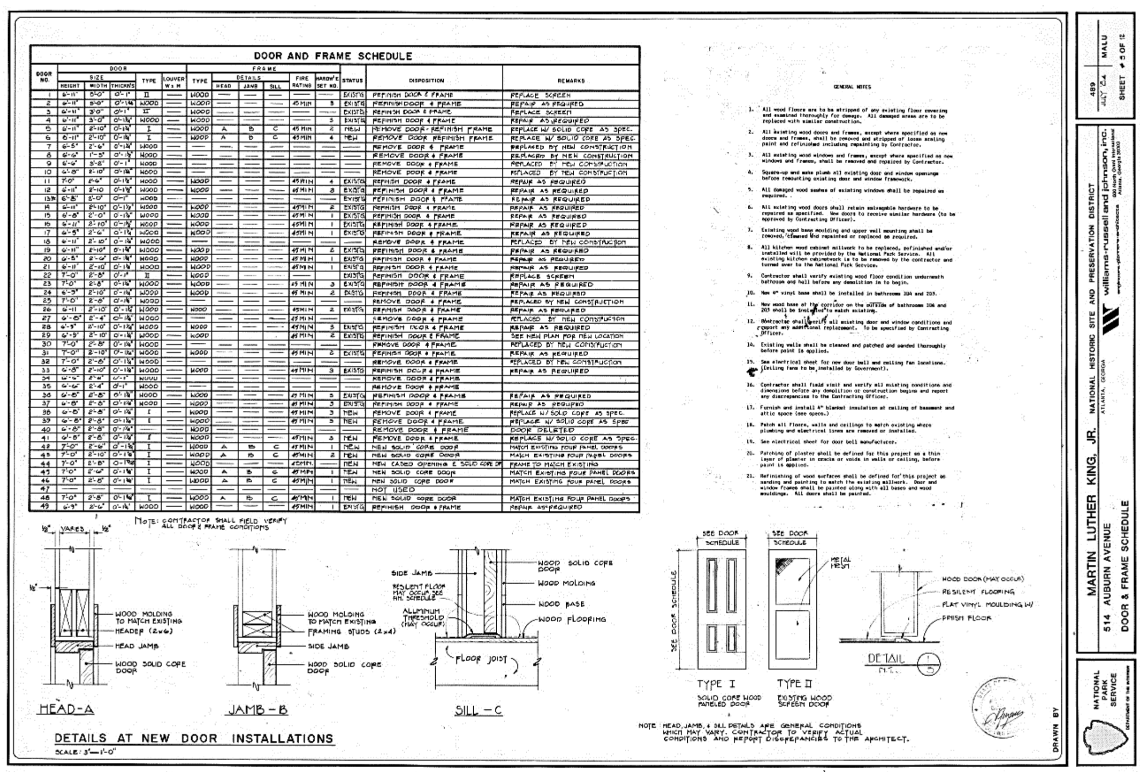


Figure 15. Proposed front (south) and west elevations, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.



ROOM No	USAGE	CEILING	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	FLOOR	BASE	REMARKS (ALSO SEE NOTES ON SHEET NO. 5)
101	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP AND REPAINT WOOD	EAST WALL TO BE PATCHED AND FILLED. REPAIR OR REPLACE MOLDING AS REQUIRED
102	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP AND REPAINT WOOD	PATCH AND FILL NORTH, EAST, AND WEST WALL, AS REQUIRED. REMOVE VINYL TILE FLOORING. REPAIR OR REPLACE MOLDING AS REQUIRED.
103	HALL	INSTALL PLASTER AND PAINT	—	—	CLEAN AND PAINT PLASTER	INSTALL + PAINT PLASTER	STRIP + REFINISH WOOD	STRIP AND REPAINT WOOD	PATCH AND FILL PLASTER AS REQUIRED. REPAIR OR REPLACE MOLDING AS REQUIRED INSTALL LATH AND PLASTER ON NEW WALL AND FINISH AS SPECIFIED
104	BATH	INSTALL PLASTER AND PAINT	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL VINYL SHEET FLOORING	INSTALL VINYL BASE	PAINT AND FINISH PER SPECIFICATION. NEW PLASTER CEILING OVER EXISTING WOOD CEILING
105	CLOSET	—	—	—	—	—	—	—	DELETED SEE DEMOLITION PLAN - SHEET NO. 1
106	CLOSET	—	—	—	—	—	—	—	DELETED SEE DEMOLITION PLAN - SHEET NO. 1
107	DINING	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. REPAIR MOLDINGS, AND PATCH PLASTER, AS REQUIRED.
108	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS AS REQUIRED. REMOVE CARPET. INSTALL NEW PLUMBING ACCESS PANEL IN EAST WALL.
109	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS
110	BATH	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	INSTALL VINYL SHEET FLOORING	INSTALL, VINYL BASE	PATCH PLASTER, AS REQUIRED. CLEAN CERAMIC TILE. REMOVE CARPET
111	KITCHEN	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	INSTALL VINYL SHEET FLOORING	STRIP + REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. REPAIR MOLDING, PATCH PLASTER, + REPAIR + LEVEL FLOOR
112	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER. REFINISH AND REPAINT EXISTING SHELF AND ROD. INSTALL LATH AND PLASTER ON NEW WALLS.
113	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS
114	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	REMOVE DROP CEILINGS, PATCH PLASTER AND REPAIR MOLDINGS INSTALL LATH AND PLASTER ON NEW WALLS.
115	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING REFINISH AND PAINT EXISTING SHELF AND ROD
116	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING
117	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING
118	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING AS REQUIRED. PAINT AND FINISH DRYWALL PER SPECIFICATION
119	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH, PLASTER AND REPAIR MOLDING AS REQUIRED. PAINT AND FINISH DRYWALL PER SPECIFICATION.
201	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING, REPLACE FLOORING INSTALL CEILING ACCESS PANEL
202	HALL	CLEAN AND PAINT PLASTER	—	—	INSTALL AND PAINT PLASTER	INSTALL AND PAINT PLASTER	INSTALL WOOD STRIP FLOORING	INSTALL WOOD BASE	PATCH PLASTER AND REPAIR MOLDING INSTALL CEILING ACCESS PANEL
203	BATH	INSTALL PLASTER AND PAINT	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL SUBFLOOR & VINYL SHT. FIN. FL.	INSTALL VINYL BASE	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD. CONTRACTOR SHALL FIELD VERIFY
204	FOYER	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	INSTALL PLASTER AND PAINT	CLEAN PLASTER AND PAINT	CLEAN PLASTER AND PAINT	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. PATCH PLASTER AND REPAIR MOLDING
205	KITCHEN	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN PLASTER AND PAINT	CLEAN PLASTER AND PAINT	STRIP & REFINISH WOOD INSTALL SHT. VINYL FINISH FLOOR	STRIP + REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. PATCH PLASTER AND REPAIR MOLDING AS REQUIRED. REMOVE CARPET. INSTALL AND PAINT DRYWALL
206	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING INSTALL LATH AND PLASTER
207	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING INSTALL LATH AND PLASTER ON NEW WALLS
208	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING AS REQUIRED INSTALL LATH AND PLASTER ON NEW WALLS
209	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING, AND INSTALL LATH AND PLASTER ON NEW WALLS
210	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING AND INSTALL LATH AND PLASTER ON NEW WALLS
211	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER + REPAIR MOLDING REFINISH AND PAINT EXISTING SHELF AND ROD
212	—	—	—	—	—	—	—	—	DELETED
213	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND INSTALL PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING AND INSTALL LATH AND PLASTER ON NEW WALLS AS REQUIRED. FINISH AS SPECIFIED.
214	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP + REFINISH WOOD	STRIP + REPAINT WOOD	PATCH PLASTER + REPAIR MOLDING AS REQUIRED. REFINISH AND PAINT EXISTING SHELF AND ROD

Figure 16. Room Finish Schedule, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.



DOOR NO.	HEIGHT	WIDTH	THICK'N'S	TYPE	LOUVER W x H	FRAME TYPE	HEAD	JAMB	SILL	FIRE RATING	HARDW'E SET NO.	STATUS	DISPOSITION	REMARKS
1	6'-11"	5'-0"	0'-1"	II	—	WOOD	—	—	—	—	—	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
2	6'-11"	5'-0"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
3	6'-11"	3'-0"	0'-1"	II	—	WOOD	—	—	—	—	—	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
4	6'-11"	3'-0"	0'-1¾"	WOOD	—	WOOD	—	—	—	—	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
5	6'-11"	2'-10"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	2	NEW	REMOVE DOOR - REFINISH FRAME	REPLACE W/ SOLID CORE AS SPEC.
6	6'-11"	2'-10"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	4	NEW	REMOVE DOOR REFINISH FRAME	REPLACE W/ SOLID CORE AS SPEC.
7	6'-5"	2'-6"	0'-1¼"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
8	6'-6"	1'-5"	0'-1½"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
9	6'-6"	3'-8"	0'-1"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
10	6'-8"	2'-10"	0'-1¾"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
11	7'-0"	2'-6"	0'-1½"	WOOD	—	WOOD	—	—	—	45 MIN	4	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
12	6'-11"	2'-10	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
13½	6'-8"	2'-0"	0'-1"	WOOD	—	—	—	—	—	—	—	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
14	6'-11"	2'-10"	0'-1½"	WOOD	—	WOOD	—	—	—	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
15	6'-8"	2'-0"	0'-1⅜"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
16	6'-11"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
17	6'-5"	2'-6"	0'-1¼"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
18	6'-11"	2'-10"	0'-1¾"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
19	6'-11"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
20	6'-5"	2'-6"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
21	6'-11"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
22	7'-0"	2'-8"	0'-1"	II	—	WOOD	—	—	—	—	—	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
23	7'-0"	2'-8"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
24	6'-9"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
25	7'-0"	2'-8"	0'-1¾"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
26	6'-11	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
27	6'-8"	2'-4"	0'-1¾"	WOOD	—	—	—	—	—	45 MIN	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
28	6'-9"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
29	6'-9"	2'-10"	0'-1¾"	WOOD	—	WOOD				45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	SEE NEW PLAN FOR NEW LOCATION
30	7'-0"	2'-8"	0'-1¾"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
31	7'-0"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
32	7'-0"	2'-8"	0'-1¾"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
33	6'-8"	2'-10"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
34	6'-6"	2'-4"	0'-1"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	
35	6'-6"	2'-4"	0'-1"	WOOD	—	—	—	—	—	—	—	—	REMOVE DOOR & FRAME	
36	6'-8"	2'-8"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
37	6'-8"	2'-8"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
38	6'-8"	2'-8"	0'-1¾"	I	—	WOOD	—	—	—	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
39	6'-8"	2'-8"	0'-1¾"	I	—	WOOD	—	—	—	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
40	6'-8"	2'-8"	0'-1¾"	—	—	WOOD	—	—	—	—	—	—	REMOVE DOOR & FRAME	DOOR DELETED
41	6'-8"	2'-8"	0'-1¾"	I	—	WOOD	—	—	—	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
42	7'-0"	2'-6"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
43	7'-0"	2'-10"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	2	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
44	7'-0"	2'-8"	0'-1¾"	I	—	WOOD	—	—	—	45 MIN.	—	NEW	NEW CASED OPENING & SOLID CORE DR.	FRAME TO MATCH EXISTING
45	7'-0"	2'-6"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
46	7'-0"	2'-8"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
47	—	—	—	—	—	—	—	—	—	—	—	—	NOT USED	
48	7'-0"	2'-8"	0'-1¾"	I	—	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
49	6'-9"	2'-6"	0'-1¾"	WOOD	—	WOOD	—	—	—	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED

GENERAL NOTES

1. All wood floors are to be stripped of any existing floor covering and examined thoroughly for damage. All damaged areas are to be replaced with similar construction.
2. All existing wood doors and frames, except where specified as new doors and frames, shall be removed and stripped of loose scaling paint and refinished including repainting by Contractor.
3. All existing wood windows and frames, except where specified as new windows and frames, shall be removed and repaired by Contractor.
4. Square-up and make plumb all existing door and window openings before remounting existing door and window framework.
5. All damaged wood sashes of existing windows shall be repaired as required.
6. All existing wood doors shall retain salvagable hardware to be repaired as specified. New doors to receive similar hardware (to be approved by Contracting Officer).
7. Existing wood base moulding and upper wall mounting shall be removed, cleaned and repainted or replaced as required.
8. All kitchen wood cabinet millwork to be replaced, refinished and/or installed will be provided by the National Park Service. All existing kitchen cabinetwork is to be removed by the contractor and turned over to the National Park Service.
9. Contractor shall verify existing wood floor condition underneath bathroom and hall before any demolition is to begin.
10. New 4" vinyl base shall be installed in bathrooms 104 and 203.
11. New wood base at the corridor on the outside of bathrooms 104 and 203 shall be installed to match existing.
12. Contractor shall verify all existing door and window conditions and report any additional replacement. To be specified by Contracting Officer.
14. Existing walls shall be cleaned and patched and sanded thoroughly before paint is applied.
15. See electrical sheet for new door bell and ceiling fan locations. (Ceiling fans to be installed by Government).
16. Contractor shall field visit and verify all existing conditions and dimensions before any demolition or construction begins and report any discrepancies to the Contracting Officer.
17. Furnish and install 4" blanket insulation at ceiling of basement and attic space (see specs.)
18. Patch all floors, walls and ceilings to match existing where plumbing and electrical lines are removed or installed.
19. See electrical sheet for door bell manufacturer.
20. Patching of plaster shall be defined for this project as a thin layer of plaster in cracks or voids in walls or ceiling, before paint is applied.
21. Refinishing of wood surfaces shall be defined for this project as sanding and painting to match the existing millwork. Door and window frames shall be painted along with all bases and wood mouldings. All doors shall be painted.

Figure 17. Door and Frame Schedule, Details at New Door Installations, Notes, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

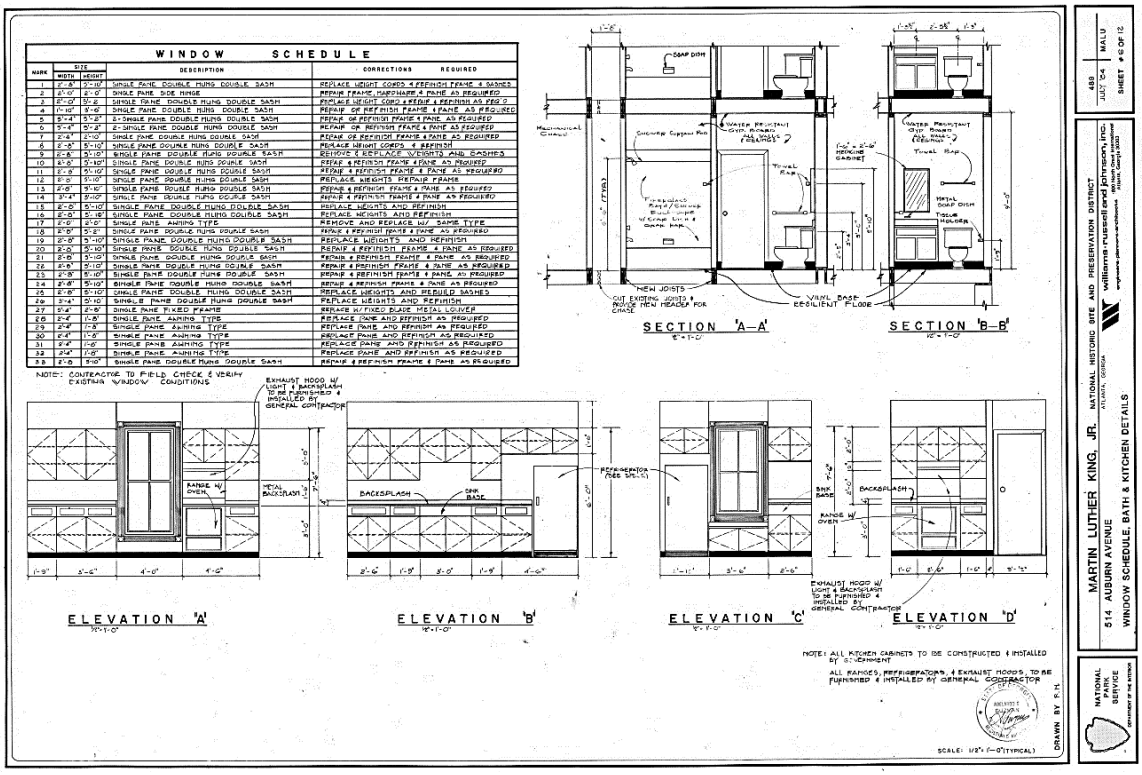


Figure 18. Window Schedule, Bathroom sections, Kitchen elevations, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

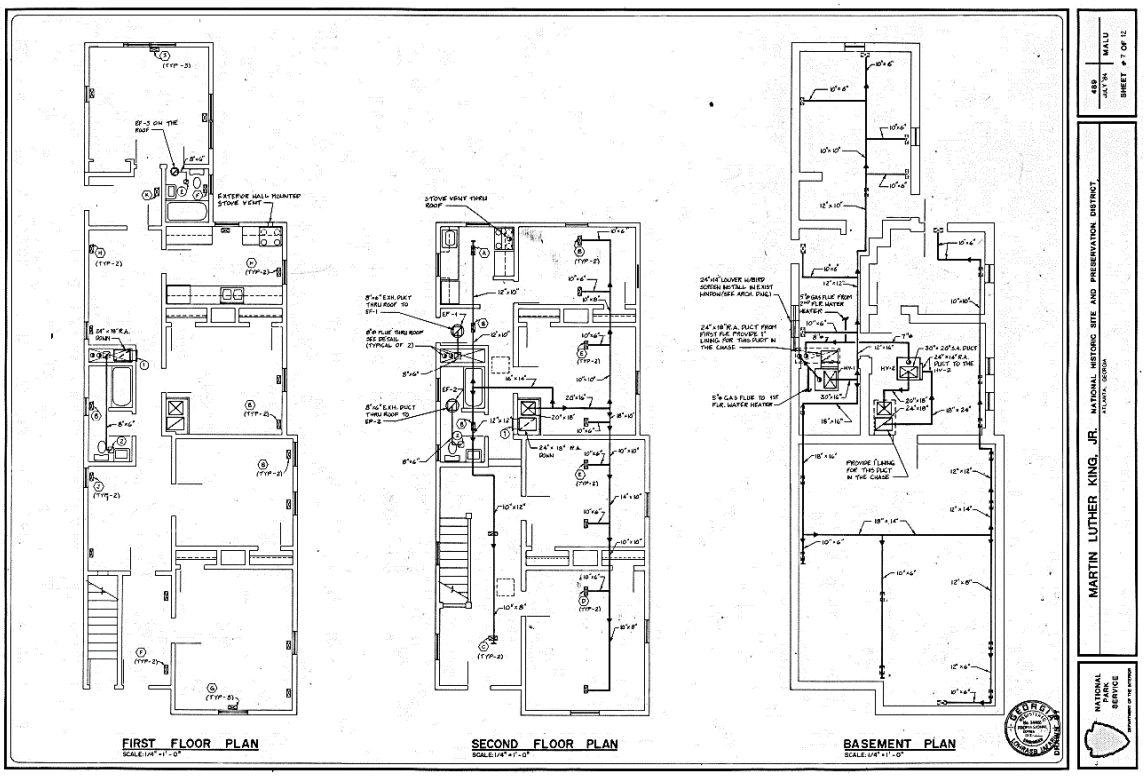


Figure 19. New HVAC system details, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

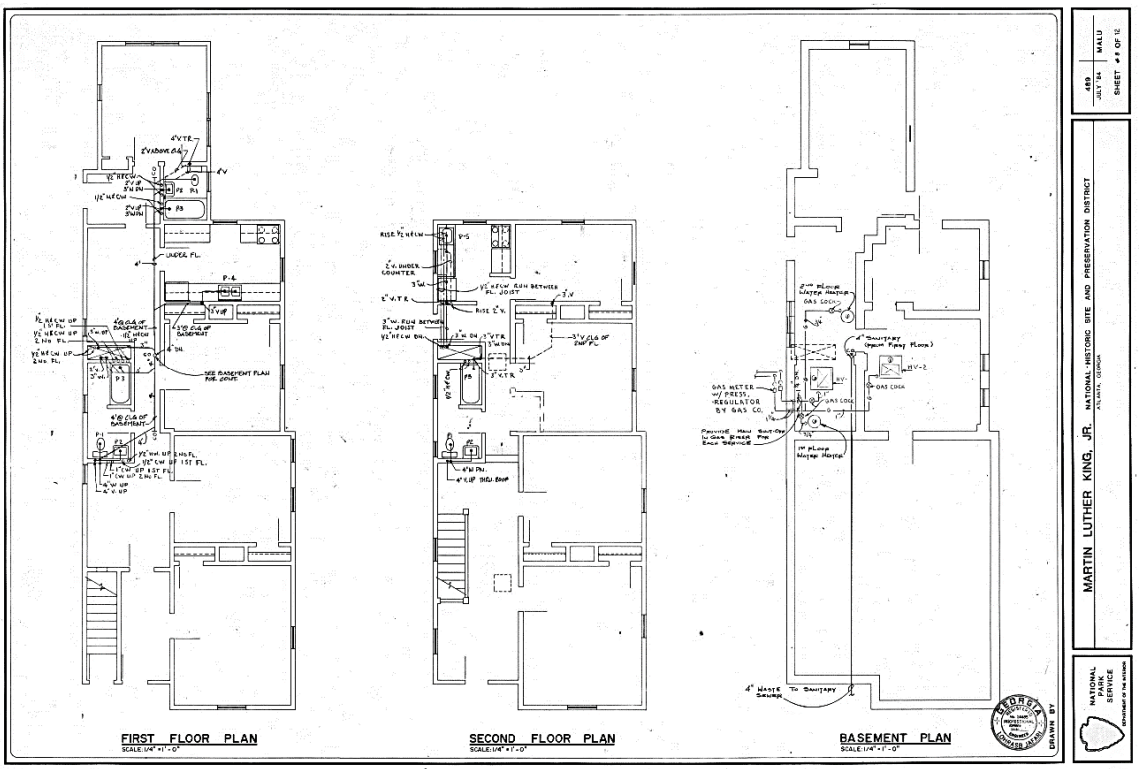


Figure 20. New plumbing system details, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

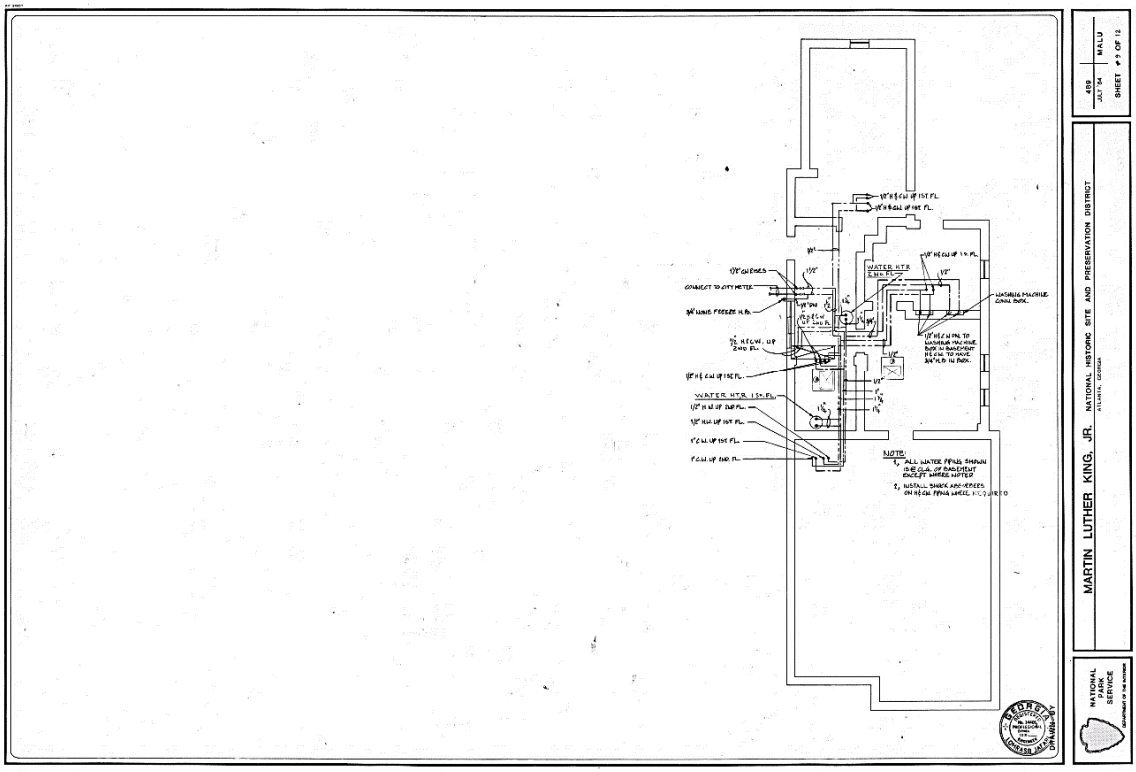


Figure 21. New plumbing system details, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

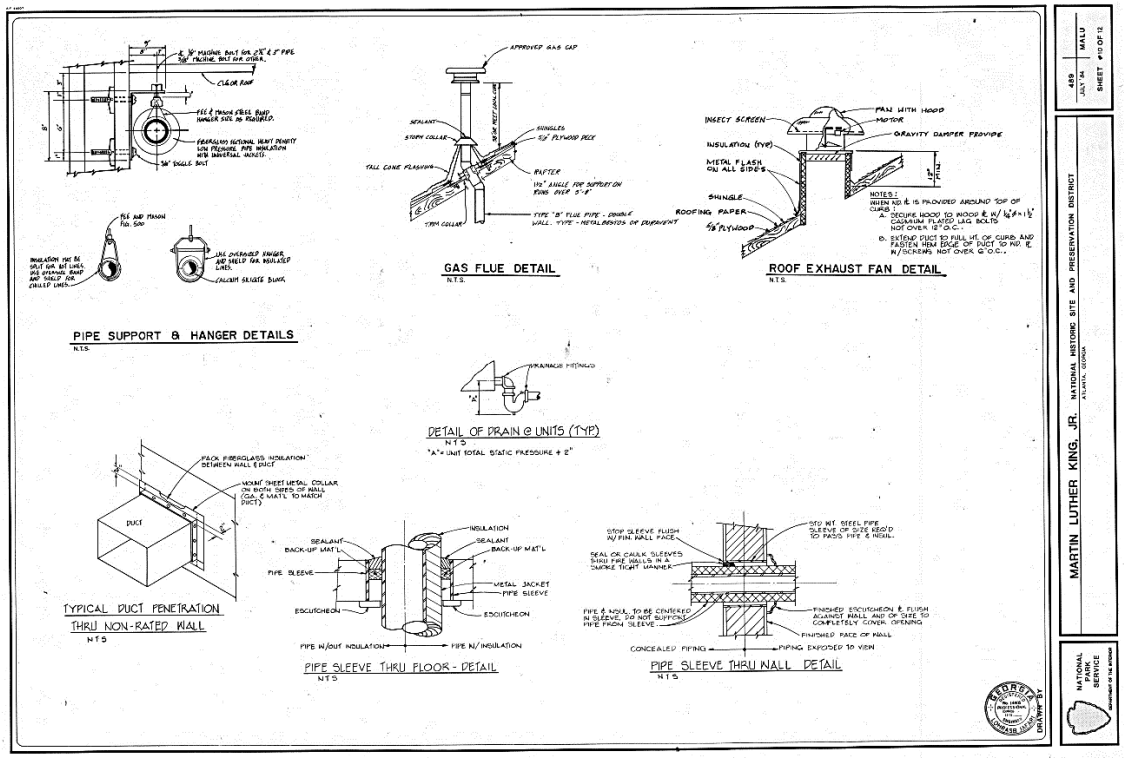


Figure 22. Pipe Support & Hanger Details, Gas Flue Details, Roof Exhaust Fan Detail, and duct details. July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

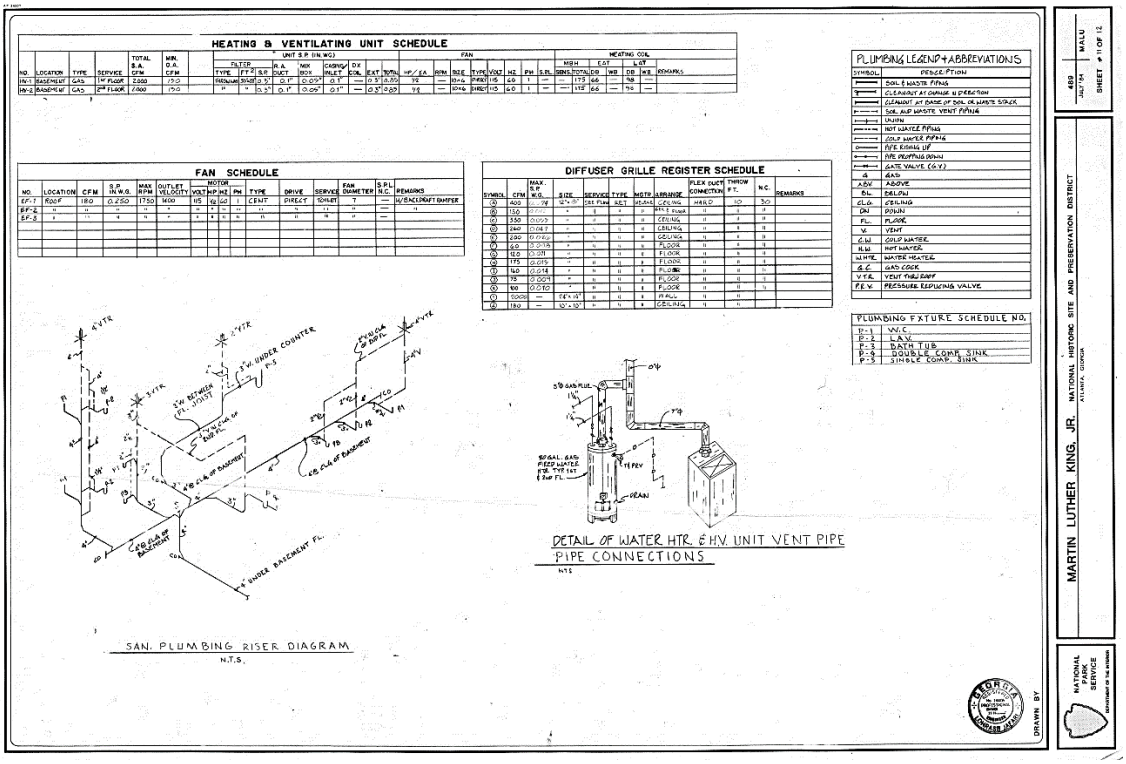


Figure 23. Heating & Ventilation Unit Schedule, Fan Schedule, Diffuser Grille Register Schedule, Sanitary Plumbing Riser Diagram, Detail of Water Heater & H.V. Unit Vent Pipe Connections. July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

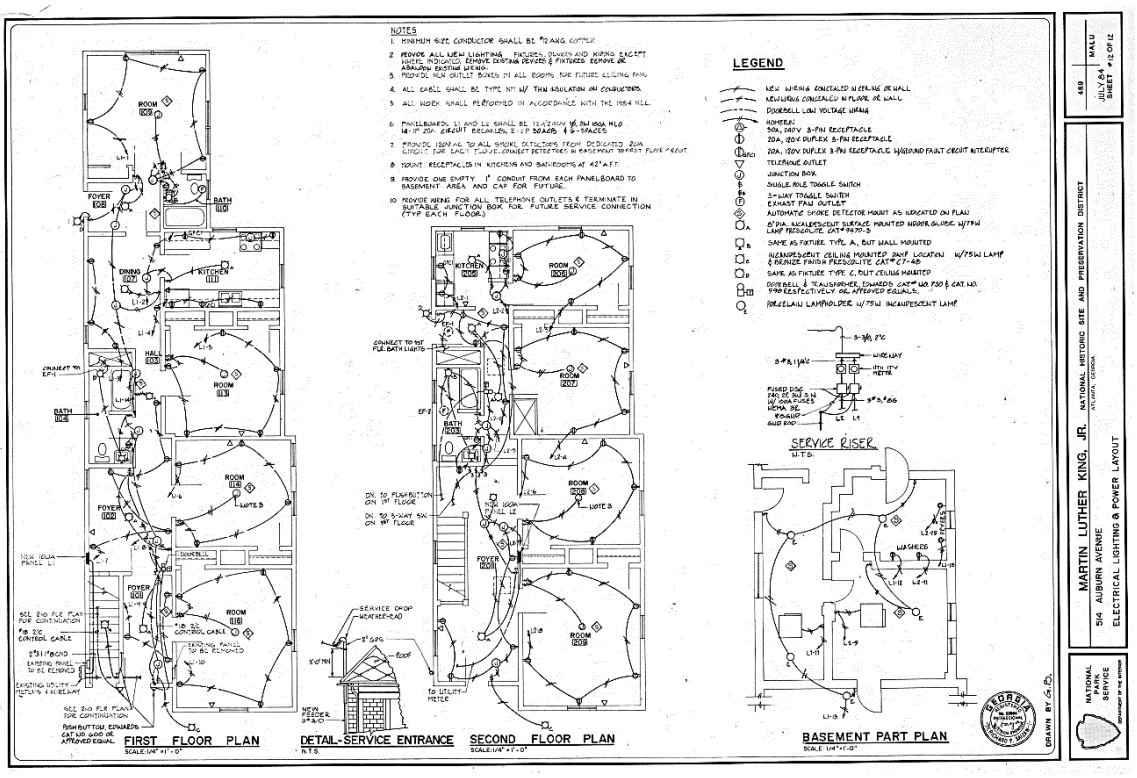


Figure 24. Electrical Lighting & Power Layout, July 1984. Drawing: Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

The contract for this first phase of rehabilitation was awarded at the end of September 1984 to Logan Construction, Inc., of Asheville, NC. Initially, the contractor requested a time extension of thirty days due to severe weather, "but later voided that request by asking for 57 days time extension based upon changes in the work and 7 days time extension based upon severe weather for a total of 64 days." After work commenced, inconsistencies between what was included in the drawings and what was actually required of the contractor were found, (due to the architect's brief and "very controlled" access to the interior of the building). In the end, there was a "no costs request for an extension of time" for the contractor to complete the following extra work:

- Correction of sagging ceiling joists above second floor.
- Correction of rotten floor joists in each of the three bathrooms.
- Rehabilitation of doors, including rehabilitation instead of replacement.
- Rebuilding four window jambs and sills.
- Replastering of ceiling in Room 209 due to roof leak.
- Change in location of second-floor furnace from basement to attic and correction of ductwork related to it.
- Installation of smaller sinks.
- Hanging an additional light.
- Rehabilitation of Bathroom 203 to new drawings.
- Other minor interior alterations.[48]

[48] Chason, J. Wendell, Contracting Officer. "Change Order No. 1, CX-5000-4-1105, Rehabilitate Historic Structure, Martin Luther King, Jr. National Historic Site." *Determination of Findings.* April 10, 1985. MALU Archives.

Project costs totaled $109,628.40.[49] The final inspection of the work occurred on April 15, 1985, and work was deemed substantially completed, except for a small punch list.[50] All work was accepted in late June 1985.[51]

Section 106 compliance was not completed in time for the first phase of work. A letter to the Georgia State Historic Preservation Office (SHPO), dated December 1984, included work to remove the existing yellow asbestos siding, repair and repaint the extant wood clapboard underneath (fig. 25), remove the existing composition roofing, and replace roofing with 12½" x 8" composition roofing to match remnants of historic roofing material found on site (fig. 26).[52] The determination of the SHPO is unknown.

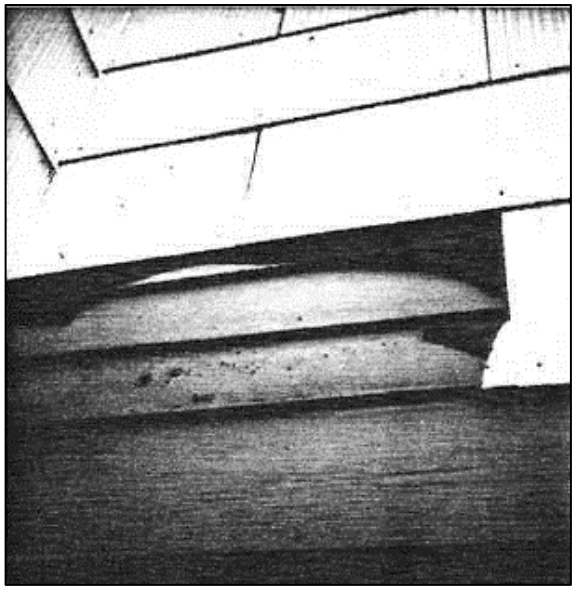


Figure 25. Original caption: "Corner of Rear Addition – Gray painted clapboard under yellow (original color) asbestos shingles." 1984. Photo: MALU Archives.

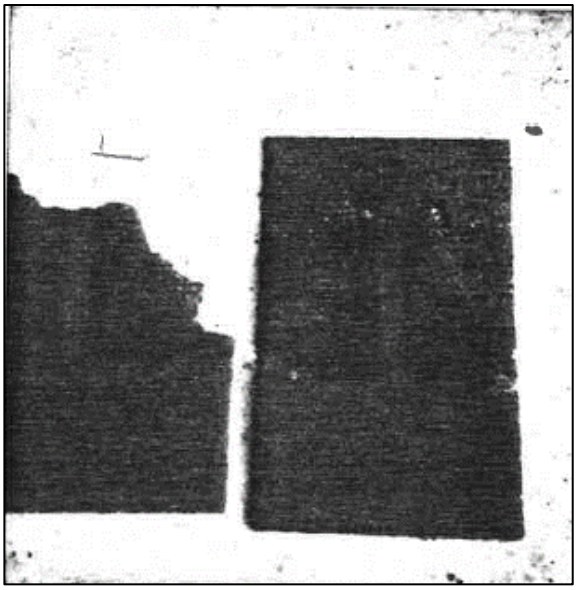


Figure 26. Original caption: "Detail – Roofing. First layer of composition shingles applied over wooden shingle nailers from protected attic locations." 1984. Photo: MALU Archives.

Based on a field inspection completed soon after completion of the contracted interior work, Southeast Region Historical Architect Paul Hatchett called for a second phase of work which would entail preservation of the exterior of 514 Auburn Avenue. This inspection "revealed some additional concerns that need[ed] to be addressed." It was identified that correcting some of these areas could disturb recently completed interior work, and the exterior work should have been completed before the interior work already completed. Mr. Hatchett's recommendations are as follows:

[49] Lissimore, John Troy, Assistant Superintendent, MALU. "Rehabilitation of historic structure located at 514 Auburn Avenue, Contract #CX5000-4-1105." *Fact Sheet for Completion Report.* United States Department of the Interior, National Park Service. July 29, 1986. MALU Archives, Series V, Subseries B, Box 1.
[50] Chason, J. Wendell, Contracting Officer. "Contract No. CX-5000-4-1105, Rehabilitate Historic Structure, Martin Luther King National Historic Site." *Letter of Substantial Completion to Logan Construction, Inc.* May 13, 1985. MALU Archives.
[51] Chason, J. Wendell, Contracting Officer. "Contract No. CX-5000-4-1105, Rehabilitate Historic Structure, Martin Luther King, Jr. National Historic Site." *Letter of Acceptance (Final), Request for Release of Claims to Logan Construction, Inc.* June 25, 1985. MALU Archives.
[52] Piehl, Thomas W., Acting Regional Director, Southeast Region. *Letter to Dr. Elizabeth Lyon, State Historic Preservation Officer, Department of Natural Resources.* December 27, 1984. MALU Archives.

Chimneys:

The two chimneys on the main block of the structure have major cracks, missing bricks and mortar, bowing, and are out of plumb. This condition is visible, starting at the cap, down to the second floor ceiling. Beyond that point they are inaccessible without removing interior finishes. These chimneys are a serious hazard and are structurally unsound.

Rear Wing – This chimney does not extend beyond the attic space and shows major signs of deterioration from the cap down to the roof line.

Electrical:

Poorly executed, wiring runs to no apparent connection. No clean up is evident.

Second-floor floors:

Show signs of sloping downward from center bearings to exterior walls. This condition may be a result of structural failure. Inaccessible without removing interior finishes.

Framing:

Floor framing under first floor – Rear wing appears to have insufficient bearing on the sills. To correct this condition could possibly mean disturbing materials installed in previous interior preservation work.

Sills appear to be sound from the interior, however after inspection of these members from the exterior revealed some areas of possible deterioration. If these areas are evident, it could be an expensive undertaking if they are not able to be repaired in place without disturbing interior work. Additional investigation is required.

Foundation Walls:

Masonry walls between piers in rear wing are out of plumb and bowing. These walls support portions of the sill plate above, although not original bearings for the sill and not knowing the condition of the sill, could result in a structural failure if not corrected.

Insulation:

The building insulation under the first floor appears to be installed incorrectly. To be of any use, it needs to be reinstalled.

Exterior Basement Doors:

All the basement doors installed under the previous contract need to be removed and reinstalled. In a word, they are “strange.” No framing, headers, or thresholds to speak of. The rear door has what appears to be a transom without glass, installed in place of masonry fill. All need hardware. Doors appear to be stock items. (Cut and hammer to fit, paint to match.)

Front Porch:

While installing light fixture, ceiling boards were torn out to run conduit. Is this scheduled for correction under previous contract?

Windows:

All the windows were worked on under previous contract, although they still rattle, lack glazing material, hardware adjustment and painting. Here we duplicate work or correct poor execution.

Front Porch Framing:

Needs additional investigation.[53]

Historical Architect Paul Hatchett also submitted a photographic representation of the issues with the former contract (figs. 27-42).[54]



Figure 27. Original caption: "Typical example of poorly executed refinishing work on floors." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 28, right. Original caption: "Plaster repair." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 29. Original caption: "Typical example of insulation installation; Note: -insulation installed upside down. –Falling out of position sue to insufficient fasteners." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 30. Original caption: "Example of areas damaged during the installation of electrical conduit and light fixture." Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

[53] Hatchett, Jr., Paul L., Historical Architect. "Field Investigation of 514 Auburn Avenue Structure." *Memorandum through Chief, Southeast Cultural Resources Preservation Center, to Superintendent, Martin Luther King National Historic Site.* August 13, 1985. MALU Archives.

[54] Hatchett, Jr., Paul L., Historical Architect, Southeast Preservation Center. "514 Auburn Ave. Martin Luther King, Jr. N.H.S. Atlanta, Georgia." *United States Government 2-Way Memo to Chief, Contracting Division, Southeast Regional Office.* October 9, 1985. MALU Archives.



Figure 31. Original caption: "Typical example of basement windows. No execution as required by window schedule." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 32. Original caption: "Finish product after execution of the requirements of the original contract and change order. Note: Window alignment and overall condition of components." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 33. Original caption: "Typical example of glazing operation executed on windows. Note: -No glazing compound. –No repair or refinishing to sash." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 34. Original caption: "No reglazing executed as required by contract. Comment: Window panes extremely loose in sash. Typical of all windows." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

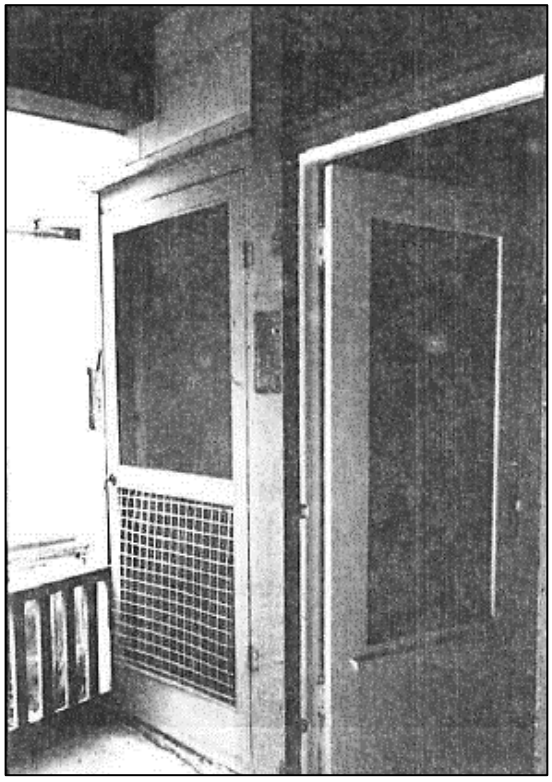




Figure 36, above. Original caption: "Door #12. Note: Hardware installed not of historic period as required by contract." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

Figure 35, left. Original caption: "Main Entrance Doors, Original contract required new screen doors at all entrances. Comment: None provided under the contract." October 1985. Photo: Hatchett, MALU Archives.





Figure 38, above. Original caption: "Door #28. Contract required installation of new thresholds as required. Note: - Condition of existing threshold, typical. –Condition of water damaged wood flooring, due to deteriorated threshold." Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

Figure 37, left. Original caption: "Door #28. Typical example of repair and refinishing work for exterior entrance doors. Note: Peeling and scaling paint." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 39. Original caption: "Door #39. Exterior View. Plans indicate door should open inward, presently it opens outward. Note: -No screen door installed as required for entrance doors. –Finish, prime coat only. –Lacks proper hardware. –Stiles (side rails) of door cut in order to fit in opening, as opposed to custom (fit) fabricated door. –Pins and hinges on exterior/no security from vandalism. –Location of deadbolt/should be located in stiles (side rail) not center rail." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.



Figure 40. Original caption: Door #39. No interior trim, exposed [shims]. Note: Stiles (side rails) cut down to fit opening." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.





Figure 42, above. Original caption: "Door #41. Note, installation of header." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

Figure 41, left. Original caption: "Door #41. Exterior View. Note: -No screen door installed as required for entrance doors. –Lacks proper hardware. –Stiles (side rails) of door cut in order to fit in opening, as opposed to custom (fit) fabricated door. –Location of deadbolt/should be located in stiles (side rails) not center rail." October 1985. Photo: Hatchett, MALU Archives, Series 8, Subseries A, Box 1, Folder 69.

Due to Mr. Hatchett's report and photographs, the contractor was called back for warranty work in late 1985. This work only corrected the insulation (installed upside down) and allowed for the installation of sash locks on all windows (occurred in December 1985 or January 1986). Upon final acceptance of this warranty work, the NPS chief contracting officer of the Southeast Region determined the contractor had fulfilled all contractual duties and could not be called back for any further warranty work.[55]

Also in 1985, the Historic American Building Survey (HABS) completed a façade study of Auburn Avenue. 514 Auburn Avenue is depicted in its partially restored state (fig. 43).



Figure 43. 514 Auburn Avenue (right) next two another two-story Victorian house. Drawing: Historic American Building Survey, "Martin Luther King, Jr. National Historic Site—Street Facades," 1985. HABS Survey No. GA-2169A, Sheet 4.

Meanwhile the Southeast Regional Office's Historic Architecture Division continued to work on drawings and specifications for the next phase of work for the property. Drawings for Phase 2 of the Preservation of 514 Auburn Avenue were completed in April 1986 by the NPS Southeast Regional Office (figs. 44-46). The Cover Sheet included the following work statement:

1. Selective Demolition: To include, but not limited to the following items:
    a. Remove damaged and deteriorated masonry.
    b. Remove damaged and deteriorated framing.
    c. Remove damaged and deteriorated exterior millwork, to include:
        i. Decking

[55] Cleveland, Susan, Chief, Contracting and Property Management Division, Southeast Region. "Contract No. CX 500-4-1105, Rehabilitation of Historic Structural, MALU." *Memorandum to Chief, Cultural Resource Preservation Center, Southeast Region.* February 6, 1986. MALU Archives.

ii. Ceiling boards and related trim
iii. Column components and related trim
iv. Balustrades and new posts
v. Soffits and related trim
vi. Fascias and related trim
vii. Siding
viii. Corner boards
ix. Door and window millwork

d. Remove all roofing materials to include, shingles, roll roofing, sheathing, underlayment, furring strips, flashing and other related items.
e. Remove all asbestos siding
f. Remove all gutters and downspouts
g. Remove all abandoned piping, plumbing and wiring

2. Concrete Restoration: repair and resurface porch deck and step.
3. Masonry Work:
    a. Rebuild chimneys
    b. Rebuild foundation walls
    c. Install door sills
    d. Replace damaged and deteriorated masonry
4. Carpentry and Millwork:
    a. Replace damaged and deteriorated sills
    b. Replace all roof sheathing
    c. Repair and replace damaged and deteriorated exterior millwork to include, but not limited to, the following items:
        i. Replace decking
        ii. Replace ceiling boards
        iii. Replace balustrades and newel posts
        iv. Replace soffits
        v. Replace fascias
        vi. Replace siding
        vii. Replace corner boards
        viii. Replace trimwork
        ix. Repair columns and related items
        x. Repair and replace door and window millwork
        xi. Repair gable millwork
    d. Remove existing siding (for inspection of framing) and reinstall.
5. Roof: Install roof systems to include shingles, membrane roofing, flashing, underlayment, roof vents, drip edges, and other related items.
6. Gutters and Downspouts: Install Metal Gutters and Downspouts
7. Sealant and Caulking: Install around all exterior doors and windows.
8. Wood Doors: Repair and replace doors and components as indicated to include, but not limited to, the following items:
    a. Door – panels, rails, and stiles
    b. Frames
    c. Casings
    d. Sills
    e. Thresholds
    f. Hardware
    g. Trimwork
    h. Screen Doors and Screening
9. Windows: Repair and replace windows and components as indicated to include, but not limited to, the following items.
    a. Window screens and screening
    b. Sash
    c. Frames
    d. Casings
    e. Sills

f. Glass and glazing
g. Hardware
h. Trimwork

10. Finish Hardware (Exterior Doors and Windows):
    a. Existing shall be given routine maintenance to ensure proper operation.
    b. Replace missing and damaged items.
11. Glass and Glazing: Perform all operation necessary to reglaze all windows as indicated.
12. Exterior Stucco:
    a. Patch and repair existing stucco surfaces.
    b. Apply new stucco finish.
13. Painting and Other Finishes: Perform all painting and refinishing work, including paint removal, surface preparation and priming for the following items:
    a. All exterior millwork
    b. Exterior doors, windows, and related items
    c. Stucco surfaces
    d. Concrete deck and step
    e. Gutters and downspouts
    f. Hardware, as indicated.

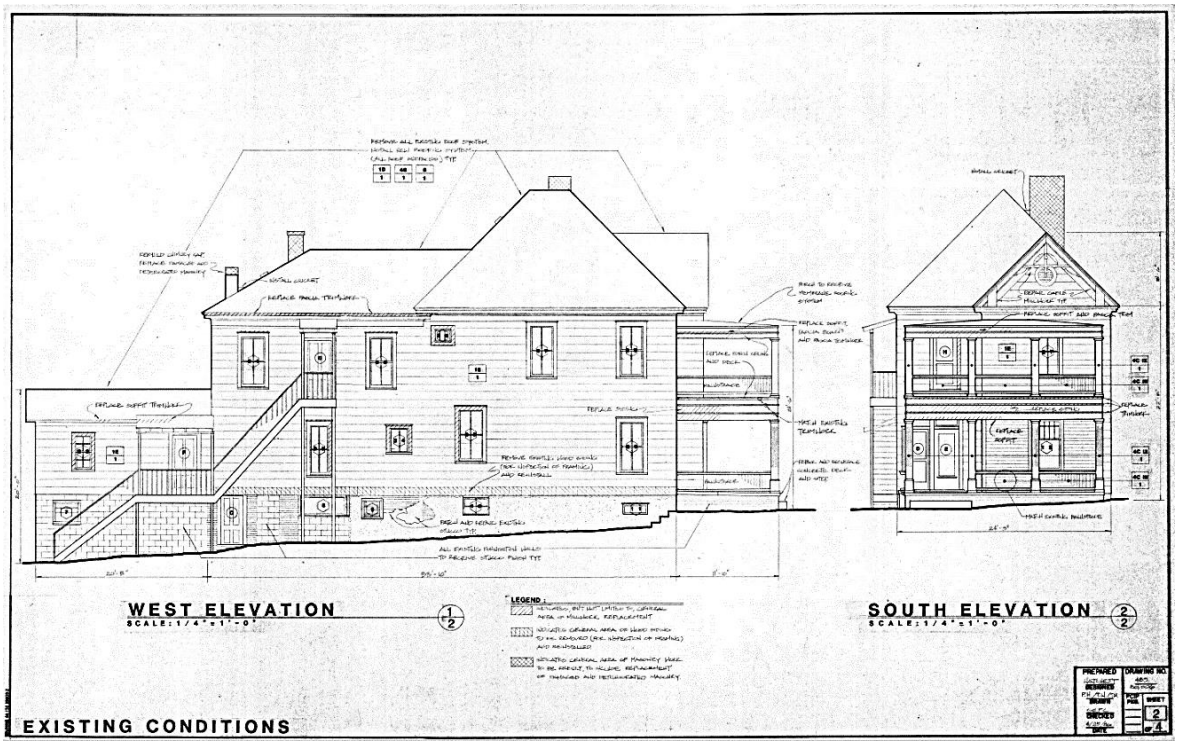


Figure 44. Proposed Phase 2 work on the west and south elevations. Generally, work included porch and trim repairs, limited destructive investigation, and roof replacement. April 1986. Drawing: Southeast Cultural Resources Preservation Center. "Preservation of 514 Auburn Avenue, Phase 2." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

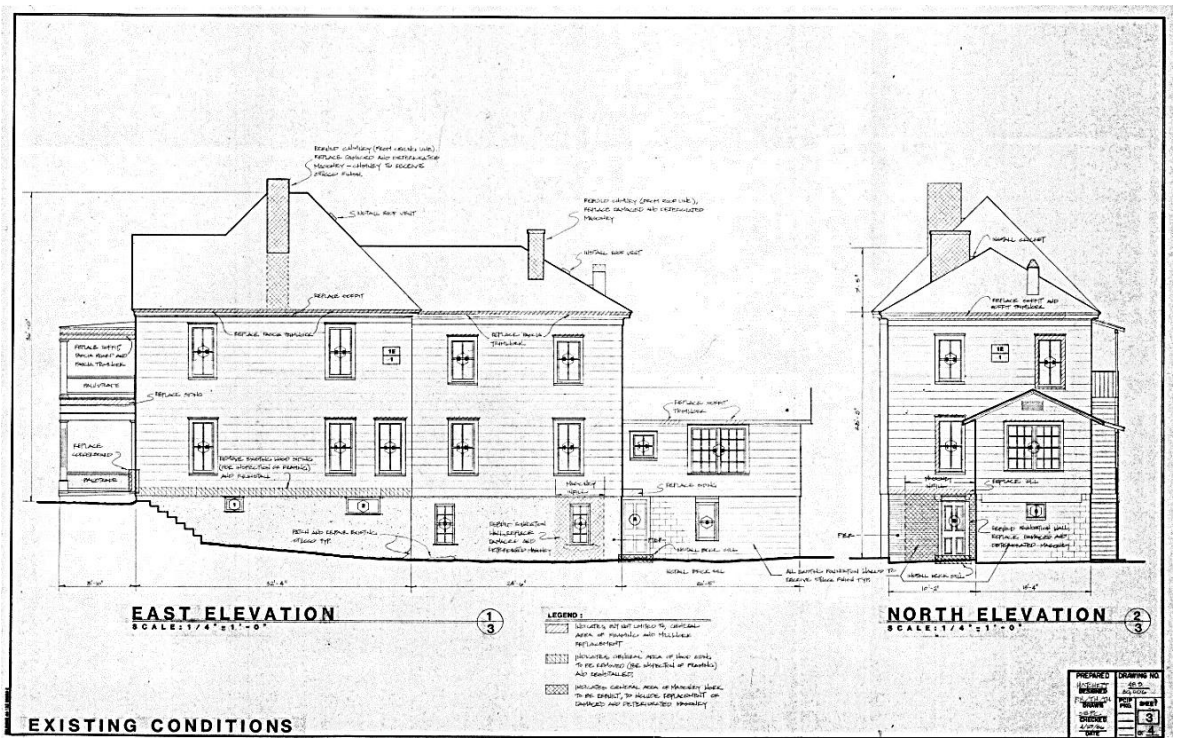


Figure 45. Proposed Phase 2 work on the east and north elevations. Generally work included porch repairs, trim repairs, limited destructive investigation, and roof replacement. April 1986. Drawing: Southeast Cultural Resources Preservation Center. "Preservation of 514 Auburn Avenue, Phase 2." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

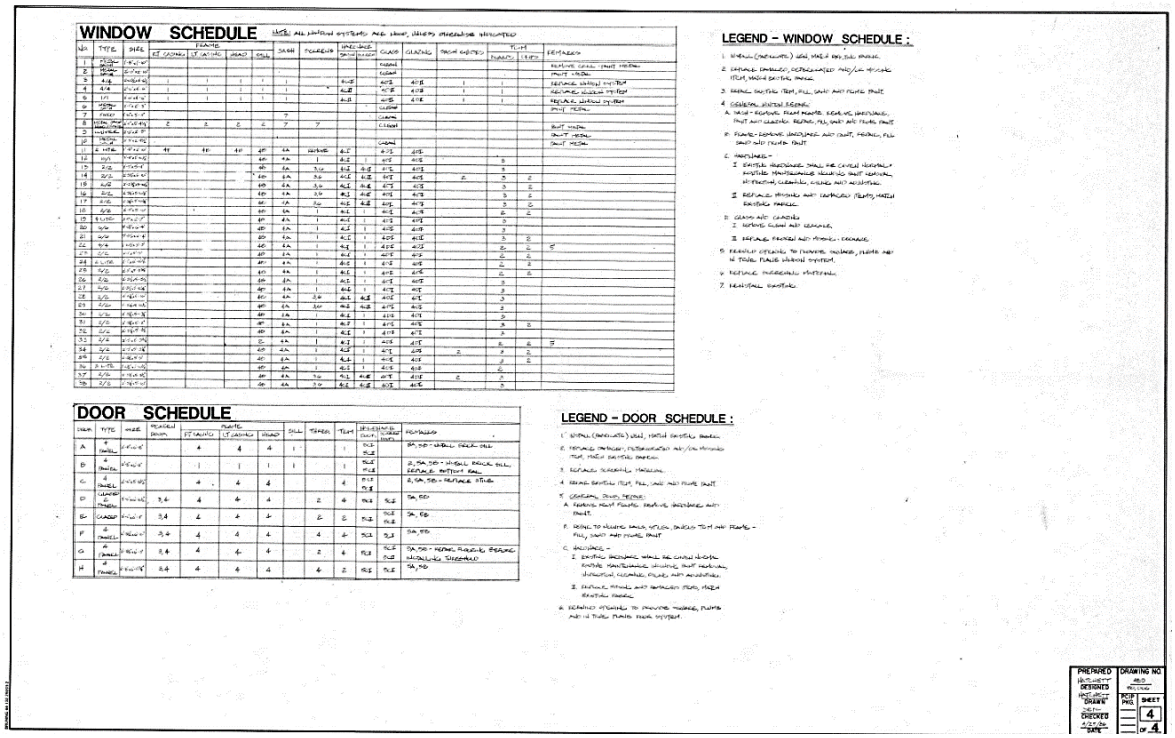


Figure 46. Window Schedule and Door Schedule. April 1986. Drawing: Southeast Cultural Resources Preservation Center. "Preservation of 514 Auburn Avenue, Phase 2." MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

Weeks Painting & Construction Co. of Columbia, SC was chosen as the contractor for the Phase 2 work. The contract began October 19, 1987 and was to be completed April 14, 1988.[56]

In January 1988, two change orders were approved. The first included providing and installing "additional support bracing for roof framing due to increase in weight of plywood sheathing."[57] The second change order included removal of exterior siding, installation of "batt roll insulation" in all of the exterior walls, and reinstallation of exterior siding.

An inspection of the project work was conducted in early February 1988. The work completed through that point was found to be "not satisfactory" and the inspectors "expected a much better final product before any of the work could pass inspection and be accepted." Unsatisfactory work was documented in an Inspection Report through photographs (figs. 47-58) and summarized as follows:

1. Porch decking – buckled, and uneven; the use of ceiling boards as decking not acceptable; not primed properly; not installed properly.
2. Porch ceilings – not level; irregular fit; not installed properly.
3. Porch siding – incorrect materials installed; irregular fit; not installed properly.
4. Building siding – not primed properly, uneven and irregular spacing; alignment at corners unacceptable; split and damaged boards; not securely attached; not installed properly.
5. Porch columns – incorrect materials installed; irregular fit; additional repairs required.
6. General millwork and trim – irregular fit; incorrect materials installed; not installed properly.
7. Flashing – not securely attached.
8. Roof shingles – not securely attached.
9. Insulation – not installed properly.
10. Interior surfaces – damaged from storage of materials and water seepage (marred walls and floors – cracked and broken plaster).
11. Temporary facilities – no portable toilet or utilities available on-site.
12. Contract documents – no plans or specifications available on-site.[58]

[56] Tate, James T., Contracting Officer. "Contract No. CX 5000-7-0054, Preservation of 514 Auburn Avenue, Martin Luther King Jr., National Historic Site." *Notice to Proceed – Notice of Beginning Date to Weeks Painting & Construction Co.* October 14, 1987. MALU Archives, Series V, Subseries B, Box 1.
[57] Tate, James T., Contracting Officer. *Amendment of Solicitation/Modification of Contract.* Amendment No. 1. January 22, 1988. Tate, James T., Contracting Officer. *Amendment of Solicitation/Modification of Contract.* Amendment No. 2. January 22, 1988. Both MALU Archives, Series V, Subseries B, Box 1.
[58] Hatchett, Jr., Paul L., Historical Architect, Historic Architect Division, Southeast Region. "Inspection Report – 514 Auburn Avenue, Martin Luther King, Jr. NHS (CX5000-7-0054)." *Memorandum to Contracting Officer, Southeast Region.* February 17, 1988. MALU Archives, Series V, Subseries B, Box 1.



Figure 47. Original caption: "Porch Decking – Buckled and uneven; incorrect materials installed." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63, 02/1988.



Figure 48. Original caption: "Porch Decking – Not primed properly; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series V, Subseries B, Box 1, Folder 63.



Figure 49. Original caption: "Porch Ceilings – Not level; irregular fit; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 50. Original caption: "Porch Ceilings – Not level; irregular fit; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.

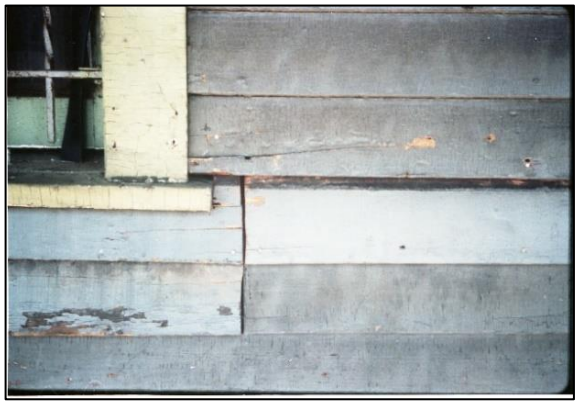


Figure 51. Original caption: "Porch Siding – Irregular fit; split and damaged; not primed properly; not securely attached." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 52. Original caption: "Building Siding – Not primed properly; uneven and irregular spacing; split and damaged; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 53. Original caption: "Porch Columns – Incorrect materials installed; irregular fit; additional repairs required." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 54. Original caption: "Porch Columns – Incorrect materials installed; irregular fit; additional repairs required." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 55. Original caption: "Porch Columns – Incorrect materials installed; irregular fit; additional repairs required." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 56. Original caption: "General Millwork & Trims – Irregular fit; incorrect materials installed; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 57. Original caption: "General Millwork & Trims – Irregular fit; incorrect materials installed; not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.



Figure 58. Original caption: "Insulation – Not installed properly." February 1988. Photo: Hatchett, MALU Archives, Series 8, Subseries B, Box 1, Folder 63.

Because of the issues with the work and the transmittal of the inspection report, the contractor issued an apology letter in February 1988 which promised to correct all rejected work.[59] A month later, the contractor submitted detail drawings for repairs to the front porch, gutters, windows and doors (figs. 59-60).

[59] Weeks, Joseph, President, Weeks Painting and Construction Company. "CX5000-70054 (Site Visit), Martin Luther King Jr. National Historic Site." *Letter to Tom Tate*. February 18, 1988. MALU Archives, Series V, Subseries B, Box 1.

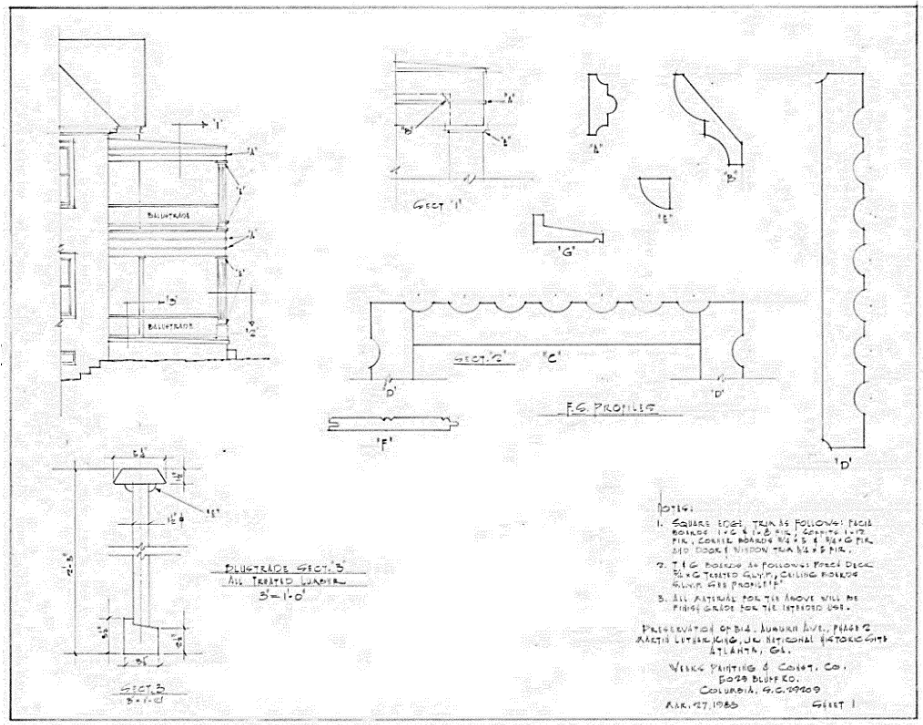


Figure 59, right. Porch Details, including trim profiles, balustrade section, and column section. Drawing: Weeks Painting & Construction Co., "Preservation of 514 Auburn Ave., Phase 2," March 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

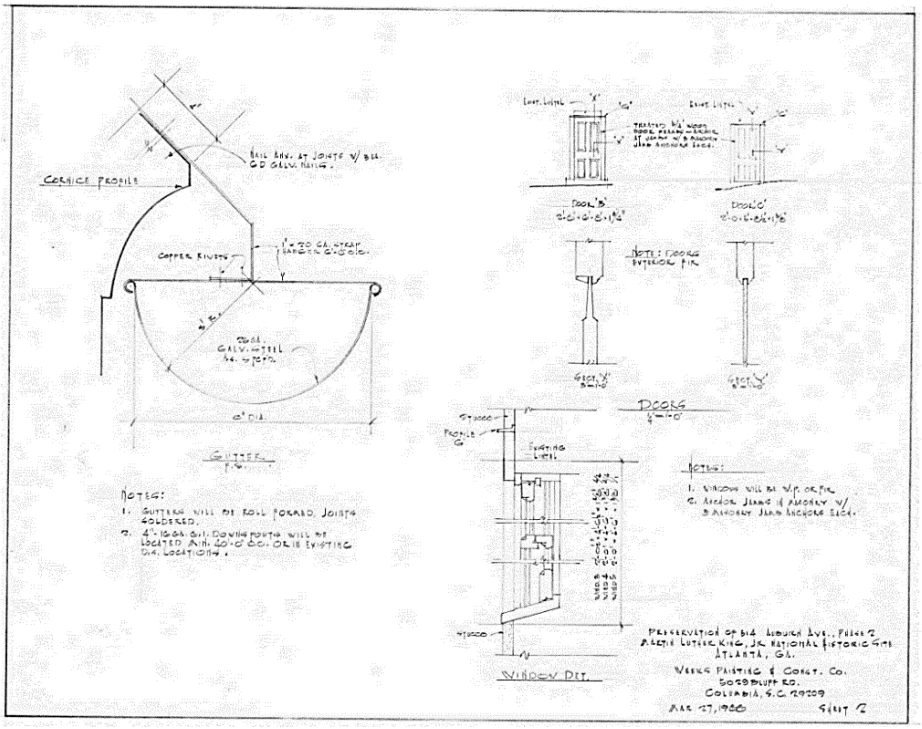


Figure 60, right. Gutter, door, and window details. Drawing: Weeks Painting & Construction Co., "Preservation of 514 Auburn Ave., Phase 2," March 27, 1988. MALU Archives. An 11x17 copy of this drawing can be found in Appendix C.

A limited *Historic Structure Assessment Report* (HSAR) was completed for 514 Auburn Avenue in 1991 (figs. 61-69).[60] Despite the building's restoration a few years prior, some recommendations were provided, including:

- Address rust and painting exterior metal staircase.
- Replace cracked and damaged floor tile.
- Engage structural engineer to study cracks and first-floor structural floor framing.
- Patch plaster cracks and paint.
- Ensure all wood ceiling finishes are nailed to structure.
- Replace missing door knob in first-floor kitchen.
- Address squeaky and wobbly main interior stair structure and railing.
- Pour new exterior concrete slab for parking and walkways.



Figure 61. West elevation from south, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.



Figure 62. South elevation, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.

[60] Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology. "514 Auburn Avenue, Building 514, Martin Luther King Jr. National Historic Site." *Historic Structure Assessment Report.* 1991. SERO archives, CRD Central Files.

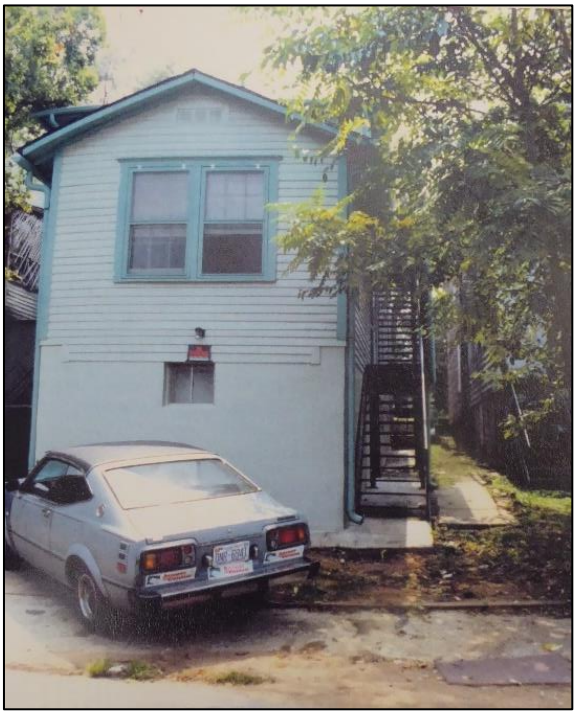


Figure 63. North elevation, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.

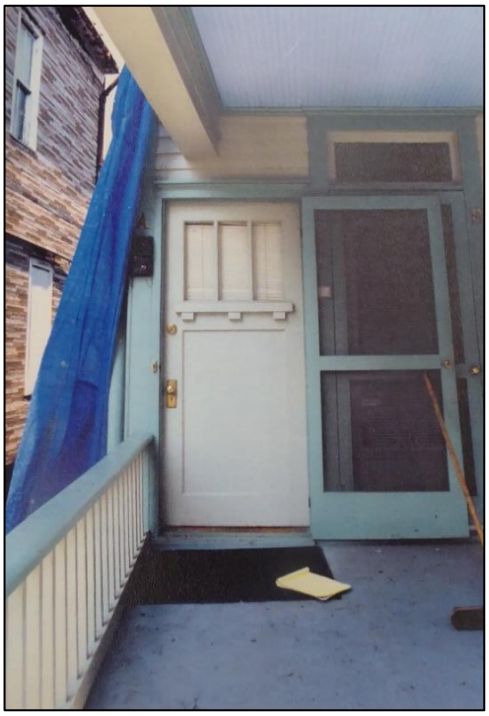


Figure 64. Front entrances, 1991. Photo: HSAR, SERO Archives, CRD Central Files.



Figure 65. First-floor front entrance hall from north, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.



Figure 66. First-floor room, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.



Figure 67. Second-floor room, 1991. Photo: HSAR, SERO Archives, CRD Central Files. Cropped by author.



Figure 68. Second-floor rear hall, 1991. Photo: HSAR, SERO Archives, CRD Central Files.



Figure 69. Second-floor room, 1991. Photo: HSAR, SERO Archives, CRD Central Files.

In 1991, the building showed "signs of rapidly increasing water damage." Paint was peeling, boards were warping, and water was "getting into areas and causing rot." Compliance documentation for a proposed project does not include a work summary. Compliance appears to have never been fully completed.[61]

In 1993, the building was slated for installation of central heating and air conditioning. The extant (and relatively new) furnace and interim window air conditioning units were to be removed and replaced with "energy efficient A/C units…with the correct tonnage [sic] required for each structure." The project was approved through the Section 106 process by the Southeast Regional Office (fig. 70).[62]

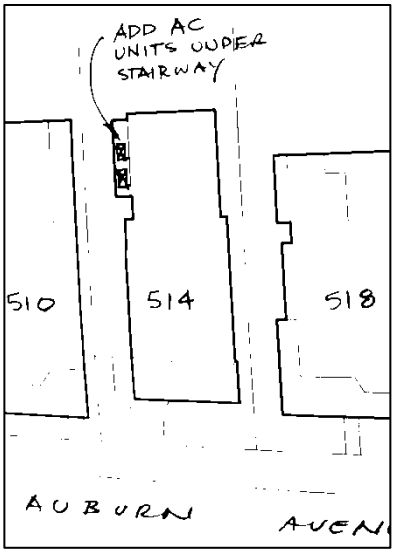


Figure 70. New exterior AC units were to be located under the exterior stair. Drawing: SERO Archives, CRD Central Files, Folder: MALU Upgrade heating and air conditioning systems in 514, 540, 546, and 550 Auburn Avenue. Cropped by author.

[61] *Assessment of Actions having an Effect on Cultural Resources.* Signed by superintendent July 22, 1991. SERO Archives, CRD Central Files, MALU-91-05, Folder: MALU Repair water damage to 514 Auburn Avenue.
[62] *Assessment of Actions having an Effect on Cultural Resources.* Signed by park superintendent April 30, 1993. SERO Archives, CRD Central Files, Folder: MALU Upgrade heating and air conditioning systems in 514, 540, 546, and 550 Auburn Avenue.

514 Auburn Avenue is located within the original boundary of the Martin Luther King, Jr. National Historic Site, and therefore was captured within the *Historic Resource Study* completed in 1994 (fig. 71). The *HRS* assessed the individual buildings within the Site and found that 514 Auburn Avenue was "contributing to the site's national significance" and local significance as a single-family houses with Queen Anne elements.[63]

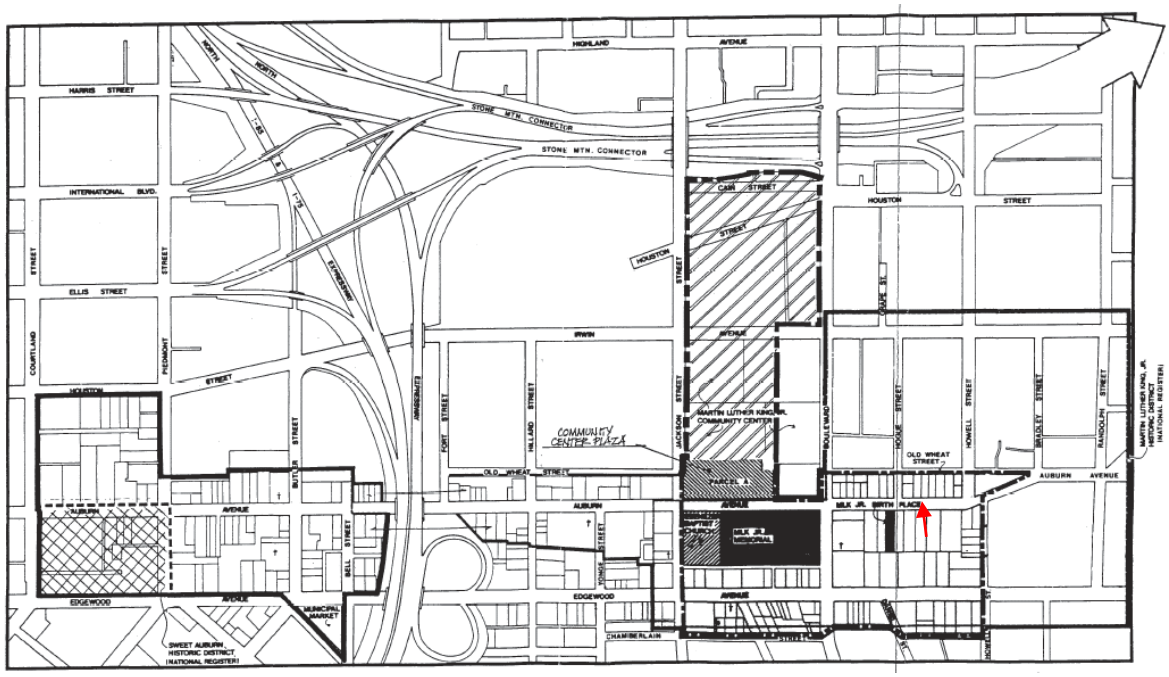


Figure 71. The dark dashed line represents the historic site boundary. The solid dark line represents the additional preservation district boundary. In 1992 additional area was added to the historic site (diagonal hatching) and the preservation district (cross hatching). Source: *Historic Resource Study.*

A *Cultural Landscape Report* (CLR) was completed for the Birth-Home Block in 1995.[64] The last and longest owner, Lavata Shaw Lightner, was still alive and recollected what the landscape looked like when she owned the property during the Period of Interpretation (1929-1941). The summary is included above (see pp. 40-41). A drawing of the historic condition, based on Mrs. Lightner's oral history, and the existing condition in 1995 were included in the *CLR* (fig. 72). The *CLR* also provided a recommendation drawing for the address (fig. 73).

The residence was documented by the Historic American Building Survey (HABS) in 1995 (figs. 74-79). It is unknown why this address was chosen to be documented.

[63] *Historic Resource Study*, pp. 30, 87.
[64] 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.

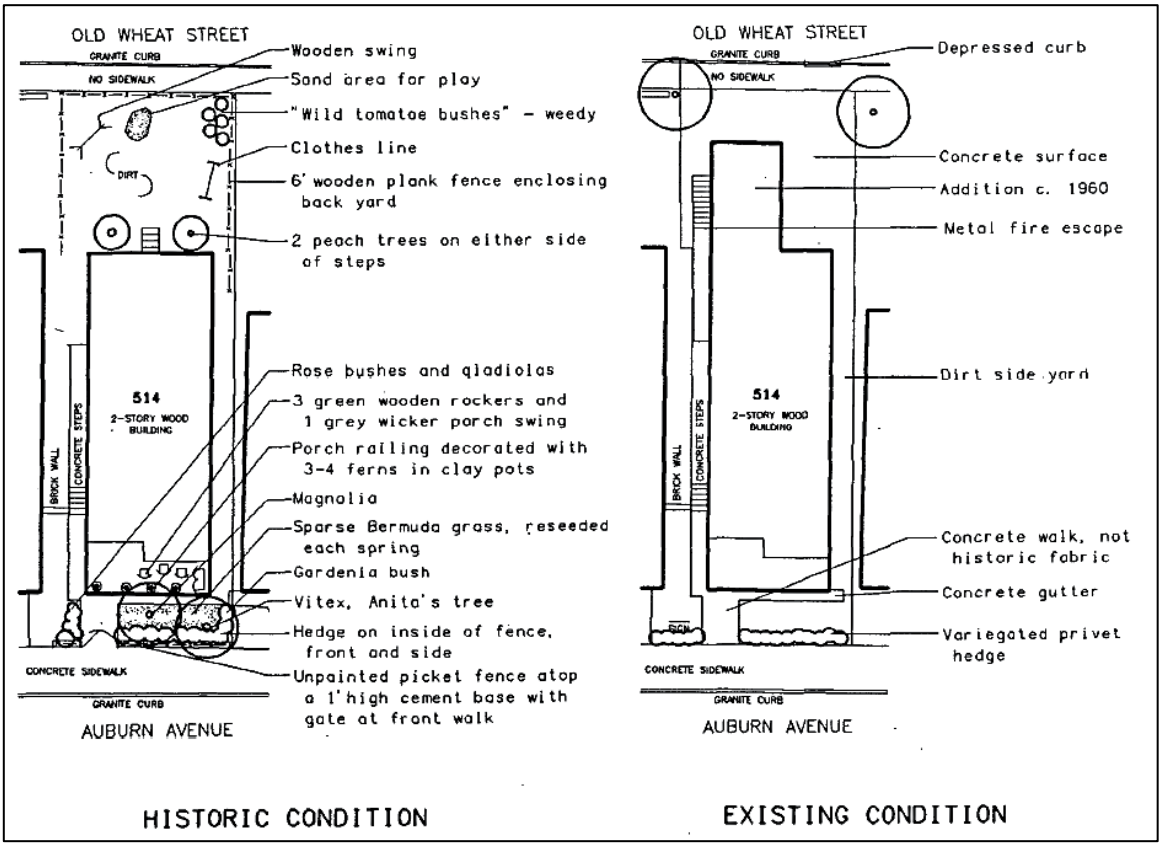


Figure 72, above. Historic and existing landscape conditions of 514 Auburn Avenue Drawing: DSC TIC MALU 489 80017, CLR, April 1995.

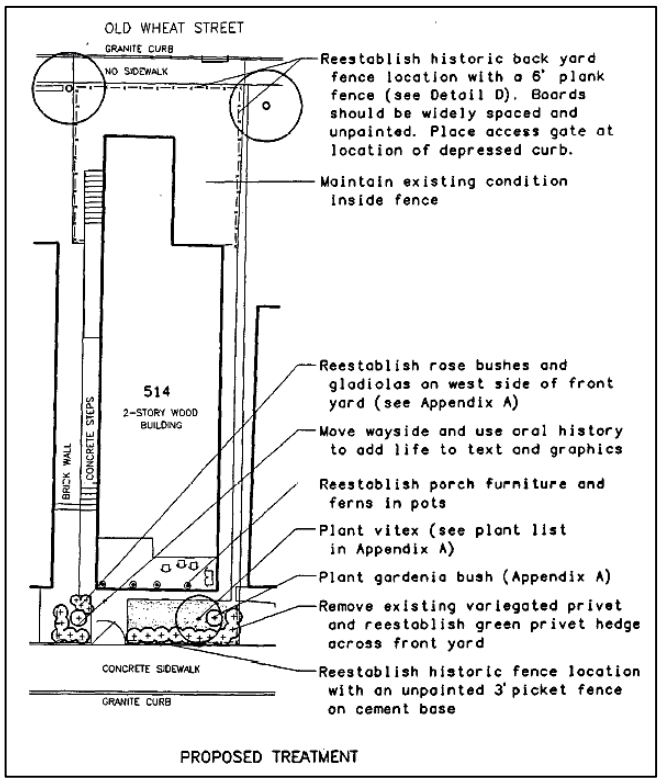


Figure 73, left. Proposed landscape treatments for 514 Auburn Avenue Drawing: DSC TIC MALU 489 80017, CLR, April 1995.

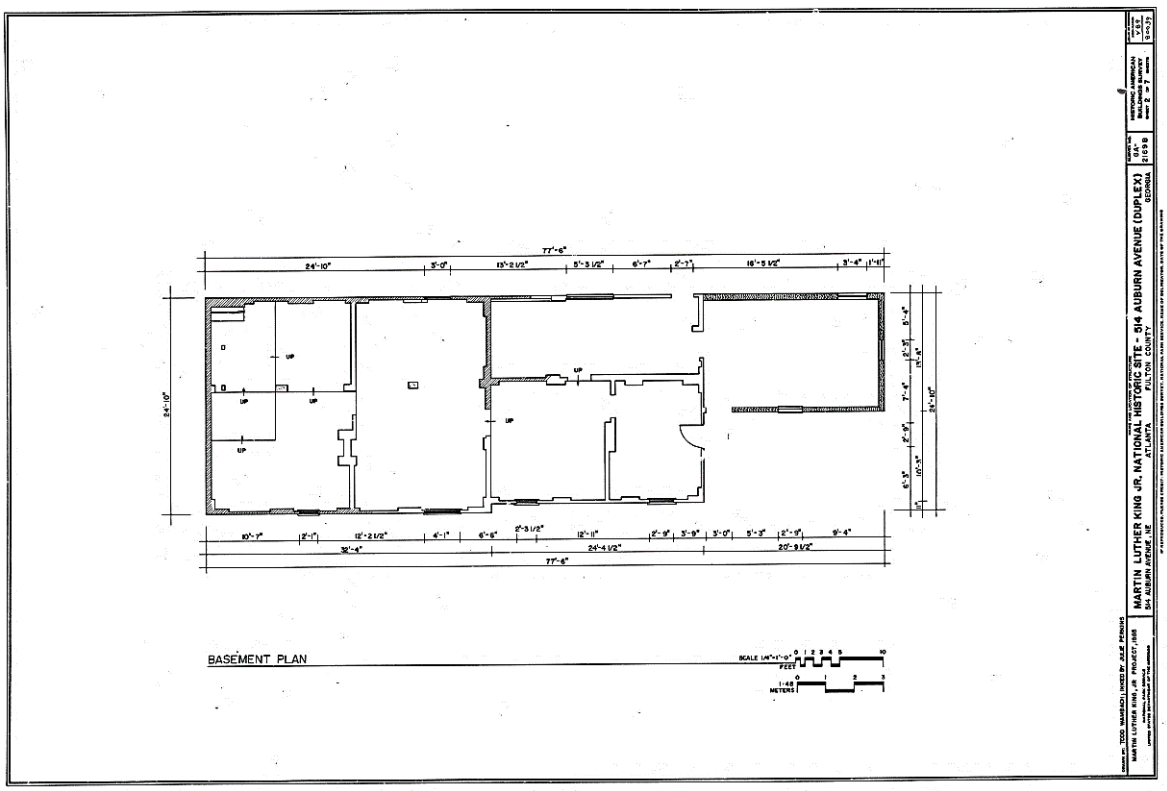


Figure 74. Basement plan, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.

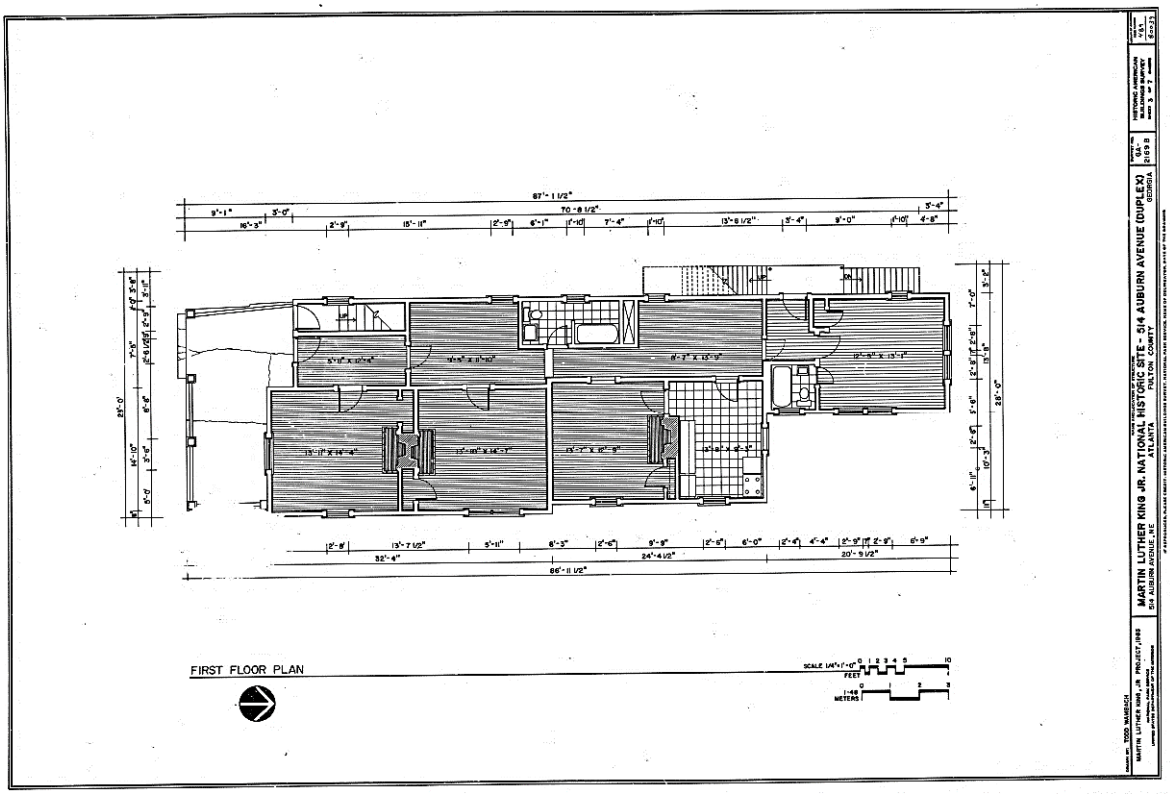


Figure 75. First-floor plan, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.

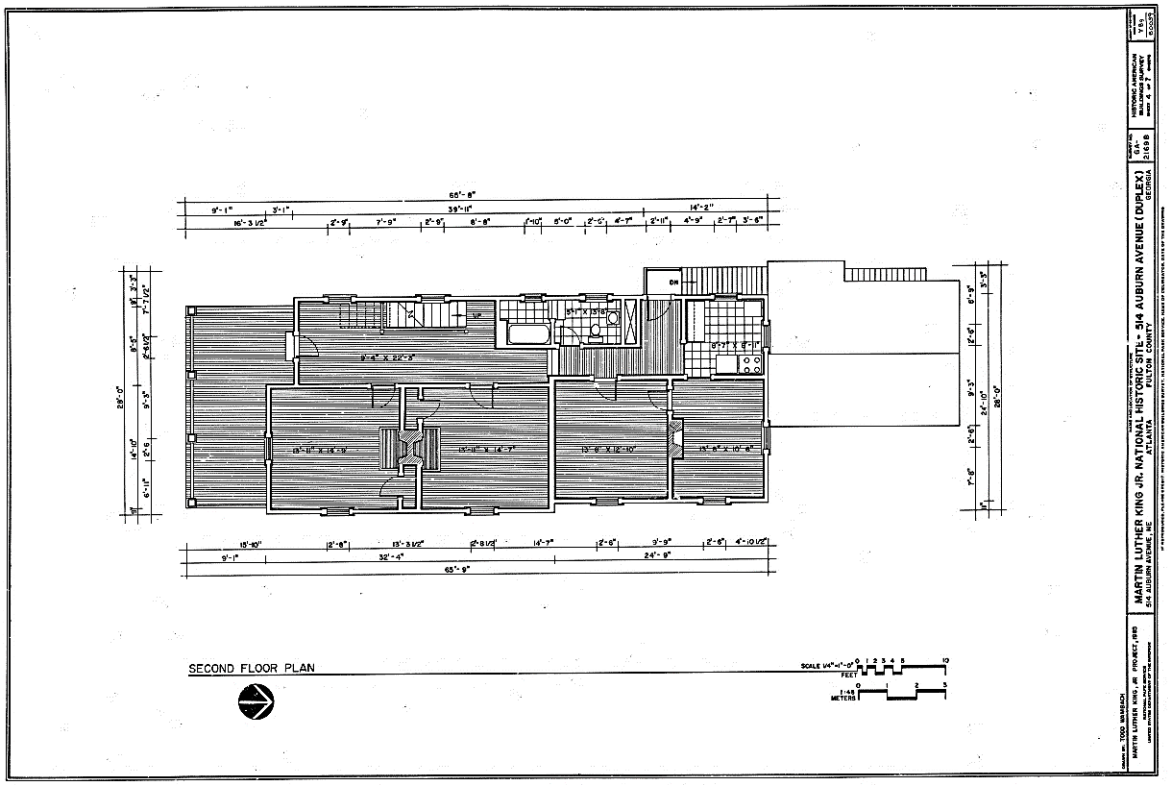


Figure 76. Second-floor plan, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.

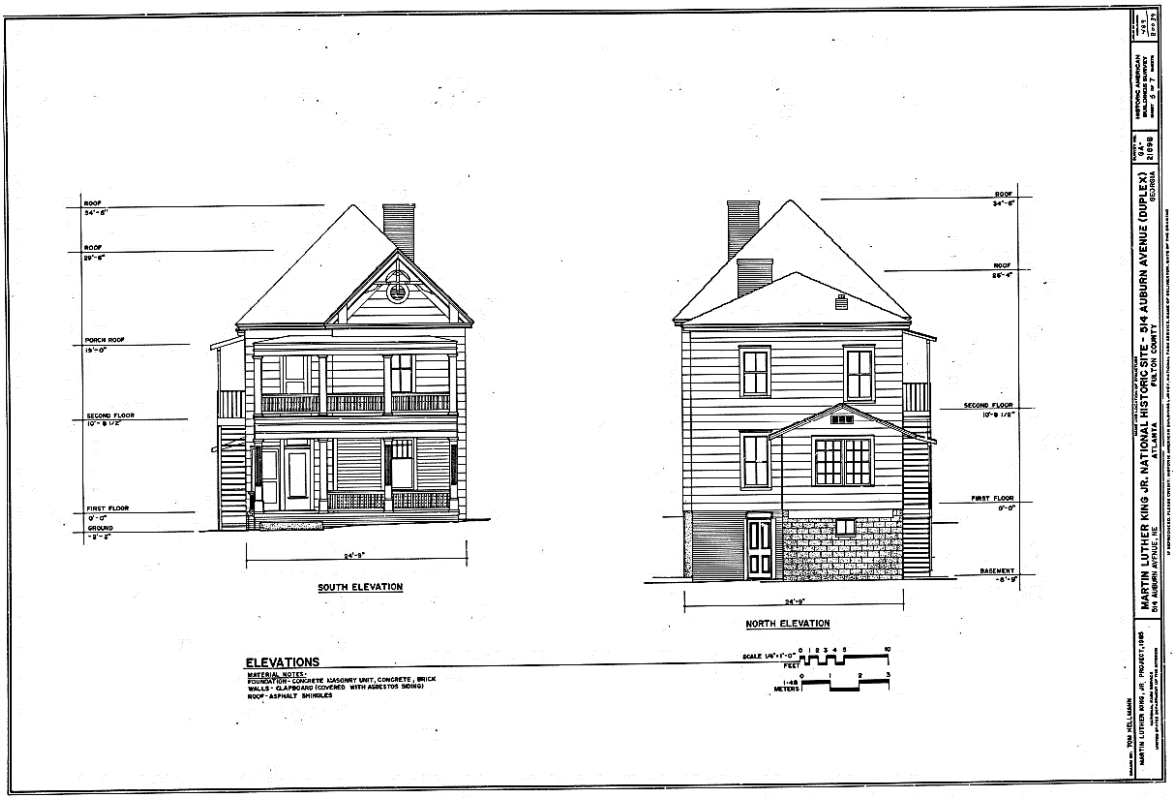


Figure 77. South and north elevations, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.

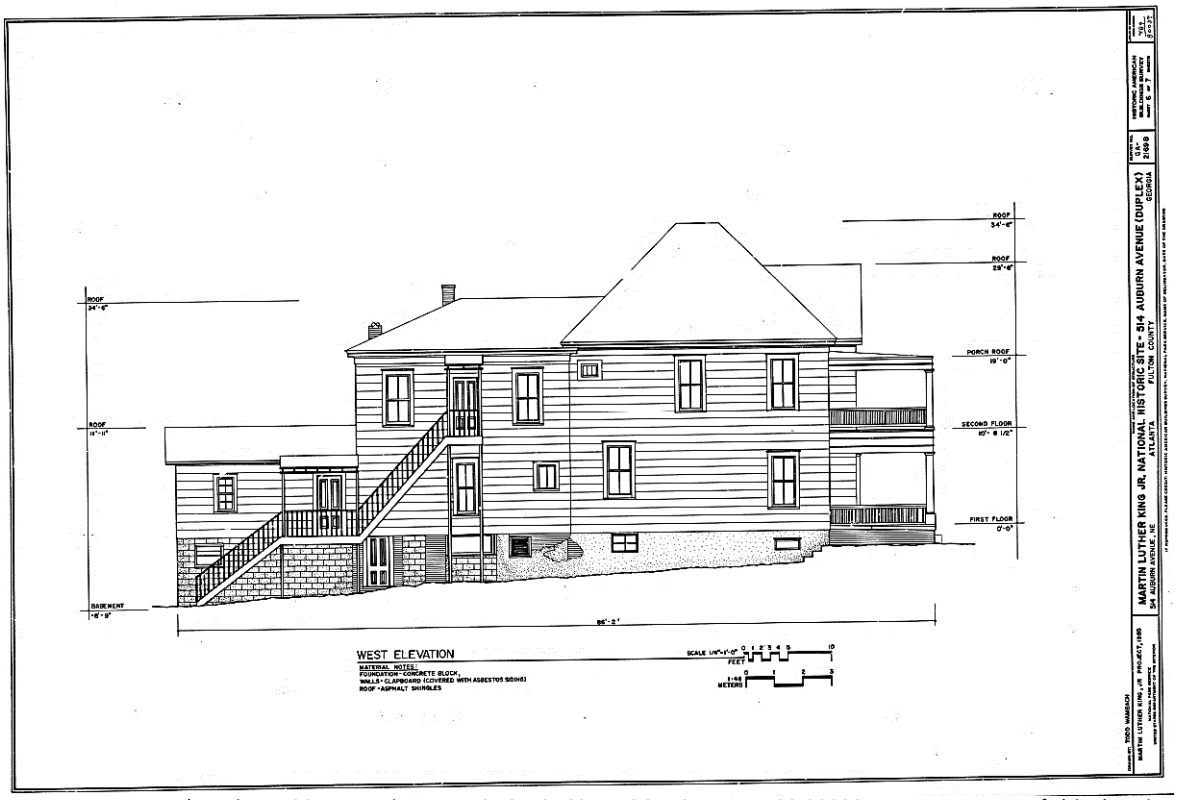


Figure 78. West elevation, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.



Figure 79. East elevation, 1995. Drawing: HABS, GA-2169B. DSC TIC MALU 489 80039. An 11x17 copy of this drawing can be found in Appendix C.

Recent Modifications

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."[65] The area to be affected at 514 Auburn Avenue was located to the west between 510 and 514 (fig. 80). It was completed in August 2015, though based on current conditions, only portions of the system were installed.



Figure 80. Attachment D to PEPC Project 59324. Shows underground drainage between 510 and 514 Auburn Avenue Source: "Upgrade Drainage System in Birth Home Block." PEPC Project Number 59324. MALU Archives

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

A project was assembled in March 2016 for 2016 summer work to paint the exterior siding and trim of several MALU properties including 514 Auburn Avenue. Work generally included:

- Prep and paint approximately 15,900 square feet of exterior siding, replace approximately 500 lineal feet of wood trim and glaze windows as needed.
- Replace prep and paint porch decks.
- Repair/replace approximately 1600 lineal feet of fence.
- Set nail heads below the surface of the siding and fill with the proper wood putty.
- Repair or replace missing window screens and screen doors.
- Repair or replace approximately 20 linear feet of gutters and downspouts.
- Apply one brushed coat of latex primer (where wood is bare), caulk all joints, fill nail holes and apply two coats of brushed latex finish paint in existing colors.
- If repair is possible for siding, post, spindles, and railings then this should be the first option in lieu of a total removal and replacement of historic fabric.
- As elements of the porch are removed they should be numbered so they are returned to their original place once they are finished.

The work was found to have no adverse effect by the Georgia SHPO.[66] This work has been completed as the exterior of the house is freshly painted.



Figure 81. Condition of exterior painted surfaces on the south elevation, ca. Summer 2015. Photo: MALU Archives.



Figure 82, left. Condition of exterior painted surfaces on the east elevation, ca. Summer 2015. Photo: MALU Archives.

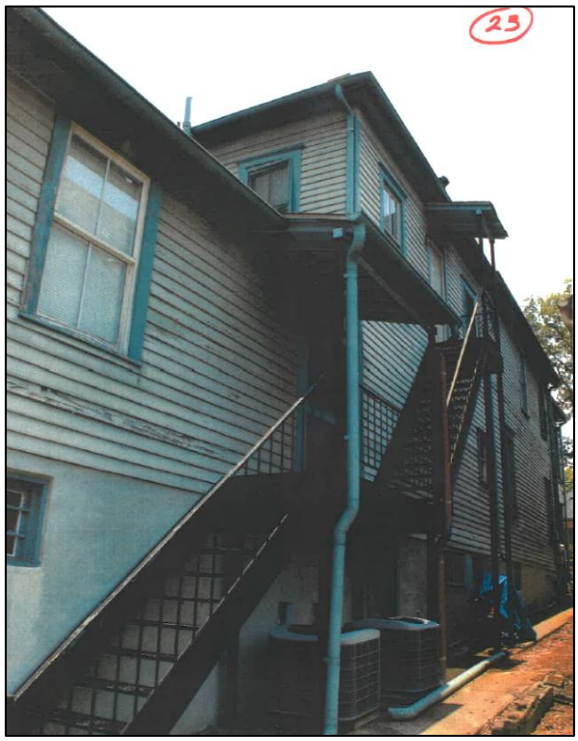


Figure 83, above. Condition of exterior painted surfaces on the west elevation, ca. Summer 2015. Photo: MALU Archives.

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

In early 2016, park staff prepared a project for cyclic repairs to the fences at 472-474, 476-478, 510, and 514 Auburn Avenue.[67] The Georgia SHPO found the project to have no adverse effect on the historic properties to which the fences were associated, provided the fence components were repaired rather than replaced, unless deteriorated beyond repair. According to park staff, they were ultimately replaced due to extensive deterioration.



Figure 84. Condition of the fence around 514 Auburn Avenue, ca. 03/2016. Photo: MALU Archives. Cropped by author.

[67] "Repair/Replace Fence within district-YCC FY16." *Assessment of Actions Having an Effect on Historic Properties.* PEPC Project Number 45725. Prepared 05/09/2016 by Leah Berry. MALU Archives.

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Physical Description

The Historic Preservation Training Center visited 514 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 514 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

514 Auburn Avenue, NE has seen continuous use as a tenant-occupied or owner-occupied residence since its construction in 1893. The house was divided into two units (by level) in ca. 1931 (during the Period of Interpretation).

The NPS acquired the building in 1984. Starting that year and into 1985, the interior was rehabilitated, including new kitchens and bathrooms, HVAC system, plumbing system, electrical system, insulation, and exterior metal egress stair. Repairs were made to framing systems, doors, windows, hardware, and painting. In 1987-88 the exterior was rehabilitated, including new roof coverings, flashings, and roof drainage system; reconstructed chimneys; removal of asbestos siding and installation of wood lap siding and corner boards; replacement of porch decking, ceilings, balustrades, and newel posts, and soffits, fascias, trimwork, columns, etc.; repair/replacement of exterior doors and windows, including hardware, and exterior stucco; and repainting.

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

Future treatment of the building should be based on the sustainable preservation maintenance of the traditional construction materials and methodologies, not on covering or replacing historic materials with inferior imitations. Significant character-defining features (discussed at the end of the Physical Description section), which have been removed, should be installed as part of any future treatment of 514 Auburn Avenue, NE.

The park manages the building as a contributing resource to the historic district. As of September 2018, the upper unit is leased, and the lower unit is vacant.

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.

514 Auburn Avenue, NE Avenue 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."

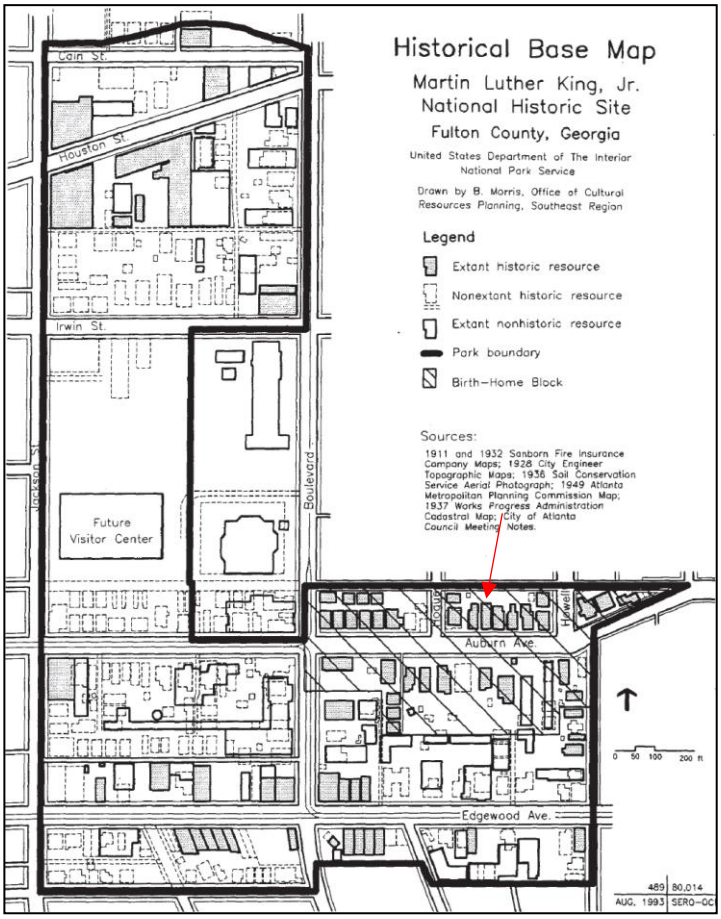


Figure 85. Location of 514 Auburn Avenue, NE within the Martin Luther King, Jr. National Historical Park (arrow), and the Birth-Home Block. Drawing: "Birth-Home Block, Martin Luther King, Jr. National Historic Site, *Cultural Landscape Report*, p. 7. Cropped by author.

Dr. King's birthplace (the Birth Home) is located at 501 Auburn Avenue, a half block west of 514 Auburn Avenue. The 500 block of Auburn, between Boulevard and

Howell Street, comprises the Birth-Home Block, including 514 Auburn Avenue (fig. 85). Today, it retains its historic residential character and setting as do other surrounding blocks. The majority of the structures in the neighborhood, and within the Birth-Home Block, are owner-occupied, tenant-occupied, or used and managed by the NPS.

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

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

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

Building Site

This 1893 late-Queen Anne-style (with Folk Victorian features) residence is located on the north side of Auburn Avenue in the middle of the block between Hogue and Howell Streets. The structure is set back from the sidewalk creating a small front yard. The yard is planted in grass with a small tree and small shrubs along the east perimeter. The west and east elevations abut the neighboring properties of 510 and 518 Auburn Avenue, respectively. The site significantly falls to the rear of the building exposing the basement on the north elevation, with little room at the rear of the building for anything other than parking.



Figure 86. 514 Auburn Avenue, NE (red outline) sits in a row of two-story late-Victorian houses fronting Auburn Avenue, all part of the Birth-Home Block. Photo: Google Maps, 2018.

Exterior Overall

The prominent overall visual aspects of 514 Auburn Avenue are its two-and-one-half-story rectangular massing, projecting two-story front porch abutting a small lawn adjacent the sidewalk, and prominent hipped roofs (main block and rear ell) with a smaller front-facing gable at the front elevation and gabled rear addition. At the rear of the property, the grade subsides dramatically to expose the full basement height.



Figure 87. South elevation and oblique of west elevation of 514 Auburn Avenue. Photo: HPTC, 09/13/18.



Figure 88. North elevation of 514 Auburn Avenue. Photo: HPTC, 09/13/18.

South (Front) Elevation (fig. 89)

The south elevation is two rooms wide (24'-10"), two-and-one-half stories tall, and sits at grade. Under a steeply pitched (12:12) hipped roof covered with fiberglass shingles. A brick chimney is located on the east slope of the main roof.

This wood-clapboard-sided façade is asymmetrical with the eastern two-thirds (living room) slightly projecting (2'-0") from the western two-thirds under a front-facing gable roof with an attic vent located behind the decorative gable bracket. The two-story front porch projects from the front elevation (17'-2" wide and projecting 6'-0") and sits under a nearly flat roof (originally only one story but changed to two in ca. 1931). A single stair projects out into the small gated front yard. A metal egress stair is located on the west elevation.



Figure 89. South elevation. Drawing: HPTC, 11/2018. An 11x17 copy can be found in Appendix X.

West Elevation (fig. 90)

The west elevation is asymmetrical and consists of four distinct parts which are all in line with each other. The main block (41'-5" wide) is two-and-one-half stories tall and sits atop a partially exposed basement and under a steeply pitched hipped roof. The two-story front porch projects from the front (south) elevation by 6'-0". To the west of the main block is the original two-story rear ell (24'-9" wide) which sits on an exposed basement under a moderately pitched hipped roof. Originally this elevation contained a two-story side porch which was enclosed in ca. 1931. To the west of the rear ell is a one-story addition (20'-3" wide) added between 1932 and 1984, which sits under a low-slope side-facing gable roof and atop a fully exposed basement. A metal egress stair connects the second floor of the rear ell to the first floor of the rear addition to grade.



Figure 90. West elevation. Drawing: HPTC, 11/2018. An 11x17 copy can be found in Appendix X.

North (Rear) Elevation (fig. 91)

The south elevation clearly shows the telescoping building. The first structure is the rear addition (13'-4" wide) which is one story over an exposed basement and under a low-slope front-facing gable roof. The second layer, 22'-8" back from the front of the elevation, is the original rear ell which is two stories tall over an exposed basement and under a low-slope hipped roof with side chimney. The second layer is the two-and-one-half-story main block which sits another 24'-9" back from the front of the elevation. The steeply sloped hipped roof with side chimney can be seen. A metal egress stair is located on the west elevation.

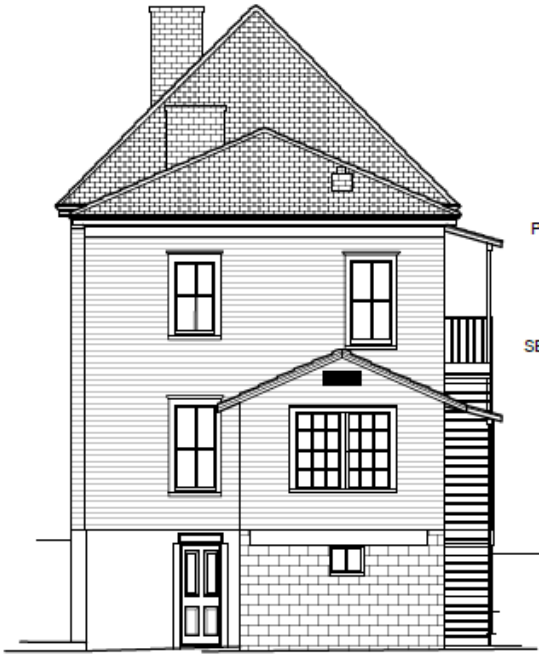


Figure 91. North elevation. Drawing: HPTC, 11/2018. An 11x17 copy can be found in Appendix X.

East Elevation (fig. 92)

The east elevation is asymmetrical and consists of four distinct parts. The main block (41'-5" wide) is two-and-one-half stories tall and sits atop a partially exposed basement and under a steeply pitched hipped roof with projecting gable roof facing the south. A projecting chimney is located on this elevation of the hipped roof. The two-story front porch projects from the front (south) elevation by 6'-0" and is recessed from the east elevation of the main block. To the west of the main block is the original two-story rear ell (24'-9" wide) which sits on an exposed basement under a moderately pitched hipped roof with projecting chimney. The rear ell is recessed from the east elevation of the main block by 0'-8". To the west of the rear ell is a one-story addition (20'-3" wide) added between 1932 and 1984, which sits under a low-slope side-facing gable roof and atop a fully exposed basement. The façade of the rear addition is recessed from the east elevation of the rear ell by 10'-7".



Figure 92. East elevation. Drawing: HPTC, 11/2018. An 11x17 copy can be found in Appendix X.

Interior Organization

Basement

The basement can be broken into three sections (fig. 93). The main block (front section) has two rooms (001 and 002). The exterior walls are composed of brick and the interior partition walls are traditional frame walls with plaster. The rear ell (center section) is composed of three rooms (003-005). Rooms 003 and 005 have always been enclosed as part of the basement, but Room 004 (west room) was originally open under the two-story side porch above. It is unknown when this room was enclosed. The rear addition (north section) is composed of a single room (Room 006) which was used as a garage upon construction; the garage door on the north elevation has since been enclosed.

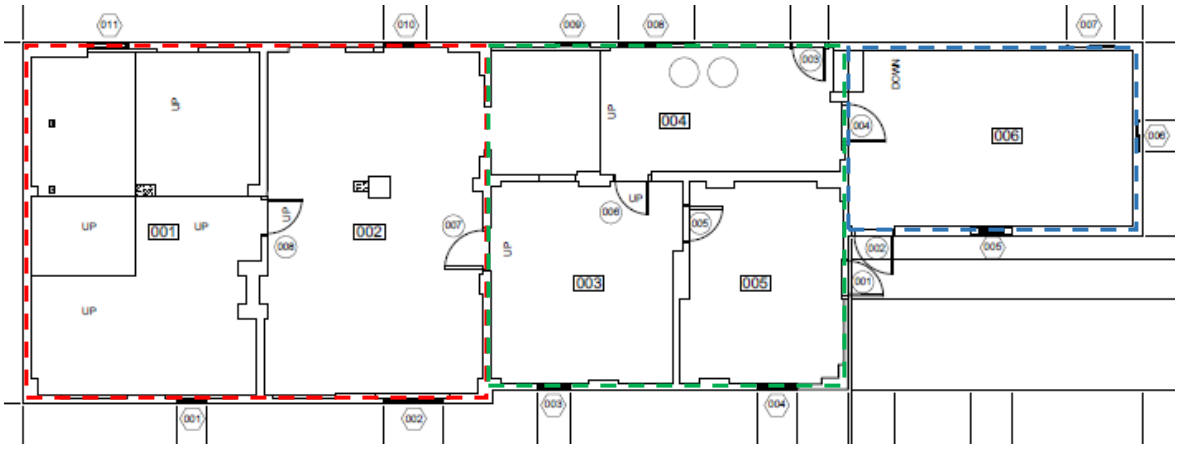


Figure 93. Basement plan. The red outline denotes the original main block. The green outline denotes the original rear ell and filled-in area below the original side porch. The blue outline denotes the rear addition. Drawing: HPTC, 11/2018.

First Floor

The interior has experienced moderate changes at the first-floor level but retains a majority of its original arrangement of spaces. The level can be broken into four distinct sections (fig. 94).

The original front porch consists of one main area (Room 112). Originally access to the interior was only through D102. In ca. 1931, the house was divided into two units (first floor and second floor) and D101 was added between D102 and the southwest corner of the house. D101 leads to the original stair (now enclosed) to the second floor. D102 leads into the main entrance hall (Room 102) and the start of the main block. The rest of the main block includes two parlors (Rooms 101 and 104) and a divided hallway (Room 105). The rear ell is accessed through this hallway. The rear ell originally contained two rooms (106 and 109) and an exterior side porch (Room 108). A portion of this area (R108) was enclosed in the 1980s to make a bathroom (Room 107) and the original north exterior wall of the main block was eliminated. In the rear addition, a bathroom has been added (Room 110), as has a bathroom (Room 111). Access to the side elevation egress stair is in the rear addition (west wall D103).

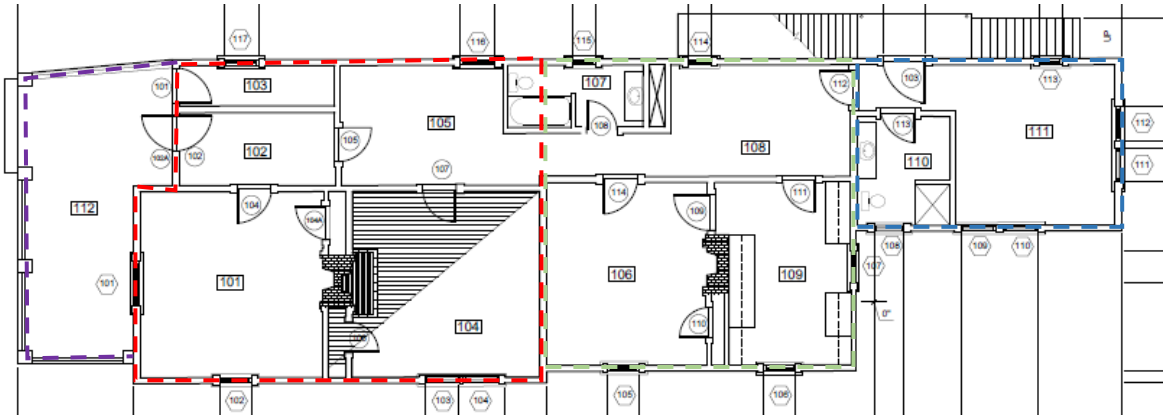


Figure 94. First-floor plan. Purple outline denotes the original front porch. The red outline denotes the original main block. The green outline denotes the original rear ell and side porch. The blue outline denotes the rear addition. Drawing: HPTC, 11/2018.

Second Floor

The interior has experienced moderate changes at the second-floor level, but retains a majority of its original arrangement of spaces. The level can be broken into three distinct sections (fig. 95).

The second-floor level of the front porch (Room 201) was added in ca. 1931 when the house was divided into two units. Originally access to the second floor was accomplished from the first floor and the interior stair. Also in ca. 1931, a second front door was added on the first floor and the stiar was enclosed to create a separate access point for the second-floor unit. The stair still accesses a landing and hall (Room 203), part of the original main block. From this hallway, the porch, and two bedrooms (Rooms 202 and 202) are accessed. The rear ell is accessed through this hallway. The rear ell originally contained two rooms (205 and 208) and an exterior side porch. A portion of this side porch area was carved out in the 1980s to make a bathroom (Room 206) and the original north exterior wall of the main block was eliminated to make the bathroom larger. Another portion of this side porch area was carved out to make a laundry room, and access is gained to the side elevation egress stair is in the rear addition (west wall D202).

There are two access points to the attic. The main block attic is accessed in Room 203. The rear ell attic is accessed in Room 207.

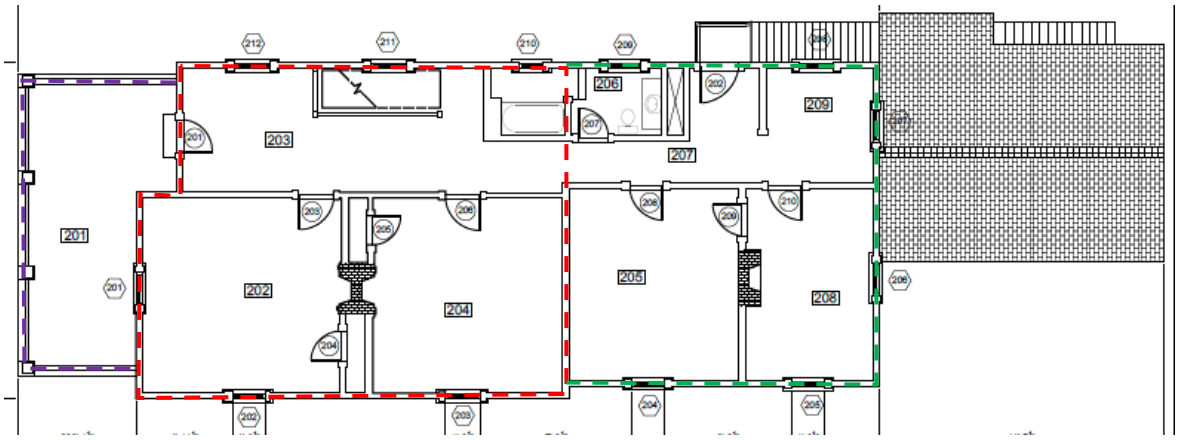


Figure 95. Second-floor plan. Purple outline denotes the ca. 1931 second floor portion of the front porch. The red outline denotes the original main block. The green outline denotes the original rear ell and side porch. Drawing: HPTC, 11/2018.

A	SUBSTRUCTURE	
	A10	FOUNDATIONS
		A1010 Standard Foundations
		A101001 Wall Foundations

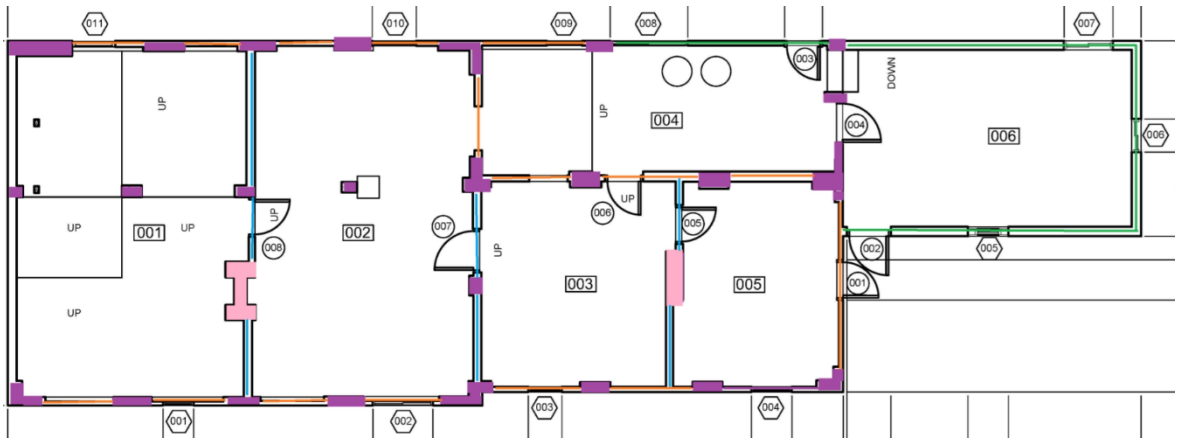


Figure 96. Purple blocks highlight the brick piers. Orange highlights the brick spandrel panels located between the piers. Blue highlights the nonloadbearing frame walls. Green highlights the modern concrete block foundation walls. Pink highlights the chimney foundations. Drawing: HPTC, 11/2018.

The physical description of the foundations at 514 Auburn Avenue are dependent upon their location in the building (fig. 96).

The main block is supported by a grid of brick piers. The piers vary in dimension, but are approximately 2'-10" wide and 0'-8" thick (two wythes) at the west and east exterior walls (fig. 97) and are laid in running bond. Non-loadbearing brick spandrel panels laid in running bond (one wythe thick) occupy the spaces between the piers on the west and east exterior walls and the western portion of the north wall (between Rooms 002 and 004). Concrete bench footings are located beneath the brick walls, evidence that dirt of the basement floor was removed in order to install that concrete slab. At the eastern portion of the north wall, the space between the piers is infilled with a non-loadbearing frame wall (between Rooms 002 and 003). The south foundation wall (stuccoed on interior) is also composed of brick between piers, but it is unknown if these walls are loadbearing as the thickness is unknown. Additional brick piers, some stuccoed, are located on the interior of the main block basement and align under the N-S wall dividing the entrance hall from the double parlors on the first floor (fig. 98). The exteriors of the walls are covered with stucco and painted, which occurred during the 1986-87 Phase II rehabilitation (fig. 99).



Figure 97. The west foundation wall of the main block in Room 001 is composed of brick piers and brick spandrel panels. Note the concrete bench footing at the base of the wall. Photo: HPTC, 07/13/18.



Figure 98. Brick pier in Room 001 is located under the N-S wall of the first floor above. Photo: HPTC, 07/13/18.



Figure 99. The exterior of the foundation piers/walls are covered with stucco and painted. Photo: HPTC, 07/13/18.

The rear ell is also supported by a grid of brick piers. The piers vary in dimension, but are approximately 1'-10" wide and 0'-8" thick (two wythes) at the east exterior wall and original west exterior wall (now enclosed) (fig. 100). The portion which was originally not part of the side porch also has non-loadbearing brick spandrel panels (one wythe thick) between the brick piers (fig. 101).

The exterior of the east foundation wall is covered with stucco and painted, which occurred during the 1986-87 Phase II rehabilitation.

A series of piers were also likely originally located along the west elevation of the side porch, but probably did not include brick spandrel panels between (open underneath). Currently the area originally under the side porch has been enclosed with brick and concrete block (fig. 102). The exterior (west elevation) is covered with stucco and painted, which occurred during the 1986-87 Phase II rehabilitation (fig. 103).



Figure 100. The original exterior brick foundation west wall of the rear ell is now enclosed by the space under the original side porch. From the exterior the wall does differentiate between the thicker piers and thinner spandrel panels. Photo: HPTC, 07/13/18.



Figure 101. Brick piers and spandrel panels between at the east foundation wall of Room 003. Photo: HPTC, 07/13/18.



Figure 102. The west foundation wall under the original side porch is not original. It is composed of brick and concrete block (painted blue). Photo: HPTC, 07/13/18.



Figure 103. The exterior of the west foundation wall under the original side porch is stuccoed and painted. Photo: HPTC, 07/13/18.

The foundation walls under the rear addition (ca. 1950s) are composed of loadbearing concrete block laid in a traditional running bond. The interior is painted and the exterior is stuccoed and painted, which occurred during the 1987-87 Phase II rehabilitation (fig. 104). Originally, the north wall included a garage door which spanned from the west wall to the east wall. By 1984, this had been removed and the opening was infilled with concrete block. Cracks at cold joints mark the location of the original opening (fig. 105).

Two chimney foundations are located in the basement. The south chimney foundation is located in the main block and faces into Rooms 001 and 002; it is I-shaped in plan. The brick is covered with stucco (fig. 106). The north chimney foundation is located in the rear ell and faces into Rooms 003 and 005. Remnants of stucco finish are adhered to the brick. In Room 003 an arched opening is located low on the wall (fig. 107). It is unknown if this also exists in Room 005 as that wall is used for storage.



Figure 104. The exterior surface of the rear addition foundation is covered with stucco and painted. Photo: HPTC, 07/09/18.



Figure 105. The interior of the concrete block foundation walls of the rear addition are painted. Dotted red lines denote location of cold joints where a garage door was originally located. Photo: HPTC, 07/13/18.



Figure 106. Main block chimney foundation as seen from Room 002, stuccoed. Photo: HPTC, 07/13/18.



Figure 107. Rear ell chimney foundation as seen from Room 003 with partial stucco. Note the low arched opening (arrow). Photo: HPTC, 07/13/18.

A1030	Slab on Grade Foundations

The basement floors are composed of concrete slabs on grade. Throughout the basement level the floors are at varying heights, suggesting the floors were cast in place in a piecemeal manner, as needed, and not all at one time. The thicknesses and installation dates of the concrete slabs are unknown and likely vary by location.



Figure 108. Stepped slabs throughout Room 001, looking toward the southeast corner. Photo: HPTC, 07/13/18.



Figure 109. Concrete slab in Room 002, looking north to D007. Photo: HPTC, 07/13/18.



Figure 110. Heavily stained concrete slab in Room 003, looking toward the southeast corner. Photo: HPTC, 07/13/18.



Figure 111. Concrete slab in the southern third of Room 004. Photo: HPTC, 07/13/18.

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

The first-floor structural floor frame of the main block is supported by the exterior walls and brick piers throughout the main block's basement. Joists run east-west and are supported at the exterior walls by an 8x8 girder (fig. 113). An 8x8 header beam, supported by the center posts (under the wall above), supports the E-W joists at the approximately midpoint of the basement width (fig. 114). The 2x8 joists are spaced 24" on center. Any extant sheathing is hidden by fiberglass insulation added during the 1984-85 Phase I rehabilitation.

The first-floor structural floor frame of the rear ell is supported by the exterior walls of the rear ell; the former west exterior foundation wall of the rear ell is now an interior wall with the enclosure of the original side porch. The 2x8 joists run east-west and are spaced 24" on center (fig. 115). Any extant sheathing is hidden by fiberglass insulation added during the 1984-85 Phase I rehabilitation.

Similarly, the first-floor structural floor frame of the rear ell former porch (now enclosed) is supported by the former west exterior foundation wall of the rear ell and the more-modern and heavily altered west exterior foundation wall. The 2x8 joists run east-west and are spaced 24" on center (fig. 116). Some sheathing is exposed where fiberglass insulation, added during the 1984-85 Phase I rehabilitation, has been removed. The sheathing is composed of boards laid perpendicular (N-S) to the joists.

The first-floor structural floor frame of the rear addition (ca. 1950s) is supported by the east and west exterior foundation walls of the rear addition. The 2x8 joists run east-west and are spaced 16" on center (fig. 117).

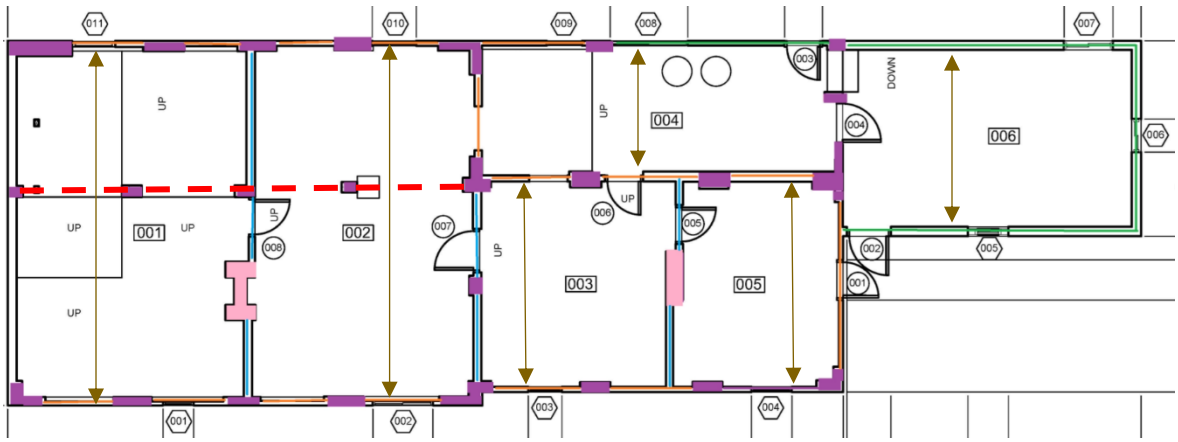


Figure 112. Red dashed line shows the header beam running N-S in the main block supported by the intermediate brick piers seen in the basement. The header supports perpendicular joists, running between the west and east foundation walls. Drawing: HPTC, 11/2018.



Figure 113. Joists running E-W in Room 001 (Main Block). Photo: HPTC, 07/03/18.



Figure 115. Joists running E-W in Room 003 (Rear Ell). Photo: HPTC, 07/03/18.



Figure 116. Joists of the former porch floor running E-W in Room 004. Note the exposed sheathing boards. Photo: HPTC, 07/03/18.



Figure 114. The center brick pier in Room 002 (Main Block) supports a built-up beam by which the E-W floor joists are supported. Photo: HPTC, 07/03/18.

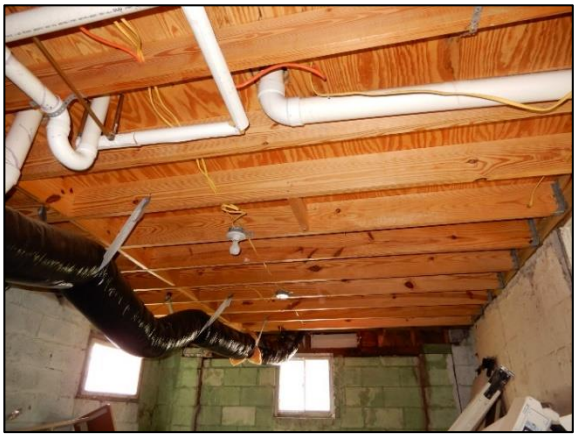


Figure 117. Joists running E-W in Room 006 (Rear Addition). Photo: HPTC, 07/03/18.

B101001-2	Second-Floor Structural Floor Frame

The second-floor structural floor frame was not accessible. It is assumed that these frames are similar to those seen in the basement for the first floor.

B101001-3	Attic Structural Floor Frame

The attic structural floor frame of the main block is supported by the exterior walls of the main block. Joists run east-west and are supported at the approximate midpoint of the attic width by the second-floor loadbearing interior wall. The 2x4 joists are spaced 16" on center (fig. 118). Fiberglass insulation is located in between most of the joists; this was added during the 1984-85 Phase I Rehabilitation.

The structural floor frames located in the other attic areas were not accessible. It is assumed that this systems are similar to that seen in the main block.



Figure 118. Exposed attic structural floor frame in the main block. Photo: HPTC, 07/03/18.

B101002	Structural Interior Walls

The structural interior walls are stacked to provide a direct load path from the attic through to the basement/foundation level.

In the main block, the central line of foundation piers supports the N-S wall separating Rooms 102 and 105 (entry and hall) from Rooms 101 and 104 (parlors) on the first floor, and the N-S wall separating Rooms 203 (hall) from Rooms 202 and 204 (bedrooms) on the second floor. The wall supporting the east side of the main stair to the second floor is also loadbearing. The north wall of the main block is nearly entirely encapsulated into the interior as a loadbearing wall by the rear ell and enclosed side porch; it was modified during the 1980s for an expanded bathrooms on the first and second floors (Rooms 107 and 206).

In the rear ell, the original exterior wall which separated this portion of the house from its attached porch to the west has been entirely encapsulated into the interior as a loadbearing wall. It is supported by the piers in the basement and stacks above to separate Room 108 (hall) from Rooms 106 and 109 (kitchen) on the first floor and Rooms 207 (hall) and Rooms 205 (kitchen) and 208 on the second floor. The north exterior wall of the rear ell and attached side porch are partially encapsulated into the interior as a loadbearing wall by the rear addition.

There are no interior loadbearing walls in the rear addition.

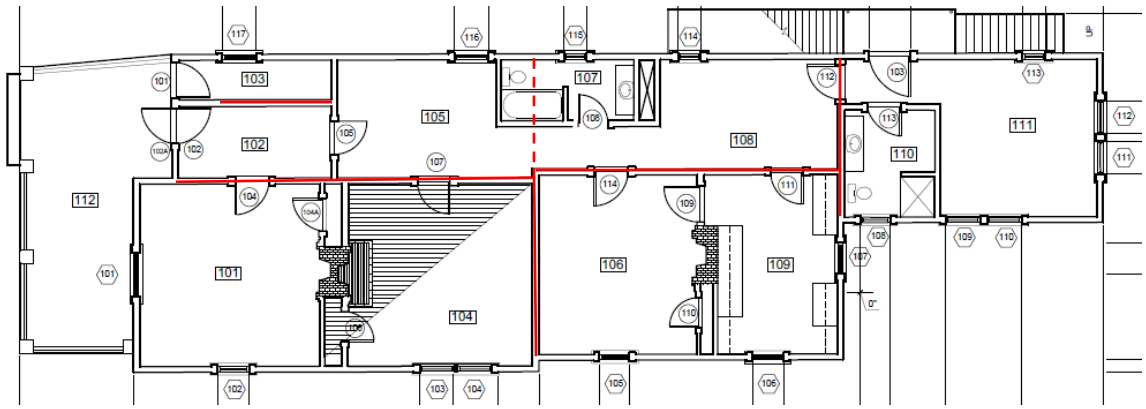


Figure 119. Interior loadbearing walls of the first floor are highlighted in red. Drawing: HPTC, 11/2018.

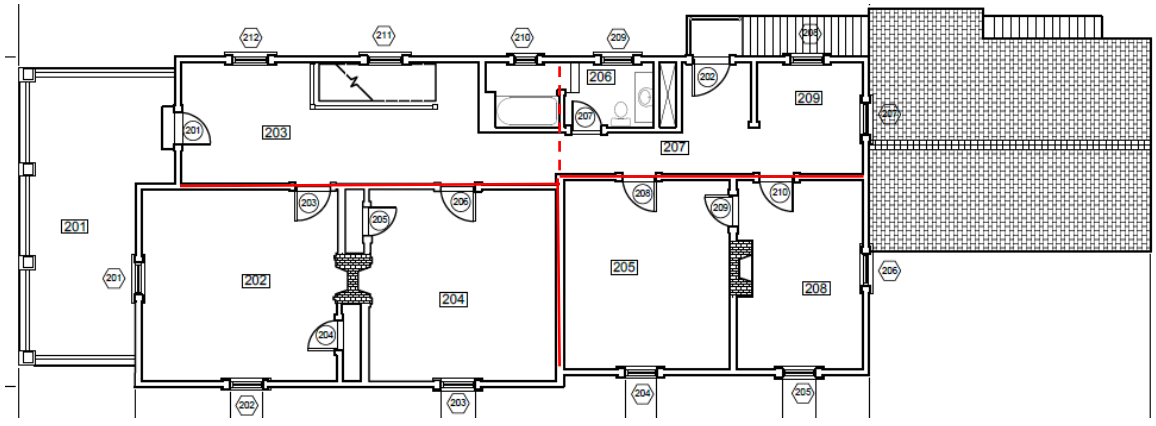


Figure 120. Interior loadbearing walls of the second floor are highlighted in red. Drawing: HPTC, 11/2018.

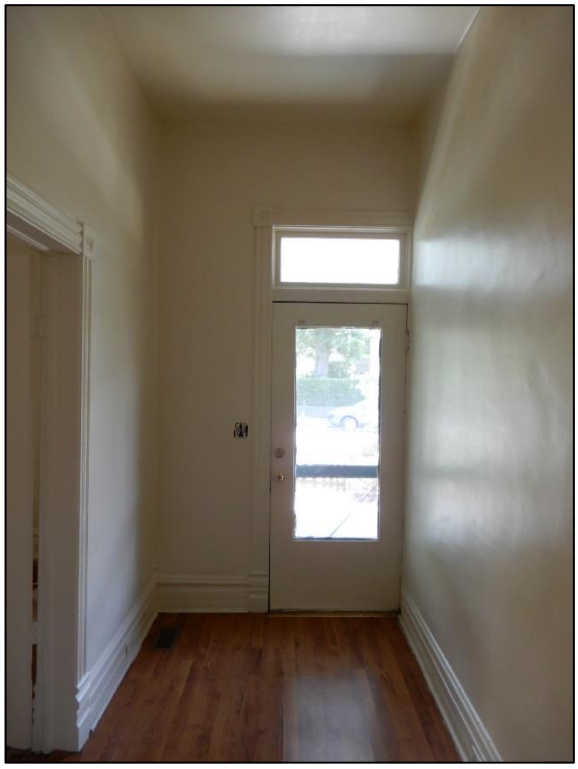




Figure 122, above. The loadbearing wall separating the main block (Room 104, shown) from the rear ell (Room 106). Photo: HPTC, 06/22/18.

Figure 121, left. Looking toward the front door in the main entry hall. The wall on the left is loadbearing and separates the front parlor. The wall on the right is loadbearing and separates the stair up to the second floor. Photo: HPTC, 06/22/18.

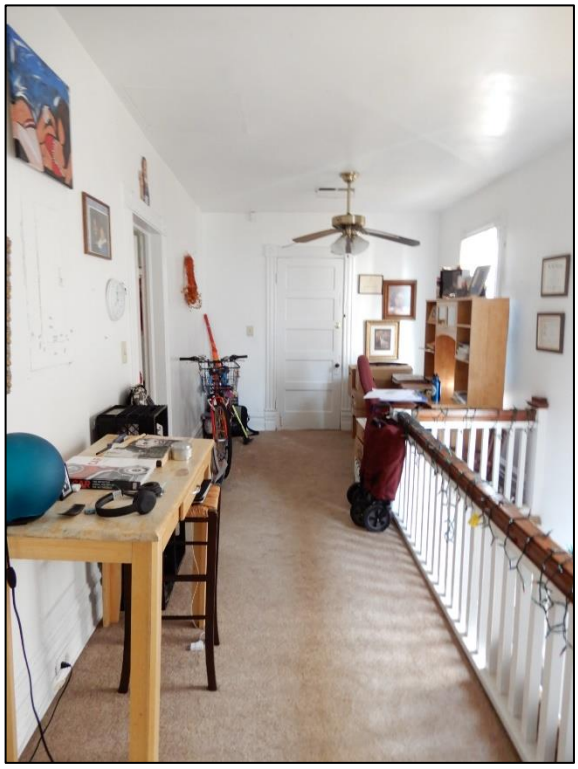




Figure 124, above. The loadbearing wall seperating the main block (Room 204, shown) from the rear ell (Room 205). This wall is located directly above the one seen in Figure 4 above. Photo: HPTC, 07/12/18.

Figure 123, left. Looking toward the front of the house in the second-floor hall. The wall on the right is loadbearing and separates a bedroom. This photograph is directly above the location in Figure 121 above. Photo: HPTC, 07/12/18.

B101003	Floor Decks and Slabs
B101004	Balcony Construction

The front porch was constructed in two phases (fig. 125): the first floor portion is original to the house construction (1893) and the second-floor portion was added in ca. 1931 (prior to its representation on the 1932 Sanborn map).

The first-floor portion includes painted wood balustrades between four fluted square painted wood columns with capital moldings (fig. 126). The ceiling is composed of painted wood beadboard with a cornice and crown molding around the perimeter of the boxed rim joist (fig. 127). The floor is composed of a painted concrete slab floor approximately 4" thick (fig. 128). Originally, the floor was composed of traditional wood framing and wood flooring. By the 1980s, the floor had already been replaced with the concrete slab. Portions of the woodwork were replaced during the 1980s rehabilitation, but the complete extent is unknown.

The second-floor portion includes painted wood balustrades between four square painted wood columns with capital moldings (fig. 129). The ceiling is composed of painted wood beadboard with a cornice and crown molding around the perimeter of the boxed rim joist. The floor is composed of wood framing and wood flooring (fig. 130). Pictures of the wood flooring prior to the 1980s rehabilitation do not match what is currently extant; it is therefore assumed that this flooring was replaced during the rehabilitation. Portions of the woodwork were also replaced during the 1980s rehabilitation, but the complete extent is unknown.



Figure 125. The two-story front porch was constructed in two phases. The first floor dates to 1893 and the second floor dates to ca. 1931. Photo: HPTC, 09/13/18.



Figure 126, right. The first floor has square wood columns with fluting and simple balustrades between. Photo: HPTC, 09/13/18.



Figure 127. The painted wood beadboard ceiling at the first-floor level. Photo: HPTC, 09/13/18.



Figure 128. The first floor of the front porch has a painted concrete slab floor. Photo: HPTC, 09/13/18.

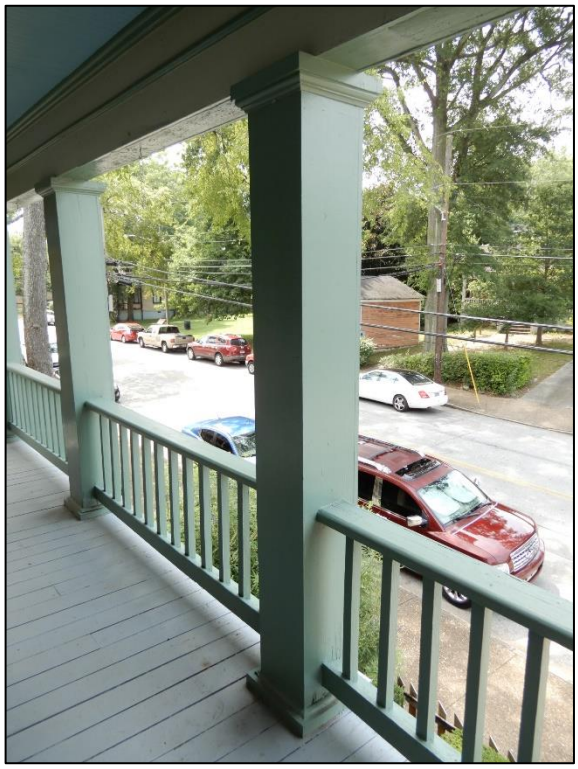


Figure 129. The second-floor columns are similar to those on the first floor, but have no fluting and are shorter. Photo: HPTC, 07/12/18.



Figure 130. The second-floor porch floor is composed of painted wood flooring installed in the 1980s. Photo: HPTC, 07/12/18.

B1020	Roof Construction
B102001	Structural Frame

The hipped roof structural frame of the main block is exposed in the attic. The 2x4 rafters are spaced 24" on center and are supplemented with vertical 2x4s, likely to prevent bowing (fig. 131). The ridge board is composed of a 2x6. Supplemental 2x4 collar ties have been added near the peak of the roof (fig. 132). Modern plywood sheathing is located above the rafters.

The hipped roof structural frame of the rear ell is only partially accessible in the attic. The 2x4 rafters are spaced 24" on center.

The structural frame of the front porch hipped roof and the rear addition gable roof were inaccessible to the assessment team. Details of these framing systems are unknown.

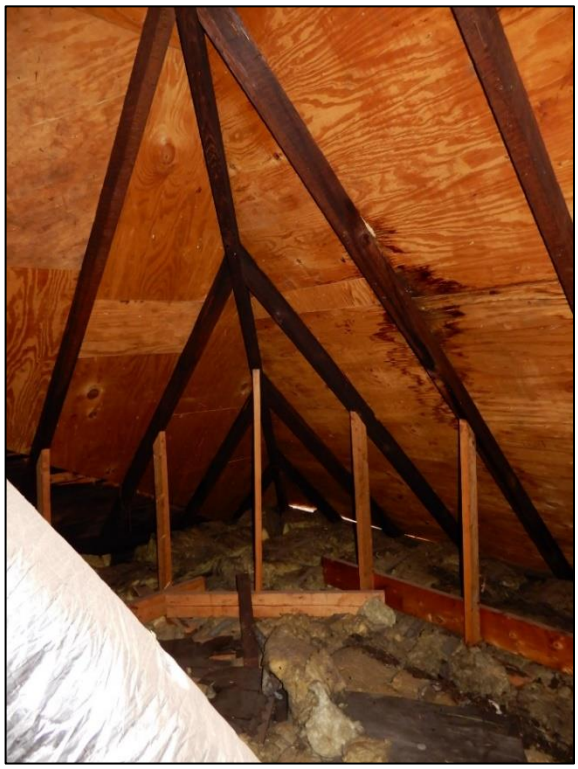




Figure 132, above. Supplemental framing has been added at the ridge of the main block hipped roof. Photo: HPTC, 07/03/18.

Figure 131, left. Structure roof frame of main block hipped roof. Note the darker, original 2x4 rafters with lighter, modern supplemental framing and plywood roof sheathing. Photo: HPTC, 07/03/18.

The main block chimney includes the flues for fireplaces in Rooms 101, 104, 202, and 203. In the basement, the brick foundations are plastered (see A101001). On the first floor and second floor, the brick chimney is covered with painted plaster. Above the roof level, the brick chimney is stuccoed (fig. 133). It is unknown if the flues are capped in any way; there are none visible from exterior vantage points.



Figure 133. Parged chimney of the main block on the east slope of the roof; chimney caps are not visibile. Photo: HPTC, 09/03/18.

The rear ell has two chimneys. The central chimney includes the flues for fireplaces in Rooms 106 and 208, and openings (likely for stoves) in Rooms 109 and 205. In the basement, the brick foundation is partially parged. On the first and second floor, the brick chimney is covered with painted plaster. Above roof level, the brick is exposed (fig. 134). A concrete wash surrounds the four terra cotta flue pipes, which are not capped.

The smaller rear ell chimney is located at the northwest corner over the former side porch. It is likely that this chimney, which vents a former flue opening in the second-floor ceiling below, was installed after the side porch was enclosed. It does not extend down to the basement level. Above roof level, the brick is exposed (fig. 135).



Figure 134. Main chimney of the rear ell on the east slope of the roof; open flues at top of chimney without any cap. Photo: HPTC, 09/03/18.



Figure 135. Northwest chimney over the former side porch of the rear ell, chimney cap not visible. Photo: HPTC, 09/03/18.

B20	Exterior Enclosure
B2010	Exterior Walls
B201001	Exterior Skin
B201001-1	Wood Siding

Originally, the building was clad with painted wood siding. During the early 1960s, asbestos shingle siding was added over the wood siding. During the 1987-88 Phase II rehabilitation, the asbestos siding was removed. The underlying siding was to be removed for inspection and repair of wall framing beneath, and then reinstallation of the original siding. It is assumed that some original siding was lost due to damage during the removal and reinstallation, but it is quite possible that a large portion remains extant; documentation of the siding repair task has not been discovered.



Figure 136. Painted wood siding on the east elevation of the rear ell. Photo: HPTC, 07/09/18.



Figure 137. Painted wood siding on the rear addition. Photo: HPTC, 07/09/18.

B201001-2	Sawtooth Shingles

Painted wood sawtooth shingles are located on the main block's front-facing gable roof (fig. 138). It is likely the shingles are original as no record of its replacement could be found, especially during the 1980s rehabilitation.



Figure 138, right. Painted wood sawtooth shingles in the front-facing gable of the front porch. Photo: HPTC, 07/09/18.

B201002	Insulation & Vapor Barrier

It is unknown if insulation of any kind was installed in the exterior frame walls during the 1980s rehabilitation.

B201005	Exterior Louvers & Screens (Attic Vents)

A round painted wood louver is located on the projecting front gable (fig. 139). The trim around the vent consists of simple painted wood casing. It is unknown if the vent is screened.

The north gable contains a rectangular metal painted vent (fig. 140). This vent also consists of simple painted wood trim and sill.



Figure 139. Painted wood louver in the front-facing gable of the main block. Photo: HPTC, 07/09/18.



Figure 140. Vent in the rear gable attic of the rear addition. Photo: HPTC, 07/09/18.

B201008	Exterior Soffits

All phases of the building contain simple, painted wood soffits throughout (fig. 141). On the front porch, main block, and rear ell, the soffits are boxed (fig. 142). On the rear addition, exposed rafter tails can be seen on the downside of the gable roof slopes (fig. 143).



Figure 141. Painted wood soffits on the front porch, main block, and rear ell. Photo: HPTC, 07/13/18.



Figure 142. Painted wood boxed soffit of the rear ell (north elevation). Photo: HPTC, 07/09/18.



Figure 143. The soffits of the rear addition include exposed rafter tails. Photo: HPTC, 09/13/18.

B2020	Exterior Windows
B202001	Windows
B202001-1	Basement Windows

Several types of windows are located in the basement. The chart below describes each window:

W#	Room #	Type	Age	Security	Screen	Notes
W001	001	1-lite wood casement	Historic	Ext. bars	No	Missing int. latch
W002	002	4-lite steel sash (half casement)	ca. 1950s	N/A	No	Painted shut
W003	003	1/1 wood double-hung	1987-88	N/A	Ext. wood	
W004	005	1/1 wood double-hung	1987-88	N/A	Ext. wood	
W005	006	1/1 wood double-hung	1987-88	N/A	Ext. wood	
W006	006	1x1 aluminum slider	ca. 1970s	N/A	No	
W007	006	1-lite wood hopper	ca. 1950s	Ext. bars	No	
W008	004	1x1 aluminum slider	ca. 1980s	N/A	Ext. alum.	
W009	004	Metal louver	ca. 1970s	N/A	No	
W010	002	4-lite steel sash (half casement)	ca. 1950s	N/A	No	Painted shut
W011	001	4-lite wood hopper	1893	Ext. bar	No	Painted shut; int. hardware





Figure 145, above. Interior of W001 in the main block; note exterior bars. Photo: HPTC, 07/09/18.

Figure 144, left. Exterior of W001, left, and W002, right, on the east elevation of the main block. Photo: HPTC, 09/13/18.





Figure 147, above. Exterior of W003, left, and W004, right, on the east elevation of the rear ell. The exterior of W005 in the rear addition is similar. Photo: HPTC, 09/13/18.

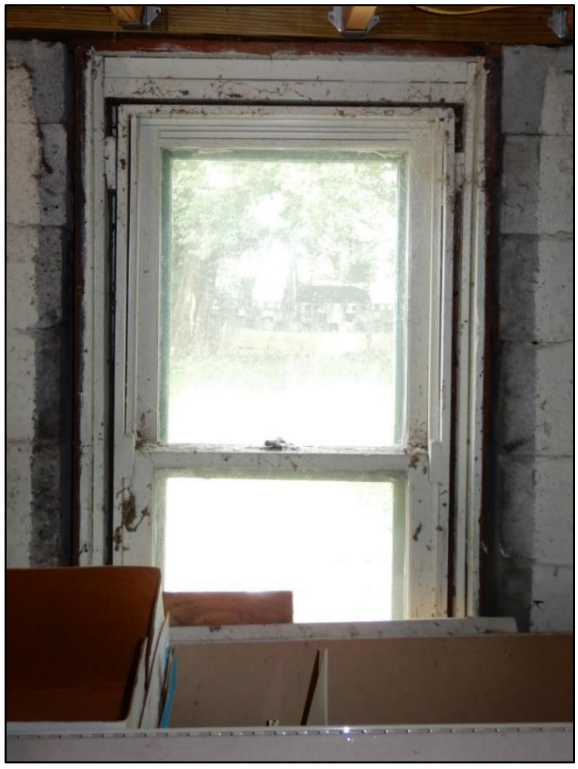
Figure 146, left. Interior of W002 in the main block; one side is a casement sash. W010 is similar. Photo: HPTC, 07/09/18.



Figure 148. Interior of W003, a modern double-hung window, in the rear ell. Photo: HPTC, 07/09/18.



Figure 149. Interior of W004, a modern double-hung window, in the rear ell. Photo: HPTC, 07/09/18.



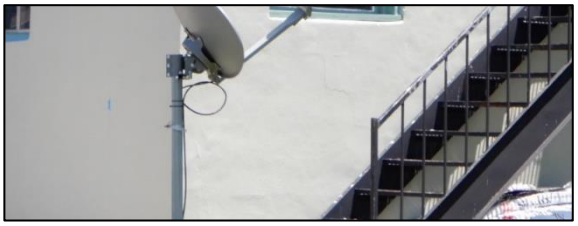


FIgure 151, above. Exterior of W006, left, and W007, right, of the rear addition. Photo: HPTC, 07/09/18.

Figure 150, left. Interior of W005 in the rear addition. Photo: HPTC, 07/09/18.



Figure 152. Interior of W006 in the rear addition. Photo: HPTC, 07/09/18.



Figure 153. Interior of W007 in the rear addition; note exterior bars. Photo: HPTC, 2018.





Figure 155, above. Interior of W008, in the rear ell. Photo: HPTC, 09/13/18.

Figure 154, left. Exterior of W008, W009, W010, and W011, left to right, in the rear ell and main block. Photo: HPTC, 09/13/18.



Figure 156. Interior of W009, in the rear ell. Photo: HPTC, 09/13/18.



Figure 157. Interior of W011 of the main block, the only original window in the basement; note exterior bar. Photo: HPTC, 09/13/18.

B202001-2	First-Floor Windows

Several types of windows are located on the first floor. The chart below describes each window:

W#	Room #	Type	Age	Security	Screen	Notes
W101	101	10/1 wood double-hung	1893	N/A	Ext. wood	Upper sash: 5 sq. lites top; 5 rect. lites bottom
W102	101	2/2 wood double-hung	1893	N/A	Ext. wood	
W103	104	2/2 wood double-hung	1893	N/A	No	
W104	104	2/2 wood double-hung	1893	N/A	No	
W105	106	2/2 wood double-hung	1893	N/A	No	
W106	109	2/2 wood double-hung	1893	N/A	No	
W107	109	2/2 wood double-hung	1893	N/A	No	
W108	110	1/1 wood double-hung	ca. 1950s	N/A	No	Modern
W109	111	2/2 wood double-hung	ca. 1950s	N/A	No	Modern
W110	111	2/2 wood double-hung	ca. 1950s	N/A	No	Modern
W111	111	2/2 wood double-hung	ca. 1950s	N/A	No	Modern
W112	111	2/2 wood double-hung	ca. 1950s	N/A	No	Modern
W113	111	2/2 wood double-hung	ca. 1950s	N/A	No	Modern
W114	108	2/2 wood double-hung	ca. 1931	N/A	No	
W115	107	1/1 wood double-hung	1984-85	N/A	No	1980s rehabilitation
W116	105	2/2 wood double-hung	1893	N/A	No	
W117	103	2/2 wood double-hung	1893	N/A	No	



Figure 158. Exterior of W101. Photo: HPTC, 09/13/18.



Figure 159. Interior of W101. Photo: HPTC, 06/22/18.



Figure 160. From left to right: exteriors of W102, W103, and W104 of the main block. Photo: HPTC, 07/13/18.

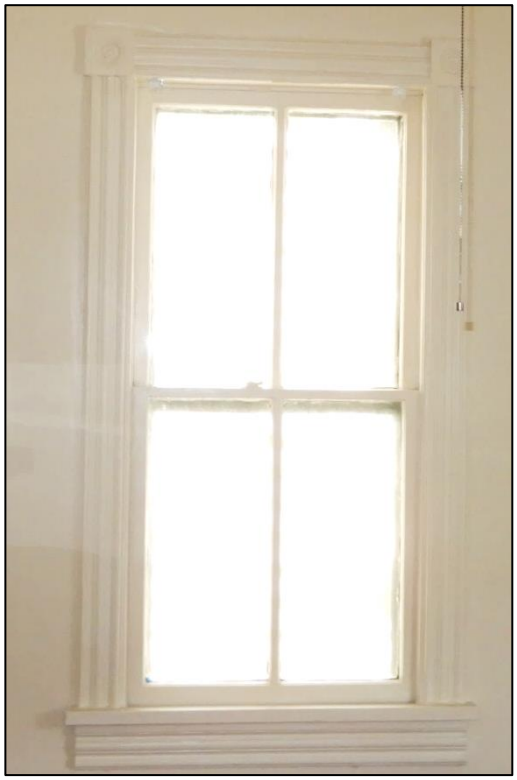


Figure 161. Interior of W102 of the main block, an original opening. Photo: HPTC, 06/22/18.



Figure 162, left. Interior of W103, right, and W104, left, of the main block. Photo: HPTC, 06/22/18.



Figure 163, above. Exterior of W105, left, and W106, right, of the original rear ell. The opening to the far left is W104 of the main block. Photo: HPTC, 09/13/18.



Figure 164. Interior of W105 of the rear ell. Photo: HPTC, 07/17/18

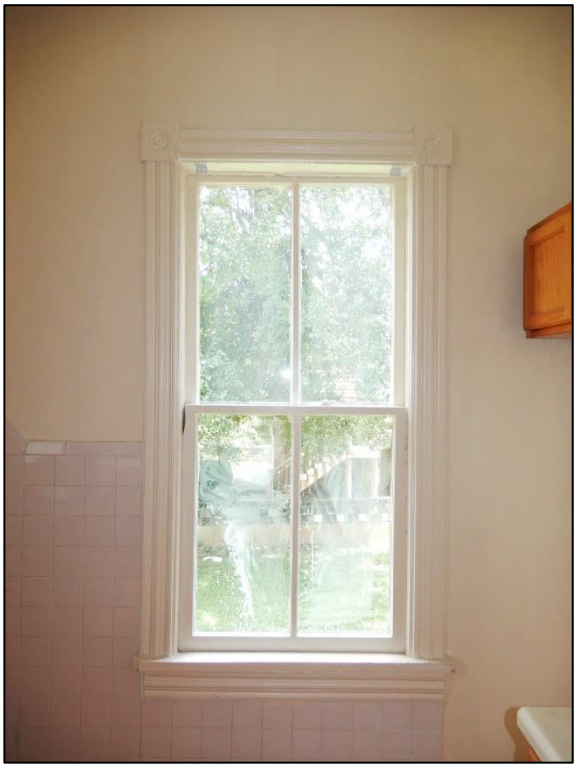


Figure 165. Interior of W106 of the rear ell. W107 is similar. Photo: HPTC, 07/17/18.



Figure 166. Left to right: exterior of W108, W109, and W110 of the rear addition. The window at far left is W107 of the rear ell. Photo: HPTC, 09/13/18.



Figure 167, right. Interior of W108 in the rear addition. Photo: HPTC, 09/13/18.



Figure 168. Exterior of rear addition with W111-and W112 at left and W113 at right. Photo: 07/09/18.



Figure 169. Room 111 of the rear addition has multiple identical windows: W113, far left, W112 and W111, center, and W110 and W109, far right. Photo: HPTC, 09/13/18.



Figure 170. Exterior of W115, a bathroom window, and W116, center, and W117, right of the main block. Photo: HPTC, 09/13/18.



Figure 171, right. Interior of W115, a new windows added in the 1980s first-floor bathroom. Photo: HPTC, 09/13/18.

B202001-3	Second-Floor Windows

Several types of windows are located on the second floor. The chart below describes each window:

Window #	Room #	Type	Age	Security	Screen	Notes
W201	202	2/2 wood double-hung	1893	N/A	Ext. wood	
W202	202	2/2 wood double-hung	1893	N/A	Ext. wood	
W203	204	2/2 wood double-hung	1893	N/A	Ext. wood	
W204	205	2/2 wood double-hung	1893	N/A	Ext. wood	
W205	208	2/2 wood double-hung	1893	N/A	Ext. wood	
W206	208	2/2 wood double-hung	1893	N/A	No	
W207	209	2/2 wood double-hung	ca. 1931	N/A	No	
W208	209	2/2 wood double-hung	ca. 1931	N/A	No	
W209	206	2/2 wood double-hung	ca. 1931	N/A	No	
W210	206	3-lite wood fixed	1984-85	N/A	No	Modern
W211	203	2/2 wood double-hung	1893	N/A	No	
W212	203	2/2 wood double-hung	1893	N/A	No	



Figure 172. Exterior of W201 with exterior screen unit. Photo: HPTC, 07/17/18.



Figure 173. Interior of W201, an original opening and window in the main block. Photo: HPTC, 07/17/18.

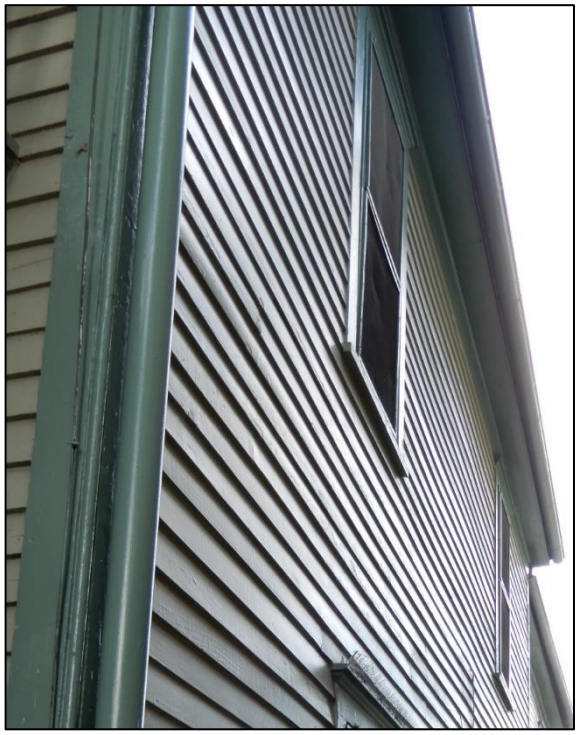




Figure 175, above. Exterior of W204, left, and W205, right in the rear ell, original openings. Photo: HPTC, 09/13/18.

Figure 174, left. Exterior of W202, left, and W203, both in the main block. The interiors are similar to W201 in Fig. 173. Photo: HPTC, 07/13/18.

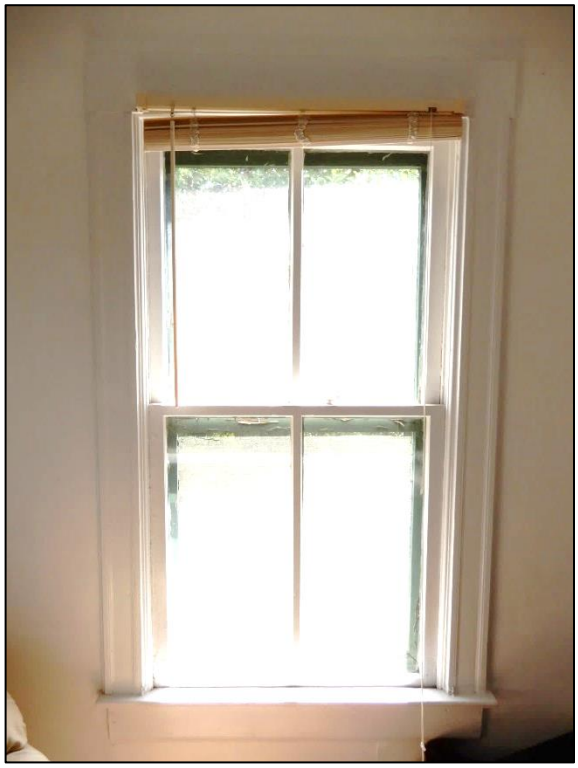




Figure 177, above. Exterior of W206, left, and W207, right, on the north elevation of the rear ell. W206 is an original opening. W207 was added when the side porch was enclosed (ca. 1931). Photo: HPTC, 09/13/18.

Figure 176, left. Interior of W205; W204 and W206 are identical. Photo: HPTC, 07/17/18.

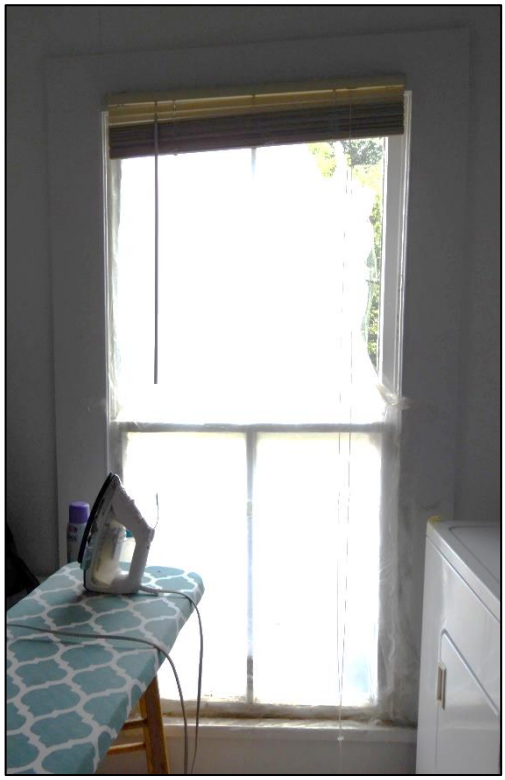
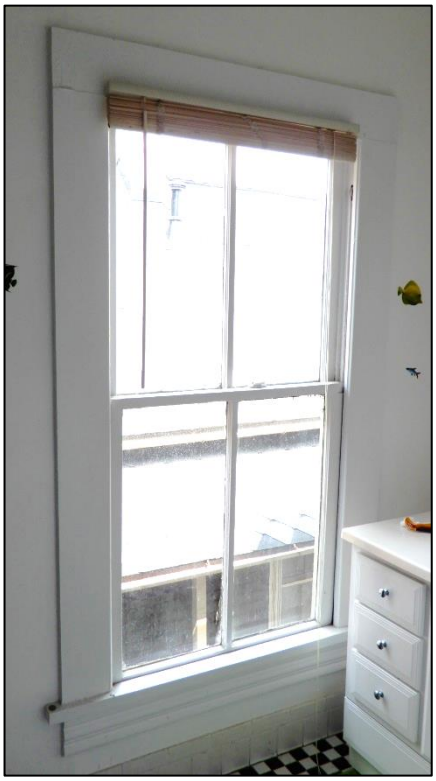


Figure 178. Interior of W207, added when the side porch was enclosed (ca. 1931). W208 is identical. Note the simplified trim surround as compared to original opening in Fig. 172. Photo: HPTC, 07/17/18.



Figure 179. West elevation second-floor openings, from right to left: W212, W211, and W210 in the main block, and W219, D202, and W208 in the enclosed side porch of the rear ell. Photo: HPTC, 07/13/18.



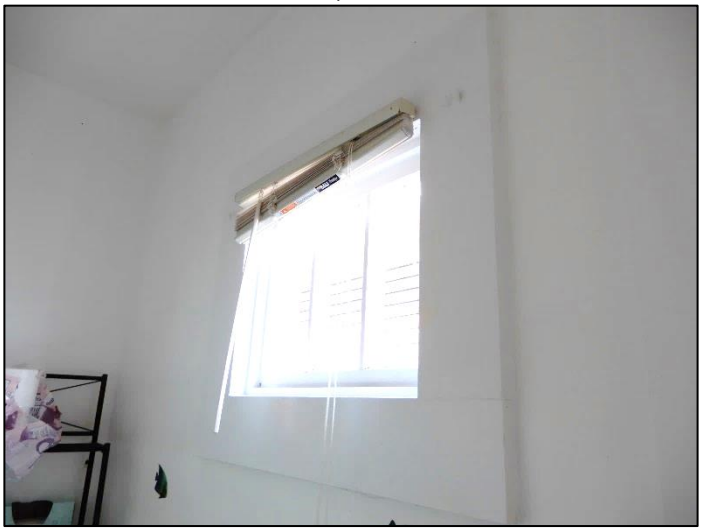


Figure 181, above. Interior of W210, a window not original to the main block and perhaps added in ca. 1931. Photo: HPTC, 07/17/18.

Figure 180, left. Interior of W209, part of the enclosed side porch. Photo: HPTC, 07/17/18.

B2030	Exterior Doors
B203001	Exterior Doors
B203001-1	Basement Exterior Doors

Several types of exterior doors are located in the basement. The chart below describes each exterior door:

D#	Room #	Type	Opening Age	Security	Screen	Notes
D001	005	6-panel wood	Unknown	N/A	No	Door dates to 1986-87 rehab.
D002	006	4-panel wood	ca. 1950s	N/A	No	Door dates to 1986-87 rehab.
D003	004	4-panel wood	Unknown	N/A	No	Door is historic, but not originally in this location

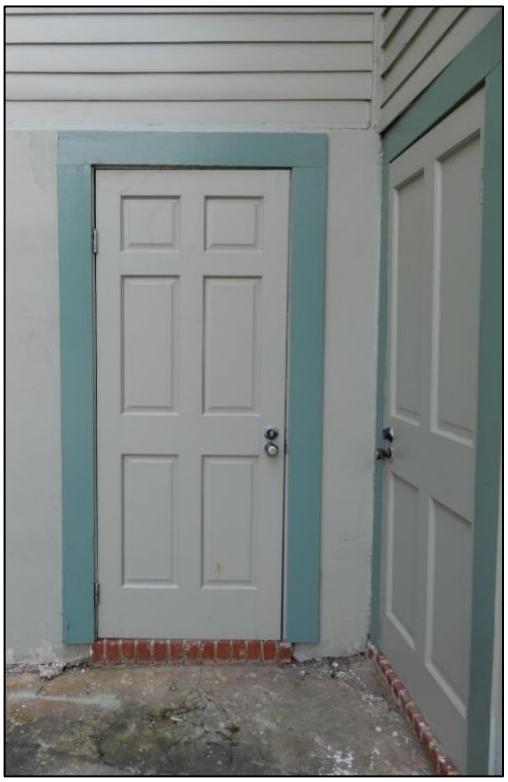


Figure 182. Exterior of D001. Photo: HPTC, 07/13/18.



Figure 183. Interior of D001. Photo: HPTC, 07/13/18.

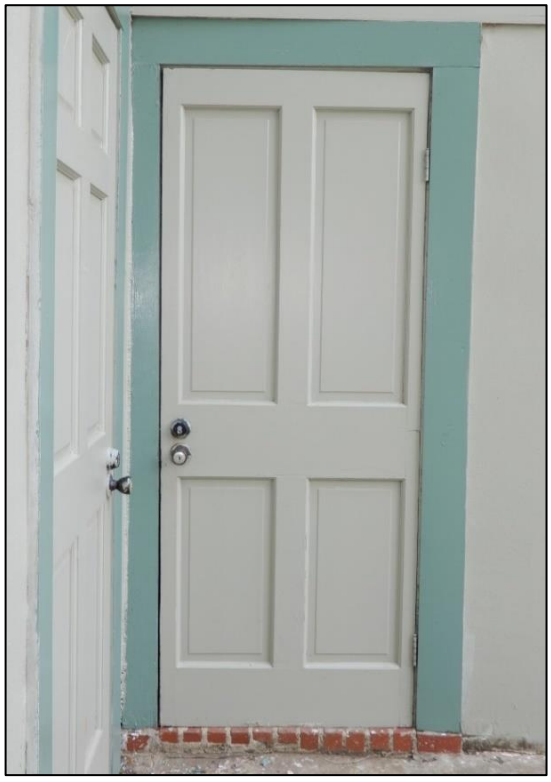


Figure 184. Exterior of D002; note the cut side stiles to make the modern stock door fit into the reduced opening. Photo: HPTC, 07/13/18.



Figure 185. Interior of D002. Photo: HPTC, 07/13/18.



Figure 186. Exterior of D003; note the top and bottom rails have been reduced in order to allow the historic (reused) door to fit into a smaller opening. Photo: HPTC, 07/13/18.



Figure 187. Interior of D003. Photo: HPTC, 2018.

B203001-2	First-Floor Exterior Doors

Several types of exterior doors are located on the first floor. The chart below describes each exterior door:

Door #	Room #	Type	Opening Age	Security	Screen	Notes
D101	103	3 lites/1-panel wood	ca. 1931	No	Ext. wood	
D102	102	1 lite wood	1893	No	Ext. wood	Door not original, but is historic; transom
D103	103	4-panel wood	ca. 1950s		Ext. wood	May have been reused from another location



Figure 188. Exterior of D101, left, which accesses the second-floor unit (added in ca. 1931), and D102, right, which accessed the first-floor unit and is the original front entrance. Photo: HPTC, 07/13/18.

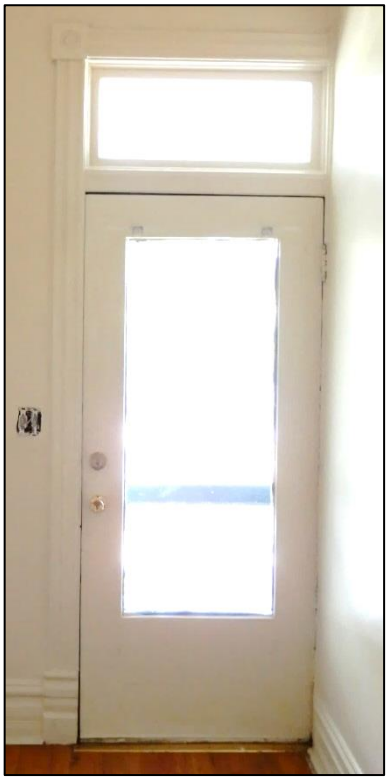


Figure 189. Interior of D101. The door is not original to the opening (date unknown). The wall at right was added in ca. 1931 to make the second floor separate from the first floor. Photo: HPTC, 06/25/18.



Figure 190. Exterior of D103, in the rear addition. Photo: HPTC, 09/13/18.



Figure 191. Interior of D103. Photo: HPTC, 2018.

B203001-3	Second-Floor Exterior Doors

Two types of exterior doors are located on the second floor. The chart below describes each exterior door:

D#	Room #	Type	Opening Age	Security	Screen	Notes
D201	203	5-panel horiz. wood	ca. 1931	No	Ext. wood	Door likely original
D202	207	4-panel metal	ca. 1931	No	Ext. wood	Door replaced during rehab.; transom



Figure 192. Exterior of D201, with extant exterior screen door. Photo: HPTC, 07/17/18.



Figure 193. Interior of D201. This opening was likely originally a window and was altered in ca. 1931 when the second floor was made into its own unit and the second floor of the porch was added, which this door accesses. Photo: HPTC, 07/17/18.



Figure 194. Exterior of D202 with transom, in the enclosed side porch area of the rear ell. Photo: HPTC, 09/13/18.

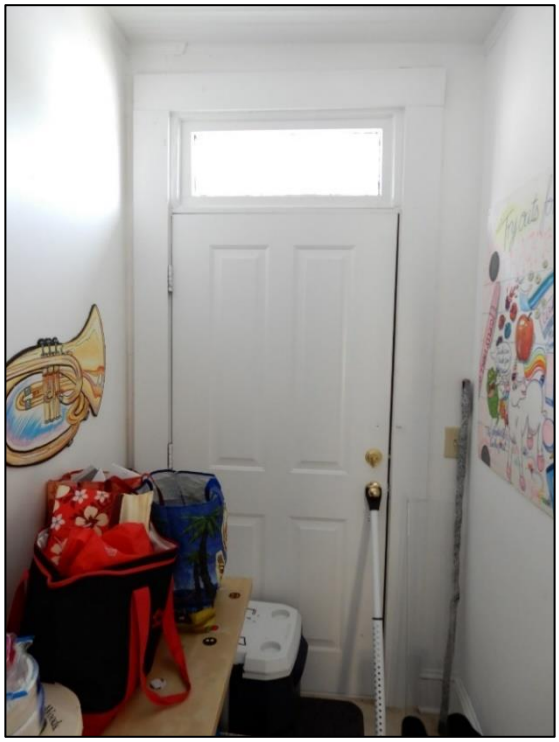


Figure 195. Interior of D202 and transom window. The door was replaced during the 1980s rehabilitation. Photo: HPTC, 07/17/18.

B30	Roof Closure
B3010	Roof Covering
B301001	Roof Finish

The main block, including one-story front porch, and the rear ell, including the side porch, originally had wood shingle roofs constructed in 1893. These were retained through at least 1911. By 1932, the main block, now with a two-story front porch, and rear ell, with side porch now enclosed, had composition roofing. It is assumed when the rear addition was constructed in the ca. 1950s the roof was covered with asphalt shingles. By the 1980s, when the NPS took ownership, the roofs were covered with diamond-shaped asphalt shingles. During the 1987-88 Phase II the roof coverings were replaced in kind and the sheathing was replaced with plywood.

Currently the main block, rear ell, and rear addition roofs are covered with three-tab fiberglass shingles. It is unknown when this roof covering was installed.

The covering on the front porch is unknown.



Figure 196. Modern fiberglass roof shingles on the main block hipped roof and front-facing gable. Photo: HPTC, 07/13/18.



Figure 197. Modern fiberglass roof shingles on the rear addition gable roof and rear ell hipped roof. Photo: HPTC, 07/13/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

Metal flashing surrounds the base of all three chimneys (figs. 198-200). It appears the flashing is cut into the brick (not the mortar joint) and caulked (rather than pointed), which are not traditional details.

The chimney flashing was replaced during the 1987-88 Phase II Rehabilitation.



Figure 198. Metal flashing of the main block chimney. Photo: HPTC, 07/13/18.



Figure 199. Metal flashing at the base of the rear ell's main chimney. Photo: HPTC, 07/13/18.



Figure 200. Metal flashing at the base of the rear ell's northwest chimney. Photo: HPTC, 07/13/18.

B301004-2	Wall Flashing

The wall flashing located where the rear addition abuts the north wall of the rear ell was replaced during the 1987-88 Phase II rehabilitation. The west slope of the roof shows the metal flashing located behind the wood siding of the rear ell. On the east slope, tar has been added to cover the flashing, but it also covers the wood siding which is not a traditional detail.

Wall flashing is certainly located where the front porch roof abuts the south wall of the main block; however this location was inaccessible to the assessment team.



Figure 201. Metal step flashing is visible behind the rear ell's wood siding on the west slope of the rear addition gable roof. Photo: HPTC, 07/13/18.



Figure 202. Tar over flashing and wood siding on the east slope of the rear addition gable roof. Photo: HPTC, 07/13/18.

B301004-3	Exterior Trim

The exterior trim of this building consist of painted wood house cornice, fascia, bed molding, applied decorative trim at the porch cornice, corner returns and decorative brackets.



Figure 203. Painted wood bracket on the front projecting gable. Photo: HPTC, 07/13/18.



Figure 204. Painted wood cornice, applied decorative trim and bed molding on the second-floor porch. Photo: HPTC, 07/13/18.



Figure 205, left. Painted wood corner board, southwest corner of the main block. Photo: HPTC, 07/13/18.



Figure 206, above. Painted wood bed molding, or crown molding, at the second-floor porch. Photo: HPTC, 07/13/18.

B301005	Gutters & Downspouts

The hipped roof of the front porch retains a 6”-wide half-round painted metal gutters around the perimeter (fig. 207). At the southeast and southwest corners of the porch, the gutters drain into 4”-diameter round painted metal downspouts. The downspout at the southwest corner drains into a PVC pipe (fig. 208) which runs along the west elevation and drains in front of basement D003.

The hipped roofs of the main block and rear ell, including enclosed side porch, retain 6”-wide half-round painted metal gutters around the perimeter (except along the front-facing gable of the main block) (fig. 209). Four 4”-diameter round painted metal downspouts, located at the four corners of the total area, drain the gutters. The downspout at the southwest corner of the main block drains into a PVC pipe (fig. 209) which runs along the west elevation and drains in front of basement D003. The downspout at the southeast corner of the main block also drains into a PVC pipe (fig. 210) which runs along the east elevation and drains at the northeast corner of the rear ell. The downspout at the northeast corner of the rear ell drains to grade (fig. 210). The downspout at the northwest corner of the rear ell drains onto the roof of the rear addition below (fig. 211).

The gable roof of the rear addition, including the small shed roof extension over the side stair, retains 6”-wide half-round painted metal gutters along the eave of each slope. Four 4”-diameter round painted metal downspouts, drain the gutters. They are located at the northeast and northwest corners of the main roof and both corners of the shed roof extension (fig. 211). All drain to grade (fig. 212).

The downspouts at the southwest corner of the front porch and the southwest corner of the main block roof (fig. 208) drain into a PVC pipe which runs most of the length of the west elevation and follows the contour of the grade (fig. 209). The pipe terminates at grade just up-slope from D003 (fig. 212).

The downspout at the southeast corner of the main block roof drains in to a PVC pipe which runs the entire length of the east elevation and follows the contour of the grade (fig. 210). The pipe terminates at grade at the northeast corner of the rear ell (fig. 213). Curiously, the downspout at the southwest corner of the front porch does not drain into this pipe, as it does on the other side of the front porch.



Figure 207. The hipped roof of the two-story front porch has a gutter around its perimeter (arrow) and two downspouts. Photo: HPTC, 09/13/18.



Figure 208, right. Downspout at the southwest corner of the front porch drains into a PVC pipe. Photo: HPTC, 09/13/18.



Figure 209. A half-round gutter captures rain from the main block and rear ell roofs (arrow). The downspout at the southwest corner of the main block drains into a PVC pipe, seen at grade. Photo: HPTC, 07/13/18.



Figure 210. A half-round gutter captures rain from the rear ell roof (east elevation seen here). The downpout from the southeast corner of the main block roof drains into a PVC pipe, seen at grade. The downsout at the nortdeast corner of the rear ell (arrow) drains to grade. Photo: HPTC, 07/13/18.

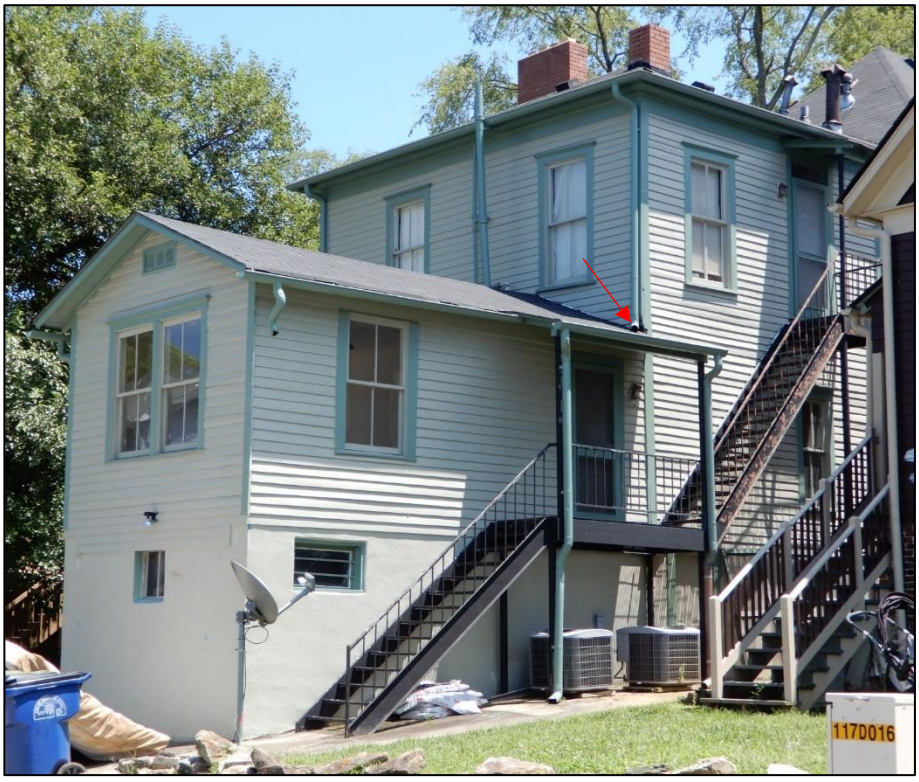


Figure 211. The downspout at the northwest corner of the rear ell drains onto the roof of the rear addition (arrow). Photo: HPTC, 2018.



Figure 212. The two downspouts which drain from the shed roof extension on the west elevation of the rear addition. Note the PVC pipe from the southern end of the building which drains just uphill of D003. Photo: HPTC, 09/13/18.



Figure 213, right. PVC pipe on the east elevation drains one downspout to the rear of the house, at the northeast corner of the rear ell. Photo: HPTC, 09/13/18.

C	INTERIOR
C10	INTERIOR CONSTRUCTION
C1010	Partitions

All partition walls in this building are assumed to consist of typical 2x4 stud construction at 16" on center. Partition walls are highlighted on floor plans of each room below (figs. 214-216).

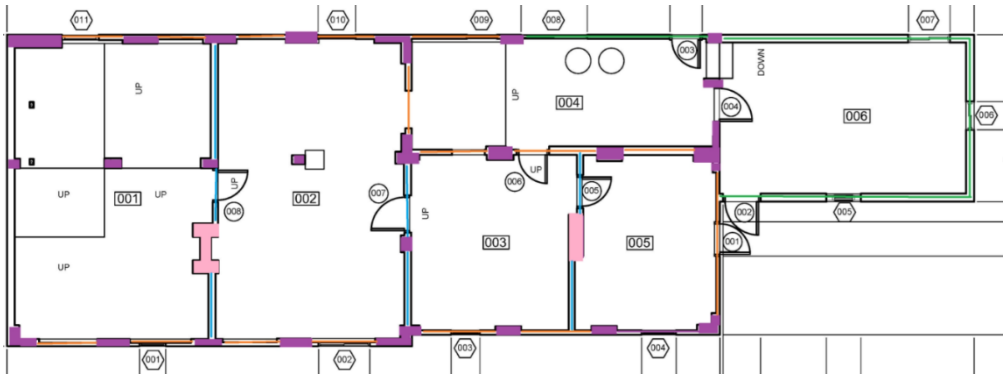


Figure 214. Basement floor plan. Purple blocks highlight the loadbearing brick piers. Orange highlights the brick spandrel panels located between the piers at exterior loadbaering walls. *Blue highlights the nonloadbearing interior partition frame walls.* Green highlights the modern concrete block loadbearing foundation walls. Pink highlights the loadbearing chimney foundations. Drawing: HPTC, 11/2018.

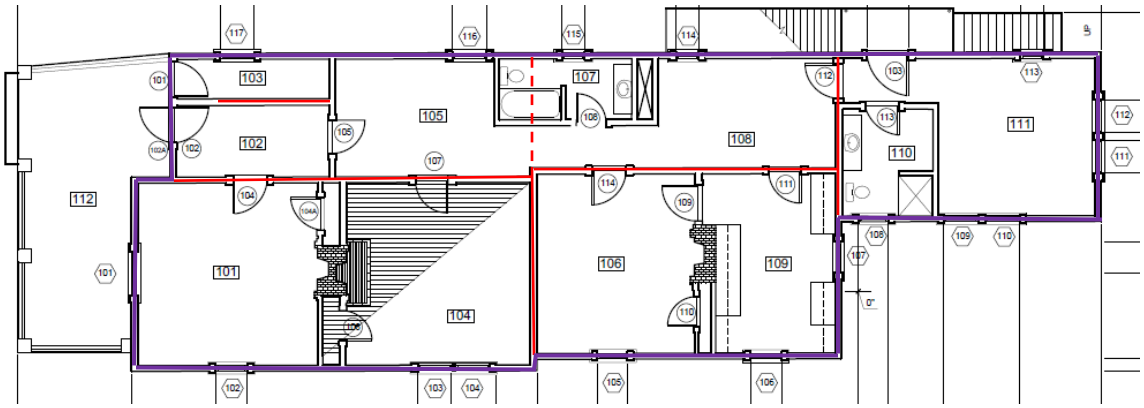


Figure 215. First-floor plan. Exterior loadbearing walls are highlighted in purple. Interior loadbearing walls of the first floor are highlighted in red. *All other walls are considered nonloadbearing interior partition frame walls.* Drawing: HPTC, 11/2018.

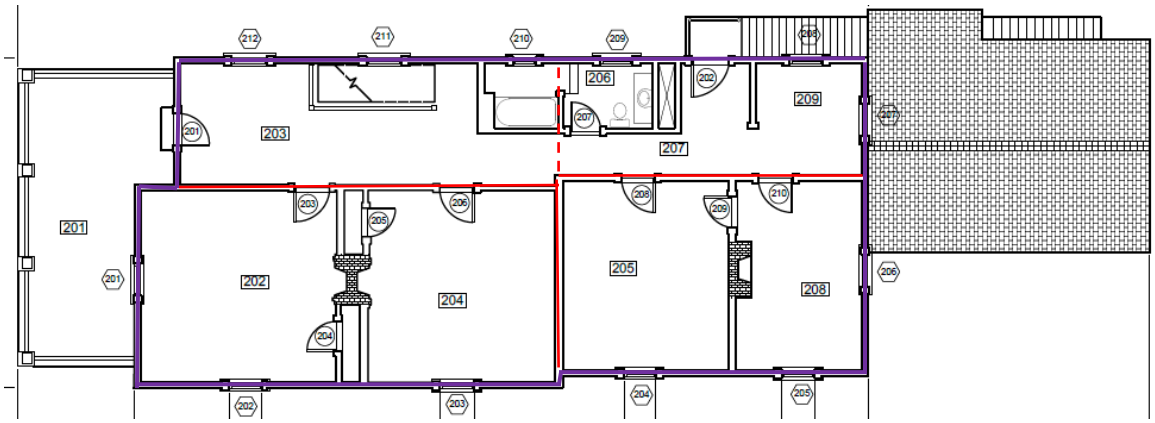


Figure 216. Second-floor plan. Exterior loadbearing walls are highlighted in purple. Interior loadbearing walls of the second floor are highlighted in red. *All other walls are considered nonloadbearing interior partition frame walls.* Drawing: HPTC, 11/2018.



Figure 217. Partition wall between Room 001 and 002. Photo: HPTC, 07/09/18.



Figure 218. Partition walls flank the chimney in the north wall of Room 101. Photo: HPTC, 07/09/18.



Figure 219. Partition walls flank the chimney in the north wall of Room 106. Photo: HPTC, 07/09/18.

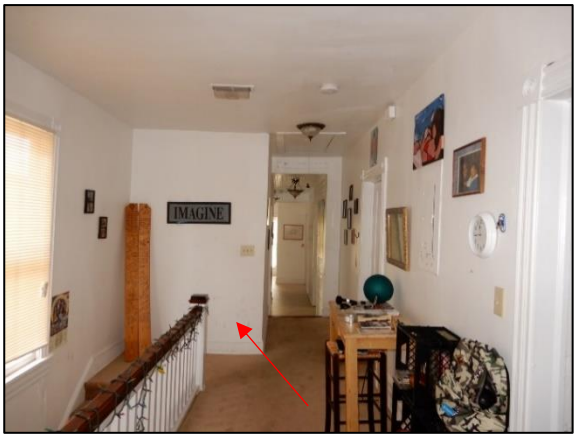


Figure 220. Partition walls surround the second-floor bathroom (Room 206). Photo: HPTC, 07/13/18.

C1020	Interior Doors
C102001	Interior Doors
C102001-1	Basement Interior Doors

There are several different types of interior doors in the basement. The table below describes each of the interior door openings:

D #	Room #	Type	Hardware	Notes
D004	004/006	Plywood	Hasp w/padlock	
D005	003/005	N/A	N/A	Door not extant
D006	003/004	N/A	N/A	Door not extant
D007	002/003	Wood beadboard, Z-bracing	Wire	
D008	001/002	Primitive, wood, board and batten	None	



Figure 221. D004, as seen from Room 004, is composed of plywood and is latched with a pad lock. Photo: HPTC, 07/09/18.



Figure 222. D005, as seen from Room 005, is missing its door. Photo: HPTC, 07/09/18.



Figure 223. D006, as seen from Room 003, is missing its door. Photo: HPTC, 07/09/18.



Figure 224. D007 is composed of painted wood beadboard, which faces into Room 003. Photo: HPTC, 07/09/18.



Figure 225. The reverse side of D007, facing into Room 002, shows the Z-bracing for the beadboard front. Photo: HPTC, 07/09/18.



Figure 226. Back side of D008, facing into Room 001, shows the primitive nature of the door: boards attached via battens. Photo: HPTC, 07/09/18.

C102001-2	First-Floor Interior Doors

There are several different types of interior doors on the first floor. The table below describes each of the interior door openings:

D #	Room #	Type	Date	Hardware	Notes
D104	101/102	4-panel wood	1893	Hist. glass knobs; orig. mortise lock; hinges unknown	
D104A	101 cl.	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	
D105	102/105	N/A	1893	N/A	Door not extant
D105A	105 cl.	Flush panel	1893	Details unknown	
D106	104 cl.	4-panel wood	1893	Mod. brass knobs; hist. rim lock; hinges unknown	
D107	104/105	4-panel wood	1893	Hist. mortise lock, knobs, plates; hinges unknown	
D108	107	4-panel wood	1980s	All modern brass	Modern
D109	106/109	4-panel wood	1893	Hist. rim lock and glass knobs; hinges unknown	
D110	106 cl.	4-panel wood	1893	Hist. rim lock; mod. brass knob; hinges unknown	
D111	108/109	N/A	1893	N/A	Door not extant
D112	108/111	4-panel wood	1950s	All modern brass	Door dates to 1980s
D113	110/111	4-panel wood	1980s	All modern brass	Modern
D114	106/108	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	Two panels replaced with glass



Figure 227. D104 is an original 4-panel painted wood door surrounded by original trim, including plinth blocks and corner blocks. The glass knob is also historic. D104A, D106, and D107 are nearly identical with different hardware. Photo: HPTC, 06/22/18.



Figure 228. Original mortise lock with porcelain knob in D104A. Photo: HPTC, 06/22/18.

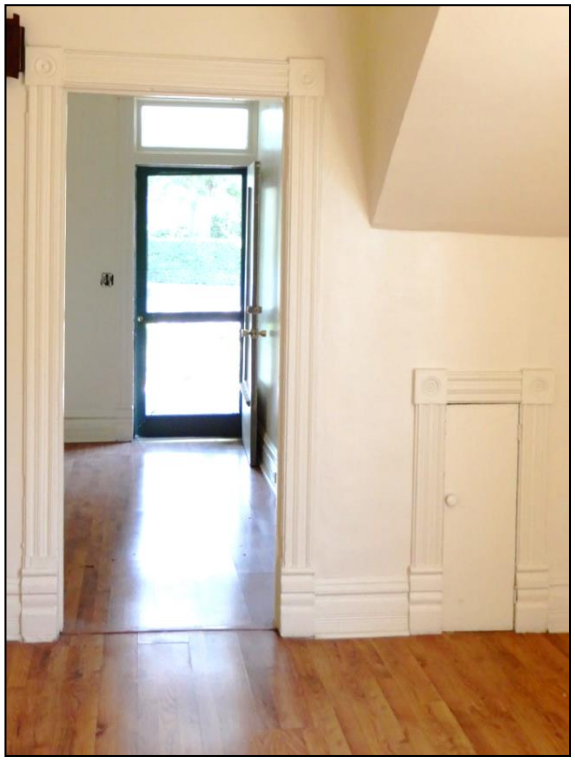


Figure 229. D105, left, with no door; chisels marks in frame evidence a door once occupied the opening. D105A, right, is access to below stair. The door is historic suggesting this is an orginal feature. Photo: HPTC, 06/22/18.



Figure 230. Hardware at D106 includes a historic rim lock and modern brass knobs. Photo: HPTC, 06/22/18.



Figure 231. D107 has a historic mortise lock, glass knobs, and differing escutcheon plates. Photo: HPTC, 06/22/18.



Figure 232, left. D107 is a modern 4-panel door with modern hardware installed when the bathroom was constructed during the 1980s rehabilitation. D112 is similar. Photo: HPTC, 06/22/18.

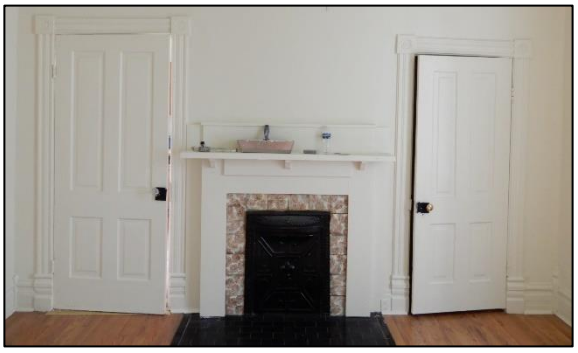


Figure 233, above. D109, left, and D110, right, from Room 106. Both are historic 4-panel doors with historic rim locks. D109 has a historic glass knob; D110 has a modern brass knob. Photo: HPTC, 06/22/18.



Figure 234. D111 with no door; chisel marks in frame evidence a door once occupied the opening. Photo: HPTC, 06/22/18.



Figure 235. D114 is historic, but has been modified to replace two panels with glass. Note the porcelain knob. Photo: HPTC, 06/22/18.

C102001-3	Second-Floor Interior Doors

There are several different types of interior doors on the second floor. The table below describes each of the interior door openings:

Door #	Room #	Type	Date	Hardware	Notes
D203	202/203	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	
D204	202 cl.	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	
D205	204 cl.	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	
D206	203/204	4-panel wood	1893	Orig. porcelain knobs and mortise lock; hinges unknown	
D207	205/206	4-panel wood	1980s	Hist. rim lock; modern brass knobs; hinges unknown	Hist. door in mod. opening
D208	205/207	N/A	1893	N/A	No door extant
D209	205/208	4-panel wood	1893	Orig. mortise lock; mod. brass knob; hinges unknown	
D210	208/209	4-panel wood	1893	Orig. mortise lock; mod. brass knob; hinges unknown	

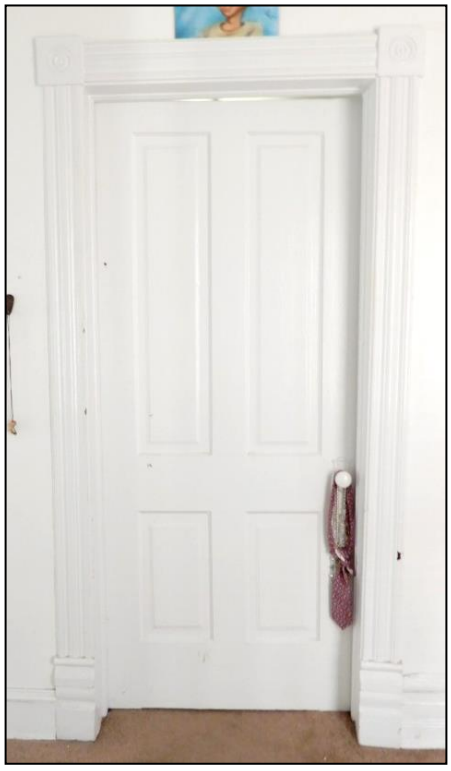


Figure 236. D206 as seen from Room 203. The historic 4-panel door has an original mortise lock and porcelain knobs. D203, D204, and D205 are identical. Photo: 07/09/18.

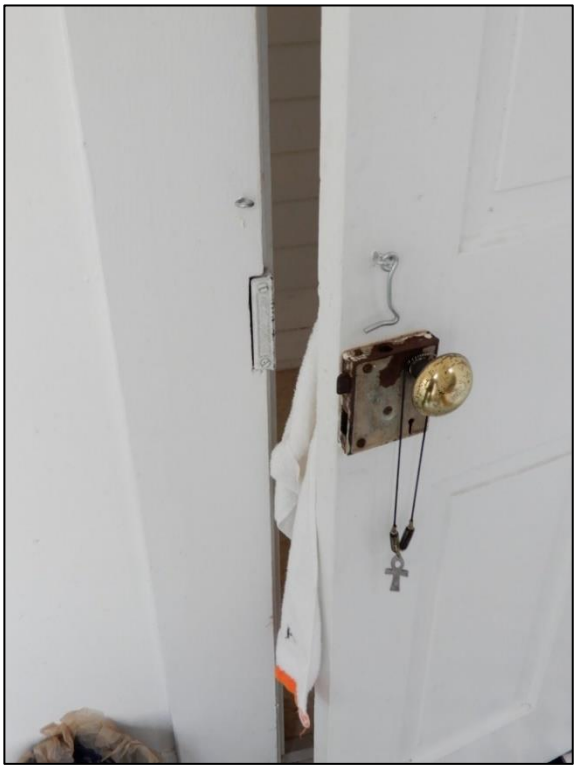


Figure 237. Historic rim lock and modern brass knob and hook of D207, a historic 4-panel door reused in the 1980s bathroom installation. Photo: HPTC, 07/09/18.

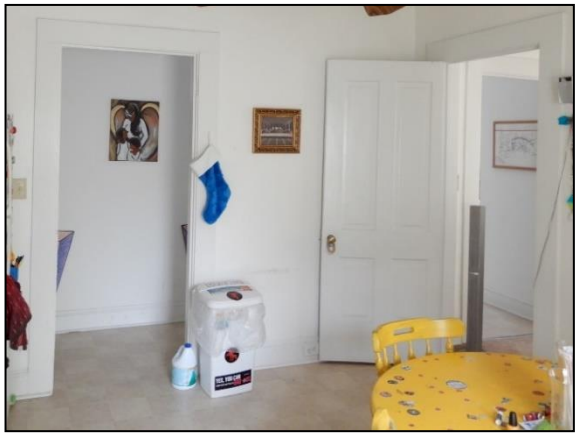


Figure 238. D208, left, has no door extant in the historic opening. D209, right, is a historic 4-panel door with historic mortise lock and modern brass knobs. Note the casing differs from the other historic door openings (see fig. X above). Photo: HPTC, 07/09/18.



Figure 239. D210 is similar to D209. Note the simplified casing. Photo: HPTC, 07/09/18.

C102001-4	Attic Access Doors

The main block attic is accessed through a second-floor ceiling hatch, D301, in the hallway between Rooms 204 and 206. The hatch is modern and includes a drop-down stair (fig. 240). The rear ell attic is accessed through a second-floor ceiling hatch, D302, in the hallway between Rooms 205 and 206. The hatch appears to be older than the 1980s rehabilitation (fig. 241). It was inaccessible to the assessment team.

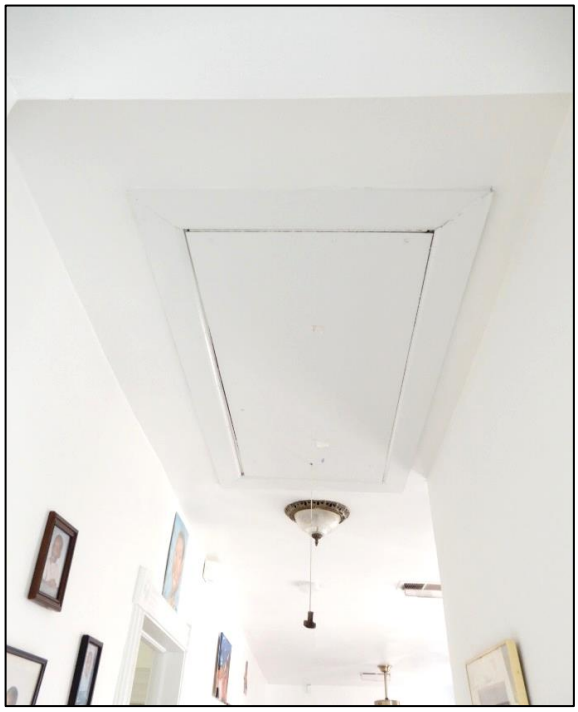




Figure 241, above. D302 attic hatch which accesses the rear ell attic. Photo: HPTC, 07/09/18.

Figure 240, left. D301 attic hatch with drop-down ladder accesses the main block attic. Photo: HPTC, 07/09/18.

C1030	Fittings	
	C103008	Counters
	C103009	Cabinets

The kitchens (Rooms 109 and 205), bathrooms (Rooms 107 and 206), and the second-floor laundry area (Room 209) were renovated during the 1984-85 Phase I rehabilitation.

Room 109 includes unpainted wood upper and lower cabinets on the north and south walls with laminate counters (figs. 242-243). Room 205 includes unpainted upper and lower wood cabinets on the south wall with laminate counters (fig. 244).

Room 107 includes a thermofoil wood vanity cabinet on the north wall with molded fiberglass counter and integrated sink (fig. 245). Room 206 has a similar unit also on the north wall (fig. 246).

Room 209 has thermofoil wall cabinets on the east wall over the washer and dryer (fig. 247) and unpainted wood upper and lower cabinets on the west wall with laminate counter (fig. 248).



Figure 242. Modern kitchen cabinets and counters on the south wall of Room 109. Photo: HPTC, 06/22/18.



Figure 243, right. Modern kitchen cabinets and counter on the north wall of Room 109. Photo: HPTC, 06/22/18.



Figure 244. Modern kitchen cabinets and counters on the south wall of Room 205. Photo: HPTC, 07/09/18.



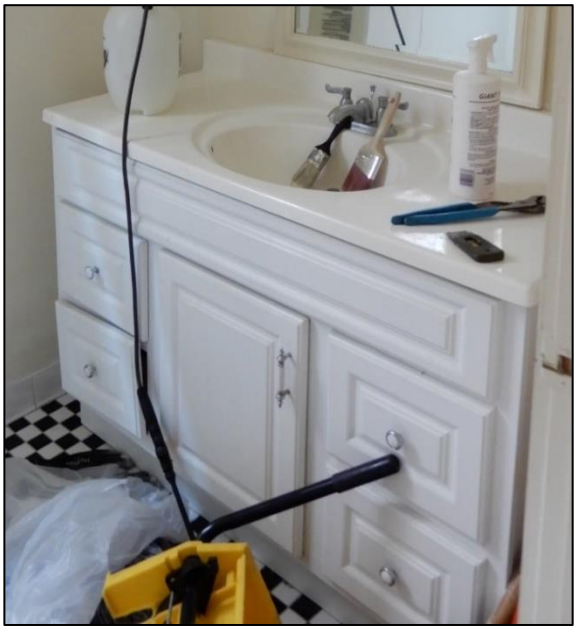


Figure 245, above. Room 107 vanity cabinet with molded fiberglass counter and sink. Photo: HPTC, 06/22/18.

Figure 246, left. Room 206 vanity cabinet with molded fiberglass counter and sink. Photo: HPTC, 07/09/18.

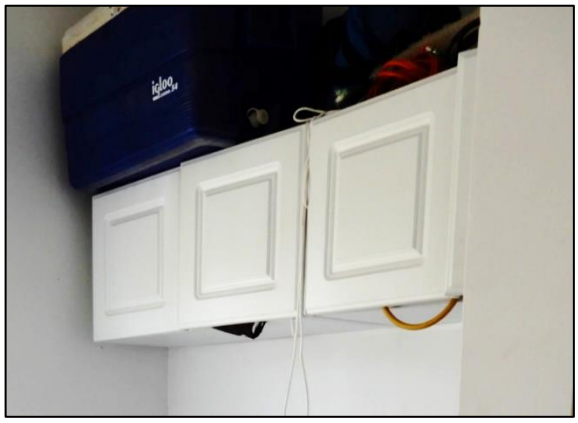


Figure 247. Wall cabinets in Room 209 above the washer and dryer. Photo: HPTC, 07/09/18.

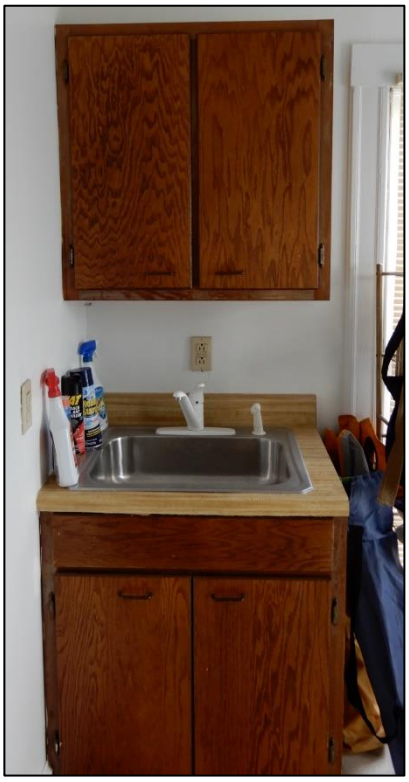


Figure 248, right. Unpainted cabinets and counter in Room 209. Photo: HPTC, 07/09/18.

C103010	Closets

Closets 101A, 104A, 106A, 202A and 204A are all similar with finishes matches those in surrounding rooms. All the closets feature simple painted wood shelfs and hanging rods (fig. 249), however these features are missing in Closet 106A.

Closet 105A is located under the main stair. It is unfinished (fig. 250).



Figure 249. Closet 101A with simple shelf and rod. Photo: HPTC, 06/22/18.



Figure 250. Closet 105A under the main stair is an unfinished space. Photo: HPTC, 06/22/18.

C103099	Other Casework
C103099-1	Trim

A majority of the interior trim located in the main block and rear ell are original to the 1893 construction. This includes Victorian-style door and window casings, baseboards, inner corner blocks, shoe, picture rail, and crown molding. During the 1980s rehabilitation, some of the trim was replaced with much simpler square stock.



Figure 251. Original wood door casing with corner block, in Room 202. Note the picture rail. Photo: HPTC, 07/09/18.



Figure 252. Original wood door casing with plinth block, in Room 202. The banded baseboard includes stylized inner-corner blocks. Photo: HPTC, 07/09/18.

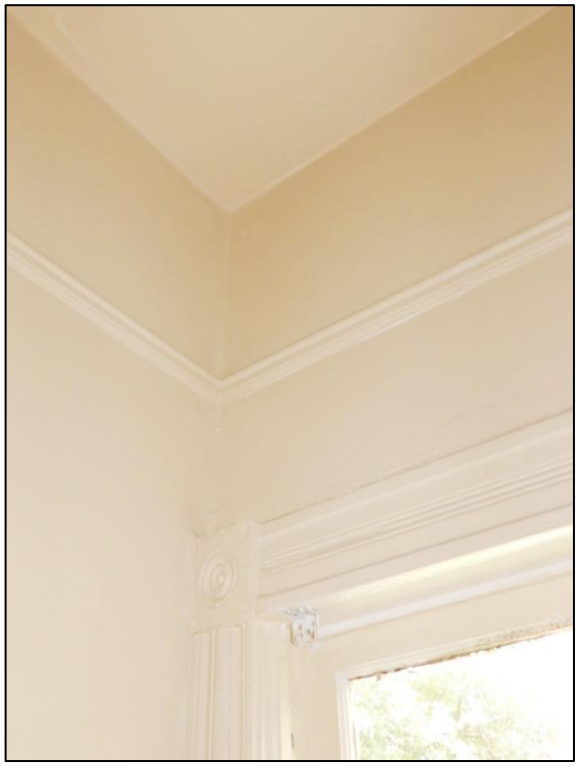




Figure 254, above. Simple, original crown molding at the beadboard ceiling of Room 109. Photo: HPTC, 06/22/18.

Figure 253, left. Original picture rail above window casing with corner block, in Room 104. Photo: HPTC, 06/22/18.



Figure 255. This section of baseboard in Room 105 was replaced at some early time period as it does not retain the banding, as seen in fig. 252, although the inner-corner block has been retained. Furthermore, shorter replacement basement was added at left. Photo: HPTC, 06/22/18.



Figure 256. Additional baseboard that is mismatched in Room 105. Photo: HPTC, 06/22/18.





Figure 258, above. Modern window casing, stool, and apron in Room 111, part of the 1950s rear addition. Photo: HPTC, 06/22/18.

Figure 257, left. Door casing surrounding D208 is representative of exterior trim as this opening originally faced out onto the side porch. Photo: HPTC, 07/09/18.

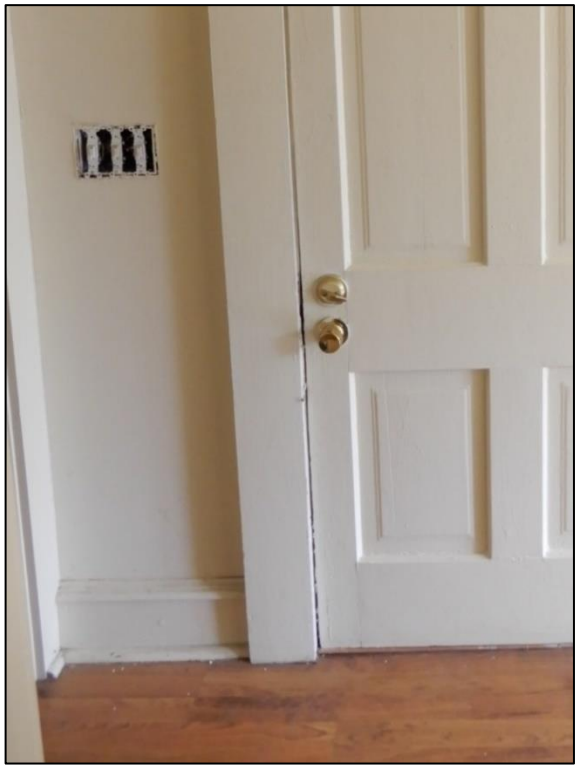




Figure 259, above. Modern painted window casing in Room 110, likely dating to the 1980s rehabilitation. Photo: HPTC, 06/22/18.

Figure 260, left. Modern baseboard, shoe, and door casing in Room 111, part of the 1950s rear addition. Photo: HPTC, 06/22/18.

C103099-2	Fireplaces

The first floor has three formal fireplaces: one each in Rooms 101, 104, and 106.

The fireplace in Room 101 includes a porcelain subway tile hearth, cast iron coal insert, glazed subway tile surround, and painted wood mantel and overmantel with center mirror (figs. 261-263). The mantel is supported by three brackets. The mantel stylistically does not match the Victorian age of the house, and instead likely dates to the 1920s, perhaps an attempt to "update" the interior. The porcelain tile hearth likely dates to the 1980s rehabilitation.

The fireplace in Room 104 includes a porcelain subway tile hearth, cast iron coal insert, glazed subway tile surround, and a Victorian painted wood mantel with banded, curved brackets, dimples, and banding matched the baseboard (fig. 264). This mantel is likely original to 1893. The porcelain tile hearth likely dates to the 1980s rehabilitation.

The fireplace in Room 106 includes a porcelain subway tile hearth, cast iron coal insert, porcelain square-tile surround, and a simple wood mantel with simple brackets and trim (fig. 265). The surrounding tile and wood portions likely date to the 1950s, stylistically, whereas the glazed tile hearth likely dates to the 1980s rehabilitation.

Also on the first floor, Room 109 includes a capped flue opening, which likely originally exhausted a kitchen stove (fig. 266).

The second floor has two formal fireplaces: one each in Rooms 202 and 204.

The fireplace in Room 202 includes a mostly glazed subway tile hearth (some replaced with modern porcelain) and surround, cast iron coal insert, and painted wood mantel and short wood overmantel (fig. 267). The mantel is supported by two brackets. The mantel stylistically does not match the Victorian age of the house, and instead likely dates to the 1920s, perhaps an attempt to "update" the interior. The repaired porcelain tiles of the hearth likely date to the 1980s rehabilitation. The fireplace in Room 204 is nearly identical (fig. 268).

Former flue openings are covered on the walls of Rooms 205 and 208 and the ceiling of Room 209 (figs. 269-271).



Figure 261. Fireplace in Room 101. Photo: HPTC, 06/22/18.



Figure 262. Black subway tile hearth and white subway tile surround frame the cast iron coal insert. Photo: HPTC, 06/22/18.



Figure 263, right. The mantel is supported by three simple, curved brackets. Simple capped columns extend halfway up to the mirrored overmantel. Photo: HPTC, 06/22/18.



Figure 264. Original fireplace in Room 104. Photo: HPTC, 06/22/18.



Figure 265. Replacement fireplace surround and hearth in Room 106. Photo: HPTC, 06/22/18.



Figure 266. A covered flue opening in Room 109 originally vented the ktichen stove. Photo: HPTC, 06/22/18.

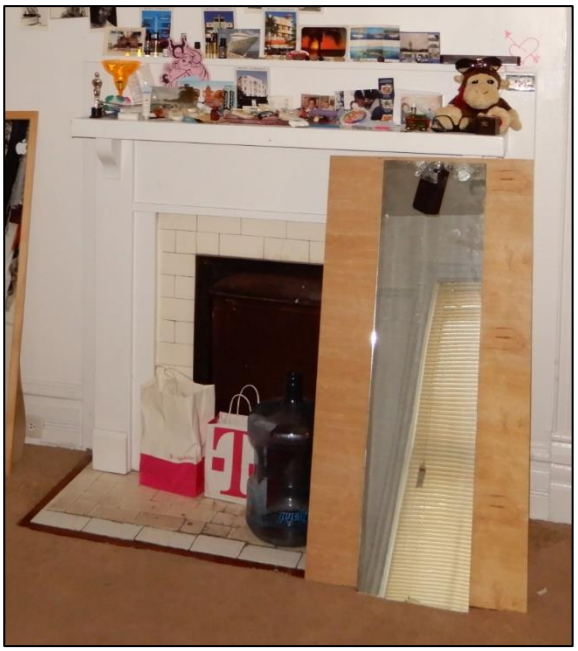


Figure 267. Fireplace in Room 202 includes original tiled hearth and surround, but the wood components were probably "updated" historically. Photo: HPTC, 07/09/18.



Figure 268, left. Fireplace in Room 204 is identical to the one in Room 202. Photo: HPTC, 2018.

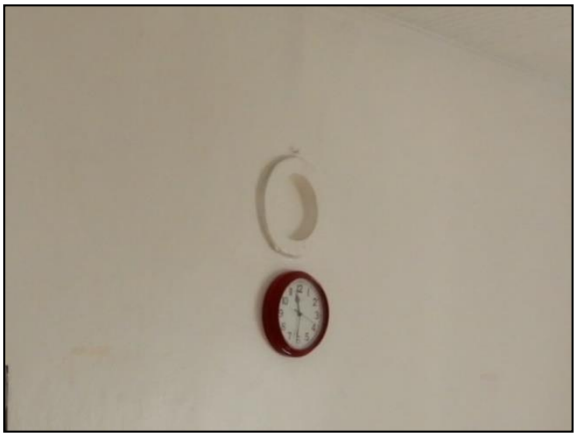


Figure 269, above. Covered flue opening in Room 205 which originally vented a stove. Photo: HPTC, 07/09/18.

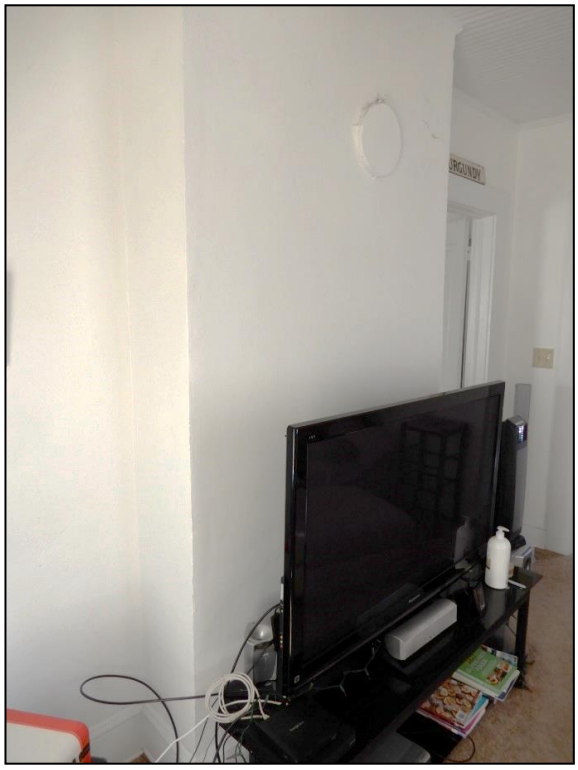




Figure 271, above. Covered flue opening in the northwest corner of Room 209's ceiling. Photo: HPTC, 07/09/18.

Figure 270, left. Covered flue opening in Room 208 which originally vented a stove. Photo: HPTC, 07/09/18.

C20	STAIRS
C2010	Stair Construction
C201001	Interior Stair Structure

The main stair was sectioned off from the first floor in ca. 1931. A separate front door accesses the stair and provides entrance to the second floor (fig. 272). The treads (17) and risers (18) are covered with modern carpet. Painted and stained wood railings are located along the perimeter of the opening for the stairway on the second floor (fig. 273). An unpainted handrail is located along the east wall.

Two short runs of stairs are located on the second floor between the main block and the former side porch (now enclosed). One set is located between Rooms 207 and 203 (fig. 274); the other is located within the second-floor bathroom (Room 206) (fig. 275). Both sets have two stained treads and two painted risers.

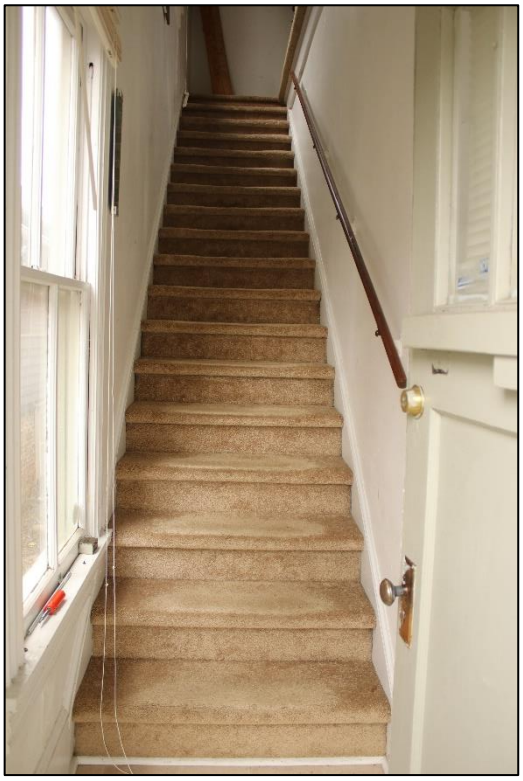


Figure 272, left. The stair from the first floor to the second floor is covered with carpet. Note the unpainted handrail at right. Photo: HPTC, 02/21/19.

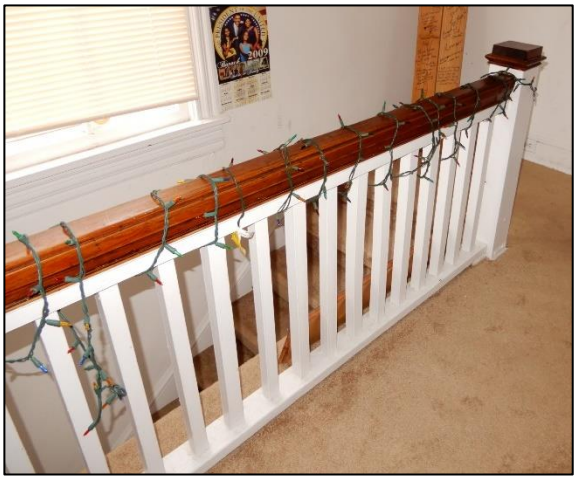


Figure 273, above. Railing along the second-floor stair opening. Photo: HPTC, 07/09/18.



Figure 274. Interior stair leading up from Room 207 to Room 203. Photo: HPTC, 07/09/18.



Figure 275. Interior stair in Room 206. Photo: HPTC, 07/09/18.

C201002	Exterior Stair Structure

A metal egress stair is located along the west elevation. It was installed during the 1980s rehabilitation work and replaced an earlier egress stair. It is composed of two stair sections and two platforms (fig. 276).

A brick stair with four treads and retaining wall is also located on the west elevation (fig. 277). It provides access down from the front yard due to the change in grade.

A concrete stair with seven risers is located on the east elevation (fig. 278). It also provides access down from the front yard due to the change in grade.

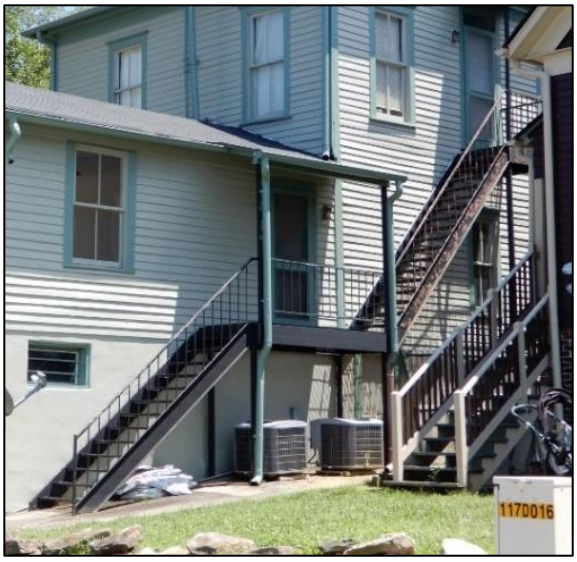


Figure 276. Painted metal fire escape stairway. Photo: HPTC, 2018.



Figure 277. Brick stair on the west elevation. Photo: HPTC, 09/13/18.



Figure 278, right. Concrete stair on the east elevation. Photo: HPTC, 09/13/18.

C30	INTERIOR MATERIAL & FINISHES
C3010	Wall Materials & Finishes

Finished wall surfaces in the basement consist of lath and plaster applied to the stud partition walls. This is likely the original finish.

It is believed that much of the original interior lath and plaster has been retained in the first and second floors of the main block and rear ell (figs. 279-280). During the 1980s rehabilitation, design drawings note the need for patches throughout, but the full extent is unknown. Otherwise all existing and new areas were to be cleaned and painted.

Closets 101A, 202A, and 204A were installed during the 1980s, and a center door on the north wall of Room 104 was enclosed. In both situations, the drawings specify new lath and plaster. This could not be verified.

Bathrooms 107 and 206 were reconstructed in the 1980s, including the framed walls. The interior faces of the rooms were to be finished with drywall; the exterior faces (into hallways and adjacent rooms) were to be finished with lath and plaster. This could not be verified.

Bathroom 110 was also reconfigured in the 1980s. The drawings specify the walls to be refinished with lath and plaster. This could not be verified.

Not noted in the 1980s drawings is the ceramic tile installed in all three bathrooms (fig. 281) and the wood siding (fig. 282) located on the east wall of the second-floor rear hallway (Rooms 207/209), which was the original exterior wall of the rear ell facing out on to the side porch.



Figure 279. Painted plaster over lath is original at the west wall of Room 107. The closet (door at right) was installed in the 1980s and finished with plaster to match. Photo: HPTC, 06/22/18.

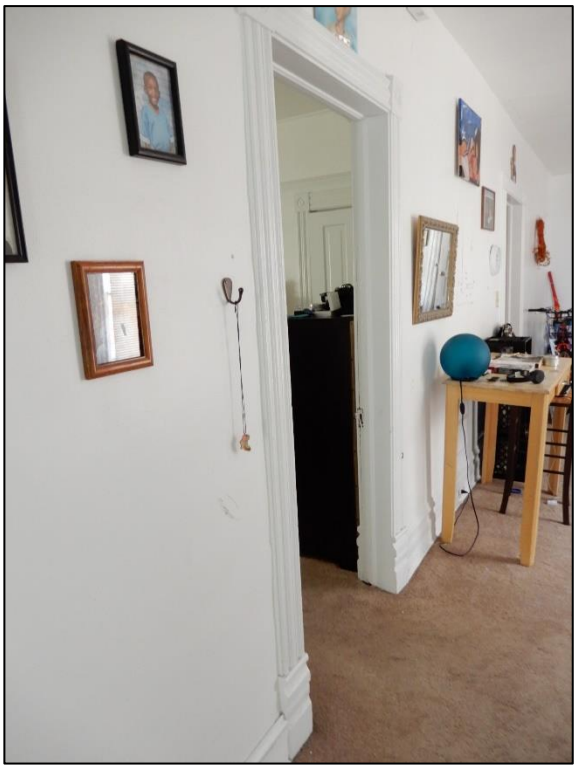


Figure 280, right. Painted plaster over lath is original at the east wall of the second-floor front hall and stair. Photo: HPTC, 07/09/18.

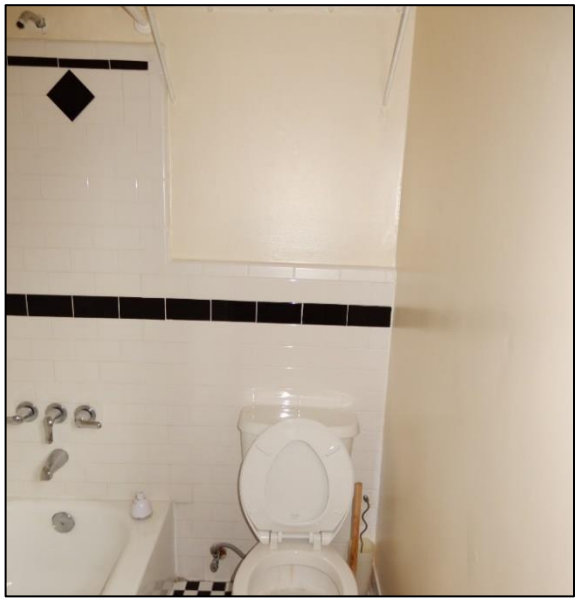


Figure 281. Modern ceramic tile in Room 107 is similar to the other two bathrooms. Photo: HPTC, 06/22/18.



Figure 282, right. Painted wood siding in Room 207. This wall was originally an exterior wall which faced out onto the side porch. Photo: HPTC, 07/09/18.

C3020	Floor Materials & Finishes

The 1980s rehabilitation drawings state that all of the wood floors were to be uncovered and refinished, with the exception of the bathrooms and kitchens which were to receive vinyl sheet goods.

Currently, all of the first-floor rooms (except Rooms 107 and 110) have modern wood laminate flooring (fig. 283), likely covering older wood strip flooring. Rooms 107 and 110 have modern ceramic tiles (fig. 284).

On the second floor, Room 206 also has modern ceramic tiles. Rooms 205, 207, and 209 have modern sheet vinyl (fig. 285). The remaining rooms on the second floor have modern wall-to-wall carpet (fig. 286), likely over older wood strip flooring.



Figure 283. Modern wood laminate in Room 111; other first-floor rooms are finished similarly. Photo: HPTC, 06/22/18.



Figure 284. Modern ceramic tile in Room 110; Room 107 is similar. Photo: HPTC, 06/22/18.

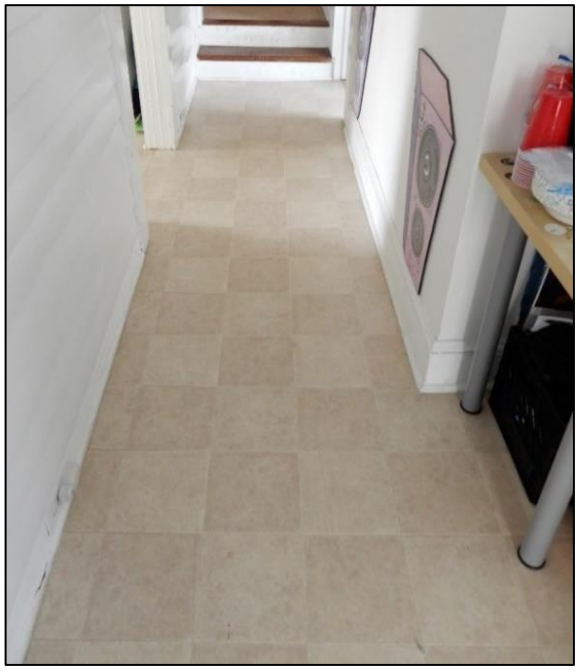


Figure 285, left. Modern linoleum in Room 207; other second-floor linoleum is similar. Photo: HPTC, 07/09/18.

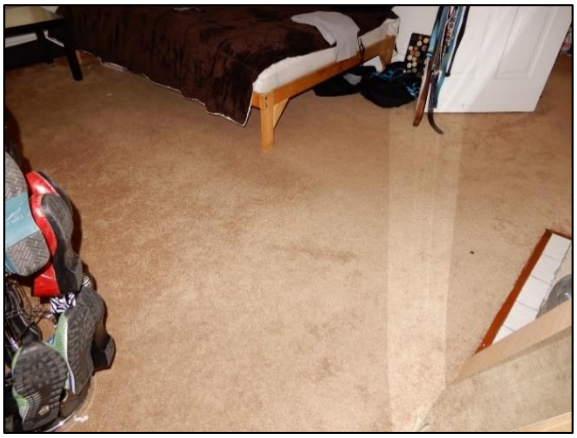


Figure 286, above. Modern carpet in Room 202; other second-floor carpet is identical. Photo: HPTC, 07/09/18.

C3030	Ceiling Materials & Finishes

A majority of the ceilings are finished with plaster over lath (fig. 287). Repairs did occur to the ceilings during the 1980s rehabilitation, however the full extent is unknown. In Room 104, a drop ceiling was removed.

On the first floor, ceilings in Rooms 108 and 109 retain historic painted wood beadboard ceilings (fig. 288). Room 108 was original part of the original open-air side porch and a finish of this material would have been common. Room 109 was likely a kitchen and the utilitarian finish of this material would also have been common. Modern bathroom 107 was installed in the 1980s and the original wood ceiling was to be covered with plaster over lath which can be seen today.

On the second floor, the rooms located in the rear ell and enclosed side porch retain painted beadboard ceilings. These include Rooms 205, 206 (only portion in side porch), 207, 208, and 209.



Figure 287. Painted plaster ceiling finish in Room 202. Photo: HPTC, 07/09/18.



Figure 288. Painted beadboard ceiling in Room 109. Photo: HPTC, 06/22/18.

D	SERVICES
D20	PLUMBING
D2010	Plumbing Fixtures

All plumbing fixture in the building are modern. Rooms 107 and 206 have toilets, sinks, and bathtub showers. Room 110 has a toilet, sink, and upright shower. Rooms 109 and 205 have stainless steel double-basin kitchen sinks.



Figure 289, left. Bathtub shower and toilet in Room 107; Room 206 is similar. Photo: HPTC, 07/09/18.



Figure 290, above. Fiberglass sink insert in Room 206. Rooms 107 and 110 have something similar. Photo: HPTC, 06/22/18.



Figure 291. Upright shower in Room 110. Photo: HPTC, 06/22/18.



Figure 292. Stainless steel sink in Room 109; Room 205's is similar. Photo: HPTC, 06/22/18.

D2020	Domestic Water Distribution

Two forty-gallon gas-powered water heaters are located in basement Room 004 adjacent the exterior wall (fig. 293). Both are vented, along with the furnace located in Room 002, through a galvanized flue pipe. The flue is traced through chases on the first and second floors and through the roof.



Figure 293, right. Gas water heaters in Room 004 of the basement. Photo: HPTC, 07/09/18.

D2030	Sanitary Waste

The sanitary drain lines were replaced with modern PVC likely during the 1980s rehabilitation. The drain line exists the building at the east wall Room 002, where the PVC connects to an older cast iron pipe (fig. 294).



Figure 294, right. The sanitary waste system leaves the building at the west wall of Room 002 (arrow) through a cast iron pipe connected to the modern PVC drain lines inside the house. Photo: HPTC, 07/09/18.

Interior HVAC units are located in the basement (for the first floor rooms) and the main block attic (for the second floor rooms) (figs. 295-296).The unit in the basement is gas-powered and is vented, through a galvanized pipe, along with the water heaters, through a chase in the first and second floors and through the roof. The unit in the attic is also gas-powered and is vented directly through the roof.

Exterior units are located at grade below the exterior egress stair on the west elevation (fig. 297).



Figure 295. Exterior condenser units located on the west elevation underneath the egress stair. Photo: HPTC, 09/13/18.

Insulated ductwork is located throughout the basement ceiling and attic floor supplying and returning air from vents in the first-floor floors and second-floor ceilings.



Figure 296. Modern HVAC unit in the basement supplies the first floor. It vents through the galvanized flue. Note the insulated ductwork running from the unit. Photo: HPTC, 07/09/18.



Figure 297. Modern HVAC unit in the attic supplies the second floor. It vents through the galvanized flue. Note the insulated ductwork running from the unit. Photo: HPTC, 07/09/18.

D40	FIRE PROTECTION SYSTEM
D4010	Sprinklers

No sprinkler system is currently extant at 514 Auburn Avenue, NE.

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

Each unit contains its own fire extinguisher. The fire extinguisher for the first floor is located in Room 109 (kitchen) near D109 (fig. 298). The fire extinguisher for the second floor is located in Room 205 (kitchen) along the east wall.



Figure 298, right. Fire extinguisher in Room 110. Photo: HPTC, 06/22/18.

D50	ELECTRICAL
D5010	Electrical Service & Distribution
D501005	Panels

The structure consists of modern electrical systems, including panel, wiring, outlets, switches, stoves, and refrigerators. For the first floor, a 200-amp panel is located at the southwest corner of Room 110 (fig. 299). The panel for the second floor could not be located.

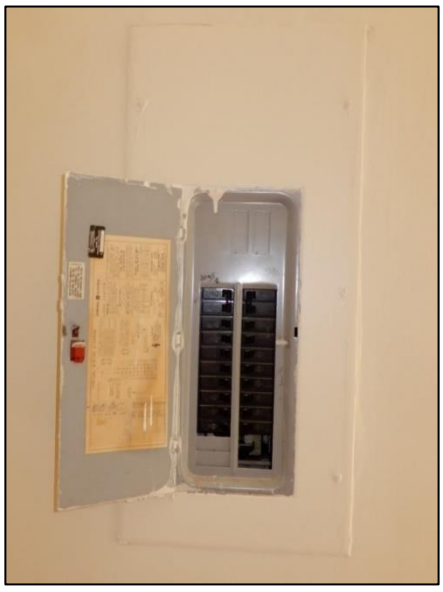


Figure 299, right. Electrical panel located in Room 110. Photo: HPTC, 2018.

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

All lighting fixtures are modern. Light fixtures located in the basement-level consist of simple bulb fixtures. Rooms 101, 104, 106, 108, 109, 111, 202, 203, 204, 205, and 208 each have ceiling fans with lights (fig. 300). Rooms 102, 105, 107, 108, 110, 203, 206, 207, and 209 each have single light fixtures (figs. 301-302). Rooms 107, 110, and 206 also have wall-mounted light fixtures (fig. 303).



Figure 300. Ceiling fan in Room 101. Photo: HPTC, 06/22/18.



Figure 301. Ceiling fixture in Room 102. Photo: HPTC, 06/22/18.



Figure 302, left. Chandelier fixture in Room 108. Photo: HPTC, 06/22/18.



Figure 303, above. Light fixture in Room 110. Photo: HPTC, 06/22/18.

D5030	Communications & Security
D503001	Fire Alarm Systems

No standalone fire alarm system is currently extant at 514 Auburn Avenue, NE.

Rooms 101, 102, 104, 106, 108, 202, 203, 204, 206, and 207 have battery-operated smoke detectors (fig. 304). It is assumed that these detectors are not wired and inter-connected. None all were tested for operation.



Figure 304, right. Smoke detector in Room 109. Photo: HPTC, 06/22/18.

D503008	Security Systems

No security system is currently extant at 514 Auburn Avenue, NE.

D5090	Other Electrical Systems
D509004	Lightning Protection System

No lightning protection system is currently extant at 514 Auburn Avenue, NE.

G	BUILDING SITEWORK
G20	SITE IMPROVEMENTS
G2030	Pedestrian Paving

A concrete public sidewalk abuts the front elevation of the property and runs along Auburn Avenue (fig. 305). According to the List of Classified Structures (LCS), the public sidewalk is not an NPS asset. A concrete walk joins the public walk to the front porch (fig. 306). A narrow concrete walk then runs along the front of the front porch to the east elevation (fig. 307). On the east elevation, a narrow concrete stair provides access down to another narrow concrete walk which abuts the foundation (fig. 308) and continues north to Old Wheat Street. On the west elevation, a brick stair provides access down from the front elevation to a concrete sidewalk which abuts the west elevation foundation (fig. 309) and continues north to Old Wheat Street. The rear "yard" is completely covered with concrete to accommodate parked vehicles (fig. 310).



Figure 305. Concrete public sidewalk in front of house. Photo: HPTC, 09/13/18.



Figure 306, right. Short concrete sidewalk between public walk and front porch. Photo: HPTC, 09/13/18.



Figure 307. Narrow walk along the front of the front porch. Photo: HPTC, 09/13/18.



Figure 308, right. The narrow concrete sidewalk abutting the east elevation foundation wall (photo right @ arrow). The remnants of the adjacent brick walk are associated with the adjoining property. Photo: HPTC, 09/13/18.

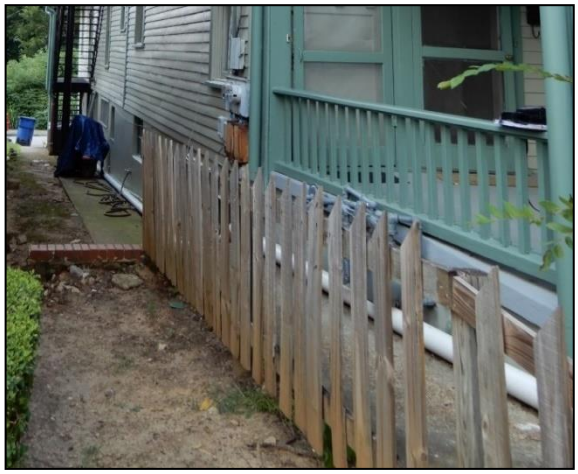


Figure 309. Concrete walk along the west elevation. Photo: HPTC, 09/13/18.



Figure 310. Impervious concrete parking pad along the north elevation, adjacent Old Wheat Street. Photo: HPTC, 07/09/18.

G2040	Site Development
G204001	Fences & Gates

A modern unpainted wood picket fence is located on the south, west, and east sides of the front yard. The fence was installed sometime after the 1995 *Cultural Landscape Report* recommended the installation of what is now extant. In 2016, the fence was repaired. A gate is located on the western side which aligns with the front doors.



Figure 311. Unpainted wood picket fence surrounding the front yard of the property. Note the gate which aligns with the front doors. Photo: HPTC, 09/13/18.

G2050	Maintained Landscapes (Landscaping)

The front yard landscaping dates to sometime after the 1995 *Cultural Landscape Report* recommended the installation of what is now extant. This includes rose bushes and gladiolas on the west side front and a large vitex bush at the east side front. A green privet hedge across the front of the yard (adjacent fence) was also recommended for installation, but this has not occurred.



Figure 312. Vegetation on the west and east ends of the front porch were executed form recommendations in the 1995 *CLR.* Photo: HPTC, 09/13/18.

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a moderate slope form the front to the rear of the house (figs. 313-316). Sheet drainage across paved walks provides mostly positive drainage.

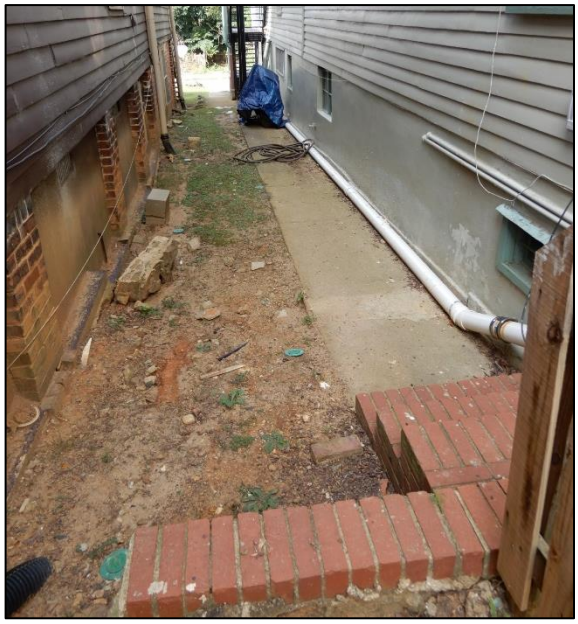




Figure 314, above. The northern portion of the west elevation shows a moderately sloped grade from front (right) to back (left). Photo: HPTC, 09/13/18.

Figure 313, left. West elevation site drainage includes sheet drainage across the sidewalk adjacent the foundation. Photo: HPTC, 09/13/18.

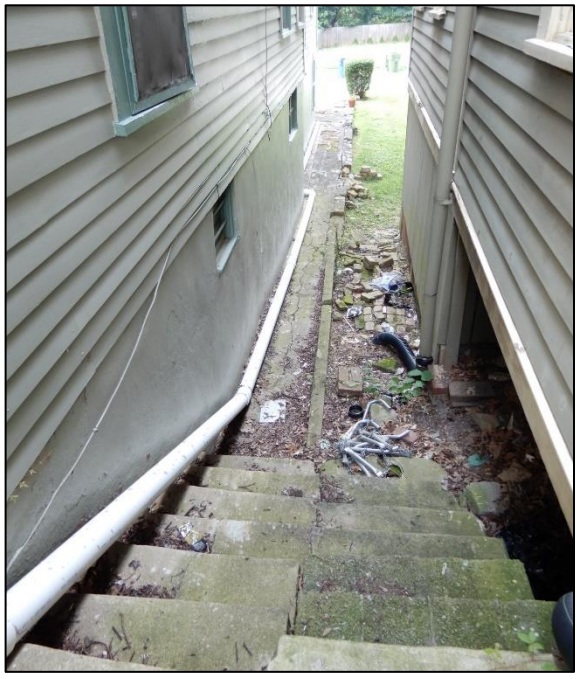




Figure 316, above. The northern portion of the east elevation shows a shallow sloped grade from front (left) to back (right). Photo: HPTC, 09/13/19.

Figure 315, left. East elvation site drainage includes sheet drainage across hardscape adjacent to the foundation. Photo: HPTC, 09/13/19.

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Character-Defining Features

Each historic building is unique with its own identity and its own distinctive character. Character refers to all 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.

Extant Character-Defining Features (to be retained)

Overall Visual Aspects (Exterior)

Shape and Mass

The shape and mass of 514 Auburn Avenue, NE is essentially that of a telescoping series of boxes with hipped and gable roofs reducing in size and height as it progresses towards the rear. The main block (includes front elevation) exhibits a two-story façade under a steeply pitched hipped roof, it includes the projecting two-story front porch under a low-sloped roof (fig. 317). Behind the main block under a steeply pitched gable roof with clipped rear gable is the two-story rear ell; this includes the now-enclosed former side porch (west side) (figs. 318-319). Proportions are the same, but along these side elevations, the building appears raised on an exposed basement level. The rear addition (built ca. 1950s, outside Period of Interpretation) is a rectangular one-story structure built upon a fully exposed one-story basement level, it has a shallow gable roof (fig. 320).



Figure 317. Front elevation of 514 Auburn Avenue is elevated slightly above grade and exhibits a two-story telescoping rectangular mass under receding steeply pitched roofs. Photo: HPTC, 07/09/18.



Figure 318. The west elevation shows front porch at grade and main block and enclosed side porch of the rear ell elevated above grade. Photo: HPTC, 07/09/18.



Figure 319. The east side elevation is similar to the west elevation, elevated slightly above grade. Photo: HPTC, 07/09/18.

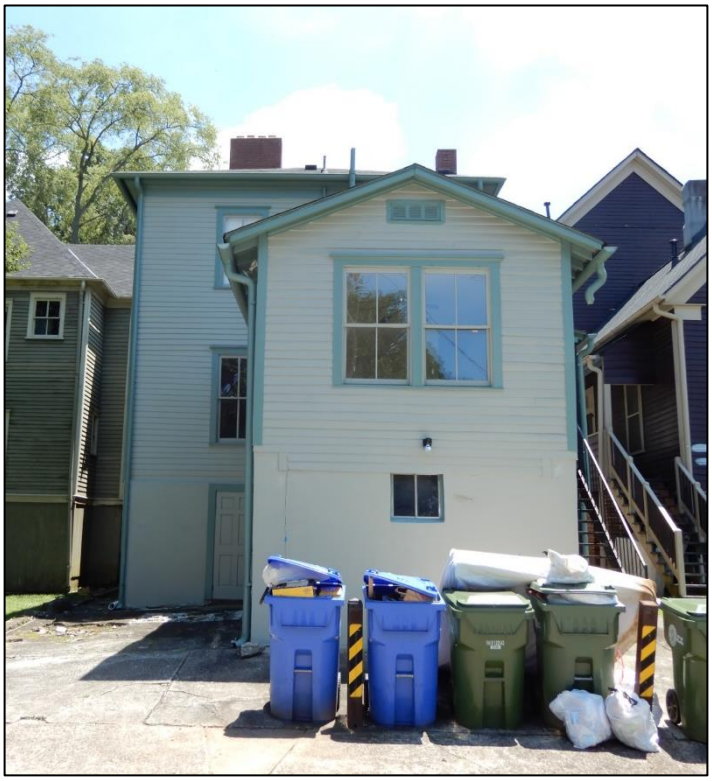


Figure 320, left. The (non-historic) north-facing rear addition is connected to the original rear ell. Details are similar to that of the older structure. Photo: HPTC, 07/09/18.

Roof and Roof-Related Features

The building has a prominent asymmetrically placed gable roof projecting outward from the main block's hipped roof; it is off-centered to the east of the porch entry. A second lower-scaled hipped roof covers the rear ell block. The non-historic rear addition was built with a shallow-pitched simple gable roof. The front porch traditionally was built with a very low-sloped hipped sheet metal roof. roof. All of the roofs are clad with fiberglass shingles, which is similar to what was in place during the Period of Interpretation (composition roof).

A stucco-coated chimney is located on the east slope of the main block hipped roof. Two brick chimneys are located on the north slope of the rear ell hipped roof.



Figure 321. Off-centered projecting front gable porch roof and the main block's hipped roof behind the flat hipped roof of the front porch (cornice and gutter line seen in image). Note the stucco-coated brick chimney tucked behind the main block roof. Photo: HPTC, 09/13/18.



Figure 322. Moderately-pitched hipped roof atop the rear ell and enclosed side porch, right, with two brick chimneys, and shallow-sloped gable roof of the rear addition and side entry. Photo: HPTC, 07/09/18.

Openings

Character-defining openings include the functional and symmetrical placement of most of the windows in the main block and rear ell. With the exception of the first-floor bathroom window, all of these openings were present during the Period of Interpretation. Windows are uniformly two-over-two double hung wood sash with a few minor exceptions. Doors are simple single unit openings with the exception of the front door – as a second entrance was needed to access the upper story unit when built.



Figure 323. From left to right: D101, D102, and W101 of the first-floor front elevation. Photo: HPTC, 07/09/18.



Figure 324. Louvered vent in the front-facing gable of the main block is original. Photo: HPTC, 07/09/18.

Projections

Character-defining projections include the two-story three-bay front porch and its projecting off-centered gable roof, and the roof chimneys, and projected eaves and soffits.



Figure 325. Projecting front porch and front-facing gable. Photo: HPTC, 07/09/18.



Figure 326. Slight overhanging eaves and soffits along the west elevation. Photo: HPTC, 09/13/18.



Figure 327. Stucco-coated chimney of the main block. Photo: HPTC, 07/09/18.



Figure 328. Brick chimney on rear ell. Photo: HPTC, 2018.

Trim and Secondary Features

The trim and secondary features include the simple exterior window and door trim, typical of the architectural style, and the porch's simple cornice, bed molding, boxed soffit, and upper applied trim. The window and door trims are uniform throughout the first and second floor of the building (main block and rear ell) and are simple plain trim with minor architectural profiles.

Uniform simple bed molding and upper applied trim are currently found along interior of the front porches. Similarly, simple painted wood cornices are found throughout the building. Located at the ridge of the front gable end is a decorative bracket. This bracket is historic.

The front porches exhibit simple wood railings and square wood posts. The first-floor posts consist of fluted shafts and simple pedestals while the second-floor posts are plain.



Figure 329. Typical exterior door and window trim (note unique upper sash at W101), fluted wood porch columns and simply detailed porch railing. Photo: HPTC, 09/13/18.



Figure 330. Bed molding and applied upper trim along the interior of the front porch; note also simplified post capitol and beaded ceiling boards. Photo: HPTC, 09/13/18.



Figure 331. Triangulated gable bracket with multiple decorative embellishments. Photo: HPTC, 07/09/18.



Figure 332. Extant wood cornice is applied at all exterior edges of the structure. Photo: HPTC, 07/09/18.

Setting

Similar to other residences in the block, this two-story house is slightly removed from the street with a small front yard and full-width front porch. The residences on the south side of Auburn Avenue maintain two-and-one-half-story heights and relatively similar widths.



Figure 333. Residences along Auburn Avenue create a uniform character-defining setting due to their all following the front lot line set-back from the sidewalk and street. Photo: HPTC, 07/09/18.

Visual Character at Close Range (Exterior)

Character, Materials & Craft Details at Close Range

The exterior painted wood horizontal siding and its simplified architectural trim are the backdrop for the decorative features of the attention-grabbing porch gable. Painted sawtooth wood shingles installed in a zig-zag pattern highlight the gable; a circular gable wall vent with wood slats and wide trim is found behind the turned and squared tripartite bracket of the projecting porch gable roof – this bracket includes a dropped pendant as its downward facing apex adjacent to two wing-like features at either side, this is surmounted on a circular ring cut-out with scalloped edges; upper barge boards feature a random scalloped edge design. All features are executed with painted wood.

The front two-story porch is constructed of and finished with painted wood; it features squared columns with fluting on the first story and plainer posts and detailing at the second level.

Chimneys are finished in either common bond exposed brick or are stucco-coated.

Window 1010 features a unique multi-light pattern in its upper sash.



Figure 334. Sawtooth wood shingles of the front-facing gable end wall. Photo: HPTC, 07/09/18.

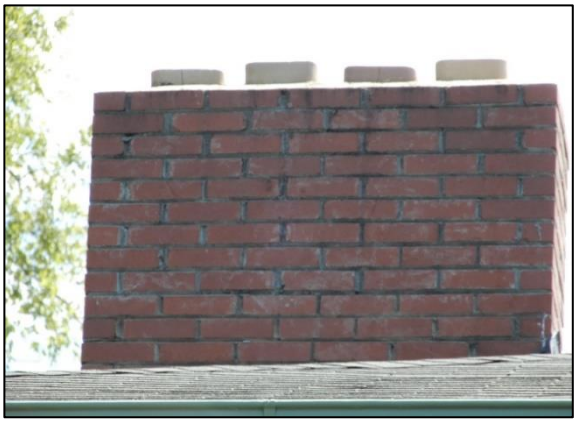


Figure 335. Brick chimney of the rear ell was likely reconstructed, but is similar to original. Photo: HPTC, 07/09/18.



Figure 336. W101 with its upper sash multiple-light pattern is unique to the building. Photo: HPTC, 07/09/18.



Figure 337. Stucco-coated main chimney. Photo: HPTC, 07/09/18.



Figure 338. Painted wood beadboard ceiling at front porch. Photo: HPTC, 09/13/18.



Figure 339, right. Painted wood trim, railings, and porch posts of the front porch. Photo: HPTC, 09/13/18.

Interior Visual Character

Prominent Individual Spaces, Related Spaces & Sequences of Spaces

The residence was originally a single-family home composed of a one-story front porch, main block, and rear ell with side porch. In ca. 1931, the building was altered to have one residence on the first floor and another on the second floor. At that time, the front porch was raised to accommodate a second floor, the rear ell side porch was enclosed, the main stair from the first floor to the second floor was portioned off from the first-floor entrance hall and a second front door was added to accommodate the stair, an exterior egress stair was added to the west elevation. In ca. 1951 (after the Period of Interpretation) the rear addition was added which included a garage at the basement level. The floorplans of the building document these changes over time.

The first floor is entered off the front porch (Room 112) through the original front entrance door (D102). This enters into the front entry hall (Room 102); originally the main stair would have accessible from this space. Off the front entry hall is the front parlor (Room 101) and the main hall (Room 105). Off the main hall is the rear parlor (Room 104). This is the end of the main block. Originally the rear ell rooms (Room 106 – dining room and 109 – kitchen) were accessed through an interior door between Rooms 104 and Room 106, but since ca. 1931, when the side porch was enclosed to become an continuation of the interior hall, the rooms are now entered off of Rooms 105/108. Portioned out of the hall is a modern bathroom (Room 107). At the rear of the now-enclosed side porch, the rear addition is accessed, including a bedroom and bathroom.

The second floor is accessed via its own entrance off the first-floor front porch and the main stair now portioned off from the rest of the first floor. At the top of the stair is a large landing and hall

(Room 203). Off this hall is the second floor of the front porch (Room 201), and two bedrooms (Rooms 202 and 204). This is the end of the main block. Originally the rear ell rooms (Rooms 205 and 208, both bedrooms) were accessed through an interior door between Rooms 204 and 205, but since ca. 1931 when the side porch was enclosed to become a continuation of the interior hall, the rooms are now entered off of Rooms 207/209. Portioned out of the hall is a modern bathroom (Room 206), rear egress to exterior stair, and laundry room (209).

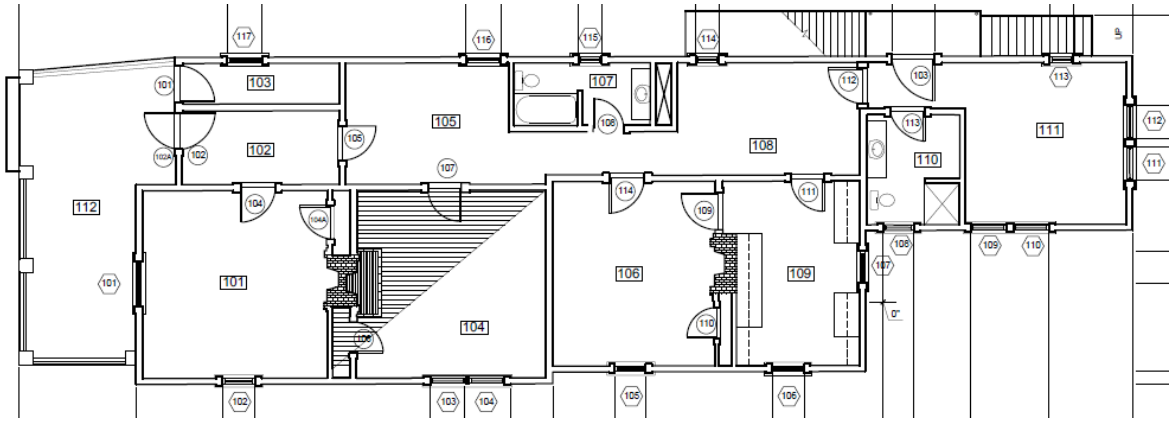


Figure 340. First-floor plan. Drawing: HPTC, 11/2018.

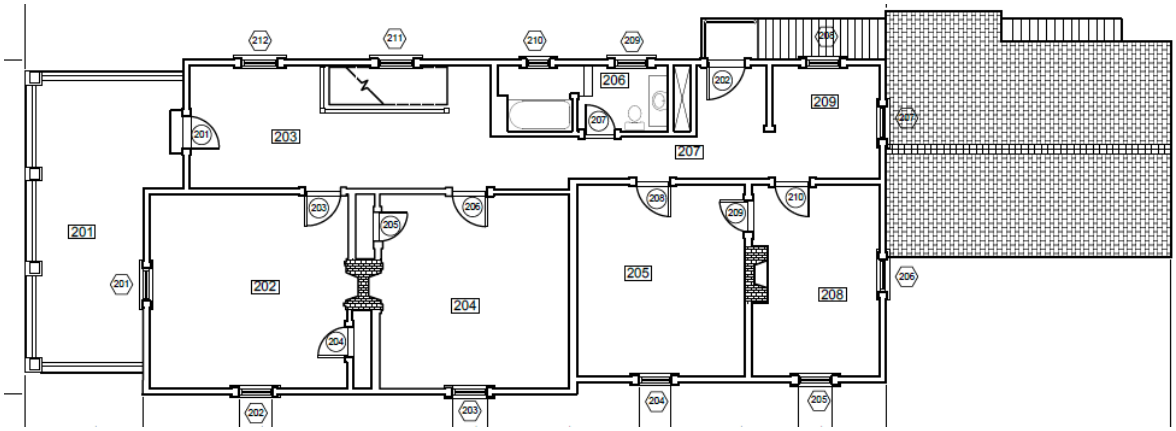


Figure 341. Second-floor plan. Drawing: HPTC, 11/2018.

Interior Features

The fireplaces located in Rooms 101, 104, 106, 202, and 204 exhibit a mix of finishes, both historic and more recent. The historic features include the painted wood mantels (first floor only; those on second floor postdate the Period of Interpretation), wood dentils, firebox covers and additional ornate woodwork. Most interior wood trim features of the main block and rear ell are historic, which includes baseboard, shoe, crown molding, inner corner blocks, door surrounds, window surrounds, and picture rail moldings. Most interior door openings date to the original room configuration.



Figure 342. Fireplace in Room 102 is likely the only original surround. Photo: HPTC, 06/22/18.



Figure 343, right. Fireplace in Room 101 is likely not original, but was replaced during the Period of Interpretation. Photo: HPTC, 06/22/18.



Figure 344. Painted historic trim. Photo: HPTC, 06/22/18.

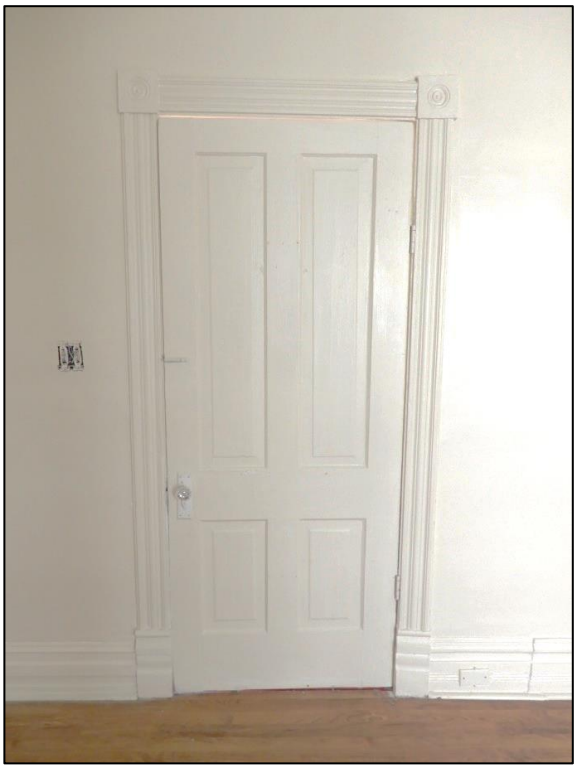


Figure 345, right. Historic door and trim. Photo: HPTC, 06/22/18.

Surface Finishes and Materials

All wood-strip floor material should be considered character-defining. Walls and ceilings are a mix of plaster over lath and areas which have been repaired using gypsum board patches (1980's). Plaster and lath areas predominate the interiors and are character-defining features. Painted wood beadboard ceilings are also character-defining features.

Historic woodwork can be found used as interior trim and casings. Most of the trim dates to the original date of construction (1893), with some modern alterations (1980s). The four-panel painted wood interior doors are character-defining features.



Figure 346. Painted historic trim around a window including casing and corner blocks. Photo: HPTC, 06/22/18.



Figure 347, right. Historic door casing, plinth block, and baseboard with inner corner block. Photo: HPTC, 06/22/18.

Non-Extant Character-Defining Features

Features removed or covered during modern alterations to the interior were the original floor finishes (both floors), fireplaces in Rooms 202 and 204, and door openings between Rooms 104 and 106 on the first floor and between Rooms 202 and 204.

Non-Character-Defining Features

Non-character-defining features include the modern roof shingles, the ca. 1950s rear addition, and interior floor coverings (except hardwood floors).

Summary of Character-Defining Features

EXTERIOR

Shape and Mass
- Rectangular footprint with telescoping series of boxes with hipped and gable roofs which recede towards the rear.
- Two-story rectangular main block with projecting two-story front porch
- Prominent main block hipped roof with asymmetrical front gable.

Roof and Roof Features
- Steeply pitched hipped roof at main block.
- Asymmetrical decorative projecting gable over porch.
- Lower rise hipped roof with clipped rear gable over rear ell and former side porch.
- Shallow gable over rear addition.
- Stucco-coated chimney notable at front of building.

Openings
- Functional placement of window and door placements and openings.
- Uniform size of tall 2 over 2 wood sash window openings.
- Double front doors at main porch entry.

Projections
- Deeply projecting two-story, three-bay front porch with gable roof feature.
- Slightly projected eaves and soffits.

Trim and Secondary Features
- Simplified exterior painted wood window and door trim.
- Wall cornice, bed molding, boxed soffit, and fascia trim.
- Fluted rectangular columns of three-bay two-story porch.

Setting
- Neighborhood setting, slightly elevated and set-back above street level.
- Even spacing between houses.
- Alignment of front facades to a single set-back creates a uniform street scape.
- Mature street trees offer shading to front elevations.
- Side- and rear-yard fences and shared yard areas.

Materials at Close Range
- Horizontal painted wood siding.
- Brick and stucco chimneys.
- Simple painted wood cornice trim board, fascia, soffit, brackets, and window and door trim.
- Two-story porch with architectural detailing of the columns, handrails and cornices.
- Unique W101 upper sash light pattern.

Craft Details
- Zig-zag sawtooth shingle detailing in porch gable end.
- Decorative gable bracket with turned and sawn edges.
- Circular slatted gable vent.
- Fluted first floor rectangular porch columns.

INTERIOR

Prominent Individual Spaces

- Larger rooms in main block, smaller rooms in ell and rear blocks.
- Vestibule and hallway create sequence of spaces from public to private.
- Fireplace mantles designate more formal rooms.
- Retention of original configuration of spaces.
- Central location of the primary chimney with four fireplace openings is key to the layout and function of the interior spaces (Rooms 101, 104, 106, and 109).

Related Spaces and Sequences of Spaces

- Single loaded hallway with direct communication to the rear exit.
- Rooms align in single pile plan with communication between hallway and individual rooms creating private spaces.

Interior Features

- Fireplaces located at interior corners of Rooms 102, 103, 108, and 109.
- Location of interior door openings providing majority single-entry rooms with access to hallway.
- Decorative interior architectural features (baseboards, door and window surrounds, etc.) retained in most areas.

Surface Finishes and Materials

- Historic wood tongue-and-groove painted floors (in some areas).
- Plaster walls and ceilings.

Exposed Structure

- Not applicable.

NON-EXTANT CHARACTER-DEFINING FEATURES

- Original floor (wood), and wall and ceiling finishes (plaster).
- Rear chimneys extending down through first floor to grade.
- Historic roof covering material (1932 Sanborn map defined "composition roofing").

NON-CHARACTER-DEFINING FEATURES

- Diamond-shaped roof shingles.
- Drywall ceiling and wall finishes in some areas.

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Condition Assessment

The condition assessment definitions used for this Historic Structure Report (HSR) are based on those outlined in the NPS Park Facility Management Division Asset Management Process (AMP), the Facilities Management Software System (FMSS), and the Facility Condition Assessment Survey (FCAS) and are adapted for use by the Historic Preservation Training Center (HPTC) Historic Architecture Team. For the purpose of this report, these definitions were strictly adhered to as a way to qualitatively assess the current condition of the residential structure at 514 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, 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. If the condition has changed substantially since the date of the HSR assessment and not verified by the HSR team a building component feature may be so rated.

Code Compliance

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

The *Public Buildings Amendment of 1988* instructs federal agencies to follow "to the maximum extent feasible," as determined by the administrator or head of the agency, the "...nationally recognized model building codes and other applicable nationally recognized codes such as electrical codes, and fire and life safety codes." The National Park Service intends to consult pertinent national, state, and local codes, and typically adheres to the most strident code requirements. The NPS Southeast Regional Office Structural Fire Safety Officer 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 an accessibility specialist 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 historic residential building located at 514 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

Note: The interior of the lower unit (514B) was vacant and undergoing repairs at the time of the HSR site assessment visit in July/August 2018. Conditions may have changed for certain building component features.

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

- Lack of lightning protection system for historic structure and occupants (D509004);
- Lack of functional fire alarm systems and devices (D503001);
- Lack of functioning battery-operated smoke detectors (fire protection specialties) (D4090);
- Determine if tenant spaces have adequate fire extinguishers present and that occupants are trained in their use (reference leasing policy for requirements);
- Inadequate gutter and downspout system (B301005);
- Poor site drainage (G9087);
- Inadequate attic and roof insulation (B301004);
- Deteriorated exterior door systems (B2030);
- Deteriorated flashing at roof/wall intersection (B301004);
- Maintenance deficiencies on wood windows, doors, and screens (B2020 and B2030);
- Cracked/eroded concrete walks and driveway (G2030).

Table 2. 514 Auburn Avenue, NE (House) Summary of Conditions Table					
UNIFORMAT II Outline Data				Condition Rating	Deficiency Rating
A	SUBSTRUCTURE				
	A10	FOUNDATIONS			
		A1010	Standard Foundations		
			A101001 Wall Foundations	Fair	Serious
		A1030	Slab On Grade	Fair	Serious
B	SHELL				
	B10	SUPERSTRUCTURE			
		B1010	Floor Construction		
			B101001 Structural Frame		
			B101001-1 First-Floor Structural Floor Frame	Fair	Serious
			B101001-2 Second-Floor Structural Floor Frame	Good	Minor
			B101001-3 Attic Structural Floor Frame	Good	Minor
			B101002 Structural Interior Walls	Good	Minor
			B101003 Floor Decks and Slabs	Fair	Minor
			B101004 Balcony Construction	Good	Minor
		B1020	Roof Construction		
			B102001 Structural Frame	Good	Minor
			B102099 Other Roof Construction – Chimneys	Fair	Minor
	B20	EXTERIOR ENCLOSURE			
		B2010	Exterior Walls		
			B201001 Exterior Skin	Good	Minor
			B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR
			B201005 Exterior Louvers & Screens	Fair	Minor
			B201007 Balcony Walls & Handrails	Good	Minor
			B201008 Exterior Soffits	Good	Minor
		B2020	Exterior Windows		
			B2020-1 Basement Windows	Fair	Serious
			B2020-2 First-Floor Windows	Good	Minor
			B2020-3 Second-Floor Windows	Good	Minor
		B2030	Exterior Doors		
			B2030-1 Basement Exterior Doors	Poor	Serious
			B2030-2 First-Floor Exterior Doors	Fair	Minor
			B2030-3 Second-Floor Exterior Doors	Good	Minor
	B30	ROOF CLOSURE			
		B3010	Roof Covering		
			B301001 Roof Finishes	Good	Minor
			B301003 Roof Insulation & Fill	Poor	Serious
			B301004 Flashing & Trim		
			B301004-1 Chimney Flashing	Fair	Serious
			B301004-2 Wall Flashing	Fair	Serious
			B301004-3 Exterior Trim	Fair	Minor
			B301005 Gutters & Downspouts	Poor	Critical
C	INTERIOR				
	C10	INTERIOR CONSTRUCTION			
		C1010	Partitions	Good	Minor
		C1020	Interior Doors		
			C1020-1 Basement Interior Doors	Fair	Serious
			C1020-2 First-Floor Interior Doors	Good	Minor
			C1020-3 Second-Floor Interior Doors	Good	Minor
			C1020-4 Attic Access Doors	Good	Minor
		C1030	Fittings		
			C103008 Counters	Good	Minor
			C103009 Cabinets	Good	Minor
			C103010 Closets	Good	Minor

(Table 2 continued)

			C103098	Other Casework – Interior Trim	Good	Minor
			C103099	Other Interior Specialties – Fireplaces	Fair	Minor
	C20	STAIRS				
		C2010	Stair Construction			
			C102001	Interior Stair Structure	Good	Minor
			C201002	Exterior Stair Structure	Fair	Serious
	C30	INTERIOR FINISHES				
		C3010	Wall Materials & Finishes		Fair	Minor
		C3020	Floor Materials & Finishes		Fair	Minor
		C3030	Ceiling Materials & 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			NIAR	NIAR
	D40	FIRE PROTECTION SYSTEMS				
		D4010	Fire Suppression (Sprinklers)		NIAR	NIAR
		D4030	Fire Protection Specialties			
			D403001	Fire Extinguishing Devices	Fair	Critical
		D4090	Other Fire Protection Specialties – Battery-Operated Smoke Detectors		Poor	Critical
	D50	ELECTRICAL				
		D5010	Electrical Service & Distribution			
			D501005	Panels	NIAR	NIAR
		D5020	Lighting & Branch Wiring			
			D502002	Lighting Equipment	Good	Minor
		D5030	Communications & Security			
			D503001	Fire Alarm Systems	Poor	Critical
			D503008	Security Systems	NIAR	NIAR
		D5090	Other Electrical Systems			
			D509004	Lightning Protection System	Poor	Critical
G	BUILDING SITEWORK					
	G20	SITE IMPROVEMENTS				
		G2030	Pedestrian Paving			
			G2030-1	Sidewalks	Fair	Serious
			G2030-2	Driveway	Poor	Critical
		G2040	Site Development			
			G204001	Fences & Gates	Fair	Minor
		G2050	Maintained Landscapes (Landscaping)		Fair	Minor
	G90	Other Site Work				
		G9087	Site Drainage		Poor	Critical
End of Table.						

Building Feature Master List Condition Assessment Descriptions

A	SUBSTRUCTURE
A10	FOUNDATIONS
A1010	Standard Foundations
A101001	Wall Foundations

The exterior of the parged brick and concrete block foundation walls are in good condition with some minor cracking and paint failure in areas. The north exterior wall on the north addition has some vertical cracks at the cold joints of the block infill that was used to enclose the former garage door opening (fig. 350).

The interior of the brick spandrel panels are in fair to poor condition with loose or missing mortar and some spalling (fig. 351). The plaster is failing or missing in many areas on the interior of the walls.

The chimney foundations and the freestanding brick piers are in fair condition with some minor plaster and mortar joint failure (figs. 352-353). The exposed concrete footings along the exterior walls are in good condition and only exhibit some minor spalling.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 348. Painted parging on the exterior of the foundation walls. Photo: HPTC 09/13/18.



Figure 349. Some minor paint failure (arrow) is visible on some areas of the exterior foundation walls. Photo: HPTC 09/13/18.



Figure 350. Vertical cold joint cracks (*arrows*) are visible on the concrete block infill on the north wall of the north addition. Photo: HPTC, 09/13/18.



Figure 351, right. Severe deterioration of the mortar joints on the interior wall facing Room 004, with the accumulation of fallen sand on the floor below. Photo: HPTC, 07/13/18.



Figure 352. Brick chimney foundation on south wall of Room 002 has staining, spalling, and efflorescence at the base. Photo: HPTC, 07/13/18

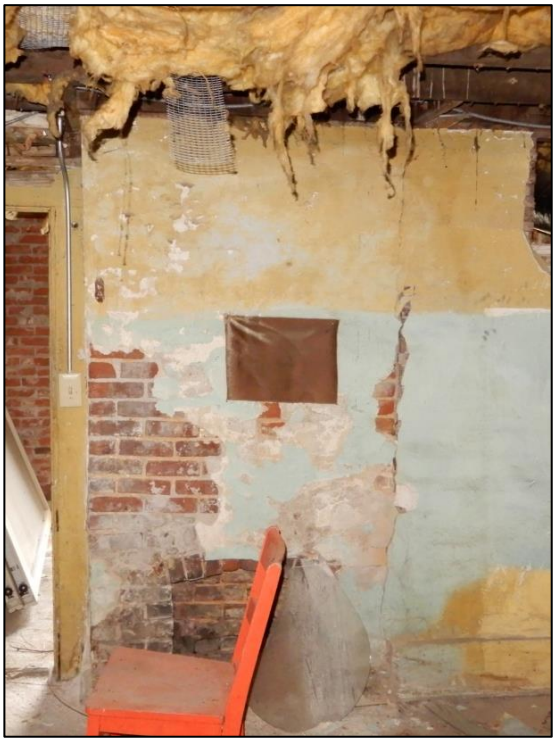


Figure 353. The brick chimney foundation on the north wall of Room 003 has failing plaster and some loose or missing mortar. Photo: HPTC, 07/13/18

A1030	Slab On Grade

The concrete slabs on grade in the basement are in fair to good condition. The floors in Rooms 001 and 002 have straight open joints possibly left from formwork. The floor in Room 003 has a large crack and is covered by remnants of a floor cloth or sheet good. The floor slab in Room 004 is in poor condition broken, cracked, and heaving concrete. Room 005 has some minor cracking and spalling.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 354. Typical straight open joints in the concrete slabs in Rooms 001 and 002. Photo: HPTC, 07/13/18



Figure 355. Detail of open joint in concrete floor. Note thinness of the slab. Photo: HPTC, 07/13/18



Figure 356. The floor in Room 003 is covered with remnants of a floor cloth or sheet good. Photo: HPTC, 07/13/18.



Figure 357. The concrete slab in Room 004 is broken, cracked, and heaving. Photo: HPTC, 07/13/18.

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

The first-floor structural frame system is generally in good condition; however most of the joists, framing connections, and subfloor for the first floor are obscured by fiberglass batt insulation and cannot be fully assessed. The central built-up girder beam that bears on the center brick pier on the south exterior wall has severe termite damage. In addition, the joist at the southwest corner of Room 001 is deteriorated and has been supplemented with companion framing members. The floor framing in the north addition (above Room 006) is comprised of newer framing and is in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 358. Severe insect damage on framing members at the center brick pier on the south wall (Room 001). Photo: HPTC, 07/13/18.



Figure 359, left. Most of the first-floor framing is obscured with fiberglass batt insulation. Photo: HPTC, 07/13/18.



Figure 360, above. The joist in the southwest corner of Room 001 has deteriorated and has been supplemented with additional framing (*arrow*). Photo: HPTC, 07/13/18.

B101001-2	Second-Floor Structural Frame

The second-floor structural frame is not accessible due to the interior ceiling/floor finishes; however the frame system is assumed to be in good condition based on visual inspection of the floors above and no signs of deflection.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101001-3	Attic Floor Structural Frame

Much of the attic floor structural frame is concealed by plywood sheets and batt insulation. The frame appears to be in in good conditions based on visual inspection and no signs of cracking or deflection in the second-floor ceilings.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101002	Structural Interior Walls

There are loadbearing interior walls in the basement. The structural system is discussed in A101001 Wall Foundations above and primarily consists of loadbearing piers, with infill partition panels (non-loadbearing) discussed in C1010 Partitions below.

The structural interior walls on the first and second floors are in good condition with no signs of failure or deflection.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B101003	Floor Decks and Slabs

The concrete floor slab on the front porch (Room 112) of the first floor is in fair condition. A moderate crack extends across the middle of the slab. Other minor cracking also exists across the slab.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 361, right. A crack in the concrete slab (arrow) extends across the center of the porch floor on the first floor. Photo: HPTC, 09/13/18.

B101004	Balcony Construction

The balcony (second floor porch) construction is in good condition with no signs of deflection or failure.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B1020	Roof Construction
B102001	Structural Frame

The roof structural frame is in good condition. The roof had been replaced during the rehabilitation work in 1986-87 which included new plywood sheathing and supplemental frame support, i.e. collar ties and queen posts. The exterior of the roof has straight ridge lines and the roof surfaces are flat and uniform.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

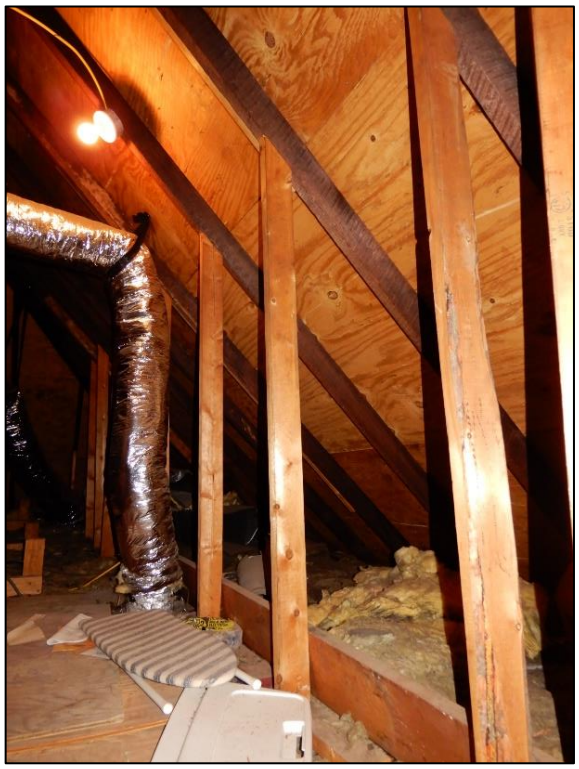


Figure 362. The existing roof frame consists of re-used rafters and new plywood sheathing and support posts. Photo: HPTC, 07/12/18.



Figure 363. The roof frame has supplemental supported with collar ties. Photo: HPTC, 07/12/18.



Figure 364, right. The roof ridge lines are straight and the roof planes are flat and uniform. Photo: HPTC, 07/09/18.

B102099	Other Roof Construction – Chimneys

The three masonry chimneys are in good condition; however none of the chimneys has a cap. The smaller chimney on the northwest corner of the central block is not currently used but likely served the former second-floor kitchen below. The top of the chimney was not assessed and therefore the presence and condition of a chimney wash could not be verified. Refer to B301004 Chimney Flashing for additional information.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B20	Exterior Enclosure
B2010	Exterior Walls
B201001	Exterior Skin

The exterior painted horizontal wood siding and painted sawtooth shingles in the front gable are in good condition. Some areas of siding have patches or replacement boards and some minor gaps. The painted finish is also in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 365, left. Typical painted horizontal wood siding on the west elevation of the main block. Photo: HPTC, 09/13/18.



Figure 366, above. Sawtooth wood shingles in a zig-zag pattern in the front (south) gable. Photo: HPTC, 07/13/18.

B201002	Wall Insulation & Vapor Barrier

The exact nature of the construction of the exterior wall cavity is unknown. No record has been found which suggests that insulation was added to the exterior wall system.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

B201005	Exterior Louvers and Screens

The exterior louvers (vents) in the north and south gables appear to be in fair to good condition. The existence or condition of interior mesh screening on the vents could not be verified. The north metal vent is heavily painted.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 367. Painted wood slatted vent in the front gable. It is unknown if screening is included on the interior side. Photo: HPTC, 07/13/18.



Figure 368. Painted metal vent in the gable of the north addition has accumulated many paint layers. Photo: HPTC, 09/13/18.

B201007	Balcony Walls & Handrails

The painted wood handrails, balusters, posts, and trim moldings on both front porches are in good condition. The base of the southeast corner post on the upper porch has some minor deterioration.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 369. Lower front porch railings and post are in good condition. Photo: HPTC, 09/13/18.



Figure 370. The base of the southeast corner post on the second floor porch has some wood deterioration (arrow). Photo: HPTC, 07/12/18.

B201008	Exterior Soffits

The painted wood soffits on the entire building perimeter are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B2020	Exterior Windows	
	B202001	Windows
		B202001-1 Basement Windows

The basement windows consist of a variety of types and are generally in fair to good condition, many of which in operable condition. The wood windows have some areas of glazing putty and paint failure and some minor deterioration in the sills or casings. The three wood double-hung sash (W003, W004, W005) are newer replacements in good condition; however, the exterior wood screen units are in poor condition with loose or deteriorated frames and damaged screens. The two 2-lite steel casement windows (W002, W010) are in good condition but are painted shut. Window W010 has a hole in the lower right glass pane. The two aluminum slider windows (W006, W008) are in good condition. Window W008 has a lightly damaged exterior screen unit and some deterioration in the exterior wood sill. The smaller wood hopper windows (W007, W011) and casement window (W001) are in fair condition and have exterior steel bars in the window openings.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 371. Interior of W001. The casement latch is broken. Photo: HPTC, 07/13/18.



Figure 372. Exterior of 4-lite steel casement window (W002), which is painted shut. Photo: HPTC, 09/13/18.



Figure 373. Typical exterior of wood 1/1 double-hung windows (W003, W004, W005) with removable exterior wood screen unit, most of which are damaged. Photo: HPTC, 09/13/18.



Figure 374. Exterior of aluminum slider window (W006); no exterior screen, but in good condition. Photo: HPTC, 09/13/18.



Figure 375. Exterior of wood hopper window (W007). The glazing putty is unpainted and cracking and wood sash has repairs with metal bracing. No exterior screen. Photo: HPTC, 09/13/18.



Figure 376. Exterior of aluminum slider window (W008) with slightly damaged screen unit and some wood sill deterioration. Photo: HPTC, 09/13/18.



Figure 377. Interior of W009 has some surface rust on the finish. Photo: HPTC, 09/13/18.



Figure 378. Exterior of 4-lite casement window (W010). The lower right glass pane has a small hole (arrow). Photo: HPTC, 09/13/18.



Figure 379. The exterior of the 4-lite wood hopper window (W011) is in fair condition with some minor glazing putty and paint failure. Photo: HPTC, 09/13/18.



Figure 380. The interior of W011 is missing the latch and the chain is not connected (arrows). Photo: HPTC, 07/13/18.

B202001-2	First-Floor Windows

The first-floor windows consist of modern and historic wood sash and are generally in good condition.

W101 and W102 are the only openings that have an exterior wood screen unit installed. Most of the other openings retain metal screen hangers. The exterior screen for window W102 is not secured and has a hole in the screen and a loose tack strip. Several windows have metal bird wiring installed on the top casing.

Window W101 has cracked and unpainted glazing putty. Window W104 has some minor deterioration on the meeting rail. The modern sash in the north addition are in good condition.

The interior components of the windows are painted and in good condition with working modern and original hardware. Many windows are painted closed and inoperable.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 381. The exterior of window W101 has some cracked and unpainted glazing putty. Exterior screen removed for clarity. Photo: HPTC, 09/13/18.



Figure 382. The interior of W101 in good condition. Photo: HPTC, 07/13/18.



Figure 383. Typical exterior of 2/2 wood double-hung window in good condition on the first floor. Note screen hangers on the top casing. Photo: HPTC, 09/13/18.



Figure 384. Typical exterior of the modern 2/2 wood double-hung windows in good condition on the first floor of the north addition. Photo: HPTC, 09/13/18.

B202001-3	Second-Floor Windows

All of the second-floor double-hung wood windows are similar and in fair to good condition with some minor paint failure. W201-W205 are the only openings that have exterior screen units which are in fair condition. W204 has a torn upper screen and W205 has a missing lower tack strip on the screen frame. Several windows have exterior bird wiring on the top of the drip caps.

The interior components of the windows are painted and in good condition; most have sash cords and working hardware. Many windows are painted closed and inoperable.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 385. Typical exterior of second-floor wood double-hung windows with exterior screens. The upper screen of W204 (left) is torn (circled). Photo: HPTC, 09/13/18.

B2030	Exterior Doors
B2030-1	Basement Exterior Doors

D001 is a modern door in good condition; however the door does not have a threshold or weather-stripping. D002 is in fair condition and has been trimmed to fit the opening. The hinge side stile is cracked. D003 is in poor condition with a deteriorated lower bottom edge, interior plywood veneer, and replaced hardware.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious



Figure 386. The outside stiles of D002 have been trimmed to fit the door opening. The inside edge of the door is cracked (arrow). Photo: HPTC, 07/13/18.

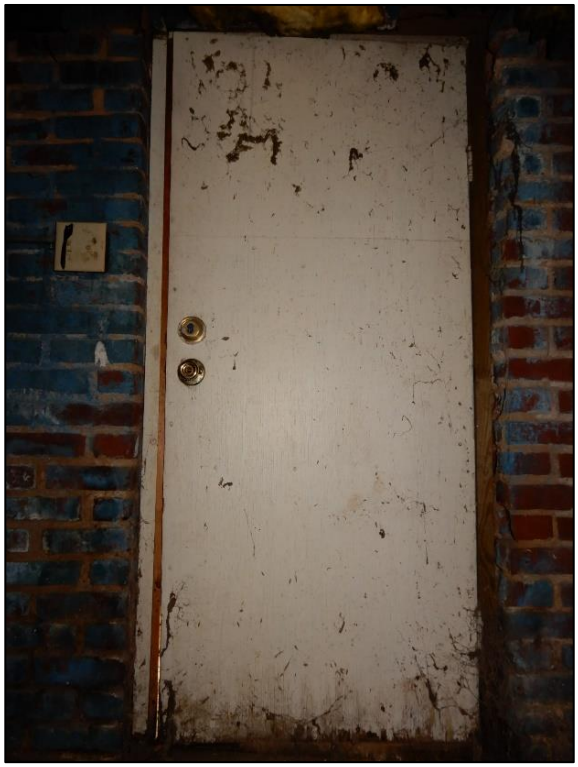


Figure 387. D003 is in poor condition. The door has been trimmed to fit the opening. The bottom edge is deteriorated. The exterior face has rough patches, the interior has plywood attached, and the original hardware has been replaced. Photo: HPTC, 07/13/18.

B2030-2	First-Floor Exterior Doors

The first-floor exterior doors and associated exterior wood screen doors are in fair condition. D101 is missing a dentil block and the screen door has a torn screen. D102 is in good condition but lacks weather-stripping and has modern replacement hardware; tis screen door is in fair condition with torn screen and hardware cloth on the lower half. D103 is in fair condition and has vertical cracks in the panels and modern replacement hardware; its screen door has torn and loose screen and a large gap at the top of the door.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

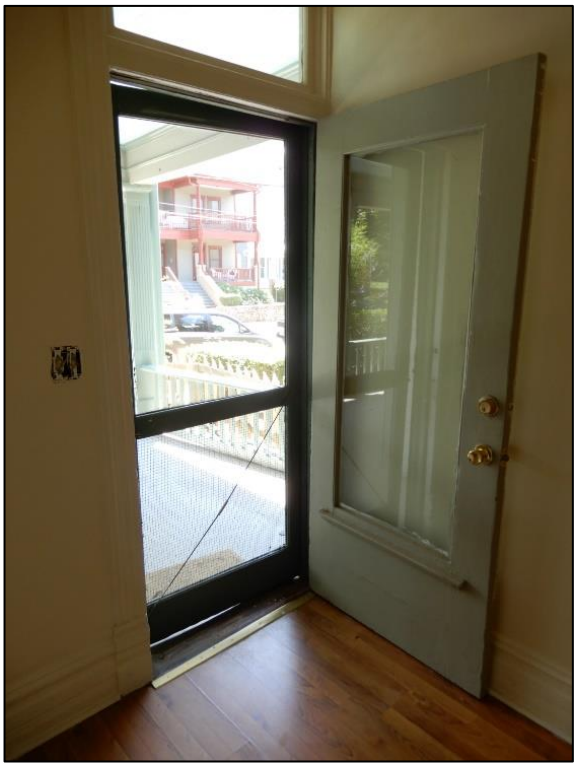


Figure 388. D102 lacks weatherstripping. Photo: HPTC, 06/22/18.



Figure 389. D103 is in fair condition. Vertical cracks are visible in the raised panels. Photo: HPTC, 07/13/18.



Figure 390. The exterior wood screen doors at D101 (left) and D102 (right) are in fair condition with torn screens. Photo: HPTC, 09/13/18.



Figure 391, right. Screen door D103A is in fair condition and has a torn screen (arrow). Photo: HPTC, 07/13/18.

B2030-3	Second-Floor Exterior Doors

The two second-floor exterior doors and associated exterior wood screen doors are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B30	ROOFING
B3010	Roof Coverings
B301001	Roof Finishes

The fiberglass shingle roof finishes are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

B301003	Roof Insulation & Fill

The fiberglass batt insulation within the attic structural floor frame system is in fair condition. The insulation has been displaced in some areas, exposing the floor framing and ceiling below. There is no insulation within the rafter bays of the roof.

Overall, the attic has inadequate ventilation. There are no passive ventilation features in place at the roof slope. There are several rusted attic vent pipes and exhaust hoods but they are of inadequate capacity. It is unknown if historic eave venting was provided; construction details of the attic interior do not support the use of eave vents. Gable end attic vents are decorative architectural features and have no capacity to adequately ventilate the uninsulated attic space.

Overall Condition Rating: Poor
Overall Deficiency Rating: Serious

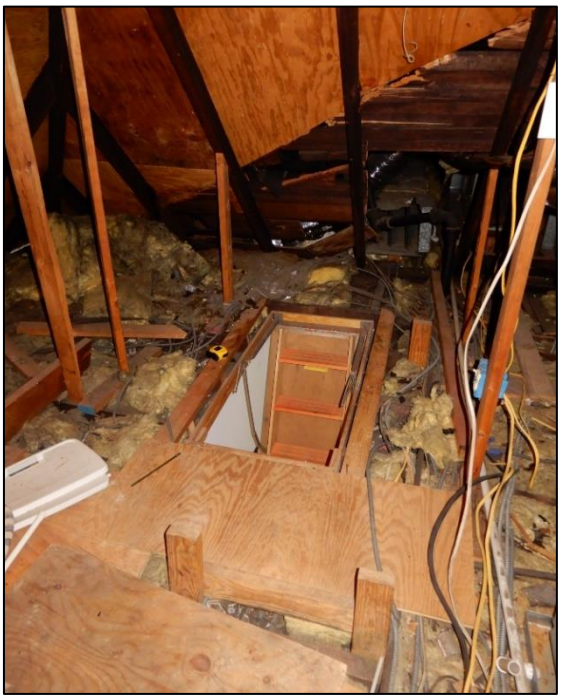


Figure 392. Uninsulated attic roof frame with modern repairs to roof deck (plywood) and original plank board roof sheathing (lower area). Photo: HPTC, 07/17/18.

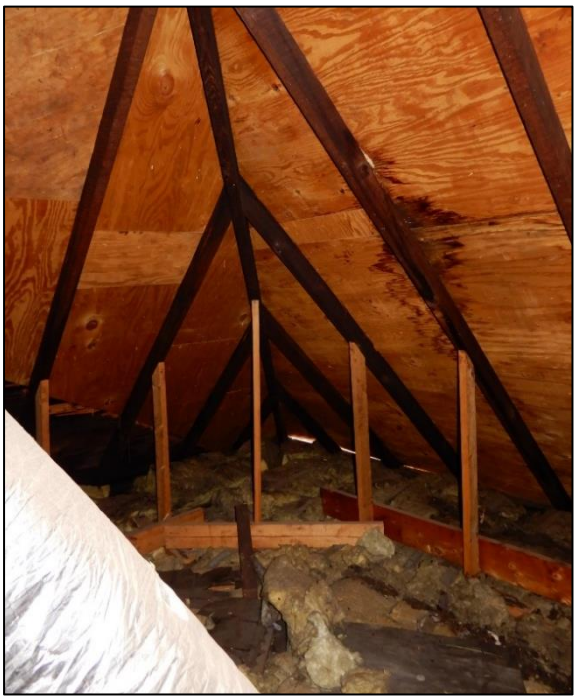


Figure 393. Uninsulated attic roof frame (underside of roof structure pictured). Note insulation is provide in attic floor for second-floor dwelling areas, but no eave vents have been provided; daylight seen at rear of image allows some outdoor air to enter the attic). Photo: HPTC, 07/17/18.

B301004	Flashing & Trim
B301004-1	Chimney Flashing

Generally the chimney flashings are newer and were replaced during the roof replacement. The flashings around the chimneys appear to be secure and in fair condition with no evidence of leaks; however they are not installed in a traditional manner. Instead of being let into the masonry joints, the metal flashings are tapped (attached) to brick units and caulked to deter water from entering at these critical junctions.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 394. Nontraditional flashing at the base of the main block chimney. Photo: HPTC, 07/13/18.



Figure 395. NW chimney. Note patched holes denoting locations where the flashing is attached to brick. The upper edge of the flashing is covered with caulk. These are not traditional details, can fail easily, and allow water to enter these critical locations. Photo: HPTC, 07/13/18.

B301004-2	Wall Flashing

The wall flashing on the east roof slope of the north addition has been covered with a tar coating and some cracking is evident in the coating. The flashing on the west roof slope consists of metal step flashing in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 396, right. Cracks are evident in the tar coating covering the sidewall flashing on the east roof slope of the north addition. Photo: HPTC, 07/13/18.

B301004-3	Exterior Trim

The exterior trim of this building includes painted wood fascia, frieze boards, bed moldings, corner boards, and decorative barge board. All elements are in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

B301005	Gutters & Downspouts

The gutter system on the building is on good condition. However several deficiencies exist regarding the downspouts and drainage. The downspout on the northwest corner of the north addition is missing. The downspout on the southeast corner of the front porch has some minor corrosion. The downspouts on the south end of the main block connect to PVC extensions which run along the east and west sides of the building. The extension pipe on the west side empties onto the walkway just before D003 which directs water towards the door opening and possibly into the basement. The PVC downspout extension on the west elevation and the downspout on the northeast corner of the center addition both direct the runoff across the already-deteriorated concrete driveway which is worsening the issue.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical



Figure 397. The downspout on the northwest corner of the north addition is missing. Photo: HPTC, 09/13/18.



Figure 398. The downspout on the southeast corner of the front porch is corroded. Photo: HPTC, 09/13/18.



Figure 399. The PVC pipe extension has disconnected from the rubber boot (arrow) on the west elevation. Photo: HPTC, 09/13/18.



Figure 400. The PVC downspout extension on the west elevation (arrow) empties just before D003 which allows water to enter the basement. Photo: HPTC, 09/13/18.



Figure 401. PVC downspout extension on the east elevation. Photo: HPTC, 09/13/18



Figure 402. PVC downspout extension on the west elevation. Photo: HPTC, 09/13/18



Figure 403. The two downspouts (*circle*) at the northeast corner of the center addition discharge large amounts of water across the deteriorated concrete driveway (*arrow*). Photo: HPTC, 09/13/18.

C	INTERIORS
C10	INTERIOR CONSTRUCTION
C1010	Partitions

The interior fixed partition walls are in good condition and do not exhibit any deflection or other visible signs of duress.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C1020	Interior Doors
C1020-1	Basement Interior Doors

The basement has five interior door openings with only three doors existing (D004, D007, D008). The three doors are in fair, working condition with signs of wear and some missing hardware. The frames and casings of the door openings without doors are in poor condition with some paint failure, wood damage, and evidence of removed hardware.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 404. Evidence of a previous latch is visible (arrow) on the north face of D007. A simple wire is used to operate the door. Photo: HPTC, 07/13/18.

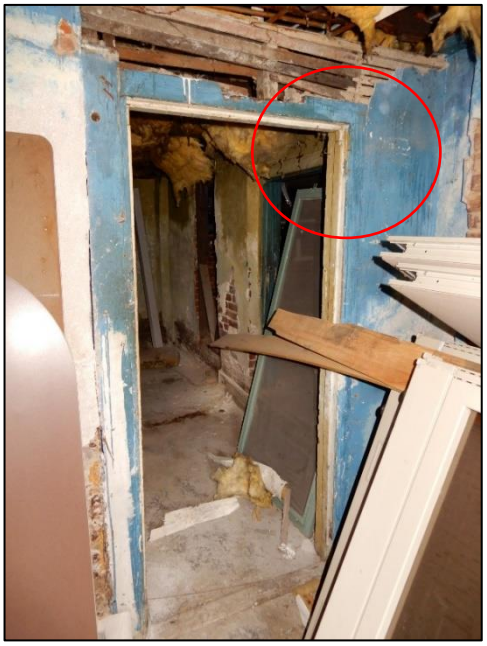


Figure 405. The D005 opening with damaged top casing (circled). Photo: HPTC, 07/13/18.



Figure 406. The D006 opening with no hardware and a worn paint finish. Photo: HPTC, 07/13/18.

C1020-2	First-Floor Interior Doors

All of the first-floor interior doors are in good working condition. The doors have a clean paint finish and a variety of modern and historic hardware. D105 and D111 do not have doors present; however the frames and casings are in good condition with evidence of removed hardware.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 407. Typical first-floor interior door in good condition. Photo: HPTC, 06/22/18.



Figure 408. The painted frame and casings of D111 are in good condition. Photo: HPTC, 07/12/18.

C1020-3	Second-Floor Interior Doors

Similar to the first floor, all of the second-floor interior doors are in good working condition with a clean paint finish and a variety of modern and historic hardware. D208 does not have a door present.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C1020-4	Attic Access Doors

The attic access doors are in good working condition with a clean paint finish.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C1030	Fittings
C103008	Counters

The kitchens of both units have counters consisting of modern laminate material in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103009	Cabinets

The kitchen cabinets and bathroom vanities in both units are modern wood construction and in good working condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103010	Closets

The closets in both units are painted and in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103098	Other Casework - Interior Trim

The interior trim in the building consists of painted wood baseboards and door casings, and window casings. All of the trim elements are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

C103099	Other Interior Specialties - Fireplaces

The three fireplaces on the first floor are in good condition with only some minor blemishes or cracks in the ceramic tile. The fireplace in Room 202 on the second floor had some tile repairs and also exhibits some cracked tiles. All of the painted wood mantles are in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 409. The tile surround on the fireplace in Room 104 has some filled screw holes and minor cracks. Photo: HPTC, 06/22/18.



Figure 410. The hearth of the fireplace in Room 202 has some visible tile repairs and some minor cracking. Photo: HPTC, 07/12/18.

C20	STAIRS	
	C2010	Stair Construction
		C201001 Interior Stair Structure

The interior stair structure leading to the second floor is in good condition with no signs of deflection.

The second floor unit also has two sets of wood steps consisting of two risers. Steps lead up from hall 207 to hall 203, and steps lead up from the sink area to the toilet and tub in the bathroom 206. These steps are in good condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor



Figure 411, right. Underside of the stair structure (ST-4) from closet 103 on the first floor. Photo: HPTC, 06/22/18.

C201002	Exterior Stair Structure

The exterior concrete stair structure (ST-1) on the east elevation is in poor condition and poses a walking hazard. The steps are uneven, cracked, and broken in places. The brick stair structure on the west elevation is in good, stable condition.

The steel stair structure (ST-3) on the west elevation serves as a fire escape for the first- and second-floor units. The structure is stable and in fair condition. Some minor areas of corrosion and paint failure are visible throughout the structure.



Figure 412. The east elevation concrete steps (ST-1) are cracked, uneven, and are a hazard. Photo: HPTC, 09/13/18.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 413. The west elevation brick stairs (ST-2) are in good condition. Photo: HPTC, 09/13/18.

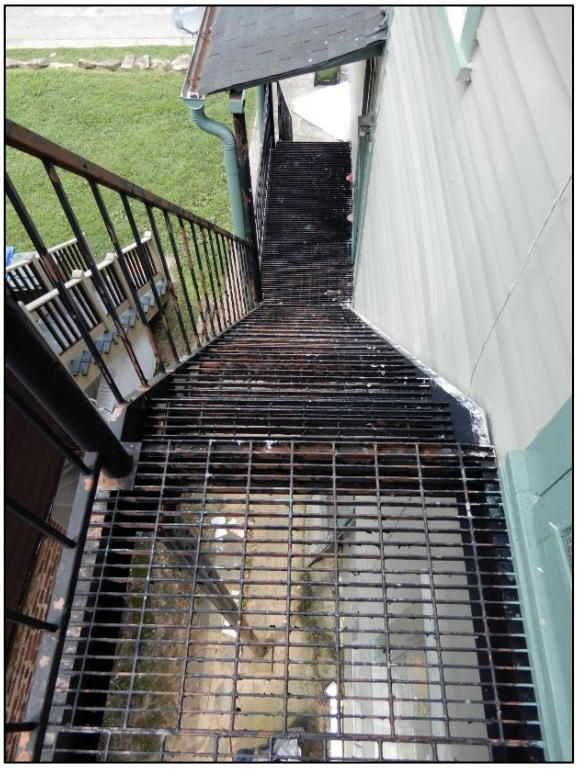


Figure 414, right. The steel stairs from the second floor. Note the worn paint and minor corrosion. Photo: HPTC, 07/13/18

C30	INTERIOR MATERIALS & FINISHES
C3010	Wall Materials & Finishes

The wall finishes in the basement consist of painted plaster on brick and on lath, exposed brick, and painted and unfinished concrete masonry units (CMU). The finishes are in poor condition with cracked, loose, and fallen plaster and deteriorating mortar joints. The paint finish on the block walls is in fair condition.

The wall finishes on the first floor and second floor are primarily the original plaster on lath. There are selected rooms (kitchens and bathrooms, and others described in Chronology section, where gypsum board patches have been used to replace failed plaster). The kitchen and bathrooms also contain selected areas of ceramic tile wall finish. The east wall in Hall 207 is painted wood clapboard siding which was previously an exterior wall. All of the wall finishes are in good condition with the exception of a few minor cracks.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 415. The plaster finish has detached from the brick walls in many locations in the basement. Photo: HPTC, 07/13/18.



Figure 416. Plaster is detaching from the wood lath (arrow) on the basement partition walls. Photo: HPTC, 07/13/18.



Figure 417. The east wall in Room 004 was previously an exterior wall. The brick is painted and the mortar joints are severely deteriorated. Photo: HPTC, 07/13/18.



Figure 418. The wall finish in the north addition (006) is unfinished and painted block in fair condition. Photo: HPTC, 07/13/18.

C3020	Floor Materials & Finishes

The floor finish on the first floor consists primarily of modern laminate in good condition. Room 101 has stained wood strip flooring in good condition. The two bathrooms have ceramic tile in good condition. The floor finish on the second floor is primarily wall-to-wall carpeting in fair condition with usual signs of wear and soiling. The kitchen (205), rear hall (207), and laundry room (209) have sheet vinyl flooring in good condition. The bathroom (206) has ceramic tile in good condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

C3030	Ceiling Materials & Finishes

The ceilings in the basement are exposed framing and batt insulation.

The ceiling finishes of the residential floors is similar to the walls in that most areas are plaster over lath with selected areas of painted drywall to replace failed plaster. Most of the material is in good condition with just some minor cracking and blemishes. The finish in the rear hall (108) and kitchen (109) on the first floor and in the rear rooms (205, 206, 207 ,208, 209) on the second floor is painted wood beaded board in good condition.



Figure 419. The southeast corner of the ceiling in Room 106 has some staining and efflorescence likely due to a previous water leak above. Photo: HPTC, 07/12/18.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D	SERVICES
D20	PLUMBING
D2010	Plumbing Fixtures

All of the plumbing fixtures in both units are relatively contemporary and in good functional condition.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D2020	Domestic Water Distribution

The water service is functional; however the system was not individually assessed or rated.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D2030	Sanitary Waste

The waste system is functional as the upper unit is occupied; however the system was not individually assessed or rated.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D30	HVAC

The HVAC systems were not individually assessed or rated, but were functional at the time of the field assessment.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D40	FIRE PROTECTION SYSTEMS
D4010	Sprinklers

A sprinkler system is not installed in the building.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D4030	Fire Protections Specialties
D403001	Fire Extinguishing Devices

No fire extinguishers were observed in the basement. One fire extinguisher is located in each of the kitchens. The class of the extinguishers and the most recent inspection/service dates were not verified.

Overall Condition Rating: Fair
Overall Deficiency Rating: Critical

D4090	Battery Operated Smoke Detectors

The battery-operated smoke detectors in various condition were observed on all floors but not all detectors were tested. Several detectors were either missing or not working (figs. 420-421). Non-working detectors present a life safety hazard.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

D50	ELECTRICAL
D5010	Electrical Service & Distribution
D501005	Panels

Each unit contains a 200-amp panelboard. The panels were not individually inspected for code compliance, but the electrical system was functional at the time of the field assessment.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D5020	Lighting & Branch Wiring
D502002	Lighting Equipment

Each unit has modern lighting fixtures and devices. The equipment was not individually inspected for code compliance; however the fixtures were in good working condition at the time of assessment.

Overall Condition Rating: Good
Overall Deficiency Rating: Minor

D5030	Communications & Security
D503001	Fire Alarm Systems

The building does not have a centralized fire alarm system installed.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

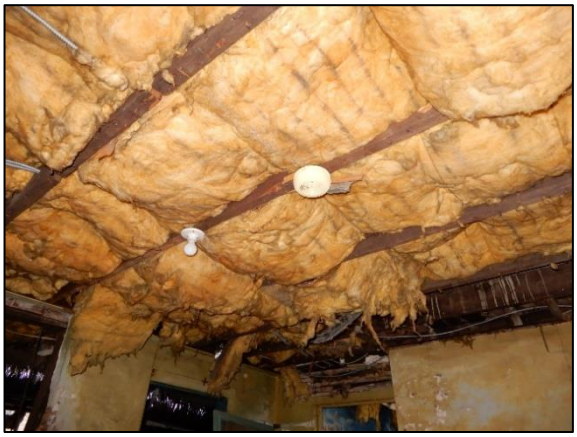


Figure 420. The smoke detector in Room 003 is non-working and is the only detector in the basement. Photo: HPTC, 07/13/18.



Figure 421, right. The smoke detector in the first-floor kitchen (109) is missing. Photo: HPTC, 07/12/18

D503008	Security Systems

The building does not have a centralized security alarm system installed.

Overall Condition Rating: NIAR
Overall Deficiency Rating: NIAR

D5090	Other Electrical Systems
D509004	Lightning Protection System

The building does not have a lightning protection system installed.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical

G	BUILDING SITEWORK
G20	SITE IMPROVEMENTS
G2030	Pedestrian Paving
G2030-1	Sidewalks

The concrete walk in the front of the building is in good condition with only some minor surface cracks. The concrete walk on the west side of the house is also in good condition and extends from the front porch to Old Wheat Street in the rear of the house. The walk on the east side of the house is cracked and broken and in poor condition.

Overall Condition Rating: Fair
Overall Deficiency Rating: Serious



Figure 422. Concrete walk leading to the front entrance. Photo: HPTC, 09/13/18.



Figure 423. The concrete walk on the west elevation is in good condition. Photo: HPTC, 09/13/18.



Figure 424. View of east walk facing south. Photo: HPTC, 09/13/18.

G2030-2	Driveway

The concrete driveway at the rear of the house (north elevation) is in poor condition. The surface is broken and uneven and inhibits proper surface drainage.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical



Figure 425. The concrete driveway on the north side of the house is in poor condition. Photo: HPTC, 09/13/18.

G2040	Site Development
G204001	Fences & Gates

The wood slat picket fence on the front and sides of the property is fair condition. Some of the slats are loose and some rails have pulled away from the posts. The front gate is misshapen and does not close properly or latch securely.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor



Figure 426. The front gate does not close or latch properly. Photo: HPTC, 09/13/18.



Figure 427. Fence section on the west side. Top rail is detached from the post (arrow). Photo: HPTC, 07/13/18.

G2050	Maintained Landscapes (Landscaping)

A small area is landscaped in front of the house and include a small tree, several small bushes, and wood chip mulch.

Overall Condition Rating: Fair
Overall Deficiency Rating: Minor

G90	OTHER SITE WORK
G9087	Site Drainage

The building lot has a moderate slope from the front to the rear of the house. Sheet draining across paved walks provides mostly positive drainage; however the east walk and the rear driveway are in severe disrepair. Drainage across these areas further deteriorates the paving and subgrade.

Overall Condition Rating: Poor
Overall Deficiency Rating: Critical



Figure 428. The building lot is sloped from front to rear (arrow). Photo: HPTC, 09/13/18



Figure 429. Sheet drainage across the rear driveway (arrow) is eroding the already deteriorated pavement. Photo: HPTC, 09/13/18

Part 2 | Treatment & Use

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Requirements for Treatment and Use

The treatment and use of 514 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, and 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 friends group to partner with and help with fundraising for projects such as maintaining historic structures. Skilled historic preservation professionals would also be sought to provide the needed expertise. A position management plan would aid in identifying which positions are needed to

[1] Foundation Document, Martin Luther King, Jr. National Historic Site, National Park Service, U.S. Department of the Interior. August 2017. MALU 489 139927.

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 514 Auburn Ave, 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 514 Auburn Avenue, NE (although the most significant changes to the building occurred prior to NPS ownership – see Chronology section of HSR) and the recommended overall treatment for the exterior is continued restoration (preservation maintenance of the previously restored structure) 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 514 Auburn Avenue, NE structure for continued residential occupancy will enhance the desirability of 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 opportunity to visit another restored residence in Dr. King's childhood neighborhood." While not a

[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.

"shotgun" structure, the interpretation of the ca 1893 late-Queen Anne-style (with Folk Victorian features) structure at 514 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.

Research conducted on the ownership and tenancy of 514 Auburn Avenue illustrates that more substantial structures were owned and leased by black families, especially after 1906.

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] 514 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 for the 514 Auburn Avenue, NE residential duplex building are to be guided by *The Secretary of the Interior's Standards for* the *Treatment of Historic Properties.*[10] Descriptions of the four standards are as follows:

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

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

> Rehabilitation is "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."
>
> Restoration is "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."
>
> Reconstruction is "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

The preferred option for the ultimate treatment of the historic residential building located at 514 Auburn Avenue, NE is continued exterior restoration (with preservation maintenance) and interior rehabilitation with retention of character-defining features. Since the building stands intact, reconstruction is not a treatment consideration.



Figure 430. Repair to the exterior of 514 Auburn Avenue, ca. 1980s. Photo MALU Archives, Series 8, Subseries A, Box 1, Folder 69. Cropped by author.

The exterior of the structure was extensively repaired in the 1980s by the National Park Service in two phases of work: first by an architect-designed and contractor-executed interior rehabilitation project between 1984 and 1985 (which included some exterior repairs), and second, a more extensive exterior restoration project lead by NPS architects and completed by a separate contractor (1986-1988). By 1993 the structure was again in need of attention and was the subject of several smaller repair packages between 1993 and 1995. Most recently (2016-2017), the structure received some much-needed exterior maintenance work. While the Auburn Avenue elevation was returned to its historic appearance (Period of Interpretation: 1929-1941, see Chronology of Development and Use – Enter National Park Service for further details), the interior has been rehabilitated to include contemporary kitchens and bathrooms while retaining the more prominent character-defining features of those spaces. While significant repairs and "in-kind" replacement of historic material occurred at this time, in general throughout the structure, the structural frame and portions of the interior finishes and character-defining features were retained and preserved.

A large percentage of the historic building fabric associated with 514 Auburn Avenue, NE has been retained. Materials and component features which may have been replaced during the restoration projects were to be "with like or similar materials."

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

DO-28 provides standards for each of SOI's Standards. Restoration and rehabilitation are discussed further below, as these treatments directly apply to 514 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

[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.
[15] NPS-28, p. 127.

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

- A historic structure is used as it was historically or is given a new or adaptive use that maximizes the retention of historic materials, features, spaces, and spatial relationships. Adaptive use of prehistoric structures is prohibited.
- The historic character of a historic structure is retained and preserved. The replacement or removal of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a structure is avoided.
- Each historic structure is recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features from other structures, are not undertaken. Work needed to stabilize, consolidate, and conserve historic materials and features is physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a historic structure that have acquired historical significance in their own right are retained and preserved.
- Historic materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic structure are preserved.

- Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires repair or replacement of a historic feature, the new feature matches the old in design, color, texture, and, where possible, materials. Repair or replacement of missing features is substantiated by archeological, documentary, or physical evidence.
- Chemical or physical treatments that cause damage to historic materials are not used.
- Archeological and landscape resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken including recovery, curation, and documentation.
- Additions, alterations, or related new construction do not destroy historic materials, features, and spatial relationships that characterize the historic structure. New work is differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing of the structure.
- Additions and adjacent or related new construction are undertaken in such a manner that if removed in the future, the essential form and integrity of the historic structure would be unimpaired.[16]

The following additional standards apply to all treatments:

- Use is monitored and regulated to minimize both immediate and long-term damage.
- Use of destructive techniques, such as archeological excavation, is limited to providing sufficient information for research, interpretation, and management needs.
- All work that may affect resources is evaluated by an historical architect and other professionals, as appropriate.
- All modification, repair, or replacement of materials and features is preceded by sufficient study and recording to protect research and interpretive values.
- New work, materials, and replacement features are identified, documented, or permanently marked in an unobtrusive manner to distinguish them from original work, materials, and features. The manner and location of identification is recorded using the Inventory and Condition Assessment Program (ICAP).
- A proposed treatment project is initiated by the appropriate programming document, including a scope of work and cost estimate from an HSR or ICAP. Such projects include preservation maintenance as well as major treatment. No treatment is undertaken without an approved HSR or work procedure documenting the work, and Section 106 compliance.
- A treatment project is directed by a historical architect and performed by qualified technicians.
- Representative features salvaged from a historic structure are accessioned and cataloged, provided that they fall within the park's scope of collection statement.
- All changes made during treatment are graphically documented with drawings and photographs. Records of treatment are managed as archival materials by a curator or archivist within the park's museum collection.

International Existing Building Code

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

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

Treatments of the buildings and site are to be guided by the International Existing Building Code (IEBC).[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 modifications to the 514 Auburn Avenue, NE building. Additionally, an accessibility assessment was not included in the scope of work for this project and therefore recommended accessibility treatments will not be provided. However, it should be noted that modifications may be likely as property use evolves and rehabilitation work commences. The most appropriate response will take into account scoping and technical design requirements of the Architectural Barrier Act Accessibility Standards and skillful application of preservation principles to preserve the historic character and historical integrity of this property.[19] Refer to NPS *Preservation Brief 32: Making Historic Properties Accessible* for more information.[20]

Planning for Resiliency (Response to Natural Hazards)

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

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

> This strategy was developed in 2016 in conjunction with the centennial of the NPS Organic Act and the 50th anniversary of the National Historic Preservation Act, which established the framework for the current national historic preservation program. The NPS CRCC Strategy responds to the mandates of both Acts and provides guidance for NPS managers to anticipate, plan for, and respond to the real and potential effects of a changing climate on the cultural resources the 1916 Act commits us to protect unimpaired for future generations. Under the NHPA, it further provides guidance to…the national historic preservation program to recognize and respond to a wide range of environmental changes that are threatening cultural resources in communities throughout the Nation.
>
> The CRCC Strategy…defines the impacts of a changing climate on different cultural resources and organizes methods for evaluating these resources, assessing their vulnerabilities, and prioritizing our options to respond.

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

> 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.

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]

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

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.

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

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

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

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Ultimate Treatment and Use

Considering the applicable laws, agreements, and policies previously discussed, the Ultimate Treatment and Use of 514 Auburn Avenue, NE are as follows:

Exterior Treatment

Restoration of the exterior provides for the preservation maintenance and repair (and selected replacement) of exterior character-defining features and historic materials, 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, windows, doors, etc., rear additions, etc.) and replace them with more sympathetic or functionally better replacements. 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 and preserving 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 mantelpieces and historic plaster-and-lath walls and ceilings, where they exist, and interior architectural trim. 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

These additional recommendations are provided to further enhance future treatments. A better understanding of the building's construction and performance characteristics will serve to deliver a more finely tuned treatment proposal. These 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 in Requirements for Treatment, the Ultimate Use of the residential structure at 514 Auburn Avenue, NE is to maintain its residential occupancy as a duplex, artist-in-residence, or light office occupancy within either the park's historic leasing program or a new program developed with partner organizations.

Rehabilitation of the interior could also lend itself to several other similar possible uses for the structure. A residential occupancy may also be easily converted to an artist-in-residence occupancy for participants in the National Park Service's Artist-In-Residence Program, light office occupancy, or a potential visitor use area. There is basically no difference between the occupancy usage as a rental apartment or an artist-in-residence studio. There would be little, if any, different functional use of the spaces with the possible exception of using the residential spaces for studio or work spaces. A large basement provides work or storage space and a rear driveway provides parking for two or three vehicles.

The implications of light office usage are increased floor loads and possible use of residential use areas (kitchen, bedroom, etc.) as an additional storage area.

It is also possible to select this building as the representative historic neighborhood residence to be interpreted to the public as per the previously mentioned Long-Rang Interpretive Plan (LRIP) Long-Range Goal. 514 Auburn Avenue, NE has a fascinating history of ownership and change and could instruct visitors to learn more about the neighborhood and how it changed during the Period of Interpretation (1929-1941). Research conducted on the ownership and tenancy of 514 Auburn Avenue illustrates that more substantial structures were owned and lived in by black families, especially after 1906.

Conversion to a visitor use area (such as a furnished historic interior or exhibit area as generally suggested in the LRIP) would require full universal accessibility and increased structural capacity of the floor systems. Increased electrical usage through enhanced lighting, HVAC; and other interpretive systems would likely require the upgrading of the electrical and HVAC systems in certain areas. It would need to be determined through a design process whether an increased number of restrooms would be required in this type of occupancy: many historic furnished NPS residential structures do not provide visitor rest rooms in the furnished structure rather they are grouped in another nearby facility.

Recommended Treatments by Feature

The following recommended treatments are intended to restore (repair and maintain) the building component features and character-defining features at 514 Auburn Avenue, NE with the least degree of intervention while elevating its Facility Condition Index Ratings to Good. These treatments include limited in-kind replacement as incorporated and defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

514 Auburn Avenue, NE was found to have the following ratings:

- Exterior Overall Condition Rating of Fair with an Overall Deficiency Rating of Serious
- Interior Overall Condition Rating of Good with an Overall Deficiency Rating of Minor

Several building features were also found to be in in Poor condition with Serious or Critical maintenance deficiencies. These are described in the Summary of Conditions text at the beginning of the Condition Assessment 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 incorporation on an income-producing unit; however, a majority of character-defining features have been retained. Extensive repairs in the past have included building systems upgrades, wood component repairs and replacement (exterior and structural), complete roof replacement including structure and roof surface, removal of asbestos siding, and installation of wood clapboard siding. 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 of the building features with the highest level of maintenance deficiency (Table 3). The list begins with ratings of Poor and Critical and continues through to Good and Minor and presents a path to obtaining a Good condition, a reduction of the maintenance burden, and a more sustainable building with more resilience to natural hazards.

The hierarchal list divides the recommended treatments into three basic groupings based on the overall maintenance deficiency ratings of Critical, Serious, or Minor. Within these basic groupings, 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, 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 514 Auburn Avenue, NE determined that several critical systems or features were absent or found to be in a state of moderate deterioration (rated Poor), respectively. This Poor rating indicates that these features may need to be repaired, replaced, or installed. This type of maintenance activity (repair) is recognized within the definition of Preservation Maintenance. Other recently-improved features were noted with moderate- to low- levels of deterioration (rated Fair or Good) and should be repaired and maintained using traditional preservation techniques rather than replaced.

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, and plumbing systems were operational in both units; however, a fire and security alarm system, a lightning protection system, and a fire sprinkler system are non-existent. All building systems should be considered obsolete due to lack of current (within five years) code inspection information and likely to be upgraded and/or replaced in a holistic rehabilitation project.

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

Treatment Timeframes

As part of the planning process required by NPS-28, the recommended treatments for each feature have been divided into different timeframes. The "Immediate" timeframe is for features that must be 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 are organized by component feature. The recommended treatment projects gather the related component features into holistic projects. This will allow for integrated projects and facilitate the repair and preservation of features in an organized manner consistent with contemporary architecture and construction management practices.

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

Emergency Building Systems

This project combines all prioritized recommended treatments included in D40 Fire Protection Systems and D50 Electrical Systems which include life-safety factors including: lightning protection, fire alarm system detection and alarm devices, the consideration of fire suppression systems, and addresses other life-safety requirements. It will improve the condition of these systems to operational (Good)

and comply with building codes and NPS policies. Inspection and updating of the fire extinguishing devices (D403001) are also be included as these are related to occupants' safety according to *NFPA 10 Standard for Portable Fire Extinguishers.*

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

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

Exterior Shell Maintenance Repairs

This holistic exterior project combines features from several categories and will maintain, improve and increase the building's resiliency factor for the exterior building components It also eliminates further deterioration of remaining historic fabric which was preserved by the NPS during the 1980s treatment projects:

B10 Superstructure:
B102099: Attic and Roof Ventilation Improvements (B103003);

B20 Exterior Enclosure:
- B2030: Repair exterior basement doors;
- B202001: Repair exterior basement windows;

B30 Roofing:
- B301005: Repair/install downspouts, direct run-off away from building;
- B301004: Repair/replace wall flashing at north addition roof;

C20 Stairs:
- C201002: Repair/replace the east exterior stairs;

G20 Site Improvements:
- G203001: Repair/replace the damaged driveway;
- G203001: Repair/replace damaged exterior concrete walks;
- G204002: Repair/replace damaged retaining walls;

G90 Other Site Work:
- G9087: Extend downspout drainage away from building or connect to underground drains. Fully implement drainage plan approved for PEPC Project 59324.

Interior Preservation Repairs

Maintain and improve interior building components:

C10 Interior Construction:
- C1020: Repair/replace interior basement doors.

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.

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Table 3. 514 Auburn Avenue, 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
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		POOR	CRITICAL
G BUILDING SITEWORK	G90 Other Site Work	G9087 Site Drainage			POOR	CRITICAL
G BUILDING SITEWORK	G20 Site Improvements	G2030 Pedestrian Paving	G2030-2 Driveway		POOR	CRITICAL
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		FAIR	CRITICAL
Serious						
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B2030-1 Basement Exterior Doors		POOR	SERIOUS
B SHELL	B10 Superstructure	B1030 Roof Covering	B103003 Roof Insulation and Fill		POOR	SERIOUS
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	A101001 Wall Foundations		FAIR	SERIOUS
A SUBSTRUCTURE	A10 Foundations	A1030 Slab On Grade			FAIR	SERIOUS
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-1 First-Floor Structural Floor Frame	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	B2020-1 Basement Windows		FAIR	SERIOUS
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashings & Trim	B301004-1 Chimney Flashing	FAIR	SERIOUS
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashings & Trim	B301004-2 Wall Flashing	FAIR	SERIOUS
C INTERIORS	C20 Stairs	C2010 Stair Construction	C201002 Exterior Stair Structure		FAIR	SERIOUS
G BUILDING SITEWORK	G20 Site Improvements	G2030 Pedestrian Paving	G2030-1 Sidewalks		FAIR	SERIOUS
MINOR						
C INTERIORS	C10 Interior Construction	C1020 Interior Doors	C1020-1 Basement Interior Doors		FAIR	SERIOUS
B SHELL	B10 Superstructure	B1010 Floor Construction	B101003 Floor Decks & Slabs		FAIR	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102099 Other Roof Construction - Chimneys		FAIR	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201005 Exterior Louvers & Screens		FAIR	MINOR
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B2030-2 First-Floor Exterior Doors		FAIR	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004-3 Exterior Trim		FAIR	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings	C103099 Other Interior Specialties - Fireplaces		FAIR	MINOR
C INTERIORS	C30 Interior Finishes	C3010 Wall Finishes			FAIR	MINOR
C INTERIORS	C30 Interior Finishes	C3020 Floor Finishes			FAIR	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
G BUILDING SITEWORK	G20 Site Improvements	G2040 Site Development	G204001 Fences & Gates		FAIR	MINOR
G BUILDING SITEWORK	G20 Site Improvements	G2050 Maintained Landscapes			FAIR	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-2 Second-Floor Structural Floor Frame	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	B101001-3 Attic Structural Frame	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101002 Structural Interior Walls		GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101004 Balcony Construction		GOOD	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Roof Structural Frame		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201007 Balcony Walls & Handrails		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201008 Exterior Soffits		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows	B2020-2 First-Floor Windows		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows	B2020-3 Second-Floor Windows		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	B2020-3 Second-Floor Exterior Doors		GOOD	MINOR
B SHELL	B 30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes		GOOD	MINOR

(Table 3 continued)

Category	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
C INTERIORS	C10 Interior Construction	C1010 Partitions			GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1020 Interior Doors	C1020-2 First-Floor Interior Doors		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1020 Interior Doors	C1020-3 Second-Floor Interior Doors		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1020 Interior Doors	C1020-4 Attic Access Doors		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1030 Fittings	C103008 Counters		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1030 Fittings	C103009 Cabinets		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1030 Fittings	C103010 Closets		GOOD	MINOR
C INTERIOS	C10 Interior Construction	C1030 Fittings	C103098 Other Casework – Interior Trim		GOOD	MINOR
C INTERIOS	C20 Stairs	C2010 Stair Construction	C201001 Interior Stair Structure		GOOD	MINOR
C INTERIOS	C30 Interior Finishes	C3030 Ceiling Finishes			GOOD	MINOR
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures			GOOD	MINOR
D SERVICES	D50 Electrical	D5020 Lighting & Branch Wiring	D502002 Lighting Equipment		GOOD	MINOR
NOT INDIVIDUALLY ASSESSED OR RATED (NIAR)						
B SHEL	B20 Exterior Enclosure	B2010 Exterior Walls	B201002 Wall Insulation & Vapor Barrier		NIAR	NIAR
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution			NIAR	NIAR

(Table 3 continued)

D SERVICES	D20 Plumbing	D2030 Sanitary Waste		NIAR	NIAR
D SERVICES	D30 HAVC			NIAR	NIAR
D SERVICES	D40 Fire Protection Systems	D4010 Sprinklers		NIAR	NIAR
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	NIAR	NIAR
D SERVICES	D50 Electrical	D5030 Comm-Serv	D503008 Security System	NIARa	NIAR

End of Table.

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514 Auburn Avenue, NE, Prioritized Recommended Treatments

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 exterior 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 the building from direct lightning strikes. Installation according to the National Electrical, the IEBC 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.

301005 Gutters & Downspouts	Poor	Critical

The half-round gutters and round downspout feature components appear to be in fair condition; however, the downspouts have several deficiencies; 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. The missing downspout at the northwest corner of the north addition need to be replaced. The new downspout should match the existing downspouts in size, shape, and color. The eroded downspout elbow at the southeast corner of the lower level porch should be replaced in-kind and the water should be directed away from the building. The PVC downspout extension on the west side needs to be re-connected at the rubber boot connector

In general, installing the downspouts and PVC extension underground would help to eliminate water draining along walkways and toward the building and eliminate long lengths of unsightly PVC pipe. In many instances, due to negative drainage, the water will infiltrate the unventilated basement areas.

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 cultural landscape (see G9087 Site Drainage above).

The roof drainage system (gutters and downspouts) is a critical component of the weather-resistant membrane of the building and should be of capacity to accommodate the incasing intense rainfalls occurring in the area. 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 (highly recommended), 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* (most recent addition) Rainfall Intensity Map roof area calculations.

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.

G9087 Site Drainage	Poor	Critical

The building site has a moderate slope from the south (front) to the rear (north). However, some of the downspouts empty onto the walks adjacent to the building which directs water toward the building. These downspouts should be extended to direct water away from the building or be connected to underground drain lines.

Improve inadequate and negative site drainage adjacent to house 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 buildings and controlled discharge to perimeter drainage system; refer to PEPC project 59324 for approve project documents (all drainage to be underground and sidewalks repaired or replaced) to improve site drainage at this property. The use of white PVC plastic piping above ground is inappropriate in the historic district context. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

G203001 Driveway	Poor	Critical

The existing driveway should be removed and replaced with a new concrete driveway. Any underground drainage installation should be coordinated with the new driveway construction. The new drive shall be sloped to provide drainage away from the building to the street storm drains. It should be constructed of pervious paving materials. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

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 occupying the building (and tenants) should be trained in the use 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.

D503008 Security System	Poor	Serious

Currently, the building does not have a security system. 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. Coordinate with park law enforcement and local responders. See also NPS FMSS Building Inspection Guidance, D5030 – Communications & Security.

B2030 Basement Exterior Doors	Poor	Serious

The missing wood door stop should be replaced on the latch side of D002. The cracked stile should be repaired with a wood dutchman type repair. The deteriorated plywood panel on the interior side of D003 should be removed and the door should be repaired as required. The wood door threshold for D003 should be repaired or replaced and repainted. All doors should be prepared, primed, and repainted to match existing color scheme.

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 exterior wood doors includes: (casing, trim, and door) monitoring for splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness; marred finishes, and condition of hardware: loose, missing or broken parts; binding, misalignment, improper installation or adjustment, lack of lubrication; corrosion, abrasion, loss of finish; inappropriate lock core for NPS master key program.

A101001 Wall Foundations	Fair	Serious

The exterior of the foundation walls is in good condition and any cracks should be monitored for any increase in size over time. The interior of the brick foundation walls should be repaired including replacement of broken bricks, removal of loose or failing mortar, removal of failing plaster, and repointing of joints with appropriate mortar. Mortar analysis should be conducted to determine an appropriate strength mortar mix.

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 Standard Foundations includes: eroded or damaged mortar joints, soft of spalling brick, leaks or dampness, out-of-plumb, differential settlement; improper surface grading at exterior of structure resulting in water ponding or flowing into structure.

B301003 Roof Insulation & Fill	Poor	Serious

The existing attic floor insulation should be replaced (or repaired) due 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 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.

Note: 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.

The attic is currently uninsulated and unventilated. This is inadequate based on all modern building science documents for a building with an uninsulated attic (insulation is located at the attic floor and

rafters are uninsulated). The uninsulated attic space requires increased passive ventilation if not a temperature and humidity-controlled exhaust system. Attic ventilation must be increased to one square foot unobstructed or net free area of ventilation for every 300 square feet of attic space. This may be addressed through the installation of ridge vents, mid-slope roof vents in the roof fields, and eave vents if possible. Existing attic exhaust hoods should be removed and replaced with the aforementioned attic ventilation system details—an opportune time for re-engineering the attic ventilation system would be the next time the roof shingles need to be replaced (within ten years). Reference: The National Roofing Contractors Association (NRCA) *Roofing Manual* (2017) and the Asphalt Roofing Manufacturers Association *Residential Asphalt Roofing Manual Design and Application Methods* (2014).

NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

A1030 Slab On Grade	Fair	Serious

The open joints in the basement floor slab should be filled with an expandable joint filler. The remnants of sheet floor covering on the floor slab in Room 003 should be removed and the floor should be cleaned. Any cracks should be filled with an expandable joint filler. The broken and heaved section of concrete slab in Room 004 should be removed and replaced with new concrete. The items stored in Rooms 005 and 006 should be removed so that the floor slabs can be inspected, and any necessary repairs can be completed. Storage should not be allowed in a basement area where water infiltration is a recurring event. Dehumidification or passive ventilation of the basement area shall be implemented.

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 Slab-On-Grade Foundations includes: cracking or extensive disintegration of surface, scaling, spalling, popouts, and/or vertical displacement; exposure of reinforcing steel; differential settlement; improper surface grading at exterior of structure resulting in water ponding or flowing into structure.

B101001 First-Floor Structural Floor Frame	Fair	Serious

The portion of the central built-up girder beam at the center brick pier on the south exterior wall that has severe termite damage should be replaced with new wood framing. Supplemental framing should be installed as needed to provide adequate support. The framing in the southwest corner of Room 001 should also be repaired, replaced, or supplemented as needed.

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 Floor Construction – Joists includes: warping, deflection, splitting, bowing, sagging, or broken members; rotting or fungus growth; evidence of dampness of long duration (especially at intersection with exterior masonry foundation walls; damage or possible damage to structural members due to direct contact with soil; insect damage. If these conditions persist an evaluation by a licensed structural engineer should be requested.

B202001 Basement Windows	Fair	Serious

Any wood windows with failing glazing compound or failing paint finish should be reglazed, prepared, primed, and repainted as necessary. Damaged exterior wood screen units should be repaired or replaced as required. New screen units shall match the existing units. All hardware should be repaired or replaced as needed and returned to working condition. All windows should be operable or replaced with fixed louvers which allow passive ventilation (see B101001).

The wood 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 encourgaes water to fall away from thebuilding rather than run down the side of the exterior. Wood species and grade should be specified as to provide a durable and water-resistant species. See NPS *Preservation Brief 9: The Repair of Historic Wooden Windows* and the *Window Preservation Standards Collaborative Window Preservation Standards Protocol.*

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance for wood sash, frame, casing and trim will include monitoring for splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness. Reference NPS FMSS Building Inspection Guidance B2020 Exterior Windows for checks including: paint/caulk/glaze, glass, trim, adjust/secure, hardware, and screens.

B301004 Chimney Flashing	Fair	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.

B301004 Wall Flashing	Fair	Serious

The cracked tar coating covering the wall flashing on the east roof slope of the north addition should be removed. New metal step flashing shall be properly installed under the siding and under the roof shingles 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, improper flashing configuration, improper sealing with felt strips, roof tar, sealants or caulks, deteriorated or missing cant strips or crickets.

C201002 Exterior Stair Structure	Fair	Serious

The exterior concrete stair structure (ST-1) on the east elevation should be removed and rebuilt. The new steps shall have proper slope to provide adequate drainage. Any underground drainage work should coordinate with construction of the new steps.

The steel emergency egress stair structure (ST-3) on the west elevation should be refinished; this includes proper preparation to remove any rust and corrosion. The stair structure should be primed and painted with appropriate exterior rust-inhibiting paint systems (color to match existing) coatings for exterior steel surfaces.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. Building Inspection Guidance for stair construction will include risers and treads, steel structure, stairs and landings, and railing balustrade; see NPS FMSS Building Inspection Guidance for C2020 – Stair Construction.

G203001 Sidewalks	Fair	Serious

Any cracks in the walks should be filled with an expandable joint filler. The walkway on the east side of the house should be removed in its entirety and replaced with a new concrete walk. The new walk should be sloped to provide drainage away from the building. Any underground drainage installation should be coordinated with the new walk construction. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

C1020 Basement Interior Doors	Poor	Minor

The three existing doors and associated frames and casings in the basement (D004, D007, D008) should be repaired and repainted. Missing hardware should be replaced with new hardware that is compatible with the existing door hardware. New doors should be installed in the openings currently without doors. The doors and hardware should be compatible with the design and style of the existing doors. The frames and casings for the new doors should be repaired and repainted.

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 basement interior wood doors includes: (casing, trim, and door) monitoring for

splitting, rotting, cracking, loose, poor fit, binding, missing, loose or missing glazing, lack of weather-tightness; marred finishes, and condition of hardware: loose, missing or broken parts; binding, misalignment, improper installation or adjustment, lack of lubrication; corrosion, abrasion, loss of finish; inappropriate lock core for NPS master key program.

B101003 Floor Decks & Slabs	Fair	Minor

Any cracks in the concrete floor slab on the first-floor front porch should be filled with an expandable joint filler. Cracks should monitor on a routine basis and repaired as required. 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 Slab-On-Grade Foundations includes: cracking or extensive disintegration of surface, scaling, spalling, popouts, and/or vertical displacement; exposure of reinforcing steel; differential settlement; improper surface grading at exterior of structure resulting in water ponding or flowing into structure.

B102009 Other Roof Construction – Chimneys	Fair	Minor

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).

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.

B201005 Exterior Louvers & Screen	Fair	Minor

The existing attic vents on the building are purely decorative as they do not provide adequate ventilation for the attic. As architectural features they should be treated as such and included in an exterior carpentry repair and painting project. Specifically, the south gable louver feature should be inspected to verify its condition and if there is interior mesh screening. The north addition gable vent should be replaced; since this is a non-historic feature it should be increased in size to provide proper ventilation (see also B301003 Roof Insulation & Fill above).

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.

B2030 First-Floor Exterior Doors	Fair	Minor

The missing wood dentil block on D101 should be replaced to match the existing block. The cracks in the panels in D103 should be filled with a wood filler, sanded, and repainted. Each of the doors should have weather-stripping installed. Each of the wood screen doors should be repaired as required including screens, hardware, and wood framing. The screen door frames should be adjusted to fit the door openings properly.

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.

B301004-3 Exterior Trim	Fair	Minor

Exterior trim should continue to receive maintenance, as needed.

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.

C103099 Other Interior Specialties - Fireplaces	Fair	Minor

The cracked and inappropriately replaced tiles on the hearth of the fireplace in Room 202 should be replaced with new tile to better match the existing tiles. All fireplaces should be inspected and maintained on a regular basis.

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 has not been developed for this specialized feature but may be derived from C1010 – Interior Partitions: Ceramic Tile/ Masonry – which includes: checks to be made for chipped, cracked, loose, missing or defective mortar joints, and abuse or improper cleaning with abrasive or acidulous cleaners. Refer to NPS Preservation Brief No. 40 – *Preserving Historic Ceramic Tile Floors.*

C3010 Wall Materials & Finishes	Fair	Minor

The failing plaster finish on the brick walls and wood lath walls in the basement should be repaired or removed, depending on the anticipated use of the basement spaces. The deteriorated plaster should be removed, and the brick cleaned, repointed, and left exposed. The plaster on wood lath could be repaired. Large sections of missing plaster could be replaced with water-resistant gypsum board. Painted basement walls should be cleaned and repainted, if applicable.

Wall materials and finishes of the occupied floors (first & second) should be maintained 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 includes: a) deteriorated painted finishes including: alligatoring; checking; blistering; fading; loss of pigment; staining caused by insects; splashing; discoloration; complete absence of paint (unpainted); paint film is less than 3mils in thickness and damages to substrate (holes, water damage, etc.) and b) damaged wall surfaces including: proper preparation of primed and painted surfaces 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. Any minor cracks or blemishes on the plaster and drywall walls on the first and second floors should be repaired, as needed. All wall finishes should receive routine inspection and maintenance and repainting as needed between occupancies. Refer to NPS Preservation Brief No 21 – *Repairing Historic Flat Plaster – Walls and Ceilings,* and 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 Materials & Finishes	Fair	Minor

Note: Mold and mildew remediation may be necessary as part cleaning protocol of interior floor surfaces (basement level) after removal of deteriorated interior surfaces. An industrial hygienist should be recruited to investigate, test, and specify ultimate cleaning treatment of interior floor surfaces.

Basement level floors are not included in the treatment section.

Care should be taken to preserve all historic interior floor finishes including historic wood strip flooring located in various locations throughout the building. All non-sustainable floor coverings (vinyl composition tiles (VCT), sheet vinyl, carpeting, etc.) should be removed and replaced with sustainable floor coverings. Materials including linoleum, recycled carpet squares, cork floor tiles, wool carpets, etc., would be acceptable within NPS Rehabilitation standards. Historic wood strip flooring should be repaired and refinished with a non-petroleum base product such as a tung-oil product,[1] or other sustainable finish to replicate historic varnish finishes. Polyurethane is not considered an appropriate finish for historic wood floors. If physical evidence is discovered

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

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.

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: all finished floors, wood floors, carpet, tile (hard and soft) and sheet coverings.

G204001 Fences & Gates	Fair	Minor

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 the scope of work and quantities. Specifications should match those used in original installation of historic landscape features. Consult the Martin Luther King, Jr. National Historic Site *Cultural Landscape Report: Birth-Home Block*, May 1995 (MALU 489 D23). NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

G2050 Maintained Landscapes	Fair	Minor

The surrounding landscape should continue to receive routine inspection and maintenance include mowing turf areas, maintaining shrubs and bushes, removal of vegetation growing within ten feet of building, and removal of accumulated vegetative debris. Implementation of other long-term recommendations of the 1995 *Cultural Landscape Report* should be planned. NPS FMSS does not provide Building Inspection Guidance for this feature as of this date (2018).

FEATURES IN GOOD CONDITION		
B101001-2 Second Floor Structural Frame	Good	Minor
B101001-3 Attic Floor Structural Frame	Good	Minor
B101002 Structural Interior Walls	Good	Minor
B101004 Balcony Construction	Good	Minor
B102001 Roof Structural Frame	Good	Minor
B201001 Exterior Skin	Good	Minor
B201007 Balcony Walls & Handrails	Good	Minor
B201008 Exterior Soffits	Good	Minor
B2020-2 First-Floor Windows	Good	Minor
B2020-3 Second-Floor Windows	Good	Minor
B2030-3 Second-Floor Exterior Doors	Good	Minor
B301001 Roof Finishes	Good	Minor
C1010 Partitions	Good	Minor
C1020-2 First-Floor Interior Doors	Good	Minor
C1020-3 Second-Floor Interior Doors	Good	Minor
A1020-4 Attic Access Doors	Good	Minor
C103008 Counters	Good	Minor
C103009 Cabinets	Good	Minor
C103010 Closets	Good	Minor
C103098 Other Casework - Interior Trim	Good	Minor
C201001 Interior Stair Structure	Good	Minor
C3030 Ceiling Finishes	Good	Minor
D2010 Plumbing Fixtures	Good	Minor
D502002 Lighting Equipment	Good	Minor

All of the above building elements were found to be in good condition and should continue to receive routine inspections and maintenance as per the identified feature component assignment in FMSS Inspection Guidance – 4100 Buildings.

Not Individually Assessed or Rated (NIAR) Features: the following building services or systems were classified in this category as proper assessment of the feature was beyond the scope of work for the HSR and licensed professionals are required to inspect and assess. Other features would have required destructive investigation beyond the "limited" scope of this HSR project. Recommendations for future research are provided.

B201002 Wall Insulation & Vapor Barrier	NIAR	NIAR

It is important to know if there is insulation within the wall cavity of the structure's exterior walls. 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 it is recommended to remove localized areas of exterior wood siding. If the interior wall surface is determined to be drywall then it is recommended to remove the interior surface. This test protocol will determine whether or not there is insulation and/or a vapor barrier, if it is properly installed, and if there is damage to the wall structure. This information will contribute to holistic preservation maintenance management decisions effecting the long-term preservation and use of the structure.

NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference B2010 – Exterior Walls.

D2020 Domestic Water Distribution	NIAR	NIAR

The domestic water distribution system is currently functional in both units. The system should receive routine inspections by a licensed master plumber and maintenance to ensure good working condition.

NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D2020 – Domestic Water Distribution.

D2030 Sanitary Waste System	NIAR	NIAR

The sanitary waste system is currently functional in both units. The system should receive routine inspections and maintenance to ensure good working condition. Tasks include documentation of locations of park connections to City of Atlanta sanitary sewer lines, documentation that all plumbing stacks and vent lines meet code and are properly screened against insect and rodent access, and a complete inspection and assessment by licensed master plumber. As per NPS all systems must meet NPS mandated policies, guidelines, and building codes (see Code Compliance section).
NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D2030 – Sanitary Waste.

D30 HVAC	NIAR	NIAR

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. High-efficiency equipment should be considered when replacing heating and cooling equipment.

NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D30 – HVAC (3010 – 3090). Refer to NPS *Preservation Brief 24: Heating, Ventilation, and Cooling Historic Buildings – Problems and Recommended Approaches.*

D4010 Sprinkler System	NIAR	NIAR

No sprinkler system is extant. Any proposed sure suppression systems shall be designed and installed in accordance with NPS *Director's Order 58: Structural Fire Management*, all local codes, *NFPA 909 Code for the Protection of Cultural Resource Properties (Museums, Libraries, and Places of Worship)*, and *NFPA 914 Code for Fire Protection of Historic Structures.*

The NPS structural fire program will protect cultural resources including historic and prehistoric structures, museum and archival collections, and associated collection records from damage or loss the greatest extent possible and will comply with appropriate NFPA codes and standards.
NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D4010 – Sprinklers.

D501005 Panels	NIAR	NIAR

A licensed electrician or electrical contractor shall inspect the existing electrical system and create a map of all electric 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 should be completed in compliance with local, station, 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. NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D50 – Electrical (D5010 – D5090).

D503008 Security System	NIAR	NIAR

Building security systems protect the structure, the contents and the occupants. A security system professional (electrician) or Law Enforcement Ranger should be consulted to design a system for the double occupancy structure.

Regular FMSS condition assessments (either comprehensive or abbreviated) will assist in recording the condition of the component features over time in a systematic methodology. NPS FMSS Building Inspection Guidance may be found in Inspection Guidance – 4100 Buildings, reference D5030 – Communications & Security; maintenance checks are provided for perimeter contact type systems.

Effects of Recommended Treatments

The potential effects of the recommended treatments are outlined in Table 4. Potential effects to historic fabric, recommended mitigating measures, and beneficial outcomes are examined.

The component features listed are those found to be in Poor or Fair condition with Critical or Serious maintenance deficiencies as they require treatment beyond cyclical or routine maintenance. Component features found to be in Good condition with Minor deficiencies, and treatment recommendations which include periodic housekeeping and routine or cyclical maintenance are not included as they are not eligible for NPS project funds and should be accomplished through ONPS park-base maintenance operations.

Recommended treatments are subjective and will depend on the implementation of recommendations in the field, or on the design phase of a project where specifications and architectural drawings may be developed to guide the work. All treatments effecting historic resources should be documented as per NPS-28 requirements (HSR Part 3).

Table 4. Effects of Recommended Treatments, 514 Auburn Avenue, NE

Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
CRITICAL			
D509004: Install lightning protection system on roof of building. Ground electrical system.	System appurtenances are attached to building but with minimal impact to historic fabric.	Installation will be subjected to review prior to installation. Coordinate with roof replacement project.	Building will be protected from lightning strikes and electrical system will be grounded which are basic code requirements.
D503001: Install new hard-wired fire alarm and detection system (smoke/heat) and alarm (audio/visual) devices within building.	Minimal impact to historic fabric for routing and mounting of new system. Some components will be visible on the interior.	Fire alarm detection devices will be reviewed by NPS prior to installation.	Fire department and occupants will be alerted to fire. Complies with NPS policies for protection of historic resources.
C201002: complete safety inspection and make repairs; ultimately replace more robust materials.	No adverse effect. Non-historic material will be removed and replaced in-kind.	Repairs meet NPS rehabilitation standards.	Unsafe conditions will be alleviated. Features will be returned to good condition.
D403001: Install new/recharge existing and supplement existing fire extinguishers throughout building.	Minimal impact to historic fabric for mounting brackets. Will be visible within the building.	Mounting locations will be reviewed by NPS to avoid historic fabric.	Historic building and occupants will be protected from fire. Will comply with NFPA and NPS policies.

Table 4 continued)

SERIOUS			
Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
B301004-1 & -2: Install new side wall and chimney flashing.	No adverse effect. Non-historic material will be removed/repaired.	Repairs meet NPS rehabilitation standards.	Component feature will be returned to good condition. Water infiltration will be prevented.
B201007: complete safety inspection, make repairs; ultimately replace more robust materials.	No adverse effect. Non-historic material will be removed and replaced in-kind.	Repairs meet NPS rehabilitation standards.	Unsafe conditions will be alleviated. Features will be returned to good condition.
G9087: Correct site drainage deficiencies.	No adverse effect. Previously disturbed ground will be regraded to create positive drainage.	Installation will be documented and ground disturbance will be monitored by an archeologist, as needed.	Will lessen chance of water infiltration at masonry foundations and allow dry condition in basement.
A101002: Repair masonry and remove foundation panels; install lattice panels to allow for under-building ventilation.	No adverse effect. Non-historic material will be repaired or removed and replaced.	Repairs meet NPS rehabilitation standards.	Building features will be returned to good condition, better circulation will improve building performance.
B101099: Remove and replace floor insulation; improve thermal performance of under building area.	No adverse effect. Non-historic material will be repaired or removed and replaced.	Repairs meet NPS rehabilitation standards.	Building features will be returned to good condition, better insulation and moisture barrier will improve building performance.
G204001: Repair/ replace property fences & gates.	No adverse effect. Non-historic material will be repaired or removed and replaced.	Repairs meet NPS rehabilitation standards; complies with park *Cultural Landscape Report*.	Component landscape features will be returned to good condition, will improve appearance of property.
B301005: Install properly sized and located downspouts and connect to underground drain lines.	No adverse effect. Non-historic material will be removed, and previously disturbed ground will be re-excavated.	Installation will be documented, and ground disturbance will be monitored by an archeologist, as needed.	Roof drainage will not be directed toward the building. Unsightly PVC downspout extensions will be removed.
G2050: Maintain landscaping.	No adverse effect on historic material.	None required.	Historic district landscape features will be maintained.
B2020: Repair or replace wood windows and frames.	No adverse effect. Non-historic material will be removed/repaired.	Repairs are compatible with extant historic fabric.	Component feature and historic fabric will be returned to good condition.
B201001: Exterior Siding-repair/replace siding and prep, prime and paint all exterior wood features.	No adverse effect. Non-historic material will be repaired or replaced.	Repairs meet NPS rehabilitation standards.	Component feature and historic fabric will be returned to good condition.
B102099: Chimneys-remove concrete infill and cap all chimneys with vented and screened chimney cap.	No adverse effect. Non-historic material will be removed; minimal new material being introduced into a historic setting.	None required.	Historic fabric will be preserved, feature will be returned to good condition.

(Table 4 continued)

SERIOUS, continued			
Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
D503008: Install new security system.	Minimal impact to historic fabric; some components will be visible from exterior.	System will be reviewed by NPS prior to installation.	Historic structure and occupants will be protected from intrusion. Complies w/ NPS policies for protection of resources.
B203009: Repair exterior doors and security gates.	No adverse effect. Non-historic materials will be repaired.	None required.	Component will be returned to good condition.
B301004: Replace all side-wall flashing with materials and details consistent with quality of structure and that meet basic mechanical requirements.	No adverse effect. Non-historic materials will be repaired.	None required.	Component will be returned to good condition.
MINOR			
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.			
Not Individually Assessed or Rated (NIAR)			
Recommended Treatment	Potential Effect on Historic Fabric	Mitigating Measures	Beneficial Effects
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 efficient goals.
D2020: Inspect and test domestic water supply.	No adverse 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.	Component feature will be maintained in or returned to good condition.
D4010: Install fire suppression system (sprinklers) throughout.	Moderate impact to historic fabric for installation of system. Sprinkler heads and piping may 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.			





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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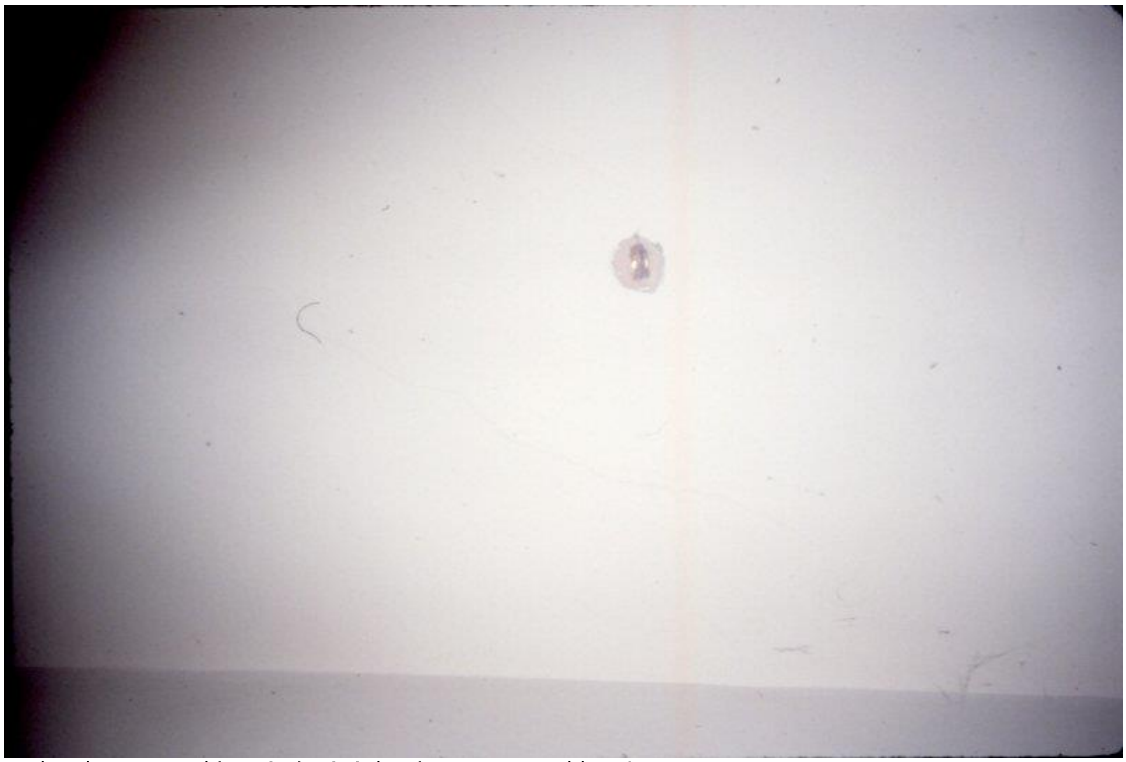

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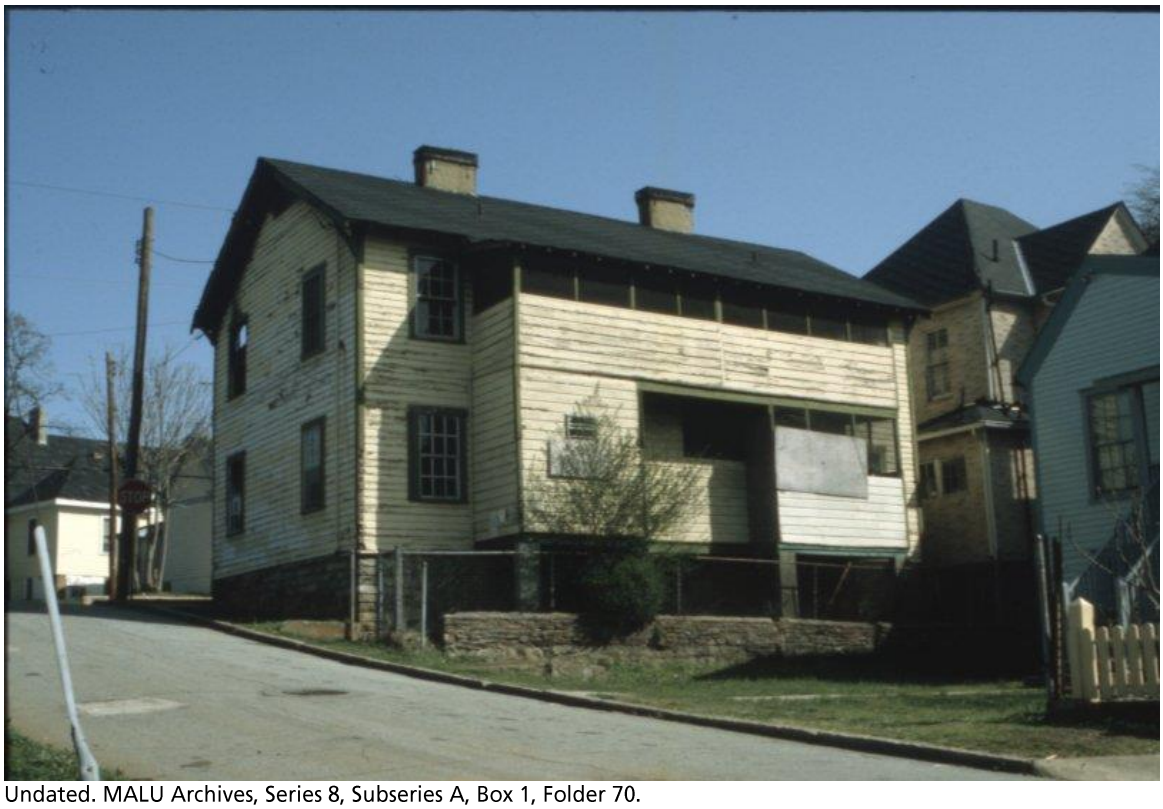


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Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 70.



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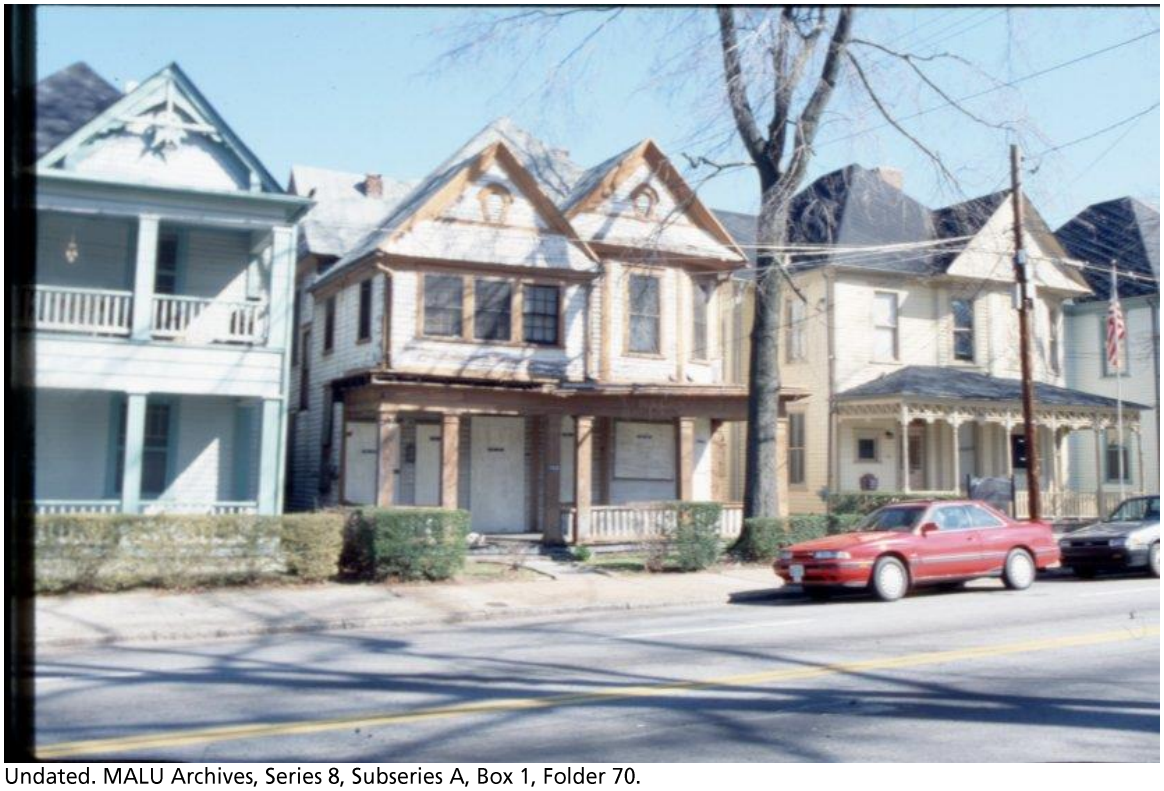
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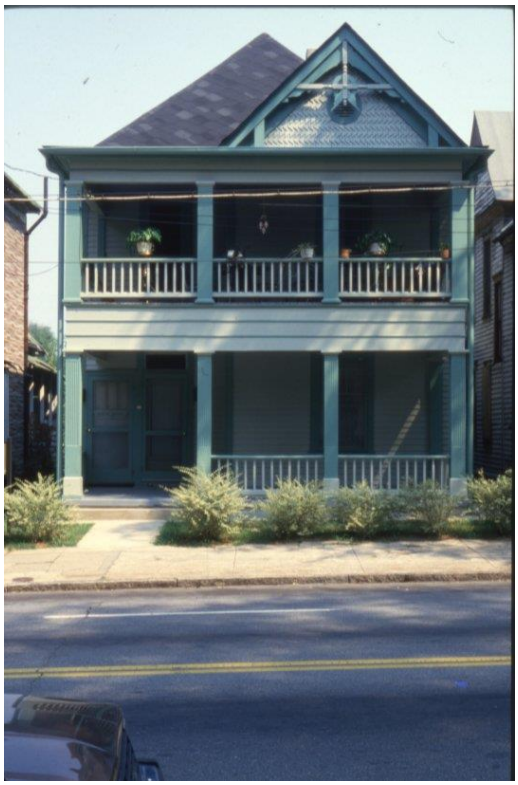
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Undated. MALU Archives, Series 8, Subseries A, Box 1, Folder 70.



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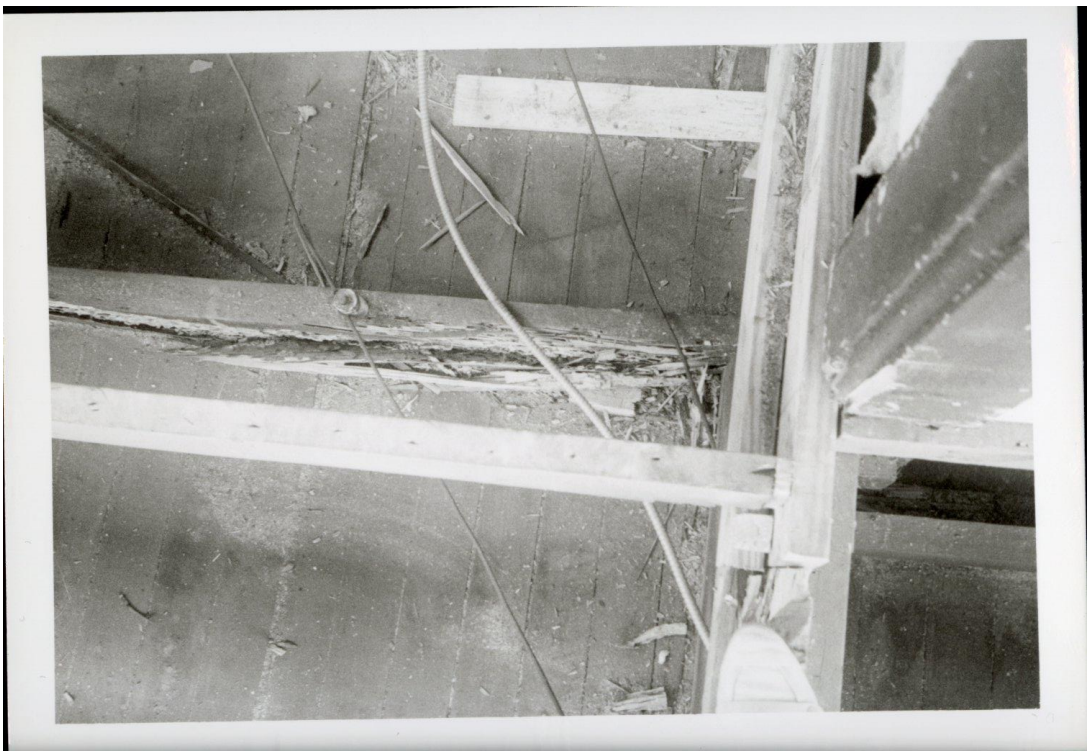
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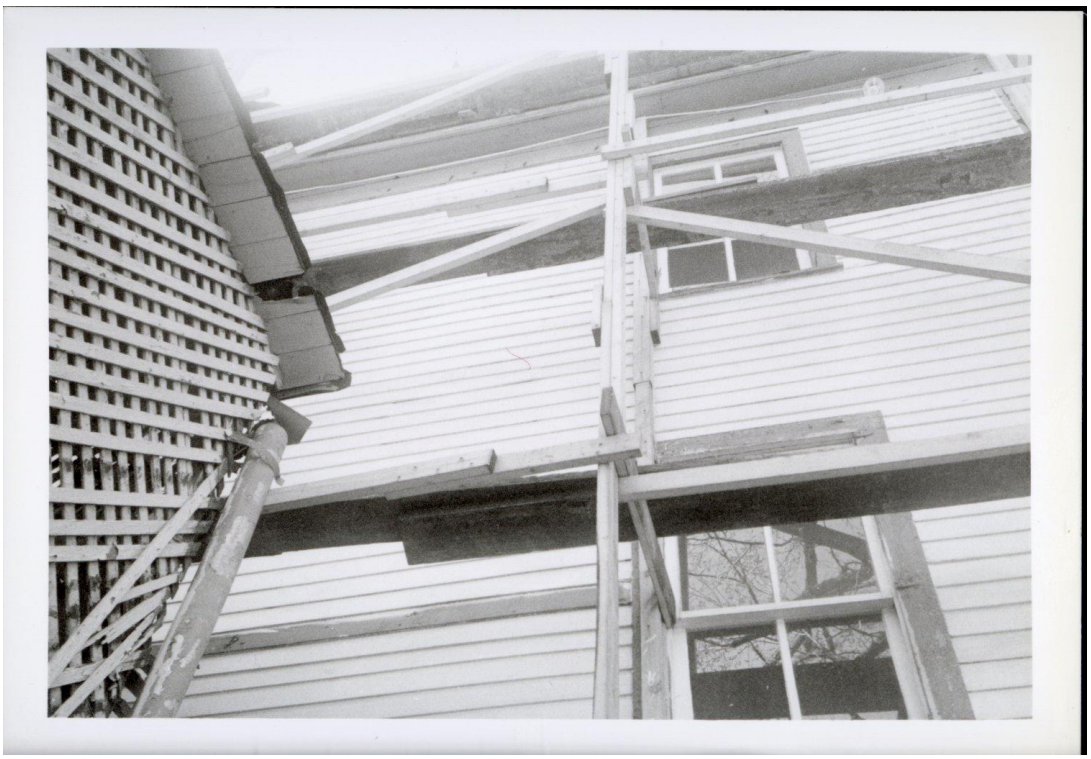
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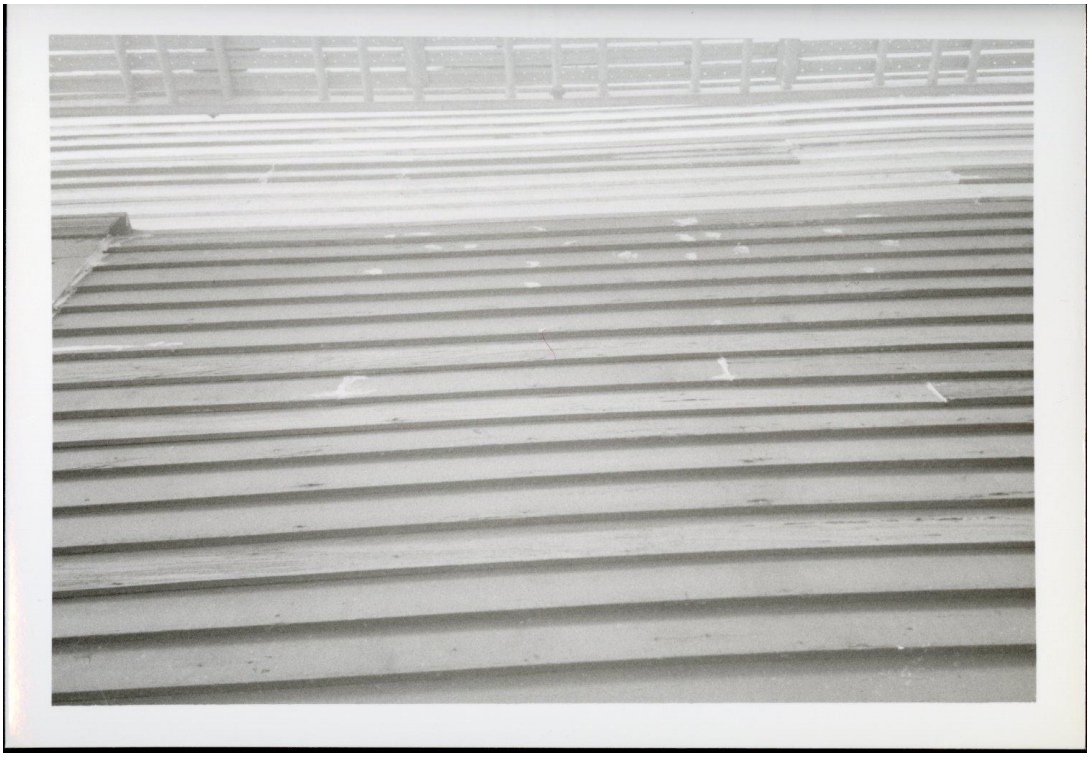
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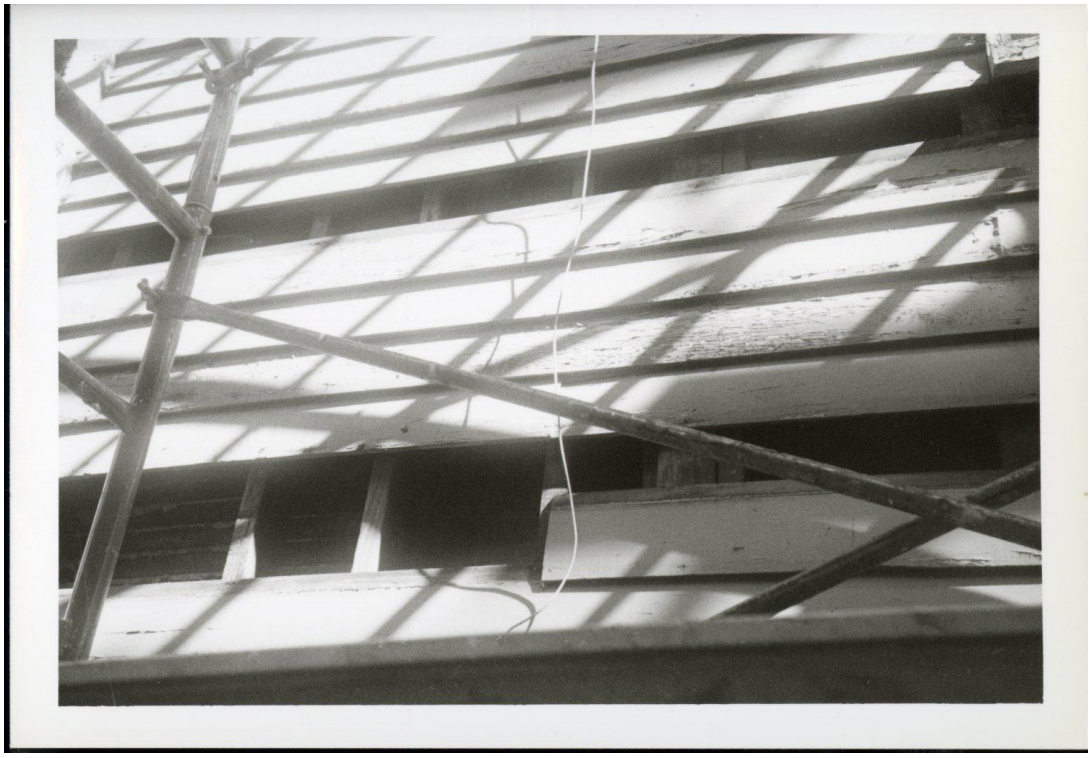
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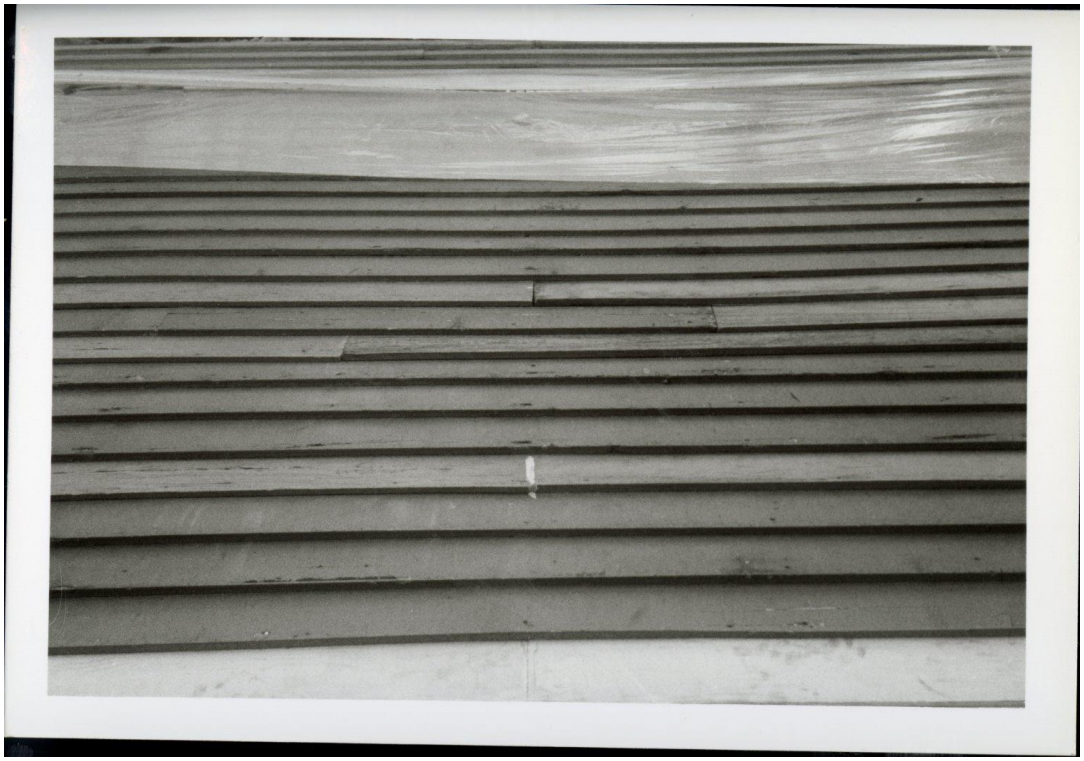
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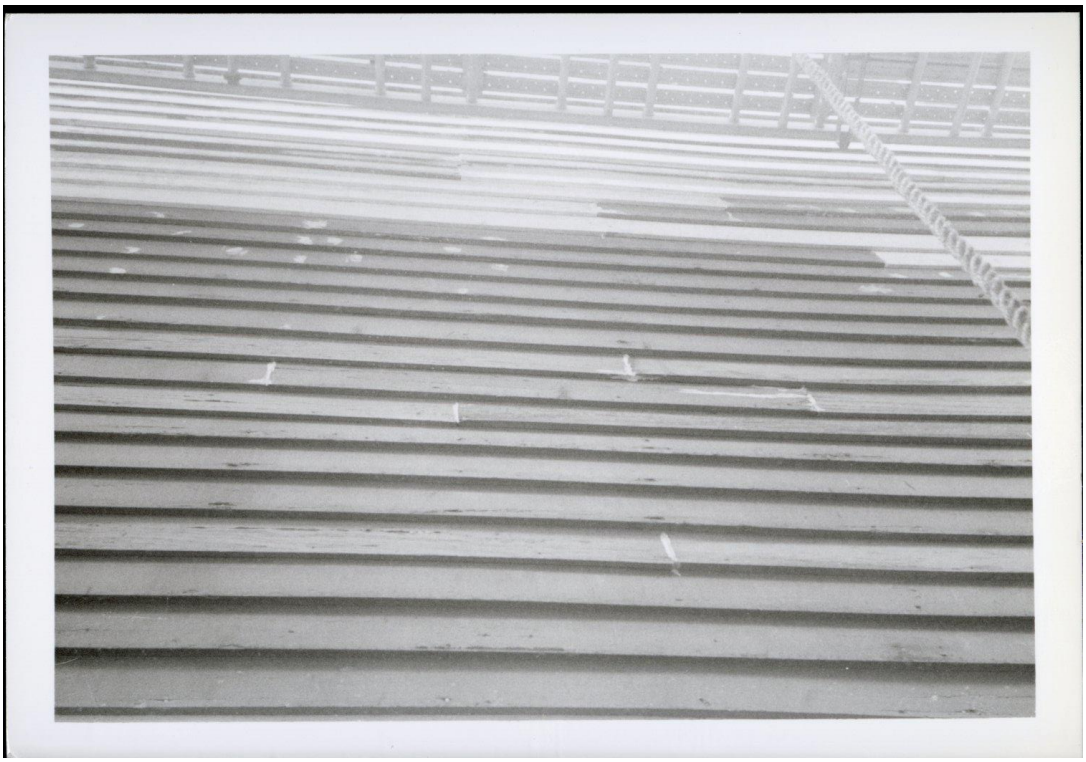
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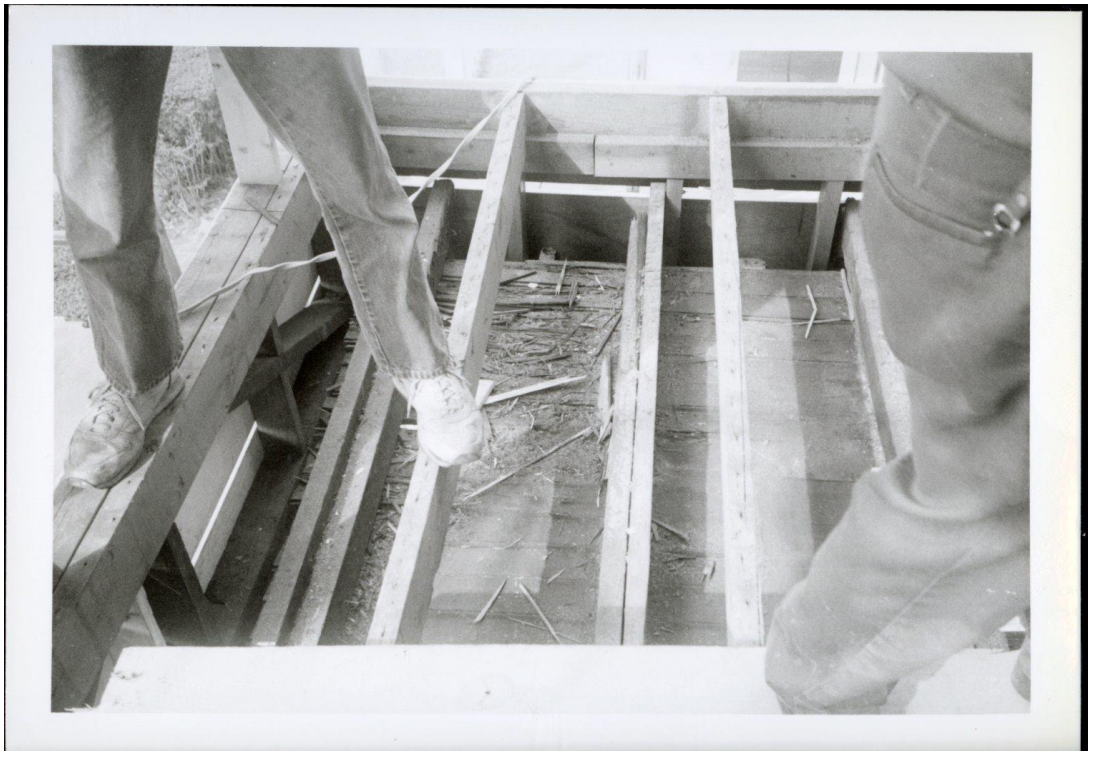
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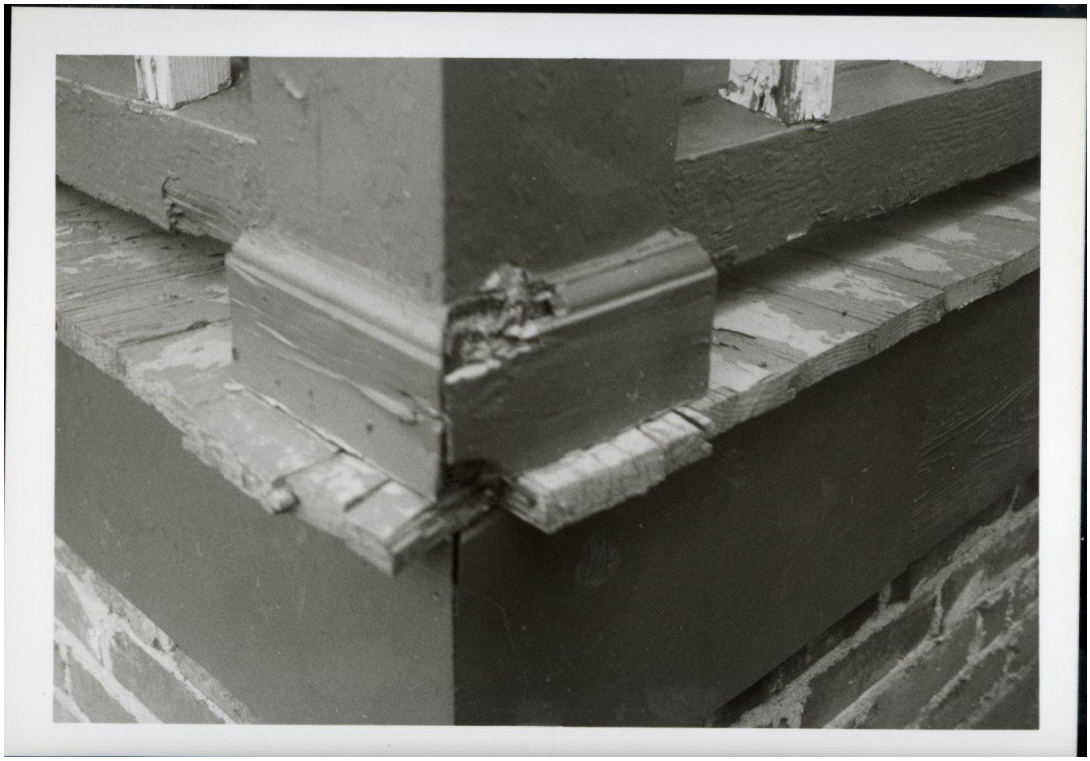
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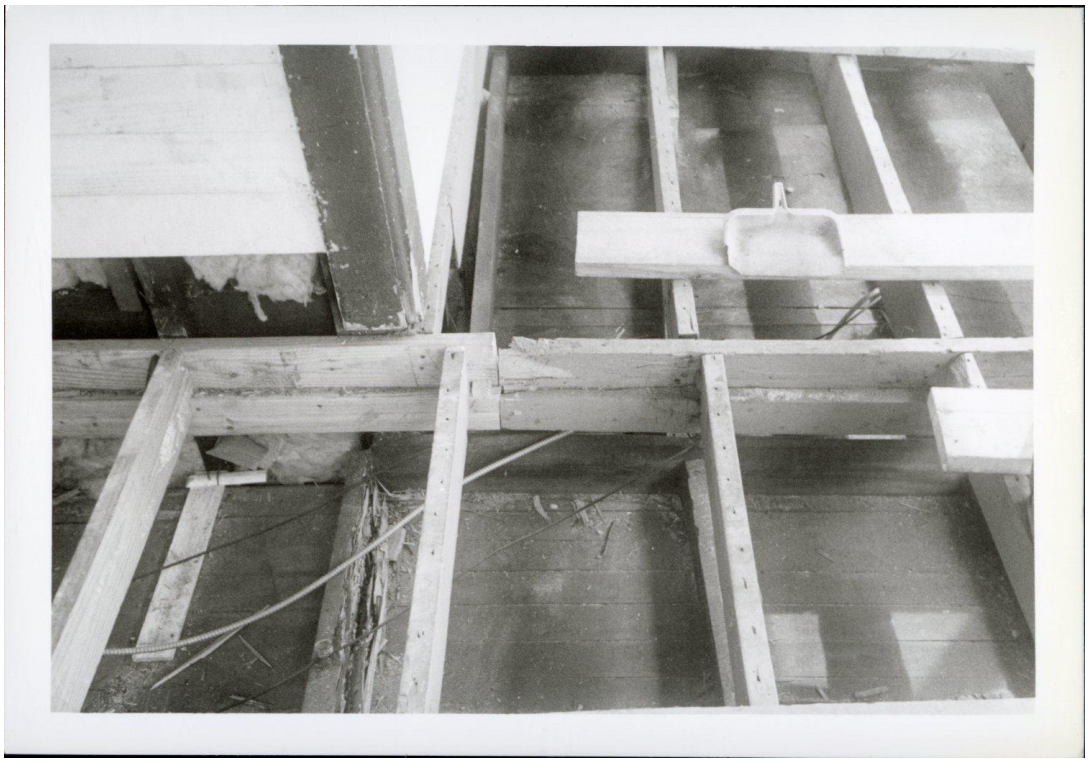
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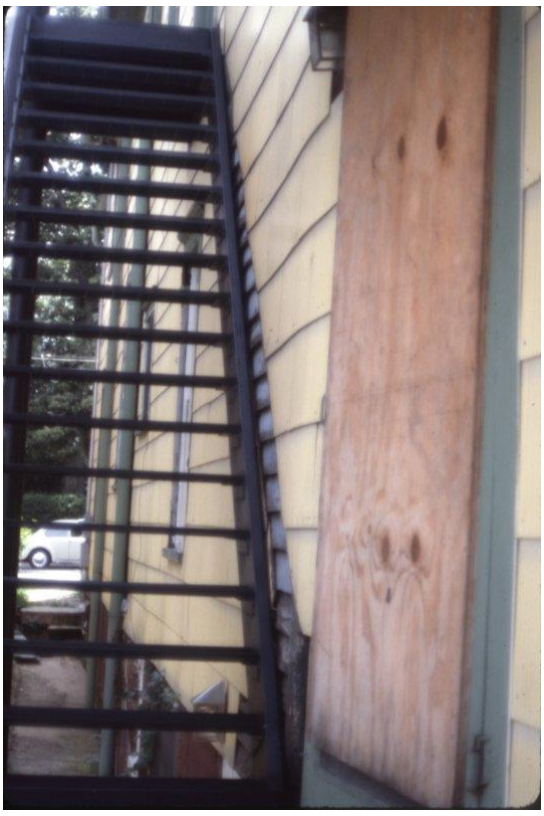


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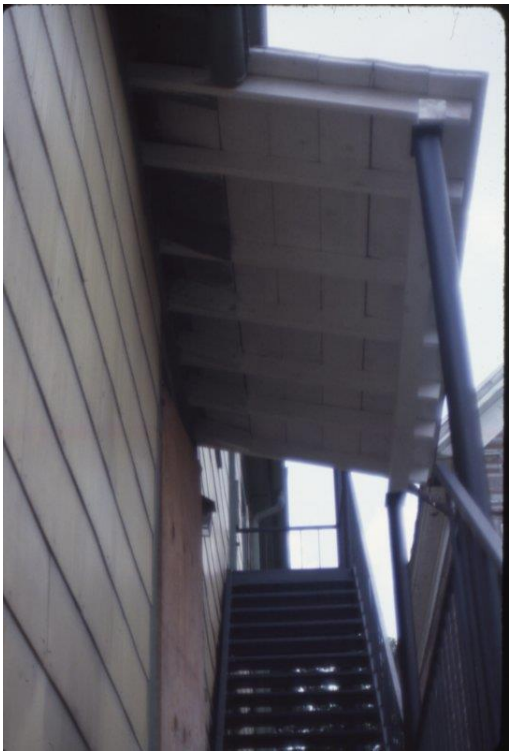
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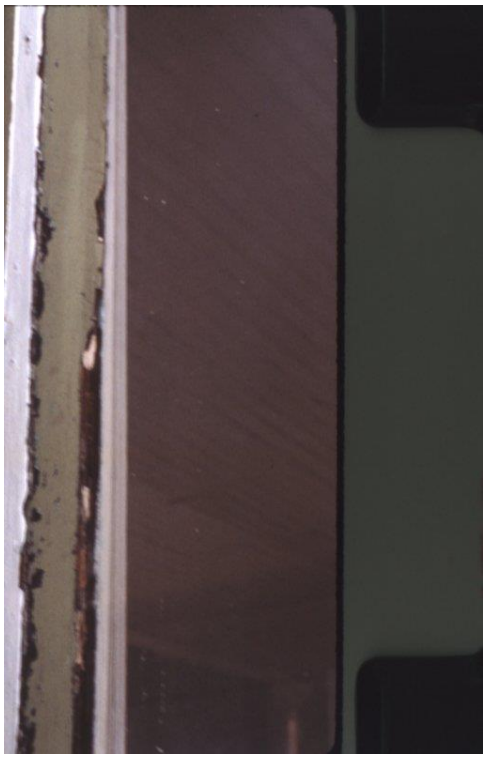
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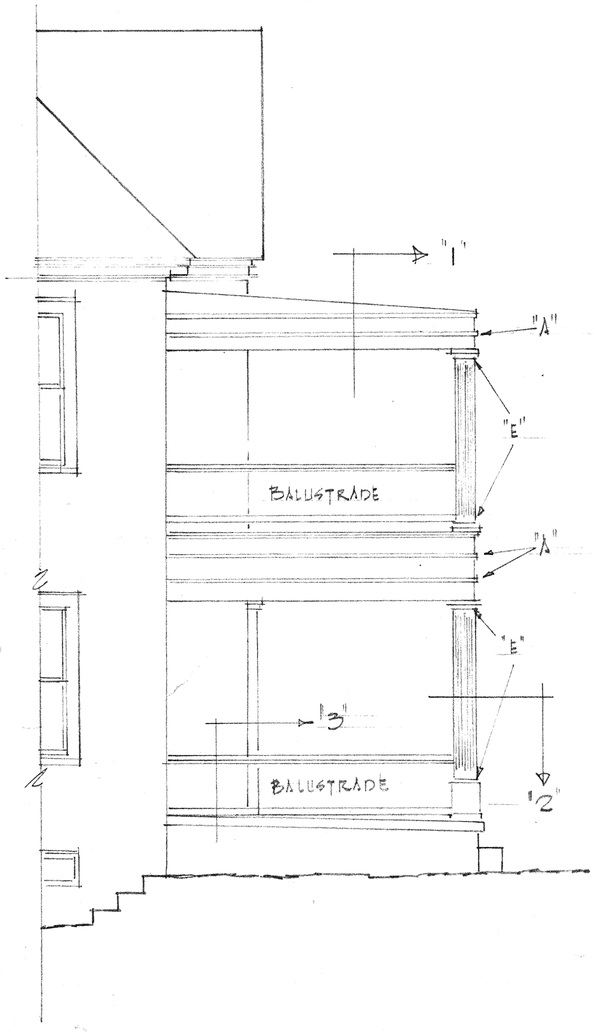
Appendix C

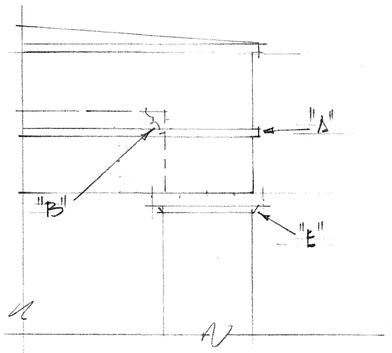
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Appendix C: Archival Drawings

- Historic American Building Survey, "Martin Luther King, Jr. National Historic Site – Street Façades," 1985. HABS Survey No. GA-2169A.
- Historic American Building Survey, "514 Auburn Avenue," 1995. HABS Survey No. GA- 2169B. NPS TIC No. MALU 489-80039.
- Southeast Cultural Resources Preservation Center, "Preservation of 514 Auburn Avenue, Phase 2." April 1986. MALU Archives.
- Weeks Painting & Construction Co., "Preservation of 514 Auburn Avenue, Phase 2." March 27, 1988. MALU Archives.
- Williams, Russell & Johnson, Inc. "514 Auburn Avenue Restoration." July 1984. NPS TIC No. MALU 489-XXXXX. MALU Archives.

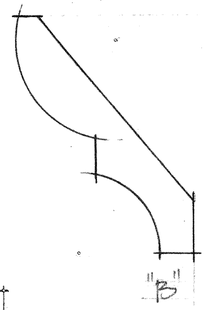
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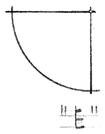


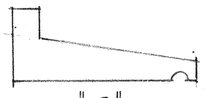


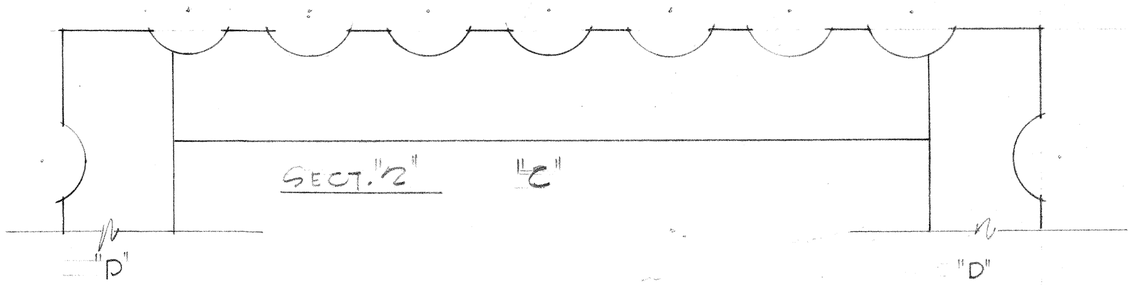
SECT "1"

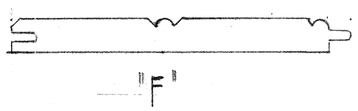




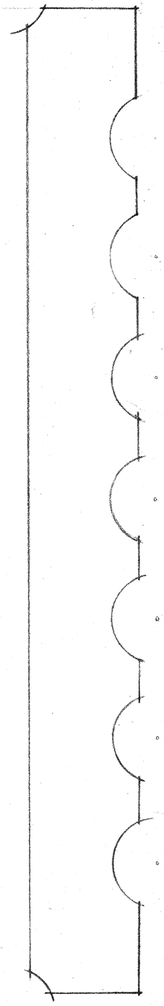


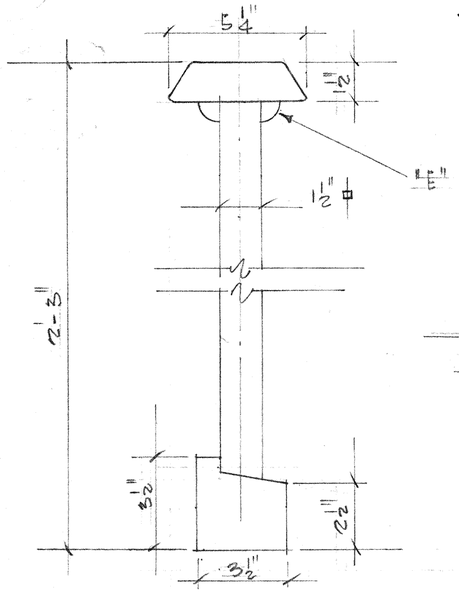






F.S. PROFILES





BLUSTRADE SECT. "3"
ALL TREATED LUMBER
3" = 1'-0"

SECT. 3
3" = 1'-0"

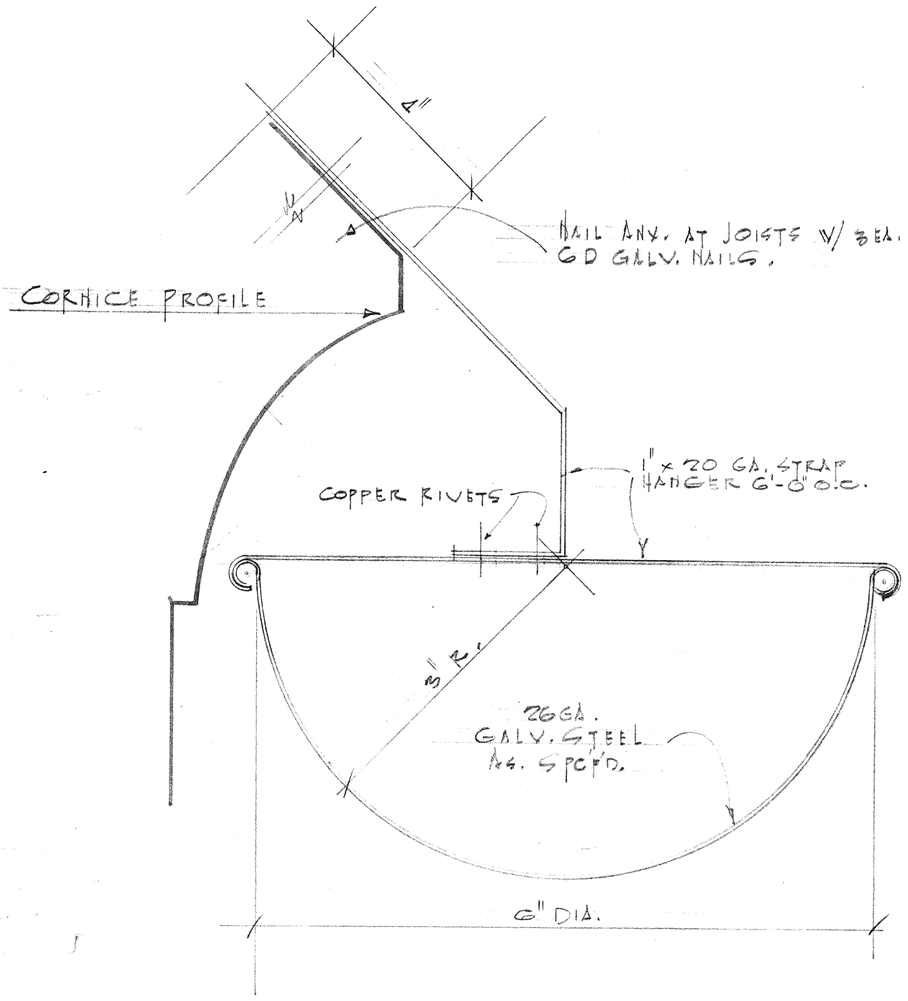
NOTES:

1. SQUARE EDGE TRIM AS FOLLOWS: FACIA BOARDS 1×6 & 1×8 FIR, SOFFITS 1×12 FIR, CORNER BOARDS 5/4 × 5 & 5/4 × 6 FIR AND DOOR & WINDOW TRIM 5/4 × 5 FIR.
2. T & G BOARDS AS FOLLOWS: PORCH DECK 5/4 × 6 TREATED S.L.Y.P., CEILING BOARDS S.L.Y.P. SEE PROFILE "F"
3. ALL MATERIAL FOR THE ABOVE WILL BE FINISH GRADE FOR THE INTENDED USE.

PRESERVATION OF 514 AUBURN AVE., PHASE 2
MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE
ATLANTA, GA.

WEEKS PAINTING & CONST. CO.
5029 BLUFF RD.
COLUMBIA, S.C. 29209

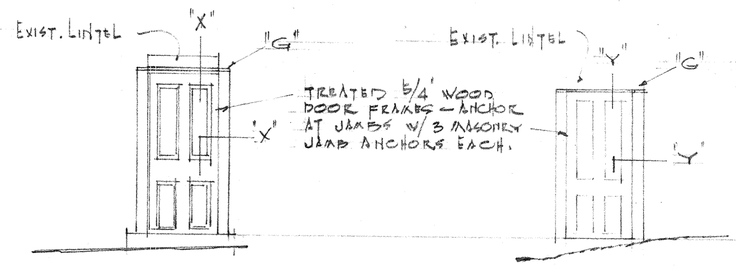
MAR. 27, 1988 SHEET 1



GUTTER
F.S.

NOTES:

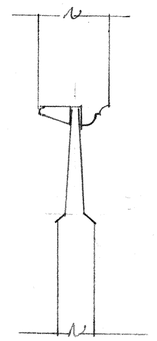
1. GUTTERS WILL BE ROLL FORMED, JOINTS SOLDERED.
2. 4"-16 GA. G.I. DOWNSPOUTS WILL BE LOCATED MIN. 40'-0" O.C. OR IN EXISTING D.S. LOCATIONS.



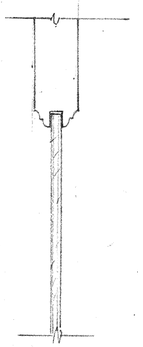
DOOR "B"
2'-6" x 6'-8" x 1 3/4"

DOOR "C"
2'-0" x 6'-8 1/2" x 1 3/8"

NOTE: DOORS EXTERIOR FIR

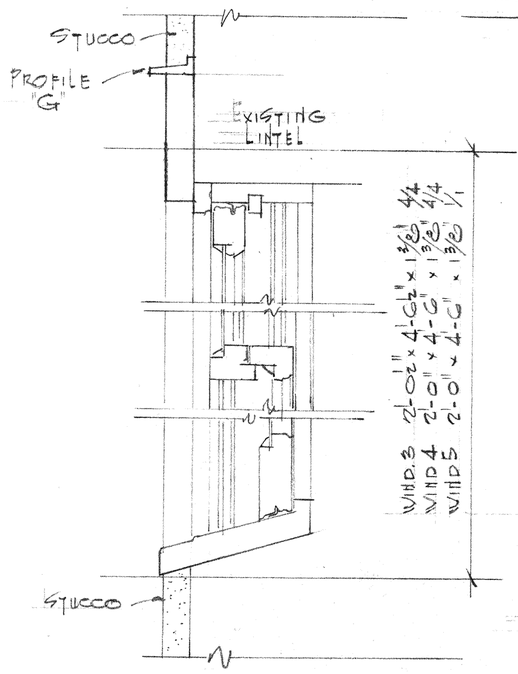


SECT. "X"
3" = 1'-0"



SECT. "Y"
3" = 1'-0"

DOORS
1/4" = 1'-0"



WINDOW DET.

NOTES:

1. WINDOWS WILL BE W.P. OR FIR
2. ANCHOR JAMBS IN MASONRY W/ 3 MASONRY JAMB ANCHORS EACH.

PRESERVATION OF 514 AUBURN AVE., PHASE 2
MARTIN LUTHER KING, JR NATIONAL HISTORIC SITE
ATLANTA, GA.

WEEKS PAINTING & CONST. CO.
5029 BLUFF RD.
COLUMBIA, S.C. 29209

MAR. 27, 1980 SHEET 2

AF 34507

514 AUBURN AVENUE RESTORATION

NATIONAL PARK SERVICE

DEPARTMENT OF THE INTERIOR

williams · russell & johnson, inc.
engineers · planners · architects
atlanta, georgia

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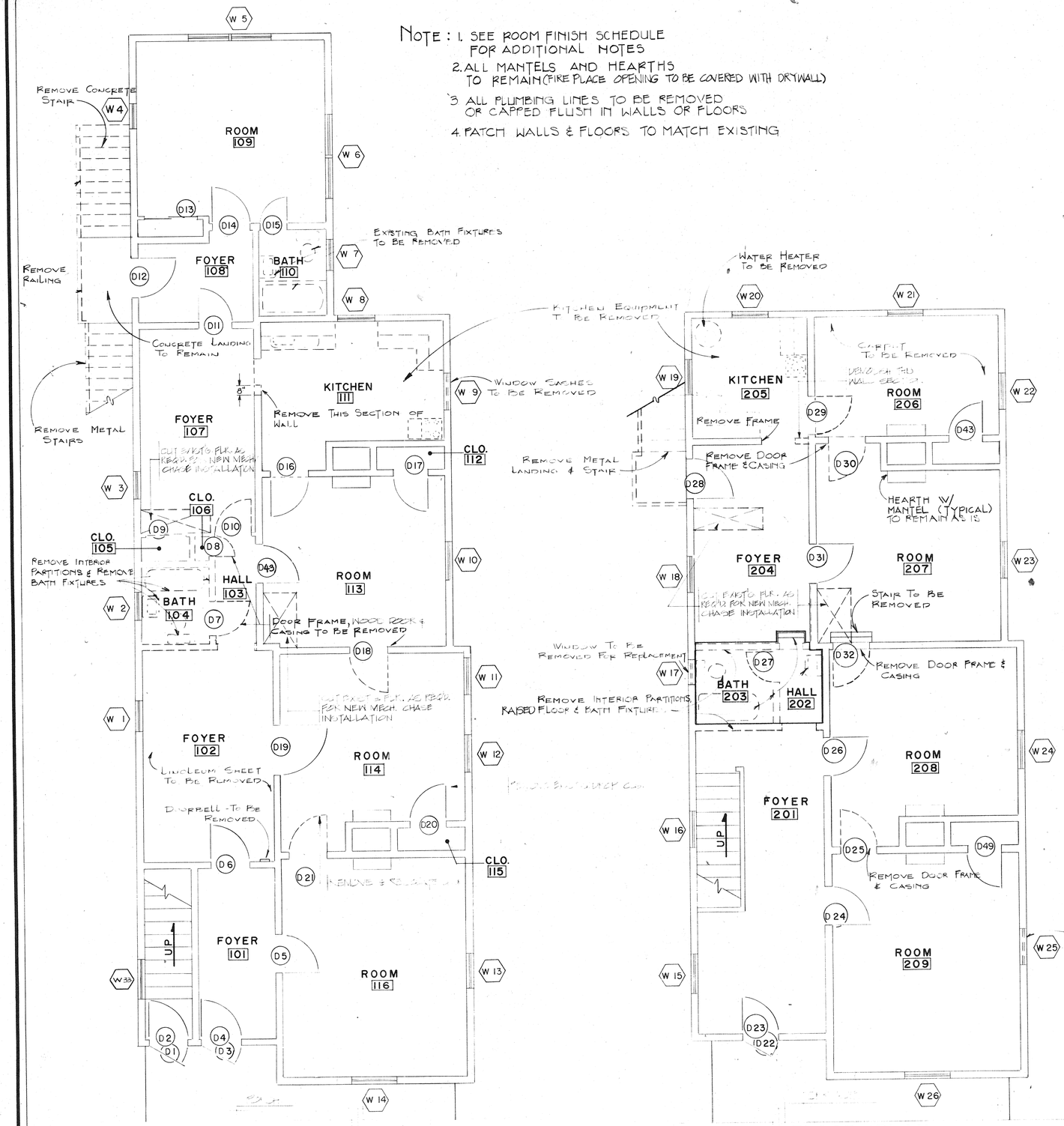
489 | MALU

SHEET # OF

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

NOTE: 1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL NOTES
2. ALL MANTELS AND HEARTHS TO REMAIN (FIRE PLACE OPENING TO BE COVERED WITH DRYWALL)
3. ALL PLUMBING LINES TO BE REMOVED OR CAPPED FLUSH IN WALLS OR FLOORS
4. PATCH WALLS & FLOORS TO MATCH EXISTING



SCALE: 1/4"= 1'-0" (TYPICAL)

DRAWN BY J.H.

STATE OF GEORGIA ABELARDO T. GUZMAN REGISTERED ARCHITECT

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JULY '84
SHEET # 1 OF 12

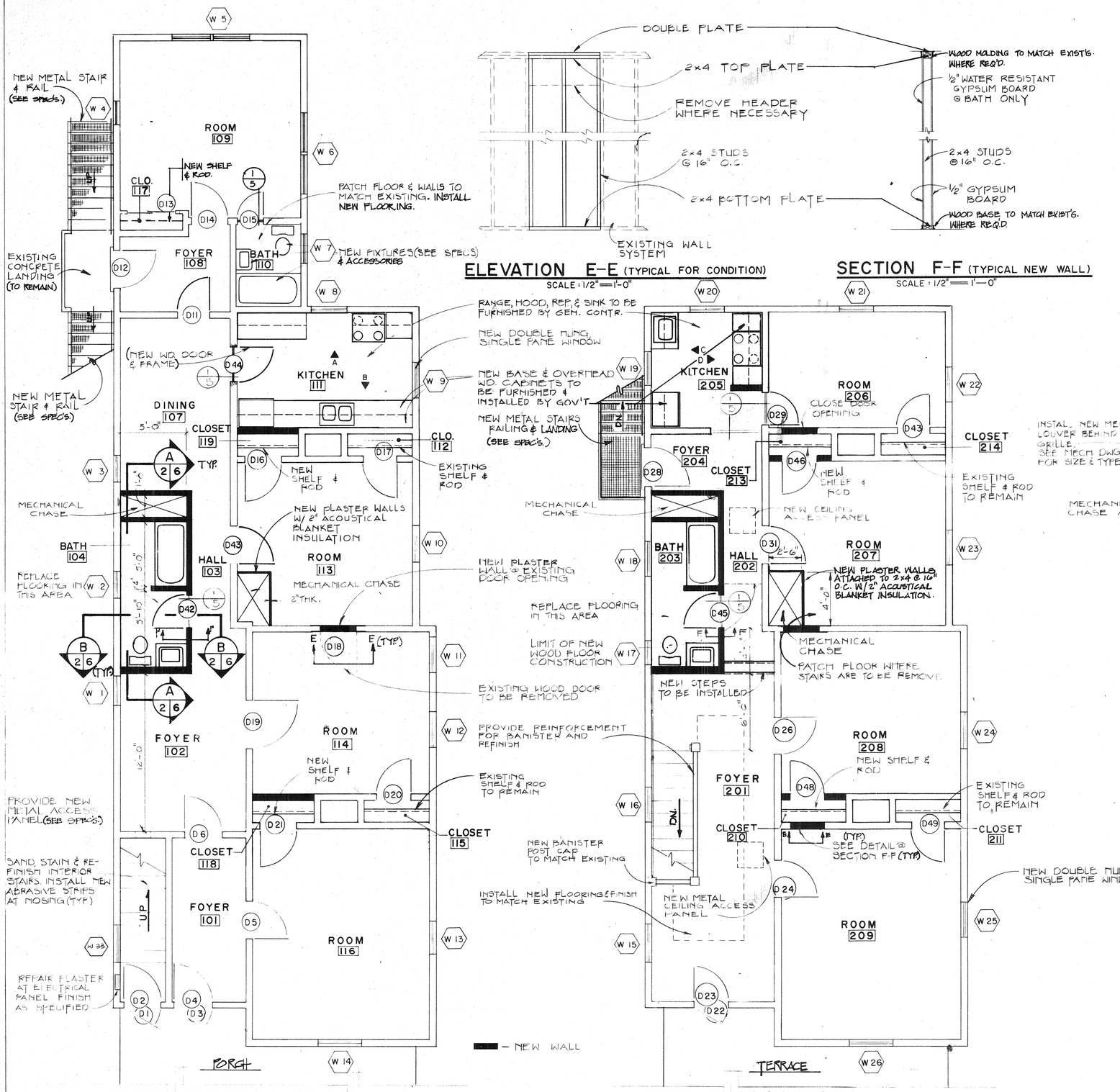
NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

williams-russell and johnson, inc.
engineers-planners-architects
600 North Omni International
Atlanta, Georgia 30303

MARTIN LUTHER KING, JR.
514 AUBURN AVENUE
ATLANTA, GEORGIA

FLOOR PLAN EXISTING / DEMOLITION

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR



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JULY '84
MALU
SHEET # 2 OF 12

NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

MARTIN LUTHER KING, JR.

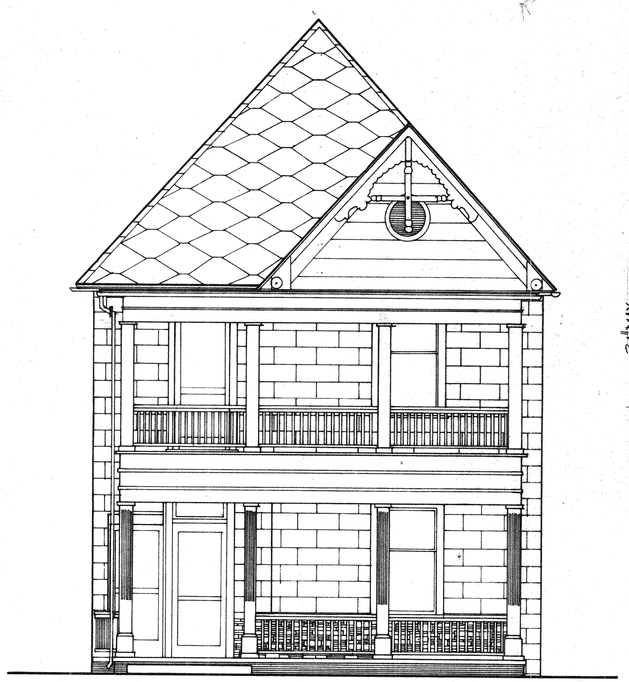
514 AUBURN AVENUE

FLOOR PLAN – REVISED

ATLANTA, GEORGIA

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600 North Omni International
Atlanta, Georgia 30303

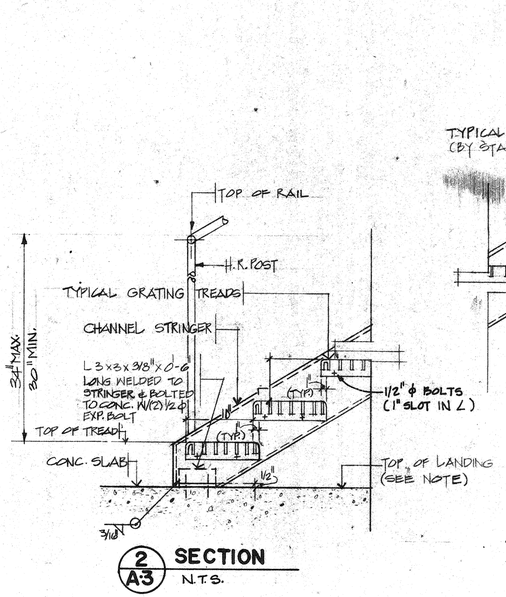
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DEPARTMENT OF THE INTERIOR



SOUTH ELEVATION

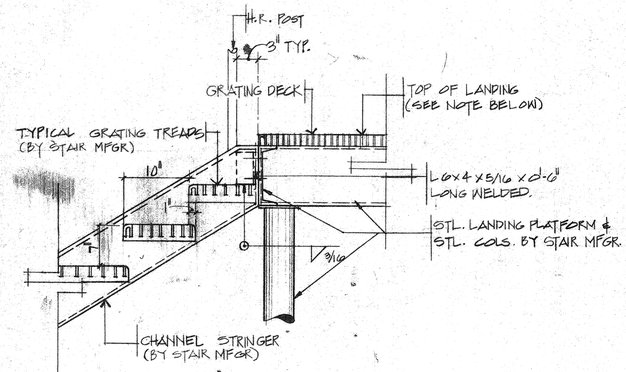
0 1 2 3 4 5

SCALE 1/4" - 1'-0"



2/A3 SECTION

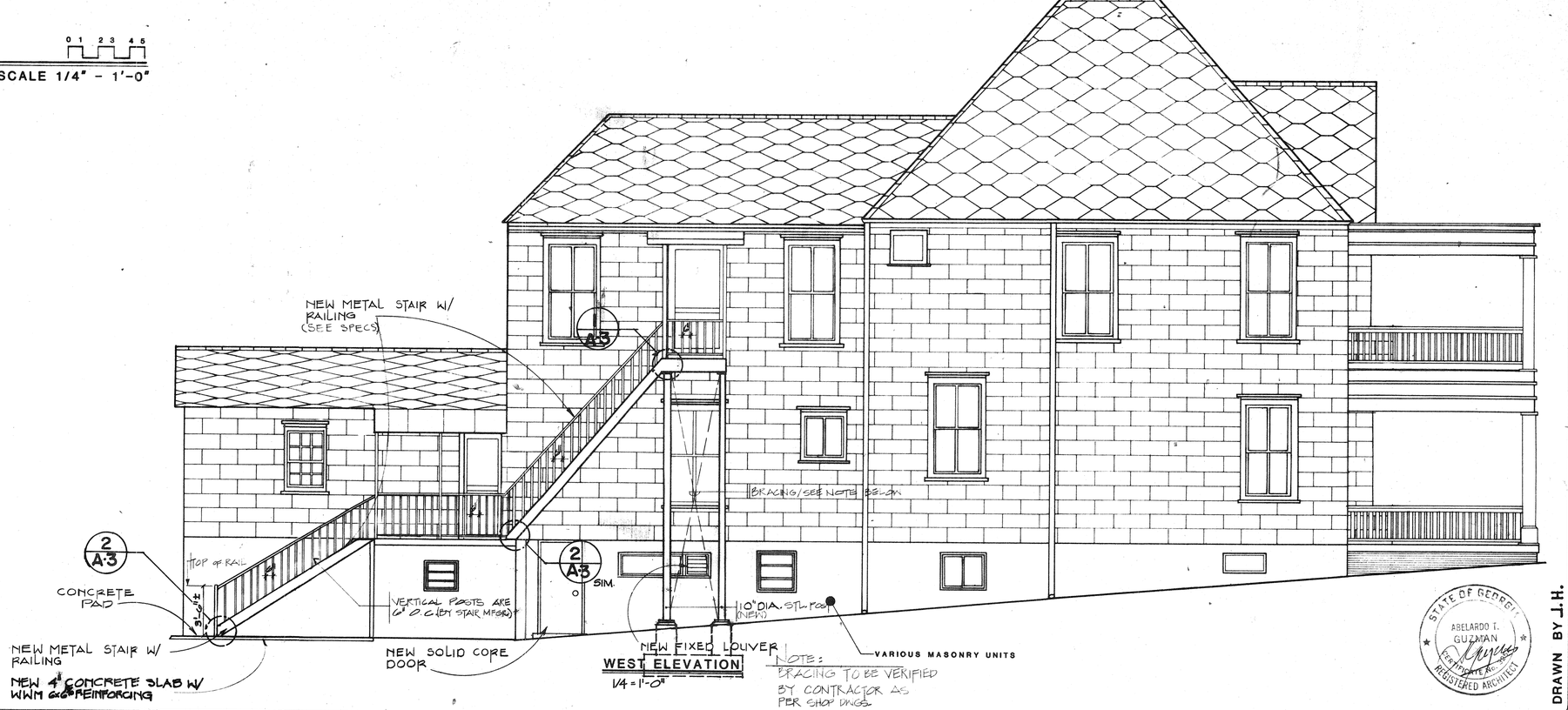
N.T.S.



1/A3 SECTION

N.T.S.

NOTE:
CONTRACTOR TO FIELD CHECK AND VERIFY NEW STAIRWAY LANDINGS ELEVATIONS BEFORE ORDER STAIR CONSTRUCTION.



WEST ELEVATION

1/4 = 1'-0"

NOTE:
BRACING TO BE VERIFIED BY CONTRACTOR AS PER SHOP DWGS.

STATE OF GEORGIA
ABELARDO T. GUZMAN
REGISTERED ARCHITECT

DRAWN BY J.H.

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JULY '84	MALU

SHEET #5 OF 12

NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

MARTIN LUTHER KING, JR.

ATLANTA, GEORGIA

514 AUBURN AVENUE

ELEVATIONS

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Atlanta, Georgia 30303

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

ROOM FINISH SCHEDULE

ROOM Nº	USAGE	CEILING	WALLS				FLOOR	BASE	REMARKS (ALSO SEE NOTES ON SHEET NO. 5)
			NORTH	SOUTH	EAST	WEST			
101	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP AND REPAINT WOOD	EAST WALL TO BE PATCHED AND FILLED. REPAIR OR REPLACE MOLDING AS REQUIRED
102	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP AND REPAINT WOOD	PATCH AND FILL NORTH, EAST, AND WEST WALL, AS REQUIRED. REMOVE VINYL TILE FLOORING. REPAIR OR REPLACE MOLDING AS REQUIRED.
103	HALL	INSTALL PLASTER AND PAINT	———	———	CLEAN AND PAINT PLASTER	INSTALL & PAINT PLASTER	STRIP & REFINISH WOOD	STRIP AND REPAINT WOOD	PATCH AND FILL PLASTER AS REQUIRED. REPAIR OR REPLACE MOLDING AS REQUIRED INSTALL LATH AND PLASTER ON NEW WALL AND FINISH AS SPECIFIED
104	BATH	INSTALL PLASTER AND PAINT	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL VINYL SHEET FLOORING	INSTALL VINYL BASE	PAINT AND FINISH PER SPECIFICATION. NEW PLASTER CEILING OVER EXISTING WOOD CEILING
105	CLOSET	———	———	———	———	———	———	———	DELETED SEE DEMOLITION PLAN - SHEET NO. 1
106	CLOSET	———	———	———	———	———	———	———	DELETED SEE DEMOLITION PLAN - SHEET NO. 1
107	DINING	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. REPAIR MOLDINGS, AND PATCH PLASTER, AS REQUIRED.
108	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS AS REQUIRED. REMOVE CARPET. INSTALL NEW PLUMBING ACCESS PANEL IN EAST WALL.
109	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS
110	BATH	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	INSTALL VINYL SHEET FLOORING	INSTALL VINYL BASE	PATCH PLASTER, AS REQUIRED. CLEAN CERAMIC TILE. REMOVE CARPET
111	KITCHEN	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	INSTALL VINYL SHEET FLOORING	STRIP & REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. REPAIR MOLDING, PATCH PLASTER, & REPAIR & LEVEL FLOOR
112	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER. REFINISH AND REPAINT EXISTING SHELF AND ROD. INSTALL LATH AND PLASTER ON NEW WALLS.
113	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDINGS
114	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	REMOVE DROP CEILINGS, PATCH PLASTER AND REPAIR MOLDINGS INSTALL LATH AND PLASTER ON NEW WALLS.
115	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING REFINISH AND PAINT EXISTING SHELF AND ROD
116	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING
117	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING
118	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING AS REQUIRED. PAINT AND FINISH DRYWALL PER SPECIFCATION
119	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING AS REQUIRED. PAINT AND FINISH DRYWALL PER SPECIFICATION
201	FOYER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING, REPLACE FLOORING INSTALL CEILING ACCESS PANEL
202	HALL	CLEAN AND PAINT PLASTER	———	———	INSTALL AND PAINT PLASTER	INSTALL AND PAINT PLASTER	INSTALL WOOD STRIP FLOORING	INSTALL WOOD BASE	PATCH PLASTER AND REPAIR MOLDING INSTALL CEILING ACCESS PANEL
203	BATH	INSTALL PLASTER AND PAINT	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL AND PAINT DRYWALL	INSTALL SUBFLOOR & VINYLSHT. FIN. FL.	INSTALL VINYL BASE	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD. CONTRACTOR SHALL FIELD VERIFY
204	FOYER	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	INSTALL PLASTER AND PAINT	CLEAN PLASTER AND PAINT	CLEAN PLASTER AND PAINT	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. PATCH PLASTER AND REPAIR MOLDING
205	KITCHEN	INSTALL PLASTER AND PAINT	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN PLASTER AND PAINT	CLEAN PLASTER AND PAINT	STRIP & REFINISH WOOD INSTALL SHT. VINYL FINISH FLOOR	STRIP & REPAINT WOOD	LATH AND PLASTER TO BE PLACED OVER EXISTING WOOD CEILING. PATCH PLASTER AND REPAIR MOLDING AS REQUIRED. REMOVE CARPET. INSTALL AND PAINT DRYWALL
206	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING INSTALL LATH AND PLASTER
207	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING INSTALL LATH AND PLASTER ON NEW WALLS
208	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER AND REPAIR MOLDING AS REQUIRED INSTALL LATH AND PLASTER ON NEW WALLS
209	ROOM	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING, AND INSTALL LATH AND PLASTER ON NEW WALLS
210	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER, REPAIR MOLDING AND INSTALL LATH AND PLASTER ON NEW WALLS
211	CLOSET	CLEAN AND PAINT PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER & REPAIR MOLDING REFINISH AND PAINT EXISTING SHELF AND ROD
212	———	———	———	———	———	———	———	———	DELETED
213	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND INSTALL PLASTER	INSTALL AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER. REPAIR MOLDING AND INSTALL LATH AND PLASTER ON NEW WALLS AS REQUIRED. FINISH AS SPECIFIED.
214	CLOSET	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	CLEAN AND PAINT PLASTER	STRIP & REFINISH WOOD	STRIP & REPAINT WOOD	PATCH PLASTER & REPAIR MOLDING AS REQUIRED. REFINISH AND PAINT EXISTING SHELF AND ROD

STATE OF GEORGIA
ABELARDO T. GUZMAN
REGISTERED ARCHITECT

DRAWN BY J.H.

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NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

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engineers-planners-architects
600 North Omni International
Atlanta, Georgia 30303

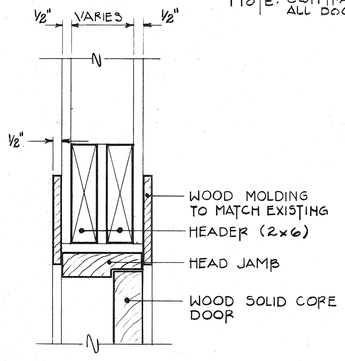
MARTIN LUTHER KING, JR.
514 AUBURN AVENUE
ROOM FINISH SCHEDULE

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

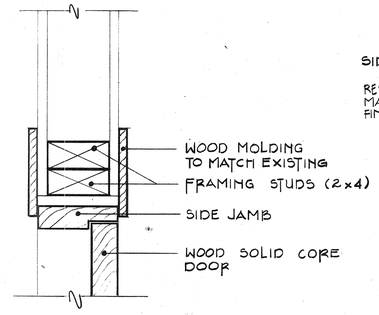
DOOR AND FRAME SCHEDULE

DOOR NO.	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	DOOR SIZE THICKNESS	DOOR TYPE	LOUVER W x H	FRAME TYPE	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FIRE RATING	HARDW'E SET NO.	STATUS	DISPOSITION	REMARKS
1	6'-11"	3'-0"	0'-1"	II	——	WOOD	——	——	——	——	——	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
2	6'-11"	3'-0"	0'-1¾"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
3	6'-11"	3'-0"	0'-1"	II	——	WOOD	——	——	——	——	——	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
4	6'-11"	3'-0"	0'-1¾"	WOOD	——	WOOD	——	——	——	——	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
5	6'-11"	2'-10"	0'-1¼"	I	——	WOOD	A	B	C	45 MIN	2	NEW	REMOVE DOOR - REFINISH FRAME	REPLACE W/ SOLID CORE AS SPEC.
6	6'-11"	2'-10"	0'-1¼"	I	——	WOOD	A	B	C	45 MIN	4	NEW	REMOVE DOOR REFINISH FRAME	REPLACE W/ SOLID CORE AS SPEC.
7	6'-5"	2'-6"	0'-1¾"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
8	6'-6"	1'-5"	0'-1½"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
9	6'-6"	3'-2"	0'-1"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
10	6'-8"	2'-10"	0'-1¾"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
11	7'-0"	2'-6"	0'-1½"	WOOD	——	WOOD	——	——	——	45 MIN	4	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
12	6'-11"	2'-10	0'-1½"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
13	6'-8"	2'-0"	0'-1"	WOOD	——	——	——	——	——	——	——	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
14	6'-11"	2'-10"	0'-1½"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
15	6'-8"	2'-0"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
16	6'-11"	2'-10"	0'-1½"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
17	6'-5"	2'-6"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
18	6'-11"	2'-10"	0'-1¼"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
19	6'-11"	2'-10"	0'-1¾"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
20	6'-5"	2'-6"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
21	6'-11"	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
22	7'-0"	2'-8"	0'-1"	II	——	WOOD	——	——	——	——	——	EXIST'G	REFINISH DOOR & FRAME	REPLACE SCREEN
23	7'-0"	2'-8"	0'-1¾"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
24	6'-9"	2'-10"	0'-1¾"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
25	7'-0"	2'-8"	0'-1¼"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
26	6'-11	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
27	6'-8"	2'-4"	0'-1¼"	WOOD	——	——	——	——	——	45 MIN	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
28	6'-9"	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
29	6'-9"	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	SEE NEW PLAN FOR NEW LOCATION
30	7'-0"	2'-8"	0'-1¼"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
31	7'-0"	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	2	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
32	7'-0"	2'-8"	0'-1¼"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	REPLACED BY NEW CONSTRUCTION
33	6'-8"	2'-10"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
34	6'-6"	2'-4"	0'-1"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	
35	6'-6"	2'-4"	0'-1"	WOOD	——	——	——	——	——	——	——	——	REMOVE DOOR & FRAME	
36	6'-8"	2'-8"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
37	6'-8"	2'-8"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	3	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED
38	6'-8"	2'-8"	0'-1¼"	I	——	WOOD	——	——	——	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
39	6'-8"	2'-8"	0'-1¼"	I	——	WOOD	——	——	——	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
40	6'-8"	2'-8"	0'-1¼"	——	——	WOOD	——	——	——	——	——	——	REMOVE DOOR & FRAME	DOOR DELETED
41	6'-8"	2'-8"	0'-1¼"	I	——	WOOD	——	——	——	45 MIN	3	NEW	REMOVE DOOR & FRAME	REPLACE W/ SOLID CORE AS SPEC.
42	7'-0"	2'-6"	0'-1¾"	I	——	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
43	7'-0"	2'-10"	0'-1¾"	I	——	WOOD	A	B	C	45 MIN	2	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
44	7'-0"	2'-8"	0'-1¾"	I	——	WOOD	——	——	——	45 MIN.	——	NEW	NEW CASED OPENING & SOLID CORE DR	FRAME TO MATCH EXISTING
45	7'-0"	2'-6"	0'-1¾"	I	——	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
46	7'-0"	2'-8"	0'-1¾"	I	——	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
47	——	——	——	——	——	——	——	——	——	——	——	——	NOT USED	
48	7'-0"	2'-8"	0'-1¾"	I	——	WOOD	A	B	C	45 MIN	1	NEW	NEW SOLID CORE DOOR	MATCH EXISTING FOUR PANEL DOORS
49	6'-9"	2'-6"	0'-1¼"	WOOD	——	WOOD	——	——	——	45 MIN	1	EXIST'G	REFINISH DOOR & FRAME	REPAIR AS REQUIRED

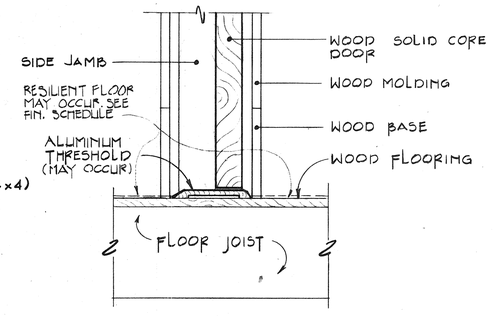
NOTE: CONTRACTOR SHALL FIELD VERIFY ALL DOOR & FRAME CONDITIONS



HEAD-A



JAMB - B



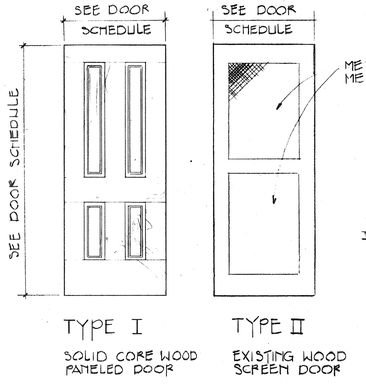
SILL - C

DETAILS AT NEW DOOR INSTALLATIONS

SCALE: 3"=1'-0"

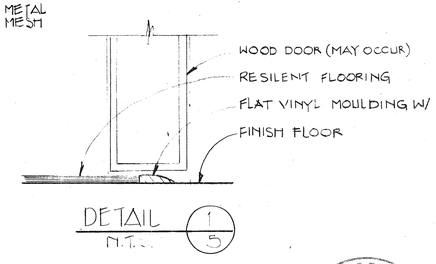
GENERAL NOTES

1. All wood floors are to be stripped of any existing floor covering and examined thoroughly for damage. All damaged areas are to be replaced with similar construction.
2. All existing wood doors and frames, except where specified as new doors and frames, shall be removed and stripped of loose scaling paint and refinished including repainting by Contractor.
3. All existing wood windows and frames, except where specified as new windows and frames, shall be removed and repaired by Contractor.
4. Square-up and make plumb all existing door and window openings before remounting existing door and window framework.
5. All damaged wood sashes of existing windows shall be repaired as required.
6. All existing wood doors shall retain salvagable hardware to be repaired as specified. New doors to receive similar hardware (to be approved by Contracting Officer).
7. Existing wood base moulding and upper wall mounting shall be removed, cleaned and repainted or replaced as required.
8. All kitchen wood cabinet millwork to be replaced, refinished and/or installed will be provided by the National Park Service. All existing kitchen cabinetwork is to be removed by the contractor and turned over to the National Park Service.
9. Contractor shall verify existing wood floor condition underneath bathroom and hall before any demolition is to begin.
10. New 4" vinyl base shall be installed in bathrooms 104 and 203.
11. New wood base at the corridor on the outside of bathrooms 104 and 203 shall be installed to match existing.
12. Contractor shall verify all existing door and window conditions and report any additional replacement. To be specified by Contracting Officer.
14. Existing walls shall be cleaned and patched and sanded thoroughly before paint is applied.
15. See electrical sheet for new door bell and ceiling fan locations. (Ceiling fans to be installed by Government).
16. Contractor shall field visit and verify all existing conditions and dimensions before any demolition or construction begins and report any discrepancies to the Contracting Officer.
17. Furnish and install 4" blanket insulation at ceiling of basement and attic space (see specs.)
18. Patch all floors, walls and ceilings to match existing where plumbing and electrical lines are removed or installed.
19. See electrical sheet for door bell manufacturer.
20. Patching of plaster shall be defined for this project as a thin layer of plaster in cracks or voids in walls or ceiling, before paint is applied.
21. Refinishing of wood surfaces shall be defined for this project as sanding and painting to match the existing millwork. Door and window frames shall be painted along with all bases and wood mouldings. All doors shall be painted.



TYPE I
SOLID CORE WOOD PANELED DOOR

TYPE II
EXISTING WOOD SCREEN DOOR



DETAIL 1/5
N.T.

NOTE: HEAD, JAMB, & SILL DETAILS ARE GENERAL CONDITIONS WHICH MAY VARY. CONTRACTOR TO VERIFY ACTUAL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.

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JULY '84
MALU
SHEET # 5 OF 12

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
514 AUBURN AVENUE ATLANTA, GEORGIA
DOOR & FRAME SCHEDULE

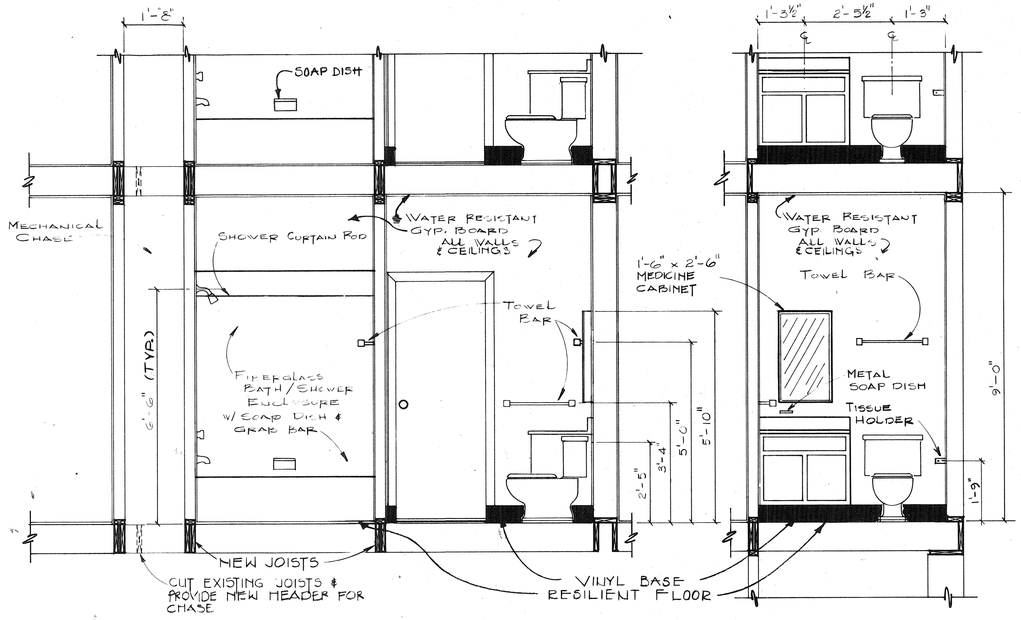
williams·russell and johnson, inc.
engineers·planners·architects
600 North Omni International
Atlanta, Georgia 30303

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

WINDOW SCHEDULE

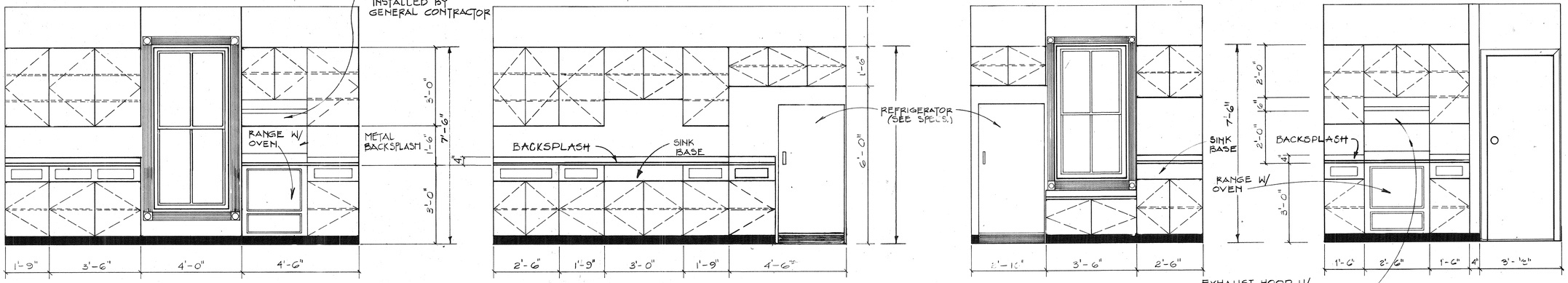
MARK	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION	CORRECTIONS REQUIRED
1	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHT CORDS & REFINISH FRAME & SASHES
2	2'-0"	2'-0"	SINGLE PANE SIDE HINGE	REPAIR FRAME, HARDWARE, & PANE AS REQUIRED
3	2'-0"	5'-2	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHT CORD & REPAIR & REFINISH AS REQ'D
4	1'-10"	3'-6"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR OR REFINISH FRAME & PANE AS REQUIRED
5	5'-4"	5'-2"	2-SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR OR REFINISH FRAME & PANE AS REQUIRED
6	5'-4"	5'-2"	2-SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR OR REFINISH FRAME & PANE AS REQUIRED
7	2'-4"	2'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR OR REFINISH FRAME & PANE AS REQUIRED
8	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHT CORDS & REFINISH
9	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REMOVE & REPLACE WEIGHTS AND SASHES
10	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
11	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
12	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS REPAIR FRAME
13	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
14	3'-4"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
15	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS AND REFINISH
16	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS AND REFINISH
17	2'-0"	2'-0"	SINGLE PANE AWNING TYPE	REMOVE AND REPLACE W/ SAME TYPE
18	2'-8"	5'-2"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
19	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS AND REFINISH
20	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
21	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
22	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
23	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
24	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED
25	2'-8"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS AND REBUILD SASHES
26	3'-4"	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPLACE WEIGHTS AND REFINISH
27	5'-4"	2'-8"	SINGLE PANE FIXED FRAME	REPLACE W/ FIXED BLADE METAL LOUVER
28	2'-4"	1'-8"	SINGLE PANE AWNING TYPE	REPLACE PANE AND REFINISH AS REQUIRED
29	2'-4"	1'-8"	SINGLE PANE AWNING TYPE	REPLACE PANE AND REFINISH AS REQUIRED
30	2'-4"	1'-8"	SINGLE PANE AWNING TYPE	REPLACE PANE AND REFINISH AS REQUIRED
31	2'-4"	1'-8"	SINGLE PANE AWNING TYPE	REPLACE PANE AND REFINISH AS REQUIRED
32	2'-4"	1'-8"	SINGLE PANE AWNING TYPE	REPLACE PANE AND REFINISH AS REQUIRED
33	2'-8	5'-10"	SINGLE PANE DOUBLE HUNG DOUBLE SASH	REPAIR & REFINISH FRAME & PANE AS REQUIRED

NOTE: CONTRACTOR TO FIELD CHECK & VERIFY EXISTING WINDOW CONDITIONS



SECTION "A—A"
½"= 1'-0"

SECTION "B—B"
½"= 1'-0"



ELEVATION "A"
½"= 1'-0"

ELEVATION "B"
½"= 1'-0"

ELEVATION "C"
½"= 1'-0"

ELEVATION "D"
½"= 1'-0"

NOTE: ALL KITCHEN CABINETS TO BE CONSTRUCTED & INSTALLED BY GOVERNMENT

ALL RANGES, REFRIGERATORS, & EXHAUST HOODS, TO BE FURNISHED & INSTALLED BY GENERAL CONTRACTOR

STATE OF GEORGIA
ABELARDO T. GUZMAN
REGISTERED ARCHITECT

SCALE: 1/2"= 1'—0"(TYPICAL)

DRAWN BY R.H.

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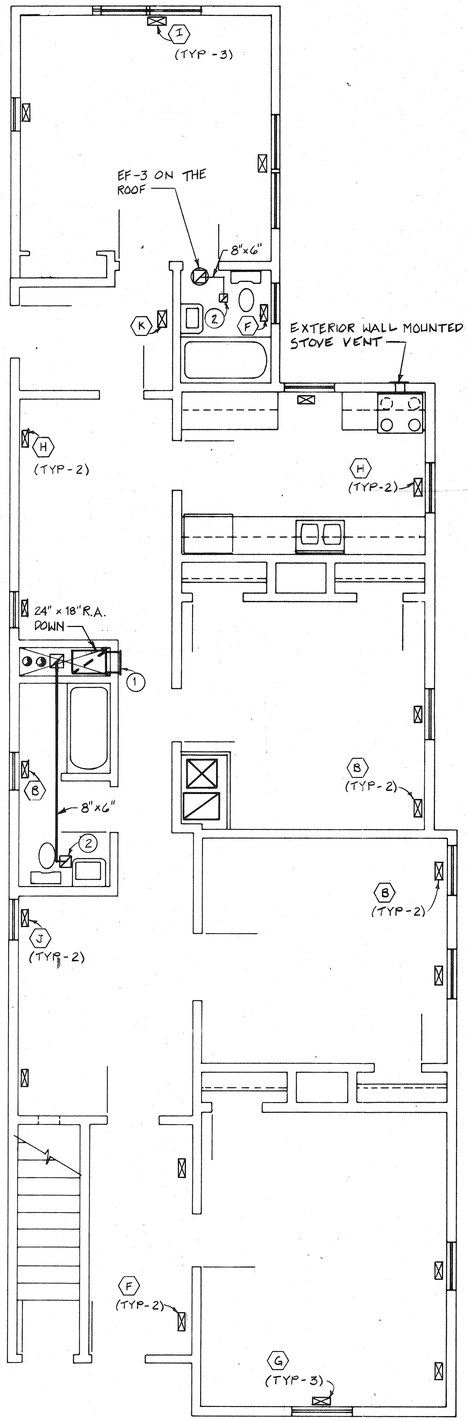
MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

514 AUBURN AVENUE

WINDOW SCHEDULE, BATH & KITCHEN DETAILS

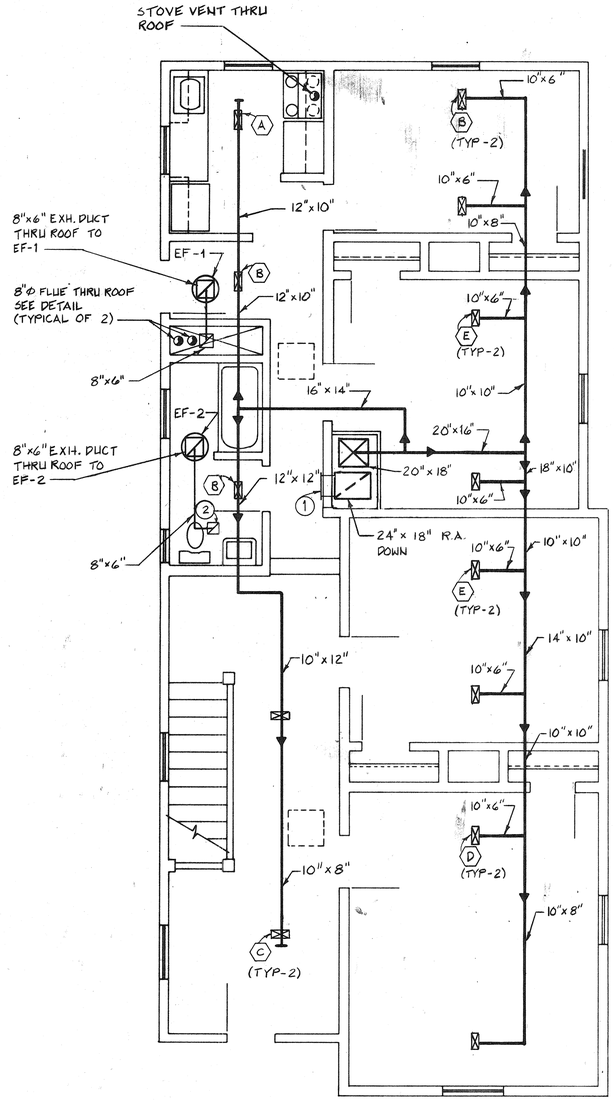
williams-russell and johnson, inc.
engineers-planners-architects
600 North Omni International
Atlanta, Georgia 30303

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR



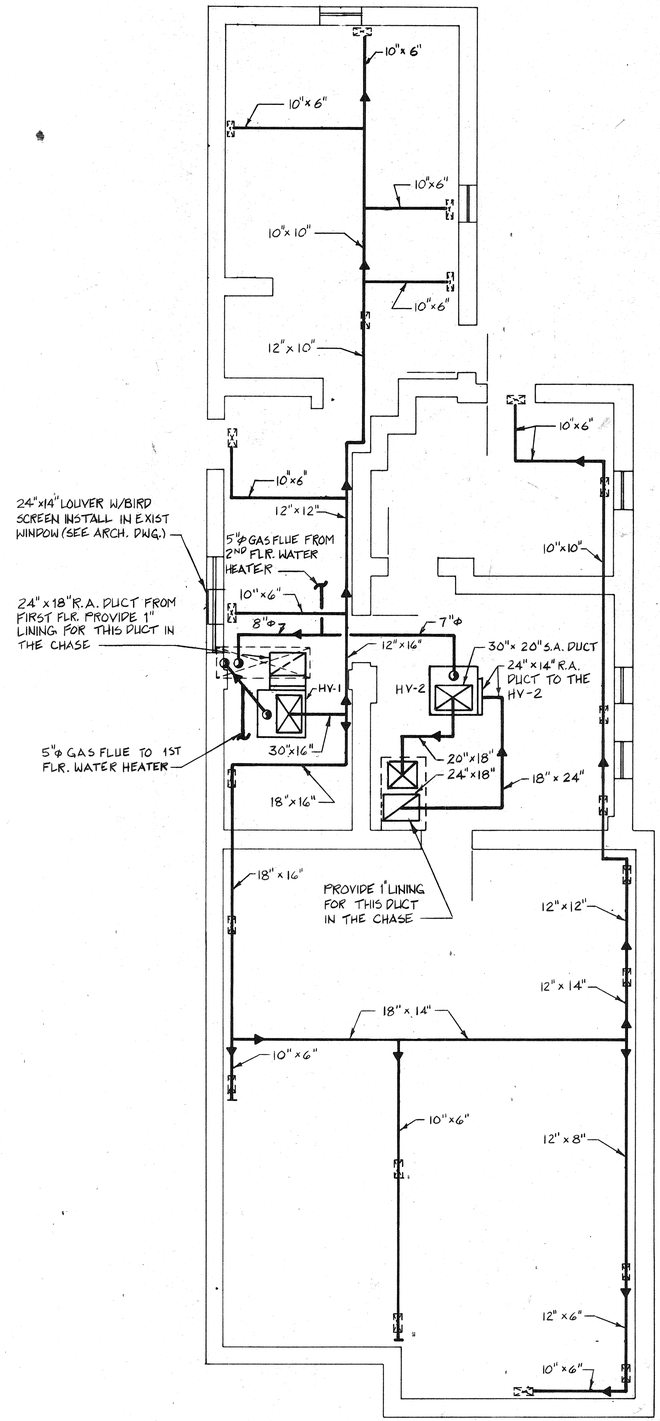
FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"



BASEMENT PLAN

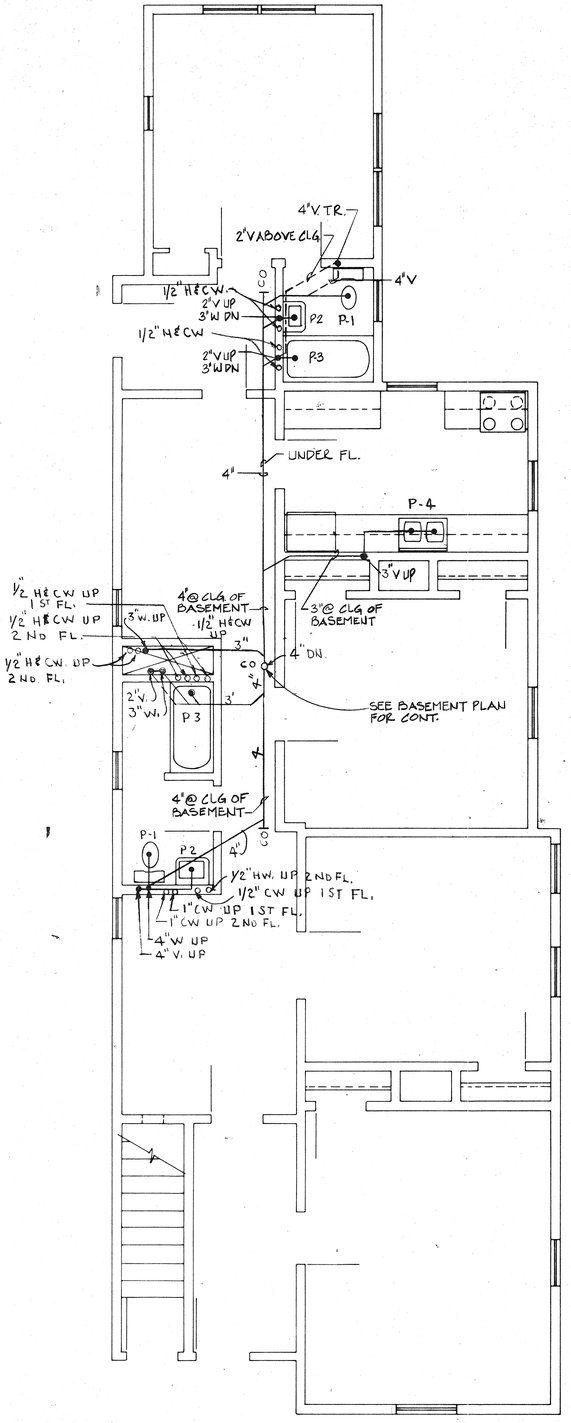
SCALE: 1/4" = 1' - 0"

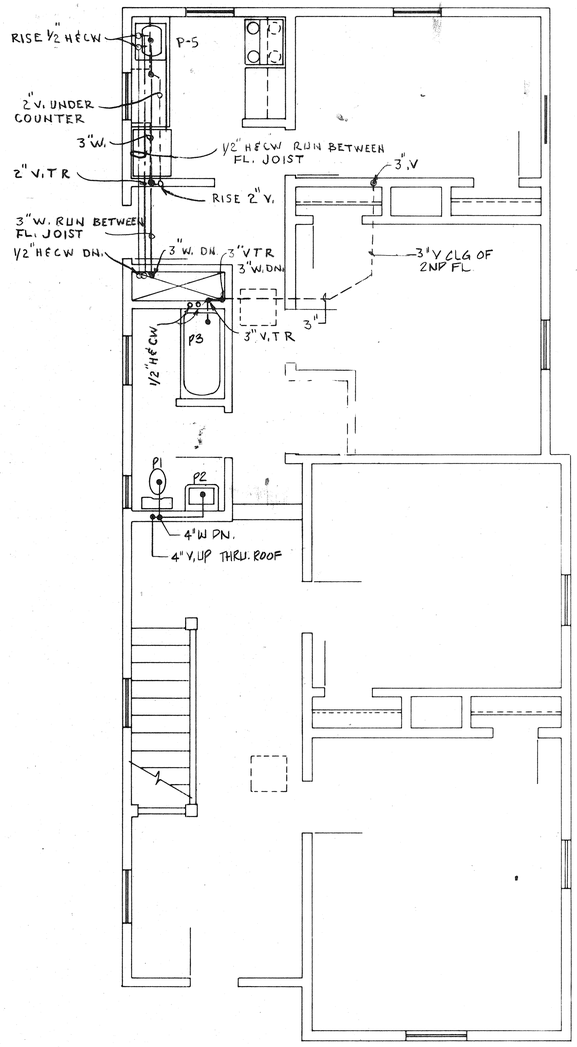
GEORGIA REGISTERED No. 14405 PROFESSIONAL EXPIRES 12-31- ENGINEER LOKHRASB JAFARIAN DRAWN BY

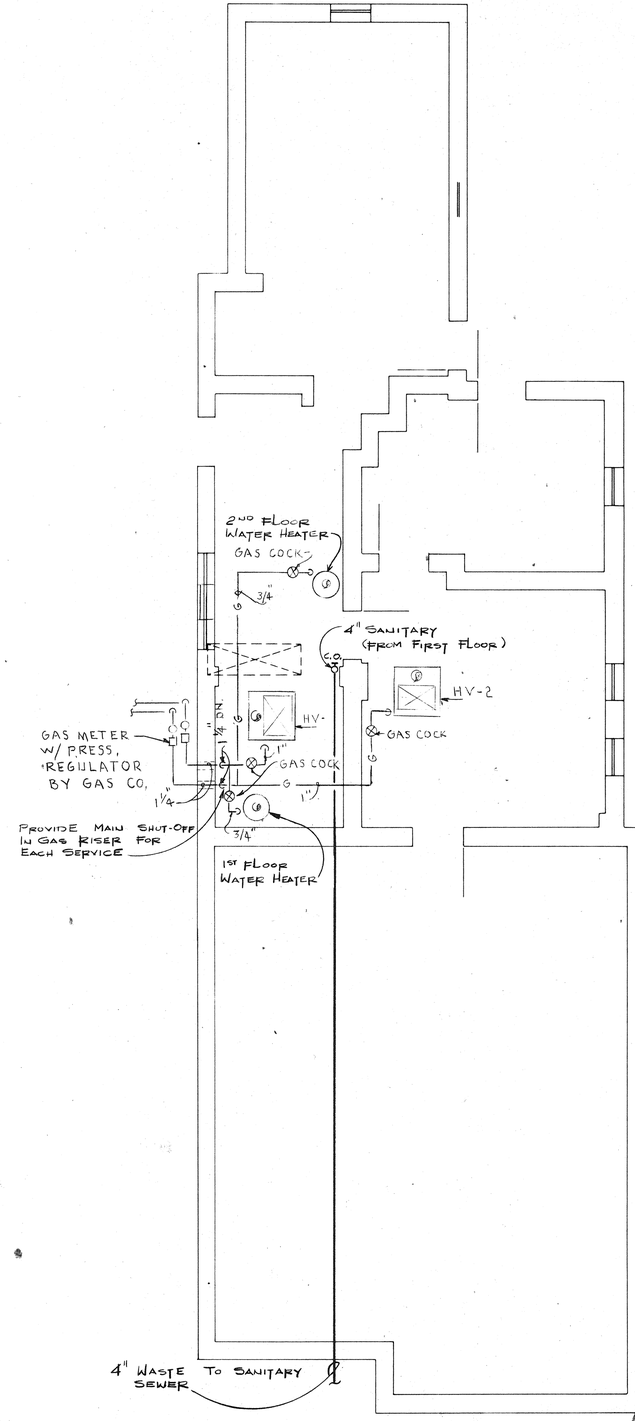
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MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR







FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BASEMENT PLAN
SCALE: 1/4" = 1'-0"

GEORGIA REGISTERED No. 14405 PROFESSIONAL EXPIRES 12-31- ENGINEER LOHRASB JAFARI

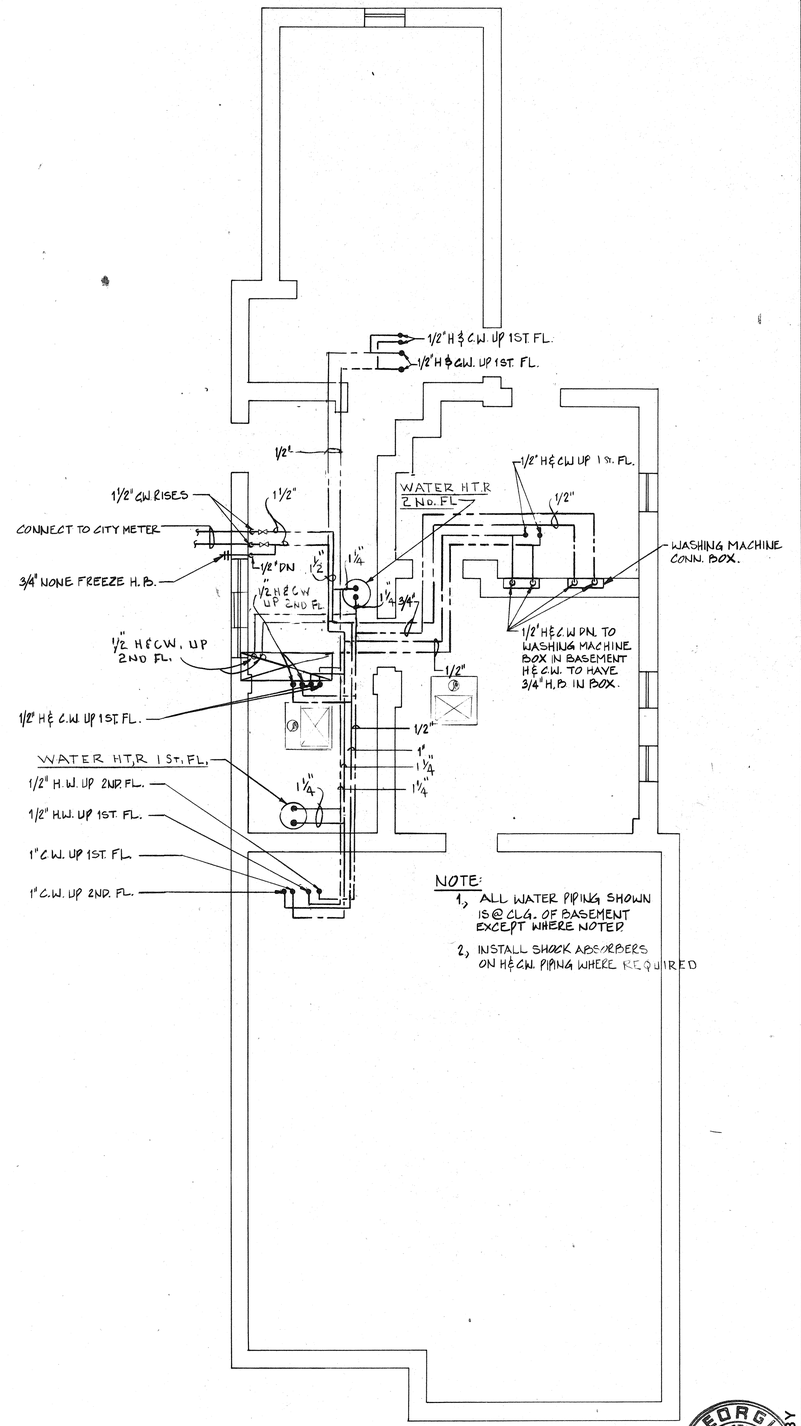
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MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

AF 34507



NOTE:

1, ALL WATER PIPING SHOWN IS @ CLG. OF BASEMENT EXCEPT WHERE NOTED.

2, INSTALL SHOCK ABSORBERS ON H & C.W. PIPING WHERE REQUIRED

GEORGIA
REGISTERED
No. 14405
PROFESSIONAL
EXPIRES
12-31-
ENGINEER

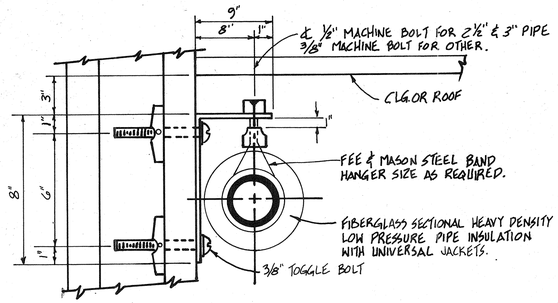
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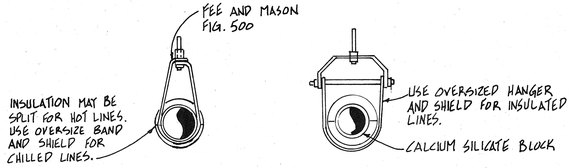
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JULY '84 | SHEET # 9 OF 12

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

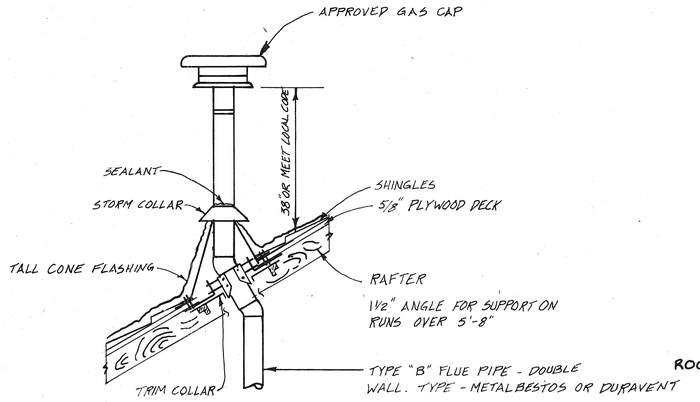
AF 34507





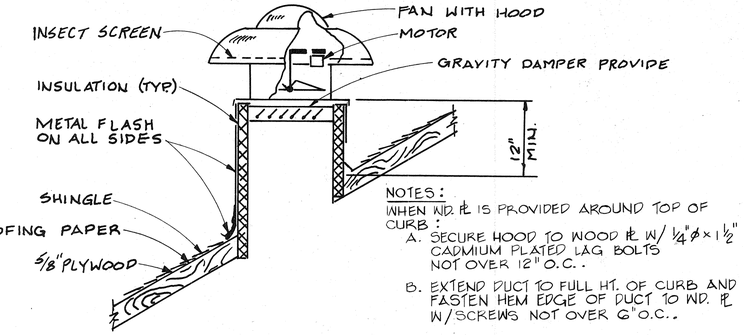
PIPE SUPPORT & HANGER DETAILS

N.T.S.



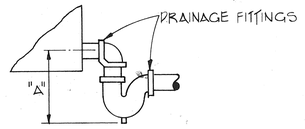
GAS FLUE DETAIL

N.T.S.



ROOF EXHAUST FAN DETAIL

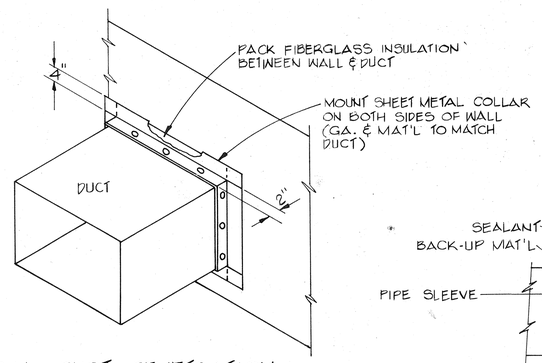
N.T.S.



DETAIL OF DRAIN @ UNITS (TYP.)

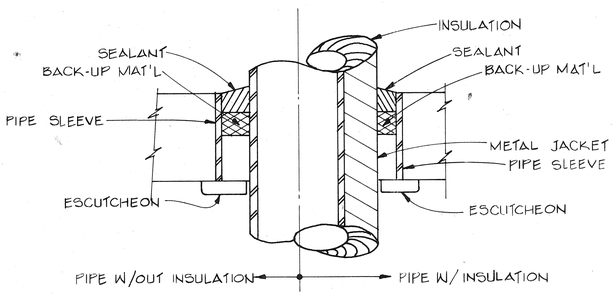
N.T.S.

"A" = UNIT TOTAL STATIC PRESSURE + 2"



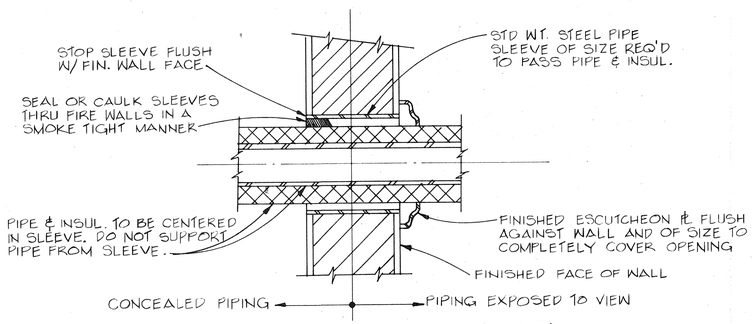
TYPICAL DUCT PENETRATION THRU NON-RATED WALL

N.T.S.



PIPE SLEEVE THRU FLOOR - DETAIL

N.T.S.



PIPE SLEEVE THRU WALL DETAIL

N.T.S.

GEORGIA REGISTERED No. 14405 PROFESSIONAL ENGINEER EXPIRES 12 31 LOHRASB JAFARI

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JULY '84 | SHEET #10 OF 12

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

AF 34507

HEATING & VENTILATING UNIT SCHEDULE

NO.	LOCATION	TYPE	SERVICE	TOTAL S.A. CFM	MIN. O.A. CFM	UNIT S.P. (IN. WG.) FILTER TYPE	FILTER FT²	FILTER S.P.	R.A. DUCT	MIX BOX	CASING/ INLET	DX COIL	EXT	TOTAL	FAN HP/EA	FAN RPM	FAN SIZE	FAN TYPE	FAN VOLT	FAN HZ	FAN PH	FAN S.P.L.	HEATING COIL MBH SENS.	MBH TOTAL	EAT DB	EAT WB	LAT DB	LAT WB	REMARKS
HV-1	BASEMENT	GAS	1ST FLOOR	2000	150	THROW AWAY	30"x28"	0.3"	0.1"	0.05"	0.1"	—	0.3"	0.85	1/2	—	10x6	DIRECT	115	60	1	—	—	175	66	—	98	—	
HV-2	BASEMENT	GAS	2ND FLOOR	2000	150	"	"	0.3"	0.1"	0.05"	0.1"	—	0.3"	0.85	1/2	—	10x6	DIRECT	115	60	1	—	—	175	66	—	98	—	

FAN SCHEDULE

NO.	LOCATION	CFM	S.P. IN.W.G.	MAX RPM	OUTLET VELOCITY	MOTOR VOLT	MOTOR HP	MOTOR HZ	MOTOR PH	TYPE	DRIVE	SERVICE	FAN DIAMETER	S.P.L. N.C.	REMARKS
EF-1	ROOF	180	0.250	1750	1400	115	1/2	60	1	CENT	DIRECT	TOILET	7	—	W/BACKDRAFT DAMPER
EF-2	"	"	"	"	"	"	"	"	"	"	"	"	"	—	"
EF-3	"	"	"	"	"	"	"	"	"	"	"	"	"	—	

DIFFUSER GRILLE REGISTER SCHEDULE

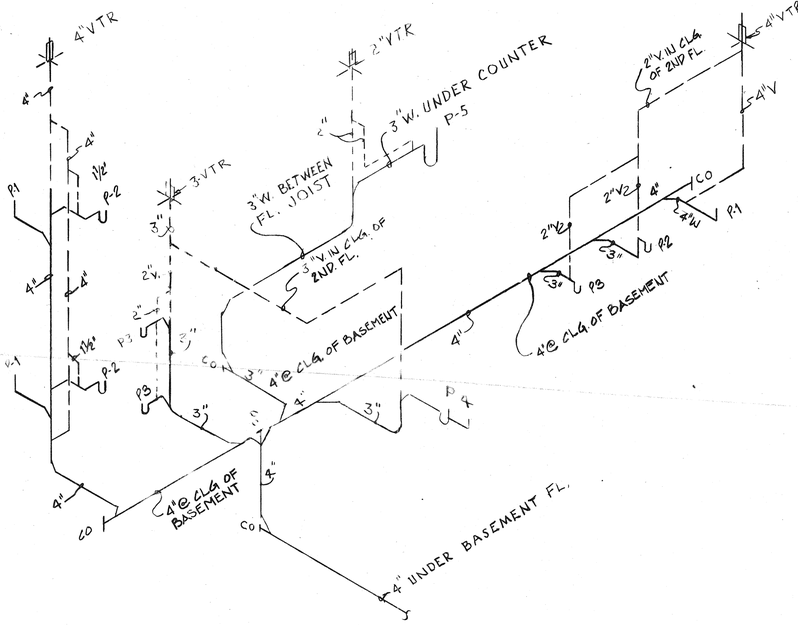
SYMBOL	CFM	MAX. S.P. W.G.	SIZE	SERVICE	TYPE	MOTR.	ARRANGE	FLEX DUCT CONNECTION	THROW FT.	N.C.	REMARKS
Ⓐ	400	0.074	12"x 8"	SEE PLAN	RET	REVERSE	CEILING	HARD	10	30	
Ⓑ	150	0.012	"	"	"	"	CEIL & FLOOR	"	"	"	
Ⓒ	330	0.055	"	"	"	"	CEILING	"	"	"	
Ⓓ	260	0.042	"	"	"	"	CEILING	"	"	"	
Ⓔ	200	0.026	"	"	"	"	CEILING	"	"	"	
Ⓕ	60	0.008	"	"	"	"	FLOOR	"	"	"	
Ⓖ	120	0.011	"	"	"	"	FLOOR	"	"	"	
Ⓗ	175	0.015	"	"	"	"	FLOOR	"	"	"	
Ⓘ	160	0.014	"	"	"	"	FLOOR	"	"	"	
Ⓙ	75	0.009	"	"	"	"	FLOOR	"	"	"	
Ⓚ	100	0.010	"	"	"	"	FLOOR	"	"	"	
①	2000	—	24"x 14"	"	"	"	WALL	"	"	"	
②	180	—	10" x 10"	"	"	"	CEILING	"	"	"	

PLUMBING LEGEND & ABBREVIATIONS

SYMBOL	DESCRIPTION
	SOIL & WASTE PIPING
	CLEANOUT AT CHANGE IN DIRECTION
	CLEANOUT AT BASE OF SOIL OR WASTE STACK
	SOIL AND WASTE VENT PIPING
	UNION
	HOT WATER PIPING
	COLD WATER PIPING
	PIPE RISING UP
	PIPE DROPPING DOWN
	GATE VALVE (G.V.)
G	GAS
ABV.	ABOVE
BL.	BELOW
CLG.	CEILING
DN.	DOWN
FL.	FLOOR
V.	VENT
C.W.	COLD WATER
H.W.	HOT WATER
W. HTR.	WATER HEATER
G.C.	GAS COCK
V.T.R.	VENT THRU ROOF
P.R.V.	PRESSURE REDUCING VALVE

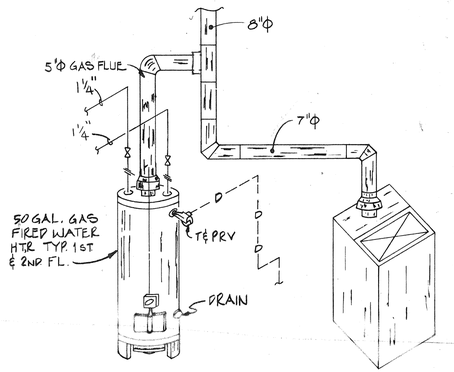
PLUMBING FXTURE SCHEDULE NO,

P-1	W.C.
P-2	LAV.
P-3	BATH TUB
P-4	DOUBLE COMP. SINK
P-5	SINGLE COMP. SINK



SAN. PLUMBING RISER DIAGRAM

N.T.S.



DETAIL OF WATER HTR. & H.V. UNIT VENT PIPE PIPE CONNECTIONS

NTS

DRAWN BY

GEORGIA REGISTERED No. 14404 PROFESSIONAL ENGINEER EXPIRES 12-31- LOHRASB JAFARI

489 | MALU
JULY '84 | SHEET # 11 OF 12

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT
ATLANTA, GEORGIA

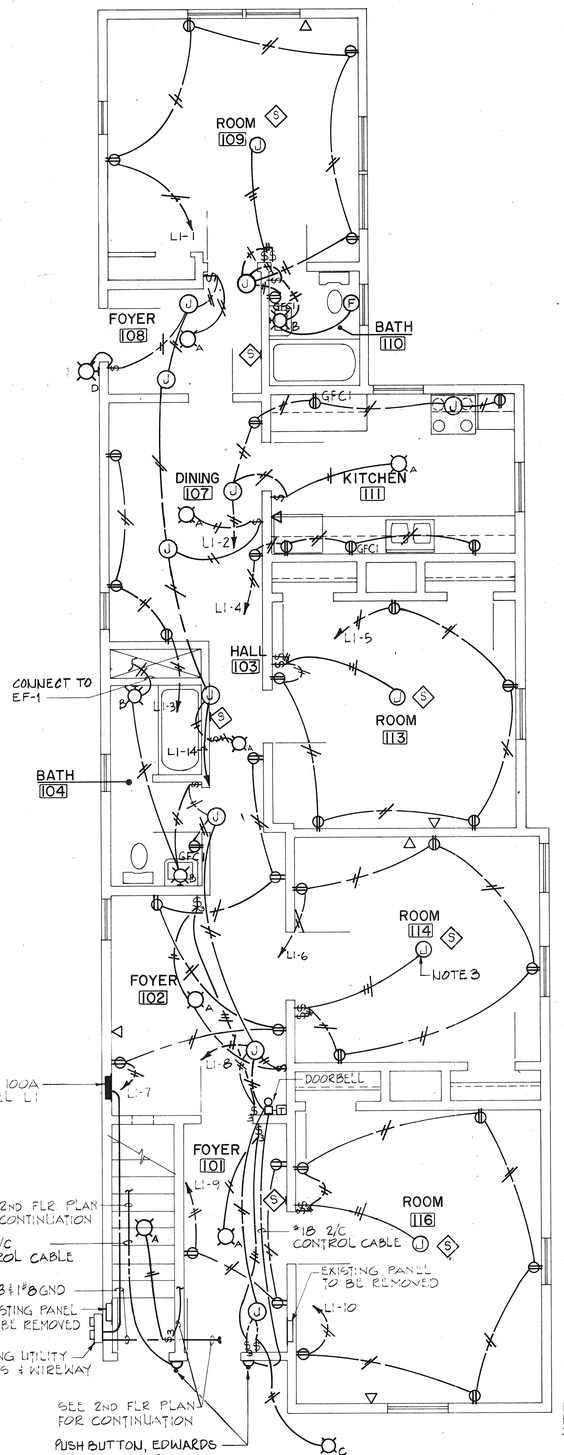
NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

NOTES

1. MINIMUM SIZE CONDUCTOR SHALL BE #12 AWG. COPPER
2. PROVIDE ALL NEW LIGHTING FIXTURES, DEVICES AND WIRING EXCEPT WHERE INDICATED. REMOVE EXISTING DEVICES & FIXTURES REMOVE OR ABANDON EXISTING WIRING.
3. PROVIDE NEW OUTLET BOXES IN ALL ROOMS FOR FUTURE CEILING FANS
4. ALL CABLE SHALL BE TYPE NM. W/ THW INSULATION ON CONDUCTORS.
5. ALL WORK SHALL PERFORMED IN ACCORDANCE WITH THE 1984 N.E.C.
6. PANELBOARDS L1 AND L2 SHALL BE 120/240V 1Ø, 3W 100A MLO 14-1P 20A CIRCUIT BREAKERS, 2-2P 30ACB & 6-SPACES
7. PROVIDE 120V AC TO ALL SMOKE DETECTORS FROM DEDICATED 20A CIRCUIT FOR EACH FLOOR. CONNECT DETECTORS IN BASEMENT TO FIRST FLOOR CIRCUIT
8. MOUNT RECEPTACLES IN KITCHENS AND BATHROOMS AT 42" A.F.F.
9. PROVIDE ONE EMPTY 1" CONDUIT FROM EACH PANELBOARD TO BASEMENT AREA AND CAP FOR FUTURE.
10. PROVIDE WIRING FOR ALL TELEPHONE OUTLETS & TERMINATE IN SUITABLE JUNCTION BOX FOR FUTURE SERVICE CONNECTION (TYP. EACH FLOOR.)

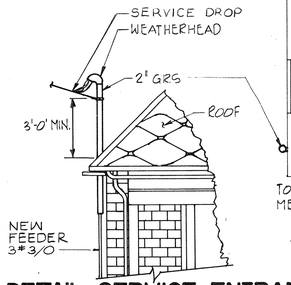
LEGEND

- NEW WIRING CONCEALED IN CEILING OR WALL
- NEW WIRING CONCEALED IN FLOOR OR WALL
- DOORBELL LOW VOLTAGE WIRING
- HOMERUN
- 30A, 240V 3-PIN RECEPTACLE
- 20A, 120V. DUPLEX 3-PIN RECEPTACLE
- GFCI 20A, 120V. DUPLEX 3-PIN RECEPTACLE W/GROUND FAULT CIRCUIT INTERUPTER
- TELEPHONE OUTLET
- J JUNCTION BOX
- $ SINGLE POLE TOGGLE SWITCH
- $3 3-WAY TOGGLE SWITCH
- F EXHAST FAN OUTLET
- S AUTOMATIC SMOKE DETECTOR MOUNT AS INDICATED ON PLAN
- A 8" DIA. INCANDESCENT SURFACE MOUNTED INDOOR GLOBE W/75W LAMP PRESCOLITE CAT.# 9470-3
- B SAME AS FIXTURE TYPE A, BUT WALL MOUNTED
- C INCANDESCENT CEILING MOUNTED DAMP LOCATION W/75W LAMP & BRONZE FINISH PRESCOLITE CAT.# C7-48
- D SAME AS FIXTURE TYPE C, BUT CEILING MOUNTED
- T DOORBELL & TRANSFORMER, EDWARDS CAT.# NO. 730 & CAT. NO. 590 RESPECTIVELY. OR APPROVED EQUALS.
- E PORCELAIN LAMPHOLDER W/ 75W INCANDESCENT LAMP



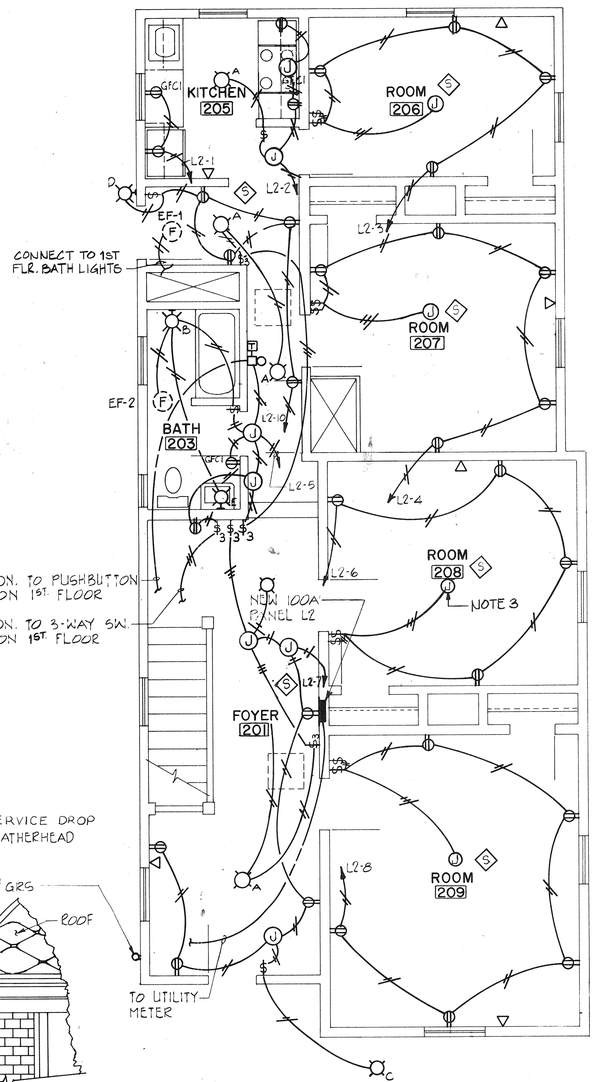
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



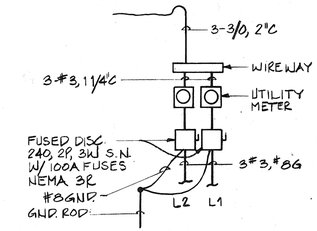
DETAIL-SERVICE ENTRANCE

N.T.S.



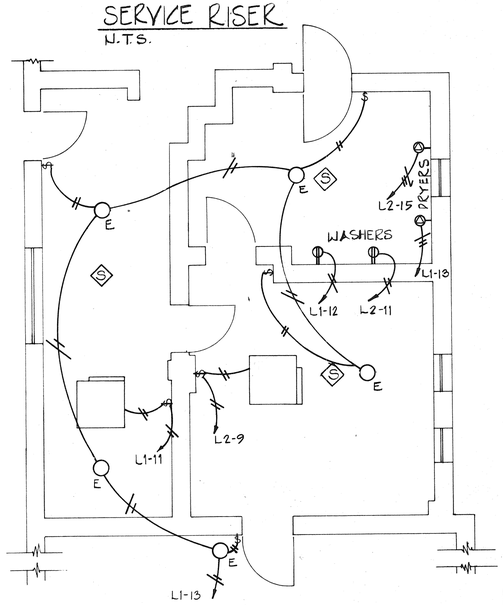
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SERVICE RISER

N.T.S.



BASEMENT PART PLAN

SCALE: 1/4" = 1'-0"

GEORGIA REGISTERED No. 13864 PROFESSIONAL Engineer RICHARD P. SAITAN

DRAWN BY G.P.

489 | MALU

JULY 84

SHEET #12 OF 12

NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE AND PRESERVATION DISTRICT

514 AUBURN AVENUE ATLANTA, GEORGIA

ELECTRICAL LIGHTING & POWER LAYOUT

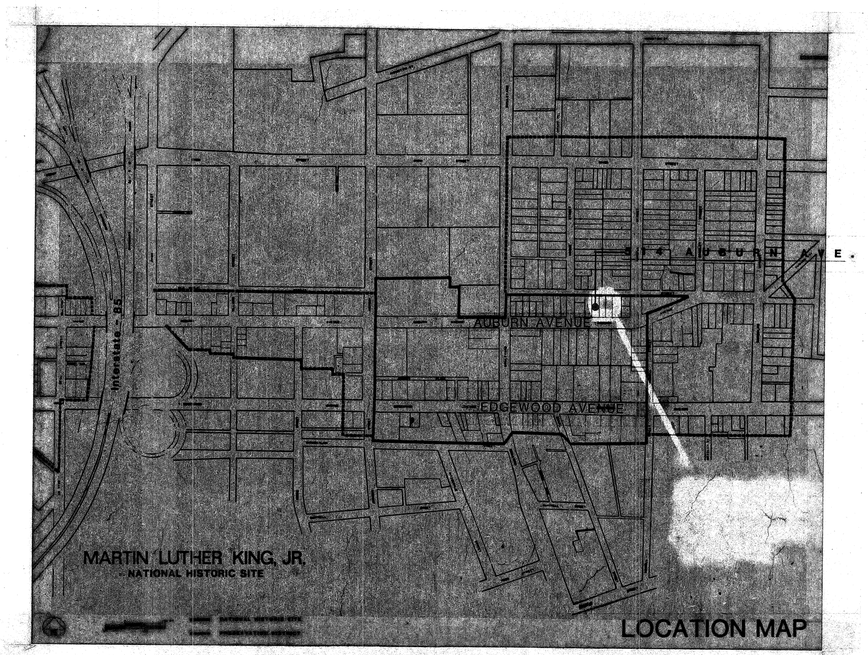
NATIONAL PARK SERVICE DEPARTMENT OF THE INTERIOR

PRESERVATION OF 514 AUBURN AVENUE

PHASE 2

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

ATLANTA, GEORGIA



LOCATION MAP

WORK STATEMENT :

NOTE # 1

1. SELECTIVE DEMOLITION: TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS;
   - A. REMOVE DAMAGED AND DETERIORATED MASONRY.
   - B. REMOVE DAMAGED AND DETERIORATED FLASHING.
   - C. REMOVE DAMAGED AND DETERIORATED EXTERIOR MILLWORK, TO INCLUDE;
     - I. DECKING
     - II. CEILING BOARDS AND RELATED TRIM.
     - III. COLUMN CAPITALS AND RELATED TRIM.
     - IV. BALUSTRADES AND NEWEL POSTS
     - V. SOFFITS AND RELATED TRIM.
     - VI. FASCIAS AND RELATED TRIM.
     - VII. SIDING
     - VIII. CORNER BOARDS
     - IX. DOOR AND WINDOW MILLWORK
   - D. REMOVE ALL ROOFING MATERIALS TO INCLUDE, SHINGLES, ROLL ROOFING, SHEATHING, UNDERLAYMENT, FLICKING STRIPS, FLASHING AND OTHER RELATED ITEMS
   - E. REMOVE ALL ASBESTOS SIDING.
   - F. REMOVE ALL GUTTERS AND DOWNSPOUTS
   - G. REMOVE ALL SPARTAN FIXTURES, PLUMBING AND WIRING.
2. CONCRETE RESTORATION: REPAIR AND RESURFACE PORCH DECK AND STEP.
3. MASONRY WORK:
   - A. REBUILD CHIMNEYS
   - B. REBUILD FOUNDATION WALLS
   - C. INSTALL DOOR SILLS
   - D. REPLACE DAMAGED AND DETERIORATED MASONRY
4. CARPENTRY AND MILLWORK:
   - A. REPLACE DAMAGED AND DETERIORATED SILLS.
   - B. REPLACE ALL ROOF SHEATHING.
   - C. REPAIR AND REPLACE DAMAGED AND DETERIORATED EXTERIOR MILLWORK TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
     - I. REPLACE DECKING
     - II. REPLACE CEILING BOARDS
     - III. REPLACE BALUSTRADES AND NEWEL POSTS
     - IV. REPLACE SOFFITS
     - V. REPLACE FASCIAS
     - VI. REPLACE SIDING
     - VII. REPLACE CORNER BOARDS
     - VIII. REPLACE TRIMWORK
     - IX. REPAIR COLUMNS AND RELATED ITEMS
     - X. REPAIR AND REPLACE DOOR AND WINDOW MILLWORK
     - XI. REPAIR GABLE MILLWORK.
   - D. REMOVE EXISTING SIDING (FOR INSPECTION OF FRAMING) AND REINSTALL.
5. ROOF: INSTALL ROOF SYSTEM TO INCLUDE SHINGLES, MEMBRANE ROOFING, FLASHING, UNDERLAYMENT, ROOF VENTS, DRIP EDGES AND OTHER RELATED ITEMS.
6. GUTTERS AND DOWNSPOUTS: INSTALL METAL GUTTERS AND DOWNSPOUTS
7. SEALANT AND CAULKING: INSTALL AROUND ALL EXTERIOR DOORS AND WINDOWS.
8. WOOD DOORS: REPAIR AND REPLACE DOORS AND COMPONENTS AS INDICATED TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
   - A. PANEL - PANELS, RAILS AND STILES
   - B. FRAMES
   - C. CASINGS
   - D. SILLS
   - E. THRESHOLDS
   - F. HARDWARE
   - G. TRIMWORK
   - H. SCREEN DOORS AND SCREENING
9. WINDOWS: REPAIR AND REPLACE WINDOWS AND COMPONENTS AS INDICATED TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
   - A. WINDOW SCREENS AND SCREENING
   - B. SASH
   - C. FRAMES
   - D. CASINGS
   - E. SILLS
   - F. GLASS AND GLAZING
   - G. HARDWARE
   - H. TRIMWORK
10. FINISH HARDWARE (EXTERIOR DOORS AND WINDOWS):
    - A. EXISTING SHALL BE GIVEN ROUTINE MAINTENANCE TO ENSURE PROPER OPERATION.
    - B. REPLACE MISSING AND DAMAGED ITEMS.
11. GLASS AND GLAZING: PERFORM ALL OPERATION NECESSARY TO REGLAZE ALL WINDOWS AS INDICATED
12. EXTERIOR STUCCO:
    - A. PATCH AND REPAIR EXISTING STUCCO SURFACES,
    - B. APPLY NEW STUCCO FINISH.
13. PAINTING AND OTHER FINISHES: PERFORM ALL PAINTING AND REFINISHING WORK, INCLUDING PAINT REMOVAL, SURFACE PREPARATION AND PRIMING FOR THE FOLLOWING ITEMS:
    - A. ALL EXTERIOR MILLWORK
    - B. EXTERIOR DOORS, WINDOWS AND RELATED ITEMS
    - C. STUCCO SURFACES
    - D. CONCRETE DECK AND STEP
    - E. GUTTERS AND DOWNSPOUTS
    - F. HARDWARE AS INDICATED.

NOTE:

All dimensions and quantities shall be verified in the field by the Contractor.

SHEET INDEX

1. COVER SHEET and WORK STATEMENT
2. WEST and SOUTH ELEVATIONS
3. EAST and NORTH ELEVATIONS
4. WINDOW and DOOR SCHEDULES

BASIC DATA SOUTHEAST CULTURAL RESOURCES PRESERVATION CENTER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PREPARED HATCHETT
DESIGNED PLH
DRAWN SEPC
CHECKED
4/25/86 DATE

TITLE OF DRAWING
PRESERVATION OF 514
LOCATION WITHIN PARK
514 AUBURN AVE.
NAME OF PARK
MARTIN LUTHER KING, JR N.H.S.
SE REGION | FULTON COUNTY | GA. STATE

DRAWING NO. 453 80,006
PCIP PKG.
SHEET 1 OF 4

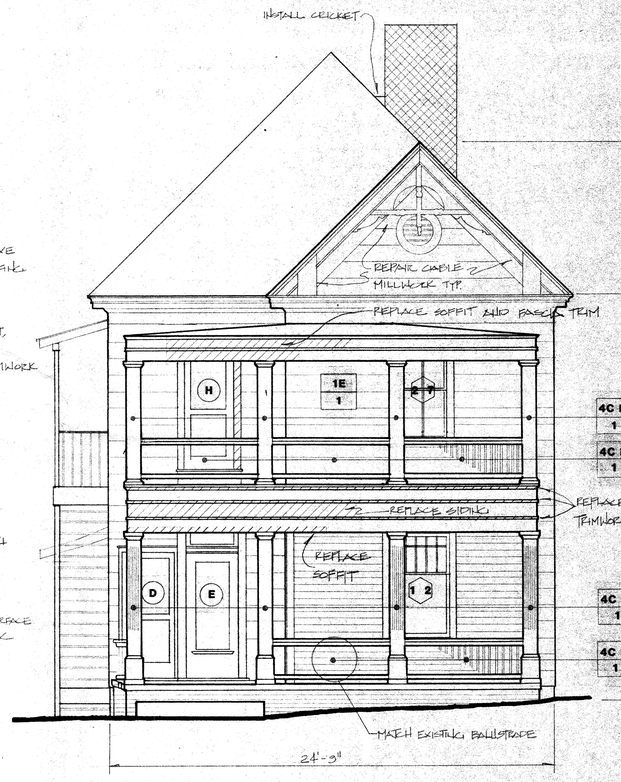
GPO 847-114



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1/2



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2/2

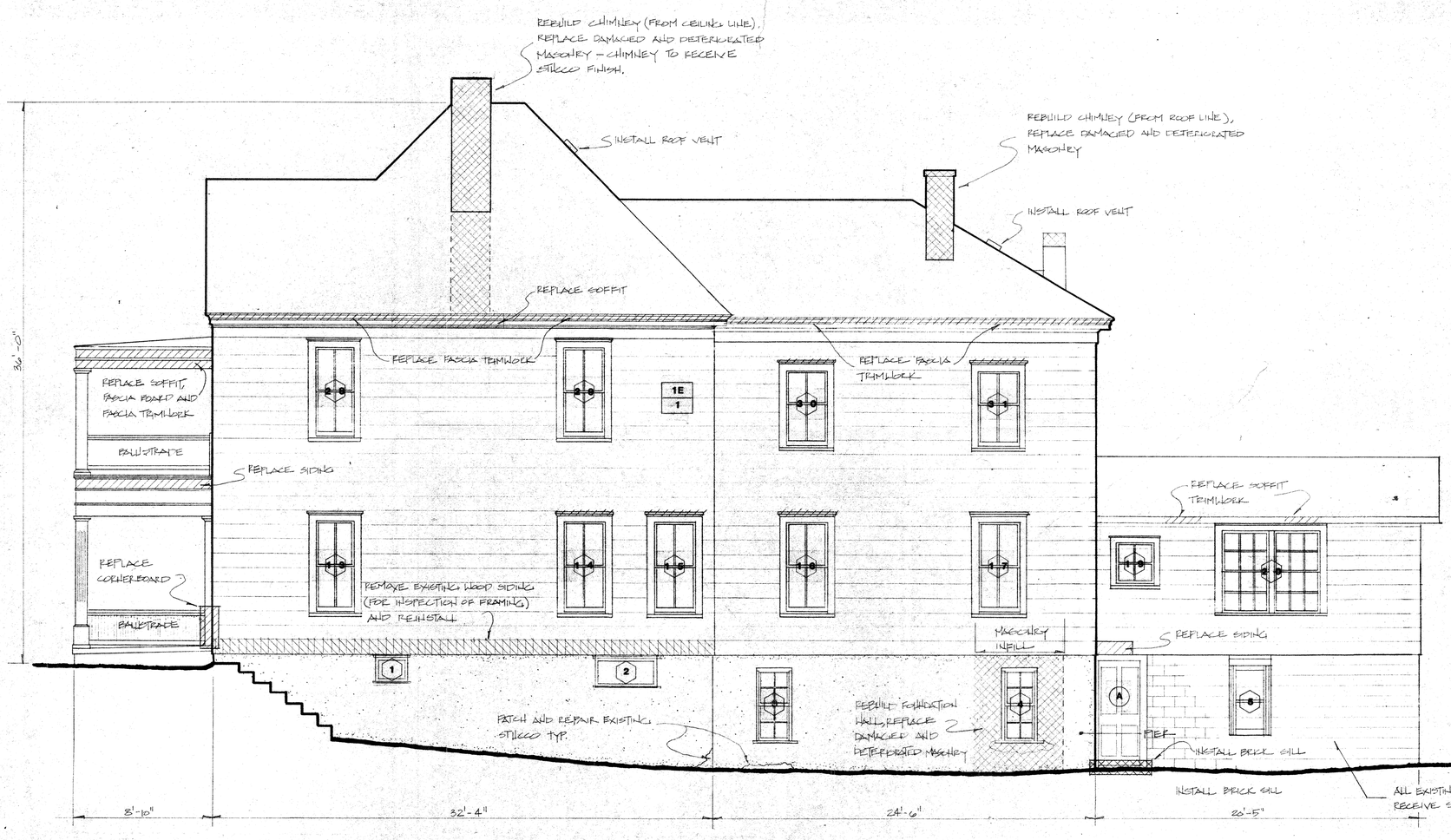
LEGEND :

- INDICATES, BUT NOT LIMITED TO, GENERAL AREA OF MILLWORK REPLACEMENT
- INDICATES GENERAL AREA OF WOOD SIDING TO BE REMOVED (FOR INSPECTION OF FRAMING) AND REINSTALLED
- INDICATES GENERAL AREA OF MASONRY WORK TO BE REBUILT, TO INCLUDE REPLACEMENT OF DAMAGED AND DETERIORATED MASONRY.

EXISTING CONDITIONS

PREPARED	DRAWING NO.
HATCHETT	480
DESIGNED P.H. T.H. /T.H.	83,006
DRAWN CEPC	PCIP PKG.
CHECKED 4/25/86	SHEET 2
DATE	OF 4

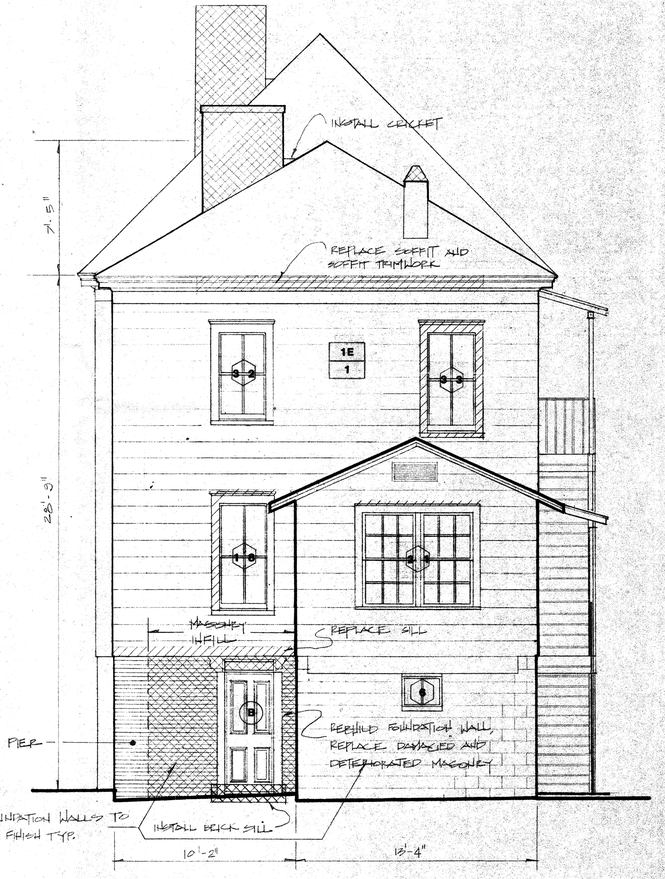
BUILDING 44-132.29003.2



EAST ELEVATION

SCALE: 1/4" = 1'-0"

1/3



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2/3

LEGEND :

- INDICATES BUT NOT LIMITED TO, GENERAL AREA OF FRAMING AND MILLWORK REPLACEMENT
- INDICATES GENERAL AREA OF WOOD SIDING TO BE REMOVED (FOR INSPECTION OF FRAMING) AND REINSTALLED.
- INDICATES GENERAL AREA OF MASONRY WORK TO BE REBUILT, TO INCLUDE REPLACEMENT OF DAMAGED AND DETERIORATED MASONRY

EXISTING CONDITIONS

PREPARED	DRAWING NO.
HATCHETT	489
DESIGNED	80,006
P.H./J.W./M.	PCIP PKG.
DRAWN	SHEET
S.E.P.C.	3
CHECKED	OF 4
1/25/84	
DATE	

BRUNING 44-132 22203-2

WINDOW SCHEDULE

NOTE: ALL WINDOW SYSTEMS ARE WOOD, UNLESS OTHERWISE INDICATED

NO.	TYPE	SIZE	FRAME				SASH	SCREENS	HARDWARE		GLASS	GLAZING	SASH GUIDES	TRIM		REMARKS
			RT. CASING	LT. CASING	HEAD	SILL			SASH	SCREEN				JAMBS	DRIPS	
1	METAL SASH	1'-8"x1'-10"									CLEAN					REMOVE GRILL - PAINT METAL
2	METAL SASH	2'-0"x2'-10"									CLEAN					PAINT METAL
3	4/4	2'-0½"x4'-6½"	1	1	1	1	1		4CII		4DI	4DII	1	1		REPLACE WINDOW SYSTEM
4	4/4	2'-0"x4'-6"	1	1	1	1	1		4CII		4DI	4DII	1	1		REPLACE WINDOW SYSTEM
5	1/1	2'-0"x4'-6"	1	1	1	1	1		4CII		4DII	4DII	1	1		REPLACE WINDOW SYSTEM
6	METAL SASH	2'-1"x2'-3"									CLEAN					PAINT METAL
7	FIXED	1'-10"x3'-3"					7				CLEAN					
8	METAL SASH WOOD FRAME	2'-1"x5'-4½"	2	2	2	2	7	7			CLEAN					PAINT METAL
9	LOUVER	2'-2"x2'-5"														PAINT METAL
10	METAL SASH	2'-5"x2'-11½"									CLEAN					PAINT METAL
11	2 LITE	1'-4"x2'-10"	4B	4B	4B	4B	4A	REMOVE	4CI		4DI	4DI				
12	10/1	3'-4"x5'-0½"				4B	4A	1	4CI	1	4DI	4DI		3		
13	2/2	2'-5"x5'-11"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
14	2/2	2'-2½"x5'-0"				4B	4A	3,6	4CI	4CII	4DI	4DI	2	3	2	
15	2/2	2'-3½"x5'-10½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
16	2/2	2'-2½"x5'-11½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
17	2/2	2'-2⅜"x5'-10⅛"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
18	2/2	2'-5"x5'-0"				4B	4A	1	4CI	1	4DI	4DI		2	2	
19	4 LITE	2'-5"x2'-7"				4B	4A	1	4CI	1	4DI	4DI		3		
20	6/6	3'-1½"x6'-4"				4B	4A	1	4CI	1	4DI	4DI		3		
21	6/6	3'-1½"x6'-4"				4B	4A	1	4CI	1	4DI	4DI		3	2	
22	4/4	1'-10½"x3'-3"				4B	4A	1	4CI	1	4DI	4DI		2	2	5
23	2/2	2'-1"x5'-3"				4B	4A	1	4CI	1	4DI	4DI		2	2	
24	2 LITE	2'-1"x2'-6½"				4B	4A	1	4CI	1	4DI	4DI		2	2	
25	2/2	2'-3"x5'-3¾"				4B	4A	1	4CI	1	4DI	4DI		2	2	
26	2/2	2'-2½"x5'-3½"				4B	4A	1	4CI	1	4DI	4DI		3		
27	2/2	2'-3⅝"x5'-10¼"				4B	4A	1	4CI	1	4DI	4DI		3		
28	2/2	2'-2⅜"x5'-10"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
29	2/2	2'-3⅛"x5'-10½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
30	2/2	2'-2⅜"x5'-1⅞"				4B	4A	1	4CI	1	4DI	4DI		3		
31	2/2	2'-2⅜"x5'-2"				4B	4A	1	4CI	1	4DI	4DI		3	2	
32	2/2	2'-2⅜"x5'-1½"				4B	4A	1	4CI	1	4DI	4DI		3		
33	2/2	2'-3"x5'-3¾"				2	4A	1	4CI	1	4DI	4DI		2	2	5
34	2/2	2'-3"x5'-3⅛"				4B	4A	1	4CI	1	4DI	4DI	2	3	2	
35	2/2	2'-2⅜"x5'-3"				4B	4A	1	4CI	1	4DI	4DI		3	2	
36	3 LITE	1'-6⅛"x1'-10½"				4B	4A	1	4CI	1	4DI	4DI		2		
37	2/2	2'-2½"x5'-3½"				4B	4A	3,6	4CI	4CII	4DI	4DI	2	3		
38	2/2	2'-2¼"x5'-1½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		

LEGEND – WINDOW SCHEDULE :

1. INSTALL (FABRICATE) NEW, MATCH EXISTING FABRIC.
2. REPLACE DAMAGED, DETERIORATED AND/OR MISSING ITEM, MATCH EXISTING FABRIC.
3. REPAIR EXISTING ITEM, FILL, SAND AND PRIME PAINT.
4. GENERAL WINDOW REPAIR:
   - A. SASH - REMOVE FROM FRAME. REMOVE HARDWARE, PAINT AND GLAZING. REPAIR, FILL, SAND AND PRIME PAINT.
   - B. FRAME - REMOVE HARDWARE AND PAINT. REPAIR, FILL SAND AND PRIME PAINT.
   - C. HARDWARE -
     - I. EXISTING HARDWARE SHALL BE GIVEN NORMAL, ROUTINE MAINTENANCE INCLUDING PAINT REMOVAL, INSPECTION, CLEANING, OILING AND ADJUSTING.
     - II. REPLACE MISSING AND DAMAGED ITEMS, MATCH EXISTING FABRIC.
   - D. GLASS AND GLAZING
     - I REMOVE CLEAN AND REGLAZE.
     - II REPLACE BROKEN AND MISSING - REGLAZE
5. REBUILD OPENING TO PROVIDE SQUARE, PLUMB AND IN TRUE PLANE WINDOW SYSTEM.
6. REPLACE SCREENING MATERIAL.
7. REINSTALL EXISTING.

DOOR SCHEDULE

DOOR	TYPE	SIZE	SCREEN DOOR	FRAME			SILL	THRES.	TRIM	HARDWARE		REMARKS
				RT. CASING	LT. CASING	HEAD				DOOR	SCREEN DOOR	
A	4 PANEL	2'-6"x6'-8"		4	4	4	1		1	5CI 5CII		5A, 5B - INSTALL BRICK SILL
B	4 PANEL	2'-5"x6'-8"		1	1	1	1		1	5CI 5CII		2, 5A, 5B - INSTALL BRICK SILL, REPLACE BOTTOM RAIL
C	4 PANEL	2'-6"x5'-8½"		4	4	4			4	5CI 5CII		2, 5A, 5B - REPLACE STILE
D	GLAZED 2 PANEL	3'-6"x6'-10½"	3,4	4	4	4		2	4	5CI	5CI	5A, 5B
E	GLAZED	3'-6"x6'-11"	3,4	4	4	4		2	2	5CI	5CI 5CII	5A, 5B
F	4 PANEL	2'-3½"x6'-10"	3,4	4	4	4		4	4	5CI	5CI	5A, 5B
G	4 PANEL	2'-3½"x6'-3"	3,4	4	4	4		2	4	5CI	5CI 5CII	5A, 5B - REPAIR FLOORING BEFORE INSTALLING THRESHOLD
H	4 PANEL	2'-5"x6'-11⅞"	3,4	4	4	4		4	2	5CI	5CI	5A, 5B

LEGEND – DOOR SCHEDULE :

1. INSTALL (FABRICATE) NEW, MATCH EXISTING FABRIC.
2. REPLACE DAMAGED, DETERIORATED AND/OR MISSING ITEM, MATCH EXISTING FABRIC.
3. REPLACE SCREENING MATERIAL.
4. REPAIR EXISTING ITEM, FILL, SAND AND PRIME PAINT.
5. GENERAL DOOR REPAIR:
   - A. REMOVE FROM FRAME. REMOVE HARDWARE AND PAINT.
   - B. REPAIR TO INCLUDE RAILS, STILES, PANELS TRIM AND FRAME - FILL, SAND AND PRIME PAINT
   - C. HARDWARE -
     - I. EXISTING HARDWARE SHALL BE GIVEN NORMAL ROUTINE MAINTENANCE INCLUDING PAINT REMOVAL, INSPECTION, CLEANING, OILING, AND ADJUSTING.
     - II. REPLACE MISSING AND DAMAGED ITEMS, MATCH EXISTING FABRIC
6. REBUILD OPENING TO PROVIDE SQUARE, PLUMB AND IN TRUE PLANE DOOR SYSTEM.

PREPARED	DRAWING NO.
HATCHETT	489
DESIGNED	60,006
HATCHETT	PCIP PKG.
DRAWN	SHEET
SEPC	4
CHECKED	OF 4
4/25/06	
DATE	

BRUNING 44-132 29203-2

TRIM LINE

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

RESIDENCE 514 AUBURN AVENUE

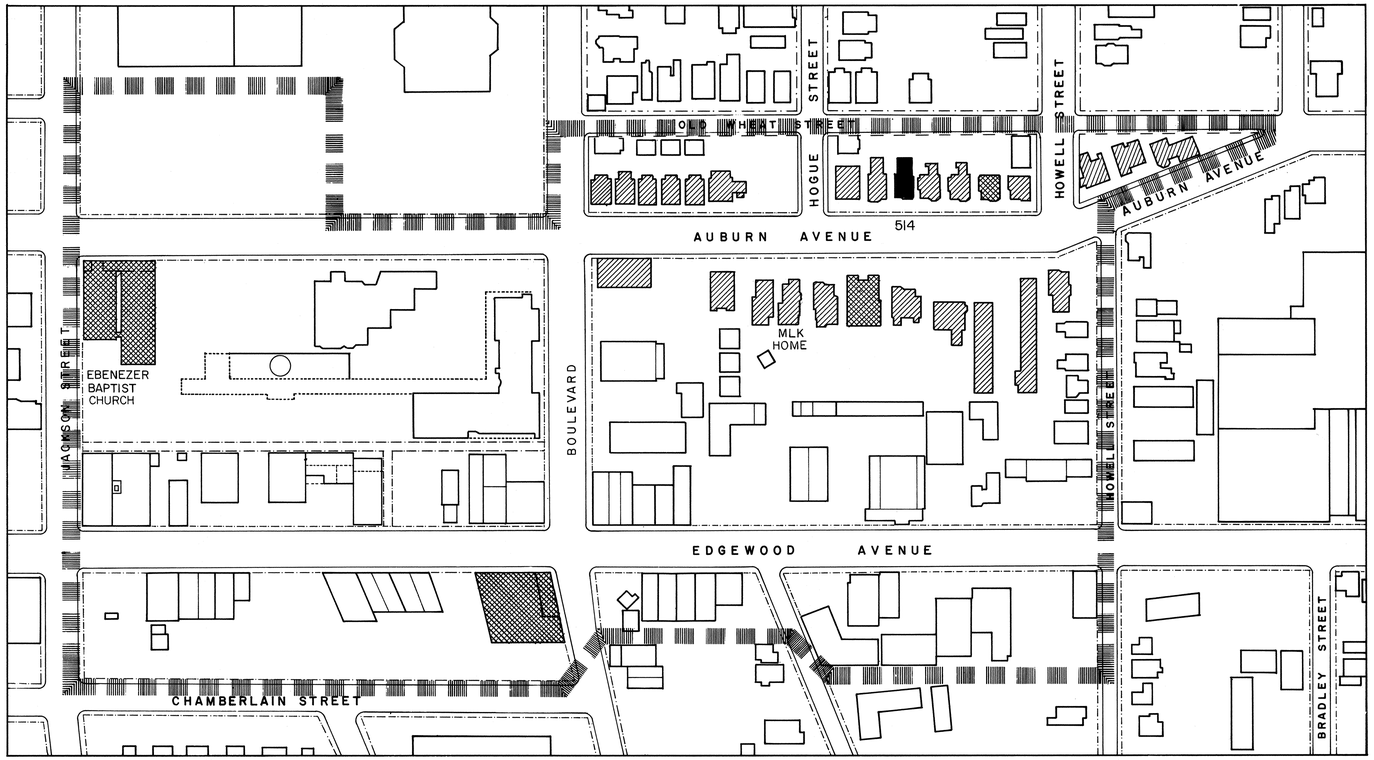
THE MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE IS LOCATED IN ONE OF THE OLDEST NEIGHBORHOODS IN ATLANTA - THE UPPER AUBURN AVENUE AREA. ORIGINALLY CALLED WHEAT STREET IN HONOR OF ONE OF ATLANTA'S PRE CIVIL WAR MERCHANTS, THE NAME WAS CHANGED IN 1893 TO THE MORE STYLISH AUBURN AVENUE. AS EARLY AS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

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THE RESTRAINED QUEEN ANNE STYLE HOUSE AT 514 AUBURN AVENUE IS AN INTEGRAL COMPONENT OF THE MARTIN LUTHER KING, JR., NATIONAL HISTORIC SITE. BUILT ca. 1893, IT WAS OCCUPIED BY WHITES UNTIL 1905, AND BY BLACK TENANTS FROM 1910 TO 1925. IT WAS THEN OCCUPIED ALTERNATELY BY THE SHAW AND SANDERS FAMILIES UNTIL 1955. THE HOUSE WAS LATER CONVERTED INTO TWO-FAMILY FLATS.

AS IS TYPICAL OF ITS STYLE, THE HOUSE HAS A FACADE COMPOSED OF TWO PLANES - THE ENTRANCE BAY TO THE WEST (LEFT) SLIGHTLY RECESSED. THE PROJECTING BAY TO THE EAST (RIGHT) IS TERMINATED BY A GABLE, CENTERED WITH A LOUVERED OCULUS, AND DECORATED AT THE APEX WITH SPINDLE WORK. THE MAIN BLOCK AND ORIGINAL TWO-STORY FRONT PORCH, AND THE ONE-STORY REAR EXTENSION ARE 20TH CENTURY ADDITIONS, THE PORCH BEING THE EARLIER OF THE TWO. BECAUSE OF THE SLOPE OF THE LOT, THE BASEMENT IS FULLY ABOVE-GRADE AT THE REAR. EXCEPT FOR THE PROJECTING BAY AT THE FIRST-FLOOR LEVEL, WHICH HAS FRAME SIDING, THE HOUSE IS COVERED WITH MODERN ASBESTOS SHINGLES. IN 1985 THE HOUSE WAS RENOVATED BY THE NATIONAL PARK SERVICE AND MUCH OF THE WOOD MOLDING AND FIREPLACE MANTELS REMAIN.

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.

THE HABS FIELD RECORDING PROJECT WAS CONDUCTED BY HABS/HAER, ROBERT J. KAPSCH, DIVISION CHIEF, AND WAS INITIATED 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).

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

INDICATES NATIONAL HISTORIC SITE

INDICATES STRUCTURES INCLUDED IN AUBURN AVENUE STREET FACADE

INDICATES STRUCTURES COMPREHENSIVELY DOCUMENTED

0 50 100 200 300
FEET 1"=100'

0 50 100
METERS 1:120

DRAWN BY: JULIE PERKINS

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
HISTORIC SITE - 514 AUBURN AVENUE
FULTON COUNTY GEORGIA

MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE
514 AUBURN AVENUE
ATLANTA

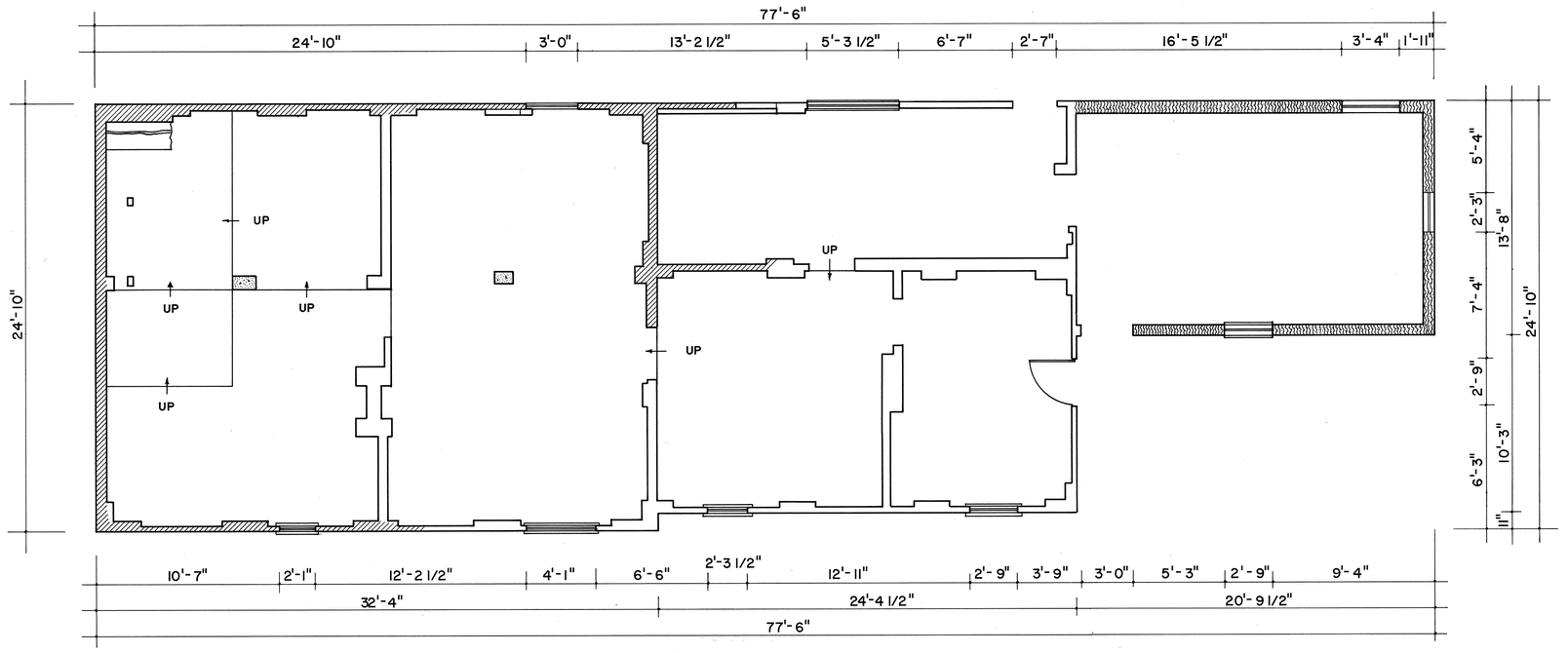
SURVEY NO. GA-2169-B

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 7 SHEETS

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

TRIM LINE



BASEMENT PLAN

SCALE 1/4"=1'-0"
0 1 2 3 4 5 10
FEET
1:48
0 1 2 3
METERS

DRAWN BY: TODD WAMBACH; INKED 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 - 514 AUBURN AVENUE (DUPLEX)
514 AUBURN AVENUE, NE ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA-2169 B

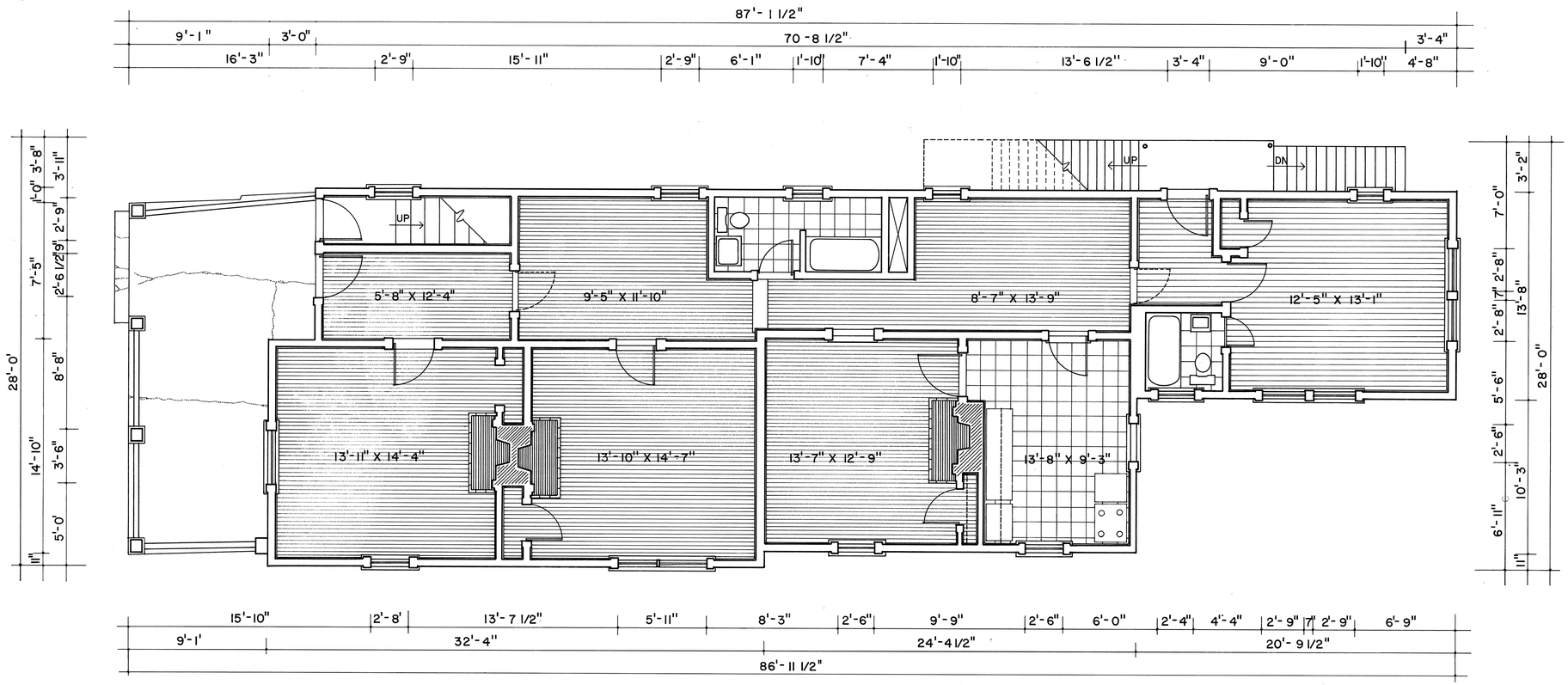
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 7 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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TRIM LINE

TRIM LINE



FIRST FLOOR PLAN

SCALE 1/4"=1'-0" 0 1 2 3 4 5 10 FEET

1:48 0 1 2 3 METERS

DRAWN BY: 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 - 514 AUBURN AVENUE (DUPLEX)
514 AUBURN AVENUE, NE ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA-2169 B

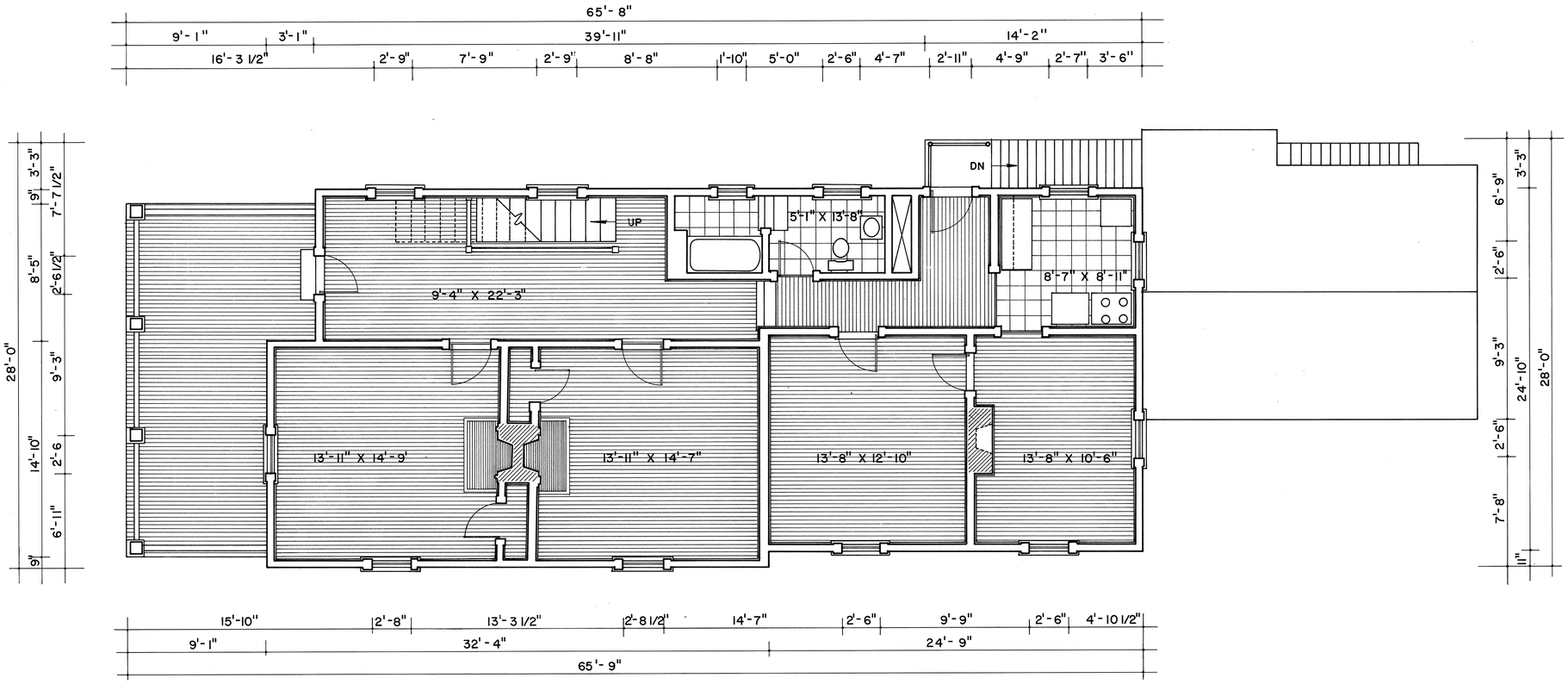
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 7 SHEETS

LIBRARY OF CONGRESS HABS/HAER

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

TRIM LINE



SECOND FLOOR PLAN

SCALE 1/4"=1'-0" 0 1 2 3 4 5 10 FEET

1:48 0 1 2 3 METERS

DRAWN BY: TODD WAMBACH

MARTIN LUTHER KING, JR PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
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514 AUBURN AVENUE, NE ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA-2169 B

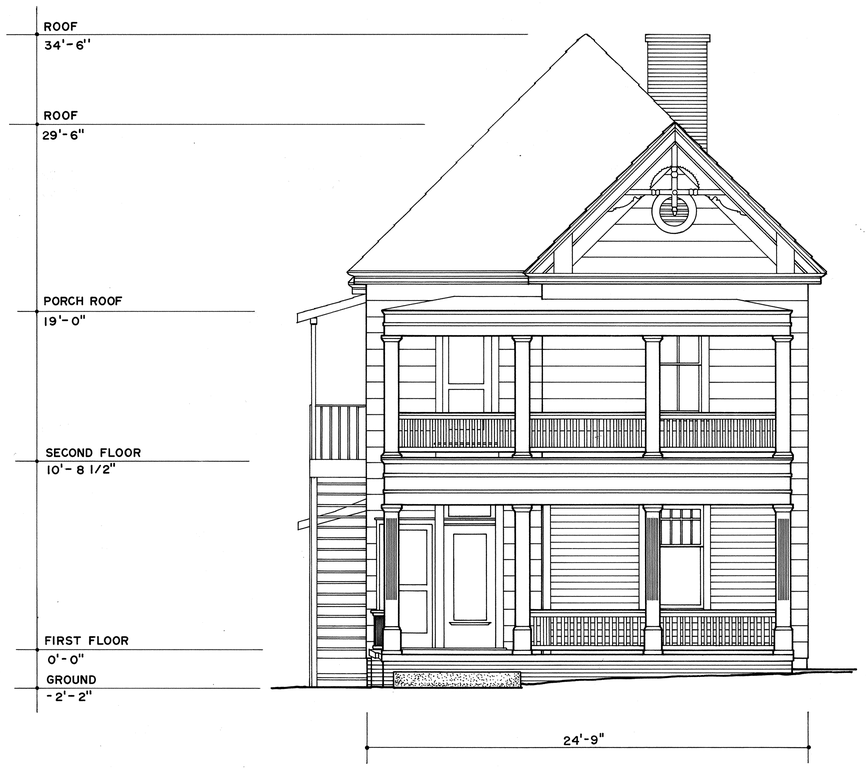
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 7 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

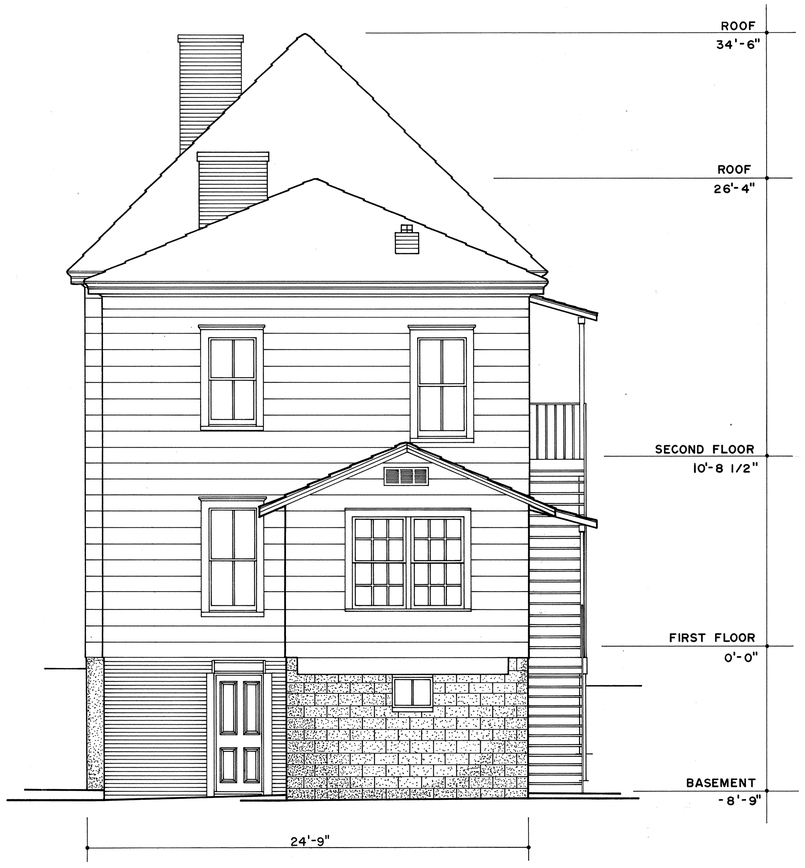
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TRIM LINE

TRIM LINE



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS

MATERIAL NOTES:
FOUNDATION - CONCRETE MASONRY UNIT, CONCRETE, BRICK
WALLS - CLAPBOARD (COVERED WITH ASBESTOS SIDING)
ROOF - ASPHALT SHINGLES

SCALE 1/4"=1'-0" 0 1 2 3 4 5 10 FEET
1:48 METERS 0 1 2 3

LIBRARY OF CONGRESS PHOTO NUMBER

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 7 SHEETS

SURVEY NO. GA-2169B

MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - 514 AUBURN AVENUE (DUPLEX)
ATLANTA FULTON COUNTY GEORGIA

NAME AND LOCATION OF STRUCTURE

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE
514 AUBURN AVENUE, NE
ATLANTA

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF THE DRAWING

DRAWN BY: TOM HELLMANN

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

TRIM LINE

TRIM LINE



WEST ELEVATION

SCALE 1/4"=1'-0" 0 1 2 3 4 5 10 FEET

1:48 0 1 2 3 METERS

MATERIAL NOTES:
FOUNDATION - CONCRETE BLOCK,
WALLS - CLAPBOARD (COVERED WITH ASBESTOS SIDING)
ROOF - ASPHALT SHINGLES

NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - 514 AUBURN AVENUE (DUPLEX)
ATLANTA FULTON COUNTY GEORGIA

MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE
514 AUBURN AVENUE, NE
ATLANTA

SURVEY NO. GA-2169B

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 7 SHEETS

LIBRARY OF CONGRESS PRINT NUMBER

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MARTIN LUTHER KING, JR PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

TRIM LINE



EAST ELEVATION

MATERIAL NOTES:
FOUNDATION- CONCRETE MASONRY UNIT, CONCRETE
WALLS - CLAPBOARD (COVERED WITH ASBESTOS SIDING)
ROOF - ASPHALT SHINGLES

SCALE 1/4"= 1'-0" 0 1 2 3 4 5 10 FEET
1:48 0 1 2 3 METERS

NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE - 514 AUBURN AVENUE (DUPLEX)
ATLANTA FULTON COUNTY GEORGIA

SURVEY NO. GA-2169B

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 7 SHEETS

LIBRARY OF CONGRESS HABS NUMBER

MARTIN LUTHER KING, JR PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY: TODD WAMBACH

MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE
514 AUBURN AVENUE, NE
ATLANTA

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TRIM LINE

TRIM LINE

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

AUBURN AVENUE STREET FACADES

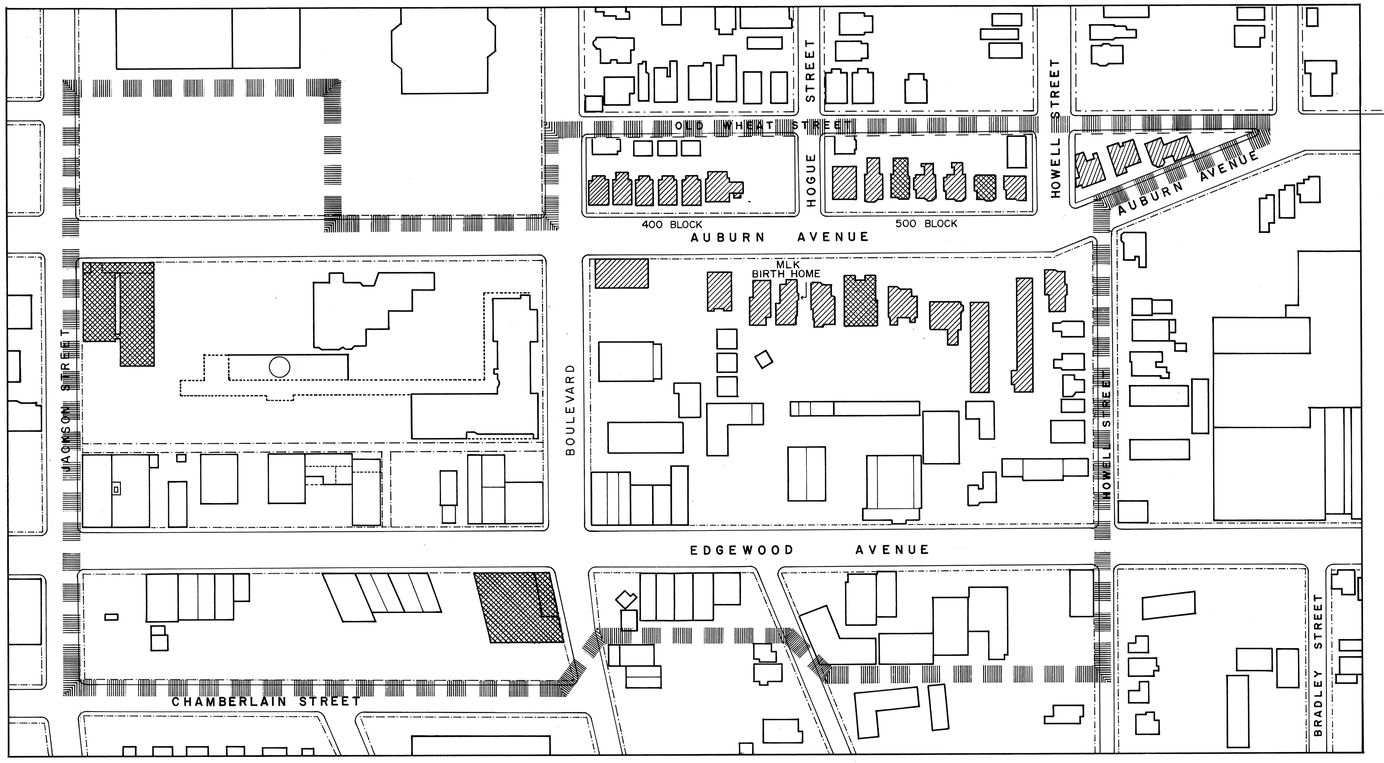
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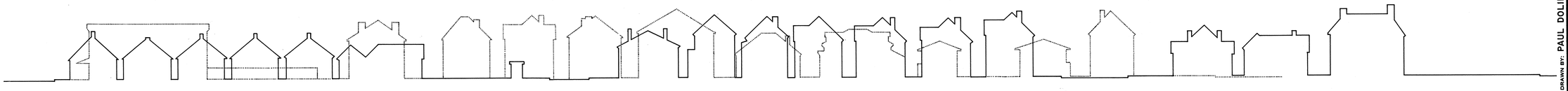
NOTES:
SOLID LINE REPRESENTS BUILDING OUTLINES ALONG THE NORTH SIDE OF AUBURN AVENUE
DOTTED LINE REPRESENTS BUILDING OUTLINES ALONG THE SOUTH SIDE OF AUBURN AVENUE



MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

INDICATES NATIONAL HISTORIC SITE
INDICATES STRUCTURES INCLUDED IN AUBURN AVENUE STREET FACADE
INDICATES STRUCTURES COMPREHENSIVELY DOCUMENTED

0 50 100 200 300
FEET 1"= 100'
0 50 100
METERS 1:120



HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 13 SHEETS

SURVEY NO. GA-1 2169 A

GEORGIA

FULTON COUNTY

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE - STREET FACADES

NAME AND LOCATION OF STRUCTURE
MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE
472-550 AUBURN AVE., 39 BOULEVARD AVE.
ATLANTA

DRAWN BY: PAUL DOLINSKY AND JULIE PERKINS, 1985

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

TRIM LINE

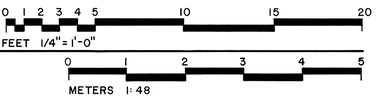


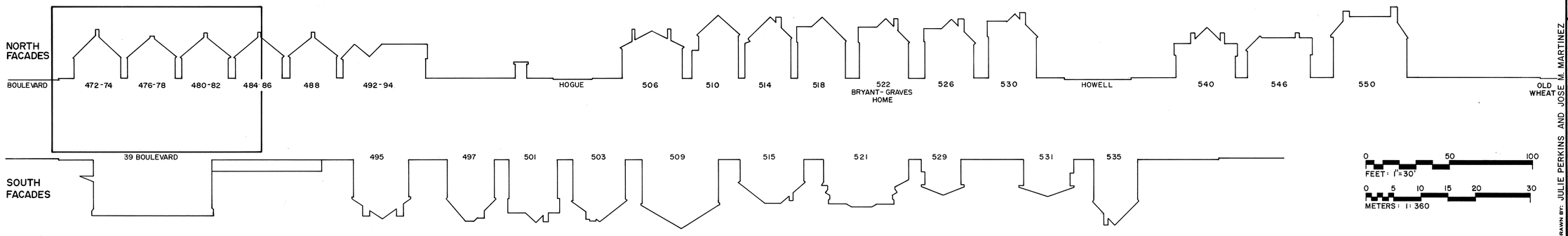
472 - 474

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

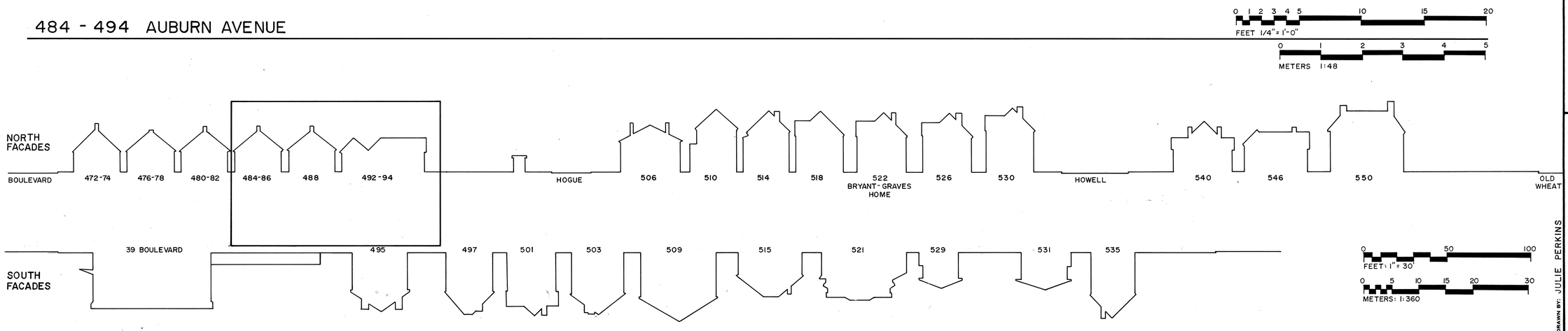


484 - 486

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

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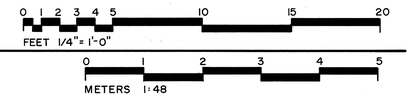


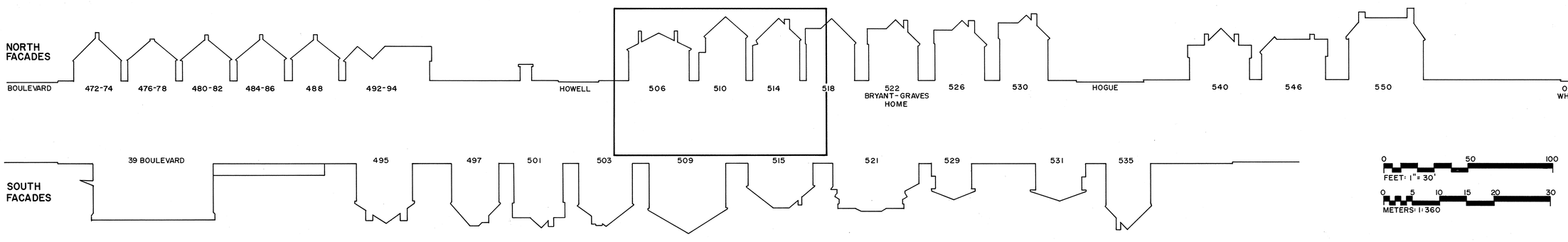
506

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

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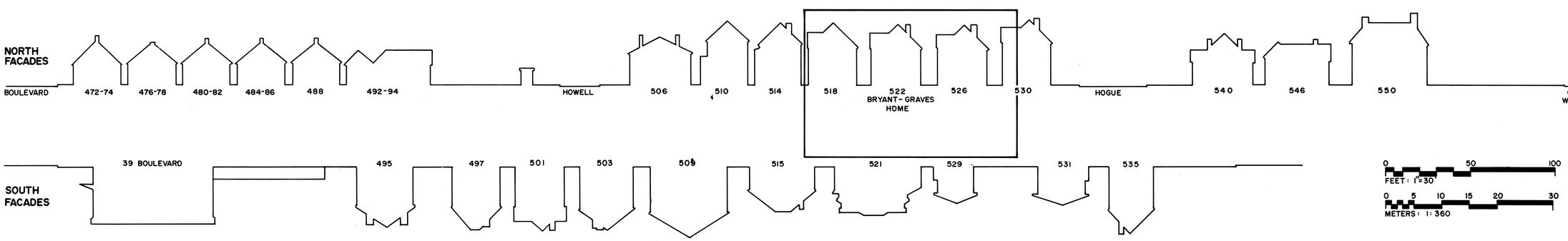
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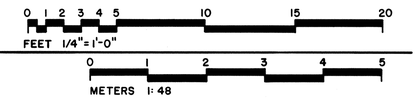
TRIM LINE

TRIM LINE



518 - 526 AUBURN AVENUE





DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT, TOM HELLMAN

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

MARTIN LUTHER KING, JR. PROJECT, 1985
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HISTORIC AMERICAN BUILDINGS SURVEY
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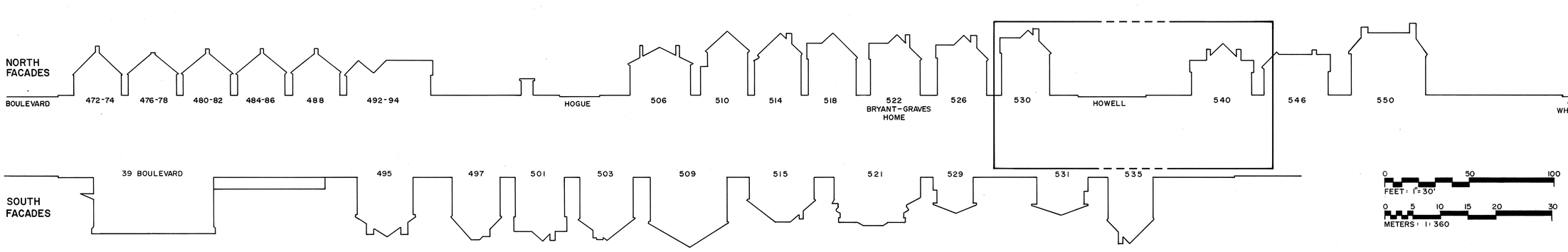
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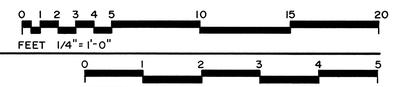




530 HOWELL 540

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

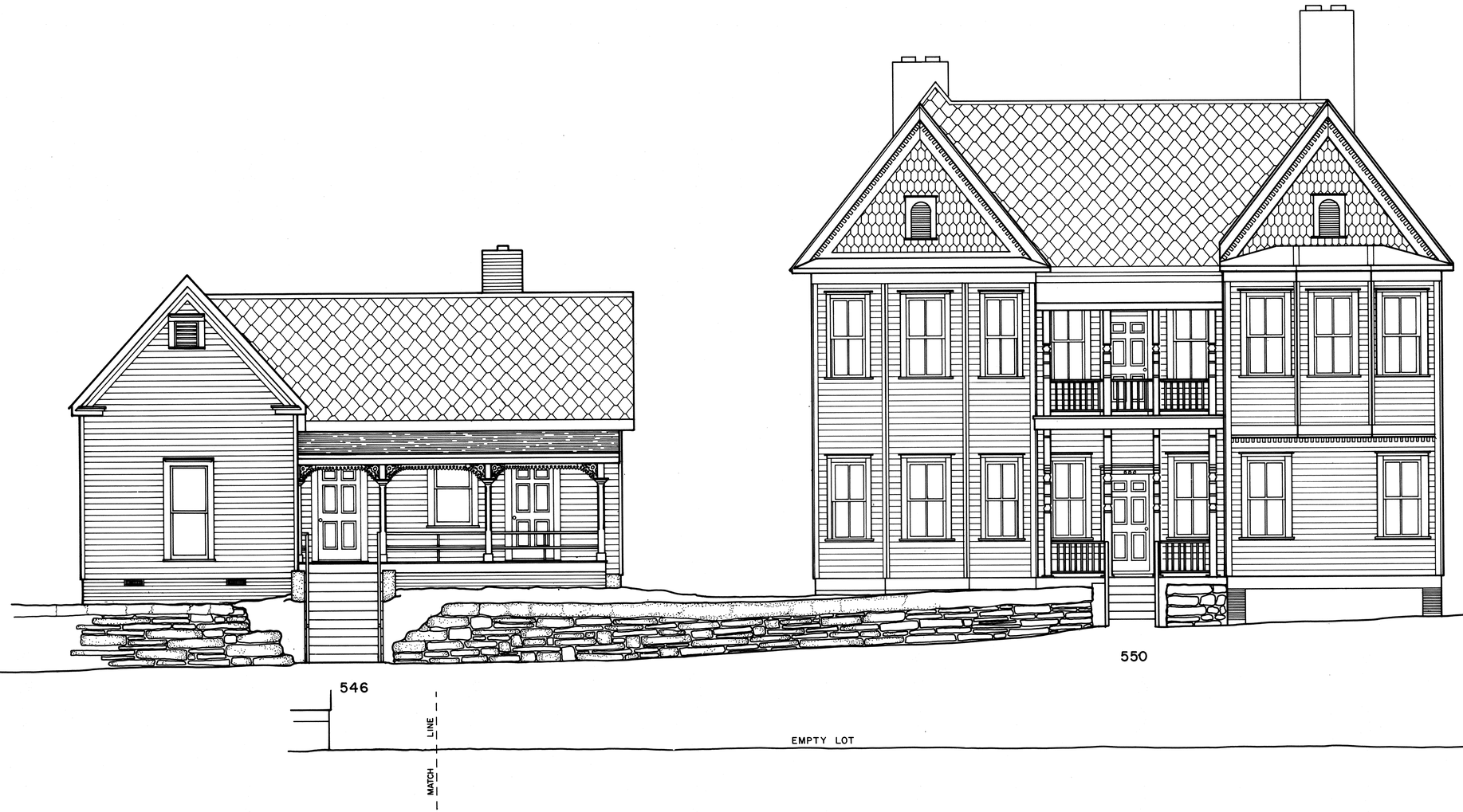
LIBRARY OF CONGRESS PHOTOGRAPHS

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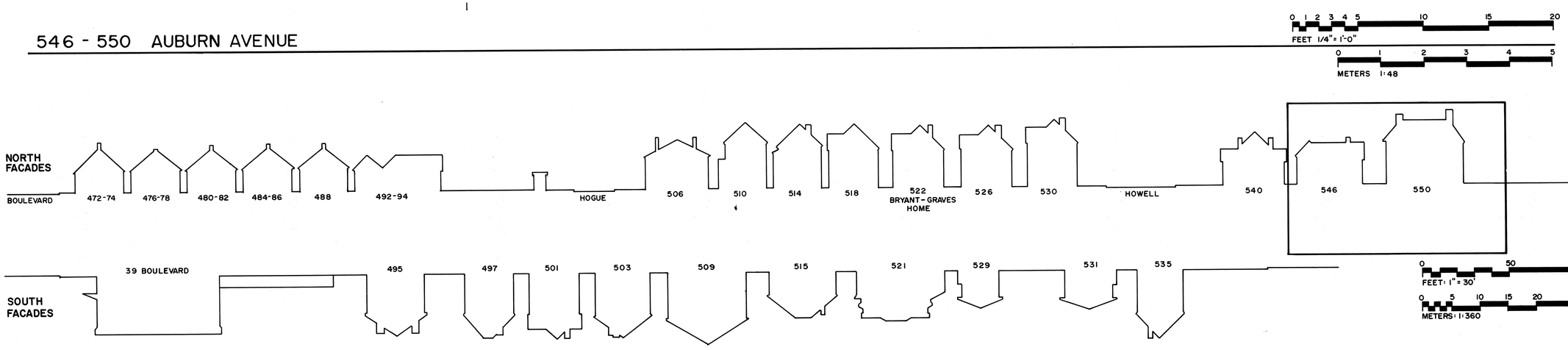
v9511

TRIM LINE

TRIM LINE



546 - 550 AUBURN AVENUE



DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT

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 7 OF 13 SHEETS

NUMBER OF PHOTOGRAPHS: NONE NUMBERED

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

1/2/11

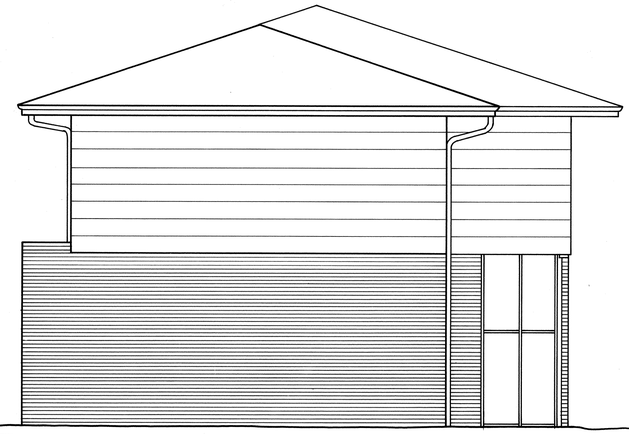
TRIM LINE

TRIM LINE



HOWELL

CHARLES C. HARPER HOME
535



531

535 - 531 AUBURN AVENUE

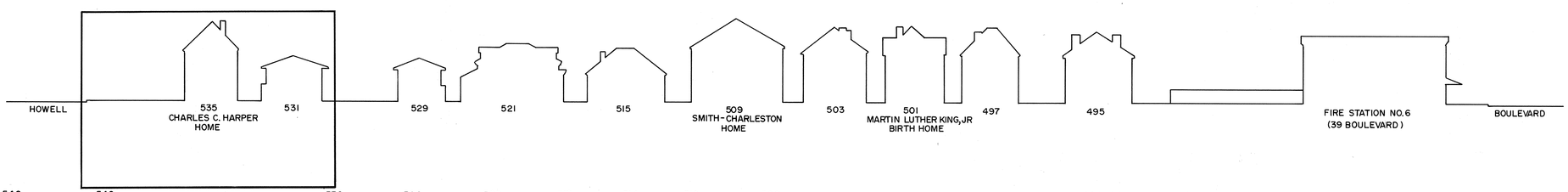
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METERS 1:48

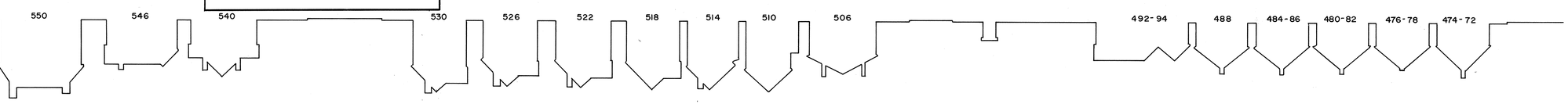
SOUTH FACADES

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

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

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

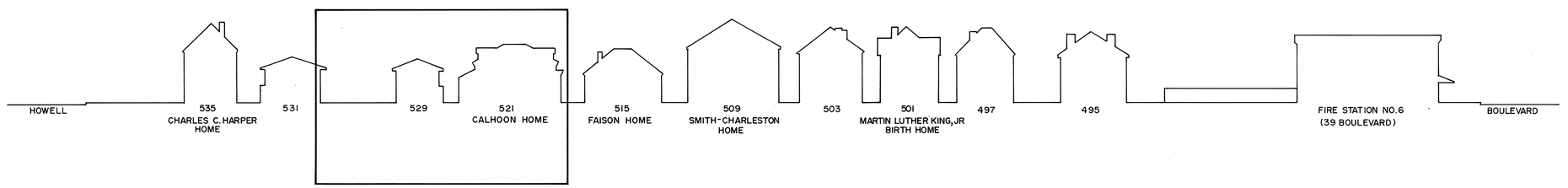
529

529-521 AUBURN AVENUE

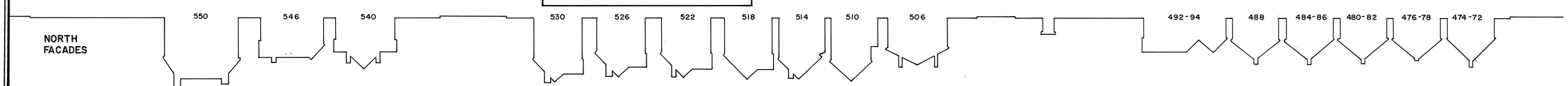
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METERS 1:48

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

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

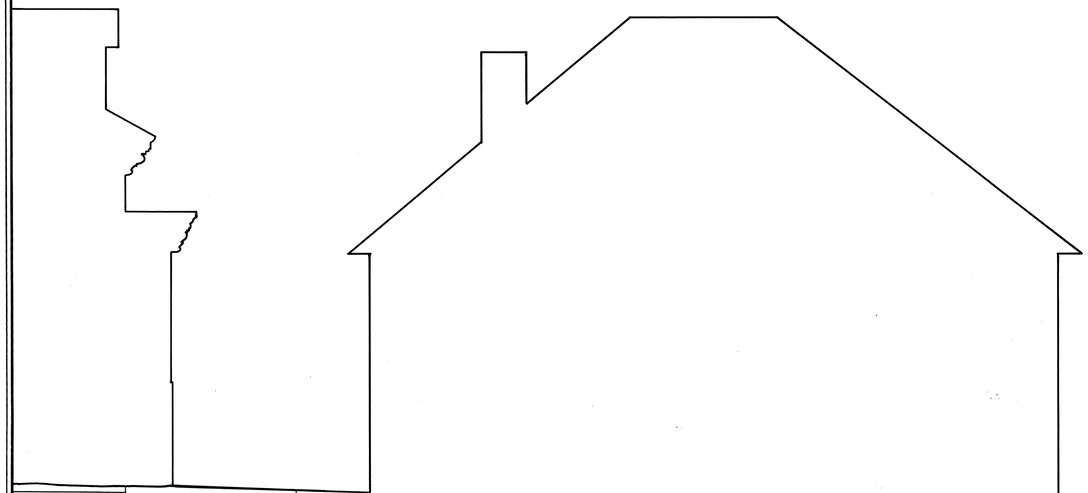
DRAWN BY: JULIE PERKINS

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



FAISON HOME
515
(PROPERTY INACCESSABLE FOR DOCUMENTATION)



SMITH - CHARLESTON HOME
509

515 - 509 AUBURN AVENUE

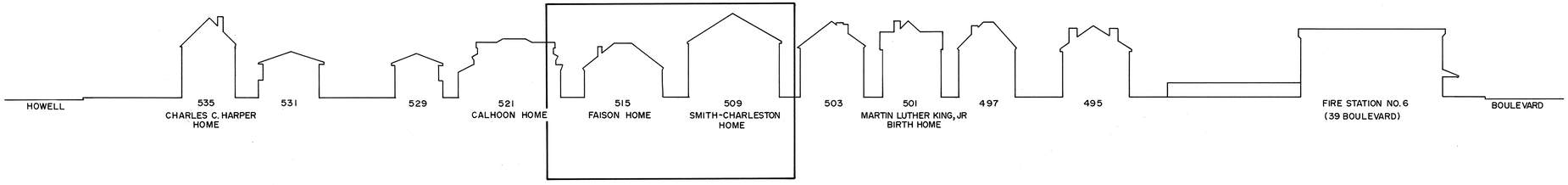
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0 1 2 3 4 5
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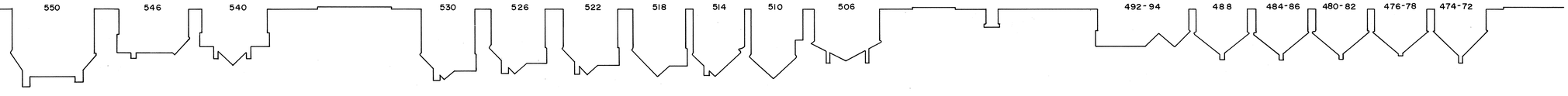
SOUTH FACADES

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

LIBRARY OF CONGRESS PRINTS & PHOTOGRAPHS

DRAWN BY: JULIE PERKINS, LAURIE HERSTEDT

MARTIN LUTHER KING, JR. PROJECT, 1985
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

1ST REPRODUCED. PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING

5931

TRIM LINE

TRIM LINE



503

MARTIN LUTHER KING, JR BIRTH HOME
501

497

503 - 497 AUBURN AVENUE

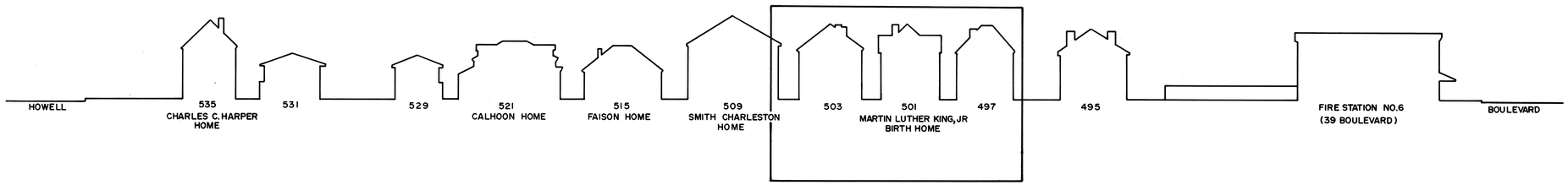
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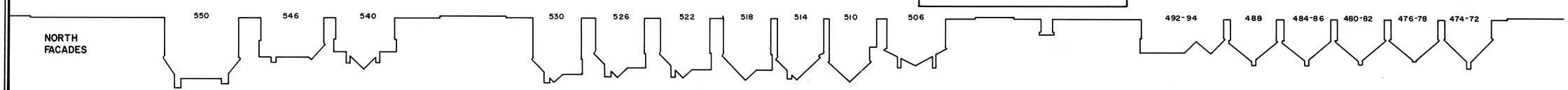
0 1 2 3 4 5
METERS 1:48

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

LIBRARY OF CONGRESS PRINT NUMBER

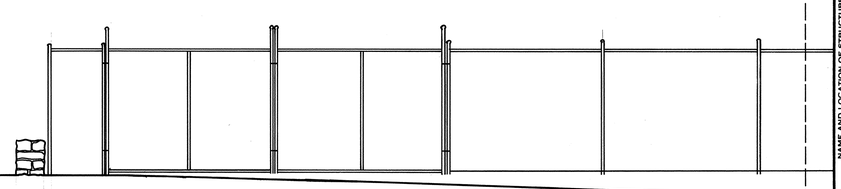
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LC-USZA1-1648

TRIM LINE

TRIM LINE





495 AUBURN AVENUE

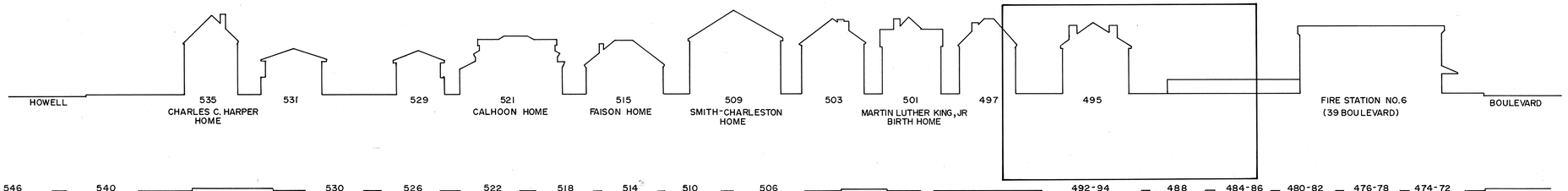
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FEET 1/4" = 1'-0"

0 1 2 3 4 5
METERS 1:48

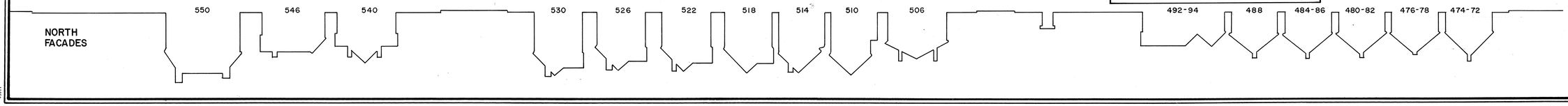
SOUTH FACADES

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

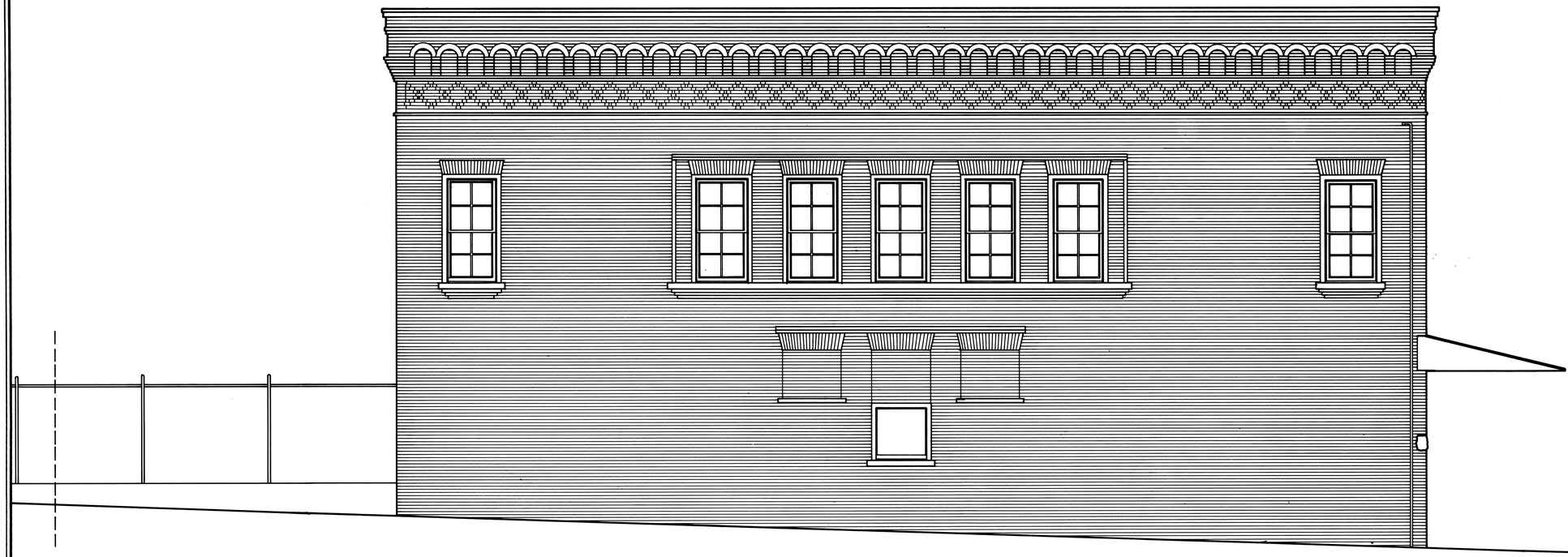
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 12 OF 13 SHEETS

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TRIM LINE

TRIM LINE



FIRE STATION NO. 6
39 BOULEVARD ST.

BOULEVARD ST.

39 BOULEVARD ST. (AUBURN AVENUE FACADE)

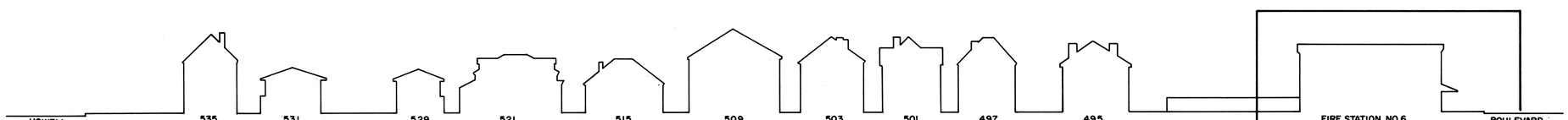
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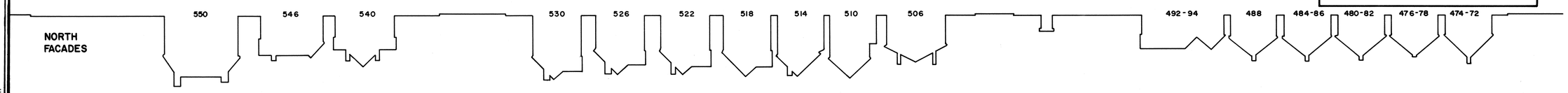
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SOUTH FACADES

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

LIBRARY OF CONGRESS PRINT NUMBER

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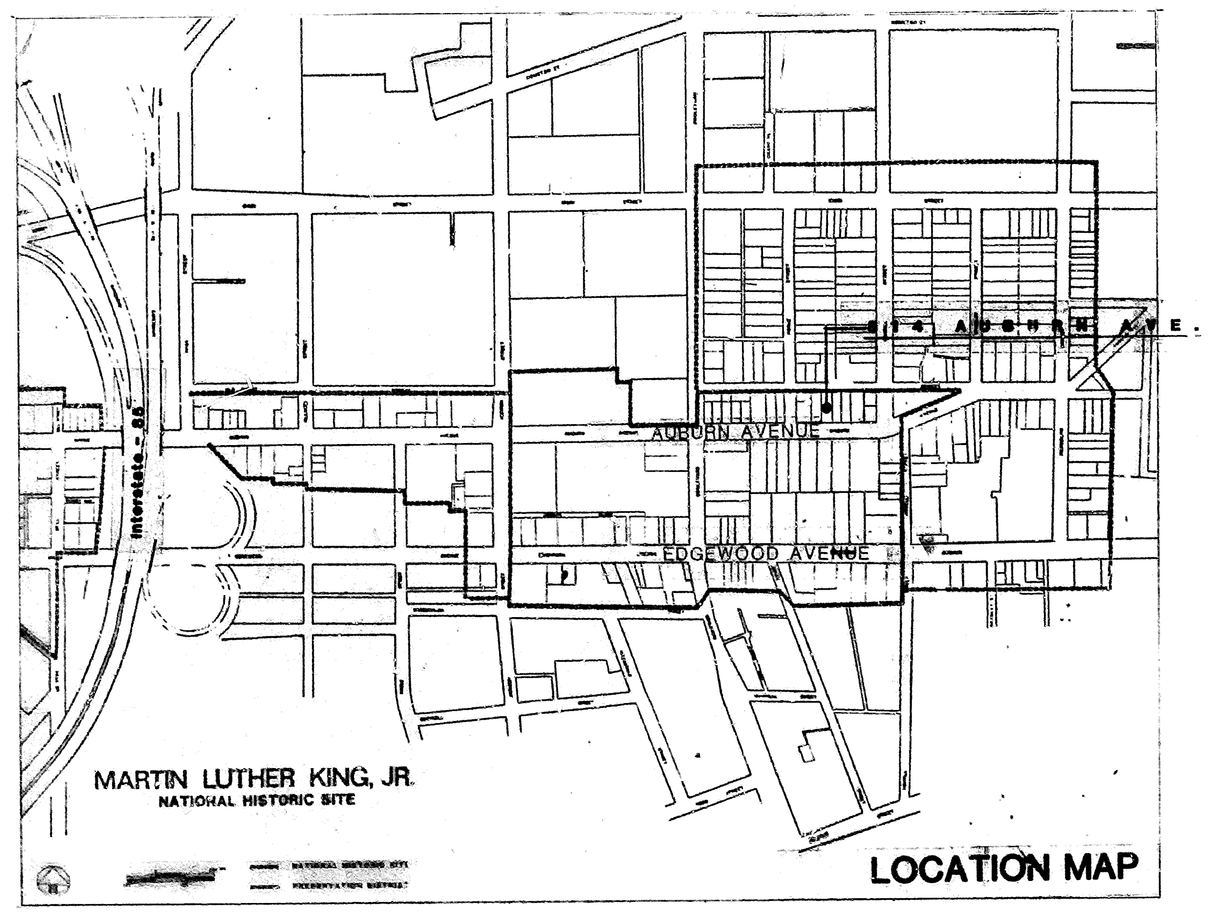
TRIM LINE

PRESERVATION OF 514 AUBURN AVENUE

PHASE 2

MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

ATLANTA, GEORGIA



WORK STATEMENT :

NOTE # 1

1. SELECTIVE DEMOLITION: TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS;
   - A. REMOVE DAMAGED AND DETERIORATED MASONRY.
   - B. REMOVE DAMAGED AND DETERIORATED FLASHING.
   - C. REMOVE DAMAGED AND DETERIORATED EXTERIOR MILLWORK, TO INCLUDE,
     - I. DECKING
     - II. CEILING BOARDS AND RELATED TRIM.
     - III. COLUMN COMPONENTS AND RELATED TRIM.
     - IV. BALUSTRADES AND NEWEL POSTS
     - V. SOFFITS AND RELATED TRIM.
     - VI. FASCIAS AND RELATED TRIM.
     - VII. SIDING.
     - VIII. CORNER BOARDS
     - IX. DOOR AND WINDOW MILLWORK
   - D. REMOVE ALL ROOFING MATERIALS TO INCLUDE, SHINGLES, ROLL ROOFING, SHEATHING, UNDERLAYMENT, FURRING STRIPS, FLASHING AND OTHER RELATED ITEMS.
   - E. REMOVE ALL ASBESTOS SIDING.
   - F. REMOVE ALL GUTTERS AND DOWNSPOUTS
   - G. REMOVE ALL ABANDON PIPING, PLUMBING AND WIRING.
2. CONCRETE RESTORATION: REPAIR AND RESURFACE PORCH DECK AND STEP.
3. MASONRY WORK:
   - A. REBUILD CHIMNEYS
   - B. REBUILD FOUNDATION WALLS
   - C. INSTALL DOOR SILLS
   - D. REPLACE DAMAGED AND DETERIORATED MASONRY
4. CARPENTRY AND MILLWORK:
   - A. REPLACE DAMAGED AND DETERIORATED SILLS.
   - B. REPLACE ALL ROOF SHEATHING.
   - C. REPAIR AND REPLACE DAMAGED AND DETERIORATED EXTERIOR MILLWORK TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS:
     - I. REPLACE DECKING
     - II. REPLACE CEILING BOARDS
     - III. REPLACE BALUSTRADES AND NEWEL POSTS
     - IV. REPLACE SOFFITS
     - V. REPLACE FASCIAS
     - VI. REPLACE SIDING
     - VII. REPLACE CORNER BOARDS
     - VIII. REPLACE TRIMWORK
     - IX. REPAIR COLUMNS AND RELATED ITEMS
     - X. REPAIR AND REPLACE DOOR AND WINDOW MILLWORK
     - XI. REPAIR CABLE MILLWORK
   - D. REMOVE EXISTING SIDING (FOR INSPECTION OF FRAMING) AND REINSTALL.
5. ROOF: INSTALL ROOF SYSTEM TO INCLUDE SHINGLES, MEMBRANE ROOFING, FLASHING, UNDERLAYMENT, ROOF VENTS, DRIP EDGES AND OTHER RELATED ITEMS.
6. GUTTERS AND DOWNSPOUTS: INSTALL METAL GUTTERS AND DOWNSPOUTS
7. SEALANT AND CAULKING: INSTALL AROUND ALL EXTERIOR DOORS AND WINDOWS.
8. WOOD DOORS: REPAIR AND REPLACE DOORS AND COMPONENTS AS INDICATED TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS
   - A. PASS - PANELS, RAILS AND STILES
   - B. FRAMES
   - C. CASINGS
   - D. SILLS
   - E. THRESHOLDS
   - F. HARDWARE
   - G. TRIMWORK
   - H. SCREEN DOORS AND SCREENING
9. WINDOWS: REPAIR AND REPLACE WINDOWS AS COMPONENTS AS INDICATED TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ITEMS.
   - A. WINDOW SCREENS AND SCREENING
   - B. SASH
   - C. FRAMES
   - D. CASINGS
   - E. SILLS
   - F. GLASS AND GLAZING
   - G. HARDWARE
   - H. TRIMWORK
10. FINISH HARDWARE (EXTERIOR DOORS AND WINDOWS):
    - A. EXISTING SHALL BE GIVEN ROUTINE MAINTENANCE TO ENSURE PROPER OPERATION.
    - B. REPLACE MISSING AND DAMAGED ITEMS.
11. GLASS AND GLAZING: PERFORM ALL OPERATION NECESSARY TO REGLAZE ALL WINDOWS AS INDICATED
12. EXTERIOR STUCCO:
    - A. PATCH AND REPAIR EXISTING STUCCO SURFACES.
    - B. APPLY NEW STUCCO FINISH
13. PAINTING AND OTHER FINISHES: PERFORM ALL PAINTING AND REFINISHING WORK, INCLUDING PAINT REMOVAL, SURFACE PREPARATION AND PRIMING FOR THE FOLLOWING ITEMS:
    - A. ALL EXTERIOR MILLWORK
    - B. EXTERIOR DOORS, WINDOWS AND RELATED ITEMS
    - C. STUCCO SURFACES
    - D. CONCRETE DECK AND STEP
    - E. GUTTERS AND DOWNSPOUTS
    - F. HARDWARE AS INDICATED.

NOTE:

All dimensions and quantities shall be verified in the field by the Contractor.

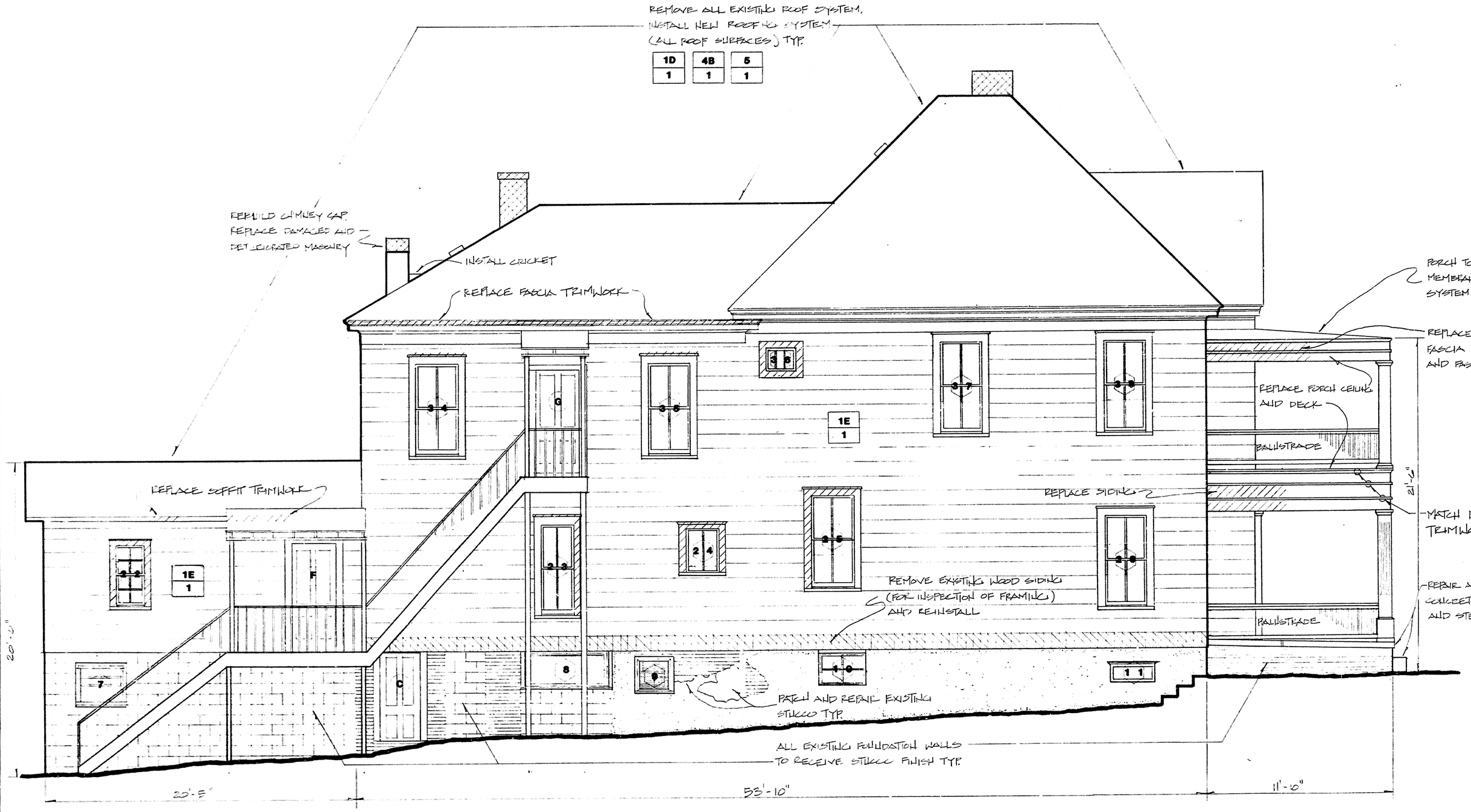
SHEET INDEX

1. COVER SHEET and WORK STATEMENT
2. WEST and SOUTH ELEVATIONS
3. EAST and NORTH ELEVATIONS
4. WINDOW and DOOR SCHEDULES

BASIC DATA SOUTHEAST CULTURAL RESOURCES PRESERVATION CENTER

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE	PREPARED HATCHETT DESIGNED P.L.H DRAWN SEPS CHECKED 1/25/86 DATE	TITLE OF DRAWING PRESERVATION OF 514 LOCATION WITHIN PARK 514 AUBURN AVE. NAME OF PARK MARTIN LUTHER KING, JR N.H.S. SE REGION · FULTON COUNTY · GA. STATE	DRAWING NO. 450 80,000 PCIP PKG. SHEET 1 OF 4

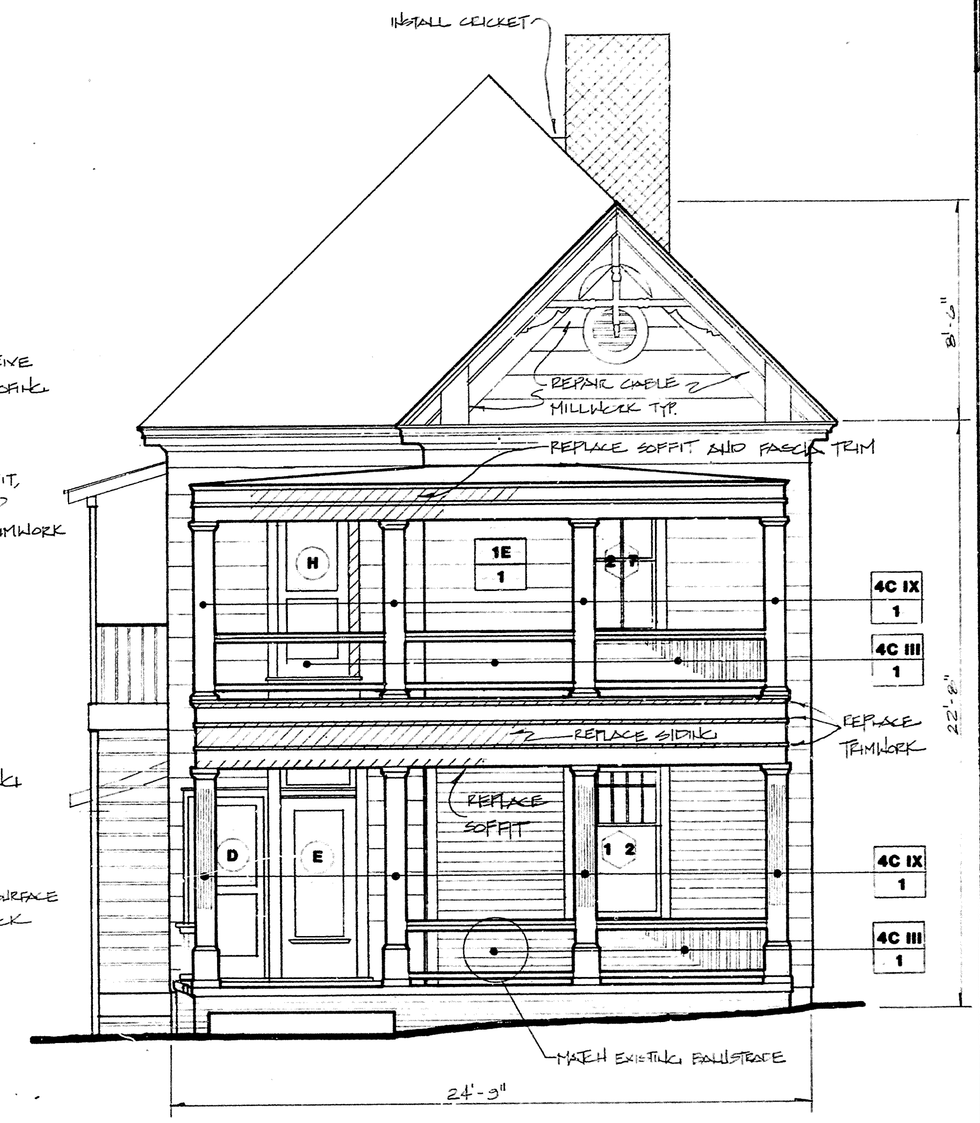
GPO 941-174



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1/2



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2/2

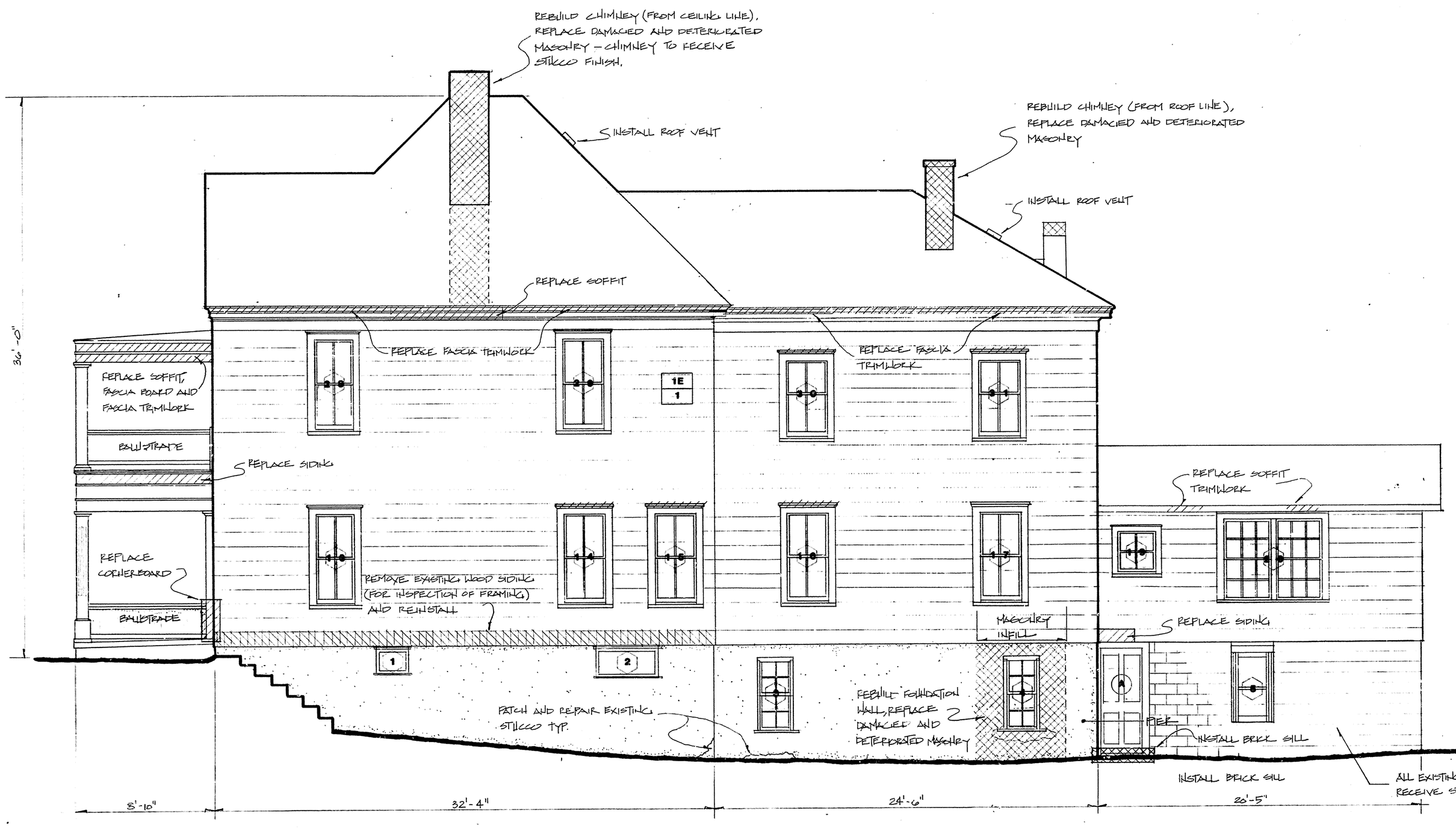
LEGEND :

- INDICATES, BUT NOT LIMITED TO, GENERAL AREA OF MILLWORK REPLACEMENT
- INDICATES GENERAL AREA OF WOOD SIDING TO BE REMOVED (FOR INSPECTION OF FRAMING) AND REINSTALLED.
- INDICATES GENERAL AREA OF MASONRY WORK TO BE REBUILT, TO INCLUDE REPLACEMENT OF DAMAGED AND DETERIORATED MASONRY.

EXISTING CONDITIONS

PREPARED: HATCHETT	DRAWING NO. 480 80.006
DESIGNED: FH/TW/TH	PCIP PKG.
DRAWN: SEPS	SHEET 2 OF 4
CHECKED: 1/25/80 DATE	

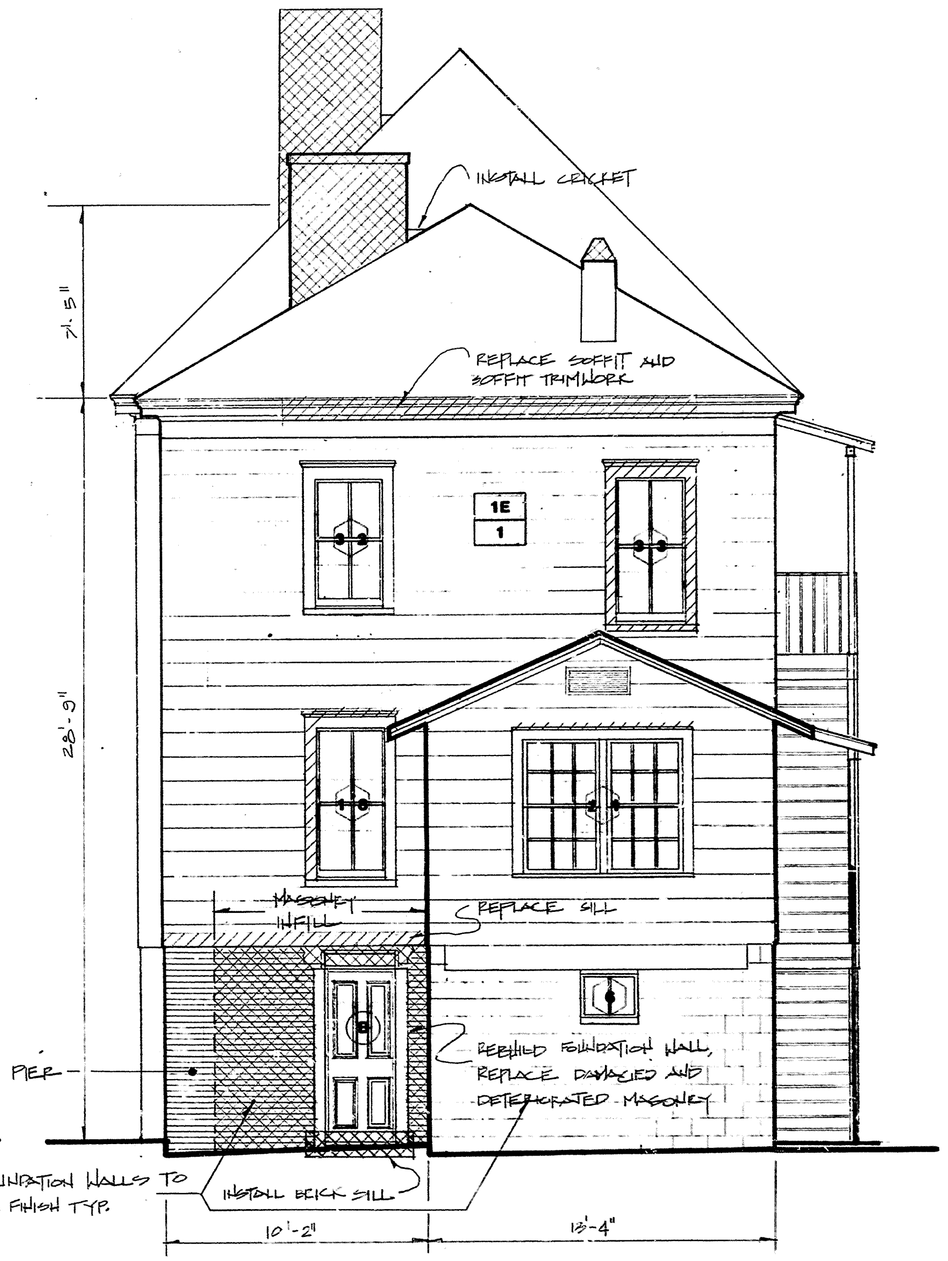
BUILDING 44-132 28203-2



EAST ELEVATION

SCALE: 1/4" = 1'-0"

1/3



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2/3

LEGEND :

- INDICATES, BUT NOT LIMITED TO, GENERAL AREA OF FRAMING AND MILLWORK REPLACEMENT
- INDICATES GENERAL AREA OF WOOD SIDING TO BE REMOVED (FOR INSPECTION OF FRAMING) AND REINSTALLED.
- INDICATES GENERAL AREA OF MASONRY WORK TO BE REBUILT, TO INCLUDE REPLACEMENT OF DAMAGED AND DETERIORATED MASONRY

PREPARED	DRAWING NO.
HASTHETT DESIGNED	183 80.006
P.H. T.H. T.H. DRAWN	PCTP PKG.
SEPC CHECKED	SHEET 3 OF 4
1/25/86 DATE	

EXISTING CONDITIONS

WINDOW SCHEDULE

NOTE: ALL WINDOW SYSTEMS ARE WOOD, UNLESS OTHERWISE INDICATED

NO.	TYPE	SIZE	FRAME				SASH	SCREENS	HARDWARE		GLASS	GLAZING	SASH GUIDES	TRIM		REMARKS
			RT. CASING	LT CASING	HEAD	SILL			SASH	SCREEN				BEARS.	DRIPS	
1	METAL SASH	1'-8"x1'-10"									CLEAN					REMOVE GRILL - PAINT METAL
2	METAL SLIDING	12'-0"x2'-10"									CLEAN					PAINT METAL
3	4/4	2'-0½"x4'-0½"	1	1	1	1	1		4CII		4DI	4CII	1	1		REPLACE WINDOW SYSTEM
4	4/4	2'-0"x4'-0"	1	1	1	1	1		4CII		4DI	4DI	1	1		REPLACE WINDOW SYSTEM
5	1/1	2'-0"x4'-0"	1	1	1	1	1		4CII		4DI	4DI	1	1		REPLACE WINDOW SYSTEM
6	METAL SASH	2'-1"x2'-3"									CLEAN					PAINT METAL
7	FIXED	1'-10"x3'-3"					7				CLEAN					
8	METAL AND WOOD FRAME	2'-4"x5'-4½"	2	2	2	2	7	7			CLEAN					PAINT METAL
9	LOUVER	2'-2"x2'-5"														PAINT METAL
10	METAL SASH	2'-5"x2'-9½"									CLEAN					PAINT METAL
11	2 LITE	1'-4"x2'-6"	4E	4B	4B	4B	4A	REMOVE	4CI		4DI	4DI				
12	2/1	5'-8"x5'-6½"				4B	4A	1	4CI	1	4DI	4DI		3		
13	2/2	5'-5"x5'-11"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
14	2/2	5'-2½"x5'-6"				4B	4A	3,6	4CI	4CII	4DI	4DI	2	3	2	
15	2/2	5'-3"x5'-10½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
16	2/2	5'-3½"x5'-10½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
17	2/2	5'-3½"x5'-10⅝"				4B	4A	3,6	4CI	4CII	4DI	4DI		3	2	
18	2/2	2'-3"x5'-10"				4B	4A	1	4CI	1	4DI	4DI		2	2	
19	4 LITE	2'-5"x2'-7"				4B	4A	1	4CI	1	4DI	4DI		3		
20	6/6	5'-11½"x6'-4"				4B	4A	1	4CI	1	4DI	4DI		3		
21	6/6	5'-11½"x6'-4"				4B	4A	1	4CI	1	4DI	4DI		3	2	
22	4/4	1'-10½"x3'-3"				4B	4A	1	4CI	1	4DI	4DI		2	2	5
23	2/2	2'-1"x5'-3"				4B	4A	1	4CI	1	4DI	4DI		2	2	
24	2 LITE	2'-1"x2'-0½"				4B	4A	1	4CI	1	4DI	4DI		2	2	
25	2/2	2'-5"x5'-3⅞"				4B	4A	1	4CI	1	4DI	4DI		2	2	
26	2/2	2'-2½"x5'-3½"				4B	4A	1	4CI	1	4DI	4DI		3		
27	2/2	2'-2½"x5'-10⅛"				4B	4A	1	4CI	1	4DI	4DI		3		
28	2/2	2'-2⅞"x5'-10"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
29	2/2	2'-2¼"x5'-10½"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		
30	2/2	2'-2⅛"x5'-1⅞"				4B	4A	1	4CI	1	4DI	4DI		3		
31	2/2	2'-2⅛"x5'-2"				4B	4A	1	4CI	1	4DI	4DI		3	2	
32	2/2	2'-2⅛"x5'-10⅝"				4B	4A	1	4CI	1	4DI	4DI		3		
33	2/2	2'-5"x5'-3⅛"				2	4A	1	4CI	1	4DI	4DI		2	2	5
34	2/2	2'-5"x5'-3⅛"				4B	4A	1	4CI	1	4DI	4DI	2	3	2	
35	2/2	2'-2½"x5'-3"				4B	4A	1	4CI	1	4DI	4DI		3	2	
36	3 LITE	1'-2½"x1'-10½"				4B	4A	1	4CI	1	4DI	4DI		2		
37	2/2	2'-1½"x5'-3½"				4B	4A	3,6	4CI	4CII	4DI	4DI	2	3		
38	2/2	2'-2⅛"x5'-10"				4B	4A	3,6	4CI	4CII	4DI	4DI		3		

LEGEND – WINDOW SCHEDULE :

1. INSTALL (FABRICATE) NEW, MATCH EXISTING FABRIC.
2. REPLACE DAMAGED, DETERIORATED AND/OR MISSING ITEM, MATCH EXISTING FABRIC.
3. REPAIR EXISTING ITEM, FILL, SAND AND PRIME PAINT.
4. GENERAL WINDOW REPAIR:
   A. SASH - REMOVE FROM FRAME. REMOVE HARDWARE, PAINT AND GLAZING. REPAIR, FILL, SAND AND PRIME PAINT.
   B. FRAME - REMOVE HARDWARE AND PAINT. REPAIR, FILL SAND AND PRIME PAINT.
   C. HARDWARE -
      I. EXISTING HARDWARE SHALL BE GIVEN NORMAL ROUTINE MAINTENANCE INCLUDING PAINT REMOVAL, INSPECTION, CLEANING, OILING AND ADJUSTING.
      II. REPLACE MISSING AND DAMAGED ITEMS, MATCH EXISTING FABRIC.
   D. GLASS AND GLAZING
      I. REMOVE CLEAN AND REGLAZE.
      II. REPLACE BROKEN AND MISSING - REGLAZE
5. REBUILD OPENING TO PROVIDE SQUARE, PLUMB AND IN TRUE PLANE WINDOW SYSTEM.
6. REPLACE SCREENING MATERIAL.
7. REINSTALL EXISTING.

DOOR SCHEDULE

DOOR	TYPE	SIZE	SCREEN DOOR	FRAME			SILL	THRES.	TRIM	HARDWARE		REMARKS
				RT CASING	LT CASING	HEAD				DOOR	SCREEN DOOR	
A	4 PANEL	2'-6"x6'-8"		4	4	4	1		1	5CI 5CII		5A, 5B - INSTALL BRICK SILL
B	4 PANEL	2'-6"x6'-8"		1	1	1	1		1	5CI 5CII		2, 5A, 5B - INSTALL BRICK SILL, REPLACE BOTTOM RAIL
C	4 PANEL	2'-6"x6'-8"		4	4	4			4	5CI 5CII		2, 5A, 5B - REPLACE STILE
D	GLASED 2 PANEL	5'-0"x6'-8",	3,4	4	4	4		2	4	5CI	5CI	5A, 5B
E	GLASED	5'-0"x6'-11"	3,4	4	4	4		2	2	5CI	5CI 5CII	5A, 5B
F	4 PANEL	5'-0"x6'-8"	3,4	4	4	4		4	4	5CI	5CI	5A, 5B
G	4 PANEL	2'-6"x6'-8"	3,4	4	4	4		2	4	5CI	5CI 5CII	5A, 5B - REPAIR FLOORING BEFORE INSTALLING THRESHOLD
H	4 PANEL	2'-6"x6'-8"	3,4	4	4	4		4	2	5CI	5CI	5A, 5B

LEGEND – DOOR SCHEDULE :

1. INSTALL (FABRICATE) NEW, MATCH EXISTING FABRIC.
2. REPLACE DAMAGED, DETERIORATED AND/OR MISSING ITEM, MATCH EXISTING FABRIC.
3. REPLACE SCREENING MATERIAL.
4. REPAIR EXISTING ITEM, FILL, SAND AND PRIME PAINT.
5. GENERAL DOOR REPAIR:
   A. REMOVE FROM FRAME. REMOVE HARDWARE AND PAINT.
   B. REPAIR TO INCLUDE RAILS, STILES, PANELS TRIM AND FRAME - FILL, SAND AND PRIME PAINT
   C. HARDWARE -
      I. EXISTING HARDWARE SHALL BE GIVEN NORMAL ROUTINE MAINTENANCE INCLUDING PAINT REMOVAL, INSPECTION, CLEANING, OILING AND ADJUSTING.
      II. REPLACE MISSING AND DAMAGED ITEMS, MATCH EXISTING FABRIC
6. REBUILD OPENING TO PROVIDE SQUARE, PLUMB AND IN TRUE PLANE DOOR SYSTEM.

PREPARED	DRAWING NO.
HATCHETT	450
DESIGNED	20,000
HATCHETT	PCTP PKG. / SHEET
DRAWN	
SEPC	4
CHECKED	OF 4
4/25/22	
DATE	

BRUNING 44-132-29203-2

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 514 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1894	396	Vacant				"Atlanta City Directory." 1894, p. 130. Ancestry.com
1895	396	F Knox	W	Real Estate Loans, Rm R, Hillyer Building	See sidebar in Chronology section for more information on the Fitzhugh Knox, Sr. family.	"Atlanta City Directory." 1895, pp. 130, 887. Ancestry.com
1896	396	Fitz Hugh Knox	W	Real Estate, 8 1/2 W Alabama		"Atlanta City Directory." H.G. Saunders: 1896, pp. 132, 883. Archive.org
1897	396	Fitz Hugh Knox	W	Real Estate, 8 1/2 W Alabama		"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1897, pp. 132, 809. Archive.org
1898	396	Fitz Hugh Knox	W	Real Estate, 20 Grant Building		"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1898, p. 130. Archive.org
1899	396	Fitz Hugh Knox	W	Real Estate and Loans, 20 Grant Building		"Atlanta City Directory." V.V. Bullock and Mrs. F.A. Saunders: 1899, pp. 129, 893. Archive.org
1899, Feb 7		Fitzhugh Knox defaults on mortgage (administer George S. Lacy). Sherriff John W. Nelus sells property at auction. J.C. Carter is highest bidder. $1,450.				Deed Book 143, Page 709. Fulton County Real Estate Records, Fulton County Courthouse.
1900	396	William L Beasley Alice L Beasley (wife)	W W	Blacksmith, E Van Winkle G & M Work None	William Beasley (1865-1935) was born in Alabama. He married Alice May Doolittle (1869-1926), also of Alabama, in 1888, in Fulton County, GA. According to the 1900 City Directory, they resdided at 396 Auburn Ave. that year. However, the 1900 Federal Census (ennumerated on June 6, 1900) shows them renting 17 Oglethrope Street. William, 34, and Alice, 30, lived with four children. William is listed as a blacksmith. The 1910 Federal Census places them renting 236 Plum St. with four children. William is a blacksmith at a machine shop. The 1920 Federal Census places them in Washington, DC, where William is a blacksmith for the government. Alice and two sons are with him. Alice dies in 1926, in Atlanta, of self-inflicted Lysol poisoning. The 1930 Federal Census places William living with his daughter and son-in-law (a deupty sheriff for the county), and two sons, at a home his son-in-law owned at 439 Boulevard Ave. SE. In 1935, William is found dead in his bed, likely from a stroke. He still resided with his daughther. (1900, 1910, 1920, and 1930 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. Ancestry.com)	Atlanta City Directory." 1900, p. 478. Ancestry.com
1901	396	Rev. William Shaw Agnes Shaw (wife) William H Bangs Dora Bangs (wife)	W W W W	Pastor, Berean Congregational Church None Foreman, H.B. Campbell None	The 1900 Federal Census lists the Shaw family residing at 396 Auburn Ave. (enumeratred June 14, 1900). According to the city directories, the family continued to reside here through 1903. The 1900 census details a lot of information about the family on Auburn Ave. Reverand William (1850-?) and Agnes (1851-?) Shaw were born in Scotland, married in ca. 1864, and immigrated to the United States in 1872, likely to New York. Their first three children, Albert, Philip, and Dora, were born in New York in 1877, 1879, and 1880, respectively. By the time their next child, Nettie, was born in 1885, they lived in Georgia. They also had son Willie and daughter Lena in Georigia, in 1889 and 1890, respectively. Daughter Dora (1880-1938) married William H. Bangs (1877 in IL-1944) in 1898; her father oversaw the wedding. Their first child was born in 1899. During the Census, William Shaw was listed as a minister, son ALbert was a printer, son Philip stocked shoes, WIlliam Bangs was an electrician. The 1910 Federal Census lists William and Dora Bangs renting in Decatur, GA with three children, sister Lena Shaw, and a black lodger. William is listed as an electrical engineer. By the 1930 Federal Census, William and Dora, and two children, reside in Hendersonville, NC. William is listed as an electrical engineer for the the light and power company. WIlliam and Dora are buried in Oakdale Cemetery in Hendersonville, NC. (1900, 1910, and 1920 Federal Censuses. Georgia, Marriage Records from Select Counties, 1828-1978. Ancestry.com; "William Hoyt Bangs" and "Dorothy Shaw Bangs" findagrave.com)	"Atlanta City Directory." 1901, pp. 108, 1297. Ancestry.com
1902	396	Rev. William Shaw Agnes Shaw (wife) William H Bangs Dora Bangs (wife)	W W W W	Pastor None Foreman, R.L. Campbell None		"Atlanta City Directory." Mutual Publishing Co.: 1902, pp. 134, 548, 1224. Archive.org
1903	396	William Shaw Agnes Shaw (wife) James Shaw William H Bangs Dora Bangs (wife)	W W W W W	Assistant, First Christian Church None Clerk, J.N. Lagomarzino Electrician, Southern Elec. Supply Co. None		"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1903, pp. 107, 1101, 432. Archive.org

Tenants and Owners of 514 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1904	396	James T Bryan Lizzie Bryan	W W	None None	No additional information could be found on James or Lizzie Bryan.	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1904, pp. 105, 491. Archive.org
1905, Apr 14		Josiah C. Carter to Mrs. Nellie G. Cheves. $1,250. 396 Auburn Ave. Debt paid Dec 17, 1909.				Deed Book 186, Page 688. Fulton County Real Estate Records, Fulton County Courthouse.
1905	396	Thomas J Gann Mary Gann (wife) Clay D Gann	W W W	Owner, T.J. Gann grocery (163 Edgewood) None Clerk, grovery	The Gann family originated in Alabama. Thomas Jefferson Gann (1849-1939) married Mary Jane Conine (1856-1936) in ca. 1877. The 1900 Federal Census places the couple and their nine children in Camp Hill, AL. The children range in age from 1 to 19. By 1905, they reside at 396 Auburn Ave. That year, Thomas and son Clay work at T.J. Gan grocery located at 163 Edgwood. The same is true the next year (1906). Another adult Gann named Duncan also works; he is not a child of Thomas and Mary. In 1908, son Clayton has moved out, but Thomas and son George work at C.D. Gann grocery. Son WIlliam works for the Great A&P Tea Company. In 1909, the last year the Gann family resides at 396 Auburn Ave., Thomas is still working at the grocery. The 1910 Federal Census shows the couple renting 465 Piedmont Ave., in Atlanta. Eight children still reside with them; son Clayton's wife, Elizabeth, also lives with them (married two years). Thomas and Clayton are listed as grocery merchants. Clayton's wife Elizabth is a clerk at a 10-cent store. Daughter Mary is a stenographer for a construction company. The 1920 Federal Census shows the couple at 194 E Pine St., Atlanta. with five children, aged 20-38. Thomas, 70, works as a bookkeeper at the grocery store. Son William is a shipping clerk for a moving picture. Son George is an automobile agent, and son Roscoe is a booker for a film company. The 1930 Federal Census shows the family renting 643 Cresthill Ave NE, Atlanta. Thomas, 80, and Mary, 74, live with two children. Only son George works, as a manager of a garage. Mary dies in 1936, Thomas in 1939. Both are buried at Westview Cemetery in Atlanta. (1900, 1910, 1920, and 1930 United States Federal Censuses. Georgia, Deaths Index, 1914-1940. Georgia, Deaths Index, 1919-1998. Ancestry.com)	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1905, pp. 105, 603. Archive.org
1906	396	Thomas J Gann Mary Gann (wife) Duncan A Gann Clay D Gann	W W W W	Owner, T.J. Gann & Co. grocery (163 Edgewood) None Salesman Owner, T.J. Gann & Co. grocery (163 Edgewood)		"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1906, p. 106, 722. Archive.org
1907	396	Thomas J Gann Mary Gann (wife) Clayton Gann	W W W	Owner, T.J. Gann & Co. grocery (163 Edgewood) None Owner, T.J. Gann & Co. grocery (163 Edgewood)		"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1907, pp. 106, 743-744. Archive.org
1908	396	Thomas J Gann Mary Gann (wife) George F Gann William F Gann	W W W W	Salesman, C.D. Gann grocery None Salesman, C.D. Gann grocery Salesman, Great A&P Tea Company		"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1908, pp. 28, 693. Archive.org
1909	396	Thomas J Gann Mary Gann (wife) William F Gann	W W W	Salesman, 163 Edgewood Ave. None Salesman, 75 Whitehall		"Atlanta City Directory." 1909, pp. 27, 765. Ancestry.com
1910	396	Jacob A Pickens Martha Pickens (wife)	B B	Carpenter-Contractor, same address None	Jacob and Mary Pickens are listed as residents of 396 Auburn Ave. in 1910. The only information on this family could be found in the 1910 Federal Census. Jacob, 42, and Martha, 32, married 13 years and both born in South Carolina, rent 403 Auburn Ave. (across the street from 396 Auburn Ave.). They live in the house with three dauighters, aged 4-9. Jacob is listed as a house carpenter (Ancestry.com). The fact they are listed at two locations for one year is that the City DIrectories were typically enumerated in September of the year prior (1909 in this case) and censuses were enumerated in June of the reporting year (1910). In this case, the Pickens family moved across the street between September 1909 and June 1910.	"Atlanta City Directory." 1910, pp. 37, 1312. Ancestry.com
1911	396	Alice Hurt	B	Domestic	Several "Alice Hurt"s (or Hart) appear in Ancestry.com records. It is impossible to determine which individual lived at 396 Auburn Ave. in 1911 at this time.	"Atlanta City Directory." 1911, pp. 38, 971. Ancestry.com
1912	396	Arthur Armstrong	B	Porter, Pullman Co	According to the City Directories, Arthur Armstrong lived at 396 Auburn Ave. 1912-1913. The 1910 Federal Census also places him at the address (Alice Hurt the resident in 1911 is placed at 398 Auburn Ave. - next door). Arthur, 28, and married, for three years for the second time, to Annie M. Armstrong, 22, live there at 396 with lodger Frank Dykes. All three are listed as "mulatto." Arthur is a porter for a sleeping car, Annie a teacher at a city school, and Frank a porter for a bathhouse. (Ancestry.com)	"Atlanta City Directory." 1912, pp. 36, 398. Ancestry.com
1913	396	Arthur Armstrong	B	Porter, Atlanta Athletic Club		"Atlanta City Directory." Atlanta City Directory Company: 1913, pp. 117, 475. Archive.org

Tenants and Owners of 514 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1914	396	Walker Henry	B	Painter	Several "Walker Henry"s appear in Ancetry.com records for Atlanta, GA. It is impossible to determine which individual lived at 396 Auburn Ave. in 1914 at this time.	"Atlanta City Directory." Foote and Davis Co.; Joseph W. Hill: 1914, pp. 120, 1613. Archive.org
1915	396	Margaret Burnett	B	Laundress	Margeret Walker and Peter Burnett married in 1894 in Jasper, GA. The 1910 Federal Census places them at 14 Hilliard St with a niece. Peter, 39, is a car cleaner for Pullman, Margaret, 30, is a luandress at home, and niece Annie, 18, is a chamber maid for a private family. The City Directories place the couple at 396 Auburn Ave. 1915-1919. The 1920 Federal Census lists them at 152 Randolph with a son, daughter, and lodger. Peter is an oiler for a railroad company. The 1930 Federal Census lists them at 206 Randolph Ave, with their daughter. Peter is a peddler, and daughter Flora is a maid for a millinery shop. (1910, 1920, 1930 Federal Censuses, Ancestry.com)	"Atlanta City Directory." 1915, pp. 120, 686. Ancestry.com
1916	396	Peter Burnett	B	Driver		"Atlanta City Directory." Atlanta City Directory Company: 1916, pp.88, 626. Archive.org
1917	This directory could not be located.					Ancestry.com or archive.org.
1918	396 is not listed.					"Atlanta City Directory." 1918, p. 917. Ancestry.com
1919	396	Peter Burnett	B	Driver		"Atlanta City Directory." Atlanta City Directory Company: 1919, pp. 998, 288. Archive.org
1920	396	Alex Harvey	B	Barber, same address	The 1910 Federal Census shows Thomasene and Alexander Harvey livging at 81 Old Wheat Street, the home of Thomasene's father, Thomas Williams, 53 and widowed. Alex and Thomasene's two children live with them, as well as Thomasene's sister Claudia. Father Thomas is a helper at a pencil factory. Alex is a barber. Alex and Thomases Harvey lived at 396 Auburn Ave 1920-1922. The 1920 Federal Census lists Thomasene, 38, living with her four children. Though listed as married, Alex is not listed as living in the house. Two lodgers live with them (William and Ida Halsey). Thomasene is listed as a nurse. William is listed as a barber. An Alexander Harvey, a barber, is listed seperately as a lodger at 4 Highland St. In 1921, Thomasene is held without bail becuase "officers believe she will be able to offer them valuable information about the killing of [a man named] Siegel and also about numerous other robberies which have been committed.... She lives near the scene of the murder." It is unknown when the couple died or where they are buried. (1910 and 1920 United States Federal Census, Ancestry.com; *Atlanta Constitution*, "Four Suspects held for Siegel Slaying," p. 8, March 16, 1921. Newspapers.com)	"Atlanta City Directory." 1920, pp. 1092, 550. Ancestry.com
1921, Nov 3	I.H. Haas to James H. Shaw. $4,500. 396 Auburn Ave.					Deed Book 631, page 53. Fulton County Real Estate Records, Fulton County Courthouse.
1921	396	Thomasene V Harvey	B	Hairdresser		"Atlanta City Directory." Atlanta City Directory Company: 1921, pp.1224, 583. Archive.org
1922	396	Tommie Harvey	B	Seamstress		"Atlanta City Directory." Atlanta City Directory Company: 1922, pp. 1221, 582. Archive.org
1923	396	Paul M White	B	Barber		"Atlanta City Directory." Atlanta City Directory Company: 1923, pp. 1249, 1186. Archive.org
1924	396	James H Shaw	B	Clerk, R.M.S.		"Atlanta City Directory." 1924, pp. 1203, 979. Atlanta History Center, Kenan Research Center. Microfilm collection.
1925	396	James H Shaw	B	Clerk, R.M.S.		"Atlanta City Directory." 1925, pp. 1263, 1028. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926	396	James H Shaw	B	Clerk		"Atlanta City Directory." 1926, pp. 1123, 912. Atlanta History Center, Kenan Research Center. Microfilm collection.
1926, Nov 19	James H. Shaw to Mrs. Loula K. Sheehan. $2,000. 514 (396) Auburn Ave.					Deed Book 1045, Page 387. Fulton County Real Estate Records, Fulton County Courthouse.
1927	514	James H Shaw	B	Clerk, R.M.S.		"Atlanta City Directory." 1927, pp. 1375, 1113. Ancestry.com
		Lavetta Shaw (wife)	B	None		
1928	514	James H Shaw	B	Clerk, Ry.M.S.		"Atlanta City Directory." 1928, pp. 1343, 1082. Ancestry.com
		Lavetta Shaw (wife)	B	None		
1929	514	James H Shaw	B	Clerk, Ry.M.S.		"Atlanta City Directory." 1929, pp. 1440, 1159. Ancestry.com
		Lavata Shaw (wife)	B	None		
1930	514	James H Shaw	B	Clerk, Ry.M.S.		"Atlanta City Directory." 1930, pp. 1236, 1002. Ancestry.com
		Ladata Shaw (wife)	B	None		
1930, Aug 22	Mr.s Loula K. Sheehan to Lavata Shaw. $?.					Deed Book 1345, Page 200. Fulton County Real Estate Records, Fulton County Courthouse.
1931	514	Lavata Shaw	B	Unknown		"Atlanta City Directory." 1931, p. 1314. Ancestry.com
1932	514	Lavata Shaw	B	Cook		"Atlanta City Directory." 1932, pp. 1193, 958. Ancestry.com
1933	514	Lavata Shaw	B	Student		"Atlanta City Directory." 1933, pp. 1152, 923. Ancestry.com
1934	514	Lavata Shaw	B	Cook		"Atlanta City Directory." 1934, pp. 1233, 985. Ancestry.com
		Lavata Shaw	B	Maid		"Atlanta City Directory." 1935, pp. 1265, 1014, 1169. Ancestry.com

Tenants and Owners of 514 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1935	514	Wheeler M Washington Julia F Washington	B B	Manger, Colored Dept, Federal Transient Bureau None	property owner	
1936	514	Lavata Shaw	B	None		"Alanta City Directory." 1936, pp. 1410, 1126, 1105. Ancestry.com
		Louise Sanders	B	Maid		
1937	514	Lavata Shaw	B	Aide, Fulton County Board of Public Welfare		"Atlanta City Directory." 1937, pp. 1561, 1226, 1202. Ancestry.com
		Louise Sanders	B	Maid		
1938	514	Lavata Shaw	B	Case Worker, Fulton County Board of Public Welfare		"Atlanta City Directory." 1938, pp. 1561, 1231. Ancestry.com
1939	514	Lavata Shaw	B	Visitor, County Public Welfare		"Atlanta City Directory." 1939, pp. 1408, 1109. Ancestry.com
1940	514	Lavata Shaw	B	Visitor, Fulton County Board of Public Welfare		"Atlanta City Directory." 1940, pp. 1544, 1219. Ancestry.com
1941	514	Lavata Shaw	B	Social Worker, Fulton County Department of Public Welfare		"Atlanta City Directory." 1941, pp. 1637, 1290. Ancestry.com
1942	514	Lavata Shaw	B	Case Worker, Fulton County Department of Public Welfare		"Atlanta City Directory." 1942, pp. 2070, 1403. Ancestry.com
1943	514	Lavata Shaw	B	Welfare Worker, Fulton County Board of Public Welfare		"Atlanta City Directory." 1943, pp. B-22, 1414. Ancestry.com
1944	514	Lavata Shaw	B	Maid		"Atlanta City Directory." 1944, pp. B-14, 877. Ancestry.com
1945	514	Lavata Shaw	B	Social Worker		"Atlanta City Directory." 1945, pp. B-15, 957. Ancestry.com
1946	This directory could not be located.					Ancestry.com or Archive.org
1947	514	Lavata Shaw	B	Social Worker, State Department of Welfare		"Atlanta City Directory." 1947, pp. B-16, 1108. Ancestry.com
1948	514	Lavata F Shaw	B	Teacher, C.W. Hill School		"Atlanta City Directory." 1948, pp. B-17, 1310. Ancestry.com
1949	This directory could not be located.					Ancestry.com or Archive.org
1950	514	Allen P Lightner Mrs. Lavata Lightner	B B	Restaurant, 48 Boulevard NE Welfare Worker, Fulton County Department of Public Welfare		"Atlanta City Directory." 1950, pp. B-25, 859. Ancestry.com
1951	514	Allen P Lightner Mrs. Lavata Lightner	B B	Restaurant, 48 Boulevard NE Welfare Worker, Fulton County Department of Public Welfare		"Atlanta City Directory." 1951, pp. B-27, 934. Ancestry.com
1952	This directory could not be located.					Ancestry.com or Archive.org
1953	This directory could not be located.					Ancestry.com or Archive.org
1954	This directory could not be located.					Ancestry.com or Archive.org
1955	514	Allen P Lightner	B	Unknown		"Atlanta City Directory." 1955, p. B-25. Ancestry.com
		Hammond Sanders	?	Unknown		
1956	514	Allen P Lightner	B	Unknown		"Atlanta City Directory." 1956, p. 2206. Ancestry.com
		Mrs. Irene Greene	?	Unknown		
1957	City Directory holds no records for this address					Ancestry.com

Tenants and Owners of 514 Auburn Ave.

City Dir. Year	Street #	Name	Dem.	Occupation	Personal Information	Citations
1958	City Directory holds no records for this address					Ancestry.com
1959	City Directory holds no records for this address					Ancestry.com
1960	514	Allen P. Lightner	B	Unknown		MALU Archives
1961-1983	Atlanta City Directories could not be located.					Ancestry.com, Archives.com, and Kenan Research Center.
1965	514 1/2	Mrs. Louise B. Lisbon	?	Unknown		MALU Archives
	514 1/2	Mrs. Sallie L. Bradley	?	Unknown		MALU Archives
1970	514	Mrs. Willie M. Malcolm	?	Unknown		MALU Archives
	514 1/2	Andrew Bradley	?	Unknown		MALU Archives
	514 1/2	Mrs. Louise B. Lisbon	?	Unknown		MALU Archives
1975	514	Mrs. Willie M. Malcolm	?	Unknown		MALU Archives
	514 1/2	Mrs. Louise B. Lisbon	?	Unknown		MALU Archives
	514 1/2	Willie Mae Malcolm	?	Unknown		MALU Archives
1980	514	Mrs. Willie M. Malcolm	?	Unknown		MALU Archives
	514 1/2	Mrs. Louise B. Lisbon	?	Unknown		MALU Archives
1984, Jul 7	Lavata Shaw to United States of America. $55,000 for three lots, including 514 Auburn Ave.					Book 9105, page 307. Fulton County Real Estate Records, Fulton County Courthouse

Appendix E

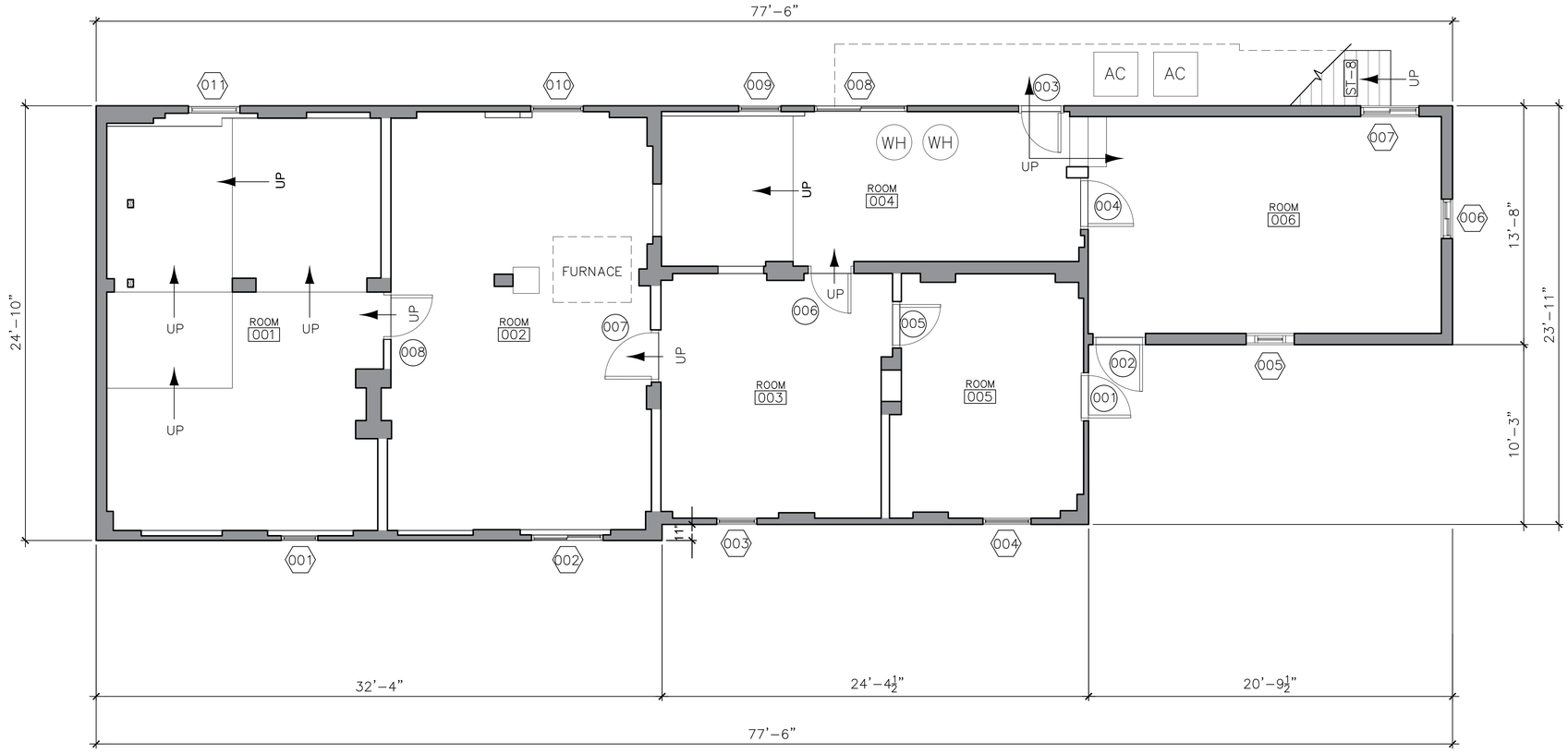
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Appendix E: Documentation Drawings

Historic Preservation Training Center, National Park Service, United States Department of the Interior. "514 Auburn Avenue, NE, Martin Luther King, Jr. National Historical Park, Southeast Region, Fulton County, Georgia." *7 Sheet Drawing Set.* 2020.

Sheet 1 (A1): Ground Floor Plan
Sheet 2 (A2): First Floor Plan
Sheet 3 (A3): Second Floor Plan
Sheet 4 (A4): Roof Plan
Sheet 5 (A5): South and North Elevations
Sheet 6 (A6): West Elevation
Sheet 7 (A7): East Elevation

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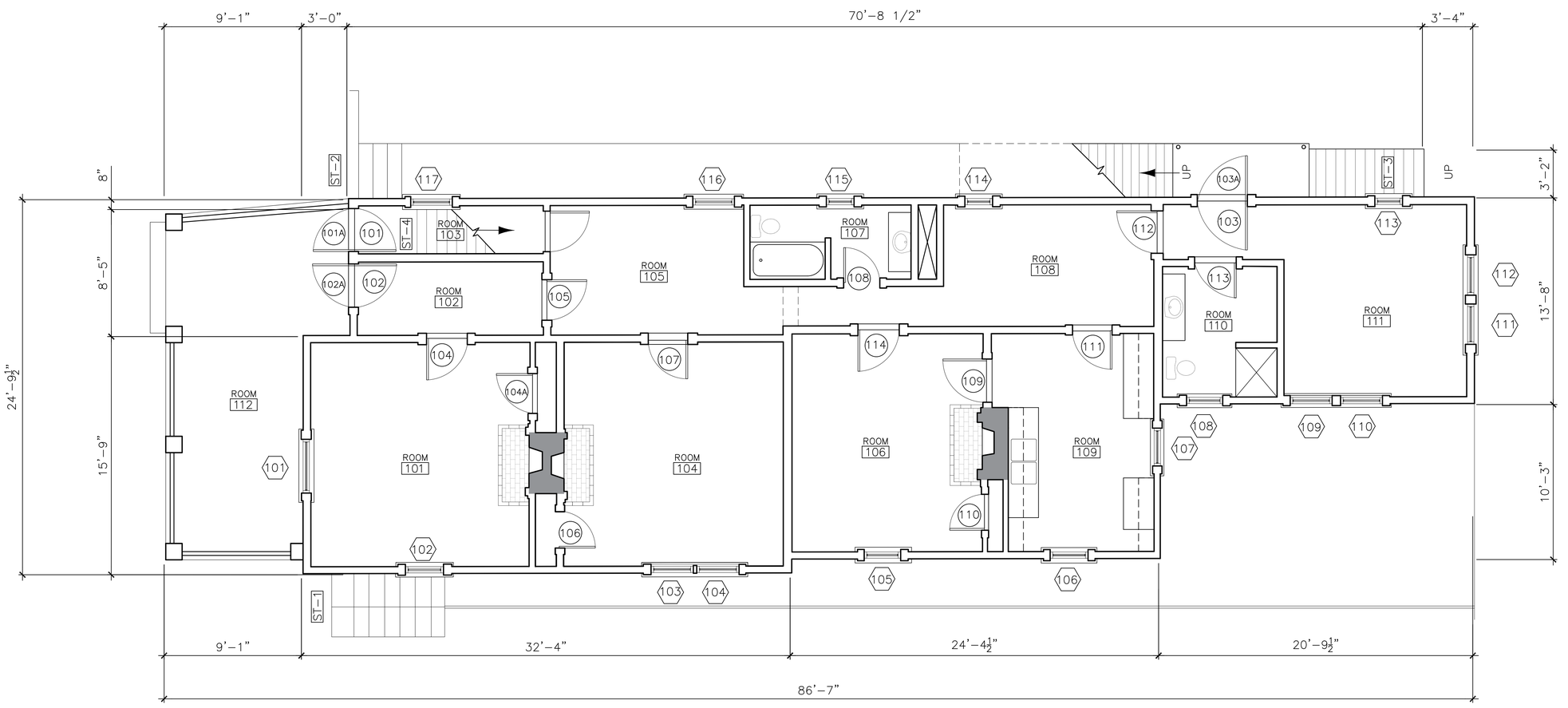
1 / A1 BASEMENT PLAN
SCALE

LEGEND

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

SCALE A — 4 0 4 8 — SCALE OF FEET — 1/4" = 1'-0"

DESIGNED: HABS	SUB SHEET NO.	TITLE OF SHEET: BASEMENT FLOOR PLAN	DRAWING NO. 489 166692
CADD: EKJ/TJM	A1	LOCATION WITHIN PARK: 514 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 1 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A2 FIRST FLOOR PLAN

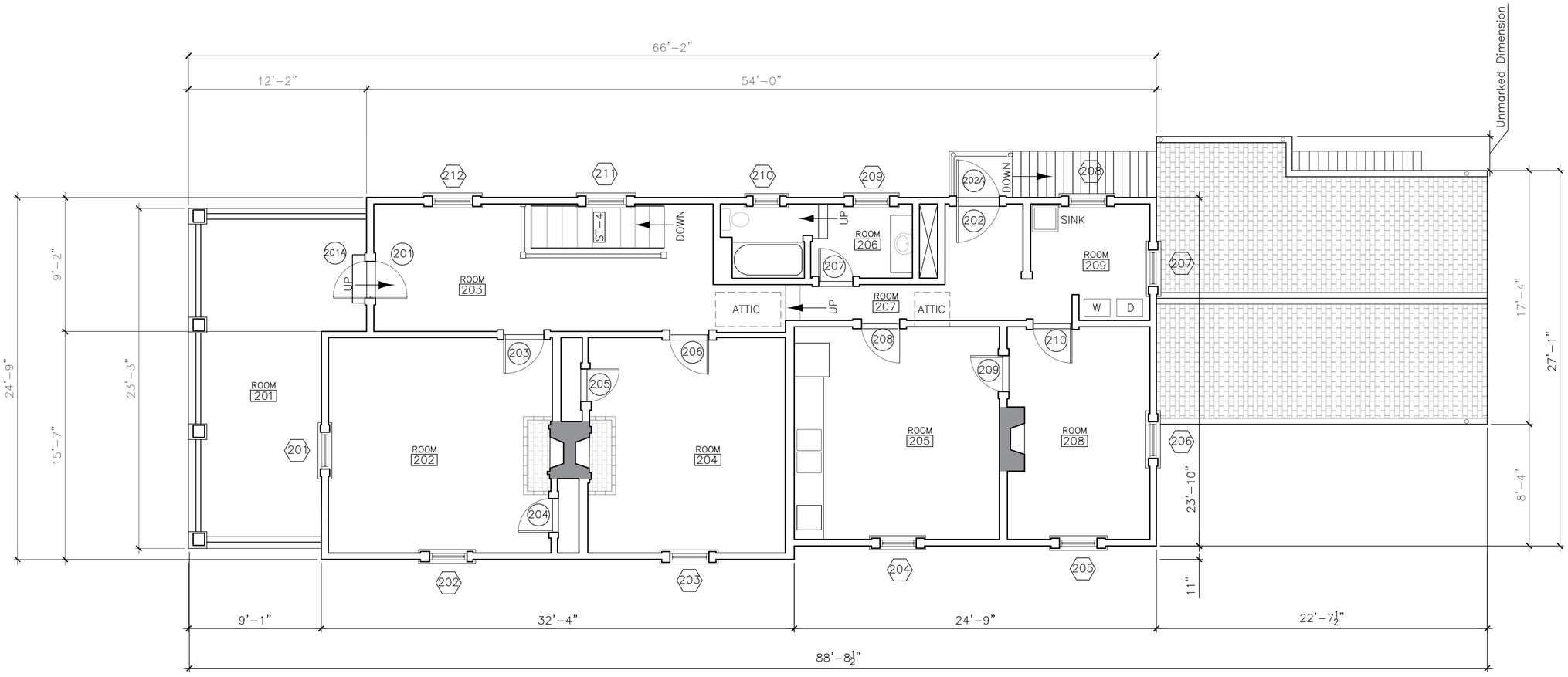
SCALE (A)

LEGEND

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

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

DESIGNED: HABS CADD EKJ/TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A2	TITLE OF SHEET: FIRST FLOOR PLAN LOCATION WITHIN PARK: 514 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166692 PMIS/PKG NO. 224679A SHEET 2 OF 7



1 / A3 SECOND FLOOR PLAN

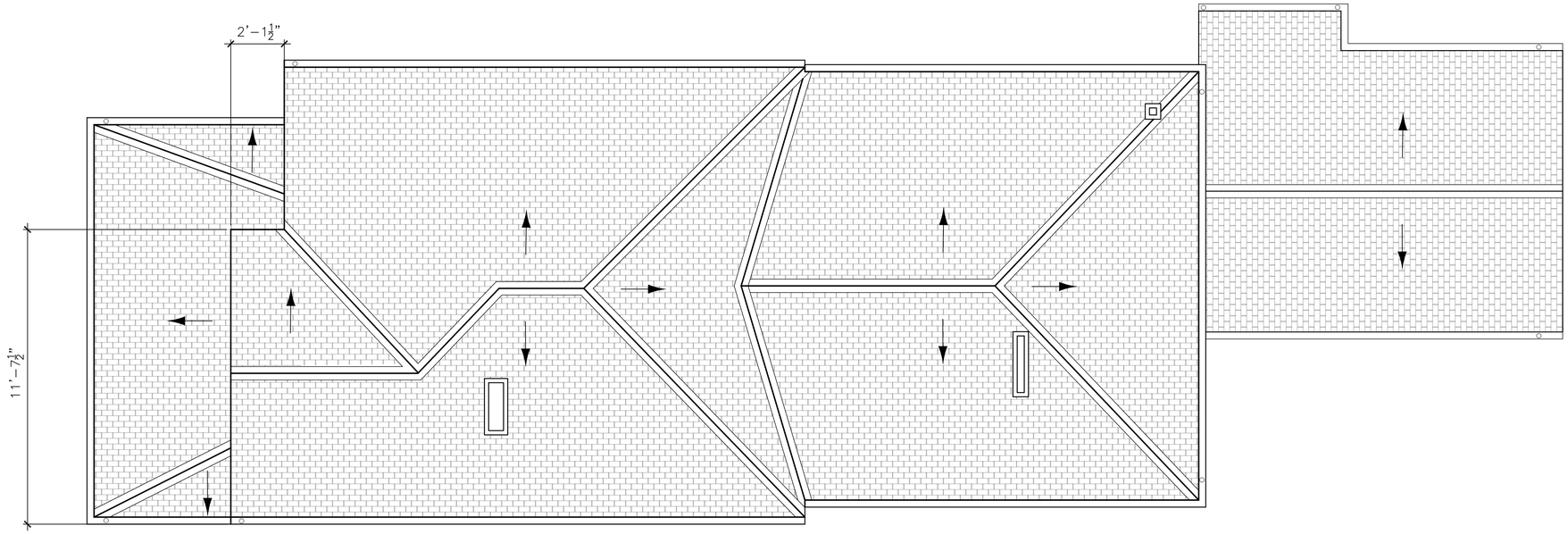
SCALE Ⓐ

LEGEND

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

SCALE Ⓐ 4 0 4 8 SCALE OF FEET 1/4" = 1'-0"

DESIGNED: HABS	SUB SHEET NO. A3	TITLE OF SHEET: SECOND FLOOR PLAN	DRAWING NO. 489 166692
CADD: EKJ/TJM		LOCATION WITHIN PARK: 514 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 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: TJM CADD TJM TECH. REVIEW: HPTC DATE: 02/14/2020	SUB SHEET NO. A4	TITLE OF SHEET: ROOF PLAN LOCATION WITHIN PARK: 514 AUBURN AVE. NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P. REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	DRAWING NO. 489 166692 PMIS/PKG NO. 224679A SHEET 4 OF 7



1 A5 SOUTH ELEVATION
SCALE (A)



2 A5 NORTH ELEVATION
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: HABS	SUB SHEET NO.	TITLE OF SHEET: SOUTH AND NORTH ELEVATIONS	DRAWING NO. 489 166692
CADD EKJ/TJM	A5	LOCATION WITHIN PARK: 514 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 WEST ELEVATION

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: HABS	SUB SHEET NO. A6	TITLE OF SHEET: WEST ELEVATION	DRAWING NO. 489 166692
CADD: EKJ/TJM		LOCATION WITHIN PARK: 514 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 6 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	



1 / A7 EAST ELEVATION

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: HABS	SUB SHEET NO. A7	TITLE OF SHEET: EAST ELEVATION	DRAWING NO. 489 166692
CADD: EKJ/TJM		LOCATION WITHIN PARK: 514 AUBURN AVE.	PMIS/PKG NO. 224679A
TECH. REVIEW: HPTC		NAME OF PARK: MARTIN LUTHER KING, JR. N.H.P.	SHEET 7 OF 7
DATE: 02/14/2020		REGION: SOUTHEAST COUNTY: FULTON STATE: GEORGIA	

Appendix F

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Appendix F: Building Feature Master List (Asset Specific)

Martin Luther King, Jr. National Historic Park			514 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	
		A101001	Wall Foundations
	A1030	Slab on Grade	
B	**SHELL**		
B10	SUPERSTRUCTURE		
	B1010	Floor Construction	
		B101001	Structural Frame
		-1	First-Floor Structural Floor Frame
		-2	Second-Floor Structural Floor Frame
		-3	Attic Structural Floor Frame
		B101002	Structural Interior Walls
		B101003	Floor Decks and Slabs
		B101004	Balcony Construction
	B1020	Roof Construction	
		B102001	Structural Roof Frame
		B102099	Other Roof Construction – Chimneys
B20	EXTERIOR ENCLOSURE		
	B2010	Exterior Walls	
		B201001	Exterior Skin
		B201002	Wall Insulation & Vapor Barrier
		B201005	Exterior Louvers & Screens
		B201007	Balcony Walls & Handrails
		B201008	Exterior Soffits
	B2020	Exterior Windows	
		B2020-1	Basement Windows
		B2020-2	First Floor Windows
		B2020-3	Second Floor Windows
	B2030	Exterior Doors	
		B2030-1	Basement Exterior Doors
		B2030-2	First Floor Exterior Doors
		B2030-3	Second Floor Exterior Doors

B30	ROOF CLOSURE		
	B3010	Roof Covering	
		B301001	Roof Finishes
		B301003	Roof Insulation & Fill
		B301004	Flashing & Trim
		-1	Chimney Flashing
		-2	Wall Flashing
		-3	Exterior Trim
		B301005	Gutters & Downspouts
C	**INTERIOR**		
C10	INTERIOR CONSTRUCTION		
	C1010	Partitions	
	C1020	Interior Doors	
		C1020-1	Basement Interior Doors
		C1020-2	First Floor Interior Doors
		C1020-3	Second-Floor Interior Doors
		C1020-4	Attic Access Doors
	C1030	Fittings	
		C103008	Counters
		C103009	Cabinets
		C103010	Closets
		C103098	Other Casework – Interior Trim
		C103099	Other Interior Specialties (Fireplaces)
C20	STAIRS		
	C2010	Stair Construction	
		C201001	Interior Stair Structure
		C201002	Exterior Stair Structure
C30	INTERIOR FINISHES		
	C3010	Wall Finishes	
	C3020	Floor Finishes	
	C3030	Ceiling Finishes	
D	**SERVICES**		
D20	PLUMBING		
	D2010	Plumbing Fixtures	
	D2020	Domestic Water Distribution	
	D2030	Sanitary Waste	
D30	HVAC		
D40	FIRE PROTECTION SYSTEMS		
	D4010	Sprinklers	
	D4030	Fire Protection Specialties	
		D403001	Fire Extinguishing Devices
	D4090	Other Fire Protection Specialties – Battery-Operated Smoke Detectors	
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	
		G2030-1	Sidewalks
		G2030-2	Driveways
	G2040	Site Development	
		G204001	Fences & Gates
	G2050	Maintained Landscapes (Landscaping)	
G90	OTHER SITE WORK		
	G9087	Site Drainage	

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