A.G. GASTON MOTEL
HISTORIC STRUCTURE REPORT

City of Birmingham, Alabama
November 9, 2016



A.G. GASTON MOTEL

Birmingham Civil Rights Historic District

HISTORIC STRUCTURE REPORT

Prepared for

Historical Preservation Authority of the City of Birmingham

Prepared by

Lord Aeck Sargent

with selected research and text by

Schneider Historic Preservation, LLC

NOVEMBER 9, 2016

Cover Image: 1954 Birmingham News file photo of the newly opened A.G. Gaston Motel in Birmingham, Alabama.

CONTENTS

INTRODUCTION **V**

PART 1 - DEVELOPMENTAL HISTORY **1**

Historical Background and Context 1

Chronology of Development and Use 11

Physical Description 20

Significance and Integrity 33

PART 2 - TREATMENT AND USE **36**

Condition Assessment and Recommended Treatment 37

Requirements for Use 44

Alternatives for Treatment 46

Ultimate Treatment and Use 48

Conceptual Cost Estimating Narrative 49

Appendix A: 1954 A.G. Gaston Motel Architectural Drawings

Appendix B: Existing Building Configuration Drawings, A.G. Gaston Motel

Appendix C: Conceptual Cost Estimate (Class C NPS Format)

Appendix D: Historic Photographs

Appendix E: Photographs of Existing Conditions

Appendix F: Supplemental Reports;

- Structural Engineering Report
- Environmental Report
- Paint Analysis

PROJECT TEAM

LORD AECK SARGENT

Jack Pyburn, FAIA: Principal

Charles Lawrence: Conservation and Preservation Planning

Tucker-Jones, Inc., Consulting Structural Engineers

Terracon, Inc., Environmental Consultants

Repro Products, Inc., Laser Scanning

CITY OF BIRMINGHAM, HISTORICAL PRESERVATION AUTHORITY

Andre Bittas, Director of Planning, Engineering, & Permits, City of Birmingham

THE NATIONAL TRUST FOR HISTORIC PRESERVATION

Brent Leggs, Senior Field Officer, Preservation Division

OTHER CONTRIBUTORS

Historical research and text for the Historical Background and Development and Use sections of this Historic Structure Report provided by Schneider Historic Preservation, LLC in a report dated September 12, 2015. Copy-editing by Lord Aeck Sargent.

ADMINISTRATIVE DATA

Date of Construction: 1954, remodeled 1968, 1982

Architect (1954/1968): Stanley B. Echols

Contractor (1954): Steel City Construction Company

Present Owner: City of Birmingham

Historic Use: Motel (1954-1970s)/ Senior Housing (1982-1996)

Present Use: Vacant

LOCATION DATA

1510 Fifth Avenue North, Birmingham, Jefferson County, Alabama

UTM: 16 / 517208 E / 3582482 N Lat/Lon: 33° 30' 55" N, 86° 48' 53" W U.S.G.S: Birmingham North quadrangle

CITY OF BIRMINGHAM PROPERTY INFORMATION

Quarter: NE

Section: 35

County Township: 22

Block: 011

Parcel: 004000

Zoning: M1 [Light Industrial]

Commercial Revitalization District: Y

Historic District: Y

Flood Plain: N

Community: Northside

Neighborhood: Fountain Heights

RELATED STUDIES

The historical background and context of A.G. Gaston, the motel he created, and the internationally significant civil rights history of the City of Birmingham are extensively documented in a number of published accounts, particularly, the following publications: the history of the motel and it's role in the civil rights movement in Birmingham is summarized in Marie A. Sutton's The A.G. Gaston Motel in Birmingham, A Civil Rights Landmark (The History Press, 2014); A.G. Gaston's life is well documented by Carol Jenkins and Elizabeth Gardner Hines' Black Titan: A.G. Gaston and the Making of a Black American Millionaire (Ballantine Books, 2004) and Gaston's autobiography Green Power, the Successful Way of A.G. Gaston (Big City Brands, LLC, 2013); and Birmingham's role in the civil rights movement is well summarized in Carroll Van West's "The Civil Rights Movement in Birmingham, Alabama, 1933 to 1979," Multiple Property Cover Document (2004), the National Register of Historic Places nomination for the Birmingham Civil Rights Historic District (2006), Marjorie White's A Walk to Freedom (Birmingham Historical Society, 1998), and Glenn T. Eskew's But for Birmingham (University of North Carolina Press, 1979). Physical archives containing material connected to the Gaston Motel are held at the Birmingham Public Library and the Birmingham Civil Rights Institute.

INTRODUCTION

In September of 2016, the City of Birmingham entered into contract with Lord Aeck Sargent to provide a Historic Structure Report (HSR) for the A.G. Gaston Motel in Birmingham, Alabama. The Gaston Motel is located at 1510 Fifth Avenue North in downtown Birmingham and is a contributing property to the Birmingham Civil Rights National Historic District.

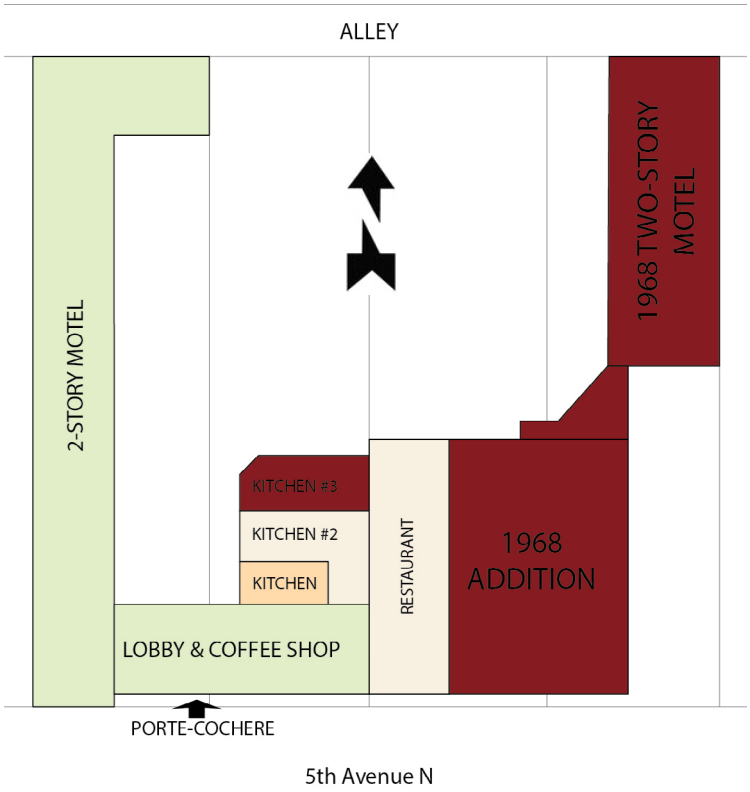


Fig. 1.1 - Site plan sketch of Gaston Motel as it exists presently, with labels of distinct building components using terminology consistent throughout this report.

Arthur George Gaston, the Motel's eponymous creator and an important African American Birmingham businessman built the motel during a time of strict racial segregation in Alabama when accommodations serving African American were scant. The motel was designed by Birmingham architect Stanley B. Echols and was originally constructed by Steel City Construction Company, also of Birmingham, in 1954.

The motel is a two-story flat-roofed structure with a parking court accessed via a drive-through porte-cochere that is bracketed by a one-story lobby and a one-story coffee shop. An addition in 1968 included an additional two-story structure housing a supper club on the first floor and additional guest rooms on the upper floor. Further, a two-story structure configured as a traditional motor court was constructed in the northeast corner of the site. The 1954 motel and its 1968 additions were reconfigured and renovated for senior housing in 1982.

The Gaston Motel is nationally and internationally significant because of its association with the Birmingham Civil Rights Movement. It was the headquarters of the Southern Christian Leadership Conference and sister civil rights organizations during the Birmingham-based civil rights actions of 1963. Dr. Martin Luther King Jr., and other civil rights leaders stayed at the motel during this time. The press conference announcing the Birmingham Agreement that terminated the marches of April-May 1963 took place in the courtyard of the A.G. Gaston Motel on May 10, 1963. In the evening of the same day it was also the site of one of several bomb attacks in Birmingham targeting African Americans.

The structures discussed in this report were assessed by the project team in September and October of 2016. Despite alterations made to the property in 1982 and nearly 20 years of vacancy, the structures are intact and retain a fair degree of integrity. Recommendations in this report focus on restoring and reconstructing features significant to the motel's primary period of significance; 1954-1963. The portions of the motel constructed in 1968 and altered in 1982 are recommended to be retained and rehabilitated for compatible uses by the City of Birmingham.

The report concludes with recommendations for ultimate treatment and use with an associated conceptual cost estimate appropriate for use as a budgeting and planning tool.

ACHIEVEMENT IN . . . ONE-STOP THE A.G. GASTON MOTEL RELAXED LIVING . . .

A MOTEL DESIGNED WITH A TRAVELER'S COMFORT IN MIND

- Completely Air-Conditioned
- General Gas Heating System
- Thirty-Two Units (Double and Single)
- Completely Equipped Restaurant
- Spacious Parking Court
- Beautiful Patio
- Telephone in each Room
- Beautifully Appointed Lobby
- Down Town Location
- Automatic Musical Vending Device in each Unit
- Private Tile Bath and Shower

FOR RESERVATIONS
Call 4-4631
or write
A. G. GASTON MOTEL
P. O. BOX 2621
BIRMINGHAM, ALABAMA

Your Message _____



A. G. GASTON
President



Master Suite . . . serves seven



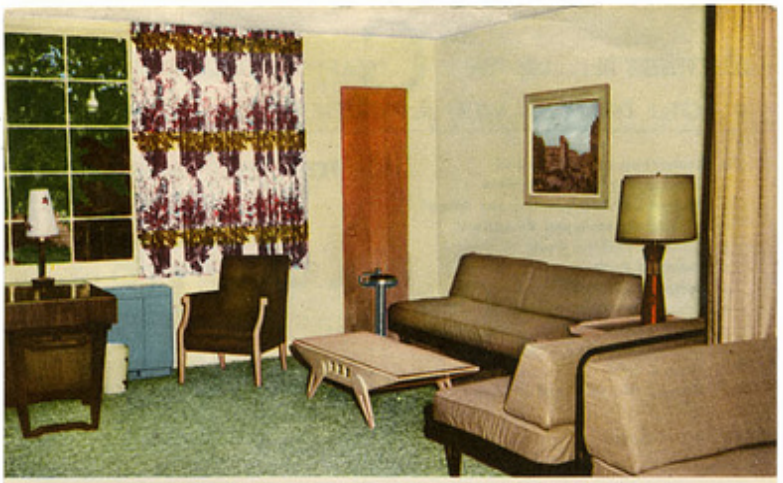
Single accommodation



Swank Cocktail Lounge, A. G. Gaston Restaurant



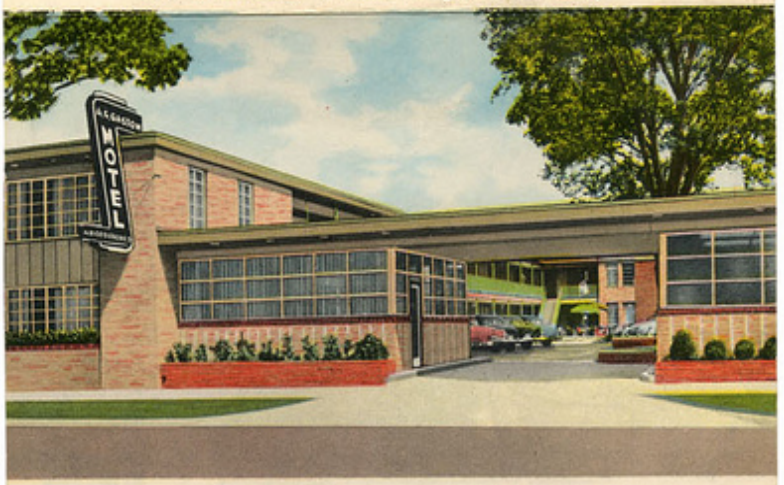
Park and relax . . . beautifully appointed court and patio



. . . . . luxury and deluxe comfort for relaxation in Master Suite



. . . an introduction to relaxed living . . . Main Lobby



A. G. Gaston Motel . . . Birmingham's most comfortable relaxing center

THE A.G. GASTON MOTEL

The Nation's Newest & Finest Motel

1510 FIFTH AVENUE NORTH
BIRMINGHAM 2, ALABAMA

PLACE STAMP HERE

To: _____

D-10622

Fig. 1.2 - Folding postcard featuring views of the Gaston Motel, c. 1955. Courtesy of Marie Sutton.

PART 1
DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

A.G. GASTON

Arthur George Gaston (b. 1892 - d. 1996) was an African American entrepreneur and businessman in Birmingham, Alabama who rose to prominence during a period of strict racial segregation in the City of Birmingham. He was born in Demopolis, Marengo County, Alabama, about 100 miles southwest of Birmingham. Gaston lived with his grandparents, Joe and Idella Gaston, in Demopolis until 1905. In that year he moved with his mother Rosa to Birmingham where she worked as a cook for the Loveman family, prominent Jewish merchants who would later own the state's largest department store. Gaston was educated at the Tuggle Institute in Birmingham, one of the few schools for African Americans in Alabama at the time. In 1910 Gaston left school at the age of eighteen, having completed 10th grade, the school's highest grade level. He enlisted in the Army in 1913 and served in France during World War I.

On returning from service in the war, Gaston went to work as a laborer for the Tennessee Coal and Iron Company in Westfield, Alabama, about 14 miles west of downtown Birmingham. While he lived there, he began to organize his first business ventures. He first sold lunches to the workers, then began offering small loans, and finally created a burial insurance venture called the Booker T. Washington Burial Society, which later became the Booker T. Washington Insurance Company. In 1923, Gaston married Creola Smith. Creola's father, A. L. "Dad" Smith, later organized with Gaston the Smith and Gaston Funeral Home. The Smith and Gaston Funeral Home and Gaston's other enterprises prospered in an era when the services they offered had previously not been available to African Americans.

Fig. 1.3 - Portrait of A. G. Gaston, no date, courtesy of the Birmingham Public Library.

In 1938, Gaston moved back to Birmingham and purchased a large house at the corner of 5th Avenue and 16th Street, adjacent to Kelly Ingram Park (which was dedicated in 1932). The house had been built by a wealthy white industrialist and had later been occupied by the city's postmaster before falling into disrepair during the Depression. Gaston converted the house to a funeral home. In 1938, Gaston's wife Creola and her father died, shortly after the Smith and Gaston Funeral Home opened.

Gaston's early enterprises were profitable, which allowed him to embark on other ventures. In 1939, he founded the Booker T. Washington Business College. He remarried in 1943 to Minnie Gardner, who had been a longtime friend of Gaston and his first wife and whom Gaston had brought to Birmingham to serve as an instructor for the college.

The burial insurance company grew rapidly and by 1941 it had written over $6 million worth of insurance policies for 33,000 customers.[1] While the burial insurance policies could be paid out in cash, most were paid through the use

1 Carol Jenkins and Elizabeth Gardner Hines, *Black Titan: A.G. Gaston and the Making of a Black American Millionaire* (New York: Ballantine books, 2004), p. 140.

for $2,500 the following year.[6] In 1945 the company acquired lot 19 from the Salvation Army for $10,000.[7] The records of the agency responsible for appraising African American-owned properties, the Jefferson County Board of Equalization, include a photograph taken in 1946 of a two-story brick building at the rear of lot 19. The building housed apartments on the second floor and garage space on the first floor. A one-story brick garage was added to the west side of the building on lot 18 by 1948. The Booker T. Washington Insurance Company purchased lot 20, adjacent to the funeral home property, in March 1953 from William and Agnes Cowles for $12,000.[8] On March 29, 1954, the Booker T. Washington Insurance Company sold the four lots to the newly incorporated A.G. Gaston Motels, Inc. for $64,637.72.

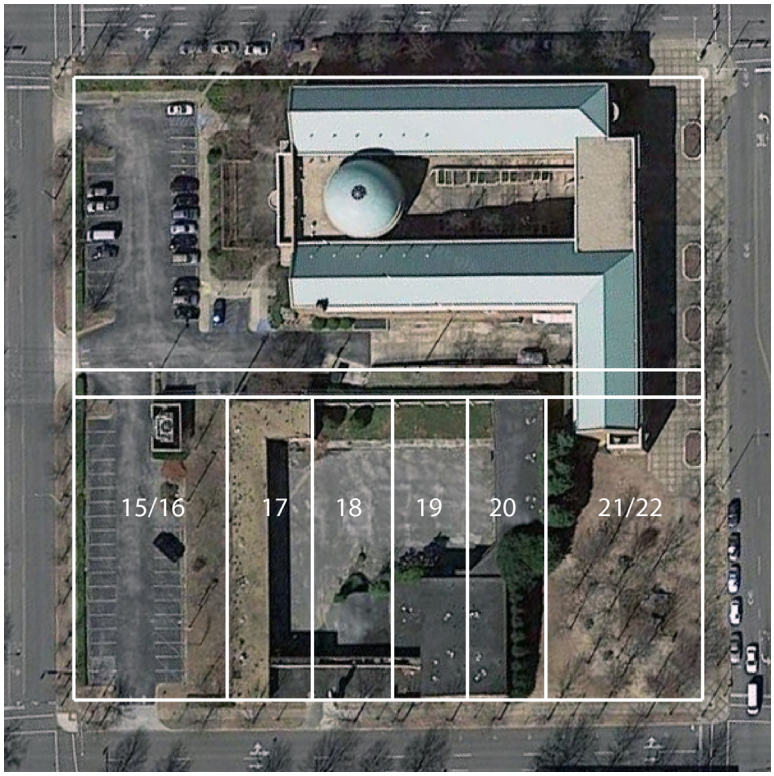


Fig. 1.5 - Current aerial image of the block bounded by 5th and 6th Avenues and 15th and 16th Streets, overlaid with the approximate historic lot configuration. Lots 17 - 20 have since been consolidated. A portion of lot 21/22 has been incorporated in to the Birmingham Civil Rights Institute to the north. The whole block is currently owned by the City of Birmingham.

THE A.G. GASTON MOTEL, 1954-1962

In 1953, Gaston engaged African American and Birmingham architect Stanley B. Echols to design the motel. Echols co-founded the architectural firm of Burnham, Echols, and Smith along with Brooke Browning Burnham (b. 1887 - d. 1962) and Nelson Smith (b. 1910 - d.[unknown]) Echols appears to have designed the motel independently from his firm; his name as sole practitioner is shown on the blueprints for the project. Echols is also known to have designed several other buildings for Gaston, including a home for senior citizens located in the Brownville Heights subdivision of Birmingham.[9] Steel City Construction Company of Birmingham served as the general contractor. Planning for, and the design of, the motel was already underway by the time the Booker T. Washington Insurance Company sold the parcels to A.G. Gaston Motels, Inc. in March of 1954, as the earliest sheets from the extant drawings are dated February, 1954. The formal grand opening for the motel was held on July 1.[10]

According to the book, *A.G. Gaston Motel in Birmingham, A Civil Rights Landmark*:

> *The Birmingham News described the motel as handsomely furnished with a beautiful patio and modern decorations. Drapes and bed coverings were custom-made, and exquisite furniture was purchased from Rhodes Carroll on 2020 Third Avenue North... Even white hotel operators described it as "one of the finest in the Southeast."*
>
> *"We just didn't spare any cost in the motel," Gaston told the News. "I don't look at it as a business step–but a real adventure in providing something fine that I believe will be appreciated by our people. I'm told there's nothing to compare with it anywhere in the world."*[11]

6 Jefferson County Board of Equalization Records, referencing deed book 3436, p. 545.
7 Jefferson County Board of Equalization Records, referencing deed book 3637, p. 176.
8 Jefferson County Board of Equalization Records, referencing deed book 4985, p. 501
9 "A.G. Gaston home for senior citizens", Birmingham News, May 9, 1953
10 Birmingham News, Wednesday, June 30, 1954
11 Marie A Sutton, The A.G. Gaston Motel in Birmingham, A Civil Rights Landmark (Charleston, SC: The History Press, 2014),

An advertisement for the motel in the June 30, 1954 edition of the Birmingham News calls the motel the "Nation's Newest and Finest Motel for Negroes" and listed its amenities as: fully air conditioned with a central gas heating system, providing double and single accommodations with automatic musical vending devices in each unit, having a spacious lobby and a complete cafeteria, providing convenient and spacious parking.[12] A 1955 article in Jet magazine referred to the A.G. Gaston Motel as the "most lavish Negro owned hotel in the nation."

HEADQUARTERS FOR PROJECT C, THE CIVIL RIGHTS MOVEMENT 1963

The 2004 National Register of Historic Places multiple property submission, "The Civil Rights Movement in Birmingham, Alabama, 1933-1979" provides an excellent overview of the events that occurred in Birmingham in 1963 and their significance:

> *The Birmingham demonstrations of the spring of 1963, planned in tandem by the ACMHR [Alabama Christian Movement for Human Rights] and SCLC [Southern Christian Leadership Conference], with the significant involvement of the Congress of Racial Equality (CORE) and the Student Nonviolent Coordinating Committee (SNCC), are what made the city synonymous with the American Civil Rights Movement. Once the demonstrations began in earnest in Birmingham in the spring of 1963, the rapidly escalating violence and terrorism directed at the Civil Rights activists, together with considerable national media coverage from major stories in Life magazine to network television news and even a large amount of international coverage, led the federal government to abandon its cautious strategy and embark on a much larger federal intervention.[13]*

Juan Williams, in *Eyes on the Prize: America's Civil Rights Years, 1954 to 1965* summed up the situation that led to the events of 1963:

> *Birmingham was infamous for the Mother's Day, 1961, mob attack on the Freedom Riders, when police failed to intervene. Even local papers, usually supportive of Birmingham police commissioner Bull Connor, were outraged by that incident... Trezzvant W. Anderson wrote in the Pittsburgh Courier, a national Black weekly, that Black leaders condemned Birmingham as the "worst big city in the U.S.A." Between 1957 and 1963, eighteen unsolved bombings in Black neighborhoods earned in the city its nickname of "Bombingham." Bull Connor sent his men to break up Black political meetings, and since 1956 the NAACP had been kept out of Alabama. In 1962 the city closed sixty-eight parks, thirty-eight playgrounds, six swimming pools, and four golf courses to avoid compliance with a federal court order to desegregate public facilities.[14]*

Despite the violence, Mr. Gaston aligned himself with other moderate leaders in Birmingham's Black community and opposed direct confrontation. He believed that his approach was working, albeit slowly, to bring about the needed changes in a nonviolent manner. Gaston was adamant that demonstrations would damage his political maneuvering. In 1962, Gaston helped push forward a referendum to change Birmingham's structure of government.[15] In November 1962, voters approved changing from a three-member city council and a mayor to a system with a mayor and nine councilmen. In the ensuing election for mayor, Albert Boutwell defeated Bull Connor, Birmingham's notorious Public Safety Commissioner, on April 2nd 1963.

Pushing for Connor's defeat, the Southern Christian Leadership Conference (SCLC) and the Alabama Christian Movement for Human Rights (founded by Reverend Fred Shuttlesworth as a replacement to the NAACP, which had been recently banned in Alabama) postponed their planned desegregation campaign until after the election. However, it quickly became clear to Shuttlesworth that Boutwell was not interested in working with the civil rights

---

Page 31.

12 ibid, p. 32.

13 "The Civil Rights Movement in Birmingham, Alabama, 1933 to 1979," Multiple Property Submission, National Register of Historic Places, 2004, p. E-42.

14 Juan Williams, Eyes on the Prize: America's Civil Rights Years, 1954 to 1965 (New York: Penguin Putnam, 1987), pp. 179-181.

15 Carol Jenkins and Elizabeth Gardner Hines, Black Titan: A.G. Gaston and the Making of a Black American Millionaire (New York: Balentine books, 2004), p. 194.

leaders to end segregation.[16]

During this time, Shuttlesworth had convinced Dr. Martin Luther King, Jr. that Birmingham needed to be the site of his next major action. King's Southern Christian Leadership Conference met in January 1963 to plan their next steps. They called their strategy Project C, which stood for "confrontation." During a national tour leading up to the implementation of Project C, Dr. King emphatically stated that "As Birmingham goes, so goes the South."[17] In March 1963, King, Ralph Abernathy, Wyatt Walker, and others in the SCLC set up headquarters at the A.G. Gaston Motel, the only modern accommodation in Birmingham that accepted Blacks.[18]

The book, *Black Titan,* recounts Ralph Abernathy's comments on the Gaston Motel:

> *The Gaston Motel was Birmingham's only acceptable Black inn, the place where a Black business and professional people stayed when they visited the city. It was not luxurious, but it was as well furnished and well decorated as most of the white motels and hotels. We were given the best suite in the motel - two rooms located right above the lobby - one bedroom with two double beds and a sitting room with chairs, table, and a desk.*
>
> *In his autobiography, [Andrew Young, Jr.], King's young aid (who would go on to become the mayor of Atlanta and a U. N. ambassador), reminisced about the time spent at the Gaston Motel in the Birmingham years. As interest in the movement grew...the gatherings in the courtyard and restaurant of the L-shaped, two story motel increased. Gaston's was beginning to resemble Grand Central Station at rush hour. The motel bubbled with activity and discussions on a twenty-four hour basis. It had become the site of a national meeting and greeting convention, an ongoing debating society on the pertinent questions of the movement, a place where supporters might meet or see or talk with Martin if he was available, a continuing educational seminar on the movement conducted by Wyatt*



Fig. 1.6 - Martin Luther King Jr. addresses the crowd at the Gaston Motel, 1963. James Karales. Courtesy of the New York Times

16 The Martin Luther King, Jr. Research and Education Institute (*http://kingencyclopedia.stanford.edu/*), Boutwell, Albert (1904-1978), accessed September 14, 2016.

17 Glenn T. Eskew, But for Birmingham (Chapel Hill, NC: University of North Carolina Press, 1997), p. 127.

18 Black Titan, p.195

for visiting reporters and supporters, and a magnet for the curious and for celebrity hounds.[19]

The protests planned for Project C were timed to coincide with the Easter shopping season of April 1963. "The Civil Rights Movement in Birmingham, Alabama, 1933-1979" describes the events:

> *The opening salvo of Project C came on April 3, 1963, when Rev. Abraham Woods, Jr., and Rev. Calvin Woods led sit-in demonstrations at major downtown retailers: Woolworth's, Loveman's, Pizitz, S. H. Kress, and Britt's. Rather than serve the Blacks, all of the store managers closed their lunch counters. But the demonstrators kept coming back and continued their peaceful demonstrations, tying up business in more stores as the week wore on. On April 6, 1963, Rev. Shuttlesworth, Rev. Charles Billups, Dr. King, Rev. Ralph Abernathy, Rev. Walker, and Dorothy Cotton of SNCC gathered a large crowd in the courtyard of the Gaston Motel to begin a march to City Hall where they hoped to petition the new mayor, Albert Boutwell, to end Birmingham's segregated ordinances. The marchers were stopped in front of the Federal Building, where they knelt in prayer before being arrested and carried away.*[20]

The nomination continues:

> *On April 7, 1963, a much larger crowd estimated at one thousand gathered at St. Paul Methodist Church. The police mounted a barricade at Seventeenth Street and arrested many marchers for carrying out a "parade without a permit," using this legality to deny the demonstrators both their civil rights and their First Amendment rights of free speech and assembly. To further bolster the local government's hand, Alabama circuit court judge William Jenkins on April 10, 1963, issued an injunction against any further demonstrations, sit-ins, boycotts, or marches.*[21]

Gaston and other members of Birmingham's Black middle class continued to oppose Project C's methods. Gaston organized a meeting of local Black leaders on April 8 to allow King to explain his plans to them. Unconvinced by King's appeal, Gaston released a press statement the following day that not only appealed for moderation, but



Fig. 1.7 - The Revs. Martin Luther King Jr., Fred Shuttlesworth and Ralph Abernathy meeting during a press conference A.G. Gaston Motel to make the announcement, May 10, 1963. (Tom Self, The Birmingham News.)

19 ibid, p.195

20 "The Civil Rights Movement in Birmingham, Alabama, 1933 to 1979," p. E-43

21 ibid

emphasized the importance of deferring to "local" Black leaders. Rev. Shuttlesworth reacted to Gaston's statement by calling him a "super Uncle Tom" and accusing him of charging too much for the group's use of rooms at the motel. Recognizing Gaston's significance to the movement, however, Shuttlesworth apologized and King responded by setting up a committee of 25 advisors, including Gaston, who would "meet every morning at the Gaston Motel to 'approve the days strategy.'[22]

> *At least for the time being, it gave Gaston (and others like him) some say in how things would be done. It wouldn't take long for it to become clear that Gaston disagreed in a fundamental way with the SCLC's methods–but by then there would be no way he could hold shut the front gates opening on the streets of Birmingham.[23]*

Police Commissioner Bull Connor obtained a temporary injunction from the state Circuit Court on April 10, 1963, prohibiting King and his followers from conducting any more marching, picketing, sit-ins, and protests. "The order was served to Martin Luther King, Ralph Abernathy, and Fred Shuttlesworth as they held forth in the Gaston restaurant at one o'clock in the morning on April 11."[24]

King and Shuttlesworth rejected the injunction at a press conference later that day and announced that there would be a protest the following day on Good Friday. That morning, at a meeting held in the "war room", Gaston and other members of the advisory committee appealed one last time for calm:

> *Though the visitors to [the War Room] had managed to "convince themselves all over again" that ceasing and desisting on the protests was the way to go, King, in Abernathy's recollection, remained firm. Addressing the pillars of Black Birmingham society seated about the room, he ended the meeting politely. "Thank you for your words of advice," King said, "but we're going to have to march. Now."[25]*

Eyes on the Prize relates:

> *On Friday morning, King met with the staff at the Gaston Motel. "We already had many people in jail," remembers Andrew Young, "but all the money was gone, and we couldn't get people out... the Black business community and some of the clergy [were] pressuring us to call off the demonstrations and just get out of town. We didn't know what to do. [King] sat there in [the master suite] in the Gaston Motel and didn't say anything. He listened to people talking for about two hours. King then left the suite's living room and went into the bedroom. When he emerged, he told his staff, "Look, I don't know what to do. I just know that something has got to change in Birmingham. I don't know whether I can raise money to get people out of jail. I do know that I can go to jail with them."26*

Dr. King led a large crowd on what would become known as the Good Friday March on City Hall. King and other demonstrators were arrested and King spent eight days in Birmingham's city jail, during which time he prepared his famous "Letter from a Birmingham Jail."

The protests continued until May 8, when King and local business leaders negotiated a moratorium on further marches. King announced a truce at a press conference held in the courtyard of the A.G. Gaston Motel on May 10. That next day, white supremacists bombed the Gaston Motel and the home of King's brother Rev. A. D. King in the nearby neighborhood of Ensley.

The Gaston Motel bomb was intended to kill King and Abernathy. Fortunately, they had left the building by that time. The bomb injured three people and damaged the west wall of the motel. The bombings touched off a violent wave of protests that involved an 8 to 10 square block area around the motel. The riots in Birmingham also touched off similar riots and several other cities: "in the 10 weeks after Birmingham, 758 demonstrations took place in 186

22 Black Titan, pp. 199-200.
23 ibid
24 ibid
25 ibid, p. 201
26 Eyes on the Prize, pp. 185-186.

American cities, leading to the arrest of 14,733 citizens."[27]

On July 23, 1963, the newly elected Birmingham City Council repealed the city ordinance that required segregation in places of public accommodation. While the struggle for civil rights was not yet over in Birmingham, 1963



Fig. 1.8 - Bomb-damaged trailers at the Gaston Motel, Birmingham, Alabama, Trikosko, Marion S., Library of Congress

represented the most significant year in which the A.G. Gaston Motel played a major role in these events.

THE A.G. GASTON MOTEL, 1963-1982

An advertisement in the February 1963 edition of the magazine Ebony claimed that the A.G. Gaston Motel by then had 48 rooms and noted that in addition to the restaurant it now boasted of a cocktail lounge and deluxe room service.[28] The unit count was reported to be 71 in another advertisement in Ebony that September.[29] The Jefferson County tax records suggest that the room count was 29 units in the 1954 motel and that the upper floor of the preexisting two-story building (demolished in 1982) was in use as additional units.

Gaston is quoted in a February 1965 article in Jet magazine: "Our Gaston Motel has not lost any business at all as a result of the passage of the 1964 Civil Rights Law. We have a large number of white patrons now and many say that our motel is as good or better than many of the leading white motels in the area."[30] In a property tax appeal

27 "Birmingham Civil Rights Historic District, Page 8 – 32, quoting a report by Harold Fleming to the Southern Regional Council in Atlanta.

28 Advertisement for the A.G. Gaston Motel, Ebony magazine, February 1963, page 108.

29 Advertisement for the A.G. Gaston Motel, Ebony magazine, September 1963, page 126

30 Chester Higgins, "Alabama Negroes Can't Compete," Jet magazine, February 25, 1965, p. 52.

Gaston filed in 1967, profit and loss statements for the periods ending 5/31/1965 and 5/31/1966 were provided. In 1965, the motel was reported to have generated income of $85,812.75 and expenses of $98,325.75 for a net loss of $12,700. The following year, reported income rose to $109,196.73 and expenses reached 111,963.19 for a net loss of $2,766.46. Still, in 1968, the motel was important enough to Gaston's interests that he invested $250,000 in its expansion and modernization that added 28 additional rooms bringing the total bed count to 110.[31] The 1968 improvements also added a supper club seating 300 and meeting rooms for small conventions. However, into the 1970s, the motel was continuing to struggle despite the expansion:

> *It's downfall was a result of one of the most profound effects of the civil rights movement: with the end of segregation Blacks were free to take their business anywhere they chose, and to the detriment of the Black business community, many Black citizens chose to spend their money where they could get the best deals–which was more often than not in white-owned stores, whose larger financial bases and backing generally allowed them to offer deeper discounts and broader selection than their Black competitors. In the case of the Gaston Motel, being undercut in the price wars was one problem. The other, of course, was the effect of the decade of racial unrest on Birmingham's image as a welcoming vacation destination. Fewer and fewer people were choosing to visit Birmingham for either business or pleasure, and Blacks especially were keeping their distance. Those who did visit could generally find better prices and more plush accommodations at the franchise motels that now had no choice but to accept them.*[32]

The Gaston Motel financially faltered throughout the 1970s, and began limiting operations at the restaurant and coffee shop. In 1978, the motel site was promoted as a location for a new public library by consultants Angelos Demetrio and Pedro Costa who were preparing a downtown revitalization plan for the city. Gaston agreed to sell the property at below market value, but the library's present location two blocks east of the motel was chosen instead. The significance of the motel as an important local landmark was acknowledged at the time when Mayor David Vann remarked: "another drawback to the western site...is that construction there would require demolition of the historic Gaston Motel, where Dr. Martin Luther King 'made great speeches' during the 1960s civil rights struggles."[33]

A.G. GASTON GARDENS, 1982

In November 1982, Gaston announced that the motel would be converted to housing for the elderly and handicapped. Construction commenced on the $1 million project, which was called A.G. Gaston Gardens, on November 8th. The Owens and Woods Partnership served as the architects and Beaver Construction Co. as the general contractor for the conversion. Louis J. Willie, the vice president of Booker T. Washington insurance company said: "[The motel] was no longer profitable and we decided to convert it to its highest and best use, which was a home for the aged and handicapped. We are businessmen. We decided it would be foolish to hang on to the hotel for sentimental reasons when it could be used for something useful.[34]

A.G. Gaston died at the age of 103 on January 19, 1996. The apartments eventually closed and Gaston's holdings were sold off. The City of Birmingham took ownership of the property in 2006.

THE A.G. GASTON MOTEL TODAY

Since the closing of A.G. Gaston Gardens in 1996, the former A.G. Gaston Motel has sat vacant and boarded up. Despite the efforts to secure the property, it has experienced some vandalism, though little damage to the extant historic fabric of the site.

---

31 "Gaston lists $1.5 million in projects," Birmingham News, July 16, 1975, n.p.

32 Black Titan, page 246.

33 "Gaston willing to take a loss on proposed site for library," Birmingham-Post-Herald, May 25, 1978, p. A-10.

34 Conversion to give landmark new purpose," Birmingham Post-Herald, December 14, 1982, p. B3

The significance of the Gaston Motel as a civil rights landmark was documented through its inclusion in the Multiple Property Submittal (MPS), "The Civil Rights Movement in Birmingham, Alabama, 1933-1979 ", which was accepted as a Multiple Property Cover Document by the National Park Service on April 22, 2004.[35] On October 19, 2006, the "Birmingham Civil Rights Historic District" was listed in the National Register of Historic Places.[36] This new historic district included the properties identified in the MPS. The Gaston Motel was also identified in the 2004 (revised 2009) National Park Service document "Civil Rights in America: Racial Desegregation of Public Accommodations" for further study for National Historic Landmark consideration.[37]

In June 2015 the A.G. Gaston Motel was listed by the National Trust for Historic Preservation on its annual listing of America's 11 Most Endangered Historic Places and was designated a National Treasure. On March 21, 2016, Congresswoman Terri Sewell (D-AL 7th District) introduced to the United States House of Representatives H.R. 4817, a bill that would create the Birmingham Civil Rights National Historical Park. On March 28, 2016, the bill was referred to the Subcommittee on Federal Lands.[38]

The City of Birmingham, the National Trust, and several other partners are currently developing plans to create a National Park that includes the A.G. Gaston Motel, as well as the 16th Street Baptist Church, Kelly Ingram Park, Bethel Baptist Church, and the Birmingham Civil Rights Institute.

35 "The Civil Rights Movement in Birmingham, Alabama, 1933-1979 ". National Register of Historic Places Multiple Property Documentation Form, National Park Service. *https://www.nps.gov/nr/publications/sample_nominations/CivilRightsBirminghamMPS.pdf*. Retrieved September 29, 2016.

36 "Birmingham Civil Rights Historic District", National Register of Historic Places Registration Form. National Park Service. *http://focus.nps.gov/pdfhost/docs/NRHP/Text/06000940.pdf*. Retrieved September 29, 2016.

37 Salvatore, Susan Cianci, "Civil Rights in America: Racial Desegregation of Public Accommodations; A National Historic Landmarks Theme Study", National Park Service, 2004, Revised 2009

38 "H.R.4817 - Birmingham Civil Rights National Historical Park". *https://www.congress.gov/bill/114th-congress/house-bill/4817*. Retrieved September 29, 2016

CHRONOLOGY OF DEVELOPMENT AND USE

DEVELOPMENT ON THE SITE PRIOR TO 1954

The 1885 bird's eye map of Birmingham by Norris, Wellge, and Co. shows block 34, the block upon which the Gaston Motel now sits, with several houses along 5th Avenue N. Slightly different conditions are shown on the 1887 Atlas of the City of Birmingham and Suburbs (as seen in the images below). By the time the 1911 Sanborn map was prepared, the block was fully developed with residences along all four of its street frontages, with the house that would contain the Smith and Gaston Funeral Home shown at the corner of 5th Avenue and 16th Street.

A.G. Gaston's Booker T. Washington Insurance Company acquired four lots along the north side of 5th Avenue N, numbered 17 through 20 on block 34, between 1942 and 1953. The lots were immediately west of the Smith and Gaston Funeral Home, a large former residence located at the northwest corner of 5th



Fig. 1.9 - Detail of block 34. Birmingham, Alabama. Milwaukee: Norris, Wellge and Co., 1885. Source: Library of Congress, Panoramic Maps, *www.loc.gov/collection/panoramic-maps*

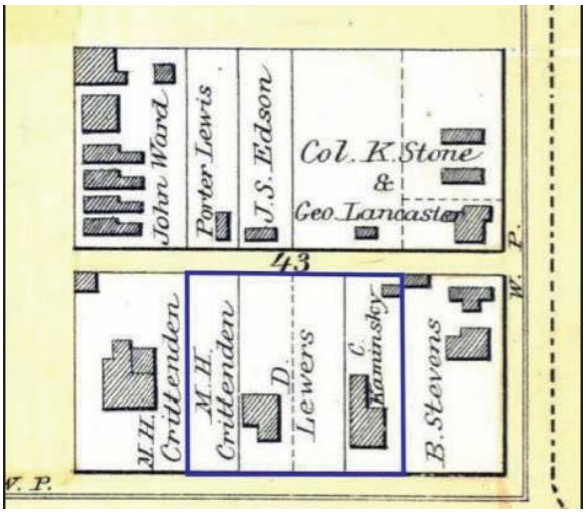


Fig. 1.10 - Detail from Atlas of the City of Birmingham and Suburbs (New York: Beers, Ellis, & Co., 1887), sheet A; Source: Birmingham Public Library Cartography Collection

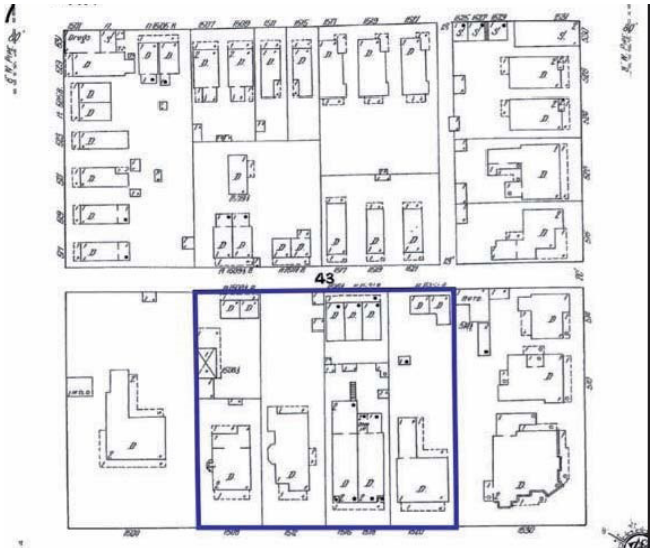


Fig. 1.11 - Detail from Sanborn Insurance Company map, 1911.

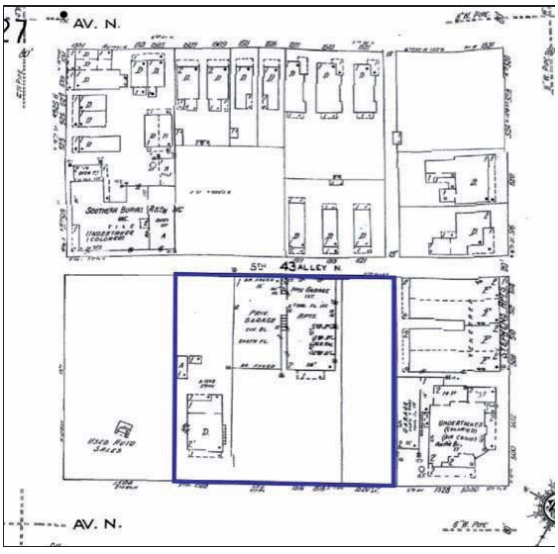


Fig. 1.12 - Detail from Sanborn Insurance Company map, 1951.

Avenue North and 16th Street North. Lot #17 was the site of "a very old, two story frame dwelling of practically no value" at the time of its acquisition in 1942.[39] Lot 18 was acquired in 1943 and lot 19 was purchased from the Salvation Army in 1945.[40] It is uncertain when the two-story building shown on lot 19 in a 1946 Board of Equalization photo was built. The building remained on the site until about 1982 when it was demolished as part of the conversion of the motel into senior housing. A one-story garage building was built on lot 19 sometime after the 1946 photo of the two-story building, but before 1948 when the Board of Equalization recorded its photograph. Both are clearly depicted on the 1951 Sanborn map shown on the previous page. This building remained on the site until circa 1968 and was likely torn down as part of the expansion and modernization of the motel at the time. A 1971 aerial photo of the city does not show the one-story garage. Both buildings are shown in early views of the motel and in photos from the civil rights era.

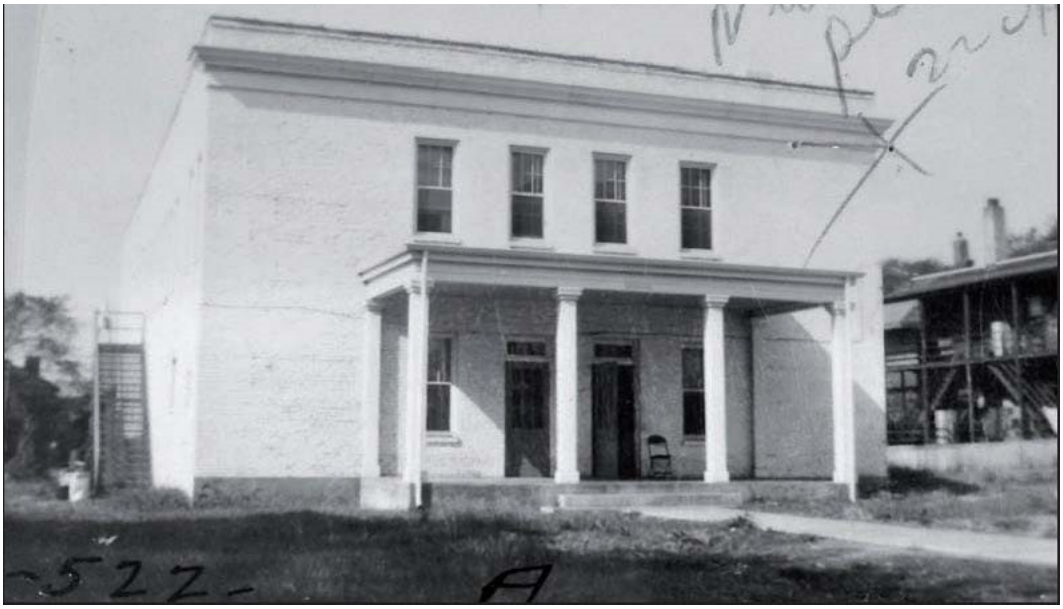


Fig. 1.13 - Apartment/Garage Building on Lot 19. Photo taken 10/10/1946. Source: Birmingham Public Library.

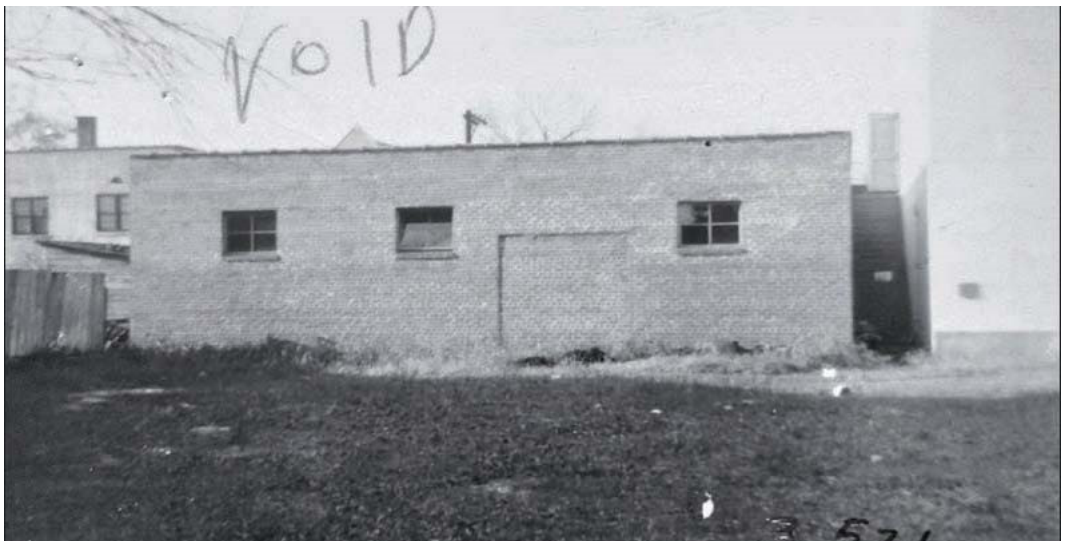


Fig. 1.14 - Garage building on Lot 18. Photo taken 11/24/1948. Source: Birmingham Public Library.

39 Jefferson County Board of Equalization file; the house is described in a 1935 appraisal report.

40 Deed book 3637, p. 176.

1954 – FIRST PHASE OF CONSTRUCTION, A.G. GASTON MOTEL

The earliest extant drawings from architect Stanley B. Echols are dated February 20, 1954. The Birmingham Board of Equalization file indicates that construction was complete by June 1954. The Gaston Motel held its grand opening ceremony on July 1 of that year.[41]

As originally constructed, the motel had 29 guest rooms (including one two room master suite), a lobby, clerk's office, clerk's room, storage room, a basement mechanical room, and a coffee shop. A porte-cochere spanned between the motel lobby and coffee shop. A solid masonry structural wall of the two-story block extends along the west property line of lot 17.[42] At the north end of the east-facing rooms, two rooms on each of the two levels, extend along the north elevation adjacent to a mid-block alley, creating an L-shaped configuration of the guest room portion of the motel before it terminated at the west wall of the westernmost preexisting one-story garage. A preexisting two-story building was located east of the garage, approximately on lot 19. A stair and landing connected the two preexisting buildings.

The coffee shop, located to the east of the porte-cochere, was originally an 830 sq. ft. rectangular building with a lunch counter, food preparation area, storage room, two restrooms (men's and women's with toilet and sink in each), and an area for a few small tables extending along the south wall and the length of the restaurant.

The motel reception lobby was located to the west of the porte-cochere and featured a custom designed, L-shaped, fir wood and Formica reception desk. Behind the reception desk was a clerk's room, a linen and storage room, and a restroom.

Immediately north of the motel's storage rooms are open steel framed stairs with concrete treads. These stairs lead down to a mechanical room that contained the boiler, hot water storage tank, a cold water generator and a condenser water pump for the building's heating, cooling, and hot water systems. The stairs also provide access



Fig. 1.15 - 1954 *Birmingham News* file photo of the newly opened A.G. Gaston Motel in Birmingham, Alabama.

41 The A.G. Gaston Motel, p. 33

42 The street grid of Birmingham is roughly 30-degrees from a true north-south, east-west configuration. For the purposes of descriptive clarity, this document will use project-based cardinal directions.

to the upper motel rooms. North of the stairs on both levels, 11 rooms of equal size and configuration extend along a covered, open-air single loaded corridor facing the motor court. At the north end of the motel the corridor turns 90 degrees to provide access to the three remaining rooms on the north side of the motel. North of the stair adjacent to the lobby the motel rooms on the second level mirror those on the first level, except for the motel's only suite, located above the clerk's room, staff restroom and storage room. A straight-run, steel pan stair provides access to the second floor room at the north end of the balcony. The balcony is supported by steel pipe columns and beams with a steel welded-mesh panel handrail.

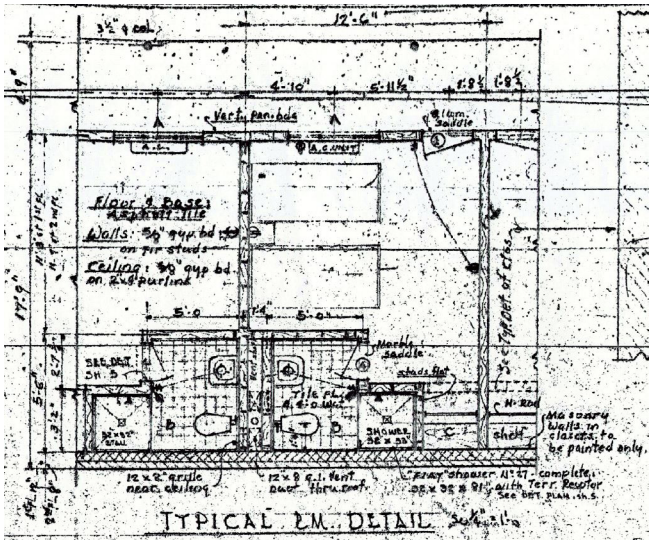


Fig. 1.16 - Detail from the February 1954 Gaston Motel Drawings by Echols, showing the typical room layout.

The drawings from 1954 indicate that there were 29 guest rooms in the Motel, however; early motel advertisements listed "thirty-two units, (double and single)".[43] Based on the 1954 drawings, a typical room was approximately 12 feet wide and just under 17 feet deep. The wall facing the single loaded corridor contained an entry door and a steel casement window. The plans illustrate two beds per room without indicating if the beds are single or double in dimension. The bathroom is located in the back corner of the typical room and contained a toilet and lavatory. A shower stall projects along the west wall. The balance of the west wall of the typical room is a closet with hat rack, clothes rod, and luggage rack. Three pairs of rooms on each level were designed with a door in the wall between rooms, to connect the rooms for larger groups of guests.

The master suite, shown in the 1954 drawings as rooms 21 and 22, has historically been referred to as "room 30" (presumably, #30 was the room number assigned by the motel, as opposed to the room number shown in the architectural drawings). During the period Dr. King and his cohort of civil rights leaders occupied the Gaston Motel, the master suite became known as the "war room" for its role in accommodating Project C strategy meetings. The suite consisted of an open living area of approximately 15' x 20'. The room faced 5th Avenue with a bank of





Figs. 1.17 & 1.18 - 1954 *Birmingham News* file photos of the master suite. 54-5022 "A.G. Gaston's New Motel"

43 Folding Postcard, Undated (likely from after the 1954 restaurant addition was completed), shown on page 7 of this report.

windows and was located directly above the motel lobby. The sitting room of the suite was separated from a 10'-6" x 17'-0" sleeping area by a cased opening fitted with a curtain for privacy. The bathroom was located north of the bedroom, behind the exterior stairs. Historic photos document the room and its furnishings as they existed around the time the motel opened.

1954-1955 – ADDITIONS TO THE KITCHEN AND DINING AREA

Successive additions were made to the kitchen and dining room in the first year of the motel's operation. An architectural drawing by Echols dated October 20, 1954 shows the coffee shop with three additions. A notation showing an "existing kitchen", points to a roughly 9' x 20' structure on the back (north) wall of the coffee shop. This kitchen does not show up in earlier plans from the same year, but it can be presumed that it was completed during the initial construction or very shortly thereafter. Physical evidence of this first iteration of a kitchen is present in an existing encased steel beam at the location of the original kitchen's north wall; the beam supports a roof structure that corresponds to the dimensions of the "existing kitchen".

The most significant addition shown in the October 1954 plans is the restaurant and expanded kitchen. The drawings show a 20-foot by 50-foot addition to the east side of the coffee shop. A portion of the coffee shop's east wall was removed to provide a passage to the restaurant, which, because the floor slab for the addition was several inches above the existing coffee shop's slab, required a concrete ramp to be installed. Several windows and a door at the back (north) wall of the coffee shop are indicated to be removed and relocated to the expanded kitchen and the north wall of the new restaurant. The expanded kitchen was shown to include a masonry barbecue pit/grill adjacent to the west wall of the restaurant addition. A window and door shown on the plans to be installed in the wall between the restaurant and the barbecue grill are extant and concealed within the existing building, enclosed within a partition wall from a later modification. The restaurant featured a covered entrance and interior vestibule on the east side and an office at its north end. The office was accessible only from an exterior door on the north end of its west wall.



Fig. 1.19 - Image looking northwest at the Gaston Motel. 12.27.54. Jefferson County Board of Equalization Records, from Birmingham Public Library.

A subsequent drawing dated December 1954 shows a second addition to the kitchen, roughly doubling its size, and a longer restaurant wing, roughly 77-feet long (versus the 50-foot long version in earlier drawings). It also shows a small addition on the east elevation of the restaurant's entrance for a "coat storage" room. Physical evidence in the extant bar-joist roof assembly in the area of the former restaurant suggests that the restaurant was built according to these later 1954 plans rather than constructed and expanded between October and December of 1954. A second encased steel beam from that period is located where the back (north) wall of the expanded kitchen appears to have been, suggesting that this was constructed as an addition according to these later plans as well. A photograph from the Board of Equalization file dated 12/27/1954 shows the restaurant and its coat storage addition (shown on the previous page).

1968 – SECOND MAJOR PHASE OF CONSTRUCTION, A.G. GASTON MOTEL

Gaston undertook a major expansion and remodeling of the motel in 1968. Describing the $250,000 project, an article in the July 16, 1968 edition of the Birmingham News stated: "It will provide an additional 28 rooms, making a total of 110, together with a supper club seating 300 and meeting rooms for small conventions." By any count, the motel never had 110 rooms, however, it is possible that, following the 1968 renovations, the motel did have 110 beds and/or the capacity for 110 guests.

There are no known extant drawings for the additions and modifications made in 1968, but demolition drawings from the conversion and associated reconfiguration of the interior of the 1968 structures in 1982 offer clues to supplement existing physical evidence of the changes. It appears from the 1982 demolition drawings that in 1968 very little was done to the original 1954 two-story motel block. The one noticeable change occurred in the master suite: the curtain divider between the bedroom and living room was replaced with a partition wall and door, creating a sleeping room completely separated from the sitting room.

The most significant changes to occur in 1968 were the construction on the northeast corner of lot 20 of a second, two-story motel block with seven rooms per floor and the addition of a two-story structure to the east of the restaurant. This southeast addition shares the east wall line of the former one-story restaurant, but the common wall itself was removed to create a large hall on the first floor. On the second level of the addition are twelve



Fig. 1.20 - The A.G. Gaston Motel in 1973 (*Birmingham News*, File photo by Anthony Falletta).

additional guest rooms accessed from a double loaded corridor. The addition also changed the 5th Avenue elevation of the restaurant, enclosing the bank of windows in a new wall and adding an entry with faux-mansard roof above, as well as changes to the kitchen including, reconstructing the exterior walls to their present configuration with the chamfered corner. Physical evidence suggests that at this time, much of the expanded kitchen's interior walls were finished with ceramic tile.

Other changes occurring at this time included the addition of an enclosed walkway atop the roof of the lobby, porte-cochere, and former coffee shop wing to provide covered, though not conditioned, access between the 1954 and 1968 second floor wings of the motel; the addition of a new ground-mounted sign; and the removal of the preexisting one-story garage building located at the north end of the property.

1982 – CONVERSION TO A.G. GASTON GARDENS



Fig. 1.21 - A. G. Gaston Gardens, Ebony magazine, June 1987, p. 56.

Legislated racial integration resulting from the civil rights movement, combined with the negative stigma that the civil rights focused confrontations associated with the A.G. Gaston Motel had brought to downtown Birmingham, led, at least in part, to the gradual financial demise of the A.G. Gaston Motel. By the 1970s, African American patrons were being drawn to newer integrated hotels that could offer lower prices, more up to date amenities, and often desired proximity to the interstate. In 1978, Gaston expressed interest in selling the property to accommodate the construction of a new city library, but the City chose another site. In 1982, the decision was made to convert the complex into thirty-nine apartments for elderly and disabled residents. The Owens and Woods Partnership was engaged to provide architectural services for the modifications. The $1 million project was announced and construction began in November 1982.

In that conversion, all of the original steel casement windows in the 1954 motel were removed and replaced by smaller aluminum windows, and new tongue-and-groove cladding was installed over the wooden windows of the motel lobby and coffee shop, as well as in all infill locations. The interior finishes were generally removed to the wood studs, and pairs of motel rooms were connected by a door to create suites. The original Z-shaped motel sign was removed and the larger ground-mounted sign to the east was modified to read "A.G. Gaston Gardens", the two-story building that predated the 1953 motel at the rear of the site was demolished, the 1968 banquet hall was divided into apartments, and the northwest corner of the 1954 two-story motel block's wall was entirely rebuilt, extending 50 feet along the west wall and 20 feet along the north wall.

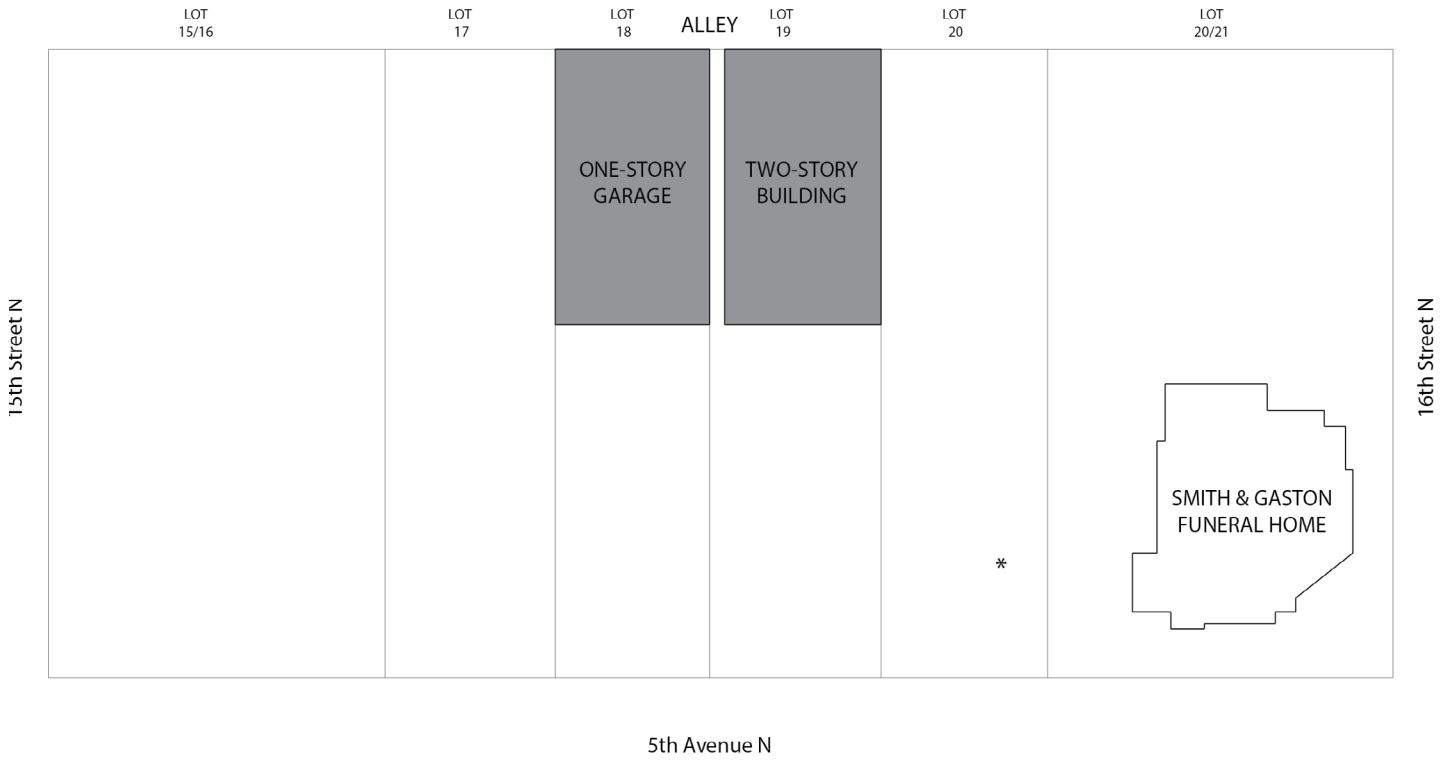


Fig. 1.22 - Pre-1954 - The southern half of the block, bounded by 15th and 16th Streets and 5th and 6th Avenues, just prior to construction of the Gaston Motel.

* From early photographs, we know that there were additional buildings on this portion of the block, however; their footprints and locations remain unidentified. For example, the location marked with an asterisk appears to have had a garage and gas pump up through the 1954 additions.

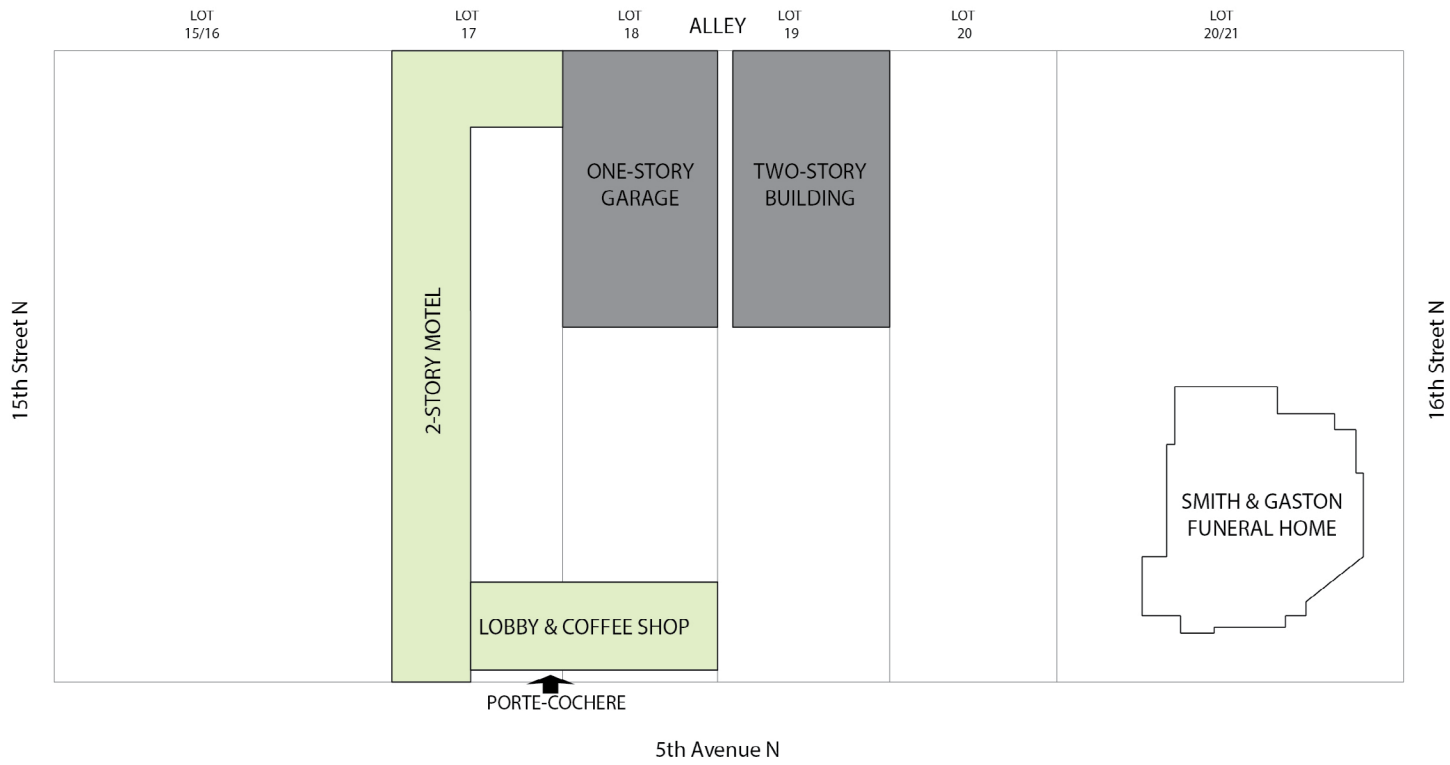


Fig. 1.23 - July 1954 - The Gaston Motel opens with 29 guest rooms, lobby, and small coffee shop (in green).

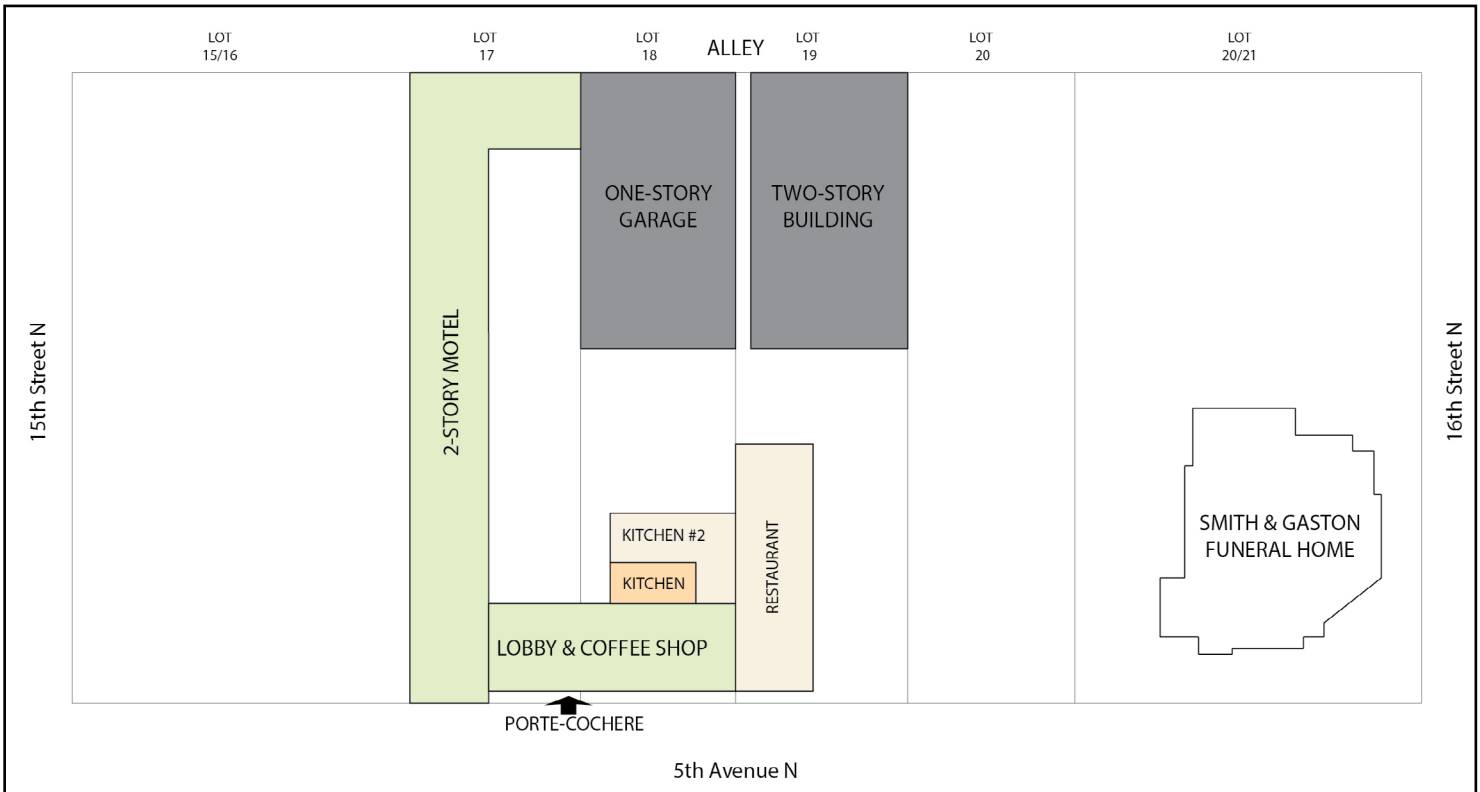


Fig. 1.24 - Between July and October 1954 a small kitchen addition is added to the back of the coffee shop (orange).

By December 1954, the Gaston Motel had added a restaurant and expanded kitchen (pink).

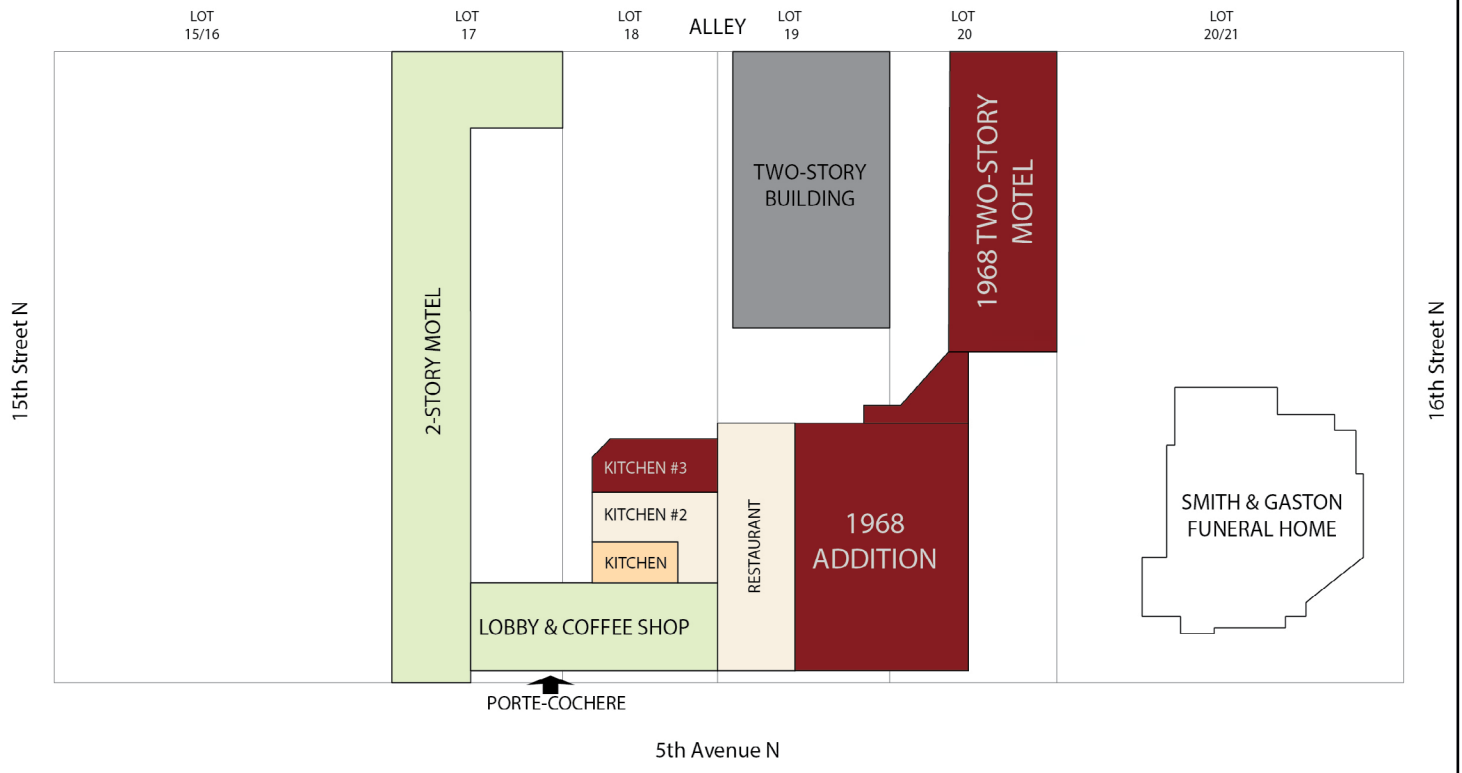


Fig. 1.25 - In 1968, the Gaston expanded significantly by adding on to the kitchen and constructing two, two-story buildings, that added another 26 rooms and a banquet hall (red). The one-story garage was removed at this time. Changes made in 1982 did not affect the footprint of the 1954 or 1968 buildings. The two-story building that pre-dated the motel and the building that housed the Smith and Gaston Funeral Home were demolished in 1982.

PHYSICAL DESCRIPTION

The Gaston Motel property contains two campaigns of development: 1.) the 1954 L-shaped two-story motel block with associated one-story lobby fronting the south property line (facing 5th Avenue), coffee shop, restaurant, and kitchen; 2.) the two-story 1968 addition facing 5th Avenue and a 14-guest room motel wing to the rear, in the northeast corner of the property. The area between buildings is a parking court that once also contained a small patio/garden area in the rear corner of the 1954 guest room wing, and two buildings that pre-dated the motel's construction (now demolished). The primary entry point to the parking court is through a porte-cochere between the 1954 motel lobby and coffee shop.

The following descriptions of the building systems of the Gaston Motel are organized into two parts: descriptions of the contributing features and the extant features and conditions of the 1954 motel and of the 1968 additions. Where relevant, information has been used from the extant 1982 drawings for the conversion of the motel to senior housing and from extant physical evidence of the 1982 renovations.

STRUCTURAL SYSTEM

1954

Generally the structural system for the 1954 motel and restaurant is a combination of reinforced concrete grade beams, load-bearing masonry walls, steel frame, bar joists and a metal pan with concrete topping on the second level and for the roof structure.

Foundations: According to the extant 1954 architectural drawings, the foundations for the two-story motel block and one-story lobby and coffee shop are on-grade beams of varying size. The one 1954 structural drawing does not include dimensions of the grade beams. The grade beams appear to be under the full length of the perimeter walls that are indicated as load-bearing. Footings are also indicated under the steel columns that support the parking court side of the structure.

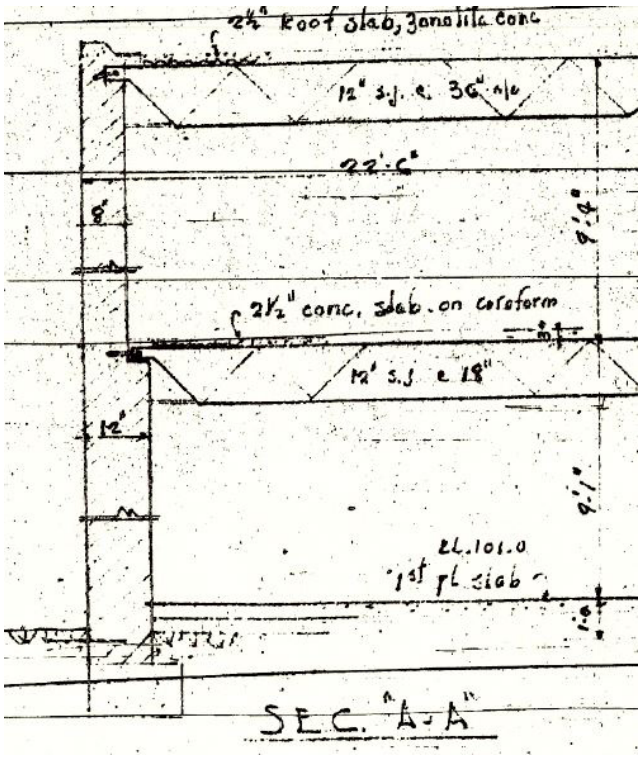


Fig. 1.26 - Detail from 1954 drawings showing structural wall system.

Load-Bearing Masonry Walls: The outside west and north walls of the motel are load bearing masonry. The load-bearing walls of the motel are indicated to be a 12" thick masonry wall from the second floor down to the grade beam and an 8" wall from the second floor bearing point to the roof structure. Field observations indicate the assembly carrying the load of the floor and roof is concrete masonry units (CMU). No evidence can be found in the available documentation if, and if so, how much and on what spacing concrete and steel rebar reinforced cells were provided.

The walls for the below grade basement room adjacent to the east stair are 12" cast in place concrete.

Steel Frame: Except for the west load-bearing masonry wall, the motel structure is a steel frame. Columns are 3 ½" round tubes spaced 13 feet on center (oc) and aligned with the outer edge of the second level single loaded corridor. The columns extend from a footing below grade

to the point of support for the bar joists floor and roof framing on the load bearing masonry wall. The floor and roof deck is composed of a metal pan with concrete topping. Lateral framing in the north-south column alignment is a 12" deep channel running at the second floor line with the flat surface facing out. Welded inside the channel is a continuous 3" x 8" shelf angle as a bearing point for the bar joist floor framing. Positioned on top of the pipe columns at the roof bearing point is a continuous 8" I section (C189) beam running the full length of the column line.

The framing members for the first floor above the basement, the second floor guest rooms, the guest room wing roof, the porte-cochere and the restaurant are 12" bar joists. At the first and second floors of the guest wing, the floor joists are spaced at 18" o.c. At the coffee shop and porte-cochere, the roof joists are spaced 30" o.c. The roof framing joists over the guest rooms are spaced at 36" o.c. As stated above, at the second floor framing the joists bear on a shelf angle welded to the inside of a 12" channel on the corridor side and on load bearing CMU on the outside wall. However, at the roof line where the I-beam sits on top of the column, an additional component is required to hold the joists in place laterally. The structural drawings indicate this was accomplished by welding joist ends to a 5 ¼" x ¾" x 4" plate that runs continuously along the length of the column line.

The second floor structure is completed by installing a 2 ½" concrete topping slab over "coroform" structural metal decking. Coroform (aka "Corruform") is a proprietary corrugated metal decking designed to span joists and receive a concrete decking. The remainder of the first floor and basement floor are four-inch concrete slabs on four inches of slag fill, with a vapor barrier between. The slab is reinforced with a 6"x6" 10 gage welded wire mesh.

The roof deck spans the bar joists on 36" spacing to support the roofing system. Notes on the structural drawings indicate that the topping slab on the roof deck is "zonolite" concrete. Zonolite is a proprietary lightweight roof deck purported to have insulating qualities. It is most likely that the zonolite was specified to reduce the load on the bar joist structure spaced at 36" o.c., twice the distance of the bar joist spacing at the second floor.

1968

No original drawings exist from the 1968 expansion of the motel. Drawings do exist from the 1982 conversion from a motel to senior housing. While there was considerable alteration to the interior non-structural space configuration and layout and finish of the 1968 structures in 1982, it does not appear from field observations that the basic 1968 structure of those buildings were significantly altered in 1982. The following description of the 1968 structure is based on field observations and relevant information in the 1982 drawings, primarily the demolition drawing.

The two 1968 structures use very similar structural systems to those used in the 1954 buildings: load-bearing masonry walls on the perimeter, steel interior framing, bar joist floor and roof framing and a metal pan with concrete topping for the second level floor and roof deck. The characteristics of the foundation of the 1968 buildings are not known.

Load Bearing Masonry Walls: The north and south walls of both the 1968 two-story motel block and the two-story addition are load-bearing CMU; 12 inches thick from the second floor down to foundation and an 8" wall from the second floor bearing point to the roof structure.

Steel Frame: In addition to the load-bearing masonry walls, the interior structure is a steel frame.

For the 1968 freestanding guest room wing, a steel frame supports the second floor and roof. Two rows of 3" square columns, one at the outer edge of the open corridor and one column line approximately on the centerline of the guest rooms. Columns are spaced 12' 8" on center, corresponding with the centerline of the party walls between rooms. On top of the columns running the long dimension of the rooms is an 8" steel beam that supports 12" bar joists at 36" o.c. spanning the short dimension of each room. The 8" beam between rooms at the floor and roof spans from the load bearing rear wall to bear on a 12" channel that ties together and provides lateral support for the line of columns at the outside line of the open corridor. The bar joist spacing to support the open corridor is

the same as in the rooms, running the short distance of the rooms between beams. The floor and roof deck is a metal pan with a concrete topping.

The structural framing of the 1968 addition that contained the supper club with guest rooms above is a combination of load bearing masonry and steel frame, similar to the 1954 structure. The north and south walls of the structure are load bearing masonry. There are two rows of columns interior to this structure running east/west and spaced approximately 25' apart. One row of columns runs north/south at the joint between the 1954 restaurant structure and the 1968 addition and carries the joists in that area of the building. The roof and second floor framing are 16" bar joists on 30" centers running north/south. The three bays of joists bear on 8" I-beams over two interior column/beam lines, noted above. At the roof, the beams bear on the east and west masonry walls. At the second floor, the beams bear on the east masonry wall and attach to a continuous beam that runs north-south and bears on the 3" steel columns aligned to the former east wall line of the restaurant.

There is a specific identified difference in the characteristics of the1954 joists and the 1968 joists; the bottom chord of the 1954 joist consists of two round rods, whereas the bottom chord of the 1968 joist is made up of two angles.

The second floor and roof deck of the supper club/guest room structure are a corrugated metal pan with concrete topping. The characteristics of the topping are not known and will require destructive testing to determine. At the second 1954 kitchen addition and the 1968 kitchen addition/alterations, the roof framing is wood 2" x 8"s at 16" o.c. The roof decking in this area is 1" x 6" butt-jointed boards.

WALL FRAMING

1954

The load bearing and non-bearing exterior masonry walls were furred out with 1" x 2" furring strips and clad on the interior with 5/8" gypsum board, though in closets and storage areas the interior face of the masonry was specified to be painted as the finish. The parking court-facing framed walls of the guest rooms are comprised of wood 2"x4" framing 16" o.c.. The exterior cladding is ¾" x 8" tongue and groove fir over 5/8" sheathing of either plywood or gypsum wallboard (both indicated on the original drawings). Interior partition walls are 2"x4" wood studs at 16" o.c. with 5/8" drywall sheathing. Party walls between motel guest rooms were 2"x4" studs with a 1" fiberglass blanket nailed to one side. Over the fiberglass blanket was nailed a 1"x2" nailing strip. A 5/8" sheet of gypsum wall board was applied to both sides of the wall.

1968

The east wall of the rear two-story guest room wing is load bearing concrete masonry units with an exterior veneer of brick. On the parking court side, the guest room walls are composed of 2"x4" wood studs clad in 1x8 tongue and groove boards with beveled edges, installed vertically on the exterior. In the larger east building the north and south walls are load bearing masonry to receive and carry the load of the second floor and roof joists. The east wall carries the loads of two steel beams, and is otherwise CMU with an exterior veneer of brick. The west wall, which is carried by a steel beam bearing on columns, is an assembly CMU with exterior brick veneer. Due to the amount of change to the interior of the 1968 buildings, it is very difficult to impossible, based on available documentation and field observations, to define with certainty the original interior conditions of these structures.

ROOFING

1954

The 1954 roofing appears from field assessment to be the original built-up and ballasted "20 year" roofing, as defined in the original construction documents, on top of a lightweight Zonolite cementitious roof decking. The eave flashing is a metal gravel curb at the roof perimeter except at the north roof edge, which has a gutter. The metal curb was designed with a hemmed exterior edge 4" above the prevailing roofing.

There is a 1"x12" fascia around all roofs. The lobby, porte-cochere, and coffee shop have a roughly 2' 8" overhanging eave at the 5th Avenue (south) elevation. The soffits were originally a vee-jointed tongue and groove board with a continuous soffit vent and recessed accent lighting that has been lost in subsequent renovations. The existing soffit is finished with plywood, with no vent and no light fixtures (as originally designed). The parking court-facing soffit is roughly 9" deep. The west and north facing roof edges do not have overhangs or soffits; sheet metal flashing extends down the wall face roughly 3 inches.

1968

The roofing of the 1968 buildings is also built-up and ballasted with the same curb detail as shown in the 1954 drawings. The curb is present on the addition's south, east, and west roof edges and the two-story block's north and east roof edges.

ROOF DRAINAGE

1954

Five roof drains are provided in the 1954 roof. Two are 8" interior roof drains that run underground and discharge to the gutter of the street. One of the interior roof drains is at the northeast corner of the lobby and one at the southwest corner of the structure. There are three roof drains that connect to 3" exterior down spouts on the north side of the porte cochere. These discharge on to the pavement below. The north end of the two-story 1954 motel roof drains to a 6"x5" metal gutter with stiffeners at 30" o.c. Three 4"x4" metal downspouts with strainers are recessed in to the wall below the second floor line and empty to the ground.

1968

4"x5" gutters are located along parking court-facing roof edges of both the two-story guest room block and two-story southeast addition. 4"x5" downspouts drain on to lower roofs or to underground drainage. Conductors in the roof curbs also drain to 4"x5" downspouts.

STAIRS AND RAILINGS

1954

There is one set of interior metal pan stairs located at the southern end of the 1954 motel block. These half-pace stairs extend from the basement to the second floor in a partially enclosed CMU and brick veneer clad stair well. The stairs are comprised of 10" stringers (10" x 8.4 channels) with 7" risers and 10" concrete treads, embedded with metal "Safety Nosing" (type 603 A), and a "sanitary cove". 36" wall mounted and freestanding hand rails are

1-1/4" metal pipe with welded connections.

A straight-run steel stair with pan treads is located at the north end of the 1954 motel block's second floor corridor. These stairs are an identical construction to the above described stair, but with a rail detail matching the second floor corridor's guard railing as further described below.

The guardrail on the balcony and north stairs of the 1954 motel block dates to 1954. The guardrail on the balcony and stairs of the 1968 additions dates to 1968. Both are nearly identical; 3/4" pipe top and bottom rails and balusters and panels of wire mesh set at a 45-degree angle in a 3/4" channel frame. The only perceptible difference is that the 1954 guardrail panels are attached to the top and bottom rails via welded pin connection, whereas the 1968 panels are attached via welded tab connections.

1968

Two more straight-run steel and metal pan stairs are located at both ends of the 1968 north guest room wing. These stairs are similar to the 1954 straight-run stairs and railings, but with a slight variation in the guard railing design as described below.

DOORS

1954

The 1954 drawings indicate that nearly all doors were "Weldwood" flush, birch-faced, and either solid, stave-core or hollow-core. Exterior room doors were typically 2' 8" x 6' 8", exterior doors to public spaces were 3' 0" x 6' 8", and interior doors 2' 0" x 6' 8". The door in the basement is the only metal door indicated on the plans and is extant. It measures 2' 8" x 6' 8". All door frames are indicated to be metal, typically 5-1/4" deep with a 2" face. Thresholds are indicated to be aluminum at motel room doors and marble at bathroom doors. From field documentation the extant door frames are different from those shown on the 1954 drawings. However, from the assessment of the extant door frames there is ample reason to believe they are the original door frames.

1968

All new doors were installed in 1982 in exterior and interior openings in the north guest room wing and in the southeast supper club/guest room building. There is no contributing door, frame and hardware fabric remaining.

A fairly unique stave-core wood door, located at the porte-cochere entrance to the coffee shop, features a "bottle-glass" lite composed of an array of pressed glass rondels. Research indicates that these bottle-glass windows were popular during the 1960s and 1970s, suggesting that the door was installed during the 1968 work.

A steel door is located on the inside of the west wall of the first floor lobby office. There is no evidence of it in the exterior of the west wall of the motel. This door does not appear in the 1954 drawings and in the 1982 drawings the location is marked for a new masonry wall infill, but does not indicate a door there. It appears that, rather than removing the door, it was left in place and bricked over. The door is roughly located where the 1963 bombing caused damage, though its relation to that event is unknown.

WINDOWS

1954

The window schedule in the 1954 motel drawings indicate that there were nine different windows specified and one site built window detail. All but two window types were steel casements. The variation in steel window type was generally in dimension and action. A catalog number was provided for each window, but the manufacturer was not specified. The guest room windows were all the same window type (Type A, Cat#3524) and size, 4' 51/8"x 5' 3". B Type windows (Cat#2524) were located on the second floor in the suite facing 5th Avenue and to the east over the porte-cochere and in the south facing wall of the most north east room. One C Type window (Cat#35) is located in the south elevation of the 2nd floor suite room between the two Type B windows. One Type D (Cat#34) window is located in the center of the three bays of windows in the south elevation of the lobby and clerk's office between two Type E windows (Cat#34). A type F (Cat#1313) was not identified on the drawings. Two type G (Cat#25) windows were located in the south elevation of the northeast most guest room on the first and second floor. Two sizes of "Security Windows" were indicated in the north wall of the motel that is common with the mid-block alley and in the north wall of the coffee shop/restaurant. The north windows were removed, presumably in 1968 and the openings bricked in. The windows at the kitchen locations were altered in 1968 and two of the security windows are now present on the west-facing wall of the late 1954 kitchen addition.

All of the original steel casement windows were replaced by smaller aluminum windows during the 1982 renovations.

Horizontal bands of wood framed fixed glass windows, extend along the 5th Avenue elevations of the lobby and coffee shop and wrap the corners of the lobby and coffee shop under the porte-cochere. These windows are substantially intact to be restored except for a section at the east end of the coffee shop that was removed during the 1982 work. Another bank of windows on the 1954 restaurant remains partially intact behind the masonry wall of the remodeled 1968 restaurant entrance. This band of fixed glass windows was similar in mullion profile to the 1954 windows in this area but are positioned higher off of the ground and only contain two rows of lites rather than three which is prevailing in the 1954 structure. Glass lites are roughly 37" x 19" with 1-5/8" mullions. Three rows of windows begin at a 4-foot high brick sill above grade and extend vertically 5' 3" to just below the roof line. Wood mullions and frames were originally darkly stained with a clear coat of sealer, the characteristics of which will be established in the finish analysis.

In the late 1954 restaurant addition is a plate glass window in the west wall of the restaurant. The widow frame and tongue and groove wainscot below are still in situ, buried in a stud wall of 1982 vintage. The plate glass had been removed from this window and the opening covered in metal lath and plaster on the restaurant side prior to the 1982 work.

1968

The 1968 additions include two types of aluminum windows on the second level of the two-story southeast addition; windows on the west-facing wall of the second level are three fixed lites over a single lite hopper and the windows on the second level of the 5th Avenue elevation are a pair of single lites over a single lite hopper. First floor windows of the 1968 addition and windows on the 1968 two-story motel block were replaced in 1982. The characteristics of the original windows in this area are unknown due to the lack of documentation of the 1968 motel/restaurant additions.

The southernmost room on both the first and second levels of the 1968 two-story north motel building includes an aluminum storefront facing the motor court, a treatment typical of later motel design. The 1982 drawings provide no information that indicate that this window was altered at that time.

All extant windows in the 1954 guest rooms and 1968 north wing were installed in 1982. They are one-over-one,

single-hung, aluminum sash and frame with applied mullions creating a 6/6 appearance. There are no expressed exterior sills or heads, but there are interior wood sills composed of a standard-sized apron and stool.

EXTERIOR MATERIALS AND FEATURES

1954

A significant architectural feature of the original motel is the stacked bond Roman brick (nominally 12" x 4" x 2") used below the ribbon window sills on the front (5th Avenue) of the motel, under the windows of the lobby and restaurant, under the porte-cochere, under the windows on the interior parking court side of the lobby, and as the facing on the integral planter at the 5th Avenue elevation of the two story portion of the motel. Approximately 1/2 of the porte-cochere elevation of the restaurant is 1/3 running bond Roman brick. The balance is stacked Roman brick under the window sills. The Roman brick is generally a buff color but includes a variety of colors ranging from pale orange to pink to medium red. 3/8" mortar joints are typical. An exposed, granule-sized beige aggregate has left grooves in the face of the brick from the manufacturing process.

The balance of the brickwork on the motel is a blend of ochre, red and flash brick set in a common bond. The north and west walls, as well as the interior of the stair well, are faced with common bond brick.

Another important exterior material from the original design is the 3/4", 1" x 8" tongue and groove vertical siding used on the exterior walls facing the motor court and the mid-floor spandrel on the 5th Avenue elevation of the two-story block. A similar tongue and groove siding was used in 1982 to re-clad the exterior, motor court-facing walls of the 1954 and 1968 two-story motel guest room building, as well as several areas where windows were covered over or removed on the 5th Avenue elevations.

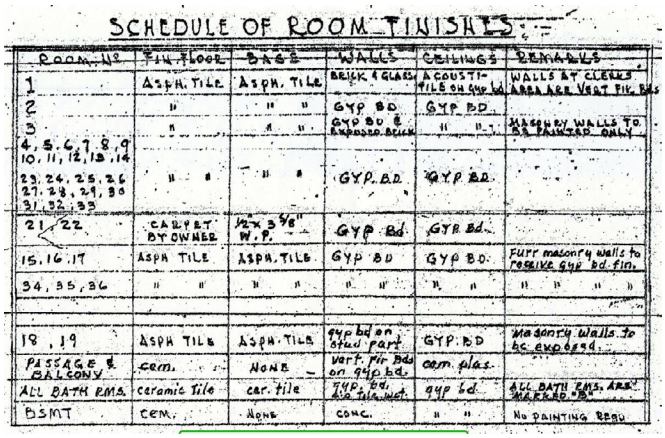
The ceiling of the exterior single-loaded guest room corridors and porte-cochere are plaster on a 3/8" rib metal lath attached to ¾" furring channels on 24" centers. A notable feature of the ceiling profile of the first floor corridor is the modification of the lower bar joist chord that was bent upward to align with the fascia detail that was not the depth of the bar joists. This joist modification produced a gentle convex curved profile at the outward 2' of the ceiling.

Ashlar stone planters on the 5th Avenue elevation are indicated on the original drawings for the building. However, on the drawings the ashlar planter retaining walls are shown to be lower in height than the existing planters; the tops of the walls as shown in the 1954 drawings were to be just under 4' below the sill of windows above (drawings do not provide exact dimension). The current walls give evidence of being installed in 1982. While the specific stone used in the original wall treatment is not known, based on photographic evidence, it appears to be typical of north Alabama limestone.

1968

The predominant exterior wall finish of the 1968 buildings is a blend of dark and lighter beige face brick set in a common bond. A continuous horizontal sailor course of brick provides relief to the prevailing common bond pattern of the primary wall at and over the heads of the windows on each floor. There is one other accent brick detail at the westernmost window bay of the two story addition. In the panel between the first and second floor windows is Flemish bond coursing. To produce some shadow relief to the wall in this area the headers project from the prevailing plane of the wall approximately 1".

The 1968 5th Avenue-facing wall of the restaurant, with a segmented arched doorway, sits in front of the original 1954 wall of the restaurant approximately the thickness of the new wall. This wall is clad in Flemish bond beige



SCHEDULE OF ROOM FINISHES

Room No.	Fin. Floor	Base	Walls	Ceilings	Remarks
1	Asph. Tile	Asph. Tile	Brick & Glass	Acousti-Tile on Gyp Bd	Walls at Clerks Area are Vert. Fir. Bds
2	"	" "	Gyp Bd	Gyp Bd	
3	"	" "	Gyp Bd & Exposed Brick	" "	Masonry Walls to be Painted Only
4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14	" "	" "	Gyp. Bd.	Gyp Bd.	
21, 22	Carpet by Owner	1/2 x 3 5/8" W.P.	Gyp Bd	Gyp Bd.	
15, 16, 17	Asph Tile	Asph. Tile	Gyp Bd	Gyp Bd.	Furr masonry walls to receive Gyp bd. fin.
34, 35, 36	" "	" "	" "	" "	" " " "
18, 19	Asph Tile	Asph. Tile	gyp bd on stud part	Gyp. Bd	Masonry walls to be exposed
Passage & Balcony	cem.	None	Vert. fir Bds on gyp bd.	cem. plas.	
All Bath Rms.	ceramic Tile	cer. tile	Gyp. bd. & Tile incl.	gyp bd.	All Bath Rms. Are Marked "B"
Bsmt	cem.	None	conc.	" "	No Painting Reqd

Fig. 1.27 - Schedule of Room Finishes from Echols plans for the Gaston Motel, February, 1954.

brick of varying shades with slightly projecting headers that are matched by the Flemish bond treatment on the first bay of windows of the two story portion of the facade.

INTERIOR FINISH MATERIALS AND FEATURES

1954

None of the 1954 interior finishes are intact, primarily due to the extent of the alterations for the conversion to senior housing in 1982. Remnants remain of some features and along with the 1954 drawings and period photographs provide enough evidence to establish the composition and physical characteristics of 1954 features as the basis for a restoration treatment. These include: one-coat plaster on metal lath ceiling of the porte-cochere, balcony, basement, and underside of the main stairs; fragments of 3/8" paper-faced gypsum board, including a section of ceiling in the former coffee shop; furring strips fastened with cut nails; paint on railings, door frames, the obscured plate glass window frame and wainscot in the former restaurant, pipe columns in the former kitchen, masonry walls of former closets locations, the interior of the coffee shop's 5th Avenue-facing masonry walls, and fascia boards; finishes on the lobby and coffee shop window frames and mullions; fragments of "Acousti-Tile" in the former lobby; tile, wallpaper fragments, and a toilet paper holder in one of the coffee shop's bathrooms, now partially embedded in 1982 walls; and possible flooring tile in multiple locations that may date to the original construction.

Typical Guest Room: Based on the original construction documents, the typical guest room was a simple rectangular 12' x 17' room. Finished floor to finished ceiling height was 8' 6". Based on the finish schedule in the original construction documents, the floor and base were asphalt tile (evidence of these tiles is extant); however, the master suite was given carpet floors with a 1 x 4 wood base. Guest room walls and ceiling are painted gypsum board. Guest room baths were 4' 6" x 5' 10". They were finished with a ceramic tile floor and base with marble threshold at the bathroom door. Walls were a ceramic tile wainscoting to 4' 0" above finished floor (AFF) with gypsum wall board above[46]. Ceilings were gypsum wall board. Each bath has a wall mounted sink, a toilet and a shower. The 32" wide by 32"deep by 81" high shower was positioned at the back wall of the main bathroom compartment. The shower was a prefabricated Fiat Shower, No. 27.

Lobby: The lobby consisted of five spaces: the public area, the reception desk area, a clerk's room, a linen and supply storage room, and a small restroom. In the lobby and clerk's room the floors and base were scheduled to be asphalt tile. The ceiling in the lobby was acoustical tile over gypsum wall board. In the clerk's room and the linen and supply storage room the ceiling was gypsum wall board. In the lobby proper the walls are scheduled as brick (exposed stacked bond Roman brick) and vertical ¾" tongue and groove boards as was scheduled for the exterior of the guest rooms. The clerk's office walls were gypsum wall board over furring on the west load bearing masonry wall. The walls of the linen and storage room are gypsum wall board except for the west wall which is scheduled to be painted exposed masonry. Of particular note in the original drawings is the detailing of the reception desk in the lobby. It is detailed as an L shaped desk with inward sloping beveled front and side. It is noted to have a finished surface of ¾" end grain fir plywood sitting on a 4" composite base. At the right of the entry door to the lobby a 4' 0" (AFF) wall separates the entry from the waiting room of the lobby. A custom designed

46 Author's note: Though the 1954 drawings do not specify it, the wet-walls of the bathrooms may have been plaster on metal lath, as is suggested by a diamond pattern of whitish stains on the original studs in those locations.

8"x11" copper lined planter is shown to be located on the top of the masonry wall. The restroom, without shower, was scheduled in the original drawings to have the same finishes as the guest room bathrooms.

Coffee Shop: The coffee shop was scheduled in the drawings to have asphalt tile and base and gypsum wall board walls and ceilings except for the exterior-facing (5th Street) wall that is scheduled to have exposed brick. The restroom in the restaurant is scheduled to have the same finishes as the typical guest room bathroom. The lunch counter and back counter shown on the drawings are noted to not be in the contractor's scope of work. No other information exists regarding the character of these features of the coffee shop.

The walkways and balcony were to have exposed cement floors and cement plaster on metal lath ceilings. The exterior wall of the motel, fronting the walkways featured vertical, tongue and groove, 1' x 8" fir boards.

Restaurant and Kitchen Expansion: The October 1954 drawings showing the restaurant addition and kitchen expansion called for composite floor and base, 5/8" gypsum board walls, and acoustical tile on 5/8" gypsum board ceilings in the restaurant. The October set of kitchen expansion plans also calls for the service spaces to be plastered and have 5/8" gypsum board ceilings; the finishes called for in the December 1954 sheet, which appears to more closely reflect the constructed condition, are not decipherable.

1968

Currently, most interior finishes in the two connected 1968 structures date to the 1982 work, which is predominantly composed of metal stud wall construction (or wood studs where existing wall locations were retained), faced gypsum board walls and ceilings, composition base and trim, and little else. Carpeting has been removed, revealing cement floors in most of the complex, with the exception of some 9x9 and 12x12 synthetic tile and 4x4 ceramic tile locations that likely date to the 1968 work.

Some of the 1968 finishes may also be present, specifically; the speckled beige wall tile and the red ceramic floor tile in the expanded former kitchen.

FURNISHINGS

As established in the ICOMOS Madrid Charter, art and furnishings can be character defining in a historically significant 20th century modern environment, which the A.G. Gaston Motel is. The documentation of the furnishings for the motel when it was opened is scant. They are limited to newspaper clippings, historic post cards and a few photos. Reference was found to Herman Miller furniture in the research and evidence of Eames DKR wire chairs in the restaurant in the historic photos. More research correlating furnishings in historic photos with mid-century furniture manufacturers and local Birmingham suppliers is an important task to supplement this HSR.

Check-in Key Boxes and Keys - At several locations around the exterior and the motor court are metal boxes affixed to the walls. At many of these boxes, a brass key hangs from a metal chain. These boxes were used by security guards to check-in while they made their rounds. The date of these devices is unknown.

Walk-in Viking Refrigerator - Located in the expanded former kitchen, in what appears to have been a pantry, is a large walk-in refridgerator. The date of manufacture is not known. It has a white enameled exterior and a wood interior with wood shelves. The walls are very thick and are most likely insulated and lead-lined. There is a heavy metal door and two vertically-hinged, single-lite windows. The hardware appears intact. The fridge bears an emblem of a Viking's portrait in a circular red frame reading "Est. 1904", the circle rests in the crook of a silver letter "V" on a black background, with the words "Viking Refrigerators Inc. K. C. MO" in white.

Historic Drawings and Photographs from 1954 through 1963 offer evidence for the type and color of interior furnishings and fittings. There is some documentation in the book "A.G. Gaston Motel" that describes some of

the furniture used during the motel's period of significance, including furniture produced by Herman Miller.[47] Substantial research will be required to identify specific makes and models of furniture and fixtures. Drawings can be used to reproduce specific custom designed features such as the clerk's desk or coffee shop counter.

MECHANICAL SYSTEMS

The original mechanical system in the 1954 motel was removed in the 1982 conversion of the motel to senior housing. Based on the original drawings the original mechanical system was a two pipe system distributing heating and cooling with a room air handling unit under the window in each of the guest rooms. Guest room units had a capacity of 200 CFM of output. The coffee shop was connected to the two pipe system with a 2000 CFM air handling unit. The condenser for the system was indicated to be located behind the coffee shop in the original system design, but later photographs show the unit on the roof of the kitchen expansion. The manufacturer of the original system is not known.

Each room had an air conditioning unit located below the window. A louvered vent in the wall below each window fed fresh air in to the units.

ELECTRICAL SYSTEMS

The original motel entry service was 400 amps. Service to the property was originally supplied from a pole in the alley north of the motel. The service line connected to the main electrical panel in the basement and then fed three panels; one north of the stairs in the exterior wall of the first floor corridor, (16 20-amp breakers), one about eight rooms north of that in the exterior wall of the first floor corridor (12 20-amp breakers), and one in the coffee shop (100-amp main, 2 50-amp, and 6 20-amp breakers). Each room had three convenience outlets, one on the exterior parking court wall and one on each of the two party walls. Each guest room bathroom had a combination switch/convenience outlet located at the sink. Each room had a phone jack.

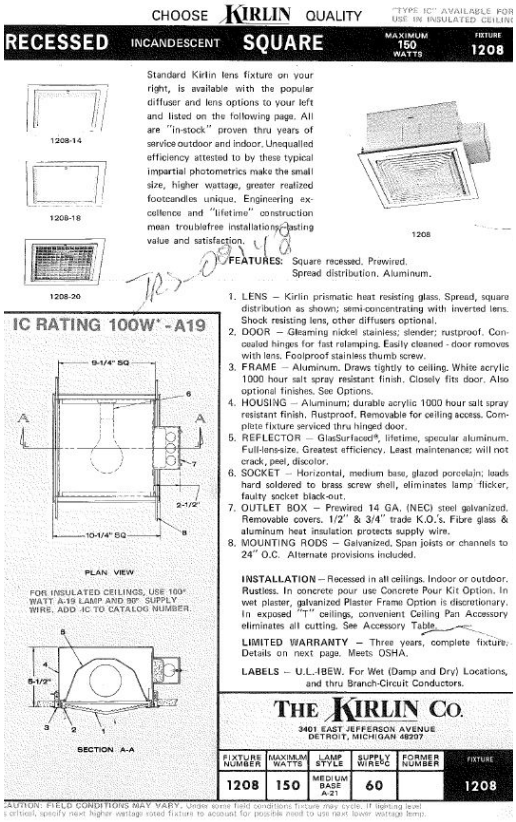
LIGHTING FIXTURES

The Lighting Fixture Schedule on the 1954 drawings identify the fixtures in the 1954 motel.

In guest rooms, a wall outlet on the party wall was switched at the entry door. This outlet undoubtedly connected to a table lamp at the bed. That is the only light indicated in the main sleeping area. A Kirlin (manufacturer) #1207 75-watt recessed fixture was located in the ceiling of each guest room bathroom. The same fixture was also used in the restrooms of the restaurant.

The single loaded open guest room corridor on the first and second floors was lit by Kirlin #1207 100-watt recessed fixtures with a plaster ring in the plaster ceiling of the corridor. They were equally spaced along the corridor without regard to column or unit spacing. One Kirlin #1207 was also located in the semi-enclosed stairwell.

In the reception area, four Kirlin #1208 150-watt recessed ceiling


CHOOSE KIRLIN QUALITY

"TYPE IC" AVAILABLE FOR USE IN INSULATED CEILING

RECESSED INCANDESCENT SQUARE

MAXIMUM 150 WATTS

FIXTURE 1208

Standard Kirlin lens fixture on your right, is available with the popular diffuser and lens options to your left and listed on the following page. All are "in-stock" proven thru years of service outdoor and indoor. Unequalled efficiency attested to by these typical impartial photometrics make the small size, higher wattage, greater realized footcandles unique. Engineering excellence and "lifetime" construction mean troublefree installations lasting value and satisfaction.

1208-14

1208-18

1208-20

1208

FEATURES: Square recessed. Prewired. Spread distribution. Aluminum.

IC RATING 100W* - A19

9-1/4" SQ

10-1/4" SQ

PLAN VIEW

FOR INSULATED CEILINGS, USE 100 WATT A-19 LAMP AND 90" SUPPLY WIRE. ADD -IC TO CATALOG NUMBER.

SECTION A-A

1. LENS — Kirlin prismatic heat resisting glass. Spread, square distribution as shown; semi-concentrating with inverted lens. Shock resisting lens, other diffusers optional.
2. DOOR — Gleaming nickel stainless; slender; rustproof. Concealed hinges for fast relamping. Easily cleaned - door removes with lens. Foolproof stainless thumb screw.
3. FRAME — Aluminum. Draws tightly to ceiling. White acrylic 1000 hour salt spray resistant finish. Closely fits door. Also optional finishes. See Options.
4. HOUSING — Aluminum; durable acrylic 1000 hour salt spray resistant finish. Rustproof. Removable for ceiling access. Complete fixture serviced thru hinged door.
5. REFLECTOR — GlasSurfaced®, lifetime, specular aluminum. Full-lens-size. Greatest efficiency. Least maintenance; will not crack, peel, discolor.
6. SOCKET — Horizontal, medium base, glazed porcelain; leads hard soldered to brass screw shell, eliminates lamp flicker, faulty socket black-out.
7. OUTLET BOX — Prewired 14 GA. (NEC) steel galvanized. Removable covers. 1/2" & 3/4" trade K.O.'s. Fibre glass & aluminum heat insulation protects supply wire.
8. MOUNTING RODS — Galvanized. Span joists or channels to 24" O.C. Alternate provisions included.

INSTALLATION — Recessed in all ceilings. Indoor or outdoor. Rustless. In concrete pour use Concrete Pour Kit Option. In wet plaster, galvanized Plaster Frame Option is discretionary. In exposed "T" ceilings, convenient Ceiling Pan Accessory eliminates all cutting. See Accessory Table.

LIMITED WARRANTY — Three years, complete fixture. Details on next page. Meets OSHA.

LABELS — U.L.-IBEW. For Wet (Damp and Dry) Locations, and thru Branch-Circuit Conductors.

THE KIRLIN CO.
3401 EAST JEFFERSON AVENUE
DETROIT, MICHIGAN 48207

FIXTURE NUMBER	MAXIMUM WATTS	LAMP STYLE	SUPPLY WIRE°C	FORMER NUMBER	FIXTURE
1208	150	MEDIUM BASE A-21	60		1208

CAUTION: FIELD CONDITIONS MAY VARY. Under some field conditions fixture may cycle. If lighting level is critical, specify next higher wattage rated fixture to account for possible need to use next lower wattage lamp.

Fig. 1.28 - Page from lighting manufacturer Kirlin catalogue detailing the #1208 fixture specified for the Gaston Motel, no date. This fixture is still manufactured. Courtesy of Sesco Lighting, Inc.

47 Sutton, Marie A., "The A.G. Gaston Motel in Birmingham: A Civil Rights Landmark" The History Press, 2014. p.61

fixtures with plaster trim rings were spaced equally in the four corners of the room. Centered in the room was a Kirlin #1212 300-watt recessed ceiling fixture. One Kirlin #1208 recessed fixture was also mounted over the receptionist's work station.

Two 100-watt Kirlin #568 recessed fixtures were located over the reception desk.

Kirlin #1208 150-watt recessed fixtures were also used on the front (5th Street) of the motel. Three of these fixtures were in the soffit in front of the reception area and six of the fixtures were equally spaced in the soffit in front of the coffee shop. Four of the Kirlin #1208 150-watt recessed fixtures were mounted in the ceiling of the porte-cochere.

Five Swivelier # 2347 spot light fixtures with a par-38 150-watt bulb were equally spaced at the upper eave above the second floor guest room corridor to provide light to the parking court below. These were mounted to a junction box.

The primary lighting for the guest area of the coffee shop was provided by four foot Lithonia #CLS-286-425 MA two bulb white fluorescent fixtures with plastic side diffusers aligned in series. The lighting behind the counter was provided by two of the same Lithonia fixtures except one of the two was a two foot fixture.

Seventy-five-watt bare bulb porcelain fixtures were scheduled in the drawings for the kitchen prep areas as well as the Linen/Storage room.

An American Lantern (manufacturer) #4014 wall fixture mounted at 84" AFF is shown on the back wall of the semi-enclosed stairwell at the first floor.

SITE CHARACTERISTICS

Period photographs and postcards indicate that there were several site features that are no longer present and that do not appear in any drawings. One such feature was a patio area at the north end of the parking court contained by the 90-degree bend in the motel block and the no longer extant one-story building. Based on historic photographs, this area was paved with brick pavers rather than the asphalt typical of the balance of the parking court. The patio was furnished with bent steel tube and metal back outdoor chairs and table furniture and fabric umbrellas typical of the period. A large tree that was preserved in the construction of the 1954 motel was contained in a circular brick planter located behind and in close proximity to the coffee shop kitchen that can be partially seen in a photograph of A.G. Gaston with his foot on the planter. The tree was likely a casualty of the 1968 expansion of the motel kitchen and restaurant.

Entry Gate - There is a two-leaf metal gate at the south edge of the porte-cochere entrance. No gate appears in any of the historic images or drawings. The present gate was installed during the 1982 work.

Guard Booth and Mailboxes - A detached 4' x 4' guard booth and 6' x 2' mailbox structure remain on the site. These date to the 1982 work.

Enclosed Walkway - A once-enclosed and unconditioned walkway, constructed in 1968 and connecting the second level balcony of the 1954 motel block to the two-story 1968 addition, traverses the roof above the former lobby, porte-cochere, and coffee shop. The walkway is framed in metal channels and its walls are clad in corrugated galvanized metal sheets. The highly deteriorated roof appears to be particle board with a waterproof sheet material on top. The flooring material is no longer present.

Ventilation Grille - There is a 3'x3' ventilation grille with 1/2" wire mesh in a 3/4" frame at the landing level of the stairs to the basement. This feature dates to 1954 and is shown in the original drawings.

North Site Wall - Along the north property line is a CMU wall. The wall is not indicated in the 1954 drawings. 1982 drawings indicate that the wall existed at that time and give instructions to construct a new wall in that location following the demolition of the preexisting two-story building to match the adjacent existing wall. The wall most

likely dates to 1968 when the one-story building at the north end of the property, where the wall is presently, was removed.

Motel Sign - During the period of significance (1954-1963), the primary sign was the wall mounted Z-shaped sign mounted on the south (5th Avenue) elevation over the lobby. An additional ground-mounted sign was added as part of the 1968 expansion. It is inserted through the eaves of the 1954 coffee shop's south elevation. The wall mounted Z-shaped sign was removed at some point. There are clear images of this sign but no construction document or measured drawings of its characteristics. The ground mounted sign of steel and sheet metal was modified in 1982 to announce the senior housing.

Parking Court - The parking court is a significant character defining feature of the motel. It was where public meetings and news conferences took place and pronouncements were made. In its primary role as a parking area it was paved with asphalt. The only notable amenities in the parking court were a round brick planter and an area designated as a patio.

Round Brick Planter - The exact period of the round planter is not known, but it does appear in early photographs. It is not extant and is not indicated in the 1954 drawings. It is also not noted in the 1982 drawings. From photographs, it appears to be constructed of a single withe of header bricks arranged radially and roughly 1' 2" tall. It appears that the planter served primarily to preserve a large tree that pre-dated the motel's construction. The planter was most likely removed when the kitchen was expanded in 1968.

Patio: A "patio" appears in historical photos and is shown to be located at the west end of the motel in the L. It is defined by the guest rooms at the rear of the site and the adjacent two story structure which no longer exists. It is not detailed in the 1954 drawings. It appears to consist of outdoor furniture on brick pavers and is surrounded by various plantings. The extent of the brick pavers is not known, but they are clearly seen in one photograph from 1963.

HAZARDOUS MATERIALS

An asbestos survey and limited lead paint sampling report for the Gaston Motel was conducted on May 7, 2015 by Terracon Consultants, Inc. Non-friable and friable regulated asbestos containing materials (RACM) were identified in several samples. These materials shall be removed by a State of Alabama licensed asbestos abatement contractor according to the appropriate preservation approach and strategy. Lead paint was also identified in several samples. Lead paint containing materials will either be removed or abated according to the appropriate preservation strategy. The asbestos survey and limited lead paint sampling report is attached in the appendices of this document.

SUMMARY OF CHARACTER-DEFINING FEATURES

The overall form and massing of the 1954 motel's two-story guest room block and one-story lobby, porte-cochere, and restaurant are substantially intact. The coffee shop and restaurant have been altered through the removal of portions of wall and window assembly, but retain important aspects of their historic character.

Character-defining features of the 1954 motel are defined by the extant conditions as well as information included in the original drawings. They include:

Exterior

- Exposed steel structure
- Wood fascia at roof above single loaded corridor
- Steel fascia at second level of guest room single loaded corridor
- Woven wire railings at second level of the guest room wings
- Concrete surface of single loaded corridor in guest room wings
- Metal pan stairs with concrete topping treads
- Selective wood paneling at exterior of guest room wings
- Plaster ceiling profiles at guest room single loaded corridor, including upward curve profile
- Roman brick finish of exterior walls on the east elevation of the motel lobby and restaurant
- Common brick exterior west and north wall of the two-story motel block
- Wood framed windows in simple modern profile of the lobby, coffee shop, and restaurant
- Structural and framing members from 1954
- Plaster finishes of the porte-cochere, balcony, breezeway, and stairwell ceilings
- The embedded sections of downspout in the north wall

Interior

- Volumetric qualities of the lobby, master suite and typical guest room
- The plate glass window assembly at the former restaurant and kitchen wall
- 9"x9" asbestos containing tile (observed in some locations)
- Roman brick finish in former coffee shop
- Tile and toilet paper holder of one of the coffee shop's original bathrooms

SIGNIFICANCE AND INTEGRITY

The Gaston Motel is a contributing property in the Birmingham Civil Rights Historic District, listed in the National Register of Historic Places on October 19, 2006. The District's period of significance ranges from 1956 through 1963. The District was formed, in part, from properties identified in the 2004 Multiple Property Cover Document "Birmingham Civil Rights Movement, 1933-1979".

The Gaston Motel is nationally significant for its association with the 1963 Birmingham Civil Rights Movement. The Gaston Motel is also a representative example of a motel that served African Americans during the era of segregation and as a mid-century motel design. The Gaston Motel is also associated with A.G. Gaston, a regionally significant African American entrepreneur, millionaire, and philanthropist who built and operated the motel.



Fig. 1.29 - A. G. Gaston and R.A. Hester in the motel's courtyard, no date. Courtesy of Birmingham Civil Rights Institute.

The Gaston Motel primarily derives its significance from its association with Project C. The Motel was used as headquarters for the Southern Christian Leadership Conference during the peak of the Birmingham Civil Rights Movement. The motel provided lodging, meeting and social space, and other services to individuals involved in the civil rights movement in Birmingham, including Martin Luther King, Jr., Fred Shuttlesworth, Ralph David Abernathy, Wyatt Tee Willis, and Andrew Young, Jr., among others, during the tumultuous year of 1963.

The Gaston Motel is a representative example of prospering African American entrepreneurship during the segregation era, specifically, the creation of public accommodation by African Americans to serve African Americans, where those services were typically not available previously due to segregation and racism. As well, a sub-theme of this phenomenon, was a growth in leisure and business travel among African Americans, which encouraged an industry that catered to the needs of these travelers. This phenomenon is captured in the series of African American travel guides called the "Green Book", published by Victor H. Green from 1936 to 1964. This period's end coincides with the end of segregation. When public facilities became open to a person regardless of their race, many Black-owned businesses suffered as a result of the sudden increase in competitively priced offerings that became available to African Americans. The Gaston Motel was one of only four places of accommodation in Birmingham that accepted African Americans in 1956, the first year in which the Gaston Motel appears in the Green Book.44

The Gaston Motel is also a representative example of the uniquely American motel ("motor hotel" shortened to "motel"). The Motel's design, a style of motel ubiquitous in the 1950s, is characterized by long one or two-story blocks of guest rooms, often in an L-shaped configuration and accessed via single-loaded, open corridors, adjacent to a motor court and courtyard. Motels of the 1950s were increasingly built with (or expanded to include) amenities, such as lobbies with a small gift-shop, magazines, televisions, guest phones, a coffee shop, and a restaurant with a bar or cocktail lounge45. While many more motels of the 1950s were operated by motel chains, the Gaston Motel

44 Green, Victor H. The Negro Travelers' Green Book. New York: Victor H. Green & Co., 1956. USC South Caroliniana Lib., Columbia, SC. <*http://library.sc.edu/digital/collections/greenbook.html*> accessed 09/23/16.

45 Jakle, John A. , Keith A. Sculle, Jefferson S. Rogers, The Motel in America, Road and American culture series, Johns Hopkins University Press, 1996

was independent. The Gaston Motel's adoption of the popular motel form and the inclusion, and expansion, of amenity spaces was a testament to A.G. Gaston and architect Stanley Echols' responsiveness to the most current hospitality design trends of their time.

The Gaston Motel is also associated with Birmingham businessman Arthur George Gaston. Mr. Gaston, who moved to Birmingham when he was 10 and lived there until his death at the age of 103, was an entrepreneur who had a talent for identifying needs within Birmingham's Black community and creating a solution to fill those needs. His first success came from selling burial, and later, life insurance. He subsequently founded the Smith and Gaston Funeral Home, the Booker T. Washington business school, Citizens Federal Savings and Loan Association, as well as a real estate company, a construction company, two cemeteries and two radio stations, and countless charitable endeavors such as founding a Boys and Girls Club. His legacy in Birmingham cannot be overstated, and though he would at times disagree with Martin Luther King, Jr.'s methods during the Civil Rights Movement, A.G. Gaston was an influential and positive force in the process of ending segregation in Birmingham.

The primary period of significance for the Gaston Motel is 1963, the year in which the motel played a role in the civil rights movement in Birmingham. Therefore, character-defining features of the original 1954 motel and any identified subsequent changes up to and including 1963 are considered of primary importance to the interpretation of the motel. Changes made after 1963 and up to the end of the motel's operation are important to the interpretation of the motel's complete history, but are secondary to the understanding of the motel's significance.

The 1954 motel is significantly intact with the exception of the reconfiguration of some interior spaces. With access to the extant original building drawings, period photographs, and other historical material, the 1954 motel can be restored to its original character and condition. The exterior of the 1968 additions is substantially intact and can be treated to preserve its original character. However, the interior of the additions were substantially reconfigured in the 1982 conversion to senior housing. Consequently, there is little or no original fabric in the 1968 additions. There are no drawings from the 1968 expansion. Given these conditions it is it is not possible to approach the interior of the 1968 additions with anything other than a rehabilitation treatment.

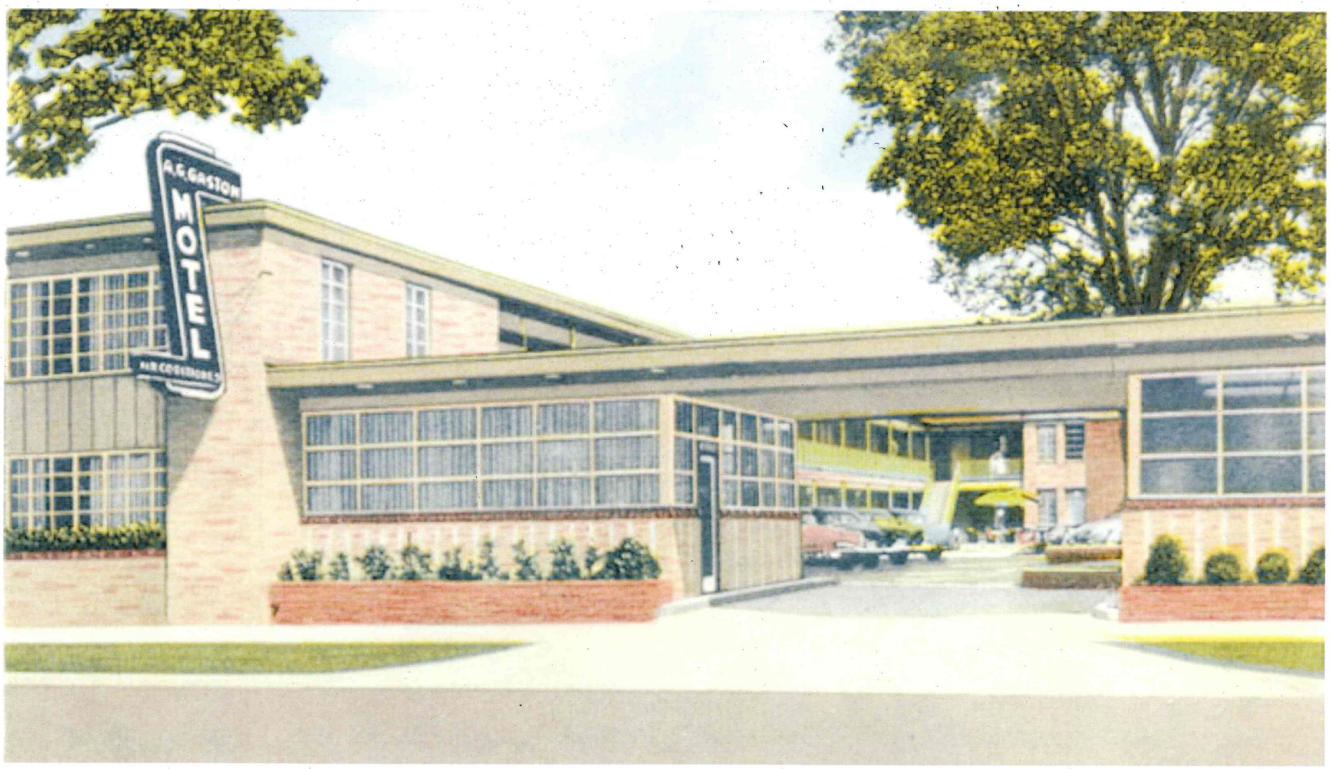


Fig. 1.30 - Colorized image of the A.G. Gaston Motel, no date. Courtesy of A.G. Gaston Design, Inc.

PART 2
TREATMENT AND USE

CONDITION ASSESSMENT AND RECOMMENDED TREATMENT

The following presents the findings from the conditions assessment conducted in October of 2016 on the Gaston Motel. The narrative is organized according to building system within the identified periods of significance. Because of the national significance associated with the 1954 motel and conditions that existed up to the end of that period in 1963, the approach to treatment considers restoration and reconstruction where applicable. The assessment of conditions is at a level consistent with the requirements for treatment.

FOUNDATION

The predominant foundation is an integral grade beam and slab on grade. The grade beams are not accessible at this time, however; except for a significant crack at the northeast corner of the motel there is no evidence that past loads on the structure and/or settling have resulted in failure to the foundation system. Several minor cracks have been identified in the on-grade slab that will not require repair.

A notable structural crack exists at the northeast corner of the two-story 1954 motel block. The cause of this crack is not readily evident but is likely associated with subsurface conditions in the area under the crack. Further investigation into the soil conditions in this area, the condition of the grade beam under the wall and the structural characteristics of the wall (i.e. the presence of reinforced and filled CMU cells) will clarify the cause of this condition and inform proper treatment. The optimal treatment will be to secure appropriate structural integrity to this area without loss of fabric.

The roman brick planters on the 5th Avenue elevation are failing from undermining most likely from surface drainage and/or poor soils and compaction of soils. There appears to be no footing under the planters. Given the degree of settling and displacement of the stacked brick planter assembly, the planter will require disassembly, cleaning and resetting of the masonry planter walls. At that time, appropriate footings will be installed under the planter walls.



Fig. 2.1 - Structural crack in the northeast wall of the two-story 1954 motel building.



Fig. 2.2 - Undermining at Roman brick planter.

STRUCTURAL SYSTEM

Roof and Floor Framing Assembly: The bar joist, metal pan and concrete topping of and floor framing assembly are substantially intact and sound. Visual inspection revealed minor rusting of bar joists, metal pan, and other metal components of the roof and floor systems, but these appear sound based on visual inspection and thus do not require significant restoration treatment beyond cleaning of extant oxidation and treatment to arrest future oxidation. .

Several localized areas of patching in kind

of concrete floors were observed. The cause for the patches is not clear. However, the patches appears adequate for the past use of the building and have performed well over time. Because of the in-kind approach to these patches, no significant treatment is proposed for these areas based on current observations.

Holes cut in the floor and roof structure assemblies for non-contributing mechanical, electrical, or plumbing features were observed. These interventions into the roof and floor assemblies do not appear to present any concern for loss of structural integrity but will be filled with compatible cementitious material to assure a uniform substrate to receive historically appropriate flooring and roofing in the restoration of the building.

Wall Assemblies: There are four types of wall assembly in the structure; 1) the perimeter load bearing masonry wall, 2) the concrete wall forming the basement mechanical room, 3) the wood stud framing of the parking court elevation of the guest rooms and the interior partitions of the guest rooms, and 4) the reinforced masonry and wood window wall assemblies of the lobby and coffee shop.

The load bearing masonry walls are vertical and substantially devoid of cracking. Except for the northeast crack discussed in the foundation section above, the only potential issue with the load bearing masonry walls may be selective repointing on closer assessment in a construction project. In any event, mortar joints and mortar appear to be substantially sound during the site assessment.

The basement cast in place concrete walls appear to be sound. There are areas of the basement wall where exposed reinforcing was observed in several locations and where there is no positive bearing for the joists. These areas will require repair.

The walls that enclose the auto court side of the guest rooms and the partitions interior to the guest rooms are wood stud assemblies. It is anticipated that with careful invasive investigation during the construction documentation phase of restoration that the extant 1954 wood stud framing shall be identified and retained.

Under the preferred treatment approach, the interior configuration of the 1954 buildings will be returned from the current 1982 senior housing configuration to the 1954-1963 conditions based on extant conditions supplemented by information in the original drawings, historic photographs, and historic research. Original stud walls shall be retained and non-contributing walls, such as the 1982 kitchenettes and reconfigured bathrooms, removed. A restoration to the 1954-1963 period will also require the restoration of a portion of CMU and brick wall at the east end of the former coffee shop, as well as portions of the south wall and the entire east wall of the restaurant. These restaurant modifications are required to create a coherent demarcation between the nationally significant 1954 motel and the 1968 additions.

ROOFING

The existing roofing is a built up ballasted roofing system typical of the construction period of the motel. The extant roofing material on the 1954 motel is well past its useful life. Based on the dimensional relationship of the extant built up roofing and the edge flashing, it appears the existing roofing is the original roofing. Assessment observations revealed roof leaks throughout the complex though no structurally significant deterioration was observed of the roof decking or bar joists. Mineral deposit formations, rusting, and other evidence of moisture is present in most guest room ceilings. New built-up roofing, gravel ballast, historically appropriately dimensioned curb flashing, and new roof penetration flashing will be installed and according to the 1954 construction information. Consideration should be given in the design of the reroof to the addition of tapered insulation. Tapered insulation will provide two enhancements to the performance of the building: it will provide positive slope to drain (currently the roof on the motel is dead flat) and tapered insulation will enhance the thermal performance of the property, a desirable environmental enhancement. However, if tapered insulation is added to the otherwise historic roofing assembly it will be essential that the sight lines at the fascia remain the same as the historic sight lines and that there is no evidence of a profiled roof from any primary view of the property. The environmental report on the

property identified asbestos containing material (ACM) in the extant roofing system. Roofing contractors shall be certified for and accustomed to removing ACM according to all governmental regulations.

STAIRS AND RAILINGS

There are two metal pan stairs in the 1954 motel, the partially enclosed stair adjacent to the lobby and suite and the exterior metal stair at the west end of the guest room wing. The tread pans in both stairs contain concrete to create the exposed tread. Both metal stairs exhibit some rusting. Some of the cement treads show significant wear. Some of the metal nosing shows significant deterioration, especially at the basement run of the east partially enclosed stairs.



Fig. 2.3 - Pan stairs going down to basement.

Rust will be removed from metal stair components and treads patched and damaged metal nosing repaired or replaced in kind. All metal components shall be primed and painted as they were historically. Finish color and sheen selection shall be based on the results of a paint analysis.

Guardrail: The guard rail on the 1954 motel block is contributing and exhibits minor rusting. The guardrail shall be prepped, primed and repainted. The paint is likely lead based and if confirmed by an environmental study its treatment should be managed accordingly. Paint color and sheen selection shall be informed by the results of the paint analysis.

DOORS

All of the doors in the 1954 portion of the motel are wood in metal frames. Characteristics of hinges and hinge screws suggest that many if not all doors were replaced or moved to different openings in the 1982 conversion of the motel to senior housing. All extant doors in the complex were observed to have some degree of damage or deterioration; many from vandalism and others from water damage. Regardless, it is not clear if any of the doors date to the primary period of significance. However, the original drawings indicate the characteristics of the original doors. Replacement doors shall be installed according to specifications presented in the door schedule and associated notes in the 1954 drawings of the motel. This includes thirty 2' 8" x 6' 8", stave-core, flush wood guest room entry doors; four 3' x 6' 8", solid-core, flush wood doors in the lobby and coffee shop entrances (period images indicate that these doors had a porthole lite); thirty-five, 2' x 6' 8", hollow-core, flush wood doors for guest room bathrooms and closets; four 2' 8" x 6' 8", hollow-core, flush, wood doors in the motel office and storage room; and six 2' x 6' 8", stave-core, flush, wood doors between guest rooms.

One metal door, located in the basement, that dates to 1954, remains intact and likely salvageable for continued use. That door shall be repaired as necessary and painted to match the historically appropriate color as determined by paint analysis.

WINDOWS

No original guest room steel casement windows from the 1954 structure are extant. However, the 1954 construction documents provide significant information on which to produce replacement windows for the motel guest rooms.

The horizontal band of fixed windows in the lobby, coffee shop, and restaurant are extant and in sufficiently sound

condition to be restored. Glass is missing from most of the windows in the lobby and restaurant and a portion of the coffee shop. A portion of the wood framing and select wood window components have been removed from the eastern half of the coffee shop's 5th Avenue facing window assembly. However, the profiles are known and can be replicated in kind. The restaurant's windows are embedded between a 1968 masonry wall that extends in front and exterior of the 1954 wall and window assembly and a wood stud wall believed to have been installed in the 1982 conversion to senior housing conceals the 1954 exterior restaurant wall on the interior. To achieve the conditions representing the period of significance, both of these non-contributing features will be removed prior to restoring the 1954 wall assembly and windows. Extant wooden components of the wood window frames on the 5th Avenue elevation are generally in sound condition.

Steel casement windows to replicate the original windows will be fabricated and installed according to the 1954 window schedule and details found in the original drawings of the building. This includes:

- Twenty five Type A units, (4' 5-1/8" x 5' 3" casements, Cat. #3524) located in all guest rooms except the northeast most rooms on the first and second floor.
- Six Type B units (3' 1" x 5' 3" casements, Cat. #2524) located in the northwest most guest rooms on the first and second floors and in the suite (war room).
- One Type C unit (4' 5-1/8" x 5' 3" casement, Cat. #35) located in the center of the three window opening on the east elevation of the suite.
- One Type D unit (4' 5-1/8" x 4' 2-5/8" casement, Cat. #34) the center of three units located in the east elevation of the Clerk's office.
- Two Type E unit (3' 1" x 4' 2-5/8" casement, Cat. #2423) the outside units in the three window assembly in the east elevation of the Clerk's office.
- One Type F unit (1' 7-1/8" x 3' 2-3/8" casement, Cat. # 1313) located in the restroom in the Clerk's office on the first floor.
- Four Type G units (3' 1" x 5' 3" casements, Cat. # 25), outside units of the three unit assembly in the northeast most guest room on the first and second floor.
- There were no Type H, I or J units specified in the window schedule.
- Four Type K units (3-over-1, 1' 8-7/8" x 2' 9" Security Steel Windows, Cat. # 32-1-3-0); located in the common wall with the alley on the west side of the complex and in guest rooms on the first and second floors. A fifth Type K unit was specified to be located on the north wall of the restaurant, but the later 10/20/1954 drawings indicate that this was to be removed and the opening bricked-up. The Type K window was indicated to be relocated to the north wall of the expanded kitchen. Two of these Type K windows are observed to be located in the west wall of the kitchen as constructed in 1968.
- Six Type L units (6-over-1, 3' 8-7/8" x 2' 9" Security Steel Windows, Cat. # 62-1-0) two of these units were scheduled to be located in the restrooms of the coffee shop prior to the expansion completed in 1954. The 10/20/1954 drawings for the expansion of the coffee shop into a restaurant indicate these two windows being deleted from the project and the openings filled in. The drawings indicate that the windows were to be relocated to the north wall of the new restaurant addition. Type L windows are also indicated for the bathrooms of the two guest rooms on both the first and second floor on the west side of the complex backing up to the alley.

Roughly 28 panes of 37" x 19" glass of the lobby, coffee shop and restaurant windows are broken or missing and will require replacement. Additionally, a roughly 20-foot wide by 6-foot tall section of window assembly on the eastern end of the south (5th Avenue) elevation of the coffee shop and a 4-foot by 4-foot section of windows on the restaurant's south (5th Avenue) elevation will require reconstruction based on the detailing provided in the 1954 drawings. Existing contributing wood window and door frames in the lobby, coffee shop and restaurant will be restored and refinished. Finish selection will be guided by the findings of the finishes analysis.

EXTERIOR MATERIALS AND FEATURES

The following summarize the exterior finish materials and their condition.

- **Roman Brick/Stack Bond**: the stack bond yellow Roman brick is the dominant wall finish on the south (5th Avenue) elevation of the motel. The stack bond Roman brick treatment is used on the lobby walls under the porte-cochere and on the lobby elevation facing the auto court. The cladding does not exhibit any significant condition issues, except the planter box noted in the Foundation discussion of this section. The Roman brick walls shall be cleaned and tuck-pointed where minor cracking in joints is present. Mortar selection shall be according to the results of the mortar analysis
- **Natural Stone:** the original drawings indicate a low planter across most of the south (5th Avenue) elevation of the motel. The existing planters date to the 1982 work and shall be removed and new planters constructed according to detailing provided in the 1954 drawings.
- **Standard Brick/Common Bond**: the common bond brick on the west and north sides of the 1954 motel is red with some black flash characteristics. Drawing information suggests there is no cavity in this wall. No information has been found regarding wall ties between the interior CMU and the face brick. Bricks on the motel's west and most of the north wall shows minor signs of weathering. Mortar joints, especially at the northwest corner exhibit minor soiling, minor cracking and some localized biological growth. The common bond brick walls will be cleaned and tuck-pointed where minor cracking is present. The northeast corner of the north wall and the CMU east wall of the 1954 motel block will require repair (see foundation discussion above). Brickwork and CMU shall be repaired or where necessary reconstructed.
- **Vertical Tongue and Groove Siding**: The original siding was ¾" x 8" tongue and groove fir with beveled edges and installed vertically. The original siding on the exterior of the guest rooms was significantly altered in the 1982 senior housing conversion, but was replaced by an identical material. The extent of the 1954 material in relation to the 1982 material is not known, but it is anticipated that with careful invasive investigation during the construction documentation phase of restoration that the extant 1954 siding shall be identified and retained. The restored wall assembly may require modifications to meet certain code and energy requirements, notably, this would include the addition of a vapor barrier.
- **Plaster:** The ceilings of the exterior single loaded guest room corridors and porte-cochere are plaster on a 3/8" rib metal lath attached to ¾" furring channels on 24" centers. Field observations indicate that the plaster is original to the building and thus contributing. The plaster is also overall intact, with the exception of two large areas of failure; one at the porte-cochere and one at the first floor corridor ceiling. Careful discrete repair matching lath characteristics and plaster composition will be used to restore this feature. Plaster composition shall be according to the results of a plaster analysis.

INTERIOR FINISHES, MATERIALS AND FEATURES

The 1982 construction substantially altered the original motel interior spaces, resulting in close to total loss of fabric. Original bathrooms were reconfigured to provide a kitchenette and bath for senior living. Two rooms were combined as well in 1982 to provide suite like layouts. Extant features and finishes associated with the 1954-64 period include likely some drywall and 9"x9" tile in select locations. Paint on masonry in 1954 closet locations were identified. Much of the extant interior materials and features remaining in the former coffee shop and restaurant are only fragments. Where possible, these materials should be preserved in place and/or used to inform the selection of in-kind replacement material.

Wall tile, wallpaper fragments, and a toilet paper holder from the 1954 period were documented in the location of one of the coffee shop's restrooms. These artifacts will be preserved and used to inform treatment of those spaces. Broken wall tile will be replaced in kind and new replica wall paper installed following repair and reconstruction of the walls.

Under a use plan that returns the motel to its 1954-1963 period, and which would require the restoration of all of the interior spaces based on original construction documents, the schedule of finishes from the 1954 drawings, along with photographs and postcards, will inform the selection and installation of interior finishes and features. Several material substitutions will be required to meet current health, safety and welfare requirements, such as the selection of replacement materials that do not contain asbestos (detailed in the hazardous material discussion of the Physical Description section of this report).

New gypsum board walls and ceilings will restore the original wall characteristics. New 9"x9" non-asbestos containing tile flooring will be replicated in guest rooms, new carpeting in the master suite, new ceramic tile in the bathrooms (potentially limited to just the master suite and coffee shop bathrooms), and acoustical tile ceiling to replicate the original ceiling in the lobby. Formally exposed masonry walls and cement floors shall be re-exposed and restored.

FIXTURES AND FURNISHINGS

More research correlating furnishings in historic documentation and photographs with mid-century furniture manufacturers and local Birmingham suppliers is an important task to supplement this HSR.

MECHANICAL SYSTEMS

All extant mechanical systems date to the 1982 period or later and are non-contributing. Mechanical systems have been vandalized and are not salvageable. All new mechanical systems shall be installed.

ELECTRICAL SYSTEM

All extant electrical systems date to the 1982 period or later and are non-contributing. Electrical systems have been vandalized and are not salvageable. All new electrical systems shall be installed.

LIGHTING FIXTURES

Additional research will be required to identify the characteristics of the specified 1954 lighting fixtures and to identify either suppliers of vintage or replica fixtures. The light fixture manufacturer, Kirlin, remains in business and has provided details on the historic and currently available products that would replace in kind missing fixtures.

SITE CHARACTERISTICS

Entry Gate: The entry gate dates to 1982 and is non-contributing to the historic character of the property.

Guard Booth and Mailboxes - The guard booth and mailboxes on the interior elevation of the reception room date to 1982, are non-contributing and shall be removed

Enclosed Walkway: The enclosed walkway above the lobby, porte-cochere, and coffee shop is from 1968 and is deemed non-contributing. In order to restore the 1954 motel to its period of significance this feature should be removed.

Ventilation Grill: The ventilation grill for the mechanical equipment in the basement exhibits minor rusting. The grill shall be free of rust, primed, and painted. Test for lead paint and manage its treatment accordingly. Paint color and sheen selection shall be informed by the results of the paint analysis.

North Site Wall: The north site wall dates to 1968 and 1982 and is a non-contributing feature to the site. However, for security purposes, this wall should be retained. One consideration should be given, however, to providing a

service access entrance to the parking court particularly for restaurant service and supply should the reuse plan for the 1968 portion of the motel include a restaurant.

Motel Sign: During the period of significance of 1954-1963 the primary sign was the wall mounted Z-shaped sign mounted on the south (5th Avenue) elevation over the lobby. An additional ground mounted sign was added as part of the 1968 expansion. The wall mounted sign is the most important due to its relationship with the motel's primary period of significance and should be reconstructed from available information and installed in its original location. The later and extant sign presents a slightly challenging situation in that it is inserted on to and through the 1954 coffee shop's south elevation. Though it is not contributing to the 1954-1963 period of significance, the 1968 sign may be considered significant to the larger community despite it being anachronistic to the 1954 motel and having been altered in 1982. It is recommended that the sign be removed from its current location and a decision on how to treat it be made through a process of stakeholder input.

Parking Court: The parking court is a significant character defining feature of the motel as the location of public meetings and news conferences during the 1963 civil rights actions. The only notable amenities in the parking court were a round brick planter and an area designated as a patio. The exact period of the round planter is not known, but it does appear in early photographs. It is not extant. It may be possible to reconstruct the planter to its approximate dimensions and location based on photographs. The remainder of the parking court's surface is stable, though it does not appear to represent the original material.

Patio: A "patio" appears in historical photos and is shown to be located at the west end of the motel in the L. It appears to consist of outdoor furniture on brick pavers and is surrounded by various plantings. The extent of the brick pavers is not known, but they are clearly seen in one photograph from 1963. Additional research will be required to reconstruct the patio.

REQUIREMENTS FOR USE

The Gaston Motel is a contributing feature to the Birmingham Civil Rights Historic District and is subject to federal and state compliance laws, such as Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act. Though these laws prescribe a process that often reduces or eliminates harm to historic properties, they are only applicable to specific federal and state actions and do not pertain to municipal or private work that may alter the property.

However, future use of the property may include its conversion to a National Park and therefore, several laws, regulations, and functional requirements become applicable to the treatment and use of a historic property. In addition to preserving historic properties, these considerations also address safety, fire protection, handicapped accessibility, abatement of hazardous materials, and energy conservation. There are sometimes points of conflict between the various guidance and conditions that must be addressed through a framework that seeks to minimize harm to the historic property while fulfilling necessary requirements. Some requirements are rigidly interpreted, while some are more flexible, allowing more options for alternative approaches to treatment and use.

National Historic Preservation Act of 1966, as amended (NHPA) is national legislation that directs federal agencies to consider the identification, documentation, and preservation of culturally important historic properties. It created the National Register of Historic Places, the Historic Preservation Fund, and the State Historic Preservation Officer (SHPO), among other things. Section 106 of the law, as laid out in 36 CFR Part 800 "Protection of Historic Properties", prescribes a process that directs federal agencies to consider the effects of their actions on historic properties. The regulation directs agencies to engage in consultation regarding their effects on historic properties with local governments, the SHPO, and any other stakeholder groups. Though Section 106 does not demand a certain outcome, the process of identification, evaluation, assessment, and resolution, encourages that the least harmful alternative action will be chosen.

The Secretary of the Interior's Standards for the Treatment of Historic Properties is a set of guidelines that broadly define a range of acceptable actions that should be taken when undertaking work on a historic property. These guidelines are widely accepted as best practices when treating historic properties. The Standards are required to be followed in certain programs administered by the National Park Service (NPS), such as the Historic Rehabilitation Tax Credit program or work performed within a National Park. The Standards, revised in 1992, are codified as 36 CFR Part 68.

Americans With Disabilities Act of 1990 (ADA) is a set of protections of the civil rights of people with disabilities. The law requires that publicly-accessible properties allow for equal access by persons with disabilities. For many historic properties, designed prior to the implementation of ADA requirements, reaching ADA compliance can be at odds to the Secretary of the Interior's Standards, and even directly threaten character-defining features. Where this may be the case, the ADA allows for a process that seeks to find alternatives to compliance that minimize harm to a historic property. The state of Alabama recognizes the 2010 Americans with Disabilities Act Accessibility Guidelines for ADA compliance.

Building Codes are locally implemented regulations that outline minimum requirements for new construction and alterations within a particular jurisdiction. The city of Birmingham and the National Park Service have adopted the 2015 International Building Code (IBC). More specifically, work on the Gaston Motel would be reviewed under the 2015 IBC for Existing Buildings. The Existing Building Code provides alternative approaches to the repair, alteration, and addition to existing buildings. While providing for the minimum levels of safety, the Existing Building Code allows for a departure from standard compliance approaches, recognizing that many existing buildings might not meet current standard codes, but to bring them to compliance would be prohibitive.

The National Fire Protection Association (NFPA) has established codes for historic buildings in NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914,

"Code for Fire Protection of Historic Structures."

The NPS General Management Policies (2006) guides the National Park Service's management of historic properties. These guidelines encourage good planning, management, and consultation practices in consideration of National Park Service-owned cultural resources.

SUMMARY

The treatment and use of the Gaston Motel will ultimately follow the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The Standards are a set of advisory principles that promote best practices in maintaining, repairing, or replacing historic materials, as well as designing new additions or alterations. The Standards are organized in to four treatment approaches: Preservation, Rehabilitation, Restoration, and Reconstruction. Generally, the treatment approaches can be understood as: Preservation is sustaining existing historic materials and features; Rehabilitation is updating a historic property or feature for modern use; Restoration returns a property to its historic appearance; and Reconstruction is the recreation through new construction of a historic property or feature. A treatment approach may guide the whole project or just one aspect of a project. In addition to the Standards, which outline philosophical approaches to treatment, there are accompanying guidelines which describe specific preferred treatment approaches, organized by building feature or material.

The Gaston Motel's preferred Treatment and Use is guided by principles from each of the Standards:

- Preservation and Restoration of the extant exterior and structural portions of the 1954 motel
- Reconstruction of the interior spaces significant to the motel and the civil rights movement, including, the master suite, lobby, coffee shop, restaurant, and at least one additional guest room.
- Reconstruction of the damaged and missing 5th Avenue elevations of the coffee shop and restaurant.
- Rehabilitation of all portions of the 1968 buildings and the interior spaces of the 1954 motel's rooms, excluding the historically significant master suite and other spaces that will be reconstructed.

ALTERNATIVES FOR TREATMENT

As documented above, the extant A.G. Gaston Motel is a product of three significant campaigns of change to the property; the 1954 motor court motel, the 1968 expansion, which included new additions to the complex to increase the number of guest rooms and the addition of an expanded restaurant/supper club, and the 1982 conversion of the complex into a residential facility for seniors. From documentary evidence, the 1968 work campaigns did not significantly alter the 1954 portions of the motel. The 1982 alternations to convert the 1954 and 1968 components of the motel to a senior housing complex produced significant loss of interior fabric from the structures. The modifications in 1982 generally combined pairs of guest rooms to produce one residential suite and reconfigured the former guest room bathrooms to provide a kitchenette and bathroom within the suite.

1954 MOTEL TREATMENT

The 1954 campaign is primarily significant for its association with the 1963 civil rights activities in Birmingham. The motel's association with the civil rights movement and more particularly Project C in 1963, gained it national and international significance. However, the motel is also important as one of the first commercial motels for African Americans in Alabama. The 1968 portion of the motel when combined with the 1954 structure represents the full history of the A.G. Gaston Motel. The complexity of having two periods of significance in one property and the extent of 1982 non-contributing modifications requires a carefully developed construct of both treatment and use.

Given the national significance of the 1954 motel and the point in time (1963) circumstances of what makes the property nationally significant, the approach to treatment is most logically restoration and reconstruction for the 1954 buildings, including significant interior spaces. All the evidence from field assessment and documentation suggests that the 1954 conditions were substantially, if not totally, the conditions that existed in 1963. The existence of the 1954 construction documents for the original A.G. Gaston Motel provide the information necessary to recapture 1954/1963 fabric and configuration lost from the 1982 modifications.

1968 EXPANSION AND 1982 CONVERSION TREATMENT

The treatment of the 1968 structures requires a different approach. Given the regional significance of the 1968 components, the options for treatment are greater than what is appropriate for the nationally significant 1954 motel. In an important sense, the 1968 portion is representative of the collective history of the Gaston Motel, not through any single feature or material but as massing and forms that express the motel's expansion following desegregation.

Restoration is not an option for the 1968 piece of the complex due to the fact that there are no extant construction documents or other documentation of the conditions in the interior of the 1968 motel prior to the 1982 alterations. Consequently, the approach to treatment for the 1968 structures is rehabilitation. This approach will support the restoration of the substantially intact exterior of the 1968 structure and the adaptation of the interior of the 1968 portion to meet programmatic needs and objectives of the City of Birmingham. This approach will result in an appropriate presentation of the collective history of the motel.

There are six aspects of the above approaches to treatment that require creating conditions that never existed.

1.) The first is that in 1968 a mansard roof/parapet was added to the roof of the 1954 restaurant. To recapture the character of the 1954 restaurant this mansard treatment will have to be removed, thus altering the ability to fully retain the collective 1968 presentation of the motel.

2.) The second condition exists below the mansard roof at the south wall of the former restaurant/supper club. The 1968 addition was detailed and constructed for a south masonry wall with arched entryway to replace and extend in front of a portion of the 1954 south wall and window assembly. To fully recover the 1954/63 conditions for the prioritized restoration of the 1954 restaurant, the removal of the 1968 masonry and entryway will be

required. This action will require a portion of new masonry wall and window assembly to be constructed to the 1954 detailing. A masonry detail to finish the intersection of the reconstructed 1954 south elevation and the 1968 addition will also be required.

3.) The third modification of the 1968 structure required to restore the 1954/63 motel is the removal of the metal, unconditioned covered walkway that was constructed in 1968 on top of the lobby, porte-cochere, coffee shop, and restaurant to link the second floor of the 1954 motel with the second floor rooms of the 1968 addition. This covered walkway and the stair and railing assembly associated with it will have to be removed to restore the character of the 1954 motel.

4.) The fourth condition exists in the interior of the former restaurant where the restaurant's east wall was removed in 1968 to open up the space to an expanded supper club space on the first floor. To return the former restaurant to the 1954/1963 condition, the east wall would be reconstructed, which would truncate the 1968 space. The 1954 restaurant's former covered entrance and coat storage room, located on the exterior of the east side of the 1954 building close to 5th Avenue was also removed in 1968. To maintain the complete interpretation of the 1954 restaurant condition, the covered entrance and coat storage room should be reconstructed in its original location, which is within the 1968 space.

5.) The fifth condition is the location of the 1968 sign on the 1954 coffee shop. To maintain the interpretation of the 1954/1963 period, the sign should be removed. However, the sign is significant to the 1968 additions and may be valued by the Birmingham community as a recognizable symbol of the historic motel, despite not being associated with the civil rights period. To this end, it is recommended that the sign be relocated to the 1968 portion of the property, where it never historically existed.

6.) The final condition is that of the expanded former kitchen. In its current state, the kitchen exhibits conditions of its 1968 configuration and 1982 interior alterations, with remnant elements of the two 1954 work campaigns. To accurately portray the conditions as they existed in 1963, significant portions of the kitchen would be removed and the 1963 conditions reconstructed. However, alternatives for use (discussed below) that would put modern kitchen facilities in the kitchen may require the retention of the 1968 expanded footprint. If the 1968 configuration remains, it would be anachronous to the 1954/1963 condition, but would not substantially detract from the interpretation of the 1954/1963 motel, as it remains a non-primary space that is not character-defining to the property and would continue to serve in its original capacity.

Despite these modifications to respond to the two periods of significance, the overall presentation of the 1954/1963 conditions side by side with the 1968 conditions will result in each being substantially appropriate to their period, while not detracting from either portion's integrity.

ALTERNATIVES FOR USE

For the 1954/63 portion of the project, primacy will be given to the interpretation of the exterior and interior spaces of the lobby, coffee shop, restaurant, master suite above the lobby, and one guest room, all restored and reconstructed to their appearance in 1963. In addition, it is anticipated that at least four additional former guest rooms will be required to accommodate an elevator to provide ADA accessibility to the second floor, addressable restrooms, and support space for the guides/docents. The candidate use strategy for the 24 remaining original guest rooms is to configure them for scholars-in-residence and when not in uses for scholars they can be used as rentable guest rooms under a concept like Air BnB. Under this scheme the exterior appearance will be retained, but with two rooms connected and a configuration similar to the senior housing design. This approach would support 12 visiting scholar suites in the 1954/63 motel.

For the 1968 portion of the project, the buildings will accommodate a range of uses that will both support the 1954/63 motel uses as well as the programmatic goals for the City of Birmingham. The goal will be to provide use flexibility

in the configuration of the 1968 structure. The range of uses in the 1968 structure under consideration include:

- Retail Food Service: The interest in this use are multi fold. First, such a use is linked to the history of the motel and its restaurant and supper club. Secondly, the area around the Birmingham Civil Rights Institute is devoid of dining options and a restaurant will address that need. This function will require a kitchen, cleanup facilities and serving support. It will also require service access for deliveries and waste removal.
- Large Meeting Room: The provision of a large meeting room will either be freestanding or will be multi-functional with the restaurant space. Ultimately its configuration will be established in collaboration with a selected restaurant operator.
- Multi-purpose Meeting Rooms: The second floor of the 1968 addition will be well suited to adjunct office space and small/breakout meeting rooms for rental for outside events or Birmingham Civil Rights Institute events.
- Guest Rooms: The 14 guest rooms of the 1968 two story motel block, like the guest rooms in the 1954 motel, will be used for lodging for Birmingham Civil Rights Institute functions (scholar in residence, visiting dignitaries, etc.) and when not in use for that purpose managed as general guest lodging under an Air BnB type concept.
- Elevator: An elevator will be required to provide accessibility to the second floor of the 1968 addition.
- ADA Restrooms: ADA restrooms will be required on both floors of the 1968 addition.
- Archival Storage: The Birmingham Civil Rights Institute is in need of additional archival storage. Given the floor load and climate control requirements for archival storage it is best located on the ground floor to most efficiently accommodate the load requirements and configured in a single space that can be efficiently conditioned.

ULTIMATE TREATMENT AND USE

The ultimate treatment and use will be to restore the exterior 1954 motel and the interior of the lobby, coffee shop, restaurant, the master suite where Project C activities were planned, and one typical guest room, to the 1963 period of significance to support interpretation of the property for its national historic significance associated with the civil rights movement, and more specifically the period when Project C was planned and carried out in the City of Birmingham. The balance of the interior spaces will be rehabilitated while connecting pairs of rooms to create lodging suites for scholar's in residence and/or Air BnB type lodging accommodations.

The exterior of the 1968 additions to the original motel will be restored to their 1968 conditions except for the conditions noted above. Given the substantial loss of fabric on the interior of the 1968 addition, those spaces will be configured to meet the future programmatic needs and desires of the City of Birmingham and/or the Birmingham Civil Rights Institute as described above. The rear of wing of the 1968 addition will be configured like the 1954 motel rooms to accommodate scholars in residence and/or Air BnB type occupancy to support the Birmingham Civil Rights Institute.

COST ESTIMATING NARRATIVE

The basis of the Class C (NPS format) conceptual cost estimate for the restoration of the 1954 A.G. Gaston Motel and the rehabilitation of the 1968 additions to the motel are provided in the Historic Structure Report and summarized below. The ultimate use program is conceptual, requiring a series of assumptions on which to assign project costs. The guidance for the treatments summarized below will be the information gained and documented in the Historic Structure Report and the existing construction documents for the 1954 and 1982 improvements (to the degree the 1982 documents provide information relevant to conditions in 1968).

RESTORATION OF 1954 A.G. GASTON MOTEL

- **Demolition of Non Contributing features**
  - ◊ Remove 1968 wall that extend in front of the 1954 restaurant to recapture the characteristics present in 1963 and appropriately finish southeast corner of 1968 building.
  - ◊ Remove existing roofing and flashing.
  - ◊ Remove non-contributing aluminum windows in guest rooms, lobby, restaurant and kitchen.
  - ◊ Remove non-contributing doors throughout. Assessment indicates the extant doors were installed in 1982. To be confirmed in schematic design phase of restoration. Any doors determined to be contributing will be preserved as basis of design. Otherwise, 1954 construction document door schedule will guide restoration. Door frames are original and should not be removed.
  - ◊ Remove exterior guest room tongue and groove wall material and sheathing (if deemed non-contributing in Schematic Design and careful destructive investigation) to studs at single loaded corridor, all guest rooms.
  - ◊ Remove non-contributing ashlar stone planters on 5th Avenue elevation.
  - ◊ Remove all non-contributing wood stud and gypsum wall board (GWB) partitions.
  - ◊ Remove all GWB on original party wall and exterior wall partitions to the original studs. GWB that can be identified as original to 1954 will be retained where feasible.
  - ◊ Remove/encapsulate lead paint and remaining asbestos containing materials in accordance with direction in construction documentation.
  - ◊ Remove all 1982 plumbing fixtures and piping to slab. This includes all extant plumbing fixtures and piping.
  - ◊ Remove all extant electrical wiring and devices to main panel.
  - ◊ Remove all 1982 mechanical equipment. This includes all extant mechanical equipment, piping, fittings and features.

- **Treatments to Restore 1954/1963 A.G. Gaston Motel Conditions**
  - ◊ The existing contributing fabric will be retained and restored. There is no significant loss of extant fabric anticipated in the restoration. This includes the structure, masonry and extant windows on the exterior
  - ◊ Structure
    - » No significant replacement or alteration of the extant structure, virtually all of which is contributing, is anticipated. The primary treatment will be to clean exposed metal and prime with an appropriate treatment and finish as determined from paint analysis.
  - ◊ Roofing
    - » The roofing will be replaced with a modified bitumen roofing system with flashing to match the original.
    - » Install new roof drainage system to replicate 1954 characteristics.
    - » Install new roof insulation, retaining historic sight lines

- » Repair/replace where necessary wood fascia

◊ Exterior Walls

- » Replicate exterior wall assembly on original studs at guest rooms. This will include a wall assembly of vertical tongue and groove siding over a contributing-to-remain, or new-where-missing, 5/8" GWB underlayment.
- » Repoint exterior masonry with mortar to match original in select areas deemed appropriate for structural and/or aesthetic reasons. Assume 15% of masonry mortar to be repointed.

◊ Doors and Windows

- » Replicate and install new doors according to specifications in the 1954 construction document door schedule. No information exists on original hardware specifications. However, Schematic Design detailed field documentation will seek to establish if any extant hardware is a candidate for consideration as original to the building as guidance for specifying hardware in the restoration.
- » Restore extant wood horizontal band of windows on the lobby and restaurant.
- » Replicate and install historic metal windows in guest rooms, restaurant and kitchen to match specifications provided in 1954 construction documents.

◊ New Interior Partitions

- » On the interior of all guest rooms install new wood stud partitions with GWB finish to match characteristics of 1954 bathrooms.
- » Install tile to match original bathrooms based on 1954 documents and historic photos.
- » On guest room party wall studs, install sound attenuation detail and 5/8" GWB

◊ Finishes

- » Install interior finishes to conform with 1954 construction document finish schedule, finish analysis and photo documentation as relevant.
- » Paint/Stain exterior steel and wood based on information from finish analysis.
- » Replicate lobby built in furnishings and finishes as defined in the 1954 construction documents and historic photos.
- » Replicate coffee shop and restaurant finishes as defined in the 1954 construction documents and historic photos.

◊ Furnishing and Fittings

- » Install closet fittings to conform to 1954 construction documents, including hat shelf, clothes rod, and luggage rack.
- » Guest Room/Master Suite Furniture
- » Coffee Shop counter, bathrooms, and booth seating

◊ Plumbing

- » In guest room, install new plumbing piping and fixtures to match characteristics documented in 1954 construction documents.

◊ Electrical/Lighting

- » Assume panel upgrade from 400 to 600 amp service.
- » Install all new wiring to meet code.
- » Install new outlets in locations indicated on 1954 construction documents.
- » Install light fixtures to match 1954 construction document fixture schedule
- » Restore extant original fixtures

◊ Mechanical

- » Install new mechanical system to replicate visual characteristics of the original system as defined in the 1954 construction documents.

◊ Site

- » Rebuild 5th Avenue planters to confirm with 1954 construction documents and historic photos
- » Replicate original wall mounted signage to match 1963 conditions from historic photos and relocate and replicate extant ground sign to match 1968 conditions.

» Remove trees on the west side of the motel as the roots are damaging/will damage the foundation of the load bearing masonry west wall.

◊ New Features

» To accommodate the new uses particularly for operations and management and public accommodation, ADA, etc., the following will be required:

» One stop elevator located in guest room adjacent to the partially enclosed stair.

» Public toilets on two floors. Assume one room on each floor with two ADA compliant unisex toilets on each floor. One toilet, one lavatory in each toilet.

» Configure the original Linen and Storage Room and adjoining toilet for NPS staff workroom and staff toilet.

REHABILITATION OF 1968 ADDITIONS TO A.G. GASTON MOTEL

The 1968 additions include two structures connected by an open corridor on the second floor. The north structure had 7 ground floor guest rooms with 7 second floor guest rooms above. The southeast structure had 12 guest rooms on the second floor and one open plan space on the first floor, used as the motel's supper club. However, the conversion in 1982 of the A.G. Gaston Motel from a motel to senior housing dramatically altered both 1968 buildings. The restaurant, supper club, and second-floor guest rooms were substantially gutted and divided up into suite style living units. The result is that the contributing interior features of both structures were lost. To exacerbate this situation, there are no construction documents available for the 1968 additions like there is for the 1954 motel that can make a restoration treatment an option. Limited historic photos are the primary documentation available to guide treatment of these two structures. Based on this limited historical foundation, the following provides the basis for the cost estimate.

- **Demolition of Non-Contributing Features**
  - ◊ Exterior
    - » The contributing features of the exterior of both the north and south structure are substantially intact.
    - » The exterior walls of 12 of the 14 guest rooms were replaced in 1982 and are non-contributing. They will be removed.
    - » Remove existing roofing system and flashing
    - » Remove first floor windows on south structure. Second floor windows are original and should be retained.
  - ◊ Interior
    - » Remove all interior partitions, ceilings and other features to the structure with the exception of the limited original finishes and characteristics identified in the HSR assessment in the area of the restaurant and kitchen.
    - » Remove all plumbing fixtures and features to the ground floor slab and cap.
    - » Remove all electrical to the main panel.
    - » Remove all mechanical equipment, piping, fittings and features.

- **Treatment to Rehabilitate 1968 Structures**
  - ◊ Structure
    - » No issues have been identified with the structure that require treatment.
  - ◊ Roofing
    - » Install a new modified bitumen roofing system and associated flashing.
    - » Install new roof drainage system appropriate to roof configuration and exterior character of the buildings.

- Exterior Walls
  - The two additional rooms feature aluminum store front wall and window assemblies that are believed to be original to 1968 and will be further examined to confirm in the schematic design of the construction phase of improvements. Assuming this storefront is deemed from 1968, it will be restored and used as the basis for replicating the exterior walls of the other 13 guest rooms.
  - Exterior masonry walls will be repointed as necessary. Assume 15% repointing of masonry mortar.
- Doors and Windows
  - Restore second floor windows.
  - Replicate second floor windows and install on first floor.
- New interior Partitions
  - New partitions will respond to use program without consideration of original layout except to the degree that the use program seeks to simulate original uses (i.e. supper club) in which case available historic photos will be used for inspiration without creating inappropriate interior finish.
- Finishes
  - Interior will have new finishes. No finish history from 1968 is extant due to the degree of demolition that took place in 1982.
- Plumbing
  - Assume all new plumbing.
  - Assume two, two-fixture restrooms for group assembly on the ground floor and two unisex restrooms on the second floor.
- Electrical/Lighting
  - Assume all new electrical and lighting to accommodate new uses.
- Mechanical
  - Assume new mechanical system to accommodate new uses.
- Site
  - Remove existing vegetation on park side of east structure which will damage/are damaging the foundation of the structure.

SUMMARY OF CLASS C COST ESTIMATE

Exhibit C of this Historic Structure Report is a detail conceptual estimate of cost for restoring the 1954 Motel and rehabilitating the 1968 additions to the motel. In summary the estimate is as follows:

• Reroof (1954 & 1968)	$ 544,730
• Restoration of 1954 Motel	$ 3,167,016
• Rehabilitation of 1968 Motel Additions	$ 2,724,594
• Site Improvements	$ 159,064
Total Class C Estimate	**$ 6,595,404**

Other Project Costs not covered in the Class C Estimate but prudent for non-NPS project budgeting*:

• Architecture, Engineering, Testing, etc fees at 12%	$ 791,450
• Construction and Owner Contingency @ 20%	$ 1,319,080
Total Estimated Conceptual Project Budget	**$ 8,705,934**

- Furniture Fixtures & Equipment for restoration and reuse (TBD)**
- Tenant Fit Out for third party tenants including such things as commercial kitchen (TBD)***

*The NPS Class C cost estimating format includes a design contingency of 20% but does not include a construction contingency or an owner's contingency. Consequently, in addition to the design contingency, a 20% contingency to cover contractor contingency and owner contingency are added to best reflect the conceptual state of the scope of improvements as well as the prudence of acknowledging both contingencies in this conceptual cost estimate.

**It is not possible to establish an informed budget for furniture, fixtures, and equipment at this stage in the process. However, it should be recognized that there will be a cost for these items that includes but is not necessarily limited to replica furnishings of interpreted historic spaces, furniture and equipment for staffing facility, etc.

***The concept for the reuse of the 1968 additions includes occupancy by third party tenants. The cost of tenant fit out cannot be defined at the time of the preparation of the HSR and is assumed here to be provided by the tenant or within the economics of the third party tenant's lease covered by future rent or other customary means outside the scope of the project presented above.