

HISTORIC STRUCTURE REPORT

1029 GURNEE AVENUE "THE MURAL BUILDING"

Anniston, AL



November 16, 2020

LORD AECK SARGENT | A KATERRA COMPANY

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This Historic Structure Report has been completed in partnership with the National Park Service.



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Administrative Data

Date of Construction: 1947
 Architect: Unknown
 Contractor: Unknown
 Present Owner: The Conservation Fund
 Historic Use: Commercial
 Present Use: Vacant

Location Data

Address: 1029 Gurnee Avenue, Anniston, AL
 Cultural Resource Information: Contributing structure to the National Register listed Downtown Anniston Historic District (Boundary Increase, #10000270, 2010) and locally designated Downtown Historic District.

Project Team

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Period of Significance

The Mural Building is a contributing structure within the Anniston Downtown Historic District, which has a Period of Significance extending from 1883 – 1965. The district's National Register Nomination Form (NRIS 91000663) can be viewed at: <https://catalog.archives.gov/id/77835857>

The building was constructed in 1947 and frames the alley where the Freedom Riders event of May 14, 1961 occurred. Documentary research on the building has yielded some information regarding the exterior appearance of the Gurnee Avenue façade on May 14, 1961, but not of the appearance of the other exterior elevations specific to that date, nor is there information on the appearance of interior spaces on that date. However, there is evidence of character defining features in the building that can guide treatment decisions if period of significance treatment is desired. A period of significance from 1947 (date of construction) to 1965 (end of the district period of significance) is recommended as it encompasses the significant 1961 date, and acknowledges the historic district context.

Introduction

The building at 1029 Gurnee Avenue is alternatively called the “Mural Building” because of a 2011 mural of a Greyhound bus that commemorates the May 14, 1961 Freedom Riders event which partly occurred in the alley formed by this building and the adjacent Greyhound bus station. The building is importantly connected to the story of the Freedom Riders. The Greyhound bus that carried the Freedom Riders was blocked into the narrow alley created by the bus station and this building. The bus was only able to depart after the police arrived and cleared the way. The physical barrier created by this building is important to the way the story unfolded and provides an important context for the Freedom Riders National Monument, which was created in 2017.

1029 Gurnee Avenue is actually only a portion of a single-story, commercial storefront building in a historic area of downtown Anniston. The building is divided into two unequal commercial spaces. This project is limited to the 1029 Gurnee Avenue portion of the front elevation and the corresponding rear elevation, the north-facing exterior wall with bus mural and interpretive signage, the 1029 Gurnee Avenue portion of the roof, the interior, and associated building features.

Scope of Historic Structure Report

This HSR provides narrative, graphic, and physical information about the property’s history, development, and existing condition. The work involved in collecting this information included research, field-measured drawings, and a visual assessment. The HSR also provides recommendations for the treatment of identified conditions and a conceptual scope of improvements to accommodate the desired future use(s).

Existing documentation available from the National Park Service, the City of Anniston, local archives and libraries, and archives and libraries located in Birmingham, AL and Atlanta, GA was researched, collected, and reviewed. Research focused on newspaper articles, city directories, Sanborn maps, historic aerial photography, property deeds, subject files, and criminal investigation files associated with the May 14, 1961 event. No building permits for this property were on file with the Anniston Clerk. This research is organized into the Historic Background and Context and a Tenant History sections.

The building was field-measured to develop a three-dimensional building model from which floor plans and elevations were developed. The drawings produced from this task were used to support the documentation of existing conditions and illustrate this report. The documentation produced under this scope of work use the current industry standard format, Revit, for maximum value to this and future projects.

A one-day on-site condition assessment in late January 2020, identified and documented the features and elements that give the building its historic character. The assessment and resultant observations and findings were performed from an architectural perspective. Given the straightforward load bearing structural characteristics of the building, the absence of any significant evidence of structural stress from field observations and the non-contributing systems in the building, the team did not include structural or systems engineers.

The building’s significant characteristics on the exterior include the white and tan glazed brick front, the arrangement of storefront window openings and entry doors, and on the interior, the layout of the plan to provide a front retail space and rear storage and office space. Existing conditions were also documented and assessed. Generally, the building is in stable condition but requires some improvements to provide a long-lasting waterproof envelope, to appropriately interpret character-defining features, and to provide a comfortable and accessible environment.



The scope of treatments to accommodate desired new use(s) has been developed in accordance with the Secretary of the Interior's Standards for each identified building feature or element and is included in the Part II of this document. Determination of the ultimate treatment and use was developed through consultation with the City of Anniston and the National Park Service and includes incorporation of existing management objectives and planning studies for the Monument. Recommended treatments to the building include the preservation of character-defining features and the rehabilitation of the space for use by the National Park Service. Features to be preserved include the exterior walls, the configuration of the Gurnee Avenue-facing window and door, the configuration of the interior retail space and main partition, interior plaster walls and ceilings, and two interior doors. The remainder of the space will be rehabilitated to suit future use(s), primarily taking advantage of the 'back-of-house' portions of the interior. See the Part II of this document for a detailed discussion of treatment options.

Treatment and Use

The Mural Building is well-suited to support administrative function of the National Park Service in support of the Freedom Riders National Monument. The building forms in-part the alley in which the nationally significant Freedom Riders event occurred. In the care of the National Park Service, the building will continue to support this important physical context while also serving to enhance the operations of the Monument. The front, Gurnee Avenue-adjacent retail space is well suited for a public-facing interpretive and service environment and may also house a gift shop. The central office space and rear warehouse space are well suited for office functions and storage.

The recommendations for treatment in Part II of this report are intended to align with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Recommendations are presented without prioritization, but analysis of extreme weather events suggests that 1029 Gurnee will be subjected to increased rainstorm events and localized flooding. Because of the need to design resiliency into projects, weatherproofing recommendations, including roof and roofing, appropriate flashing and counter flashing measures, building sealing, and drainage are critically important components of the rehabilitation project and an ongoing maintenance program.



Stephen Gross/The Anniston Star

Figure 1: Historic May 14, 1961 photograph of the attack on the Freedom Riders held up against a modern backdrop of the same location. On the left is the Greyhound Bus Depot and on the right is 1029 Gurnee Avenue. Image by Stephen Gross for the Anniston Star, January 3, 2017.

PART I
DEVELOPMENTAL HISTORY
&
PHYSICAL DESCRIPTION

Historical Background and Context

Anniston was established as a planned community in 1873. Originally named Woodstock, the name was later changed to Annie's Town, after the founder's daughter-in-law.

Downtown Anniston is established on a square grid with named avenues running north-south and numbered streets running east-west. Mid-block alleys running north-south are typical for most blocks downtown.

Gurnee Avenue, from 10th Street to 11th Street, was mostly developed by 1895, in one of the earliest depictions of the street. The east side of the street, where 1025-29 Gurnee Avenue is now located was originally built up with nearly identical, one-and-a-half story brick houses. The houses were set back from the street and occupied 60 foot wide lots [Fig. 2].

By the turn of the 20th Century, 10th Street and 11th Street had developed into full blocks of brick commercial row buildings, extending west past Gurnee Avenue. The corner lots at the north and south ends of Gurnee Avenue were redeveloped from the brick houses to commercial buildings and warehouses by 1917 [Fig. 3].

According to local newspapers, in 1927, Gurnee Avenue between 10th and 11th Streets was graded and paved.

The older brick houses in the middle of the block began to decline in the early 20th Century. In 1933, the house at 1025 Gurnee Avenue, then vacant, burned according to a newspaper account. A letter to the editor in the April 23, 1942 Anniston star recalled, "Pigeons abound in Anniston...no one has made a serious effort to drive them away. The only effective means, apparently, is to tear down the places they inhabit. Which naturally turns our memory back to the swarms of blackbirds that used to be seen late every day in the vicinity of the brick dwellings on Gurnee Avenue and on Eleventh Street. Eventually these houses were torn down and now the birds are gone. We do not know, but we suppose they just left when the houses disappeared."

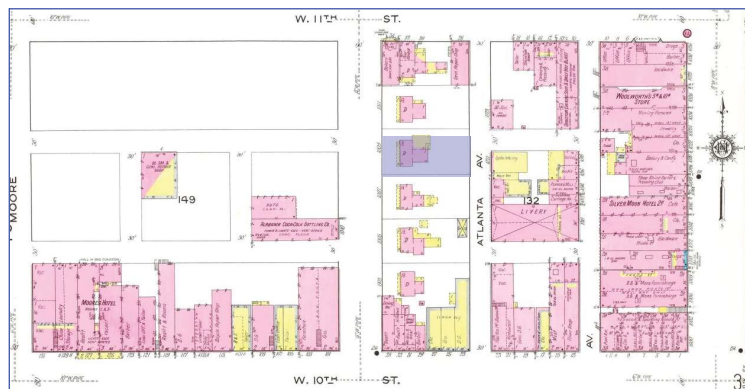


Figure 3: Detail of 1917 Sanborn Fire Insurance map for Anniston. The blue rectangle indicates the location of 1025-29 Gurnee Avenue.

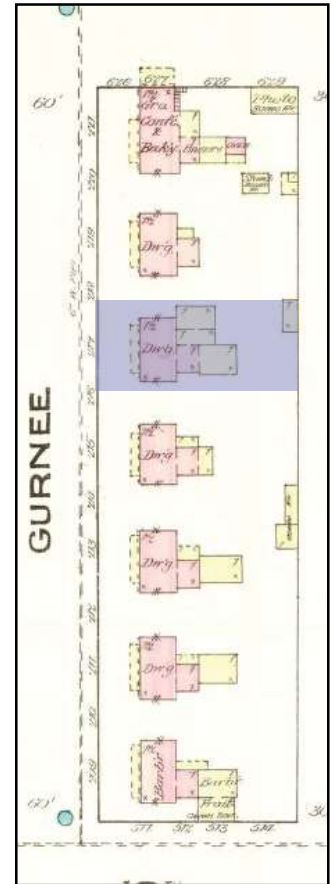


Figure 2: Detail of 1895 Sanborn Fire Insurance Map, north is up. The blue rectangle indicates the location of 1025-29 Gurnee Avenue.

Eventually these houses were torn down and now the birds are gone. We do not know, but we suppose they just left when the houses disappeared."

A May 24, 1936 article in the Anniston Star writes "A new brick building on Gurnee Avenue near 11th Street is being completed at a cost of approximately \$7,500. The structure is being erected by W.W. Powers, contractor, for Fred and French Bell. It is 90 by 40 feet and is arranged for three stores with 30-foot fronts on Gurnee Avenue." While this description does

not fit the building at 1025-29 Gurnee Avenue, which is 120 by 60 feet and is arranged for only two stores, the description is indicative of the kind of commercial development at that time mid-block on Gurnee Avenue. There are several extant commercial buildings on this block fitting this description (see Fig. 8).

Streetlights were added to Gurnee Avenue between 10th and 11th Streets in 1936 and in 1943, the city paved the alley behind Gurnee Avenue between 10th and 11th Streets.

In 1946, a Mah Hing Fong bought the Gurnee Avenue property and built the 1025-29 Gurnee Avenue commercial building. Little is know about Fong, but the name appears in Anniston voter rolls throughout the 1950s and 60s. Fong sold the property in 1954 (see Calhoun County deed records in appendices).

1025-29 Gurnee Avenue first appears in local newspapers in 1947 with advertisements for Eros Home Supply Company at 1025 and Thrasher Electric, Inc. at 1029. 1029, the smaller of the two spaces in the building experienced a high rate of tenant turnover when compared to 1025, which has seen only four tenants in its history.

Tenant History 1947-Present:

1029 Gurnee Avenue

1947-49 - Thrasher Electric

1950-1953 – Calhoun Real Estate

Sep. 16, 1953 Anniston Star advert lists 1029 Gurnee Avenue for rent.

1955-58 – Miller Hardware

1958-59 – Herschel-Bowling Appliance Store

1960-66 – Anniston Home Development Corp. & Tom Brock Insurance.

1966-79 – Anniston Business Machines (moved into greyhound building in 1979)

1980 - C&M Office Supplies

1981-1986 – Moore Printing

1987 – Reaves Office Supplies

1999 - Carolyn's Consignment

2008 - Allen Mayfield Bail Bonds

2009 - Elon & Stanton Upholstery

2018 - Conservation Fund (sold to Anniston)

1025 Gurnee Avenue

1947 – Eros Supply Company

1948-50 – Decker Motor Sales

1950-1986 – Miller Feed and Seed (& Hardware)

1986-present – Moore Printing



Figure 4: A white man in Anniston, Alabama, sits in front of a bus to prevent it from leaving the Greyhound station with a load of Freedom Riders on May 15, 1961. AP Photograph. 1029 Gurnee Avenue is in the background on the right.

On May 14, Mother's Day, 1961, in Anniston, Alabama, a mob of white supremacists attacked a Greyhound bus carrying activists challenging bus segregation laws in the southern states. As the bus driver tried to leave the station, KKK members slashed its tires. The bus was forced to stop several miles outside of town on Highway 202. Several cars full of KKK members had followed the bus and firebombed it as it sat disabled on the side of the road. As the bus burned, the mob held the doors shut, intending to burn the riders to death. Undercover agents of the Alabama Highway Patrol were on the bus at the time and fired shots to disperse the crowd. At least one rider was physically assaulted, and most required medical treatment for smoke inhalation.

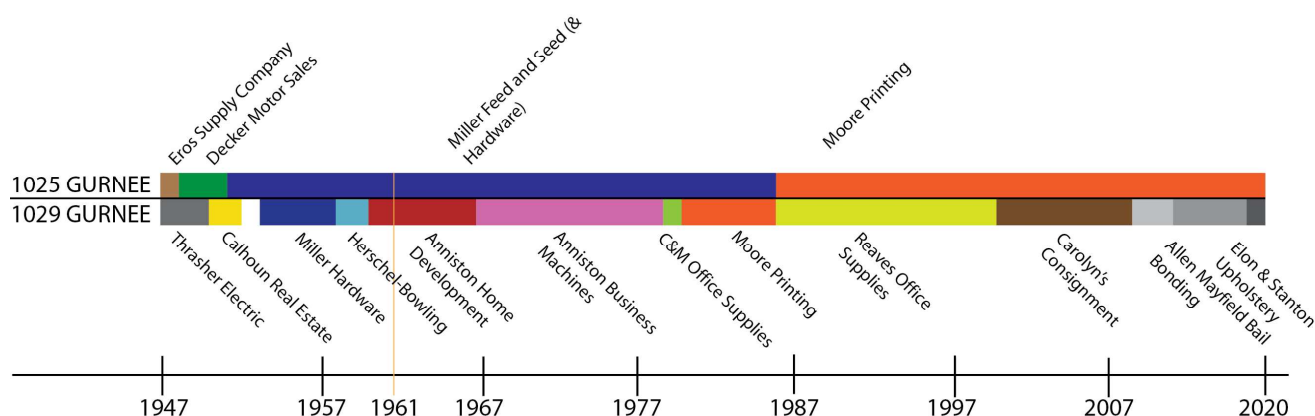
*Adapted from the 2006 publication, *Freedom Riders; 1961 and the Struggle for Racial Justice*, by Raymond Arsenault.*

The significant event that ties together the properties associated with the Freedom Riders National Monument occurred on May 14, 1961. On this day, a bus carrying riders protesting segregation on interstate buses, called the “Freedom Riders”, was attacked by a white mob while parked in the alley between 1025-29 Gurnee Avenue and the Greyhound Bus Station, at 1031 Gurnee Avenue (which opened in 1952). The spatial relationship between the two buildings and the resulting alley are critical elements to telling the story of the Freedom Riders.

In 2008, Steve Taylor, one of the owners of Moore Printing, bought the building and In 2011, Joseph Giri, an Anniston artist, was commissioned to paint a mural commemorating the attack on the Freedom Riders on the west wall of the 1025-29 Gurnee Avenue building. In 2014, traffic lights at the Gurnee Avenue and 10th and 11th Street intersections were replaced by stop signs.

The Freedom Riders National Monument was established in 2017. Steve Taylor sold 1029 Gurnee Avenue to The Conservation Fund (TCF) in 2018, and TCF intends to transfer the property to the National Park Foundation (NPF) which will in turn donate the property to the National Park Service following completion of a minor boundary adjustment that adds the site to the National Monument.

Building Tenants



The businesses that occupied the two commercial spaces comprising 1025-29 Gurnee Avenue define the role of the subject building in downtown Anniston over time. Typical of a small downtown commercial building, it was built to lease and known to the local community by whichever business occupied it at the time. Today, the building might be known as “Moore’s” for Moore Printing. In the past, it was known for a time as “Millers”, for Miller’s Feed and Seed. The following are historical vignettes of several of the business that occupied the two spaces initially and through the period of significance. Information about tenants was gathered from city directories and Anniston Star newspaper archives.

Thrasher Electric occupied 1025 Gurnee Avenue from 1947-1949. Thrasher was previously at “202 Boozer Bldg” from 1943-46 and 16 W. 10th in 1946-47. They moved to Gurnee Avenue in 1947 and in 1949 announced they would be leaving the retail appliance sales business and closing the Gurnee Avenue location. They remained in business for a number of years thereafter.

Calhoun Real Estate occupied 1025 Gurnee Avenue from 1950-53. J. Forney Thrasher, no relation to Thrasher

Electric, is listed as agent at Calhoun Real Estate. J.F. Thrasher advertised through the previous decade as a salesman with the slogan: "If it can be sold, we'll sell it"

Herschel-Bowling Appliance Store occupied 1025 Gurnee Avenue from 1958-59. They advertised clearance sales several times a week in the Anniston Star.

Anniston Home Development Corp., which occupied 1025 Gurnee Avenue from 1960-66 evolved while there from a home repair contractor to a small scale residential developer. In 1966 they moved to 1022 Gurnee Avenue.

Eros Supply Company occupied 1029 Gurnee Avenue in 1947. Eros was the successor firm to R.J. Holley Feed and Seed Store, which was established by 1943. After 1947, Eros was located at 727 Noble Street, but closed by 1949.

Decker Motor Sales occupied 1029 Gurnee Avenue from 1948-1950. Decker advertised their vehicles for sale in the vehicle sales section of the Anniston Star.

Miller Feed and Seed occupied 1025 Gurnee Avenue from 1950 to 1986 and both 1025 and 1029 Gurnee Avenue from 1955-58. Originally from Piedmont, AL, Charles Miller, bought an existing feed and seed store in Anniston after returning from World War II. The store was originally at 119 W 10th until 1950 when they moved to 1025 Gurnee Avenue. In 1955, while still occupying the adjacent space, Miller opened up Miller Hardware at 1029 Gurnee Avenue and operated in that location, next door to the feed and seed store, for three years. After 1958, Miller began advertising as Miller Feed, Seed, & Hardware and was back to just the one address at 1025 Gurnee Avenue. Miller moved to 914 Gurnee Avenue in 1986 and was there to at least 1994.

Moore Printing occupied 1025 and 1029 Gurnee Avenue, the latter from 1981-86 and the former from 1986 to the present. Moore Printing was established in 1890 or 1901 by Thomas A Moore. The company began as Wigley & Moore Printing and were one-time printers under a city contract. In 1921 Moore was listed at 1011-1/2 Noble Street. In 1922 a newspaper advert notes a "Moore Printing Company Fire" that destroyed an adjacent building, Moore Printing is listed at 13 E 10th immediately after that. Thomas .A. Moore died in 1948 and his son J. W. "Dub" Moore took control of the company after that. Beginning in 1948, Moore Printing was listed at 21 E 10th Street. By 1959 they had moved to 119 E 13th Street. J. W. Moore died in 1959. The company was bought by Higgenbotham and Sawyer, a competing printer in Anniston. Moore Printing maintained its own name for another decade, but at some point, the Higgenbotham-owned company ceases operation, though the Higgenbotham firm continues



Figure 5: Period advertisements for Moore Printing (left) and Miller Feed & Seed (right) from the Anniston Star.



business in Anniston through the 2000s. In 1979-1981, the grandson of T.A. Moore, Kirk Moore, returned from living in Florida and bought another Anniston printing company, Woodstock Printing. Kirk Moore changed the name to Moore Printing and opened up shop at 1029 Gurnee Avenue in 1981. Kirk Moore ran unsuccessfully for county commission in 1982 and again in 1986. Moore bought the building in 1985 and later, in 1986, Moore Printing moved into the larger space of 1025 Gurnee Avenue. A 1987 Anniston Star article notes Moore's influence in revitalizing Gurnee Avenue during a period of downtown revitalization that began in the 1980s. Kirk Moore died in 1997 and Moore Printing was purchased by Danny Shears and Steve Taylor, who continue to operate the business today.

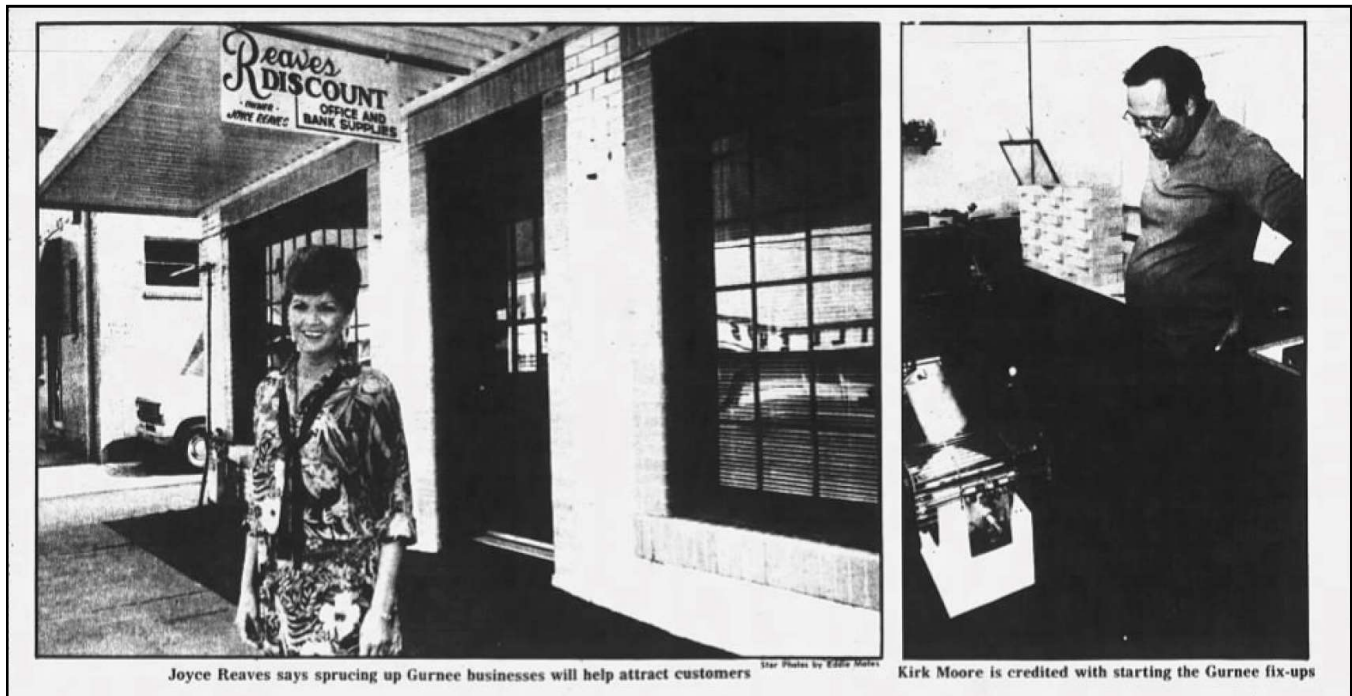


Figure 6: Left: 1029 Gurnee Avenue storefront. Right: Kirk Moore in an unidentified stock room. From, Damon Adams, "Gurnee not 5th Avenue, but getting there", *Anniston Star*, Aug. 30, 1987.

PART I

PHYSICAL DESCRIPTION & CONDITION

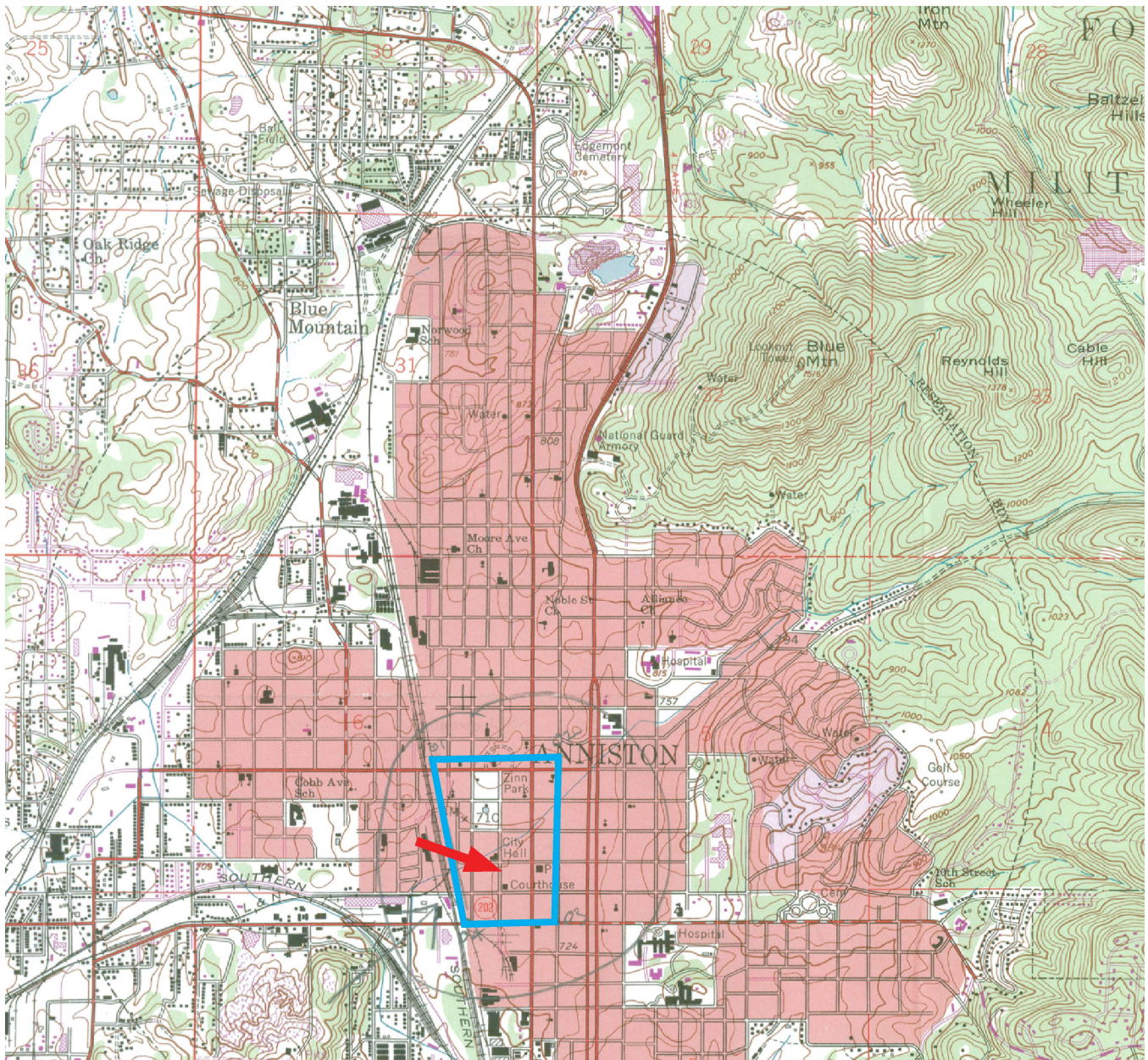


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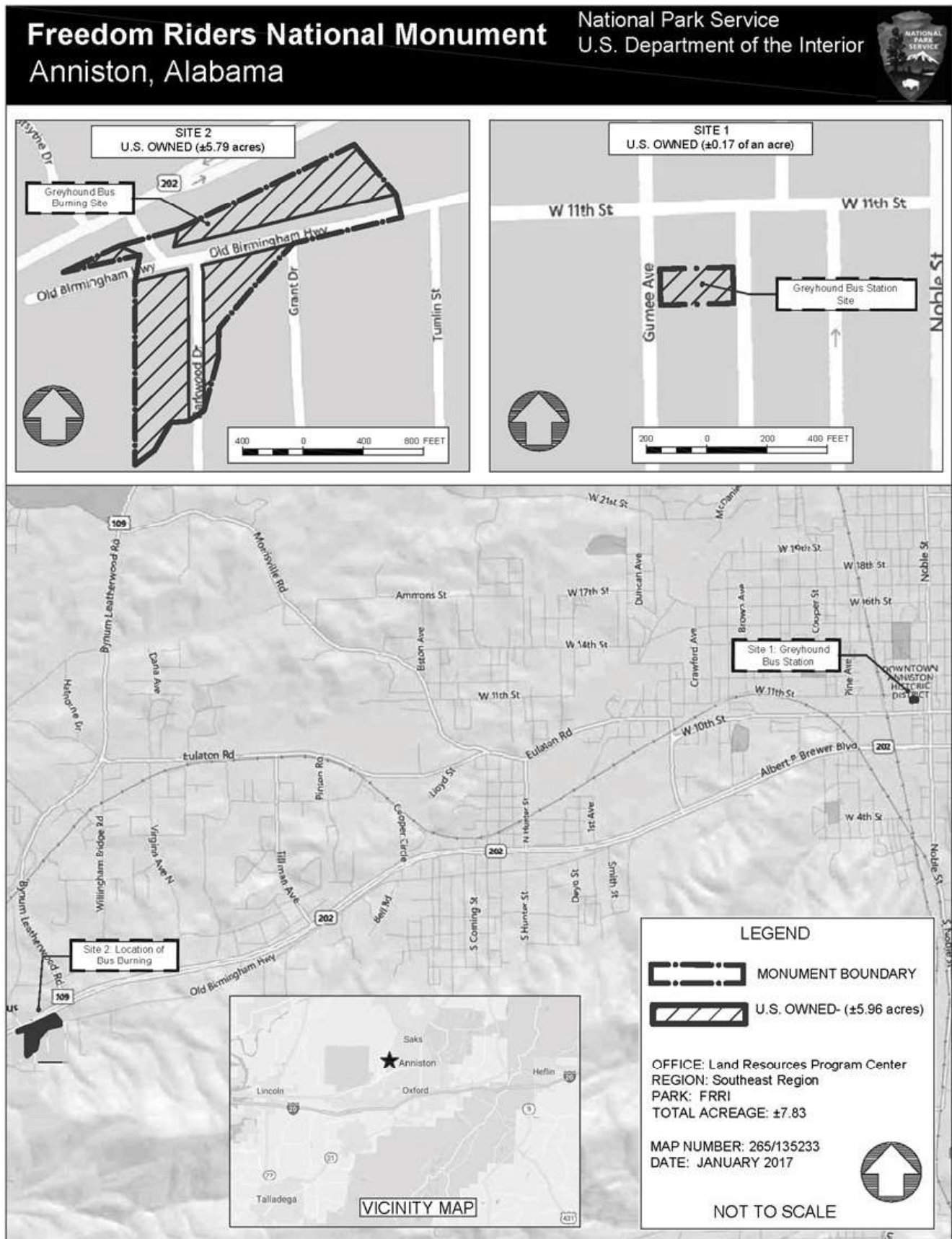


Figure 9: Map of the Freedom Riders National Monument, National Park Service, U.S. Department of the Interior, 2017. The Monument is composed of two locations associated with the May 14th 1961 attack on the Greyhound bus carrying Freedom Riders.

Setting

The Mural Building, located at 1029 Gurnee Avenue, is in the southeast quadrant of Anniston Alabama's downtown. It sits just south of the Greyhound bus station that makes up the downtown Anniston portion of the Freedom Riders National Monument [Fig. 8]. The building forms, along with the bus station, the alley where a Greyhound bus carrying Freedom Riders was stopped and attacked in 1961.

Gurnee Avenue is one of several north-south avenues that make up Anniston's historic downtown, which stretches north from 8th Street to 15th Street. The stretch of Gurnee Avenue from 10th to 11th Streets is mostly full of one and two story brick and concrete block historic commercial buildings [Fig. 9].

This part of Anniston generally is flat, but slopes slightly down to the west. From the alley, east of the Mural Building to Gurnee Avenue, the grade descends roughly two feet.

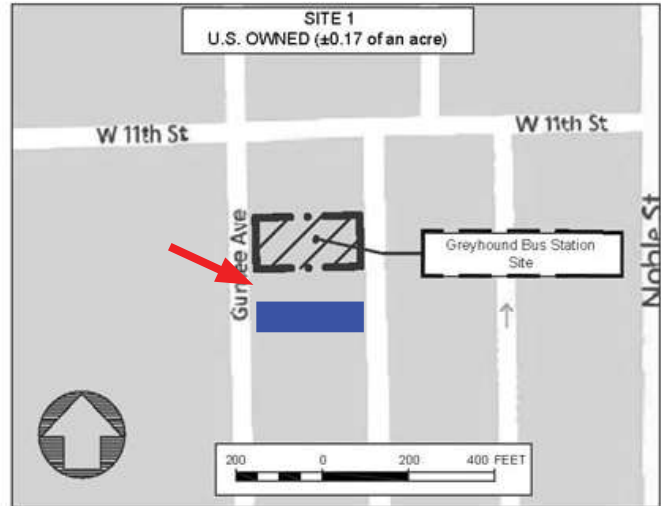


Figure 10: Detail of National Park Service map of the downtown Anniston portion of the Freedom Riders National Monument. The Mural Building (blue rectangle) is just south of the Greyhound bus station, identified in the map by a hatched rectangle. The alley (red arrow) formed by the two buildings is important to telling the story of the Freedom Riders.



Figure 11: Streetview looking northeast on Gurnee Avenue. Google Streetview image, 2019. The Mural Building can be seen in the background (in red) with the Greyhound Bus Depot and City Hall behind it.



Figure 12: West elevation of 1025-29 Gurnee Avenue showing the north-facing red-brick wall of the alley and the Greyhound bus mural. Photo by author, 2020.

Summary Description

1025-29 Gurnee Avenue is a 60-foot wide and 120-foot deep, one-story commercial building. It is rectangular in plan and split longitudinally into two uneven bays by a concrete block partition wall. The first bay, on the north side of the building, is 20-feet wide and the second bay 40-feet wide. The Gurnee Avenue elevation features a stepped parapet and full length awning over the sidewalk.

The interior of 1025 was not observed as it is not within the scope of this project. The interior of the Mural Building is functionally divided into three areas: Retail (front), Office (middle), and Warehouse (back), presumably to accommodate the patterns of commerce for a small downtown commercial building. Supplies and goods are loaded from the alley and stored in the Warehouse area, employees use the Office area, and a Retail area faces

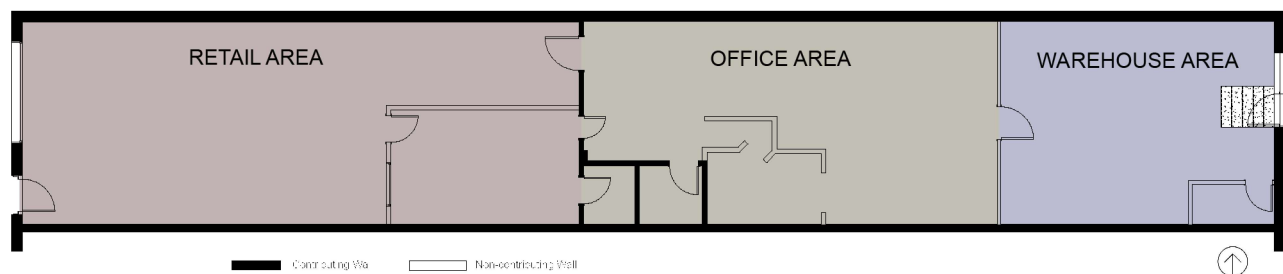


Figure 13: Floor plan showing the arrangement of spaces within the building.

the street and likely displayed goods for sale. The retail area is subdivided from the remaining interior space by a wood stud wall. The wall extends up to the roof structure and is believed to be original to the space. A modern stud wall-partitioned space has been built into the retail area. The 'Reception Office' room is accessed by a door from the retail area and a rear door in the main partition leading into the office area. There is a fixed window in the Reception office wall that faces the retail area and entrance to the commercial space. A hallway formed by the Reception Office's north wall and the exterior wall, leads to a doorway in the historic partition wall. Evidence of a header beam indicates that there was a larger passageway in this location historically.

Beyond the partition, in the office area there are two single fixture restrooms, side-by-side on the south wall. Continuing from the restrooms is a small kitchen area. Partitions have been constructed in a way to provide an entry corridor with angled parallel jamb walls to the kitchen space which is open to the remainder of the space via a double-wide uncased opening on its east wall. The remainder of the office area is open. An eight-foot tall partition wall divides the office area from the warehouse area. A three-foot wide door leads to the rear Warehouse area, which is empty of features or finishes except for an electrical panel room and concrete stairs leading to a door in a boarded up roll-up door opening in the east exterior wall.

Physical Description & Condition Assessment

Structural

Foundation

Foundation conditions could not be observed. However, typical foundations of the time and location for buildings such as this one were concrete grade beams.

Typical foundation bearing or structural issues would be observed in settling and/or stress cracks in the structure and walls above. None were observed here.

Superstructure

The exterior walls are 12" solid load bearing concrete masonry units (CMU) with a brick veneer. Where portions of the walls are exposed they were observed to be a mix of CMU and brick courses in the front half of the building and only CMU in the rear half. There were no expansion or control joints observed in the exterior walls and no discontinuity in exterior brickwork indicating an alteration or addition. The CMU and brick walls transition from 12" thickness to 8" thickness at the roof framing bearing points to accommodate a continuous steel angle to provide support and anchorage for the wood joist roof structure.

Based on an architectural assessment, no discernible structural stress was observed in the wall structure.

Roof Structure

The roof structure is composed of nominal 2x6-inch wood joists that span from masonry wall to masonry wall across the 1029 Gurnee Avenue space. The roof structure of 1025 Gurnee Avenue, the larger of the two spaces within the building, was not directly observed as part of this assessment, but is supported by an additional steel column and beam line due to the longer span between masonry walls.

Based on an architectural assessment, no discernible structural stress was observed in the roof structure. Evidence of past roof leaks suggests that wood and steel structural components should be inspected for wood rot and severe rusting before any major work to the roof or roofing.



Exterior

Walls

The primary (west) elevation is faced with a white glazed brick veneer with tan glazed brick borders [Fig. 10]. The white brick is set in running bond course and the tan brick in soldier courses. The remaining elevations are clad in common red brick in running bond courses with header courses every ninth course. Mortar joints are between 1/4-inch and an inch with a hard gray mortar finished flush to the face of the brick. The walls extend above the roof in a stepped parapet and are topped with overlapping terra cotta coping.

There is a metal awning along the full width of the building's front façade. The awning projects horizontally over the sidewalk and is composed of a corrugated roof and soffit and metal fascia. Steel rods embedded into the masonry walls above, support the awning.

There are several vertical cracks near the north corner of the white glazed brick façade [Fig. 12]. These are likely due to cyclical thermal movement and a lack of expansion joints. There is also some damage to the tan bricks at the corner, likely due to vehicle impact, and iron oxide staining from old plumbing.

On the alley-facing elevation (north) on the upper half of the wall, about two-bricks per 10 square feet exhibit a spalled face [Fig. 13]. This is likely due to excessively hard mortar and water infiltration from the parapet and mortar joints. When rainwater or water vapor enters the wall, the mortar acts like a dam and forces water and water vapor to transmit through the face of the brick, often carrying salts. As the salts dehydrate, they expand and fracture the brick.

Windows

On the west elevation, there are three pairs of modern vinyl fixed windows with five by six grids of false muntins. Only the northernmost window pair belongs to the Mural Building [Fig. 14]. Based on historic



Figure 14: Cracking and water staining in the white and tan brick veneer on the east elevation. Left is below the Gurnee Avenue-facing window and right is left of the same window's header. Photo by author, 2020.



Figure 15: Some brick face spalling and wetness is evident on the upper portion of the north elevation. Photo by author, 2020.



Figure 16: West elevation window of 1029 Gurnee Avenue. Photo by author, 2020.



Figure 19: Two images mounted on interpretive panels on the alley wall of 1029 Gurnee Avenue show portions of the building during the Freedom Riders event on May 14, 1961. Note that the awning is not present, the window is composed of two large lites divided by a thin mullion, and the door appears to have a single full-height glass lite. As well, business signage hung from the facade above the large window. Images from interpretive panels reproduced by author, 2020.

photographs and similar buildings of this period on Gurnee Avenue that retain their historic windows, the original windows were likely fixed, single-lite window pairs in wood frames with thin aluminum mullions (see Figure 17).

The extant non-contributing windows were observed to be in sound functional condition.

Doors & Hardware

There are two wood doors on the front (west) elevation between the banks of windows. They both feature 9-lites over two vertical raised panels [Fig. 15]. The door to 1025 Gurnee Avenue has a pair of sidelights with three-lites over one vertical raised panel. The doors are not the original doors, based on historic photographs.

There are also three high-bay rolling door openings on the rear of the building (east elevation) with the one belonging to the Mural Building in-filled to fit a single-leaf door [Fig. 16]. There is a single modern metal door near the south corner of the east elevation associated with 1025 Gurnee Avenue. No condition issues were observed with the exterior front door and hardware.

The threshold of the boarded-up overhead door was at the same elevation as the alley, but over time, the asphalt surface has been built up to slope up to the rear of the building, roughly six inches higher than the threshold of the overhead door. Water infiltration through the infill and at the old sill was observed. See detail in drawings.

Roof

The roofing is rolled bitumen sheet. It is turned up at the one to two foot parapet walls. There

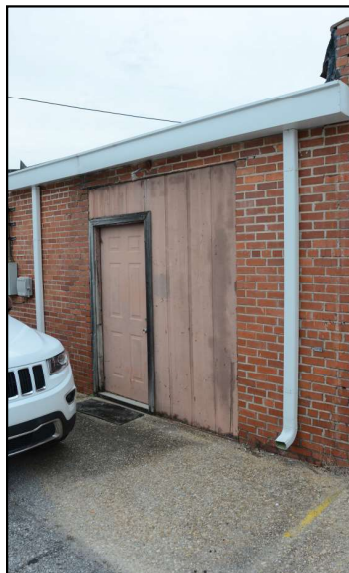


Figure 18: Rear of 1029 Gurnee Avenue showing infilled overhead door. Note wetness at base of wall. Photo by author, 2020.



Figure 17: 1029 Gurnee Avenue front door. Photo by author, 2020.

is galvanized counterflashing well beyond its effective life span obscuring the flashing details for the roofing. The parapet walls are topped with overlapping glazed terracotta coping tiles [Fig. 20].

There are two six-foot by eight-foot skylights centered on the roof over the two bays of 1025 Gurnee Avenue [Fig. 18]. There was likely historically a third skylight over the Mural Building space of similar dimension, configuration and materials. In fact, a police beat from 1950 noted a burglary at 1029 Gurnee Avenue where the perpetrators entered through the skylight. It may have been removed following that incident.

There are many areas of the roof that have been patched. The roof was in the process of being patched again during the condition assessment for this report. No active leaks were observed though. Several of the terra cotta coping units are cracked and/or broken, creating an increased potential for water to enter the wall.

Storm Water Management

The roof slopes to the rear (east) of the building and drains off the roof edge into a 9"x9" square gutter. The gutters are split between bays, with a roughly six-inch gap between. A small cricket on the roof diverts water away from this gap [Figure 21]. Downspouts at the ends of the gutters drain water to the asphalt-surfaced alley.

Water infiltration at the base of the boarded-up rolling door opening indicates that water is not adequately draining away from the building. As well, the downspout termination does not extend adequately away from the base of the wall. There is also a failed sealant joint at the boundary of the asphalt paving and the east masonry wall [Figure 18] that is allowing water entry.



Figure 20: Research indicates that the Mural Building had a skylight circa 1950. It may have looked like this surviving period skylight at 1025 Gurnee Avenue. Photo by author, 2020.



Figure 21: A roof cricket at rear of building between 1029 and 1025 Gurnee Avenue roofs divides water flow between the two building's gutters. Photo by author, 2020.

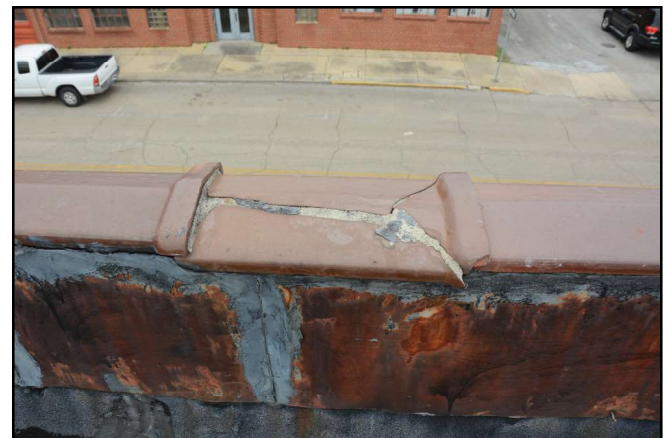


Figure 22: Terra cotta coping tiles. The center tile in this image is cracked and has been repaired with mortar. Photo by author, 2020.

Interior

Floors

The floor is a concrete slab on grade. The thickness of the slab is unknown. The retail space is carpeted [Fig. 21], the condition and characteristics of the flooring below the carpet was not observed. The office areas floors are exposed painted concrete [Fig. 22], and the warehouse area is carpeted [Fig. 23].

There were no observed condition issues with the concrete floor. Patterns in areas of exposed concrete floor indicate that 9x9 inch tile was a historic flooring. Considering the dimensions, it is likely these were asbestos containing.

Interior Partition Walls

Walls in the retail area are clad with 4x8-foot painted wood veneer sheet paneling. Behind the paneling the original painted textured plaster wall finish is present. The original partition wall is also plastered and features a plaster or wood molding border offset from the wall's edges. The condition and characteristics of the lath was not observed.

The original walls could not be fully observed to assess their condition, but judging from the areas where the walls could be observed, the plaster is in stable condition and needs minimal repairs. There is some water damage to plaster in the bathrooms, near plumbing.

Interior Windows

There is one non-contributing fixed window in the partition wall in the Reception office [Fig. 21]. There were no observed condition issues with the window.



Figure 23: View of the retail space, facing east. Photo by author, 2020.



Figure 24: View of the office space, facing west. Photo by author, 2020.



Figure 25: View of the warehouse space, facing east. Photo by author, 2020.

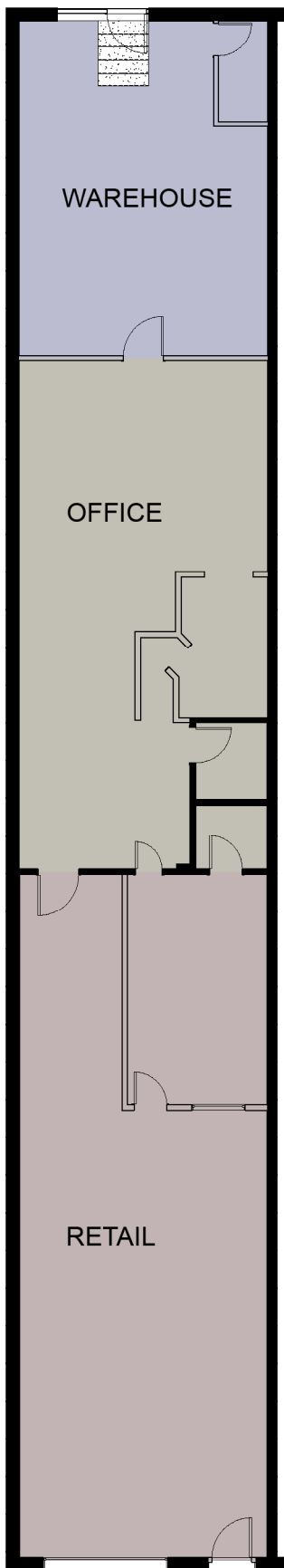


Figure 29: Plan of 1029 Gurnee Avenue. North is to the left.

Doors & Hardware

There are two historic wood panel doors, one for each restroom [Fig. 25 & 26]. The doors feature one 2/3-height flat panel over one 1/3-height flat panel. The rails and stiles around the panels feature a lambs-tongue chamfer detail. One door retains its original brass-plated escutcheon and glass knob and mortise lock set. The other doors are non-contributing and are either flush hollow core or vinyl clad.

There were no observed condition issues with the doors. Existing restroom door widths do not satisfy ADA minimum requirements.

Ceilings

Most ceilings are suspended acoustical ceiling tile (ACT) system with a one-foot square grid above the Reception office and a 2x4 grid above much of the remainder [Figs. 21-23]. The restroom ceilings are plaster. The ACT ceilings are suspended about eight feet above the floor. The ACT ceiling slopes up to 9'-1/2-feet height about halfway into the office area. Above the ACT ceiling in the Retail and office areas, the original plaster ceiling remains at about 11'-1/2-feet above the floor.

There are several missing tiles in the modern acoustical ceiling tile ceiling and a portion of the aluminum suspended ceiling grid in the warehouse area has been damaged. There were only a few areas where the historic ceiling could be observed and it is missing entirely from above the damaged area of ACT ceiling in the warehouse area, if there ever was a plaster ceiling in this area. From the few areas where the historic ceiling could be observed, it appeared stable and requiring



Figure 26: Detail of lamb's tongue chamfer. Inset shows detail of brass-plated escutcheon plate and glass knob. Photos by author, 2020



Figure 27: Historic panel door. Photo by author, 2020.



Figure 28: HVAC mechanical unit on the east side of the historic partition. Photo by author, 2020.

few repairs.

Stairs

There are concrete stairs at the rear of the building as indicated in the drawings [Fig. 30]. These are not original and the original configuration is not known.

The stairs have separated from the rear wall and the top tread is several inches below the door's threshold.

Mechanical

There is a roof mounted air handling unit and heat pump, located in the center of the interior space, adjacent to the wood partition wall [Fig. 26]. It appears operable. Conduit is run through the roof above through an old metal flue pipe. The interior unit does not have fresh air supply and uses outdated R-22 coolant.

Electrical

Electrical service comes into the building from the rear. There is an electrical panel room with both modern panels and older panels. Another electrical panel is mounted on the wall near the restrooms. Older, out-of-date electrical panels should be consolidated into newer panels. The panels are mounted on stained and painted tongue and groove beaded boards [Fig. 28]. The boards may or may not relate to historic finishes associated with this building and should be retained if evidence of material association is discovered.

Round metal ceiling mounts for two light fixtures that likely were operational in 1961 are extant above the suspended ceilings but well-hidden and were not photographed.

Plumbing

There is a small hot water heater in one of the restrooms that serves the two restroom sinks and the kitchen sink [Fig. 29].

A gas meter is located on the east elevation near the north corner and appears to serve a non-contributing gas lamp mounted on the west corner of the alley (north) exterior wall.

Fire Suppression and Security

There are no fire alarm or suppression or security systems.



Figure 30: Electrical panels in rear of 1029 Gurnee Avenue. Photo by author, 2020.



Figure 31: East restroom showing typical condition of fixtures and finishes. Photo by author, 2020.



Figure 32: Non-contributing concrete stairs located at the rear of the warehouse space.

Character Defining Features

1025-29 Gurnee Avenue is a characteristic example of an early to mid century one-story downtown commercial building. It is a contributing structure to the Downtown Historic District, as amended in 2010. The original district was listed on the National Register of Historic Places in 1991 (# 91000663), but did not identify 1025-29 Gurnee Avenue as contributing. The district was expanded, both its boundary and its period of significance, in 2010 (#10000270) in part to acknowledge the significance of the downtown district's mid-century commercial buildings and the Freedom Riders event.

The building is also a critically important feature of the nationally significant Freedom Riders event and though not within the boundary of the Anniston Freedom Riders National Monument, it forms the alley that is significant to the events of May 14, 1961.

Using best professional judgment in the absence of physical and documentary evidence, the features and characteristics of the building that are considered character-defining, include the following:

Exterior

- The north wall of the building forming in part the alley where some of the events of May 14, 1961 occurred.
- White and tan glazed brick façade
- Red brick side and rear walls
- Terra cotta parapet caps on the stepped parapets
- Arrangement of two unequal commercial spaces with storefront windows and entry doors facing Gurnee Avenue

Interior

- Plaster walls and ceilings in the retail space (not currently exposed)
- Partition wall between the retail and office spaces
- Two single-fixture restrooms in plan and their plaster walls and ceilings
- Wood panel doors with lamb's tongue chamfer

Non-contributing and non-defining features of the building include the vinyl storefront windows, metal awning (there was no awning historically), front and rear doors, and the non-contributing interior partitions and wall finishes. The mural on the north side of the building is defining for the building, but not historic (painted in 2011).

PART II

TREATMENT & USE

Introduction to Part II

The Part II presents and evaluates uses and treatments for the Mural Building. The Mural Building/1029 Gurnee Avenue includes portions that were documented on the National Register of Historic Places in 2010 as a contributing structure within the nationally-significant Anniston Downtown Historic District (NRIS 91000663). The National Park Service owns the adjacent Greyhound Bus Station, where the Freedom Rider events of May 14, 1961 were centered. The Mural Building was a witness to and integrally related to those events; it may be acquired by the National Park Service in support of operations of the Freedom Riders National Monument, a park unit newly-created in 2017.

NPS anticipates a mix of occupancy types for the future program of the building, including staff areas and visitor center areas. Within approximately 2000 net occupiable square feet, a total occupancy of forty (40) persons is projected.

Historic Preservation Objectives

For purposes of the Mural Building/1029 Gurnee Avenue Historic Structure Report, an interim Treatment of “Preservation”, as characterized in The Secretary of the Interior’s Standards for Treatment of Historic Properties will be fully discussed. Other treatments such as selective restoration and rehabilitation will be discussed in the Treatment section, but they will be grouped separately from Preservation actions for clarity.

Treatment recommendations are not presented in a prioritized order, but rather are organized by logical components of building systems. However, due to climate change, 1029 Gurnee will be subjected to increased rainstorm events and localized flooding. Because of the need to design resiliency into projects, weatherproofing recommendations, including roof and roofing, appropriate flashing and counter flashing measures, building sealing, and drainage are critically important components of the rehabilitation project and an ongoing maintenance program.

Requirements for Treatment

Several laws, regulations, and functional requirements are 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. Optimal preservation outcomes balance the retention and proper treatment of character defining features and life safety. Mediating between preservation objectives and code requirements to achieve both is the goal of a preservation project. The mission is to minimize alteration of the historic contributing fabric of the resource while meeting the spectrum of local and national standards and regulations and the goals for continued use.

Americans with Disabilities Act of 1990 (ADA)

The 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 city of Anniston uses the 2010 ADA Standards for Accessible Design

The Mural Building may require at least one accessible entry point. Currently, the sidewalk in front of the building has been built up to form a slope to compensate for the difference in elevation between the sidewalk level and the



threshold of the building. The existing slope is not compliant with the ADA. Work to this sloping sidewalk will need to be coordinated with Anniston Public Works Department. The building may also require an accessible public restroom. Door widths, clear floor area, and fixtures will need to comply with ADA standards and may require a new restroom location within the building.

Building Codes

Building Codes are locally implemented regulations that outline minimum requirements for new construction and alterations within a particular jurisdiction. The City of Anniston currently has adopted the 2014 National Electric Code (NFPA 70) and the 2015 Editions of the following codes:

- International Building Code
- International Residential Code
- International Existing Building Code
- International Fire Code
- International Property Maintenance Code
- International Plumbing Code
- International Fuel Gas Code
- International Mechanical Code

The City of Anniston also enforces the Alabama Energy Code. The International Existing Building Code (IEBC) provides alternative approaches to the repair, alteration, and addition to existing buildings. While providing for the minimum levels of safety, the 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 may in some cases be technically infeasible and in other cases may adversely affect historic fabric.

Variances to the building code are not expected as the building will not be asked to carry additional loads, will not have a significant change of use, and the proposed scope does not include additions or alterations to the exterior of the building.

Fire Suppression and Protection

The National Fire Protection Association (NFPA) has established codes for historic buildings in NFPA 914 “Code for Fire Protection of Historic Structures.” The city of Anniston uses the International Fire Code.

A remotely monitored smoke and carbon monoxide detector system is recommended.

Hazardous Materials

A hazardous material survey has not been conducted. Hazardous material in the subject building may include but not be limited to paint, sealant used around windows, pipe insulation, flooring mastic, and roofing material, among other locations and features of the building.

Treatment Recommendations and Alternatives

A number of tasks are recommended to realize the proposed treatment approach of rehabilitating the building to be used by the National Park Service in support of the Freedom Riders National Monument while preserving the features important to the building's significance. The following descriptions of specific recommendations for treatment, including alternate solutions if appropriate, conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and follow the Standards for Rehabilitation and Preservation as the preferred approaches to treatment. The following treatment recommendations are organized by Preservation tasks and Rehabilitation tasks.

Preservation Treatments

The following treatment options deal with the building's character-defining features where Preservation of the feature is recommended.

Exterior

Glazed Brick Veneer Facade

- The glazed brick facade has several deficiencies, including sustained moisture in the walls, cracks in mortar joints and unit masonry, and damage to the glazed face of several brick units.
- The parapets are a likely source of the water infiltration that is causing sustained wetness in the northern end of the west-facing facade. See below recommendations for the roof for waterproofing treatments to the parapets. Another source of water infiltration may also be the awning, presuming that water may backflow onto the wall in this location. The awning also creates a shady micro-climate that holds in moisture and allows mold, moss, algae and other bio-growth, especially in the mortar joints and open cracks. See below recommendations to remove the awning.
- Thermal expansion is the natural movement of a material due to changes in temperature. Without an expansion joint (an architectural feature that had not completely caught on in 1947), the brick facade will relieve stress caused by the expansion of the assembly by cracking. There is one prominent vertical crack in the facade above the door and two more below the window. Because installation of an expansion joint may cause harm to the glazed brick, the existing cracks will continue to cyclically move. A flexible masonry sealant topped with an appropriately formulated mortar will protect the joint from water infiltration and maintain a consistent appearance of mortar joints.
- Cracked and spalled brick should be similarly treated with an appropriately formulated flowable repair mortar designed to blend in with the color of the glazed brick. Adequately visually-matched replacement bricks are likely difficult to source and so caution should be taken to do no additional harm during the facade repair or the work of other trades. This includes damage to the facade from plumbing and gas lines attached to and penetrating the wall at the north corner.



Red Brick Walls

- Spalling brick units and wetness in the upper half of the red brick walls indicate problems with water infiltration at the parapet and roof line. See below recommendations for the roof for waterproofing treatments to the parapets. The spalling may also be caused by mortar that is too hard for the brick unit. Arresting the water infiltration will stop the mechanisms that contribute to brick face spalling from mortar that is too hard, but analysis of the mortar and the brick is recommended. The exposed mortar appears to be a second application and may continue to cause harm to the brick units. However, removal of a hard Portland cement-based mortar from relatively soft brick often causes more damage to the brick than the benefit of mortar replacement.

Interior

Historic Finish Analysis

- Perform a historic finish analysis on extant historic finishes, including, but not limited to specific features described below. An analysis of historic finishes is likely to yield useful information about interior and exterior finishes that are currently concealed by modern coatings and additions, and would result in treatment opportunities that would reinforce the period character of the 1029 Gurnee Avenue building. In the absence of historic finish information and for new work, paint color and finish selection should be monolithic and neutral in color.

Floors

- Extant, non-contributing flooring should be removed. Clean and patch concrete floors as necessary. Trenching of the floors may be required to remove, repair, or install plumbing. Removal of the carpeting in the front of the building may reveal evidence of character-defining flooring for this space. If so, that flooring should be replicated. Without specific evidence of the flooring, the front or retail space should be finished with a contemporary compatible flooring (example: resilient tile flooring).

Interior Partition Wall

- The location of the wood-stud partition wall that divides the front retail space from the office area is significant to the layout of the building. Removal of non-contributing material, including composite paneling, gypsum wall board, and suspended ceilings may reveal the location and configuration of openings in the wall, including what appears to have been a roughly 6 foot opening in the north side of the wall. Extant plaster is to be repaired in kind with a repair plaster formulated to match the existing. Replicate missing molding.

Plaster and Exposed Masonry Perimeter Walls

- Remove non-contributing composite paneling and repair extant plaster in-kind with an appropriately formulated plaster system. Do not clad walls where they were historically unplastered. A finish analysis to determine what the historic finish on the exposed masonry walls may be desired. However, as these unplastered walls only exist in 'back-of-house' areas, interpretation of the historic finish may not be desired.
- Replicate missing molding where evidence of moldings are found, including at the main historic division wall. If evidence of historic molding is found, but no actual molding fragments, provide new molding of similar dimensions but with a contemporary compatible profile and differentiated finish.

Doors & Hardware

- There are two contributing wood doors and both are in stable and operational condition. A glass knob and mortise lock and brass-plated escutcheon on one door are contributing and should be replicated on the second door. Avoid establishing uses that would require alteration of the historic hardware or doors.

Ceilings

- The suspended ceiling in non-contributing and should be removed. The extant plaster ceiling should be patched and repaired as needed. In some cases, new metal lath will be required, especially at the rear of the building where large sections of contributing ceiling have been removed or failed.

Rehabilitation Treatments

The following treatment options deal with all of the building's the building's non-contributing features to achieve a safe, comfortable, and functional space for National Park Service operations that support the Freedom Riders National Monument.

Exterior

Windows

- The extant vinyl window should be removed. Some extant portions of the original frame may be extant and should be studied if revealed during the removal of the vinyl window. Design, fabricate, and install a window to match in character, the two-lite storefront window identified in photographs from 1961. Replicate the frame and mullion to visually match.

Doors & Hardware

- Replace the front door with a single-lite, wood-framed commercial door. Hardware identified in photographs from 1961 appears to be a vertical pull handle with mortise lock above. Because the details and dimensions of the historic door and hardware cannot be discerned, install a new door and hardware that is both code-compliant and sympathetic to the historic character of the building. The National Park Service prioritized accessibility for main or front entries, so the built-up, sloped concrete sidewalk will need to be addressed in coordination with Anniston Public Works Department.
- Remove the man door and infill at the rear of the building. A new overhead door may or may not be desirable to the new program. If a replacement overhead door is installed, the threshold would need to be raised to match the exterior asphalt surface. Reducing the height of the asphalt surface may be an option, but it was likely raised to direct water away from the building and selectively removing material in front of the opening may reintroduce a water infiltration problem. If a replacement overhead door is not installed, infill opening with masonry or glazed panels for natural light and install new man door. Masonry infill should be contemporary compatible brick units set back a fraction of an inch from the historic wall face. Glazed panel infill should be installed so that the entire opening is part of the panelized treatment so that the original opening is legible. Care must be taken to properly seal and treat the joint between the asphalt surface and the wall, especially at the infilled areas.
- Both front and rear doors will be required exit pathways. Treatment, design, and material selection of the doors, stairs and handrails (for rear door), hardware should be code-compliant and compatible with the historic character. Neither front or rear door are character-defining, but the openings and front door frame are and



should be preserved.

Roof

- Remove all obsolete equipment and their associated attachments and accessories and extant roofing and flashing to concrete deck. Remove and store all terra cotta parapet caps and upper courses of masonry as needed to install non-ferrous metal through-wall flashing. Repair concrete deck (coordinate with MEP for new roof penetrations and repair to abandoned penetrations). Reinstall parapet masonry and terra cotta coping. Repair and repoint parapet walls as needed. Install new insulation, waterproofing, flashing, and roofing. Replace broken terra cotta with replica material and relocate any replicated tile at rear of building.
- To provide separation of the roof at the common boundary between 1029 and 1025 Gurnee and to provide a functionally distinct roofing plane, install a curb along this boundary line. If true fire-separation of spaces is required, this curb should be built from the top of the party wall and be appropriately fire-rated.

Water Management

- The extant gutter and downspout are functional, properly sized, and without defect. Retain and reinstall after new roofing has been installed. Ensure that the downspout is properly draining away from the building or to a municipal storm drain. Install drain extenders or boots as needed.

Awning

- The awning is non-contributing. The awning spans the entire building elevation, which includes multiple owners. To better interpret the condition of the building during its period of significance, it is recommended that the awning is removed. Alternatively, to continue to provide shade to the sidewalk and building facade, the National Park Service may desire to retain an awning in this location. Awnings can be found on many Gurnee Avenue buildings. A contemporary compatible awning would use lightweight and transparent components to reduce visual obstruction of the facade and provide differentiation from the historic appearance. Because there is no clear visual boundary between 1029 and 1025 Gurnee, a new awning should be continuous across the facades.

Signage

- New signage for the Freedom Riders National Monument or advertising the future function of the Mural Building may be desired. If so, signage should be pole-mounted above the window similar to the condition present in 1961. Anchors for the guide wires supporting the historic signage are extant.

Interior

Demolition

- Remove all mechanical equipment, ducts, cabinetry, kitchen appliances, and other non-contributing fixtures, furnishings, and equipment.

Floors

- Remove non-contributing flooring and install new flooring in office and warehouse areas to suit program requirements. Potential contributing retail area flooring is discussed above. If no contributing flooring is identified, install new resilient tile flooring in the retail area.

Interior Partition Walls

- Remove non-contributing partitions. In the office and warehouse areas, install new partitions to fit programming requirements. New partitions should be gypsum on wood or metal stud and include a 1" reveal where they meet historic walls; do not remove historic finishes to tie in new walls. The open retail area appears to be the historic condition and should be retained.

Doors & Hardware

- Install new doors in office and warehouse areas as needed. Install new doors in the contributing main partition based on extant evidence. New doors in new partitions may be flush slab doors and new doors in historic openings should be wood stile and rail with 2/3:1/3 raised panels, compatible with the historic doors, but without the lamb's tongue chamfer so as to differentiate them. Hardware for new doors should be simple, contemporary, hardware in a matte black finish.

Stairs

- Remove concrete stairs at rear of building and reinstall new code-compliant stairs as needed. Width and configuration to be determined by door selection; i.e. whether an overhead or man-door are selected in the rehabilitation.

Light Fixtures

- Retain and rehabilitate the two extant ceiling mounted light fixtures. Install new wiring, lighting, and glass cover.

Mechanical, Electrical, Plumbing, Fire Alarm, Security, A/V, and Internet

All new systems are required. Install new systems to be sympathetic to the historic character and programming needs. There is sufficient space above the historic ceiling for ducts and wiring. Roof-mounted mechanical equipment is preferred. New mechanical equipment should seek to achieve goals of sustainability, energy efficiency, and long term reliability and should not be designed as in-kind replacement to any existing system or component unless otherwise noted as being character-defining.

A total occupancy of forty (40) persons is projected so there will be an NPS requirement for two accessible restrooms. Placement of program areas and restrooms within the interior is unknown, pending development of a rehabilitation design for the building. Accessible restrooms should be placed in such a way as to avoid impacting character-defining materials or spaces.

APPENDICES

Appendix A: Measured Drawings

Appendix B: Calhoun County Property Records and 1946 Deed