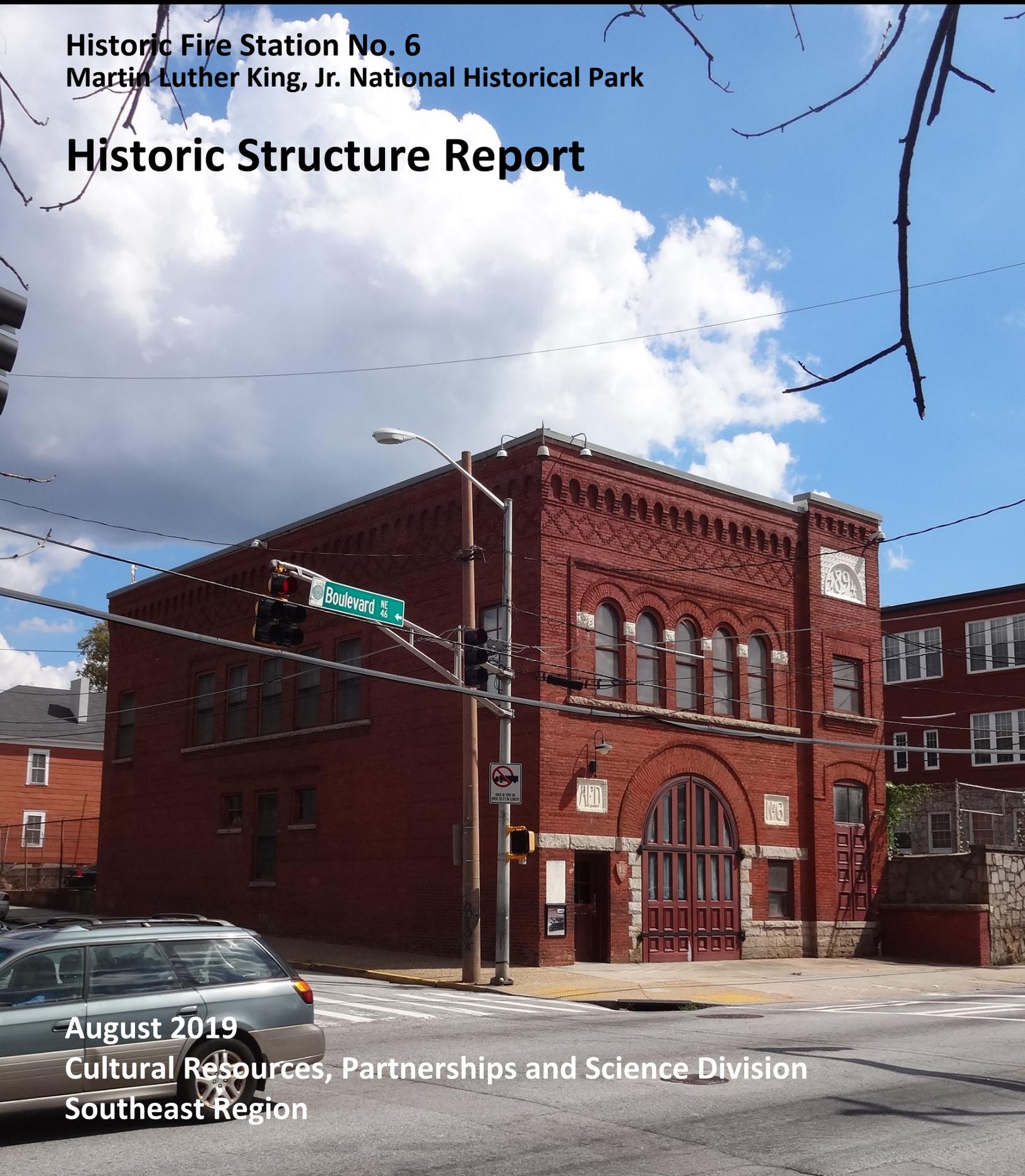




Historic Fire Station No. 6 Martin Luther King, Jr. National Historical Park

Historic Structure Report



August 2019
Cultural Resources, Partnerships and Science Division
Southeast Region

Historic Fire Station No. 6

Martin Luther King, Jr. National Historical Park

Atlanta, Georgia

Historic Structure Report

August 2019

Prepared by:
Panamerican Consultants, Inc.
2390 Clinton Street
Buffalo, New York 14227-1735

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062

WFT Architects, PA
770 North State Street
Jackson, Mississippi 39202

Prepared for:
National Park Service
Southeast Regional Office
100 Alabama Street SW
Atlanta, Georgia 30303



**Cultural Resources, Partnerships and Science Division
Southeast Regional Office
National Park Service
100 Alabama Street, SW
Atlanta, Georgia 30303
(404) 507-5787**

About the front cover: View of Historic Fire Station No. 6 looking northeast, September 2016. Source: Wiss, Janney, Elstner Associates, Inc.

This manuscript has been authored by Panamerican Consultants, Inc., with consultants Wiss, Janney, Elstner Associates, Inc., and WFT Architects, PA, under Contract Number P16PC00097 with the National Park Service. The United States Government retains and the publisher, by accepting the article for publication, acknowledges that the United States Government retains a non-exclusive, paid-up, irrevocable, worldwide license to publish or reproduce the published form of this manuscript, or allow others to do so, for United States Government purposes.

Historic Fire Station No. 6

Martin Luther King, Jr., National Historical Park

Atlanta, Georgia

Historic Structure Report

Approved by:  6/13/19
Superintendent, Martin Luther King, Jr. National Historical Park Date

Recommended by:  FOR 7-8-2019
Chief, Cultural Resources, Partnerships and Science Division, Southeast Region Date

Recommended by:  7-16-19
Deputy Regional Director, Southeast Region Date

Approved by:  7-17-19
Regional Director, Southeast Region Date

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Project Team

National Park Service – Southeast Regional Office

Demetria Smith-Wilson, Contracting Officer
Laurie Chestnut, Contracting Officer (former)
Ali Miri, PhD, Historical Architect and Contracting Officer's Representative / Project Manager
Danita Brown, Historical Architect and Contracting Officer's Representative / Project Manager (former)

National Park Service – Martin Luther King, Jr. National Historical Park

Judy Forte, Superintendent
Elisa Kunz, Acting Deputy Superintendent
Leah Berry, Museum Technician
Rebecca Karcher, Chief of Interpretation

Panamerican Consultants, Inc.

Kelly Nolte, Project Manager / Historian
Christine Longiaru, Architectural Historian
Mark Steinback, Editor

Wiss, Janney, Elstner Associates, Inc.

Deborah Slaton, Historian / Conservator
Michael Ford, Historical Architect
Tim Penich, Historical Architect
Michael Horst, Structural Engineer
Westin Landis, Project Associate

WFT Architects, PA

Wayne F. Timmer, Historical Architect
Wes Harp, Historical Architect

HAZCLEAN Environmental Consultants

Joseph Drapala CIH, CHMM, CIEC, CMC

Foreword

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

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

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

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

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

Management Summary

At the request of the National Park Service (NPS), Panamerican Consultants, Inc. and its subconsultants, Wiss, Janney, Elstner Associates, Inc. (WJE) and WFT Architects (WFTA), have developed this Historic Structure Report (HSR) for Fire Station No. 6, 37–39 Boulevard, at Martin Luther King, Jr. National Historical Park in Atlanta, Georgia. Figure 1 is a map of the state of Georgia showing the location of Martin Luther King, Jr. National Historical Park. Figure 2 is a map of Martin Luther King, Jr. National Historical Park showing the location of Fire Station No. 6.

As noted in National Register documentation, Fire Station No. 6, 37–39 Boulevard, is listed on the National Register of Historic Places as a contributing resource to the historic district that comprises Martin Luther King, Jr. National Historic Site, now Martin Luther King, Jr. National Historical Park. The property is important within the park because it represents the neighborhood in which Dr. King grew up. The largely self-contained Auburn Avenue African American neighborhood helped to form King's character and influenced his future development as a civil rights leader. The fire station is a physical link to the community, as it was during the years associated in which King lived in the neighborhood.¹

1. Robert W. Blythe, Maureen A. Carroll, and Stephen Moffson, *National Register of Historic Places documentation for Martin Luther King, Jr., National Historic Site*, certified by the Keeper of the National Register on May 4, 1994, (NRIS 80000435; National Archives Identifier 93208246), Section 7-4 and 15, and Section 8-30.

Historical Data

Martin Luther King, Jr. National Historical Park is in the Old Fourth Ward and Sweet Auburn neighborhoods on the east side of the City of Atlanta. Sweet Auburn is centered on a mile and a half stretch of Auburn Avenue that includes commercial, residential, and religious buildings associated with Atlanta's African American community dating from the late nineteenth century through the early twentieth century. At the time of Martin Luther King Jr.'s birth on January 15, 1929, Auburn Avenue was a thriving center of African American commercial, social, religious, and political activity. John Wesley Dobbs (1882–1961), an African American civic and political leader, coined the name “Sweet Auburn” in reference to the prosperity and opportunity afforded by the neighborhood.

The park commemorates the life and accomplishments of Dr. King as a prominent leader of the American civil rights movement during the 1950s and 1960s. Toward this end, the park

preserves, protects, and interprets for the benefit, inspiration, and education of present and future generations, the places where Martin Luther King, Jr. was born, lived, worked, worshiped, and is buried; while interpreting the life experiences and significance of one of the most influential Americans in the 20th Century [sic].²

2. National Park Service, *Foundation Document Martin Luther King, Jr. National Historic Site, Georgia* (Atlanta: National Park Service, 2017), 5.

Much of King’s civil rights activities occurred outside of Atlanta, but he resided in the city from 1960 until his death in 1968. Also within the National Historical Park is Ebenezer Baptist Church, which is associated both with King’s childhood and his return to Atlanta as an adult. Earlier, in 1957, he established a base of operations in Atlanta for the Southern Christian Leadership Conference of which he was the first president.³

In addition to the national significance of the park for its association with Martin Luther King Jr., resources within the park include several late nineteenth-century and early twentieth-century structures associated with development of the Sweet Auburn neighborhood and persons of local importance.

By the end of the nineteenth century, predominantly white, middle-class families had built new houses or moved into the recently constructed houses along Auburn Avenue east of Jackson Street.⁴ Built circa 1886, the oldest building on the Birth Home Block (the block that contains the original home of Dr. King) stands at 521 Auburn Avenue.⁵ By 1899, most lots along Auburn Avenue between Jackson and Howell Streets were developed, although denser residential development remained to the west. Single-family, one- and two-story houses principally line the avenue. Some multiple-family dwellings had been constructed, but the housing tended to be single-family, the majority of which were large, modestly decorated houses. Many of the properties had stables and wood and coal sheds in the rear.

Residences in the Birth Home Block are representative of vernacular adaptations of popular domestic architecture of the 1890s and the early twentieth century found in American cities. Most single-family houses on the Birth Home Block erected in the 1890s exhibit Queen Anne-stylistic elements. The residences are mostly two-story, wood-frame dwellings with one-story rear extensions. Only two buildings on the block

constructed in the 1890s are one-story, wood-frame dwellings—515 and 546 Auburn Avenue. Typical characteristics of these houses include irregular massing, projecting bays, broad front porches carried on columns or posts, contrasting surface areas of shingles and clapboard siding, and decorative millwork. In 1894, the Romanesque Revival-style Fire Station No. 6 was constructed on the southeast corner of Boulevard and Auburn Avenue.

In 1905, the Empire State Investment Company developed the northeast corner of Auburn Avenue and Boulevard with the construction of nine duplex buildings for speculative purposes.⁶ Occupying half of the block between Boulevard and Hogue, the one-story, frame, double-shotgun houses contrasted with the existing houses on the block, but were typical of the dwellings to the north. Inexpensive shotgun-type housing was a popular vernacular housing type built across the urban South.

By 1929, the African American middle-class families in the neighborhood were in the minority among the total population of residents on the Birth Home Block. During the Great Depression, Auburn Avenue and the Birth Home Block experienced the subdivision of many single-family dwellings, the deterioration of its existing stock, and increased tenancy.⁷ Several multiple-family dwellings were constructed on the Birth Home Block and adjacent streets. Apartment houses were built at 509 Auburn Avenue (1925) and 506 Auburn Avenue (1933), and a quadraplex was constructed at 54 Howell Street (1931), which subdivided an already crowded house lot. A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home Block was occupied by African Americans, though only 13.3 percent of the

3. *National Register documentation*, 2.

4. *Ibid.*, Section 7, 4.

5. *Ibid.*, Section 8, 14.

6. *Ibid.*, Section 7, 4 and Section 8, 57.

7. Lucy A. Lawliss, *Martin Luther King, Jr., National Historic Site Cultural Landscape Report: Birth Home Block* (Atlanta: National Park Service, Southeast Regional Office, 1995), 13-14.

buildings were owner occupied and 67.4 percent needed major repairs or were unfit for use.⁸

Fire Station No. 6 was built in 1894 as one of the original eight fire houses constructed after the Civil War for the new Atlanta Fire Department and was situated to protect the eastern section of the city. It was designed by the notable Georgia firm of Bruce and Morgan which specialized in public buildings. The Fire Station was originally staffed by an all-white crew and did not integrate until the mid-1960s when it became the first fire station in Atlanta to be fully integrated.

The Romanesque Revival-style brick building on the southwest corner of Boulevard and Auburn Avenue played a significant role in the Sweet Auburn neighborhood and in Dr. King's childhood. Children in the neighborhood used the station as a gathering place to play basketball in the rear yard, to watch the crews go out on runs, to gather the latest neighborhood information, and to go for help.⁹ It was a fixture of the neighborhood and operated as a fire station until 1991, as the neighborhood continued to change and the National Park Service began to assume responsibility for buildings along the Birth Home Block.

The US Congress created Martin Luther King, Jr. National Historic Site and Preservation District in October 1980. The purpose of the site was "to protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked, and worshipped, and where he is buried."¹⁰ Fire Station No. 6 was included in the site as a contributing resource, although it was still owned by the City of Atlanta and used as a fire station.

In 1991, the city decided to close Fire Station No. 6 because it was in disrepair and relocated the No. 6 engine to Station No. 4 on Ellis Street, NE. In 1992, the City of Atlanta placed Fire Station No. 6 in a long-term lease for no remuneration to the

National Park Service. In 1993, the National Park Service and the City of Atlanta entered into an agreement to open Station No. 6 as a City of Atlanta Fire Museum within Martin Luther King, Jr. National Historic Site. Toward this end, the City of Atlanta and the National Park Service began a series of renovation and rehabilitation projects at Fire Station No. 6, culminating in an extensive exterior and interior rehabilitation beginning in 1994.¹¹ However, during the ensuing years, the idea of Fire Station No. 6 serving as the City of Atlanta Fire Museum was abandoned.

During the interior renovation, exhibits on the fire station history and the immediate neighborhood where King lived until age twelve were designed and installed. The museum exhibits were created in-house.¹² The second floor was redesigned as meeting space and offices. In 1996, in anticipation of heavy park visitation related to the attendance at the Olympic Games, Eastern National moved the bookstore and shop to the first floor of the station. In 2010, Eastern National vacated the fire station and moved to 497 Auburn Avenue, its current location.

Fire Station No. 6 is now open to the public and administered by the National Park Service as an interpretive building.

Treatment and Use

Fire Station No. 6 is significant for its association with the neighborhood in which Martin Luther King Jr. grew up. It is located in the vicinity of the Martin Luther King Jr. Birth Home and is a contributing resource to the historic district. The building is part of the context of the Birth Home neighborhood. It is anticipated to remain in use for

8. Ibid.

9. NPS signage at Fire Station No. 6

10. Public Law 96-428, October 10, 1980.

11. Division of Facilities Management, Martin Luther King, Jr., National Historic Site, Series V, Subseries B – 1944-2010, Project Files 1986-2002, Box 2, Folder 3 – Fire Station No. 6 Construction Information 1993-1994 (Atlanta: Martin Luther King, Jr. National Historic Site, 2016).

12. Leah Berry, email message to Kelly Nolte, October 16, 2017. Ralph Applebaum Associates, New York, created designs for Fire Station No. 6 exhibits that were never used.

visitor interpretation on the first level, and meeting space for the park on the second level, while its exterior will continue to be interpreted as part of the historic neighborhood. The recommended overarching treatment for the structure is, therefore, *Rehabilitation*.

The building is generally in good condition, requiring maintenance-type repairs. Examples of conditions requiring repairs include deteriorated mortar joints in the exterior brick masonry, localized deterioration of wood windows and doors, and water leakage that is apparently occurring in the mechanical room above the hose room.

Administrative Data

Locational Data

Building Name: Fire Station No. 6, 37–39
Boulevard

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

LCS Number: 090039

Related Studies

Robert W. Blythe, Maureen A. Carroll, and Steven H. Moffson. *Martin Luther King, Jr., National Historic Site Historic Resource Study*. Atlanta: National Park Service, Southeast Regional Office, Cultural Resources Division, 1994.

_____. National Park Service, Southeast Regional Office. *National Register documentation for Martin Luther King, Jr., National Historic Site*. Certified by the Keeper of the National Register on May 4, 1994 (NRIS 80000435; National Archives Identifier 93208246).

Benjamin Levy, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, Afro-American Bicentennial Corporation). *National Historic Landmark documentation for Martin*

Luther King, Jr., Historic District, January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta. *National Register nomination documentation for Martin Luther King, Jr. Historic District*, March 25, 1974. Entered in the National Register May 2, 1974.

Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia. *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation*. Accepted by the National Register on June 21, 2001.

Hartrampf. *Condition Assessment Report for Thirteen Buildings in the Martin Luther King, Jr., National Historic Site, Atlanta, Georgia*. Atlanta: Hartrampf, Inc., October 2009.

Lawliss, Lucy A. *Martin Luther King, Jr. National Historic Site Cultural Landscape Report: Birth-Home Block*. Prepared under Cooperative Agreement between National Park Service and Georgia State University. Atlanta: National Park Service, Southeast Region Office, 1995.

In addition to the above studies and other publications and archival documents noted in the Bibliography, the *Martin Luther King, Jr. National Historic Site Long-Range Interpretive Plan* (2011) and *Martin Luther King, Jr. National Historic Site Foundation Document* (2017) were referenced in preparation of this report.

Cultural Resource Data

In 1974, National Register of Historic Places nomination documentation was prepared for the Martin Luther King, Jr. Historic District was prepared and the district was entered in the

National Register.¹³ In 1976, National Historic Landmark documentation for the historic district was prepared, and the district was designated an NHL in 1977.¹⁴ Fire Station No. 6 was listed as a contributing resource to the historic district in both sets of documentation.

In October 1980, Martin Luther King, Jr. National Historic Site and Preservation District were established “to protect and interpret for present and future generations the area where Dr. King was born, where he lived, worked, and worshipped, and where he is buried.”¹⁵ In 1993, National Register nomination documentation was completed for Martin Luther King, Jr. National Historic Site, comprising a historic district bounded by Jackson, Howell, and Old Wheat street and Edgewood Avenue. (The Keeper of the National Register certified the nomination on May 4, 1994.) Fire Station No. 6, 37–39 Boulevard was listed as a contributing resource eligible under Criteria A and C.¹⁶

In 1985, the Birth Home Block street facades were recorded for the Historic American Buildings Survey (HABS, GA 62-ATLA, 49). During this recordation, the south facade of Fire Station No. 6 was drawn to scale, and its location on the block indicated on a master Auburn Avenue Birth Home Block map.¹⁷

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13. Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta, *National Register nomination documentation for Martin Luther King, Jr., Historic District (Landmark)*, March 25, 1974; entered in the National Register May 2, 1974 (National Archives Identifier 93208244).
 14. Benjamin Levy, *National Historic Landmark documentation for Martin Luther King, Jr., Historic District*, 1976, designated May 5, 1977 (National Archives Identifier 80000435_NHL).
 15. Public Law 96-428, October 10, 1980
 16. *National Register documentation*, 32 and 66.
 17. Historic American Buildings Survey, *Martin Luther King, Jr. National Historic Site Auburn Avenue Street Facades* (Washington, DC: HABS 1985), Sheet 13.

Period of Significance. The period of significance of 1894–1968 begins with the date of construction of the fire station, and ends with the death of Martin Luther King Jr. This period addresses the local historical and architectural significance of the fire station, as well as its association with the neighborhood in which Martin Luther King Jr. grew up.¹⁸ The National Register documentation prepared in 1994 identified a period of significance of 1880–1968, and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968 for the overarching historic district.¹⁹ In this context, a period of significance of 1894–1968 is relevant to the historic fire station. (The period of significance for this building may be adjusted in the future based on further research, should it be determined that the fire station is significant for its role in the history of fire fighting in Atlanta and its place in the history of the Sweet Auburn neighborhood and the African American community in Atlanta.)

Proposed Treatment. Rehabilitation

Project Scope and Methodology

The goal of the Historic Structure Report is to develop planning information for use in the repair, maintenance, and preservation of this historically significant structure. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized

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18. Note that the park interprets the Birth Home Block to the period 1929–1941, Martin Luther King Jr.’s formative years in Atlanta.
 19. *National Register documentation*, 4; Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia, *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation* (Accepted by the National Register on June 21, 2001), 30.

significance. They are developed to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; to document the performance and condition of the structure's materials and overall physical stability; to identify an appropriate course of treatment; and, following implementation of the recommended work, to document alterations made through that treatment.²⁰

The HSR addresses key issues specific to Fire Station No. 6 including the history and construction chronology of the building; the existing physical condition of the exterior envelope, structural systems, and primary interior spaces and features; and the historic significance and integrity of the building.

The following project methodology was used for this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included maps, drawings, specifications, historic photographs, and other written and illustrative documentation about the history of construction and repairs to the building. The research for this study built upon prior historical and archival research completed by the National Park Service and others, as outlined in the bibliography provided with this report. Primary reference material for this study included documents available from Martin Luther King, Jr. National Historical Park and records held at the National Park Service Southeast Region. Additional research material was obtained from the NPS Technical Information Center (TIC) in Denver, Colorado, and the Kenan Research Center of the Atlanta History Center, Atlanta, Georgia. Contacts at the Auburn Avenue Research

Library on African American Culture and History were consulted as were multiple online sites associated with the history of the City of Atlanta, Sweet Auburn, Bruce and Morgan, and other pertinent cultural and social topics.

Condition Assessment and Documentation.

Concurrent with the historical research, a condition survey was performed and observations were documented with digital photographs, field notes, and annotations on baseline drawings. For purposes of the field survey, drawings were prepared by the project team. The condition assessment addressed the exterior and primary interior spaces and features of the building as well as the building's hazardous materials.

Development of History, Chronology of Construction, and Evaluation of Significance.

Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of the building's significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.²¹ This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Preservation. Based on the evaluation of historical and architectural significance of the structure, guidelines were prepared to assist in the selection and implementation of preservation treatments.

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the building, as well as for the features of the landscape included in this study. Following the overall treatment approach of *Rehabilitation* for the fire station, the

20. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, DC: National Park Service, Technical Preservation Services, 2005).

21. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, National Register of Historic Places, 1997).

specific recommendations were developed to address the observed existing distress conditions as well as the park's intended future use and long-term objectives.²²

Preparation of Historic Structure Report.

Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.²³

22. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 2017).

23. Slaton.



FIGURE 1. Map of Georgia showing location of Martin Luther King, Jr. National Historical Park (star) (not to scale). (Source: US Census Bureau, modified by the authors)



FIGURE 2. Aerial photograph of Atlanta showing the location of Martin Luther King, Jr. National Historical Park. (Source: Google Earth, annotated by the authors)

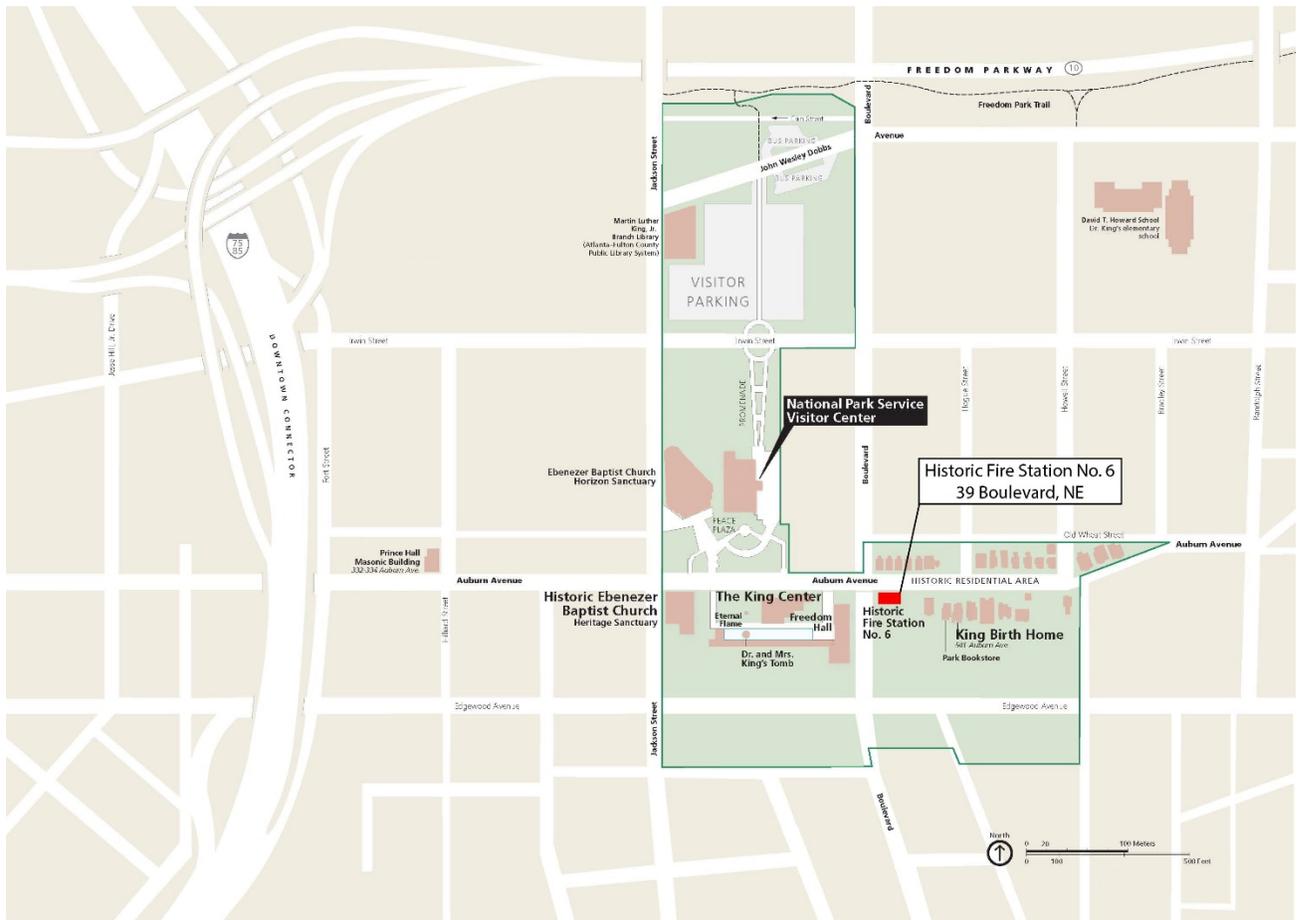


FIGURE 3. Martin Luther King, Jr. National Historical Park showing the location of Fire Station No. 6, 37–39 Boulevard. (Source: National Park Service baseline map, annotated by the authors)

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Developmental History

Historical Background and Context

Situated in the Sweet Auburn neighborhood and the Old Fourth Ward on Atlanta's east side, Fire Station No. 6, 37–39 Boulevard, is part of Martin Luther King, Jr. National Historical Park. The neighborhood comprises commercial, residential, and religious buildings associated with Atlanta's African American community dating from the late nineteenth century through the early twentieth century. At the time of Dr. King's birth in January 1929, Auburn Avenue was a thriving center of African American commercial, social, religious, and political activity.

The National Historical Park is an irregularly-shaped tract roughly bounded by Jackson Street on the west (and now takes in Prince Hall Masonic Temple, where the Southern Christian Leadership Conference established its initial headquarters), Auburn Avenue on the north from Jackson Street to Boulevard, Wheat Street on the north between Boulevard and Howell Street, Howell Street on the east, and the rear property lines on the south side of Edgewood Avenue (refer to Figure 3). The National Historical Park also includes the last Atlanta home of Dr. King and his family on 234 Sunset Avenue. The neighborhood surrounding the Birth Home on Auburn Avenue includes a cohesive grouping of residential buildings constructed from 1893 through 1931.²⁴ The block also contains Fire Station No. 6 and an extant circa 1920 store building.

24. For this context, the Birth Home Block includes the section of Auburn Avenue located between Boulevard NE and Howell Street NE.

African Americans in Nineteenth-Century Atlanta

In 1837, Western & Atlantic Railroad engineers staked a point at the end of the line they planned to build south from Chattanooga, Tennessee. First known as "Terminus," a small community grew around the railroad crossroads, later becoming Marthasville and, finally, Atlanta. By 1846, the town had two other railroad lines which connected it to other areas of the state and the Southeast. The railroad spurred the town's rapid early development. When incorporated in 1847, Atlanta's municipal boundaries included a one-mile radius centered on the terminus, or the zero-mile marker.²⁵ Beginning in the same year, Atlanta's City Council placed a number of restrictions on African Americans that defined for them an inferior position and role in society.²⁶

During the period before the Civil War, Atlanta had a relatively small African American population in comparison to older and larger southern cities, such as Savannah.²⁷ With only a few exceptions, enslaved persons in Atlanta were forbidden to engage in entrepreneurial activity unless their

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25. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta*. (Atlanta: US Department of the Interior, National Park Service, 1983), 3.
26. A. Ambrose, V. Fort, A. Henderson, D. Rowley, C. Stevens, and B. Taggart. *Historic Resource Study Auburn Avenue Community of Atlanta 1865-1930* (Atlanta: Martin Luther King, Jr., National Historic Site and Preservation District, n.d.), 1-1. Much of the information on African Americans in late nineteenth-century Atlanta and Sweet Auburn was gleaned from this document.
27. *Ibid.*, 2-1.

owners or representatives were present.²⁸ Most of the enslaved population in Atlanta worked as general laborers and domestic servants. Others pursued skilled trades as brick masons, carpenters, and blacksmiths.²⁹ Free African Americans in antebellum Atlanta, though few in number, were also prohibited by law from participating in the city's commercial life. Census data reveals Atlanta's newly free black people did not own real estate or personal property.³⁰

In 1860, 1,939 African Americans were reported to be living within Atlanta's municipal boundary, only twenty-five of whom were free.³¹ After the Civil War, the African American population of Atlanta increased as the newly freed from the surrounding countryside came to the city seeking opportunities for education and employment. By 1870, the city's 9,929 African Americans constituted more than 45 percent of the population.³² Many in Atlanta's black communities continued to live in the post-bellum period as they had during the years of slavery: in servant's homes or quarters located to the rear of a white person's residence. An increasing number of others began to settle in developing African American tenements and settlements throughout the city. These clusters of black settlements developed along railroads and in low-lying areas where land was less expensive and generally considered by the greater population as undesirable.³³ The railroad lines served as barriers between segregated neighborhoods. By 1883, at least six African American urban clusters were located in Atlanta's five wards. In the Old Fourth Ward, a large black community developed along Decatur Street east of Pratt Street in the formerly named Butler Street Bottoms, which is now the

general area of the Martin Luther King, Jr. National Historical Park and Preservation District.³⁴

During the late nineteenth century, African Americans established a variety of successful retail trades and services. The most popular black enterprises in the city included grocery stores, dry goods stores, and eating establishments. In the 1880s and early 1890s, the largest number of African American businesses operated along Marietta Street in the central business area with others scattered along Alabama, Broad, Forsyth, Peachtree, Pryor, and Whitehall streets. Few black businesses were located on Wheat Street (Auburn Avenue) during the 1885-1890 period, since it was still primarily a residential street; the few that did exist were mostly grocery stores. In 1896, the Old Fourth Ward had the greatest proportion of African Americans, who constituted 46 percent of the ward's population.³⁵

Atlanta experienced economic boom and growth during the last two decades of the nineteenth century, while during the same period, the city's African American community was in serious political and economic decline.³⁶ Retaliation by white supremacists at the end of Reconstruction and federal control followed by the disenfranchisement of African American voters triggered a rise in racial segregation in the city. Booker T. Washington, president of Tuskegee Institute and an African American proponent of the "New South," gave his famous "Atlanta Compromise" speech in Atlanta at the 1895 International Cotton States Exposition.³⁷

In September 1906, Atlanta erupted into a three-day race riot, the Atlanta Race Riot, resulting in the deaths of at least a dozen African American citizens and a large number of injuries. The Atlanta Race Riot of 1906 significantly affected the city's black residential development. As the number of African American citizens residing in the city continued to grow, efforts to restrict them to well-

28. *Ibid.*, 1-1

29. Andy Ambrose, Karen Leathem, and Charles Smith, "Antebellum Atlanta," at Atlanta; A National Register of Historic Places Travel Itinerary. National Park Service, accessed May 1, 2019, <https://www.nps.gov/nr/travel/atlanta/antebellum.htm>.

30. *HRS Auburn Avenue*, 1-3.

31. *Ibid.*, 2-1.

32. *Ibid.*

33. *Ibid.*, 2-2.

34. *Ibid.*

35. *Ibid.*, 2-4.

36. Lawliss, 12.

37. *Ibid.* Information on the "Atlanta Compromise" speech gleaned from Lawliss.

defined areas of the city intensified. In 1913, Atlanta passed a segregation ordinance and became the first city in Georgia to legislate residential segregation.³⁸ Two years later, the Georgia Supreme Court ruled against racial zoning ordinances.³⁹ Increasing segregation in the years leading up to World War I resulted in the transformation of mixed neighborhoods, such as Auburn Avenue, into predominantly African American communities. Despite the earlier ruling, city officials focused on racial segregation, and it was again incorporated into the city's first zoning ordinance in 1922.⁴⁰ Even though the law was declared unconstitutional in 1925, zoning was authorized by the state legislature in 1927 and supported by a constitutional amendment in 1928.⁴¹ The ordinance did not recognize the African American businesses and residential neighborhoods that had developed in the Old Fourth Ward.

Development of Auburn Avenue

Opened in 1853 as Wheat Street, Auburn Avenue extends east from Whitehall Street in downtown Atlanta.⁴² Laura Lavinia (Kelly) Combs, a free black woman in pre-Civil War Atlanta, was the first African American property owner on Auburn Avenue.⁴³ One of two African American landowners in the antebellum period, Combs purchased a lot at the intersection of Wheat and Peachtree streets prior to 1854.⁴⁴ She sold the property in 1856 to buy her husband's freedom

from slavery.⁴⁵ Auburn Avenue and the surrounding area developed slowly until 1880 when John Lynch began subdividing his large landholdings, which encompassed property on both sides of Auburn Avenue between Jackson Street and Howland (now Howell) Street.

The area between Boulevard (then Jefferson Street) on the west and Randolph Street on the east, between Wheat Street on the south and Houston Street to the north was largely subdivided by the late 1870s and contained several dozen houses. Early residential development in the area occurred primarily north of Auburn Avenue. Several houses were constructed on and near Auburn Avenue in the 1880s, though only one house remains from the pre-1890 period. By 1892, the entire Auburn Avenue community was well established with the exception of a few sections. With increased development on Auburn Avenue, residents petitioned to have the street's name changed to a more stylish one out of concern that their street might be confused with the adjacent, and less desirable, Old Wheat Street.⁴⁶ The Atlanta City Council officially changed the name on April 17, 1893.⁴⁷

Expansion and improvement of Atlanta's transportation infrastructure in the late nineteenth century contributed to the commercial and residential development of the Auburn Avenue community. In 1884, Gate City Street Railroad Company constructed a horse-car line from downtown Atlanta along Auburn Avenue to Jackson Street, and then extending north on Jackson.⁴⁸ Atlanta's first electric street railway line opened along Edgewood Avenue in 1889, and in the early 1890s, the horse-car lines were electrified, and new electric lines were built.⁴⁹ By the mid-1890s, the Auburn Avenue community

38. John Dittmer, *Black Georgia in the Progressive Era, 1900-1920* (Urbana: University of Illinois Press, 1977), 13–14. Information on the 1913 Atlanta Ordinance was gleaned from this document.

39. *Ibid.*, 14.

40. *HRS Auburn Avenue*, 2-10.

41. *Ibid.*

42. Henderson and Walker, 5.

43. *Ibid.* 6.

44. Paul K. Graham, *A Love Story Proved: The Life and Family of Laura Lavinia (Kelly) Combs of Atlanta and Augusta, Georgia*, *National Genealogical Society Quarterly* 101 (December 2013):246-266.

45. *Ibid.*; Cathy J. Kaemmerlen, *The Historic Oakland Cemetery of Atlanta Speaking Stones* (Charleston, SC: The History Press, 2013).

46. Lawliss, 21. Most of the information on Auburn Avenue and the Birth Home Block is gleaned from this document.

47. *Ibid.*

48. *National Register documentation*, Section 7, 3.

49. *Ibid.*

had direct transportation to downtown, where many residents worked and shopped.⁵⁰

In the period from the 1850s to 1906, Auburn Avenue “developed as a primarily white residential and business district that included a substantial black minority.”⁵¹ The majority of African Americans in the community were working-class, while its black middle class were proprietors of grocery stores, meat markets, restaurants, wood yards, and other businesses.⁵² African American professionals were primarily teachers, ministers, doctors, dentists, and lawyers. From 1884 to 1900, the racial makeup of the area bounded by Old Wheat, Howell, Edgewood, and Jackson streets (now a portion of the National Historical Park) remained substantially constant at approximately 55 percent white and 45 percent black.⁵³ An examination of Atlanta city directories from the 1880s and 1890s revealed the Auburn Avenue community was closer to integrated than almost any other southern community at the end of the nineteenth century.⁵⁴

During the years following the Atlanta Race Riot of 1906 nearly all African American-owned businesses vacated downtown Atlanta as African American businesses were forced to leave the central business district as a result of rising rents and increased hostility. By 1911, a Sanborn Fire Insurance map showed the Auburn Avenue community almost entirely built out. Auburn Avenue was residential west to Fort Street, although several commercial establishments were situated between Hilliard and Fort streets. Industrial properties were located in the eastern section of the community along the Southern Railway, and Decatur Street to the south was primarily commercial with a few industrial

facilities on Decatur toward downtown.⁵⁵ The section of Edgewood Avenue at the east end of the community consisted of both commercial establishments and some residential development.

Auburn Avenue reflected “the changing nature of southern race relations in the late nineteenth and early twentieth centuries.”⁵⁶ From 1910 to 1930, Auburn Avenue became the center of African American business, institutional, religious, and social life.⁵⁷ During the 1920s, some African Americans started to migrate to the west side of Atlanta.⁵⁸ By the time Martin Luther King Jr. left in 1948 to attend Crozier Seminary in Chester, Pennsylvania, the majority of residential structures in the Auburn Avenue neighborhood had deteriorated. By the 1950s, the West Side had replaced the Auburn Avenue residential district as the preferred neighborhood.⁵⁹

Birth Home Block

By 1899, most of the lots along Auburn Avenue between Jackson and Howell streets were developed.⁶⁰ Residences in the Birth Home Block are representative of vernacular adaptations of popular domestic architecture of the 1890s and early twentieth century found in American cities.⁶¹ Most single-family houses built in the 1890s exhibit Queen Anne-stylistic elements. The residences are mostly two-story, wood-frame dwellings with one-story rear extensions. Typical characteristics of these houses include irregular massing, projecting bays, broad front porches carried on columns or posts, contrasting surface areas of shingles and clapboard siding, and decorative millwork. In 1894, the Romanesque Revival-style Fire Station No. 6 was constructed

50. Ibid.

51. Ibid., Section 8, 24.

52. Moffson and Kissane, 30.

53. Robert W. Blythe, Maureen A. Carroll, Steven Moffson, *Martin Luther King, Jr. National Historic Site Historic Resource Study* (Atlanta: Cultural Resources Planning Division Southeast Regional Office, National Park Service 1994), np.

54. Moffson and Kissane, 30.

55. Ibid.

56. *National Register documentation*, 8, 24.

57. *HRS Auburn Avenue*, 1-24.

58. Ibid., 2-21.

59. Ibid., 2-36, 2-39, and 2-21.

60. Sanborn Map Company, *Insurance Maps of Atlanta, Georgia* (1899), accessed May 20, 2019, <http://dlg.galileo.usg.edu/sanborn/CityCounty/Atlanta1899/Sheet48.html>.

61. *National Register documentation*, 8, 50.

on the southeast corner of Boulevard and Auburn Avenue.

The Empire State Investment Company developed the northeast corner of Auburn Avenue and Boulevard in 1905 with the construction of nine duplex buildings.⁶² The smaller, one-story, frame, double-shotgun houses contrasted with the existing houses on the block but were typical of the dwellings in the neighborhood to the north.

The first middle-class African American families to purchase single-family dwellings on the block were enticed by the appeal of living in one of the large attractive homes on Auburn Avenue.⁶³

Following the construction of additional double-shotgun houses on the remaining undeveloped lots, the block acquired a distinct mix of African American socioeconomic classes where middle-class professionals lived alongside working-class laborers.⁶⁴ Martin Luther King Jr.'s maternal grandfather, Reverend A.D. Williams purchased the circa 1894 single-family house at 501 Auburn Avenue in 1909.⁶⁵ Dr. King was born in the Auburn Avenue house on January 15, 1929. He lived in the Birth Home until 1941, when his family moved three blocks away to 193 Boulevard near Houston Street.⁶⁶

By 1929, African American middle-class families in the neighborhood were in the minority among the total population of residents on the Birth Home Block.⁶⁷ During the Great Depression, Auburn Avenue and the Birth Home Block experienced the subdivision of many single-family dwellings, the deterioration of its existing stock, and increased tenancy.⁶⁸ A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home Block was occupied by African Americans, though only 13.3 percent of the buildings were

owner occupied and 67.4 percent needed major work or were unfit for use.⁶⁹

Beginning in the 1950s, physical changes occurred to the Auburn Avenue setting. In 1954, two brick apartment buildings were erected at 531 Auburn Avenue on a lot formerly containing four wood dwellings of the Baptist Memorial Institute School.⁷⁰ The apartment buildings are no longer extant. During the 1970s and 1980s, the overall condition of Auburn Avenue area's historic housing stock continued to decline. Fire Station No. 6 closed in 1991, after being in service for nearly 100 years.⁷¹

With more than thirty years of historic preservation efforts, the Birth Home Block has become a highly intact historic residential area.

Martin Luther King, Jr. National Historical Park

Martin Luther King, Jr. National Historic Site and Preservation District was established on October 10, 1980 to "protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Jr., was born, where he lived, worked and worshipped, and where he is buried."⁷² Historic resources within the park include the houses on the Birth Home Block, Ebenezer Baptist Church, Fire Station No. 6, Our Lady of Lourdes Catholic Church, and commercial buildings along Edgewood Avenue.

The 1980 legislation creating Martin Luther King, Jr. National Historic Site authorized a 23.78-acre park. The Reclamation Projects Authorization and Adjustment Act of 1992, enacted October 30, 1992, expanded the park boundaries to include properties located between Jackson Street and

62. *Ibid.*, 8, 57.

63. Lawliss, 17.

64. *Historic Resource Study*, n.p.

65. *Ibid.*

66. *Ibid.*

67. Lawliss, 21.

68. *Ibid.*, 14.

69. *Ibid.*

70. *National Register documentation*, 7, 9.

71. National Park Service, *General Management Plan & Development Concept Plan, Martin Luther King Jr. National Historic Site & Preservation District, Atlanta, Georgia* (Atlanta: National Park Service, Southeast Region, 1986).

72. Public Law 96-428, October 10, 1980.

Boulevard north to Cain Street. The Martin Luther King, Jr. Preservation District, also established by the 1980 legislation, adjoins the site (now National Historical Park) on the east, north, and west and embraces the larger Auburn Avenue African American community in which Dr. King grew up. The Preservation District links Dr. King's career to the African American business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during his lifetime.

Martin Luther King, Jr. Historic District was placed in the National Register of Historic Places on May 2, 1974, and it was designated a National Historic Landmark on May 5, 1977.⁷³ The Sweet Auburn Historic District was designated a National Historic Landmark on January 8, 1976.⁷⁴ Martin Luther King, Jr. Historic District (Landmark) included some portions of the Sweet Auburn Historic District. On May 4, 1994, Martin Luther King, Jr. National Historic Site was administratively listed on the National Register of Historic Places.⁷⁵

In 2001, the original boundary of Martin Luther King, Jr. Historic District was increased.⁷⁶ The purpose of the addition was to expand the district's boundaries to include contiguous and intact portions of the Old Fourth Ward neighborhood not included in the original National Register nomination. The boundary increase includes historically residential properties as far as the Interstate 75/85 corridor. The elevated interstate was rebuilt and widened three times its original width since 1980 and is a large visual and physical barrier between Martin Luther King, Jr. Historic District and the Sweet Auburn Historic District farther west. Historically, these two historic districts were once part of a single African American community. Sweet Auburn is now considered downtown, while the Auburn Avenue community is generally viewed as a residential neighborhood on the east side of Atlanta. Freedom Parkway forms the northern boundary of the

historic district and DeKalb Avenue forms the boundary on the south.

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, the Martin Luther King, Jr. National Historical Park Act which redesignated Martin Luther King, Jr. National Historic Site a National Historical Park.⁷⁷ Additionally, H.R. 267 further modifies the boundaries to include Prince Hall Masonic Temple, where the Southern Christian Leadership Conference (SCLC) established its initial headquarters on Auburn Avenue in 1957. This will also "enable the National Park Service to provide technical assistance to the building's owners with respect to repairs, renovations, and maintenance to help preserve its historic integrity."⁷⁸ Dr. King was a founding member and first president of the SCLC, serving until his death in 1968.

Current land use within the National Historical Park is mostly residential on Auburn Avenue and largely commercial on Edgewood Avenue. The National Park Service has rehabilitated many of the dwellings on the Birth Home Block, restoring the exteriors to the 1929-1941 period. The historic streetscape features and the major spatial relationships that define the streetscape within the Birth Home Block have remained relatively constant since its development in the late nineteenth century. The residential buildings on the Birth Home Block are used as park offices or private residences. The exterior of Fire Station No. 6 has been restored to its appearance in the 1930s-1940s. The building is now used to interpret Dr. King's life within the Sweet Auburn community.

73. *National Register documentation*; and Levy.

74. *National Register documentation*.

75. *Ibid.*

76. See Moffson and Kissane.

77. The White House, "President Donald J. Trump signs H.R. 267 into law," Statements and Releases, January 8, 2018, accessed January 12, 2018, <https://www.whitehouse.gov/briefings-statements/president-donald-j-trump-signs-h-r-267-law>.

78. 115 Congress Senate Report 115-49, Martin Luther King, Jr. National Historical Park Act 2017, May 9, 2017, accessed January 12, 2018, <https://www.congress.gov/congressional-report/115th-congress/senate-report/49/1?overview=closed>.

37-39 Boulevard, Fire Station No. 6 (LCS# 090039)

Fire Station No. 6 at 37-39 Boulevard is located at the southwest intersection of Auburn Avenue, three houses west of 501 Auburn Avenue, the Martin Luther King Jr. Birth Home in Martin Luther King, Jr. National Historical Park, Atlanta, Georgia. The Fire Station was constructed in 1894 by Bruce and Morgan for the Atlanta Fire Department. In 1974, when the Fire Station became part of Martin Luther King, Jr. Historic District (Landmark), the building was described as a

... two-story brick structure. . . Romanesque Revival in design. The front facade can be described in three sections: the lower section features doorways and an arched fire truck entrance; the second story has a series of five Italianate arched windows framed in a square of brick detailing; raised above this area is a delicate, diamond design in brick with another row of smaller brick arches above. The year of the building's construction, 1894, is inscribed on the building's facade [Figure 4].⁷⁹

Fire Station No. 6 is the only non-residential building on the Birth Home Block. Nevertheless, it shares a late Victorian aesthetic with its neighbors. The building's late Victorian decorative elements include: arched windows, decorative brick work, decorative arches, rusticated granite decorative elements, and figural bosses (Figure 5).

The architect of Fire Station No. 6 was Bruce and Morgan and the contractor was Wagener & Gorenflo of Atlanta.



FIRE STATION NO 6

FIGURE 4. Fire Station No. 6 (1894), IDLCS# 90039, 37-39 Boulevard, Martin Luther King, Jr. National Historical Park, circa 1980. (Source: Martin Luther King, Jr. National Historical Park, *Series IX-Historic Sites and Structures-Management and Preservation-1920-2009, Subseries C-Fire Station No 6-1949-2003, Box 1, Folder 1701*)



FIGURE 5. Detail of some Fire Station No. 6 decorative elements. (Source: Martin Luther King, Jr. National Historical Park, *Series 8 Image Collection-circa 1940s-2006-Fire Station No 6 Restoration-1995, Box 5, Folder 6032*)

Bruce and Morgan. Fire Station No. 6 was designed by the important Atlanta architectural firm of Bruce (Alexander C., 1835-1927) and Morgan (Thomas Henry, 1857-1940). Bruce and Morgan was the successor firm to the highly successful firm of Parkins and Bruce in Atlanta. A multistate firm, Bruce and Morgan was considered the most successful architectural firm in Georgia

79. Mendinghall, Item 7, 4.

during its practice, 1882-1904, which was based, in part, on its new concept of specializing. The partners also promoted and exemplified professionalization in the field of architecture.⁸⁰

Bruce was Atlanta's first member of the American Institute of Architects (AIA). He trained in the Nashville, Tennessee, office of English architect H.M. Akeroid and practiced in Knoxville, Tennessee, where he was elected an associate in the AIA. In 1879, he moved to Atlanta to form a partnership with W.H. Parkins. From 1879-1882, he practiced with Morgan.⁸¹

The founding president of the Atlanta Chapter of the AIA, Morgan began studying architecture in 1876 in the Knoxville office of A.C. Bruce. He also studied with firms in St. Louis and New York, ultimately coming to Atlanta in 1876 as a draftsman for the firm of Parkins and Bruce. In 1882, he became Bruce's partner. In 1889, Morgan founded the monthly architectural journal, *The Southern Architect*, and in 1906, he founded the local AIA chapter.⁸²

Although the firm produced all types of buildings, it specialized in large civic or educational buildings in its early years. An early pamphlet advertising the firm stated, "We make a specialty of planning Court-Houses, Colleges, Churches, Opera Houses, Libraries, and all public buildings." Some of the buildings listed in the pamphlet included: City Hall, Chattanooga, Tennessee; Court Houses in Athens, Atlanta, and Sparta, Georgia, and Morristown and Loudon, Tennessee; a Court House, Opera House, City Hall, and Shorter College, and residence of Hamilton Yancey, all in Rome, Georgia; and First Methodist Episcopal Church, Atlanta National

Bank, and the Young Men's Library Association Building in Atlanta, Georgia.⁸³ A second area of specialization was the design of public schools and colleges across several southern states.⁸⁴ This included Agnes Scott College, Decatur, Georgia, Georgia School of Theology, Lawrenceville, Georgia, and buildings for the Georgia Institute of Technology.⁸⁵

Bruce and Morgan's specialization and prevailing architectural styles led to buildings that looked alike. The Young Men's Library Association, the forerunner of the Atlanta-Fulton Public Library System, chose Bruce and Morgan to design their permanent home in 1881. The library, located on the northwest corner of Marietta and Spring streets in downtown Atlanta, was a three-story building with shops on the street level and the library itself on the upper two floors (Figure 6).⁸⁶ Although less formal and ornate, Fire Station No. 6 has a distinct resemblance to the Young Men's Library with both in the Romanesque Revival style. Both feature clear separations of stories by decorative element changes including a first story that features arched doorways opening onto the sidewalk at street level. Upper stories feature a series of arched windows framed in brick detailing with the whole surmounted by a row of small arches. The library featured an asymmetrically placed tower as does the fire station.

The firm's later work, however, shifted to steel-skeleton skyscrapers with Morgan's designs. The

80. Bruce D. Funderburke, "Bruce and Morgan," *New Georgia Encyclopedia*, last modified December 7, 2016, <http://www.georgiaencyclopedia.org/articles/arts-culture/bruce-and-morgan>.

81. City of Atlanta, GA, "Hotel Row," accessed January 8, 2018, <https://www.atlantaga.gov/government/departments/planning-community-development/office-of-zoning-development/urban-design-commission/hotel-row>.

82. *Ibid.*

83. *Bruce and Morgan Architects* [pamphlet], circa 1880, Bruce and Morgan Business File (On file Atlanta Historical Society Library, Atlanta, Georgia).

84. Funderburke, np.

85. Atlanta Historical Society, "In Memoriam Thomas Henry Morgan," *The Atlanta Historical Bulletin* VIII, no. 28, September 1943, 23, and Funderburke, np.

86. Young Men's Library Association, *Catalogue of the Young Men's Library of Atlanta* (Atlanta: James P. Harrison & Co., Printers and Publishers, 1884) 3, and Atlanta-Fulton Library System, "100 Years of Library Service," History of Atlanta-Fulton Library Service, accessed December 29, 2017; this building is no longer extant.

firm changed the skyline of Atlanta with such notable skyscrapers as the Grant Building, W. W. Austell Building, Century Building, and Fourth National Bank Building. After Bruce's retirement in 1904, Morgan continued as a regional architect with various other partners until 1930.⁸⁷

Upon Bruce's death in 1927, he was hailed by *The Atlanta Constitution* newspaper as a "pioneer citizen and one of the most useful during the post war [Civil War] era." The praise was fulsome, but true. "Besides his work in Atlanta which will live for all time in the history of the city, he was in professional demand throughout the southeast, and built hundreds of the old courthouses that continue to stand as temples to justice and as monuments to his skill. A great man has fallen in Israel!"⁸⁸ While the praise is effusive, Bruce's work in creating modern Atlanta and Georgia cannot be understated.

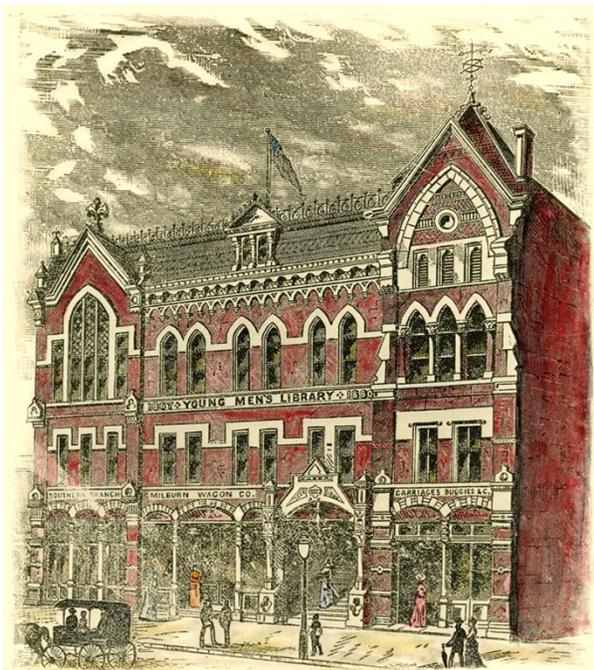


FIGURE 6. The exterior of the Young Men's Library Association Building circa 1891, engraving hand tinted in 1939, no longer extant. (Source: Image no. VIS 170.2447.001, Atlanta History Photograph Collection; courtesy of Kenan Research Center, Atlanta History Center, Georgia)

87. Funderburke, np.

88. "Alexander C. Bruce," *The Atlanta Constitution*, December 3, 1927, 6.

When Morgan died in 1943, The Atlanta Historical Society noted his passing in their September *Historical Bulletin* with a full-page Memoriam. Unlike Bruce's announcement, no grand pronouncements were made, but his many and significant contributions to the city of Atlanta and the profession of architect were noted and his passing much regretted.⁸⁹ Certainly, Morgan's contribution to the design of the skyscraper in the Southeast and Atlanta is significant.

No information could be found on Atlanta contractors Wagener & Gorenflo.

History of Fire Station No. 6

The Atlanta Fire and Rescue Department began on February 2, 1848, when the Atlanta City Council formed a committee to investigate a fire problem in their new town. A week later, all city residents were ordered to keep fire buckets in their homes. Although the need was great, it would take three more years and several serious fires before the Georgia General Assembly would approve a bill authorizing the creation of the Atlanta Fire Company No.1, which went into service March 25, 1851.⁹⁰ Fire Company No. 1 began operation as a volunteer company on April 4, 1852, and was housed at South Market Street near Alabama Street.⁹¹ In 1852, five cisterns were constructed in several areas downtown, and the state legislature required buildings to have a short ladder and two fire buckets on site. Citizens, obtaining city and state charters, formed four separate fire companies. By early 1860, the City Council requested that the four companies combine and form one fire department. This happened on January 10, 1860, when all four companies were placed under one command structure as the Atlanta Fire Department.⁹²

89. Atlanta Historical Society, 1943, 23.

90. City of Atlanta, GA, "History of Atlanta Fire Rescue" accessed January 8, 2018. <https://www.atlantaga.gov/government/departments/fire/history-of-atlanta-fire-rescue>.

91. Mike Legeros, "Atlanta Former and Historic Fire Stations" last modified March 2013. Legeros.com/history/atlanta/atlanta.pdf.

92. "History of Atlanta Fire Rescue," n.p.

The Civil War and the burning of Atlanta in 1864 devastated Atlanta's fledgling fire department. Union forces seized or destroyed all fire equipment and apparatus in the city. Once again, Atlanta turned to an all-volunteer fire-fighting force. On July 1, 1882, the six volunteer fire departments that had sprung up after the war were dissolved and the Atlanta Fire Department began again with three paid fire stations.⁹³

Fire Station No. 6 was constructed May 31, 1894. It was one of the original eight fire houses constructed after the Civil War for the new Atlanta Fire Department and was situated to protect the eastern section of the city (Figure 7). It is located on the southeast corner of Auburn Avenue and Boulevard, two doors from where Martin Luther King Jr. grew up.⁹⁴



FIGURE 7. Atlanta Fire Department's Fire Station No. 7 men, horses, and engines, circa 1900, were probably indicative of those used at its mirror image designed station, No. 6. (Source: Courtesy MALU, Series 8 Image Collection—circa 1940s-2006—Fire Station No 6—Atlanta Fire Department, undated Box 5, Folder 2002)

On May 31, 1894, Fire Company No. 6 was reorganized and quartered at 37-39 Boulevard (Figure 8). It was an all-white company, and began service at Fire Station No. 6 when the Auburn

Avenue area was still a white residential area.⁹⁵ The company remained a white work force until 1963 when Fire Station No.16, on Joseph E. Boone Boulevard, was constructed and used by an all-African American, paid firefighting company. When the Atlanta Fire Department became fully integrated, Fire Station No. 6 became one of the city's first integrated stations.⁹⁶

During the childhood of Dr. King, the fire station was segregated, but the children on his block congregated there to play basketball in the back lot and watch the crews go out on calls. One of Dr. King's childhood friends recalls, "when I was a kid . . . Station 6 . . . was like a meeting place for all kids . . . It was a place you could go to get information, to get help if you needed it. It was a vital part of the community."⁹⁷



FIGURE 8. Men of Fire Company No. 6 at Fire Station No. 6, circa 1900. (Source: Courtesy MALU, Series 8 Image Collection—circa 1940s-2006—Fire Station No 6—Atlanta Fire Department, undated Box 5, Folder 2001)

By 1991, the building had deteriorated to the point where Engine 6 was relocated to Fire Station No. 4

93. Ibid.

94. *National Register documentation*, Section 8-2.

95. It is interesting to note that the original Fire Company No. 6, the Blue Eagle Fire Company, quartered at Connelly and Jones, was an all-African American volunteer fire company organized on March 28, 1879, to protect the Woodward Avenue area. When the paid fire department was organized on June 1, 1882, Company 6 was disbanded (Legeros 2013).

96. National Park Service signage at Fire Station No. 6.

97. Ibid.

at 125 Ellis Street NE.⁹⁸ In that same year, Fire Station No. 6 was closed after 97 years of fire service to Atlanta. The city entered into an agreement with the National Park Service to open the station as a City of Atlanta Fire Museum within the Martin Luther King, Jr. National Historic Site. Toward this end, the City of Atlanta and the National Park Service began a series of renovation and rehabilitation projects at Station No. 6 in 1992, which culminated in extensive exterior and interior rehabilitation that began in 1994. In 1992, the City of Atlanta placed Fire Station No. 6 in a long-term lease for no remuneration to the National Park Service.⁹⁹ However, over time, the concept of Fire Station No. 6 becoming the city fire museum ceased to be of importance to the city.

Fire Station No. 6 is now open to the public as part of Martin Luther King, Jr. National Historical Park and is interpreted by the National Park Service as a part of the Sweet Auburn Community that “embodied the persona, spirituality, passion, and career of Dr. King.”¹⁰⁰

Historical Recordations of Fire Station No. 6, 37–39 Boulevard

In 1974, Fire Station No. 6 was included in the Martin Luther King, Jr. Historic District National Register of Historic Places Nomination as a contributing resource. The nomination noted:

Fire Station Number [SIC] 6 was constructed May 31, 1894. It was one of the original eight fire houses in Atlanta and was situated to protect the eastern section of the city. It is located on the corner, two doors from where Martin Luther

King, Jr., grew up as a child. The Fire Station still operates as such.¹⁰¹

A photograph from that nomination shows the fire station as a painted building with a shed-roof awning across its front (Figure 9).



FIGURE 9. Fire Station No. 6 in 1973. (Source: *National Register documentation*)

In October 1980, federal legislation created Martin Luther King, Jr. National Historic Site and Preservation District to protect and interpret the area where Dr. King “was born, lived, worked, worshiped and is buried.”¹⁰² Although Fire Station No. 6 was still an operational fire station, it was included within the historic site.

98. Legeros, np.

99. Division of Facilities Management, *Martin Luther King, Jr., National Historic Site, Series V, Subseries B–1944-2010, Project Files 1986-2002, Box 2, Folder 3–Fire Station No. 6 Construction Information 1993-1994* (Atlanta: Martin Luther King, Jr., National Historic Site, 2016).

100. Harpers Ferry Center Interpretive Planning and Martin Luther King, Jr. National Historic Site staff and partners, *Martin Luther King, Jr. National Historic Site Long Range Interpretive Plan* (NP: National Park Service, U.S. Department of Interior, 2011), 13.

101. *National Register documentation, May 2, 1974, Section 7, 2.*

102. National Park Service, *Foundation Document*, 5.

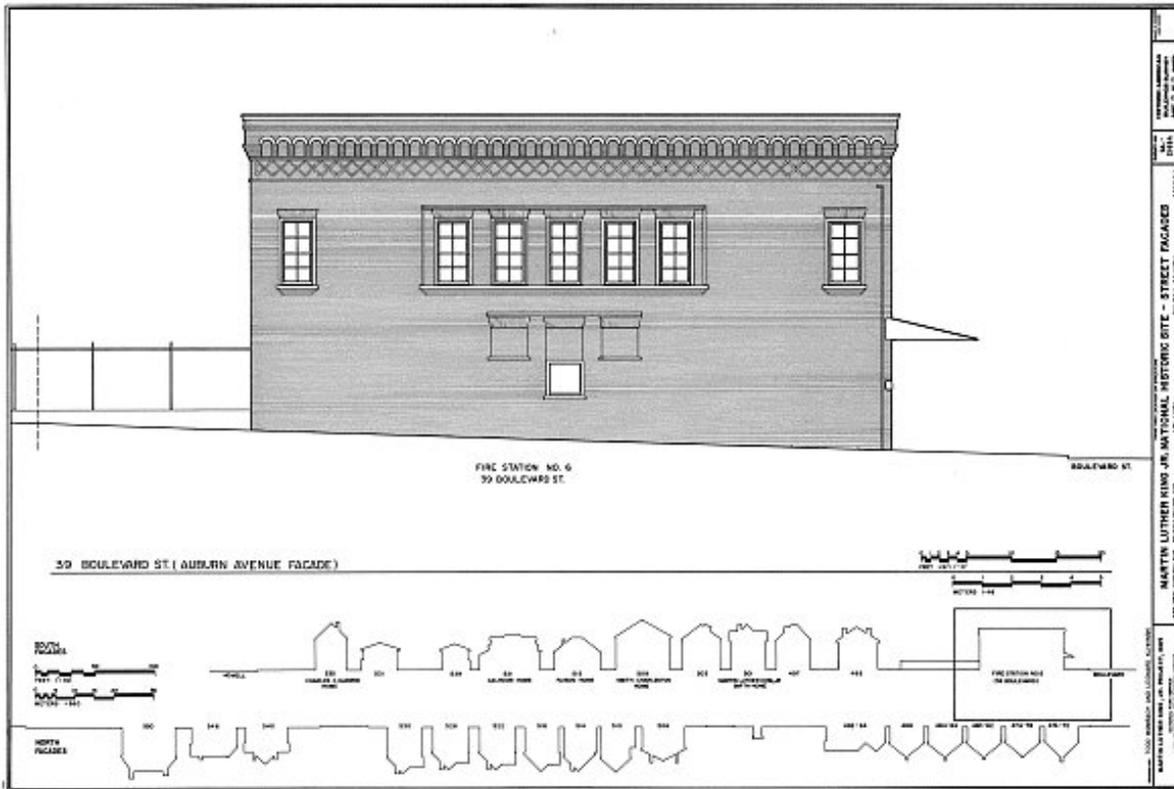


FIGURE 10. HABS Auburn Avenue Street Facades, 37–39 Boulevard, south side facade, Sheet 13. (Source: HABS 1985)

In 1985, the Birth Home Block street facades were recorded for the Historic American Buildings Survey (HABS). During this recordation, the south facade of Fire Station No. 6 was drawn to scale, and its location on the block indicated on a master Auburn Avenue Street Facades map (Figure 10).¹⁰³

A Cultural Landscape Report was conducted on the Birth Home Block in 1993 by Lucy Lawliss, and the yard at Fire Station No. 6 was included (Figure 11).¹⁰⁴ In 1994, a National Register Nomination was completed for the expanded Martin Luther King, Jr. National Historic Site and Preservation District, and Fire Station No. 6 was listed as a contributing building and described as:

... a two-story, brick Romanesque Revival style building with a shed roof and decorative parapet. A single arched engine bay is flanked by pedestrian entrances, windows and an asymmetrically-placed tower with date panel. Bands of windows, arched on the Boulevard facade, are found at the second level. Elaborate

brickwork includes corbels, door and window surrounds, a diaper-patterned frieze, and a machicolated cornice [Section 7, page 4].

Fire Station Number Six [SIC], and landscape features such as historic sidewalks are contributing resources under Criteria A (events) and B (persons), because they represent the environment in which King grew up. The largely self-contained Auburn Avenue African American neighborhood helped form King's character and influenced King's future development as a civil rights leader. The extant Site residences are physical links to the community that existed from 1929 to 1941 [Section 8, page 30].¹⁰⁵

In 1994, Fire Station No. 6 was also included in a Historic Resources Study by Blythe, Carroll, and Moffson.¹⁰⁶

103. Historic American Buildings Survey, Sheet 13.

104. Lawliss, 152–153 (Figure 86).

105. *National Register documentation*, Section 7, 4 and Section 4, 30.

106. *Historic Resource Study*, 4, Appendix B.

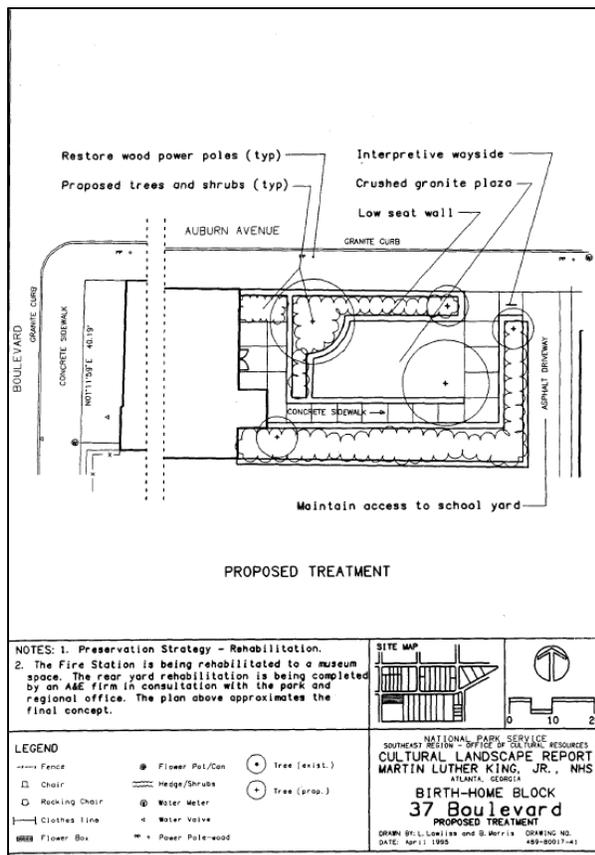


FIGURE 11. 1995 Proposed Landscape Treatment Plan, showing location of building, hedges, walls, fences, and other landscape elements at 37–39 Boulevard. (Source: Lawliss, 153, Figure 85)

Physical Changes to Fire Station No. 6, 37–39 Boulevard

The Atlanta Fire Department suspended use of Fire Station No. 6 in 1991, and in 1993, the National Park Service assumed responsibility for permanent preservation of the building through a long-term lease which has no monetary remuneration.¹⁰⁷

107. Division of Facilities Management, n.p.



FIGURE 12. Restoration and rehabilitation of Fire Station No. 6, circa 1995. (Source: Courtesy MALU, Series 8 Image Collection—circa 1940s–2006—Fire Station No 6 Restoration—1995, Box 5, Folder 6022)

In 1992, after the National Park Service acquired the property and began to assess the deteriorating state of the building, it was almost immediately determined that the roof was in an “accelerated state of deterioration due to years of moisture penetration from roof leaks.” Because of contract negotiations at the time, the National Park Service could not fully assess the roof damage, but when it was able to do so, it became clear that the parapets also were badly deteriorated and would require much work.¹⁰⁸ It is not clear how the negotiations worked out, but in the 1993–1994 interior and exterior stabilization and rehabilitation plans for the building, installation of a new roof, and stabilization of parapet walls were part of the tasks to be performed (Figure 12). This work was funded in FY 1993–1994 as a Congressional Add-On Project. According to the Scope of Work for “preservation and rehabilitation of Fire Station No. 6,” the following tasks were to be completed:

Exterior Preservation:

- Installation of new roof and stabilization of parapet walls

108. Division of Facilities Management, Series V, Subseries B – 1944–2010, Project Files 1986–2002, Box 2, Folder 3, Memorandum to Contracting Officer, Contracting and Property Management Division, Southeast Region NPS, from Chief, Historic architecture Division, Southeast Region, re: Contract modification to contract for roof replacement on Fire Station, (Atlanta: Martin Luther King, Jr. National Historic Site, 1991).

Developmental History

- Cleaning and repointing of exterior walls, stone lintels, and sills
- Installation of new window frames, doors, and paint
- Removal of awnings and other incompatible exterior features
- Installation of new awnings

Interior Rehabilitation:

- Stabilization of staircase
- Installation or refinishing of wood ceilings
- Installation or refinishing of wood floors and trim
- Installation of miscellaneous interior millwork
- Refurbishing of hose tower
- Repairing of plaster walls, installing new partitions, and finishing
- Installation of new brass fire pole
- Installation of two new toilets, refurbishing of existing toilet
- Installation of smoke detection and sprinkler systems
- Provide for all new electrical service
- Installation of security system
- Installation of new heating, ventilation, and air conditioning (HVAC) system
- Refinishing of first level concrete floor¹⁰⁹

The exhibit design firm originally associated with this project was Ralph Appelbaum Associates, Inc. (RAA), New York. However, RAA's designs were not used, and story boards were created from an in-house exhibit titled "1906 Race Riot."¹¹⁰ Tilley Design assisted the in-house design with graphic

109. *Ibid.*, n.p.

110. Leah Berry, Martin Luther King, Jr. National Historical Park, e-mail message to Kelly Nolte, October 16, 2017.

design and Harpers Ferry Center created an exhibit on firefighting.¹¹¹

LATCO Construction Company, Inc., Norcross, Georgia, was the construction company. The electrical system was designed and certified by Adams Davis & Partners, Consulting Engineers, Atlanta, Georgia.¹¹²

During the 1993-1994 rehabilitation and preservation, the first floor of Fire Station No. 6 was turned into exhibit space. The second floor was redesigned for offices.¹¹³ About 1997 or 1998, the interpretive staff moved into the offices on the second floor and stayed in these offices until they were relocated to 503 Auburn Avenue where they currently reside.¹¹⁴

In 1999, the National Park Service conducted a structural assessment to determine whether further investigation and / or remedial action concerning the second-floor framing were required. The report recommended:

- An investigation and remediation of the water stains on the east wall of the first floor—all joist, subfloors, and ceilings affected by moisture should be checked for water damage and insect infestation due to moisture. Replace and / or repair subfloor and ceilings as necessary.
- Repoint masonry as necessary particularly on east wall and at base of wall at northwest corner of building.

111. Leah Berry, Martin Luther King, Jr. National Historical Park, e-mail message to Kelly Nolte, May 3, 2018.

112. Division of Facilities Management, Series V, Subseries B, Box 2, Folder 3, n.p.

113. Division of Facilities Management, Fire Station Series IX, Historic Sites and Structures Management Files, 1920-2009, Subseries C, Fire Station No. 6, 1949-2003, Box 1, Folder No. 6, 1949-1999, Sheet 15.

114. Leah Berry, Martin Luther King, Jr. National Historical Park, e-mail message to Kelly Nolte, May 3, 2018.

- Seal joints between stone lintels and mason as necessary.
- Reduce live load on second floor of building by 20 percent. Reduction of personnel and their furnishings will achieve the desired reduction in live load. Do not permit additional storage in any form (shelving, files, or stacked boxes). The reduction in live load is recommended for the entire second story.¹¹⁵
- Remove all loose and deteriorated mortar and repoint brick walls to provide a sound surface.
- Replace rotten window sills on the east elevation.
- Repair stucco that is spalling off the elevator shaft.
- Paint windows and doors, including frames.

In 2009, Fire Station No. 6 and twelve other buildings received condition assessments by Hartrampf, Inc. For immediate preservation of the building the report recommended the following treatments:

- Replace asphalt paving in parking lot at end of its lifespan; current condition does not warrant immediate replacement.
- Repair any uneven sidewalk on National Park Service property around Fire Station.
- Do not remove tree stump at east end of parking lot if tree is no longer growing as removal could damage the retaining wall.
- Monitor existing cracks in southeast retaining wall to determine if cracking is active. If cracking is active, remedy the cause and repair cracks; if not active, repair them.
- Adjust drainage grating in the rear parking lot to improve storm water runoff and drainage.
- Clean all masonry surfaces and architectural terra cotta.
- Secure loose roof decking.
- Secure loose flashing on west side of roof to promote proper drainage and prevent water damage to underlying framing.
- Replace two of the building condensing units and associated copper condensing lines and insulation.
- Paint metal floor in the fire hose storage area.
- Resecure the nails in the drywall of the first-floor restroom.
- Patch spalled concrete in the shower area.
- Replace missing bolts in front of the storage area and behind the sales desk.
- Secure the loose metal plate closest to the second-floor entrance in the hose drying room and patch the plate.
- Replace the damaged floor tile in back maintenance room.¹¹⁶

The report also noted: on the east elevation, south of the elevator, a first-floor window had been infilled with brick; and on the south elevation, first floor, three windows had been infilled with

115. Bridget Wanderer, *Structural Assessment Firehouse [SIC] No. 6, Martin Luther King, Jr. National Historic Site* (Atlanta: National Park Service, Southeast Regional Office, 1999).

116. Hartrampf, *Condition Assessment Report for 13 Buildings in the Martin Luther King, Jr. National Historic Site, Atlanta, Georgia* (Atlanta: Hartrampf, Inc., 2009), 5-6.

brick.¹¹⁷ The dates of these alterations were not noted, but were probably implemented by the Atlanta Fire Department.

In 1994, Martin Luther King, Jr. National Historic Site was gifted a 1927 LaFrance fire engine. The engine was kept in drivable condition until approximately 2001 when it blew a gasket in a parade. In 2015, the park sought a categorical exclusion, PEPC No. 38137, for the assessment and documentation of the current condition of the historic fire engine. The truck was prepared for long-term, static display following the steps outlined in *Conserve O Gram 10 / 3*, “Preparing Historic Motorized Vehicles for Storage or Exhibit.” The contractor, Malcolm Collum, author of the *Conserve O Gram* article, prepared the fire engine for long-term static display. Collum created and provided a detailed condition treatment report specifying all materials and techniques that should be used and a long-term plan for the park staff to reference.¹¹⁸ The engine is on display at the fire station.

In 1996, in preparation for the anticipated crowds attending the Olympic games in Atlanta, Eastern National moved its bookstore / gift shop to the bottom floor of Fire Station No. 6. In 2010, it vacated the station and moved to 497 Auburn Avenue, its current location.¹¹⁹ The reason for the move from the station is unclear.

In 2016, the front door of Fire Station No. 6 would no longer close properly because the wood had swollen as a result of moisture retention. The door needed repair, particularly the bottom which needed to be planed. Since the door was not

original, the repair was done as a categorical exclusion, PEPC No. 62470.¹²⁰

117. Ibid., 17.

118. National Park Service, *Categorical Exclusion Form: Conservation of Historic Fire Truck*, PEPC Project No. 58137 (Atlanta: Martin Luther King, Jr. National Historic Site, 2015); Leah Berry, Martin Luther King, Jr. National Historical Park, e-mail message to Kelly Nolte, May 3, 2018.

119. Leah Berry, Martin Luther King, Jr. National Historical Park, e-mail message to Kelly Nolte, October 16, 2017.

120. National Park Service, *Categorical Exclusion Form: Repair Fire Station #6 Door*, PEPC Project No. 62470 (Atlanta: Martin Luther King, Jr. National Historical Park, 2016), n.p.

Chronology of Development and Use

- May 31, 1894 Fire Station No. 6 completed by the City of Atlanta, one of eight original Atlanta Fire Department fire stations; Fire Company No. 6 formed.
- 1963 Atlanta Fire Department allowed African Americans in the paid firefighting ranks.
- Circa 1965 Fire Station No. 6 became one of the first fully integrated stations in Atlanta.
- 1974 Fire Station No. 6 named as a contributing resource to Martin Luther King, Jr. Historic District.
- 1977 Fire Station No. 6 named as a contributing resource to Martin Luther King, Jr., Historic District (Landmark).
- 1980 Federal legislation created Martin Luther King, Jr. National Historic Site and Preservation District, and Fire Station No. 6 was named a contributing resource.
- 1985 HABS recordation of the south side of Fire Station No. 6 for facade survey of Birth Home Block.
- 1991 Fire Station No. 6 closed by the City of Atlanta as a fire station, and the engine moved to Fire Station No. 4; the National Park Service conducted a roof survey of the structure and discovered significant damage to roof and parapet.
- 1992 The National Park Service assumes permanent responsibility for the preservation and maintenance of Fire Station No. 6; Department of the Interior signed a long-term, no remuneration lease for the use of Fire Station No. 6 as a City of Atlanta Fire Museum and park interpretive building; the use as a city fire museum was eventually dropped.
- 1993 Fire Station No. 6 named a resource in Cultural Landscape Report on Birth Home Block of Martin Luther King, Jr., National Historic Site.
- 1994 Fire Station No. 6 named a contributing resource in the administratively listed Martin Luther King, Jr., National Historic Site
- Fire Station No. 6 a resource in Historic Resource Study of Martin Luther King, Jr., National Historic Site.
- Park gifted with a 1927 fully operational LaFrance fire engine which is displayed in Fire Station No. 6.
- 1993 -1994 Extensive interior and exterior rehabilitation and restoration of Fire Station No. 6; exhibits created and installed on the first floor; second floor turned into offices. Items included in the rehabilitation are listed below.
- Exterior Rehabilitation:
- Installation of new roof and stabilization of parapet walls
 - Cleaning and repointing of exterior walls, stone lintels, and sills
 - Installation of new window frames, doors, and paint
 - Removal of awnings and other incompatible exterior features
 - Installation of new awnings

Interior Rehabilitation:

Developmental History

- Stabilization of staircase
 - Installation or refinishing of wood ceilings
 - Installation or refinishing of wood floors and trim
 - Installation of miscellaneous interior millwork
 - Refurbishing of hose tower
 - Repair of plaster walls, installation of new partitions, and finishing
 - Installation of new brass fire pole
 - Installation of two new toilets, refurbishing of existing toilet
 - Installation of smoke detection and sprinkler systems
 - Provide for all new electrical service
 - Installation of security system
 - Installation of new HVAC system
 - Refinishing of first level concrete floor
- 1996 As part of the preparations for the 1996 Olympics, Eastern National moved the bookstore / gift shop to the first floor of Fire Station No. 6.
- 1999 Structural assessment of second floor framing conducted; findings included:
- An investigation and remediation of the water stains on the east wall of the first floor—all joists, subfloors, and ceilings affected by moisture should be checked for water damage and insect infestation due to moisture. Replace and / or repair subfloor and ceilings as necessary.
 - Repoint masonry as necessary, particularly on east wall and at base of wall at northwest corner of building.
 - Seal joints between stone lintels and mason as necessary.
 - Reduce live load on the second floor of building by 20 percent. Reduction of personnel and their furnishings will achieve the desired reduction in live load. Do not permit additional storage in any form (shelving, files, or stacked boxes). The reduction in live load is recommended for the entire second story.
- 2001 LaFrance fire engine blew a gasket in a parade.
- 2009 Building condition assessment conducted. Findings included:
- Replace asphalt paving in parking lot at end of its lifespan; current condition does not warrant immediate replacement.
 - Repair any uneven sidewalk on National Park Service property around the fire station.
 - Do not remove tree stump at east end of parking lot if tree is no longer growing as removal could damage the retaining wall.

- Monitor existing cracks in southeast retaining wall to determine if cracking is active. If cracking is active, remedy the cause and repair cracks; if not active, repair them.
 - Adjust drainage grating in the rear parking lot to improve storm water runoff and drainage.
 - Clean all masonry surfaces and architectural terra cotta.
 - Remove all loose and deteriorated mortar and repoint brick walls to provide a sound surface.
 - Replace rotten window sills on the east elevation.
 - Repair stucco that is spalling off the elevator shaft.
 - Paint windows and doors, including frames.
 - Secure loose roof decking.
 - Secure loose flashing on west side of roof to promote proper drainage and prevent water damage to underlying framing.
 - Replace two of the building condensing units and associated copper condensing lines and insulation.
 - Paint metal floor in the fire hose storage area.
 - Resecure the nails in the drywall of the first-floor restroom.
 - Patch spalled concrete in the shower area.
 - Replace missing bolts in front of the storage area and behind the sales desk.
 - Secure the loose metal plate closest to the second-floor entrance in the hose drying room and patch the plate.
 - Replace the damaged floor tile in back maintenance room.
 - The report also noted the bricked windows on the east and south elevations speculating that the Atlanta Fire Department had filled them in.
- 2010 Eastern National moved the bookstore / gift shop from the fire station to 497 Auburn Avenue, its current location.
- 2015 Work on LaFrance fire engine for the creation of a static display under a categorical exclusion.
- 2016 Fire Station No. 6 front door, a reproduction, repaired due to swelling from moisture retention.

2018 Martin Luther King, Jr. National Historical Park created.

Fire Station No. 6, 37-39 Boulevard, is a contributing resource under Criteria A and B to Martin Luther King, Jr. National Historical Park and Preservation District (Figure 13).



FIGURE 13. Restored and rehabilitated Fire Station No. 6, circa 1996. (Source: MALU, Series 8 Image Collection—circa 1940s-2006—Fire Station No. 6 Restored-1996, Box 5, Folder 7016)

Physical Description and Condition Assessment

Site

Martin Luther King, Jr. National Historical Park is located in the Sweet Auburn neighborhood of southeast Atlanta in Fulton County, Georgia. The 38.38-acre historical park consists of one- and two-story residential, commercial, religious, and park service buildings. The park is approximately bounded by Edgewood Avenue to the south, Old Wheat Street to the north, Howell Street to the east, and Jackson Street to the west. Boulevard and Auburn Avenue run through the center of the district (refer to Figure 3). In general, buildings are organized so that commercial structures are located along Edgewood Avenue; National Park Service and religious buildings, such as Martin Luther King, Jr. Center for Nonviolent Social Change, the Visitor Center, and the Ebenezer Baptist Church, are along the west end of Auburn Avenue; and residential buildings are concentrated along the east half of Auburn Avenue and Howell Street (Figure 14). The Martin Luther King Jr. Birth Home is located at the center of the residential portion of the historical park. In total, there are sixty-seven historic structures within this area of the park, most of which were constructed between 1890 and 1910. The recently enacted Martin Luther King, Jr. National Historical Park Act of 2017 modifies the boundaries of the park to include Prince Hall Masonic Temple on Auburn Avenue, where the Southern Christian Leadership Conference (SCLC) established its initial headquarters in 1957, noting the importance of the historic civil rights organization for which Dr. Martin Luther King Jr. served as co-founder and first president.¹²¹ Also, although not within the

121. *H.R.267 - Martin Luther King, Jr. National Historical Park Act of 2017*. The National Park Service distinguishes between a National

study area of this HSR, the house at 234 Sunset Avenue NW in Atlanta is a contributing resource to the historic district and a part of the National Historical Park. The house was the residence of Dr. Martin Luther King Jr., his wife Coretta, and their family from 1964 until King's death in 1968. The National Park Service purchased the property with donated funds on January 8, 2019.



FIGURE 14. Auburn Avenue looking northwest.

The National Historical Park is surrounded by the Sweet Auburn Historic District, which encompasses approximately 230 historic structures.

Fire Station No. 6 is situated at the west end of Martin Luther King, Jr. National Historical Park at the intersection of Boulevard and Auburn Avenue.

Historic Site, typically containing a single historical feature that is directly associated with its subject, and a National Historical Park, which generally applies to historic parks that extend beyond single properties or buildings. "Designations of National Park System Units," <https://www.nps.gov/goga/planyourvisit/designations.htm>.

It is located at 37–39 Boulevard and is approximately 200 feet west of the Martin Luther King Jr. Birth Home. The building sits on a corner lot measuring approximately 41 feet by 149 feet (Figure 15).¹²² The lot is graded and consists of two relatively flat grade levels: one at the east end of the lot and one at the west. The two graded areas differ by approximately 4 feet in grade with the west end being lower. The east end has an asphalt-paved surface lot which is accessed from a concrete drive that extends from Auburn Avenue (Figure 16). Fire Station No. 6 is located at the west end of the lot and is even with the grade at Boulevard. A concrete retaining wall separates the east side of the lot from the west. At the center of the retaining wall are concrete steps that provide access to a lower concrete landing and the east entrance of the fire station (Figure 17).

The west elevation of the fire station fronts Boulevard and is set back 20 feet from the street. The north elevation is set back approximately 15 feet from Auburn Street. At both setbacks, the lot is separated from the street by a concrete sidewalk with granite curb. At the northwest corner of the site is a steel pole that supports a street light, street sign, and traffic light. Wood telephone poles are also located along the curb at the north and west sidewalks.



FIGURE 15. Fire Station No. 6 lot looking west.



FIGURE 16. View of the asphalt-paved surface lot east of Fire Station No. 6.



FIGURE 17. Concrete landing that provides access to the east (rear) entrance of the building.

To the east of the fire station lot is a two-story multi-unit residential structure. An asphalt-paved driveway separates the fire station property from the adjacent residential lot. The drive provides access to Our Lady of Lourdes Catholic School, located at the adjacent lot to the south. The school is a three-story masonry structure.

The surface lot at the east half of the fire station property is surrounded on three sides by retaining walls and metal fences. Along the north side, there is a concrete knee wall and a chain link fence. The fence is approximately 8 feet tall and has barbed wire along the top (Figure 18).

122. Fire Station No. 6 Park, dated September 14, 1995. These plans were never performed but existing conditions were documented in preparation for the work.



FIGURE 18. The knee wall and chain-link fence that extend along the north edge of the property.

At the east side of the lot is a random ashlar stone retaining wall that separates the property from the adjacent residential lot. The wall is approximately 3 feet tall at the north end and steps up to 4 feet tall at the south end. It has a concrete cap. The eight-foot-tall chain-link fence from the north elevation wraps the corner and runs parallel to the stone retaining wall.

The paved parking lot and school to the south have a surface grade level 8 feet higher than the fire station lot. A retaining wall separates the fire station property from the school lot. East of Fire Station No. 6, the retaining wall consists of a random ashlar stone wall, approximately 4 feet in height (Figure 19). On top of the wall is a concrete masonry unit (CMU) wall which extends an additional 8 feet in height. A portion of the retaining wall extends west beyond the front elevation of the fire station and consists of stone laid in a random ashlar pattern, approximately 8 feet in height. A clay brick knee wall extends from the west elevation of Fire Station No. 6 and is parallel to the retaining wall. This knee wall is capped with a limestone coping.



FIGURE 19. Stone knee wall and CMU wall that extend along the south edge of the property.

Building

Fire Station No. 6 is a two-story, red clay brick, mass masonry building constructed with influences of the Richardsonian Romanesque Style (Figure 20). It features an asymmetrical front elevation, arched window openings, and a large arched vehicular door opening. The building also incorporates a range of building materials and decorative elements such as corbelled brickwork, stone sills and stringcourses, and terra cotta panels.

The building has a rectangular plan oriented on an east–west axis and measures approximately 41 feet wide by 71 feet long.¹²³ The main entrances are located on the west elevation, fronting Boulevard. A rear entrance is located on the east elevation and fronts the adjacent surface lot. The building, from first floor to roof top, is approximately 37 feet 6 inches tall.¹²⁴ The building has a low-slope roof with parapet walls on the south, west, and north elevations.

The west elevation is the primary facade of the building and features decorative brickwork, stone elements, and ornamental terra cotta panels (Figure 21). Decorative brickwork includes a corbelled brick blind arcade, a decorative band with corbelled brick arranged in a diamond pattern immediately below the arcade, and a

123. Wanderer.

124. The Exterior Stabilization and Interior Rehabilitation of Fire Station No. 6 (1994).

corbelled brick trim around window and door openings. Stone elements include window sills, door thresholds, parapet coping, a stringcourse that extends across the north half of the elevation, quoins at the vehicular door opening, and a base course of stone at the south half of the building. Decorative glazed terra cotta units, arranged to form plaques, are set in the field of the wall. Terra cotta units are also used at pilaster caps that separate arched window openings. Security cameras are mounted to the parapet wall at the south and north ends of the elevation.



FIGURE 20. Overview of Fire Station No. 6 looking southeast.



FIGURE 21. West (front) elevation of Fire Station No. 6.

The primary facade is divided into two bays: a main entrance bay and a projecting tower bay. A large, arched vehicular door opening with a hinged double-leaf door is centered in the main entrance bay. The door opening has stone and brick trim. Immediately adjacent and to the north of the vehicular door opening is a personnel door opening with stone lintel. A stone dedication plaque is located to the north and a terra cotta plaque is located above the personnel door opening. Above the terra cotta plaque is a wall-mounted gooseneck light fixture (Figure 22). To the south of the vehicular door opening is a window opening with a stone lintel and a terra cotta plaque above. Centered above the arched vehicular door opening at the second floor are five arched window openings separated by pilasters. The window openings are grouped by a continuous stone sill and decorative brick and terra cotta elements.



FIGURE 22. Wall-mounted light fixture.

The projecting tower bay at the south end of the west elevation has a door opening with a segmented arch at the first-floor level. The threshold of the door is raised approximately 3 feet above grade. At the second-floor level is a rectangular window opening. Above the window opening is a decorative terra cotta plaque.

The north elevation is the secondary facade and has a symmetrical arrangement of window openings (Figure 23). Similar to the west elevation, decorative features on the elevation include a corbelled brick blind arcade, a decorative band with corbelled brick arranged in a diamond pattern immediately below the arcade, and a

corbelled brick trim around window openings. However, the elevation is much less ornate and does not include the terra cotta plaques or the more decorative stone elements such as a string course and quoins. Centered on the first floor of the elevation is a large opening flanked by two smaller openings. Above these three windows are two courses of corbelled brick. At the center of the second-floor level are five typical rectangular window openings, grouped together by a continuous sill and corbelled brick decorative elements. Rectangular window openings with a single window unit are located at the ends of the north elevation on the second-floor level. Security cameras are mounted to the parapet wall at the west end of the elevation as well as at the center of the elevation.



FIGURE 23. North elevation of Fire Station No. 6.

The east elevation includes a rear entrance and features a non-original, two-story elevator tower addition that divides the elevation into north and south sections (Figure 24). The door opening is arched and has a wall-mounted light fixture centered over the top of the arch. A non-original canvas canopy with metal frame is mounted on the wall over the entrance. To the north of the door is a segmented arch window opening. Segmented arched window openings are also located at the second-floor level, above the ground-floor door and north window. To the south of the entrance door is the elevator tower addition. The addition has a scupper with a leader head and downspout, a wall-mounted flood light, a security camera, and is clad with an exterior insulation and finishing system (EIFS). South of the elevator tower addition are two, horizontally aligned, segmented-

arch window openings. The second-floor level opening is aligned vertically with the two windows to the north of the tower and retains a similar wood window. The first-floor opening is infilled with brick masonry. The opening is lower on the elevation than the window to the north of the tower and partially below grade of the adjacent concrete walk (Figure 25). In addition to the window opening at the south corner of the east elevation there is wall-mounted insulated conduit running vertically to the roof.



FIGURE 24. East elevation of Fire Station No. 6.



FIGURE 25. Evidence of previously existing window opening at east elevation.

Presently, the south elevation has no window or door openings. However, physical evidence indicates that windows and doors were removed and the openings filled in with new brick. The brick relieving arch for the three openings remains. It is likely these alterations occurred in response to regrading at the adjacent property. Conduit for electrical cables is mounted to the west end of the wall (Figure 26).



FIGURE 26. South elevation of Fire Station No. 6.

The building was acquired by the National Park Service shortly after it was decommissioned as a fire station in 1991.¹²⁵ The structure was stabilized, and the interior was rehabilitated for use as an interpretive center, exhibit space, and conference area.

Exterior Description

Foundation. Based on physical evidence and the *Exterior Stabilization and Interior Rehabilitation of Fire Station No. 6* construction drawings, revised February 21, 1995, it appears that the foundation consists of a continuous brick masonry foundation wall that extends along the perimeter of the building. The foundation most likely includes a wall which extends east–west across the plan and is aligned with a load-bearing masonry interior wall approximately 10 feet from the south facade of the building. The foundation supports a concrete floor.

The non-original elevator tower addition has a 12-inch-thick reinforced concrete foundation slab on grade.

Walls. The exterior walls at the fire station are four wythes thick and measure approximately 18 inches wide at the first-floor level, and three wythes thick and approximately 14 inches wide at the second-floor level. The exterior walls are constructed of red clay brick, reportedly manufactured by the Chattahoochee Brick Company. The brick units measure 2-3/8 inches by 8 inches by 3-3/4 inches

and have 1/2-inch bed joints and 1/4-inch head joints. The mortar is tinted red to match the bricks. The wall is set in American bond with a header course every sixth course (Figure 27). Previously, the exterior walls had been primed and then painted white. The coating was removed reportedly with a mild abrasive cleaning technique using crushed walnut shells.



FIGURE 27. Brick wall set in American bond.

The building features extensive corbelled brick work. A blind arcade wraps around the parapet of the building at the west and north elevations (Figure 28). The arcade consists of 12-inch-wide brick arches that span between corbelled brick units. Immediately below the blind arcade are two horizontal bands of corbelled brick, spaced 24 inches apart. Between the bands is a repetitive pattern of corbelled bricks arranged in a diamond-shaped pattern.

All window openings have grey granite lug sills that measure 5 inches tall and project 1 inch beyond the face of the building (Figure 29). The stone has a rock-face finish at the vertical face of the sill. At second floor window openings on the west and north elevations, stone window sills are supported on corbelled brick units.

125. Written NPS information viewed at Fire Station No. 6.



FIGURE 28. Corbelled brick and blind arcade that wrap around top of wall.



FIGURE 30. Corbelled brick that supports window sills.



FIGURE 29. Granite lug sills at window openings.

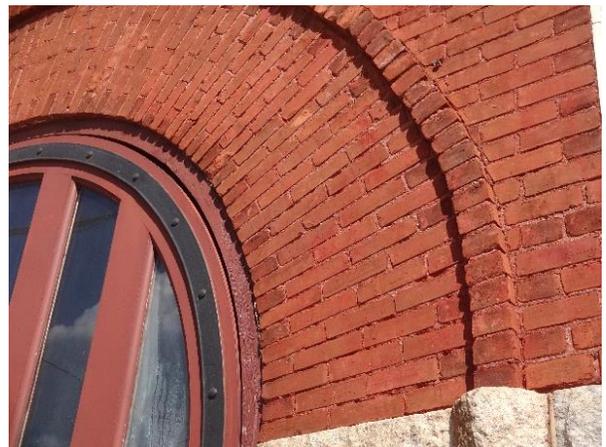


FIGURE 31. Brick arches are expressed by orientation of brick and corbelled brick perimeter course.

Most window openings at the west and north elevations also feature corbelled brick surrounds which form a rectangular border around each window unit or group of units (Figure 30). At rectangular window openings, the brick units are arranged in a flat arch. Segmented and semicircular arched window and door openings at the west and north elevations have expressed brick arches that are capped with a perimeter course of corbelled brick (Figure 31). At the east elevation, the arched openings do not have a corbelled brick perimeter course (Figure 32).

At the south, west, and north elevations, the brick parapet wall is capped with rock-faced granite. A non-original sheet metal coping has been installed and covers most of the granite coping units.



FIGURE 32. Brick relieving arches at window openings.

In addition to being used at window sills, stone masonry is used as a decorative feature on the west elevation. A stone string course is located at the north side of the west elevation (Figure 33). The string course is aligned with the spring line of the

arched, vehicular door opening (approximately 7 feet 6 inches above grade). The stone units are about 12 inches tall and have a rock-faced finish.



FIGURE 33. Detail of vehicular entrance at west elevation. Note rock-faced stone string course and quoins.

Rock-faced stone quoins are located at the edge of the vehicular door opening below the string course (Refer to Figure 33). The quoins are 10 inches tall and range from 12 to 16 inches wide.

At the south end of the west elevation, there are three courses of rock-face stone masonry at the base of the building (Figure 34). There are extruded mortar joints between adjacent stone units at the string course, quoins, and base course.



FIGURE 34. Rock-faced stone at base of building on west elevation.

A white marble dedication plaque is located near the northwest corner of the building, adjacent to the personnel door on the west elevation (Figure 35). The dedication plaque measures 20 inches wide by 34 inches tall and is engraved with the following:

Station No. 6.
Erected 1894.
Board of Firemasters.
John B. Goodwin, Mayor
Jas. M. Stephens, Chairman
Albert Howell,
John A. Colvin,
Chas. E. Harman,
John H. Welch,
W. R. Joyner, Chief
Bruce & Morgan, Architects
Wagener & Gorenflo, Contractors.

There are three terra cotta plaques and a series of terra cotta pilaster cap units on the west elevation of the building. At all locations, the terra cotta has a white glaze. Each of the three plaques is composed of numerous individual terra cotta units with 1/8-inch mortar joints. The plaques above the first-floor openings measure approximately 34 inches wide by 28 inches high, are constructed of twelve individual units, and feature a variation of an egg and dart molding. The north plaque, above the personnel door, has a relief of the initials “AFD,” indicating the buildings affiliation with the



FIGURE 35. Marble dedication plaque at west elevation.



FIGURE 36. Terra cotta plaque at west elevation.

Atlanta Fire Department. The relief at the south plaque, above the window opening, reads “No. 6” in reference to the fire station number (Figure 36).

A large terra cotta plaque, measuring 6 feet wide by 4 feet tall, is located above the second-floor window at the projecting tower bay of the building. The plaque consists of a grid of square domed tiles and a semicircular arch. Within the space defined by the arch, the date “1894” is featured in relief (Figure 37).



FIGURE 37. Large plaque constructed of terra cotta at top of west elevation wall.

Other terra cotta elements include six pilaster caps at semicircular window openings at the second floor. Four of the terra cotta units are decorated with a geometric floral motif (Figure 38). Two of the units depict a human figure spouting flames (Figure 39).



FIGURE 38. A pilaster cap with geometric floral motif.



FIGURE 39. A pilaster cap with human figure motif.

Exterior Doors. There are four exterior doors on the building—three at the west elevation and one at the east elevation. All doors are non-original and were replaced as part of the stabilization and rehabilitation performed in 1995.¹²⁶ The doors vary widely in size and configuration.

The west elevation features a large semicircular opening which was historically used as an entrance for the fire trucks. The opening has a wood-framed double-leaf door with center astragal and large wrought iron strap hinges (Figure 40). The door leaves are each divided into twelve panels; the lower six of which have a recessed panel. The upper six panels have clear glazing.

126. *The Exterior Stabilization and Interior Rehabilitation of Fire Station No. 6* (1994).



FIGURE 40. Large vehicular door with semicircular opening.

The exterior door at the south end of the west elevation consists of a wood-framed double-leaf door set in a segmented arch opening (Figure 41). The door opening is raised 3 feet above grade, has a stone threshold, and was historically used to provide access to the hoses in the hose drying room. Each door leaf has four raised panels. Hardware includes a non-original latch and padlock. Above the doors is a two-light fixed transom.

The personnel door at the north end of the west elevation is an inward swinging door. The door is a single-leaf fiberglass, hinged door with the lower half of the door consisting of three recessed panels (Figure 42). The upper half of the door has a four-light glazed opening. The personnel door has a non-original brass knob with escutcheon plate and a mortise lock as well as a deadbolt lock.

The door opening at the east elevation is aligned with the vehicular door opening at the west elevation. It was a wood-framed double-leaf hinged door (Figure 43). Each door leaf has six panels, the lower two of which are recessed panels and the upper four are glazed. The hardware includes a non-original brass handle, escutcheon plate, mortise lock, and deadbolt lock.



FIGURE 41. Wood-framed double-leaf door with segmental arch opening at south end of west elevation.



FIGURE 42. Single-leaf personnel door at north end of west elevation.



FIGURE 43. Wood-framed double-door with segmental arch opening at east elevation.

Windows. The building has window openings at the west, north, and east elevations. All window openings are framed with wood trim at the jambs and header and have a projecting granite sill. Many of the windows were restored in 1995 and may be historic. However, the three windows at the first floor of the north elevation were replaced in 1995 and are non-original to the structure. The sashes at the second-floor windows also appear to be replacement units, with vinyl strip slides and non-original hardware.

Window units are wood-framed with tongue-and-groove joinery. Sash members measure approximately 2 inches wide with the bottom rail of the lower sash measuring approximately 3 inches. The glass is set with glazing putty. Where present, vertical wood mullions, measuring 3/4-inch-wide, separate the glazing units. Windows vary based on window type, window opening type, configuration of window lights, and overall size. At the fire station, window types are double-hung, single-hung, and fixed, and window openings are either rectangular, segmented arched, or semicircular arched.

Typical windows are four-over-four double-hung units and are set in either rectangular-shaped or

segmented-arch opening. Rectangular-shaped window openings with typical windows are located at the second floor of the north elevation and at one window on the first floor. The windows typically measure approximately 48 inches wide and 92 inches tall and have a brick flat arch (Figure 44). All window openings have a single window unit. However, five of the window units at the second floor are spaced closely together and outlined with corbelled brick, giving the appearance that they are a group.



FIGURE 44. Typical four-over-four double-hung window set in rectangular opening.

Segmented-arch openings with typical windows are on the east elevation and measure approximately 40 inches wide and 100 inches tall, giving them a more slender appearance than the counterparts set in rectangular openings on the north elevation (Figure 45). All window openings have single window units.

One-over-one double-hung window units are located at the west elevation—one at the first floor and one at the second floor. The first-floor window has a stone lintel and measures 40 inches wide by 56 inches tall (Figure 46). The second-floor window unit is slightly wider, measuring 48 inches wide, and has a flat arch opening and corbelled brick trim (Figure 47).

In addition to the double-hung windows is a series of five single-hung units. The windows are one-over-one windows set in semicircular openings, thus only the bottom sash of the window is operational (Figure 48). Individually, the window openings measure approximately 36 inches wide

by 96 inches tall. The five semicircular openings create an arcade that is separated by brick pilasters with terra cotta caps. The set of arched openings are framed by corbelled brick trim.



FIGURE 45. Typical four-over-four double-hung window set in segmental arch opening.



FIGURE 46. One-over-one double-hung window at west elevation.



FIGURE 47. Modified version of the one-over-one double-hung window at west elevation.



FIGURE 48. One-over-one single-hung window with semicircular openings.

Two fixed window units are located at the first floor of the north elevation, flanking a typical four-over-four double-hung window. As previously stated, the windows were installed in 1995 and are not original to the structure. The window units consist of four lights separated by wood mullions (Figure 49). The opening has a flat arch and measures 48 inches wide by 40 inches tall.

Nearly all of the double- and single-hung window units have screens. The screens were installed as part of renovations performed in 1995. They are of simple wood framed construction. Each mesh screen has a horizontal mullion that divides it into two sections. The screens do not appear to have been pre-manufactured. The frames are exterior mounted. At the first floor, the screens are secured with two metal hooks at the top of the opening. Second-floor screen windows are secured into

place with screws that extend through the wood sash of the screen window and into the window framing.



FIGURE 49. Four-light fixed window at the north elevation.

Roof. The roof was replaced, and repairs were made to the gutters, downspouts, and parapet wall coping in 2014.¹²⁷ Based on physical evidence, it appears that the historic roofing system was removed and replaced with a new white membrane roof system. The membrane roof extends up the parapet walls and wraps onto the parapet wall coping. Vertical joints are treated with a metal termination bar (Figure 50). As part of the roof replacement, the granite coping at the parapet wall was capped by sheet metal. New roof top antennas and satellite dishes are mounted to the roof area.

The roof drains to a sheet metal box gutter anchored and flashed into the roof structure. The gutter drains to a rectangular downspout at the north end of the gutter that discharges at the surface lot. Galvanized sheet-metal straps anchor the downspout to the brick wall (Figure 51).



FIGURE 50. View of roof system. Note vertical termination bar.



FIGURE 51. Sheet metal downspout with straps.

Condition Assessment – Exterior

The following notable conditions were observed in September 2016 at the building exterior:

Brick Masonry

- In general, the foundation is in good condition. Most of the observed distress conditions at the brick masonry appear to be related to previous repairs or the need for cyclical maintenance.
- Open and deteriorated mortar joints were observed at approximately 50 percent of the building. The distress is most pronounced at the base of the building and near corners (Figure 52 and Figure 53). The distress to the joints may have been accelerated due to the use of mechanical cleaning methods to remove the paint coating.

127. National Park Service, *Categorical Exclusion Form, Replace Roof on Historic Buildings 503 Auburn Ave., 515 Auburn Ave., and 39 Boulevard, Project 52440* (Atlanta: National Park Service, Southeast Regional Office, 2014).

Physical Description and Condition Assessment

- Embedded anchors were observed in the brick (Figure 54), and some former anchor locations were patched with a cementitious patch material (Figure 55). Typically, the anchors did not exhibit any corrosion. It is likely they were associated with a previous canopy system that was removed in 1995.
- At the east end of the south wall, openings exist at locations of missing or partial brick, as well as at an exhaust vent.
- Spalling was observed at some brick units near corners of the building and at door and window openings at the first floor. The spalls typically occurred at the corners of the brick and were less than 2 inches wide (Figure 56). The damage is most likely related to physical impacts on the brick.
- Evidence of a previous red coating application was observed at a few locations on the building (Figure 57). Where present, the remaining coating consisted of small splotches of red set within the recesses and embedded in scratches and divots in the brick and mortar.
- Staining was observed on the face of the brick below some of the window sills (Figure 58). The staining consisted of a dark discoloration and had a pattern characteristic of water runoff.

(See also discussion of adjacent paving under Other Elements, below.)



FIGURE 52. Detail of open and deteriorated mortar joints.



FIGURE 53. Large area with open mortar joints.



FIGURE 54. Embedded anchor in brick masonry wall.



FIGURE 55. Cementitious patch at previous anchor location.



FIGURE 56. Spalled brick at corner of building.



FIGURE 57. Residue of a previous coating application on the masonry.



FIGURE 58. Moisture staining below window sill.

Stone

- In general, the stone is in good condition. Most of the observed distress conditions at the granite and marble stone units are minor.

- Corrosion staining was observed at some stone quoin units at the west vehicular entrance. The staining was reddish brown and was typically concentrated at the stone units adjacent to the door hinges (Figure 59). In some cases, a couple courses below the hinge also exhibited staining.
- Soiling was observed on the base course of stone at the west elevation of the building (Figure 60). The soiling consisted of a dark discoloration at the bottom of the stone units, where it meets the sidewalk, which dissipated as it went up.
- Open joints were observed between the stone units. The distress included missing mortar at head joints between stone sill units as well as some missing or deteriorated mortar at extruded joint profiles (Figure 61).
- Slight surface erosion was observed at the marble dedication plaque (Figure 62). While not difficult to read, the erosion resulted in an observed loss of definition in the engraving.



FIGURE 59. Corrosion staining at stone near metal door hinges.



FIGURE 60. Soiling and discoloration of stone adjacent to grade.



FIGURE 61. Deterioration of mortar joints between stone units.



FIGURE 62. Slight surface erosion at marble dedication plaque.

Terra Cotta

- In general, the terra cotta units are in fair condition. Conditions were observed which may promote water infiltration and further deterioration of the terra cotta.
- Open joints were observed between the terra cotta units at all three plaques. The joints are typically 1/16 inch to 1/8 inch wide. At many locations, the grout in the joints was missing and the joint was open (Figure 63).
- The structure of the terra cotta was exposed to view at four of the pilaster caps. At some pilaster caps, the terra cotta cap appears to have been cut prior to being installed. As a result, the originally unglazed face of the terra cotta is exposed to view (Figure 64). The space created by the open structure of the terra cotta has been filled with mortar and encapsulated with a white surface coating. No distress condition was observed.
- Glaze spalls were observed at all three terra cotta plaques and at one terra cotta pilaster cap. The glaze spalls were rather small, 1 inch in diameter, but concentrated at relief elements at the top and bottom of the units, which may be susceptible to water infiltration (Figure 65).
- Small spalls were observed at approximately four hemispherical projections on the terra cotta dedication year plaque. The spalls were typically 1/2 inch deep and had been encapsulated with a white surface coating (Figure 66). No untreated spalling was observed.



FIGURE 63. Missing grout between terra cotta units.



FIGURE 66. Spalls in the terra cotta.



FIGURE 64. Exposed unglazed face of the terra cotta pilaster cap units.



FIGURE 65. Glaze spalls at terra cotta units.

Wood Elements

- In general, the wood elements are in fair condition. Typical distress conditions include failure of surface coatings and mild to moderate deterioration of the wood.
- Decay and deterioration of wood was observed at the framing of the hose door entrance at the south end of the west elevation (Figure 67). The deteriorated wood was observed at the rail between the transom and door framing and at wood adjacent to hinges. The distress consisted of splitting or splintering wood that appeared wet and felt soft when probed. At some locations, the wood was friable and fell apart when touched.
- A large gap was observed between the window unit and brick masonry at the south end of the second floor on the west elevation (Figure 68). It appeared that the window frame was set inboard and did not engage the masonry wall. The gap measured approximately 1 inch wide and was located at the top of the window opening.
- Recessed panels at door leafs were loose and displaced (Figure 69). Approximately four recessed panels, two at the vehicular door and two at the hose door on the west elevation, were displaced approximately 3/8 inch. The panels were all located near the bottom of the door. The displacement consisted of a gap between the top of the panel and the opening. The unpainted edge of the wood panel was exposed to view.



FIGURE 67. Deterioration of wood framing at hose door entrance.



FIGURE 68. Large gap between wood window framing and brick masonry opening.



FIGURE 69. Displaced wood panel at door. Note gap between panel and frame.

- Failed sealant was observed at the perimeter of all window and door openings (Figure 70). The distress included adhesion failure of the sealant, either at the bond with the wood framing or with the brick.
- A previous repair was observed at the bottom door rail at the vehicular door opening on the west elevation (Figure 71). The repair appears to consist of wood filler at the corner of a deteriorated wood bottom rail. The repair was not painted.
- Damaged and broken wood window screens were observed at some window openings (Figure 72 and Figure 73). The damage included wood framing members that had broken and no longer provided a stable frame, as well as metal screens which were open and had separated from the frame.
- Checks and splits were observed at some wood door and window framing members (Figure 74). The distress typically followed the grain of the wood and was most pronounced at the bottom rail of doors, at the bottom of the window jambs, and at the sills.
- Open joints were observed between wood rails and stiles at doors (Figure 75). The joints were not tight and were typically 1/16 to 1/8 inch wide. The paint at the joints had cracked and the joint was open.
- Peeling, debonded, and cracked paint was observed at many of the window units (Figure 76). The distress was typically observed at the bottom of window jambs and at sills where checks and knots in the wood were present. At some areas, the paint had fallen off and the underlying wood was exposed to view. The wood at these locations appeared weathered.



FIGURE 70. Failed sealant at perimeter of door opening.



FIGURE 73. Damaged window screen.



FIGURE 71. Previous repair at base of door.



FIGURE 74. Checks and splits at base rail of door.



FIGURE 72. Damaged window screen and deteriorated wood framing.



FIGURE 75. Open joints between door rails and stiles.



FIGURE 76. Debonded and peeling paint at window frame.



FIGURE 78. Cracked and delaminated EIFS laminae at the base of the stair tower, adjacent to grade.

Exterior Insulation and Finishing System (EIFS)

- Moisture staining was observed at the EIFS at the northeast parapet of the elevator tower addition (Figure 77). The staining included efflorescence and a general dark coloration of the EIFS. The outline of the underlying CMU wall was visually apparent.
- Cracking and delamination of the EIFS laminae was observed at a few locations on the base of the wall at the elevator tower addition (Figure 78). The distress was located at grade. At both locations, the distress area was approximately eight inches and portions of the laminae had spalled, exposing the underlying CMU to view.



FIGURE 77. Moisture staining at the EIFS at the corner of the east elevation stair tower.

Roofing

- Surface corrosion was observed at the interface between the sheet metal straps and downspouts (Figure 79). The corrosion was observed at the edge of the strap in contact with the downspout.



FIGURE 79. Surface corrosion along edge of downspout straps.

Other Elements

- Grade along the south elevation is elevated approximately 8 feet above the first floor of the fire station. Moisture accumulating in the adjacent paved lot at this level can collect against the south wall of the building which does not appear to be flashed or protected by waterproofing below the level of the paved lot. Although not a part of this study, the CMU retaining wall adjacent to the southeast corner of the building exhibits deterioration,

including apparent displacement of masonry units and open mortar joints.

- Cracking was observed at the asphalt-paved surface lot east of the building at street level (Figure 80). At many locations, the cracking included biological growth.
- Deteriorated paint was observed at the fiberglass door at the personnel entrance on the west elevation (Figure 81).
- Pest infestations were observed at the head of window and door openings (Figure 82). The infestation included what appeared to be mud dauber and yellow jacket nests and spider webs. No evidence of termite infestation was observed.



FIGURE 80. Cracking and biological growth at asphalt-paved surface lot.



FIGURE 81. Deteriorated paint at fiberglass door.



FIGURE 82. Possible yellow jacket nest at window frame.

Interior Description

The first floor of Fire Station No. 6 provided space for horse-drawn equipment for two decades following construction of the building in 1894. After mechanization of the fire station in 1914, the large first-floor room housed trucks, such as the 1927 American LaFrance Metropolitan Hose Car, currently on display in the museum. The fire station became obsolete in 1991, as the required clearance for the city's trucks became larger than the historic arched doors would allow, and structural deterioration in the building prevented its modernization.¹²⁸

Control of Fire Station No. 6 shifted to the National Park Service in 1994 under an agreement with the City of Atlanta to “rehabilitate, occupy, use, and maintain the Lease Premises as a fire station museum” and to “commemorate the use of the fire station during the historic period of the twentieth century, especially the 1920s and 1930s when the Martin Luther King Jr. family lived in the neighborhood.”¹²⁹ Fire Station No. 6 was completely rehabilitated by the park in 1995 and opened to visitors in June of 1996.¹³⁰

Extant historic interior spaces include the large vehicle room on the first floor and a unique, two-story, inclined hose room which runs the full

128. Carol S. Ash, “The Venerable Dr. King & Fire Station No. 6.” *Legacy*, Sept.-Oct. 2002:20-24.

129. *Ibid.*

130. *Ibid.*

length of the south facade (Figure 83). No documentation has been found to describe the layout of the interiors during the life of the building as an operating fire station or of the plan arrangement prior to the rehabilitation project in 1995. Stations such as No. 6 were used as voting places and community safe havens and often housed libraries and small convenience stores.¹³¹ Fire Station No. 6 likely provided rooms for these neighborhood services alongside typical fire house functions such as sleeping rooms, kitchens, offices, and support spaces; however, no physical vestiges of the original layout remain.



FIGURE 83. Overall view of exhibits at first floor.

Although documents describing projects from the 1990s were found, no detailed documentation was discovered to describe the full scope of the rehabilitation work or as-built conditions of the newly installed systems. Physical evidence suggests that the interior of the building was completely rehabilitated. All wall and ceiling finishes appear to have been removed and replaced following the installation of new fire sprinklers, plumbing, heating, ventilation, and air conditioning (HVAC), electrical, and audiovisual (AV) systems. A hydraulic elevator was also added to the building, constructed outside of the historic footprint at the rear (east) facade.

The result of the rehabilitation is an open first-floor plan, likely maintaining the original configuration of the ground floor apparatus room. The large room provides approximately 1,900 square feet of flexible space for museum displays, an information desk, and presentation functions. The second floor has

been configured as two large rooms joined by a flat arched opening. These rooms support the interpretive activities of the park staff. The larger of the rooms occupies approximately three-quarters of the floor area and is used as meeting space, with folding tables and chairs and built-in multimedia equipment (Figure 84 and Figure 85). The east quarter of the upper floor is also open and used for general storage, office functions, and break room purposes. Support spaces, such as mechanical rooms and restrooms, are located underneath the sloping floor of the hose room on the first floor and above the west end hose room on the second floor.



FIGURE 84. Overall view of second floor, looking east.



FIGURE 85. Overall view of second floor, looking west.

A structural assessment completed in 1999 recommended removal of 20 percent of the storage, office furniture, and personnel load from the second floor to lessen the deflection and over-

131. Ibid.

stress the floor joists.¹³² As the condition prior to the survey is not documented in detail, it is not known whether the current usage conforms to these recommendations. A posted limit of forty-nine persons was observed at the second-floor meeting room. (This signage was installed in 2017.)

Interior Finishes. Plaster wall finishes throughout both floors have been removed and replaced with painted gypsum board. Baseboards are 5-1/2 inches tall, constructed from a single piece with a flush face and a simple beaded profile at the top (Figure 86). The baseboard profile appears to be original to the building, although some units may be reproductions.



FIGURE 86. Typical baseboard profile.

Available documents indicate that certain hardwood floors were to be restored in the 1990s rehabilitation; however, no original floor finishes were observed in the fire station except for the metal panel cladding at the inclined hose room. The first-floor has a concrete slab on grade, sloping approximately 6 inches from the east to the vehicular door at the west. The floor in the exhibit area has wall-to-wall carpeting. The condition of the historic slab below is not known. Finishes in the toilet rooms date to the 1990s rehabilitation and consist of dark grey quarry tile floors and wall base with light grey ceramic wall tile to approximately 6 feet 6 inches above the floor level. Mechanical and support spaces on the first floor have concrete or terrazzo floors.

The second-floor level has a wood floor supported by wood framing. The extent and condition of the original flooring, if present, could not be confirmed. Except for the mechanical room, toilet rooms, and hose tower, the floors are covered with wall-to-wall broadloom carpet. A small kitchenette and temporary break area on the second floor are defined by vinyl tile flooring.

The sloping floor and wainscot of the inclined hose room is clad with original, grey-coated flat-seam metal panels. Above the sloping floor, at the west end of the hose room, the second-floor mechanical and toilet rooms have a concrete floor slab (Figure 87). The concrete floor is exposed and unfinished in the mechanical room. Finishes in the toilet room match those on the first floor (Figure 88).

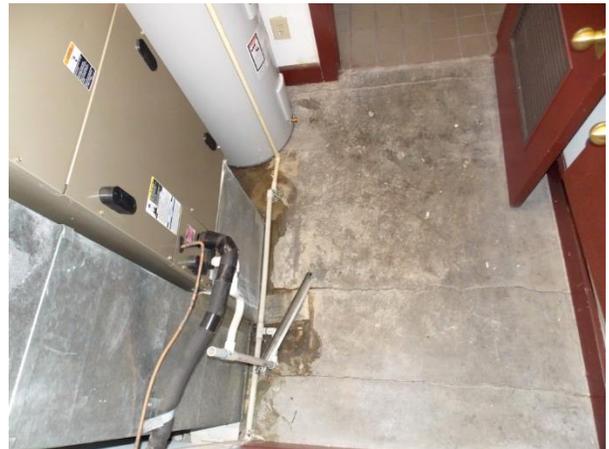


FIGURE 87. Concrete floor slab at second floor mechanical room.



FIGURE 88. Overall view of second-floor toilet room.

132. Wanderer.

Throughout both floors, original ceilings have been removed and reinstalled or replaced to facilitate the installation of new building systems. Single-bead, tongue-and-groove wood panel ceilings remain on the first floor and in the hose room. Ceilings on the second floor consist of painted gypsum board that meets the wall board with no crown molding at the intersection. Crown molding at the perimeter of beaded, wood panel ceilings is a single piece, traditional profile with an equal size ovolo and cove. The inclined hose room retains a beaded tongue-and-groove ceiling that may be original (Figure 89).



FIGURE 89. Ceiling at inclined hose room.

Architectural woodwork, such as stile-and-rail doors and casing trim at doors and windows, is consistent throughout the building and appear to have been refurbished during the 1990s. Although some trim elements may be original, many items appear to be replicas of original profiles.

Casings at door and window interiors have an asymmetrical profile at the head and jambs. The trim consist of a stepped profile with an applied ogee cap and edge band (Figure 90). The head and jamb casings are mitered, with no corner rosettes. The original stools have a bullnose profile with eased returns. The aprons have a stepped profile and an applied ogee cap matching the casing trim (Figure 91).



FIGURE 90. Typical window casing trim.



FIGURE 91. Typical window stool and apron.

Original interior door frames have transoms with a three-light awning sash. The awnings are operated by replicated brass hardware. The typical transom rail is the full width of the frame and has a linear motif of four horizontal grooves across the face (Figure 92).



FIGURE 92. Typical door closer mounted to transom rail.

Most interior stile-and-rail doors are solid wood with eight raised panels that are surrounded by traditional cove and half-round stepped panel molding. Many of the doors are reproductions similar to the few original doors on the first floor that retain five-knuckle ball-tip hinges (Figure 93). There is a flush, wood door under the stair on the first floor, and contemporary flush doors at mechanical rooms and the elevator machine room. Door hardware is non-original, consisting predominantly of bright brass mortised latchsets with a variety of knobs. Some doors have historic replica passage latchsets with brass knobs and separate deadbolt locks that appear to be of recent vintage (Figure 94). Publicly accessible doors, such as the door to the inclined hose room, have lever handles (Figure 95). Others have classroom or storeroom-type latchsets with modern deadbolts (Figure 96). Interior doors typically have closers with a brass finish (refer to Figure 92). The second-floor storage room has a brushed-nickel-finished latchset with an integral numerical keypad (Figure 97).

The paired vehicular doors and inclined hose room doors on the west elevation are not typically operated and are secured at the floor and head with surface-mounted flushbolts (Figure 98).



FIGURE 93. Original hinge and door.



FIGURE 94. Replica latchset and knob with deadbolt.



FIGURE 95. Modern latchset with lever handles.



FIGURE 96. Modern latchset, knob, and deadbolt.



FIGURE 97. Non-original latchset at storage room.



FIGURE 98. Flushbolts at west vehicular doors.

Egress from the first floor is through the personnel door on the west elevation and the pair of doors on the east elevation. The personnel door is secured by a modern mortised latchset and a deadbolt that is keyed on both sides (Figure 99). The paired doors on the east elevation have a brass surface mounted vertical rod panic device at the active leaf and surface mounted flushbolts at the head and sill of the inactive leaf (Figure 100 and Figure 101).

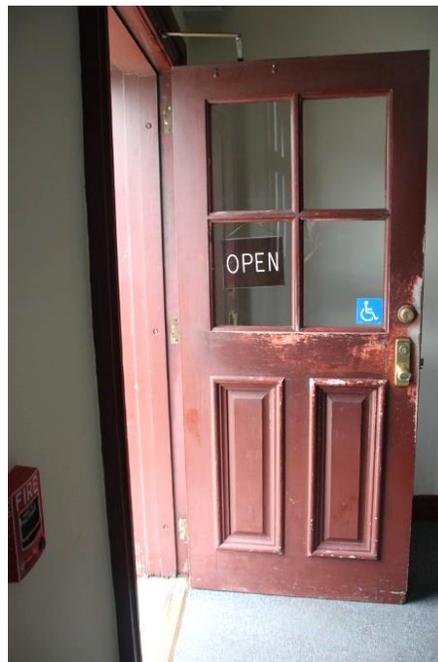


FIGURE 99. Exterior personnel door at west elevation.



FIGURE 100. Egress hardware at east paired doors.



FIGURE 102. Typical stool and sash lift.



FIGURE 101. Flushbolts at east paired doors.

Windows appear to have been restored during the rehabilitation project. Frames appear to have been modified to receive retrofit sash units installed with vinyl jamb liners. Window hardware consists of a pair of brass pulls on the lower sash (Figure 102) and a modern-style sash lock at the meeting rails (Figure 103). The replacement sash units include a raised stop at the interior of the lower sash with integral weather stripping (Figure 104). Interior casing trim matches that found on the doors.



FIGURE 103. Modern lock at meeting rail.



FIGURE 104. Typical window sill and weather-stripping.

First Floor – Museum Space. The museum space occupies the historic fire station engine room. This multi-purpose display space is approximately 28 feet wide and occupies the entire 68-foot 8-inch interior length of the building parallel to Auburn Avenue. The central, arched pair of vehicular doors in the west elevation is the most architecturally significant feature of the space. The doors are flanked to the north by the building entrance door and to the south by a one-over-one double-hung window (Figure 105). The original brass alarm bell remains between the window and the arched door frame.

Just inside the building, two polished brass sliding poles occupy their original positions, rising into circular, painted wood openings at the ceiling. Both of these openings from the second floor are sealed. A scope description related to the funding for the rehabilitation indicates that a new brass firepole was to be added.¹³³ The age of the two poles is not known, but at least one firepole likely dates from the 1990's.



FIGURE 105. The first-floor museum space (looking west).

133. Division of Facilities Management, *Series V, Subseries B – 194402010, Project Files 1986-2002, Box 2, Folder 3, Memorandum to Contracting Officer, Contracting and Property Management Division, Southeast Region NPS, from Chief, Historic Architecture Division, Southeast Region, re: Contract Modification to contract for roof replacement on Fire Station* (Atlanta: Martin Luther King, Jr., National Historic Site, 1991).

Along the north elevation are three original windows which were noted as infilled with brick in the HABS documentation of the Auburn Avenue facade and again in the 1999 condition assessment report.¹³⁴ The windows have since been restored to their original condition (Figure 106). A full height four-over-four double-hung window is flanked by a pair of four-pane fixed sash windows aligned with the top of the center window, but they are only a third of its height. The date and details of their rehabilitation are not known.



FIGURE 106. Restored windows in the north facade.

To the east of the three windows, a dogleg stair rises in the northeast corner of the building. The stair is supported by a bearing wall and a single steel column. The space framed by the stair is used by the park as a multimedia presentation area providing a video introduction to the significance of the fire station in the Auburn Avenue neighborhood. At the time of the site visit, a display monitor installed in a moveable black metal AV cabinet was oriented to the south toward three rows of six folding chairs in the center of the room (Figure 107).

Near the stair are several moveable wooden furniture items which serve as an information desk (Figure 108). These consist of a podium with the NPS arrowhead logo, a tall round table, and a rectangular cabinet on casters. Underneath the three central windows is a wood and glass display

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case exhibiting items available for purchase in the bookstore.



FIGURE 107. Overall view of assembly space, first floor.



FIGURE 108. Overall view of first floor, vending and assembly space beyond.

The east wall has a central pair of large doors with a flat arch top (refer to Figure 107). These doors are marked for use as “exit only” but open to set of concrete steps and paved parking area. They were observed to be used by staff and visitors as access to the Auburn Avenue. To the north of the door is a large four-over-four double-hung window. A hydraulic elevator was installed on the outside of the building, just south of the paired doors, during the rehabilitation project. Here the gypsum board wall covering returns into the elevator door opening at the jamb and head, abutting the elevator door surround.

The south wall of the museum space is a load-bearing masonry wall furred and finished with

gypsum board. The two-story wall supports the framing for the floor above on the north and the sloping floor of the hose room on the south. The original use of the narrow, 8-foot-wide space below the inclined hose room floor is not known. During the rehabilitation, non-public support spaces, such as the janitor closet, mechanical room, and elevator machine room, were installed on the far east end, accessed through an original door with a transom frame. Toilet rooms and the east mechanical space are installed under the lower west end of the hose room floor, approximately in the center of the building. Here a 3-foot-7-inch-wide arched opening in the bearing wall leads to a tiled vestibule. It is not known whether the arched opening is original or was cut into the wall during the rehabilitation.

The concrete floor in the museum space slopes down approximately six inches from the east to meet the sidewalk level at the west vehicular doors. It is covered with a dark grey broadloom looped pile carpet that is relatively new. A reference in the 2009 condition assessment noted the presence of tile “ghosting” on the concrete floor, suggesting that the carpet on the first floor was installed since that time.¹³⁵

The approximately 14-foot 6-inch-high ceiling in the museum space retains the single-bead, wood paneling with crown molding at the perimeter. The openings in the ceiling for the fire-poles are filled solid under the upper floor deck and painted to match the trim. Light is provided by two rows of pendant fixtures with frosted schoolhouse globes suspended from brass hardware. Walls are finished with gypsum board, likely installed on furring channels and painted a cream color. All millwork, including baseboards, doors, windows, and window and door casings, are painted a dark red.

Displays in the museum space consist of the 1927 hose car, a telegraph machine, the original fire bell, brass firepoles, and a coal-burning stove with flue pipe (Figure 109). Wall-mounted exhibits are installed along the north and south walls. A large glass case on the south wall contains artifacts from

135. Hartrampf, n.p.

the fire house. The floor exhibits are protected by cordons consisting of velvet rope between chrome bollards.



FIGURE 109. Display of bell, telegraph, and stove at southwest corner of museum space.

On the west wall are the original arched vehicular doors, perhaps the most significant character-defining element in the building. The doors are approximately 10 feet 6 inches wide and swing out over the sidewalk on their original iron strap hinges. They are held closed by surface bolts on the interior. A surface applied astragal is painted to match the doors on the exterior. NPS staff noted that the doors were very difficult to open due to their weight and age.¹³⁶

In the east wall, the paired doors with a flat arch top are approximately 8 feet wide and open out, over a concrete threshold, to a sunken court space. They have a contemporary brass handleset with a keyed deadbolt, and panic bar egress device on the interior. The handleset and panic device operate surface-mounted brass flush bolts at the top and bottom of the door on the interior. The inactive leaf is held in place by separate brass surface bolts at the top and bottom of the door. There does not appear to be any closer on the active leaf or

coordinating device. An astragal on the exterior of the operating leaf is painted to match the door. The swing of the operating leaf is restricted by a chain mounted at the head. At the time of the visit, it was observed that latching the doors is difficult and may require adjustment.

Other wall-mounted fixtures include several security mirrors, security cameras, fire-protection devices including strobes, alarm pulls, fire extinguishers on wall brackets, recessed emergency light fixtures, a surface-mounted defibrillator device cabinet, and surface-mounted exit signage. Convenience receptacles are mounted in the furred gypsum board walls at a standard height. A single pipe for the fire-protection system occurs below the ceiling, along the south wall of the museum space and connects to lateral runs between the floor joists. A thermostat for each unit is mounted on the south wall of the museum space at approximately the location of the mechanical rooms on the other side of the wall.

First Floor – Restrooms. An arched opening in the center of the interior load-bearing wall leads from the museum space to a small vestibule serving the two restrooms (Figure 110). The floor in the vestibule transitions under the arch to a dark grey 6-inch-by-6-inch quarry tile with matching coved base.

The ceilings of the vestibule and the restrooms have a single-bead tongue-and-groove paneling installed on the underside of the sloping hose room floor framing. The wall-to-ceiling transition has crown molding, and the crown molding and ceilings are painted white and match the ceiling in the museum.

Fire-suppression piping overhead follows the slope of the ceiling and is exposed to view. A single light fixture matching those in the museum space is mounted in the vestibule ceiling. The brass rod connecting the fixture base to the globe receiver appears to be fixed in a perpendicular relationship to the sloped ceiling and may be deflecting due to the weight of the globe.

136. Oral history interviews with NPS maintenance staff.



FIGURE 110. Overall view of toilet vestibule.

A single, wall-mounted electric drinking fountain is installed on the south wall. It has a remote cooler and only a single bowl. Current Architectural Barriers Act Accessibility Standard (ABAAS) standards require two bowl heights to meet the needs of standing and seated persons. Flanking the cooler are large, return air registers serving ductwork that runs in the interstitial space between the south wall of the vestibule and the exterior masonry wall. The base tile is coped around the bottom of the vertically oriented registers (refer to Figure 110).

The two first-floor restrooms each consist of a single, floor-mounted, tank-type toilet and a single wall-hung lavatory with a wrist blade faucet. The dark grey, 6-inch-square quarry tile floor continues from the vestibule into the restrooms. Above the coved quarry tile wall base, a light grey 4-inch-square glazed ceramic wall tile rises to approximately 6 feet 6 inches. The walls above the tile are gypsum board painted an off white.

Each restroom has a stainless-steel-framed mirror with a shelf and a fully recessed, stainless steel combination toilet seat cover and waste disposal unit, which appears to be unused. The toilet rooms have wall-mounted electric hand dryers and toilet paper, paper towel, and soap dispensers of the plastic type commonly provided by a paper goods

vendor. Plastic waste baskets are located between the lavatories and water closets. A linear fluorescent fixture and power ventilator are mounted to the tile wall above the lavatory and water closet. Fire alarm strobes and emergency lights are ceiling mounted.

The unisex west restroom is not ABAAS compliant. A door on the west wall provides access to the west HVAC equipment room (Figure 111). The east unisex restroom is intended to be ABAAS compliant and labeled as such in the vestibule. The room has a chair-height toilet with an elongated bowl, wall-mounted grab bars and a toilet paper dispenser within the ABAAS reach range (Figure 112). As referenced in the 1999 condition assessment, the flush valve is mounted on the wall side of the toilet.¹³⁷ Additional study is required to determine whether the restroom meets the most current standards of the ABAAS for floor clearance requirements and pipe protection at the fixtures.



FIGURE 111. Overall view of west toilet.

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FIGURE 112. Overall view of east toilet.

Mechanical and Support Rooms. Three support rooms are located below the east end of the inclined floor of the hose room. The floors in these rooms are several inches below the finished floor elevation of the museum space. An eight-panel stile-and-rail door in an original transom frame opens into a janitor closet. From the janitor closet, similar eight-panel doors open to the elevator controls room on the east and to a storage closet containing mechanical equipment on the west. Floors in the spaces are unfinished concrete and, in some areas, the floors have a terrazzo-type, ground stone aggregate finish. Baseboards match those found in other rooms of the building. Walls are gypsum board painted white. Beaded-board ceilings continue along the slope of the hose room floor framing above.



FIGURE 113. Overall view of janitor closet.

The janitor's closet has a fiberglass floor sink in the southwest corner with a wall-mounted faucet and soap dispenser (Figure 113). There is no wall protection at the sides of the mop sink and no mop hook. A plywood panel with metal hooks is attached to the wall above the mop sink and above a digital control panel

Elevator. The hydraulic elevator is installed in a shaft constructed outside of the footprint of the original fire station on the east exterior wall. The elevator shaft is constructed from load-bearing concrete masonry units (CMU), with the original exterior brick wall of the fire station remaining on the west of the shaft. Doors at each floor open from the left side of the elevator and have a single-leaf painted dark red to match the baseboards and trim (Figure 114). Call buttons are located to the left of each door and there are no hall lanterns for the elevator. A fire department key panel is located to the right of the door at the first floor. The elevator appears to be in serviceable condition; however, the mid-1990s Ascension 1000 model, manufactured by U.S. Elevator, is obsolete and may be difficult to service or maintain.



FIGURE 114. Elevator door at first floor.

Cab finishes consist of pink plastic laminate on vertical panels divided by stainless steel strips and stainless-steel base (Figure 115). There is a stainless steel grip rail mounted to the rear wall. The cab is illuminated by fluorescent light fixtures across the full width of the ceiling. Flooring in the cab is carpet that matches the older type found on the second floor. In front of the door on each level, are three rows of a tan, 4-inch by 4-inch ceramic tile (Figure 116) transitioning from the elevator sill to the carpet.



FIGURE 115. Elevator interior.



FIGURE 116. Threshold at elevator.

The elevator's hydraulic control system is housed in a machine room occupying the southeast corner of the first floor (Figure 117). The fire ratings of the shaft and the elevator controls room are not labelled or recorded in available documentation. It is likely that the wood ceiling assembly at the underside of the hose room does not meet the contemporary fire code separation requirements for a hydraulic elevator machine room. The presence of a sump pump and oil separator could not be determined at the time of the site visit.



FIGURE 117. Elevator controls.

Stair. A monumental dogleg stair rises in the northeast corner of the building and serves as the only communicating access to the second floor (refer to Figure 107). The stair is approximately 40 inches wide to the centerline of the handrail. The 20 risers (six on the first flight and 14 on the second) are roughly 7-1/4 inches high.

Until it reaches the ceiling of the first floor, the stair is open, with a 6-inch-wide wood grip rail, turned spindles, and 10-inch square newel posts. The stair stringer has a trapezoid motif that consists of a recessed panel painted to match the wall color, a tapered panel molding painted light grey, and rails painted dark red, matching the typical building trim. The grip rail and three primary newel posts are also painted dark red while the turned spindles are painted light grey. The newel posts have a turned acorn finial and recessed panels matching similar the ones on the stringer (Figure 118).



FIGURE 118. Detail at newel post.

At the first-floor ceiling, the handrail and spindles continue up to the second floor along the wall that separates the south side of the stair from the second floor (Figure 119). There is no handrail on the north side of the stair, but there is a horizontal, painted wood cap where the exterior north wall becomes thicker below the level of the second floor. The walls around the stair are gypsum board on furring, and they are painted the same color as the other walls at the upper floor.

Treads and risers are solid wood, painted dark red to match the trim. The small landing, in the northeast corner, has a tongue-and-groove wood floor that is also painted (Figure 120). Carpet at the top landing continues from the meeting room and turns over the top riser (refer to Figure 119). The

ceiling of the stair is gypsum board, painted white. Fixtures in the stair include a smoke detector and sprinkler head in the ceiling. A battery-powered recessed emergency light is located between two linear fluorescent light fixtures mounded on the east wall.

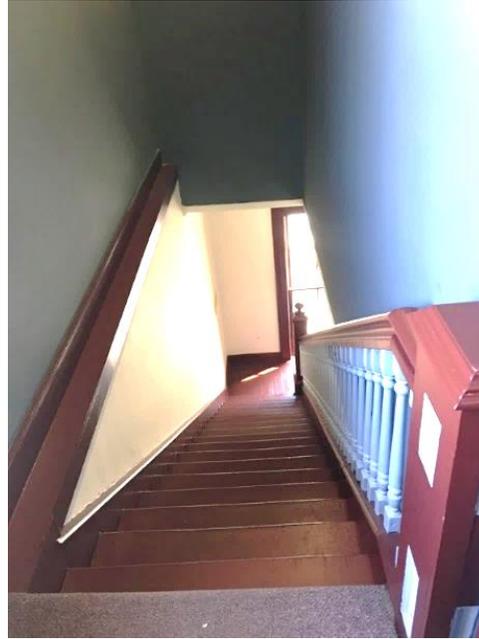


FIGURE 119. Overall view of stair.



FIGURE 120. Painted wood treads, risers, and flooring at stair landing.

The stair is enclosed at the top. An eight-panel door in an original transom frame opens into the stair from the second-floor meeting room (Figure 121).



FIGURE 121. Door and transom at top of stair.

The underside of the stair at the first floor is enclosed. A single, flush wood door in the west-facing wall provides access to a storage closet beneath the stair (refer to Figure 107). The enclosing walls and the soffit of the stair are clad in horizontal beaded board and are painted white, matching the ceiling and crown molding in the museum space. The stair is further supported by a freestanding steel pipe column located about 4 feet from the southwest corner of the storage closet (refer to Figure 107 and the First Floor Plan in Appendix A). The pipe column is also painted dark red to match the other trim elements.

Inclined Hose Room. Perhaps the only room remaining in its original condition, the 8-foot-wide hose room stretches across the full length of the south elevation (Figure 122). The hose room was an innovative alternative to a vertical hose tower; eliminating the need to hoist wet hoses to the top of a traditional 50-foot tower to drain and dry.¹³⁸ Hoses were brought in through a pair of doors at a “loading dock height” of approximately 3 feet above the sidewalk at the west elevation of the fire station. They were stored on inclined wooden racks mounted to the hose room walls. Painted wooden racks, possibly original, display replica

canvas hoses (Figure 123). The room is currently being used for storage of miscellaneous items.



FIGURE 122. Overall view of inclined hose room.



FIGURE 123. Wood hose drying shelves.

Finishes in the room consist of a beaded board ceiling and crown molding painted white. Walls are finished with gypsum board furred off the original masonry and painted a cream color that matches the first-floor rooms. The sloping floor is covered by lapped sheet-metal panels with cleated flat seams that turn up the walls to a height of 4 feet 8 inches. The metal wainscot is terminated with an 8-inch-high hemmed cap (Figure 124). The paint finish on the metal panels is in good condition at the walls but worn at the floor. It is

138. Ash, 20-24.

unclear whether the worn condition is the result of an intentional reproduction of a historic condition or if it is the result of normal wear since the rehabilitation work was completed.

A single window remains in its original location above the landing in the east wall at the top of the inclined floor. The window exhibits signs of deterioration due to water penetration at the perimeter.

There are several steps in the ceiling and walls on the western end of the hose room concealing mechanical equipment and electrical conduit (Figure 125). A continuous, suspended fluorescent light fixture runs along the full length of the hose room ceiling.



FIGURE 125. Hose room ceiling.



FIGURE 124. Detail at top of metal wainscot panel.

Second Floor – Storage and Temporary

Break Room. The second floor consists of two primary rooms joined by a wide arched opening in the demising wall. No documentation was found to confirm the historic layout of the second floor, the original uses of the rooms, or specific alterations made during the rehabilitation project. The second-floor rooms are currently used by the park staff to support interpretive work. The gypsum board ceiling is continuous across the two rooms at 13 feet 10 inches above the floor.

The room on the eastern end is primarily used for storage and temporary break room functions and is served by a small kitchenette on the south wall. (Figure 1266). The elevator and hose room door are in the southeast corner of the large room. On the northside of the space, a folding partition screens stored materials from view, but other stowed items, such as folding tables and stainless-steel kitchen racks, line the north and east walls (Figure 127). Finishes in the room are consistent with those found throughout the second floor. Original plaster on walls and ceilings have been removed and replaced with painted gypsum board. Windows have been restored and painted dark red to match the baseboards and other trim elements. Doors are consistent with the eight-panel, stile-and-rail wood doors found throughout the building.



FIGURE 126. Storage area at east end of second floor.



FIGURE 127. The break room and storage area. Note arched opening to the meeting room on the left.

The flooring in the room is carpet, with a transition to a vinyl tile at the kitchenette. Ceiling-mounted pendant light fixtures in two rows along the east-west axis of the floor match those described on the lower floor. Sprinkler piping and HVAC ductwork is installed above the ceiling.

Second Floor – Kitchenette. The kitchenette area is defined by a small area of vinyl flooring within the larger area of carpet that covers most of the second floor. The built-in kitchenette unit consists of a two-section base and wall cabinet with dark red plastic laminate and chrome wire pulls (Figure 128). The stainless-steel countertop incorporates a two-burner electric cooktop and a small stainless steel, drop-in bar sink. Above the

sink, a toggle switch controlling an under-cabinet light fixture and a ground fault interrupter (GFI) receptacle are installed in the backsplash behind an ivory faceplate. A missing under-counter refrigerator on the left side of the base cabinet was replaced by a full-size refrigerator adjacent to the kitchenette unit (Figure 129). The full-size refrigerator is plugged into an outlet power strip on the countertop. The cord from the power strip runs across the electric cooktop and the countertop to the receptacle above the sink.



FIGURE 128. Overall view of kitchenette.



FIGURE 129. Overall view from kitchenette.

Physical Description and Condition Assessment

A wall-mounted rack system on the west wall, adjacent to the kitchenette unit, holds AV equipment. Cords, exposed along the surface of the wall, likely lead to AV jacks in the building and possibly satellite dishes and antennae at the roof level.

Second Floor – Meeting Room. The larger of the two main second-floor rooms, the meeting room, supports the interpretive programs of the park, providing space for staff meetings and activities such as children’s programs. A wooden puppet stage stands in the northwest corner, and folding tables and chairs in the room can be arranged as needed (Figure 130). The original configuration of windows remains, all of which are fully restored and painted. The five archtop windows in the west wall that faces Boulevard (Figure 131) and five rectangular double-hung windows along the north wall (Figure 132) have dark red fabric shades.

Finishes in the meeting room are consistent with those found throughout the building. Walls are gypsum board painted dark grey. The gypsum board ceiling is painted white, with no crown molding. A projector and mechanical screen are installed on the west end of the space. Two rows of pendant light fixtures are symmetrically spaced and suspended from the ceiling. Bright brass hardware and white glass globes match those found on the first-floor lights. The flat ceiling is also interrupted by fire sprinkler heads and HVAC diffusers.

Three smaller spaces project into the meeting room. The stair enclosure and landing in the northeast corner appears to be the only original projection because of the original door and transom frame. A partial-height, L-shaped, wood-framed wall encloses a storage space in the southwest corner of the meeting room. There is a lockable door into the 76 square foot space but no ceiling (Figure 133). At the southwest corner, just east of the toilet room door, an enclosed HVAC chase projects approximately 3 feet 6 inches from the south wall into the meeting room and creates an alcove in front of the toilet room door.



FIGURE 130. Overall view of second-floor meeting room, looking east. Storage, stair, and break area beyond.



FIGURE 131. Overall view of second-floor meeting room.



FIGURE 132. Overall view of second-floor meeting room.



FIGURE 133. Storage room at second floor.

Several interpretive signs are mounted on the walls of the meeting room. A quote by Aleksandr Solzhenitsyn is painted above the flat arch opening in the east wall, that reads, “You can have power over people as long as you don’t take everything away from them. But when you’ve robbed a man of everything, he’s no longer in your power.”

Wall-mounted devices include the control panel for the projection system, security cameras, recessed emergency lights, an exit sign and fire alarm strobes. A fire extinguisher on a wall bracket is mounted on the east wall, adjacent to the stair door. Convenience outlets are installed in the demising partition between the two rooms. Other electrical receptacles are provided in floor boxes located in the center of the room along the east-west axis.

Second Floor – Storage Room. The small storage room enclosing the southeast corner of the meeting room appears to have been constructed after the 1990s rehabilitation project was completed (Figure 134). The room, approximately eight feet by ten feet, consists of 8 foot high wood-framed walls and no ceiling (Figure 135). The tops of the gypsum board walls are unfinished and there are no baseboards at the floor. The door is a non-original, molded, six-panel door with a pre-assembled frame and casing. The door is secured by a combination lock on the latch set.



FIGURE 134. Overall view of storage room.



FIGURE 135. Overall view of storage room at second floor, viewed from above.

Second Floor – Toilet Room. The second-floor toilet room is finished like those on the first floor, but it may occupy an original toilet room location. The toilet room has a single tank-type, floor-mounted toilet and wall-hung vanity on the south wall (Figure 136). Walls and ceilings in the toilet room are gypsum board painted white. The floor is dark grey quarry tile with a cove base. The door to the meeting room is an eight-panel stile-and-rail door in an original frame with a three light transom above (Figure 137). An original window in the center of the west wall faces Boulevard.



FIGURE 136. Overall view of second-floor toilet room.



FIGURE 137. Door and transom at second-floor toilet.

Inside the toilet room, a door in the east wall provides access to a second-floor mechanical room that contains a tank-type water heater and HVAC unit (Figure 138). The interior of the mechanical room is painted gypsum board with a wood base and an unfinished concrete floor. At the east side, a partial height door provides access to a second HVAC closet with a raised plenum enclosure constructed of plywood. A roof access scuttle occurs in the ceiling.



FIGURE 138. Overall view of second-floor mechanical room.

Condition Assessment – Interior

The interior of the fire station is in good condition overall. The following items represent minor concerns or localized distress.

Finishes.

- Water stains were observed on gypsum board walls and ceilings at several locations at the west end of the hose room (Figure 139 and Figure 140). Standing water on the concrete floor and moisture damage to the wall base and gypsum board below a wall-mounted hose bibb were observed in the mechanical room above this area (Figure 141). Water leakage in the mechanical room may have been the cause of the water stains visible in the hose room below.
- Openings were observed in the gypsum board behind the hose racks on the lower (west) end of the hose room. The interior cavity of the wall was exposed (Figure 142).



FIGURE 139. Water stains at hose room ceiling.



FIGURE 142. Openings in gypsum board at hose room.



FIGURE 140. Water stains at hose room.



FIGURE 141. Standing water below hose bibb at second-floor mechanical room.

Windows and Doors.

- There is a deadbolt lock on the west egress door that is keyed on the interior (Figure 143). When the deadbolt is locked, it will prevent egress in the event of an emergency, particularly if the east egress door is blocked.
- The lower panels on the pair of doors at the base of the inclined hose room have separated from the rail. Daylight gaps were observed (Figure 144).
- The interiors of windows were mostly in good condition. Moisture infiltration was noted at some locations. At many second-floor windows, the lower sash did not seat properly at the sill, and it appeared that foam strips were inserted at the base of the sash tracks. The result is that lower sash cannot be completely lowered and the windows cannot be secured with locks at the meeting rails (Figure 145 and Figure 146). No information was available to indicate the intended purpose of the foam inserts or to confirm when they were installed in the sash tracks.
- The window at the second-floor landing in the hose room have evidence of moisture infiltration along the sill and jamb, causing the interior casing, stool, and apron to separate from the wall. Blistering of the paint finish was also observed (Figure 147).



FIGURE 143. Deadbolt at interior of egress door.



FIGURE 144. Panel separation at exterior door.



FIGURE 145. Typical gap at bottom of lower sash.



FIGURE 146. Foam insert at sash track.



FIGURE 147. Moisture damage at the sill and jamb of this window caused separation of the casing, stool and apron from the wall.

Other.

- Refer to Hazardous Materials Report in Appendix B.
- An electric cooktop is built into the countertop at the kitchenette. Current codes may require a fire-suppression system and adequate separation from adjacent assembly/meeting spaces if the kitchenette cooktop is used for cooking and the area is classified as a kitchen. Below the cooktop, an under-counter refrigerator was removed and the cabinet it was in is in unsightly and poor condition (refer to Figure 128).
- Several items do not appear to meet current standards of the ABAAS. Dual-height drinking fountains were not provided. The threshold at the entry doors exceeds the maximum allowable height. Knob-type door hardware at

many of the publicly accessible doors do not meet standards of the ABAAS. The second-floor restroom is not ABAAS compliant.

- The separation of storage uses from assembly spaces should be addressed on the second floor. General storage in the large meeting room is undefined, but it appears to exceed the maximum space allowed under the IBC for an accessory storage room. The smaller, walled storage room may require rated walls and a ceiling to provide the required separation from the meeting room.
- As the fire station is a historic structure, the risk of fire-separation, egress, and smoke-control issues should be evaluated under the IBC Existing Building Code. The historic rail on the stair does not meet current codes for grip rails or guardrails, and the riser height exceeds the maximum allowable for use as an accessible route. As the historic stair is the only means of egress from the potentially high-occupancy assembly space on the second floor, the occupancy load and public access to the second floor should be carefully considered.
- The posted maximum occupancy of the second-floor meeting room is forty-nine persons. If the occupancy of a room reaches more than forty-nine persons, a second exit from the space is required. Further, current codes do not permit a single, monumental stair to be the sole exit from a floor above grade. At least 50 percent of the exits, and a minimum of one, must egress directly to the exterior, or to a fire-rated horizontal enclosure. Further complicating the single-path egress is that the historic stair is not compliant with current codes to qualify as an egress component, as described above. However, given the historic nature of the building and special sensitivity of maintaining the historic character of the exterior of the building along Auburn Avenue and Boulevard, the addition of a rated stair enclosure serving the second floor is unrealistic; therefore, consideration should be

given to limiting the use and occupancy of the second floor.

- There are several issues of concern relating to the accessibility of the second, east exit from the first floor. Currently there is no completely accessible path from the interior of the building to a public way. The historic door at this location is very large and the force required to open it may exceed the maximum opening force stipulated by the ABAAS. The threshold at the door is raised approximately six inches above the concrete surface at the recessed court on the east side of the fire station. Within the court, the only path of egress is up a flight of concrete steps to the parking lot and sidewalk level along Auburn Avenue. There is only a center grip rail at the steps, and no ramp is provided as an accessible route. The concrete retaining walls around the recessed court and the returns along the sides of the steps exceed the 30-inch minimum height, above which a compliant guardrail is required for compliance with the IBC (Figure 148). At both the court level and the sidewalk and parking lot level, the linear drain inlets do not have heel-proof grates as required when drains are in walking surfaces in a public area. These issues should be addressed and considered along with the interpretive considerations for the historic landscape. Currently, it appears that the only historic condition of significance along the east facade is the presence of the pair of historic vehicular doors. The Historic Landscape Report (HLR) produced in 1995 refers to designs for an acceptable treatment for the rear yard of the fire station.¹³⁹ The current installation does not reflect the proposed drawings included in the HLR.

139. Lawliss, n.p.



FIGURE 148. Retaining wall condition at east exit. Note the absence of guardrails along the tops of the walls and only a center handrail.

Structural Systems

- During the building survey, access to the foundation and the attic space was not possible and creation of inspection openings to view concealed conditions was outside the scope of this study. Thus, the existing wall framing was not visible and existing structural conditions could not be comprehensively documented or assessed.
- According to existing physical evidence and drawings for the *Exterior Stabilization and Interior Rehabilitation of Fire Station No. 6*, revised February 21, 1995, the structural system consists of load-bearing, mass masonry construction supporting wood floor and roof framing. The walls are four wythes thick (approximately 18 inches wide) at the first-floor level and three wythes thick (approximately 14 inches wide) at the second-floor level.
- Drawings indicate that the floor system at the second floor is wood framed with joint pockets in the masonry walls. The ceiling at the second floor is also wood framed. A structural investigation and analysis conducted in 1999 concluded that the live load on the second floor of the building should be reduced by 20 percent, including removal of personnel and furnishings, and it also indicated that storage in any form should not be permitted on the upper floor. Existing conditions at the time of that study, such as the

number of personnel or occupancy and the nature of furnishings and storage on the second floor, are not documented in the 1999 report.¹⁴⁰

- Drawings submitted to the City of Atlanta for the installation of a mechanical equipment on the fire station roof, dated March 30, 1990, indicate that the roof is constructed of 2x12 joints spaced 20 inches on center.¹⁴¹
- At the elevator tower addition, the walls are constructed of grouted and reinforced concrete masonry units (CMU) measuring 8 inches by 12 inches by 16 inches. The below grade portion of the wall is dampproofed, and the roof is constructed of 2x8 joints with 3/4-inch plywood decking.

Mechanical Systems

Heating and Air Conditioning. The fire station is conditioned by four forced air, split, direct expansion (dX) HVAC systems with electric heat controlled by programmable thermostats (Figure 149). Two units serve each floor. Return for the first-floor units is through registers near the floor level at the restroom vestibule and one large register in the ceiling near the unit at the west end of the ground floor. The units themselves are installed in mechanical rooms located underneath the sloping hose room floor on the south side of the fire station (Figure 150). Ducts are run in the interstitial spaces between the exterior masonry wall and the framing that supports the new walls. These spaces were not readily accessible at the time of the site visit. Supply ductwork penetrates the bearing wall near each mechanical room and turns up the wall on the museum side in furred chases. From those locations, ductwork appears to be routed horizontally between the second-floor joist framing to white metal supply diffusers in the ceiling.

140. Wanderer, 2.

141. *Renovation to Fire Station No. 6*, dated March 30, 1990.



FIGURE 149. Typical programmable thermostat.

The second-floor mechanical rooms are accessed through the toilet room. The rectangular space is approximately 5 feet 4 inches by 7 feet with a concrete floor. It contains one air handler and furnace unit and a tank-type hot water heater (Figure 151 and Figure 152). An adjacent smaller room constructed on a raised plywood return air plenum has a second air handler and furnace unit (Figure 153).



FIGURE 151. Air handler at second-floor HVAC room.



FIGURE 150. Air handler at first-floor HVAC room.



FIGURE 152. 50-gallon electric water heater at second-floor mechanical room.



FIGURE 153. Plywood return plenum at second-floor mechanical room.

Four air-cooled condensing units are located outside east of the elevator tower along the south property line (Figure 154). The units sit on a raised concrete pad. Each unit has an electrical disconnect mounted to the stone retaining wall behind it. Electrical supply conduit and refrigerant lines run horizontally along the wall before turning up the face of the building at the southeast corner. Some refrigerant lines lacked insulation after passing through the exterior wall.



FIGURE 154. Condensing units at east side of building.

The condensing units appear to be in good condition; however, no information was available to document their ages or maintenance histories.

Toilet room exhaust is provided by wall-mounted fan units located on the wet-wall of the toilet rooms. No documentation of the system was found; however, it is assumed that the exhaust ductwork rises in a chase to a vent cap on the roof.

No exhaust fan was observed at the second-floor kitchenette area.

Electrical. Electrical service enters the building overhead from a pole near the southwest corner of the building, along Boulevard (Figure 155). Two three-phase service connections enter through weather-heads mounted near the west end of the south facade, just below the second-floor level. A meter base is mounted below, accessible from the neighboring parking lot to the south. The primary service enters above the furred ceiling at the west end of the hose room and feeds panels mounted in the HVAC rooms.



FIGURE 155. Electrical service entrance and meter base at south elevation.

All original electrical fixtures, receptacles, and devices appear to have been replaced during the 1990s rehabilitation project. Most of these are wall and ceiling mounted except in the second-floor meeting room which also has flush, floor boxes that contain receptacles for power plus data and communication jacks (Figure 156).

Primarily, light fixtures are schoolhouse-type pendant lights with brass fittings, rods, and bases and white frosted globes (Figure 157). It is assumed that they have incandescent bulbs. Fixtures in support spaces, such as restrooms and

closets, are linear, wall-mounted fluorescent strips with plastic or acrylic covers (Figure 158). A contemporary, suspended linear direct-indirect fluorescent fixture runs the length of the hose room (Figure 159). Emergency lighting is provided by battery-powered recessed wall-mounted and ceiling-mounted fixtures with twin bulbs (Figure 160).



FIGURE 156. Typical combination power / data floor box.



FIGURE 157. Typical ceiling-mounted pendant light.



FIGURE 158. Typical wall-mounted fluorescent strip fixture.



FIGURE 159. Suspended linear fluorescent fixture in the hose room.



FIGURE 160. Typical wall-mounted emergency light and camera fixtures.

A gooseneck fixture is mounted above the entry doors on the east and west facades. There was no documentation to confirm that these exterior light fixtures are historic or are replicas that date from the 1990s rehabilitation project. The rear (east) court is also illuminated by a contemporary high-intensity discharge (HID) wall pack mounted on the west wall of the elevator shaft.

Plumbing. Domestic water enters the building through a meter in the sidewalk at the southeast corner of the building, along Boulevard. No backflow preventer was observed for the domestic water service. The routing of sanitary sewer lines is not documented. It is assumed that the lines connect to a municipal sanitary sewer line at a manhole in the center of Auburn Avenue. The closest observed manhole is at the center of the intersection Auburn Avenue and Boulevard. There is no natural gas service in the building.

Plumbing and fixtures throughout the building appear to have been replaced during the rehabilitation project. Restroom fixtures are contemporary commercial types and appear to be in good condition. Water closets are floor-mounted tank-type fixtures, and, on the ground floor, lavatories are wall mounted and have wrist blade faucets. The second-floor restroom has a vanity cabinet with a plastic laminate top and a self-rimming, drop-in lavatory with a two handle (knob), center-set faucet. This restroom is not considered accessible. A 50-gallon electric hot water heater is located in the adjacent second-floor mechanical room (refer to Figure 152).

An electric drinking fountain is in the vestibule between two restrooms on the first floor. It has a remote chiller and a single bowl. Current ABAAS standards require dual-height drinking fountains. There is not a drinking fountain on the second floor; however, there is a small sink in the kitchenette unit; although, it too does not comply with accessibility standards.

Condensate at HVAC units is piped through polyvinyl chloride (PVC) lines to floor drains in the mechanical rooms.

Storm water is collected from the roof by a gutter running along the east edge of the main roof and channeled to a downspout at the northeast corner of the fire station. At the bottom, the downspout runs laterally approximately 30 feet on top of a retaining wall that is parallel to the Auburn Avenue. The end of the downspout turns 90 degrees to the south to discharge water onto the paved parking lot at the rear (east) of the building. Storm water from the parking lot is then collected in two catch basins on either side of the concrete steps. A third catch basin is located in the lower court area.

The lower roof of the elevator tower has a surrounding parapet wall with a scupper and a leader head at the east wall. From the leader head, a downspout extends down the wall and turns out toward the paved parking lot. Water from the downspout empties directly onto the concrete parking area where it is collected in a catch basin on the south side of the concrete steps at the rear of the fire station. Storm water collected by the catch basins is piped underground to the municipal storm sewer line under Auburn Avenue.

Fire Protection. The building is fully sprinklered, primarily from a grid of pendant heads mounted in the ceilings (Figure 161) with some upright heads where the sprinkler mains run perpendicular to the joists and are exposed to view under the ceiling. It is assumed that the water for the fire suppression system comes from the municipal water system. The sprinkler riser is concealed and was not accessible, but it is assumed to be in the furred space at the west end of the hose room where a check valve projects from the wall. The fire department connection is below the sill of the hose room doors, at the southwest corner of the building. No post indicator valve or backflow preventer was observed.

There is no dedicated fire-suppression system for the cooking equipment at the kitchenette.



FIGURE 161. Typical ceiling-mounted pendant sprinkler head.

The fire station has a central fire alarm system with sensors mounted in the ceilings. Wall-mounted pull boxes and alarms with strobes were observed in the major rooms. It is not known whether smoke sensors are installed in return ducts or concealed spaces. It is outside the scope of this project to test the operation of the fire protection system.

No walls were observed to be labeled as fire barriers or partitions. It is not clear from observed conditions whether the walls for rooms such as the elevator shaft, stair enclosure, storage rooms, and janitor closets are rated as required by current codes for the occupancy and building type. There does not appear to be separation of the assembly spaces from functions such as kitchens. Ratings for floor and roof assemblies are not known, based on documentation available.

Security. The building is protected by both security and closed-circuit television (CCTV) systems. Cameras are located in the major spaces on each floor and on armatures on the exterior of the building (refer to Figure 160). Alarm horns are present on the east and west facades.

Audio/Video and Communications. There is a wired audio/video system in the meeting room on the second floor. Components of the system include a wall-mounted equipment rack adjacent to the kitchenette (Figure 162), round recessed speakers in the ceiling, a ceiling-mounted digital projector (Figure 163), a ceiling-mounted motorized screen at the west end of the meeting

room, and an Extron-brand wall-mounted control panel (Figure 164). The current functionality of the system was not tested, and the park staff did not comment about its operation. A satellite dish on the roof was noted, and digital satellite service to both floors is provided by two coaxial cables running vertically along the surface of the wall next to the arched opening at the second floor. The AV system serving the first-floor multimedia space is contained within a mobile metal cabinet with a television monitor.

Data ports housed in surface-mounted junction boxes with surface-mounted wiring were observed at some locations. These appear to have been installed later than the installation of the other electrical receptacles and devices during the 1990s rehabilitation.



FIGURE 162. AV system rack adjacent to the kitchenette.



FIGURE 163. Ceiling-mounted video projector.



FIGURE 164. Audio/video control panel in the second-floor meeting room.

Condition Assessment – Mechanical and Electrical Systems

- No apparent fresh air intake for the building was observed, suggesting that the heating, ventilating and air conditioning systems were designed to use 100 percent recirculated air with ventilation provided by normal outside air infiltration only, such as at doors and around window openings. Depending on the balance of the systems, this could result in a negative pressure condition at some places. Exterior walls or furred chases are particularly vulnerable if return ductwork is not properly sealed. Negative pressurization of these spaces could draw moist air through the exterior wall, possibly into the stud cavity, where it could increase the dew point to temperatures that might cause condensation. Current codes may require that more ventilation air be provided for the assembly and public occupancy areas. It is not clear whether the foam inserts at the second-floor windows are intended to provide a gap to draw outside air into the building for ventilation. The introduction of hot humid air via window openings may not be advisable at all times of year, particularly during periods when the exterior dew point may be above the supply air and interior room design temperatures.
- The park’s maintenance staff noted that condensate drains have to be unclogged periodically at some of the HVAC units.¹⁴²
- Coaxial cables from the roof-mounted satellite dishes were observed to be loosely run down

the interior wall next to the arched opening on the second floor. They were not secured to the wall or in conduit.

- A mechanical duct (possibly an exhaust duct) penetrates the exterior wall at the east end of the south elevation (Figure 165). The duct is open and is not terminated or protected by a louver with screening to prevent water infiltration and insects or rodents from entering the opening.



FIGURE 165. Exhaust penetration with no louver at the south elevation.

142. Oral histories with NPS maintenance staff.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹⁴³

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social value as they relate to the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made, and in terms of its relevance to national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

143. National Park Service, "National Register of Historic Places," accessed January 8, 2018. <http://www.nps.gov/nr/>.

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.¹⁴⁴

National Register Status, Historic Fire Station, 37–39 Boulevard, NE

National Register of Historic Places documentation pertaining to Martin Luther King, Jr. National Historical Park reviewed for purposes of this project includes the following:

- *National Register nomination documentation for Martin Luther King, Jr. Historic District*, bounded approximately by Irwin, Randolph, Edgewood, Jackson, and Auburn Avenues. Documentation prepared by Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta, March 25, 1974; entered in the National Register May 2, 1974.

The National Register form used at the time allowed preparers to select date ranges as significant periods. The preparers of the NHL documentation selected 1800–1899 and 1900—as significant periods. The form identifies areas of significance including Architecture, Education, Political, Religion/Philosophy, and Other: History. The nomination documentation cites several structures that together “comprise an identifiable and definable historic district”; these structures include Ebenezer Baptist Church, the gravesite of Martin Luther King Jr.; King’s birthplace and boyhood home at 501 Auburn Avenue; shotgun row houses and Victorian houses on Auburn Avenue; the Alexander Hamilton House at 102 Howell Street; the Atlanta Baptist Preparatory Institute at 535 Auburn Avenue; Our Lady of Lourdes Catholic Church Mission; and Fire Station No. 6.¹⁴⁵ The fire station is described as follows in the 1974 documentation:

The two-story brick structure is Romanesque Revival in design. The front facade can be described in three sections: the lower section features doorways and an arched fire truck entrance; the second story has a series of five Italianate arched windows framed in a square of brick detailing; raised above this area is a delicate, diamond design in brick with another row of smaller brick arches above. The year of the building’s construction, 1894, is inscribed on the building’s facade.¹⁴⁶

- *National Historic Landmark documentation for Martin Luther King, Jr., Historic District*, including Auburn Street between Jackson and Howell streets. Documentation prepared by Benjamin Levy, Historic Sites Survey, National Park Service, Washington, D.C. (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, Afro-

144. *Code of Federal Regulations*, Title 36, Part 60, “The National Register Criteria for Evaluation.”

145. Macgregor and Summers.

146. *Ibid*, Section 7, Continuation Sheet.

American Bicentennial Corporation), January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

The National Historic Landmark nomination was prepared using a National Register form, as was the convention at the time. As noted above, the form allowed preparers to select date ranges as significant periods. The preparers of the NHL documentation selected 1800–1899 and 1900—as significant periods. The form identifies relevant areas of significance as Architecture, Education, and Religion. An inventory of individual buildings provided with this documentation is entitled, “Martin Luther King National Historic Landmark – Inventory.” The Historic Fire Station is included in the inventory with the following notation:

37-39 Boulevard: Fire Station #6, 1894. This is the oldest fire station still in use in Atlanta. It was constructed as one of the first decentralized fire stations in the city (that is, away from Fire Headquarters downtown). The first fire trucks were used here. The building facade is a well-preserved example of the Richardsonian Romanesque style of architecture. A great deal of craftsmanship is evident in the ornamental brickwork.¹⁴⁷

- *National Register documentation for Martin Luther King, Jr., National Historic Site*, comprising a historic district approximately bounded by Jackson, Howell, and Old Wheat streets and Edgewood Avenue. This documentation was prepared by Robert Blythe, Maureen A. Carroll, and Steven H. Moffson, National Park Service, Southeast

Regional Office, and certified by the Keeper of the National Register on May 4, 1994.¹⁴⁸

The 1994 documentation indicates that the historic district is significant under Criteria A, B, and C, and meets Criteria Considerations A, C, and G. Areas of significance cited include the following: Ethnic Heritage, black; Social History, Commerce, and Architecture. The period of significance is given as circa 1880–1968, and specific significant dates cited include 1929, 1968, and 1906. The documentation explores three historic contexts, as further discussed below.

The 1994 documentation notes that the district includes thirty-five contributing buildings. It includes Fire Station No. 6 as a contributing building and offers the following specific commentary:

37–39 Boulevard, 1894 (IDLCS# 90039). Fire Station Number Six is a two-story, brick Romanesque Revival style building with a shed roof and decorative parapet. A single arched engine bay is flanked by pedestrian entrances, windows and an asymmetrically-placed tower with date panel. Bands of windows, arched on the Boulevard facade, are found at the second level. Elaborate brickwork includes corbels, door and window surrounds, a diaper-patterned frieze, and a machicolated cornice.¹⁴⁹

The historic fire station is included as a contributing building under Context A, “The Development of a Black Community and Leader: Atlanta's Auburn Avenue Neighborhood and Martin Luther King, Jr., 1906–1948.” Under this context, the Fire Station No. 6—together with other buildings

148. *National Register documentation*. Blythe, Carroll, and Moffson also prepared the *Historic Resource Study for the Martin Luther King, Jr., National Historic Site*, which includes a significance assessment consistent with that provided in the 1994 National Register nomination documentation.

149. National Register documentation, Section 7-15.

147. Levy.

in the historic district—is listed as contributing to the site’s national significance, representing the environment in which King grew up.¹⁵⁰

In this documentation, Fire Station No. 6 is also listed as a contributing building under Context C, “Architectural Resources of the Martin Luther King, Jr., National Historic Site, circa 1880–1950.” This context addresses buildings within the historic district possessing local architectural significance. The documentation notes that although these buildings do not represent high-style architecture, they do “. . . represent residential and commercial buildings common in urban areas in the late nineteenth and early twentieth centuries” and also “serve as good examples of local adaptations of popular methods of construction which often incorporate elements of nationally popular architectural styles.”¹⁵¹

The historic fire station is included under the category “public and ecclesiastical buildings.”¹⁵² Specifically, the documentation notes:

Fire Station Number Six is a two-story Romanesque Revival style building erected in 1894 at 37–39 Boulevard. It is one in a series of neighborhood station houses constructed from approximately 1890 to 1920. These are two-story, rectangular brick buildings with a shed roof and decorative parapet. Similar to commercial buildings of this period, side and rear walls are generally left plain with most of the decorative elements found on the main facade. At the first floor level, these facades are marked by pedestrian entrances, windows, and one or two arched engine bays. Second-story sash windows are grouped together above the engine bays. The Romanesque Revival and Italianate styles of architecture are often combined through elaborate brickwork that includes pilasters, corbels, panels, and door and window surrounds.

The Romanesque Revival design of Station Number Six is suggested by the wide brick arches which frame the single engine bay and the band of five arched, second-story windows above. This style is further characterized by the asymmetrically placed tower, which includes a date panel, and the machicolated cornice. The diaper-patterned frieze, found on both the Boulevard and Auburn Avenue elevations, is the most inventive example of the elaborate brickwork found throughout the building.¹⁵³

Fire Station No. 6 is not listed as a contributing resource under Context B, “Martin Luther King, Jr.’s Leadership of the American Civil Rights Movement, 1955–1968.” This context includes as contributing resources the nationally significant Ebenezer Baptist Church and Martin Luther King Jr. grave site.

- National Register documentation for Martin Luther King Jr. Historic District Boundary Increase and Additional Documentation, for an area approximately bounded by Freedom Parkway and John Wesley Dobbs Avenue on the north, Decatur Street on the south, the Southern Railway line on the east, and Interstate 75/85 on the west. This documentation was prepared by Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia. It was accepted by the National Register on June 21, 2001.

The 2001 documentation cites a period of significance of 1853–1968, beginning with the opening of Auburn Avenue (then called Wheat Street), and citing specific dates including 1906, the Atlanta Race Riot; 1917, the Atlanta fire; 1929, the birth of Martin Luther King Jr.; 1964, the strike at the Scripto plant and the opening of the Wheat Street Gardens I Housing Complex; 1968, the death of Martin

150. *Ibid.*, Section 8-30.

151. *Ibid.*, Section 8-21.

152. *Ibid.*, Section 8-55.

153. *Ibid.*, 8-61.

Luther King Jr.; and 1976, construction of the Martin Luther King Jr. grave site.

The Boundary Increase and Additional Documentation indicates that there are 443 contributing buildings, 1 contributing site, and 1 contributing structure (not including 37 previously listed resources) and 79 non-contributing buildings.¹⁵⁴

Fire Station No. 6 is listed as a contributing architectural resource under the historic context, “Architectural and Landscape Resources in Atlanta’s Auburn Avenue Community, circa 1853–1968.” Specifically, the documentation notes:

Fire Station No. 6, built in 1894 on Boulevard at the southeast corner of Auburn Avenue, is an outstanding example of Romanesque Revival design in public building. The front facade features a large, brick-arched engine bay and a band of arched second-level windows. A small tower is located at the building’s southwest corner and decorative brickwork is seen on the entire building.¹⁵⁵

The findings of this Historic Resource Study concur with those of previous National Register and National Historic Landmark documentation. Fire Station No. 6 is a contributing structure to the historic district, as a part of the Sweet Auburn neighborhood and as a resource present during the years in which Martin Luther King Jr. lived, grew up, and visited in the neighborhood. The fire station survives with sufficient integrity to convey its historic associations.

Period of Significance

The period of significance for Fire Station No. 6 is associated with the development of the Auburn Avenue neighborhood and surrounding community, as well as with Martin Luther King Jr.’s life there. The park interprets resources including the fire station and the residence on the Birth Home Block to 1929–1941, representing Martin Luther King Jr.’s formative years living at

501 Auburn Avenue, NE. As noted above, National Register documentation prepared in 1994 identified a period of significance of 1880–1968, and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968, for the overarching historic district.¹⁵⁶ As the fire station was constructed in 1894, a period of significance of 1894–1968 is relevant to this particular building. This period addresses the local historical and architectural significance of the fire station, from its date of construction through the death of Martin Luther King Jr.¹⁵⁷

The fire station remained an active facility until 1991, when it was closed by the City of Atlanta. The National Park Service assumed responsibility for the building in 1992.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior

156. Ibid.

157. In the future, consideration could be given to extending the end date for the period of significance for fire station if indicated by further assessment of its role in the history of fire fighting in Atlanta, and its place in the history of the Sweet Auburn neighborhood and the African American community in Atlanta. For example, the fire station remained active until 1991, thus consideration could be given to extending the end date for the period of significance until that time. Context development and additional assessment beyond the scope of this HSR would be needed to evaluate whether extension of the period of significance is appropriate.

154. Moffson and Kissane.

155. Ibid., 67.

spaces, and features; and the different components of its surroundings.¹⁵⁸

The following list identifies existing character-defining features found on the exterior and interior of Fire Station No. 6:

Exterior

- General configuration and orientation.
- Projecting tower at southwest corner of the building.
- Low-slope roof
- Red clay brick mass masonry walls, including decorative brickwork, such as the corbelled brick and blind arcade along the top of the north and west elevations.
- Decorative glazed terra cotta units.
- Stone elements, including window sills, door thresholds, parapet coping, a stringcourse that extends across the north half of the elevation, quoins at the vehicular door opening, and a base course of stone at the south half of the building.
- Shape and configuration of window openings.
- Remaining historic wood-framed windows.
- Door opening and paired wood vehicle doors at former vehicular entrance.

Interior

- Paired wood vehicle doors with semi-circular arched openings, including stile-and-rail doors, frames, and hardware.

- Single and multi-unit framed windows, except for non-original window sash units and hardware.
- Original millwork (where present), including baseboards, window and door casing trim, and crown molding at beaded wood ceilings.
- Open apparatus bay of lower floor.
- Hose ramp interior including plaster walls with metal panel wainscot.
- Metal flooring and beaded wood ceiling.
- Monumental wood stair, including treads, risers, newel posts, flooring at landing, and rail and pickets.
- Certain original interior stile-and-rail wood doors.
- Concrete floor at lower floor (concealed by carpeting).
- Hardwood flooring at upper level (if present) concealed by carpeting.
- Original brass fire pole and two openings at ceiling of first floor.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical

158. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC: National Park Service, Technical Preservation Services, 1988).

environment of a historic property. . . .
 Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . .
 Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . .
 Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.¹⁵⁹

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). *How to Apply the National Register Criteria for Evaluation* defines integrity as “the ability of a property to convey its significance.”¹⁶⁰

The historic integrity of Fire Station No. 6 has been assessed as follows:

Integrity of Location. Fire Station No. 6 retains a high degree of integrity of location in relationship to its site. The location of the building has remained unchanged since it was originally constructed.

Integrity of Design. Fire Station No. 6 retains a moderate degree of integrity of design. The exterior, and to a larger extent the interior, have been altered since original construction, but the building retains many of its primary character-defining features and conveys its historic appearance, especially in terms of its exterior facades.

Integrity of Setting. Fire Station No. 6 retains a high degree of integrity of setting. While the construction of the King Center on the block to the east changed the setting, the Sweet Auburn

neighborhood continues to largely consist of single family and multi-unit residences, as it did during the building's period of significance. Additionally, most of these residences date to the period of significance.

Integrity of Materials and Workmanship.

Fire Station No. 6 retains a moderate degree of integrity of materials and workmanship. The exterior, and to a larger extent the interior, have been altered since original construction. However, the exterior masonry and many interior materials remain despite alterations.

Integrity of Feeling. Fire Station No. 6 retains a high degree of integrity of feeling. The structure was originally constructed as a fire station, and although out of service, continues to be interpreted as such today. Additionally, alterations to the building have not significantly altered the character of the former fire station.

Integrity of Association. An important aspect of the significance of Fire Station No. 6 is its association with the Sweet Auburn neighborhood during the time Martin Luther King Jr. resided in the area. Fire Station No. 6 remains an integral part of the neighborhood, serving as an anchor on the corner of Boulevard and Auburn Avenue, which helps to strengthen the connection to the neighborhood's period of significance. As a result, Fire Station No. 6 retains a high degree of integrity of association.

159. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 44–45.

160. *Ibid.*

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Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the historic fire station at 37–39 Boulevard has been prepared based on historical research, condition assessment, and discussion with the National Park Service to understand intended current and future use of the building. The fire station is considered a contributing structure to the immediate neighborhood of the Martin Luther King Jr. Birth Home and survives with sufficient integrity to convey its historic associations.

As such, treatment and use of the fire station should be considered within the context of the legal mandates and policy directives established by the National Park Service Cultural Resources Management Guideline (Director’s Order 28) for the protection of cultural resources. The building is a contributing structure for the Birth Home neighborhood. The fire station building is expected to remain in use by the park for interpretation of the history of the station and neighborhood, as well as for National Park Service meetings on the second floor.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- National Park Service Cultural Resources Management Guideline (Director’s Order 28), which requires planning for the protection of cultural resources on park property.

- Section 106 of the National Historic Preservation Act, which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are also to be guided by the following:

- *Secretary of Interior’s Standards for the Treatment of Historic Properties*
- National Park Service Management Policies, 2006
- Architectural Barriers Act Accessibility Standards (ABAAS)
- International Building Code (IBC), 2018
- International Existing Building Code (IEBC), 2018
- International Plumbing Code (IPC)
- National Electrical Safety Code (NESC)
- National Fire Protection Association (NFPA) 101: Life Safety Code (LSC), 2015 and NFPA 1 Uniform Fire Code
- NPS Guiding Principles of Sustainable Design

The State of Georgia has adopted the 2012 IBC with Georgia Amendments (2018) for statewide applicability. The State of Georgia has also permitted local jurisdictions the option of

adopting the 2012 IEBC with Georgia State Amendments (2015); however, based on information available on the county web site, Fulton County has not adopted this code. (Based on the county web site, Fulton County has adopted the National Electrical Code with Georgia State Amendments.) The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Martin Luther King, Jr. National Historical Park is therefore not legally subject to local or state building code requirements. When undertaking repairs to buildings and structures, the National Park Service endeavors to have the work comply with model building code standards. At this time, the 2018 International Building Code is the model building code used by the National Park Service for design and construction. The NPS Denver Service Center also references the 2018 IEBC, with appendices and Resource A.

With historic structures, attempts to achieve strict conformance with model building code standards that are intended for new buildings can lead to destruction of the historic fabric. Alternative compliance procedures, such as Chapter 12 of the IEBC relating to historic buildings, should be referenced in determining code compliance. For the historic fire station, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the structure.

The 2018 IEBC includes the following statements in Section 507, Historic Buildings:

507.1 Historic buildings. The provisions of this code that require improvements relative to a building's existing condition or, in the case of repairs, that require improvements relative to a building's pre-damage condition, shall not be mandatory for historic buildings unless specifically required by this section.

507.2 Life safety hazards. The provisions of this code shall apply to historic buildings judged by the building official to constitute a distinct life safety hazard.

507.3 Flood hazard areas. Within flood hazard areas established in accordance with Section

1612.3 of the International Building Code, or Section R322 of the International Residential Code, as applicable, where the work proposed constitutes substantial improvement, the building shall be brought into compliance with Section 1612 of the International Building Code, or Section R322 of the International Residential Code, as applicable:

Exception: Historic buildings need not be brought into compliance that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

507.4 Structural. Historic buildings shall comply with the applicable structural provisions in this chapter.

Exceptions:

1. The *code official* shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of *substantial structural damage* is not required to comply with Sections 405.2.3, and 405.2.4. *Substantial structural damage* shall be repaired in accordance with Section 405.2.1.¹⁶¹

The IEBC exceptions noted above pertain to Martin Luther King, Jr. National Historical Park as a property listed in the National Register.

In addition, Executive Order 13693 issued in 2015 directs all federal agencies to implement sustainable design and construction practices,

161. International Code Council, Inc., International Existing Building Code, 2018 (Country Club Hills, Illinois: International Code Council, 2018).

including reducing agency building energy intensity by 2.5 percent annually through the end of fiscal year 2025, relative to the baseline of the agency's building energy use in fiscal year 2015, and reducing agency potable water consumption intensity by 36 percent by fiscal year 2025 through reductions of 2 percent annually through fiscal year 2025, relative to a baseline of the agency's water consumption in fiscal year 2007.¹⁶²

Also, newly installed electrical systems and components, including any significant alterations to existing electrical systems, should comply with applicable provisions of the NFPA 70: National Electrical Code (NEC).

Alternatives for Treatment and Use

The National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and

additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.¹⁶³

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the historic fire station. This treatment would allow for the repairs necessary to stabilize and preserve the building, while permitting minor renovation to meet the needs of contemporary park visitation, interpretation, and National Park Service management needs.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical

162. "Executive Order 13693: Planning for Federal Sustainability in the Next Decade," signed March 19, 2015.

163. Grimmer.

maintenance implemented by the park. Further, similar preservation efforts would be incorporated in the overarching rehabilitation treatment approach. *Restoration*, which would return the building to its appearance during the period of significance, is not supported by available documentation.

Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in the use of the historic fire station to interpret the Sweet Auburn and Birth Home neighborhood to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for the historic fire station have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, and spaces and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹⁶⁴

Guidelines for implementing the treatment recommendations provided herein are as follows:

- Undertake all work on the building in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

164. Ibid.

- Retain the character of the historic structure and environs by protecting the building and significant site features.
 - Ensure that proposed new elements or construction are compatible with the historic character of the structure and its site.
 - Protect adjacent natural resources during construction activities.
 - Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the building and its immediate site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in NPS archives.
 - Retain features and materials at both the exterior and interior of the buildings that survive from the period of significance to the greatest extent possible.
 - Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.
- repointed, the mix design should be appropriate to the existing masonry in composition, appearance, and tooling.
 - Spalled brick units at the field of wall and at corners should be removed and replaced. Replacement brick should match existing in color, texture, and size.
 - Windows that are not secured or set flush in window openings should be removed and reset. Repair window units and prepare window openings as required to ensure proper fit of windows.
 - Glaze spalls at terra cotta units should be repaired. Loose glazing should be removed and the surface cleaned and repaired with an acrylic-based coating designed for terra cotta glazing repairs and tinted to match original glaze color.
 - The white marble dedication plaque should be monitored for signs of further erosion or deterioration. Photographic documentation can be conducted on an annual basis to record and compare surface erosion, to help determine if treatment is required in the future. The plaque should be protected during other work on the facade (e.g., cleaning, repointing). Cleaning or other treatment of the marble is not required at this time.
 - Deteriorated laminae at EIFS should be removed and replaced. Prior to repair, investigate the source of water infiltration at elevator tower addition parapet roof and perform repairs as required.
 - Door leafs with open joinery, loose recessed panels, and deteriorated, split, or checked wood rails and stiles should be removed, disassembled, and the component parts repaired and reassembled so that joinery is tight and the doors are plumb, and rehung.
 - Deteriorated wood elements at window and door framing and trim should be removed and severely deteriorated elements, or portions of elements, replaced with new wood framing

Recommendations

The following specific recommendations for treatment of the historic fire station respond to the overarching treatment approach *rehabilitation*, which involves making possible a compatible use for the building through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Exterior

- Mortar joints at 100 percent of the building should be raked out to a depth of 2-1/2 times the width of the joint or until sound mortar is encountered, and repointed. New mortar should be applied in 1/4-inch lifts. The new mortar mix should be designed to be appropriate to the original masonry and to match the original mortar in appearance and tooling. Where non-original masonry is to be

members and primed and painted to match existing.

- Remove failed sealant at perimeter of window and door openings and replace with new paintable non-staining sealant.
- Corrosion staining at the stone should be chemically removed using the gentlest means possible. Prior to cleaning, remove adjacent doors and clean, prime, and paint hinge hardware.
- Broken and deteriorated wood window and screen sash should be repaired or replaced. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash removed and replaced with new wood dutchman and epoxy. Window and screen sash should be adjusted and joinery reinforced so that frames are square.
- Screws securing exterior window screens to window sash at the second floor level should be removed and the screens removed. Window screens should be repaired as required and secured with new exterior-mounted hardware. Prior to repairing window screens, further archival research should be conducted to determine when screens were installed at the building, to determine whether retaining them is appropriate to the appearance of the house during the period of significance.
- All embedded anchors in the brick masonry should be removed. Brick should be patched or individual brick replaced as required to address damage at embedded anchor locations.
- Remove and replace existing downspout straps with new metal straps composed of similar metal to that of the downspouts. Anchor straps into mortar joint.
- At locations where loss of paint is observed, the wood surface should be scraped, spot primed, and painted to match the original

color scheme, using alkyd-based paints formulated for exterior wood.

- Biological growth and mildew at brick and stone should be washed with a biocide.
- The modified bitumen roof should be maintained and periodically monitored for indications of water infiltration. Plant debris that accumulates on the roof should be removed, and gutters and downspouts should be cleaned and routed seasonally.
- The building should be inspected and treated regularly for termites and other insect pests that are endemic in the region.
- Insect nests should be removed from the exterior walls regularly.
- Consideration should be given to providing new wood-framed screens at all operable windows.

Interior

Guidelines and recommendations for interior conditions address issues resulting from general wear and tear as well as infiltration of moisture through the exterior envelope. The envelope recommendations described above will be essential to prevent further deterioration of interior finishes and should be accomplished prior to repairs at the interior.

- Loose wood baseboards and trim should be secured into place with finishing nails.
- Stained, loose, cracked, and blistered paint should be removed, sanded as needed to prepare the surface, primed, and repainted.
- Damaged or missing gypsum board should be replaced with new Type X gypsum board of thickness to match adjacent surfaces.

Moisture resistant gypsum board is recommended for use at all exterior walls, bathrooms, janitor rooms, and other wet locations.

- Most deterioration at the interior of the windows appears to be due to air and moisture infiltration through window components including joints at the masonry and brick mold, at exterior trim components, at window sash perimeters, and at wood/masonry sills. Repair of these conditions should be addressed as noted above prior to repairing damage to interior elements.
- Carpets are worn. When replacement carpets are installed, an assessment should be made of the extent and condition of the original floor finishes, such as the wood floor at the second level and the concrete floor at the first floor level. Where possible, historic floors should be restored.
- The stored materials at the inclined hose room should be removed and an assessment of the metal panel flooring and wainscot should be completed. Metal panels should be protected and restored, where required. The use of the space as a storage room is discouraged, as the finishes are believed to be the only representative original finishes remaining in the building.
- The use of the wall mounted hose bibb at the second floor level should be evaluated. If required for janitorial uses, consideration should be given to installation of a floor mounted mop sink in the southwest corner of the room. The hot water heater could be replaced with a shorter model or instantaneous (tankless) type. Either type could be mounted to the wall above the mop-sink. The gypsum walls should be protected with appropriate wall protection. If the floor drain is required for frequent use, such as mopping the bathroom, consideration should be given to installing a coating system or extending the tile into the mechanical room with an appropriate waterproofing membrane system. The membrane system, whether installed as an integral coating or a membrane below a tile system, should be continued up the wall to a minimum of 6 inches at the perimeter of the room. The drain and / or

strainer should be replaced or modified as appropriate to receive the membrane system installed.

- Consider replacing the non-original deadbolt and latchset on the west entry with a type that allows egress as required by the IBC.

Other

A comprehensive code evaluation should be completed under the IEBC. In particular, the following compliance issues should be addressed with any major work in the building:

- Refer to Hazardous Materials Report in Appendix B.
- An electric cooktop is built into the countertop at the kitchenette. Current codes may require fire suppression and adequate separation from assembly spaces if the presence and use of the cooktop leads to classification of the space as a kitchen. It is recommended that the cooktop and its electrical connection be removed. Consider replacing the entire kitchenette unit, which is in disrepair, with a new bank of cabinets and a new sink, but without a cooktop.
- A comprehensive analysis should be completed to bring the facility into compliance with ABA standards. A dual-height drinking fountain should be provided. The threshold at the entry doors exceeds the maximum height. Knobbed latchsets at many of the publicly accessible doors do not meet standards of the ABA. The second floor restroom is not ABA compliant.
- The separation of storage uses from assembly spaces should be addressed on the second floor. General storage in the large room is undefined but appears to exceed the maximum allowed under IBC for an accessory storage room. The smaller, walled storage room may require rated walls and a ceiling to provide the required rated fire separation from the meeting room.

- Storage and assembly spaces should be separated from adjacent occupied spaces as required by the IBC. Fire and smoke separation for storage and janitor rooms should be provided per IBC requirements. Mechanical systems serving or passing through these spaces may require smoke and/or fire dampers at rated partitions.
- As it is a historic structure, the risk of fire-separation, egress, and smoke-control issues should be evaluated under the IEBC. The historic rail on the stair does not meet current codes for grip rails or guardrails, and the riser height exceeds the maximum allowable for use as an accessible route. As the historic stair is the only means of egress from the potentially high-occupancy assembly space on the second floor, policies should be developed to limit the occupancy load and public access to the second floor.
- The posted occupancy for the second floor is forty-nine persons. If the occupancy of a room reaches more than forty-nine persons, a second exit from the space is required. Further, current codes do not permit a single, monumental stair to be the sole exit from a floor above grade. At least 50 percent of the exits, and a minimum of one, must egress directly to the exterior, or to a fire-rated horizontal enclosure, for example a corridor leading to an exit. Further complicating the existing single path egress is that the historic stair is not compliant with current codes to qualify as an egress component as described above. Given the historic nature of the building and special sensitivity of maintaining the historic character of the exterior of the building along Auburn Avenue and Boulevard, the addition of a rated stair enclosure serving the second floor may not be practical. In light of egress limitations and structural conditions, consideration should be given to limiting the use of the second floor and its occupancy to

no more than the posted limit of forty-nine people.¹⁶⁵

- There are several issues of concern relating to the accessibility of the second, east exit from the first floor. Currently, there is no completely accessible path from the interior of the building to a public way. The historic pair of doors at this location is very large and likely exceeds the maximum opening force requirement of the ABAAS. The threshold at the door is raised approximately six inches above the finish grade at the recessed court area. From the court area, the only path of egress is up a concrete flight of stairs to the parking lot and street level. There is only a grip rail in the center of the steps, but not on each side, and no ramp is provided. The retaining walls along the east side of the recessed court and the returns flanking the stair exceed the 30-inch minimum height, above which a compliant guardrail is required. At both levels, the drain inlets of the catch basins do not have heel-proof grates as required for walking surfaces in a public area. These issues should be addressed and considered along with the interpretive needs of the historic landscape.

165. The posted occupancy limit is based on the IBC 2015 per National Park Service guidelines. Investigation of existing structural systems, such as inspection openings to reveal concealed conditions, as well as detailed structural analysis, are outside the scope of this study. However, the 1999 structural assessment and analysis recommended that the live load on the second floor of the building be reduced by 20 percent, including removal of personnel and furnishings, and also indicated that additional storage in any form (shelving, files, or stacked boxes) should not be permitted. The report noted that these recommendations were based on analysis, observed conditions, and unknown framing at the stairs. Existing conditions, such as the number of persons, and extent and type of furnishings and storage, at the second floor prior to the 1999 report and response to its recommendations, are not documented in materials reviewed for the current study. See Wanderer, 2.

Currently, it appears that the only historic condition of significance along the east facade is the presence of the historic vehicular doors. The Historic Landscape Report produced in 1995 refers to designs for an acceptable treatment for the rear yard of the fire station.¹⁶⁶ The current installation does not reflect the proposed drawings included in the HLR.

Mechanical and Electrical Systems

- Openings in the masonry at electrical and mechanical penetrations should be filled and sealed appropriately.
- A louver with insect and rodent screens should be installed at the small duct penetration on the east end of the south elevation.
- The single height drinking fountain at the first floor level should be replaced with a bi-level type. Models providing bottle filler capability should be considered to provide a hydration facility for visitors and staff at the park.
- No fresh air intake for the building and the HVAC system was observed suggesting that the HVAC system is re-circulating 100 percent return air with ventilation provided only under doors and around window openings. Depending on the balance of the systems, this could result in a negative pressure condition in some places. Exterior walls or furred chases are particularly vulnerable if return air ducts are not properly sealed. Negative pressurization at these locations could draw moist air through the exterior wall, possibly into the stud cavity, where it could increase the dew point to temperatures that might cause condensation. Current codes may require more ventilation air be provided for the assembly and public occupancy areas.

Evaluate the payback period for the installation of an energy recovery unit to

temper ventilation air before introducing it into the heating and air conditioning systems.

- The reported clogs at HVAC condensate drains should be monitored. If clogging continues, additional investigation may be required to determine the cause. Primary and overflow drain lines should be kept clean.¹⁶⁷
- Coaxial cables serving the roof mounted satellite dishes should be concealed inside of partitions.

Current and forthcoming work.

Information about work in progress or planned to be completed at the fire station was not available for documentation in this report.

Recommendations for Further Research

Consideration can be given to conducting a structural investigation and analysis of the second-floor framing system to update information provided in the 1999 Wanderer structural assessment report. This updated investigation would provide information as to current conditions of the structural system to confirm whether deterioration has occurred since the previous study was completed. It would provide information about unknown structural conditions at the stairs and would be particularly important should the park wish to use the second level of the building for purposes other than limited occupancy.

According to the research of Mike Legeros, Atlanta fire historian, Fire Station No. 6 appears to be the only remaining station—of the original eight stations—constructed after the Civil War when Atlanta was becoming a modern American city and the infrastructure of the city was developing.¹⁶⁸ Fire Station No. 6 appears to be, in fact, the only nineteenth-century fire station left in the city. An early twentieth-century (1910) fire station at West Whitehall Street SW remains (as of 2013), but it

166. Lawliss, n.p.

167. Oral histories with NPS maintenance staff.

168. Legeros, n.p.

lacks integrity (its tower was demolished sometime after 1960).¹⁶⁹ Given the local firefighting history and significance of Fire Station No. 6, consideration should be given to regularly updating the building's local period of significance and to completing a more in-depth history of the development of modern Atlanta's fire infrastructure after the Civil War and the role of Fire Station No. 6 in that history.

Resilience to Natural Hazards

Although Martin Luther King, Jr. National Historical Park is located in urban Atlanta and is not sited in a coastal location, the park is still considered vulnerable to current and future threats associated with climate change. Increasingly frequent strong storms and heavy rainfall have been noted for several years in the southeastern United States. Studies of effects of climate change on the State of Georgia and the Atlanta area have also indicated a predicted significant rise in average temperatures, coupled with periods of intense rainfall and associated flooding.¹⁷⁰ However, the more significant threat to the region may be drought, together with increased water demand in the Atlanta region.

Weather- and climate-related threats to resources have already been felt in the Atlanta area. For example, in September 2004, the remnants of Hurricane Frances caused an estimated \$41 million of damage in the region, primarily from flooding. In 2007, a severe drought and the largest forest fire in over a century resulted in damage estimated at \$1 billion.¹⁷¹

Although threats are more immediate to coastal historical parks, inland historical parks similarly require identification of the resources anticipated to be threatened—both buildings and landscapes—and planning for protection as well as

mitigation in the face of increased storms resulting from climate change.

As loss of historic resource integrity may occur suddenly or slowly from conditions related to climate change, documentation is the first response to mitigate anticipated loss or diminishment, or to plan for the impacts associated with climate change. This Historic Structures Report, including the historical narrative condition assessment, and recommendations, together with photographs and measured drawings, is an important part of the documentation process.

As part of future efforts to build on and update the documentation provided in this Historic Structures Report, the National Park Service should consider such approaches as more detailed documentation resulting from new three-dimensional scanning technology, monitoring weather-related deterioration, updating emergency and disaster planning to address climate change-related issues, and strategic planning for mitigation of the effects of climate change on park resources. The latter may include special protection, documentation, and interpretation measures to address resources that are especially vulnerable to damage or loss due to climate change-related conditions.

In addition to threats to the historic resources, climate change will affect visitation patterns. A park-specific brief has been prepared on this issue, and notes the historical relationship between visitation and temperature, finding that temperature was a significant predictor of visitation. The brief further notes that understanding this relationship, and taking advantage of continued study, will help park management “adapt to the effects of climate

169 Ibid.

170. Judith Curry, “Local Warming: Consequences of Climate Change for Atlanta,” Georgia Tech University, accessed June 2017, http://curry.eas.gatech.edu/climate/pdf/atlanta_ev.pdf.

171. Ibid.

change and remain effective resource stewards while promoting visitor experience.”¹⁷²

Efforts conducted for Martin Luther King, Jr. National Historical Park will benefit from coordination with other planning and documentation projects to address effects of climate change under consideration or in the process of being implemented by the National Park Service in the Southeast Region. Future severe weather events, rising sea levels, and other impacts related to climate change should be anticipated and considered in planning for protection and maintenance of the site and its resources.

172. “Martin Luther King, Jr. National Historic Site: How might future warming affect visitation?” Park Visitation and Climate Change, Park-specific Brief (U.S. Department of the Interior, National Park Service, Natural Resource Stewardship & Science, 2016).

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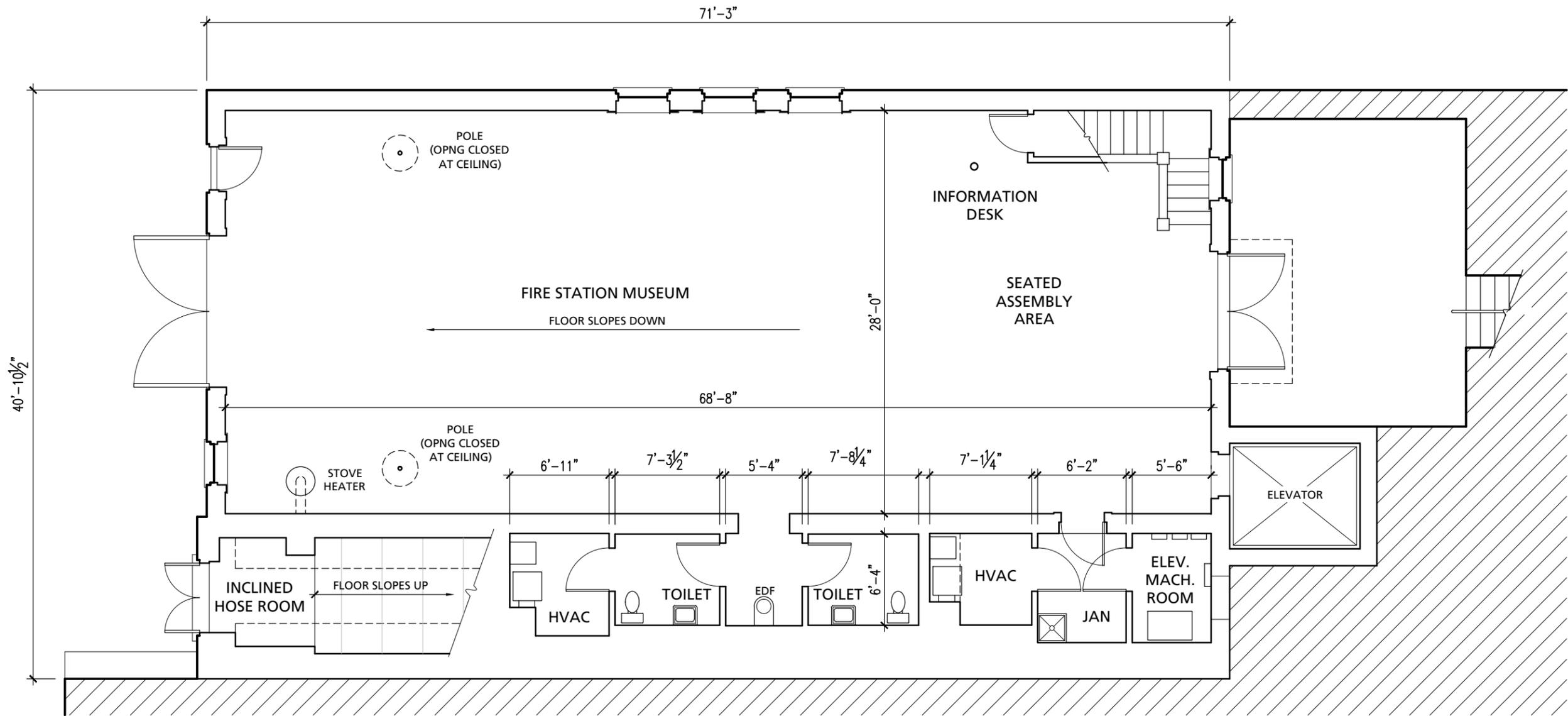
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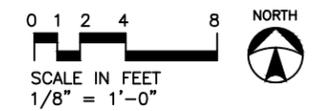
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Appendix A: Measured Drawings



FIRST FLOOR PLAN



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 U.S. DEPARTMENT OF THE INTERIOR
 SOUTHEAST REGIONAL OFFICE

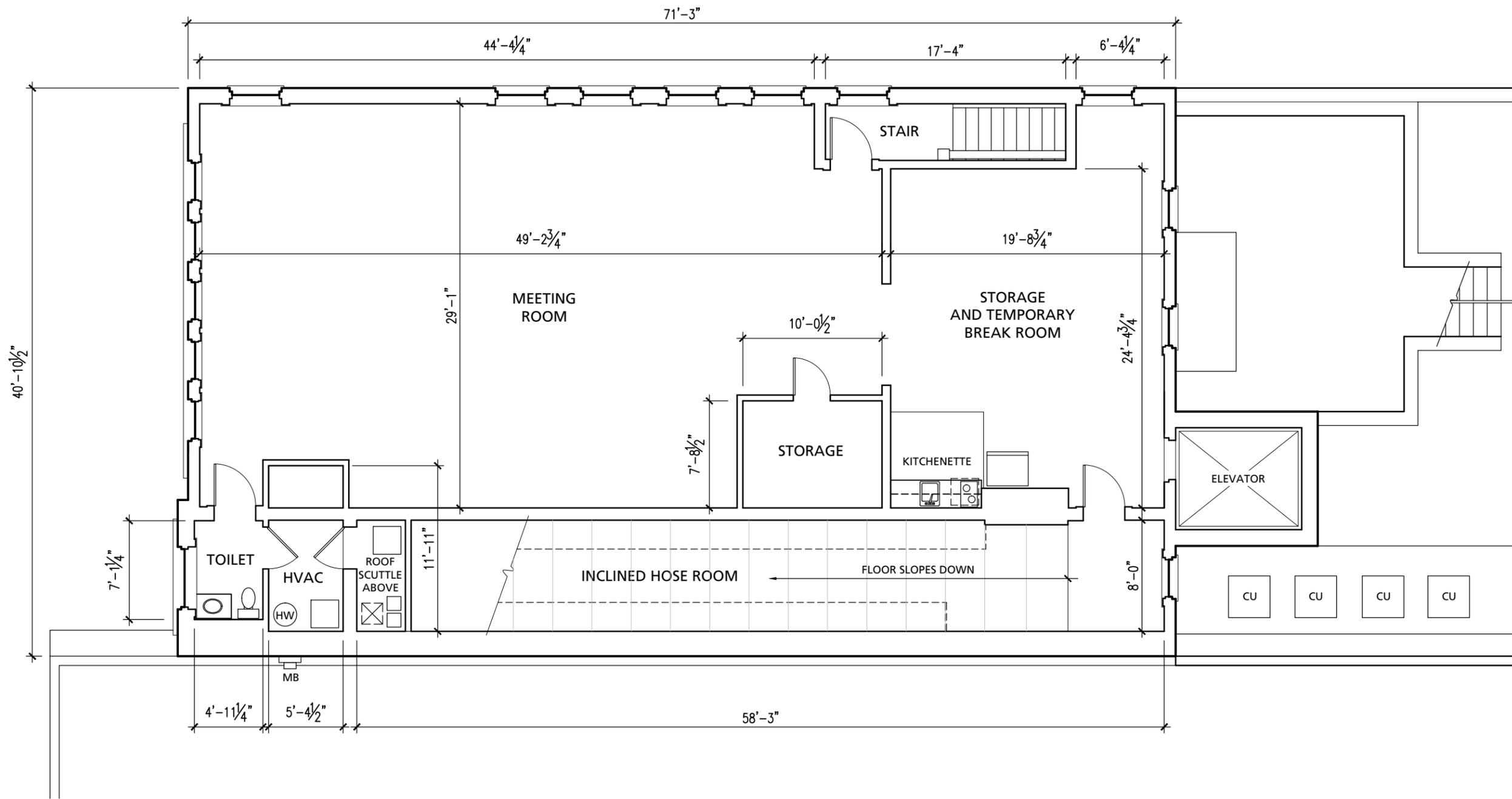
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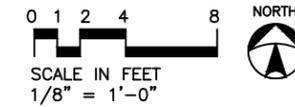
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HISTORIC STRUCTURE REPORT

SHEET
 1 OF 7



SECOND FLOOR PLAN



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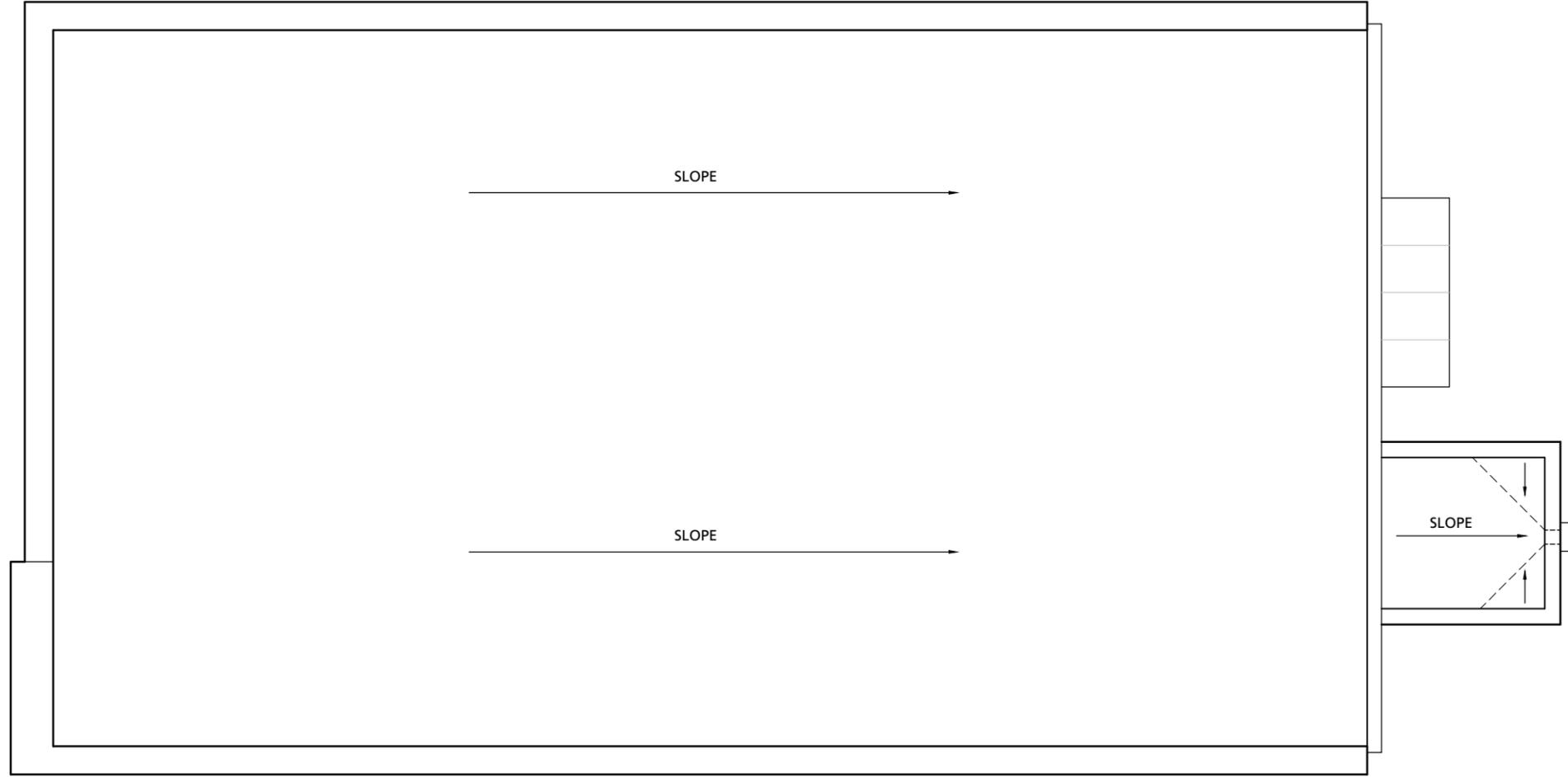
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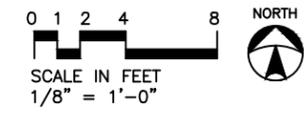
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HISTORIC STRUCTURE REPORT

SHEET
2 OF 7



ROOF PLAN



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U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

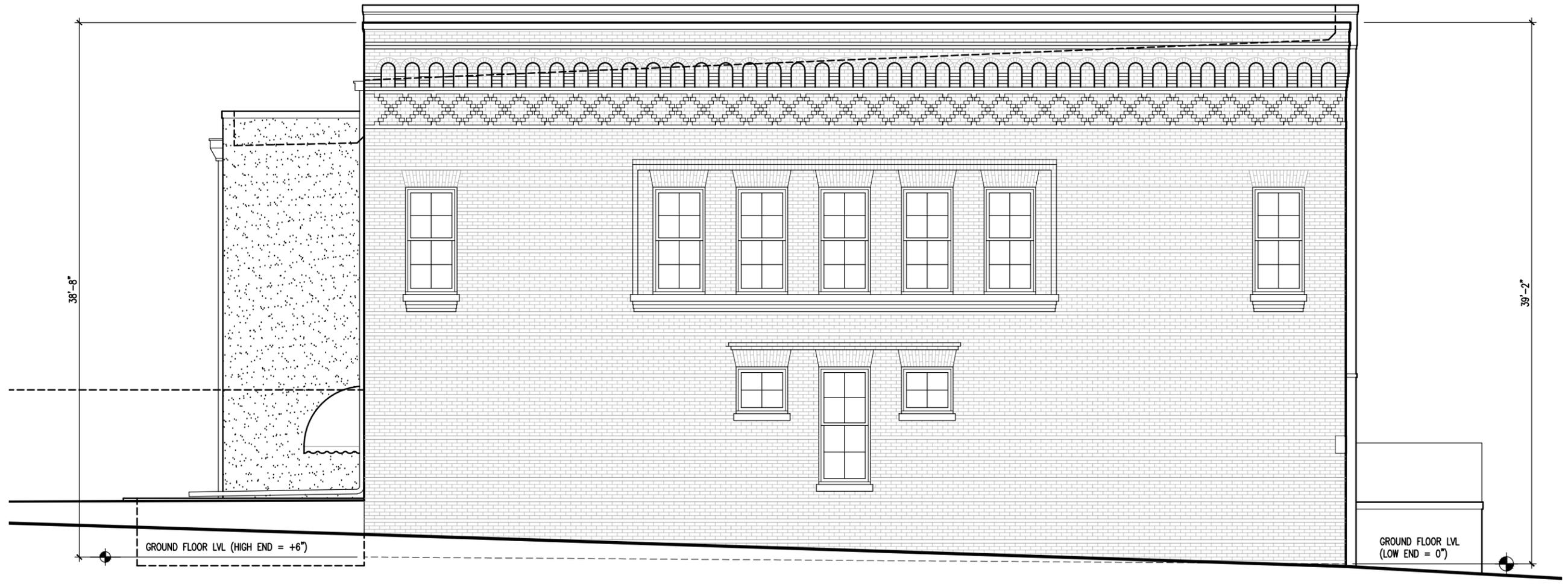
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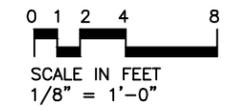
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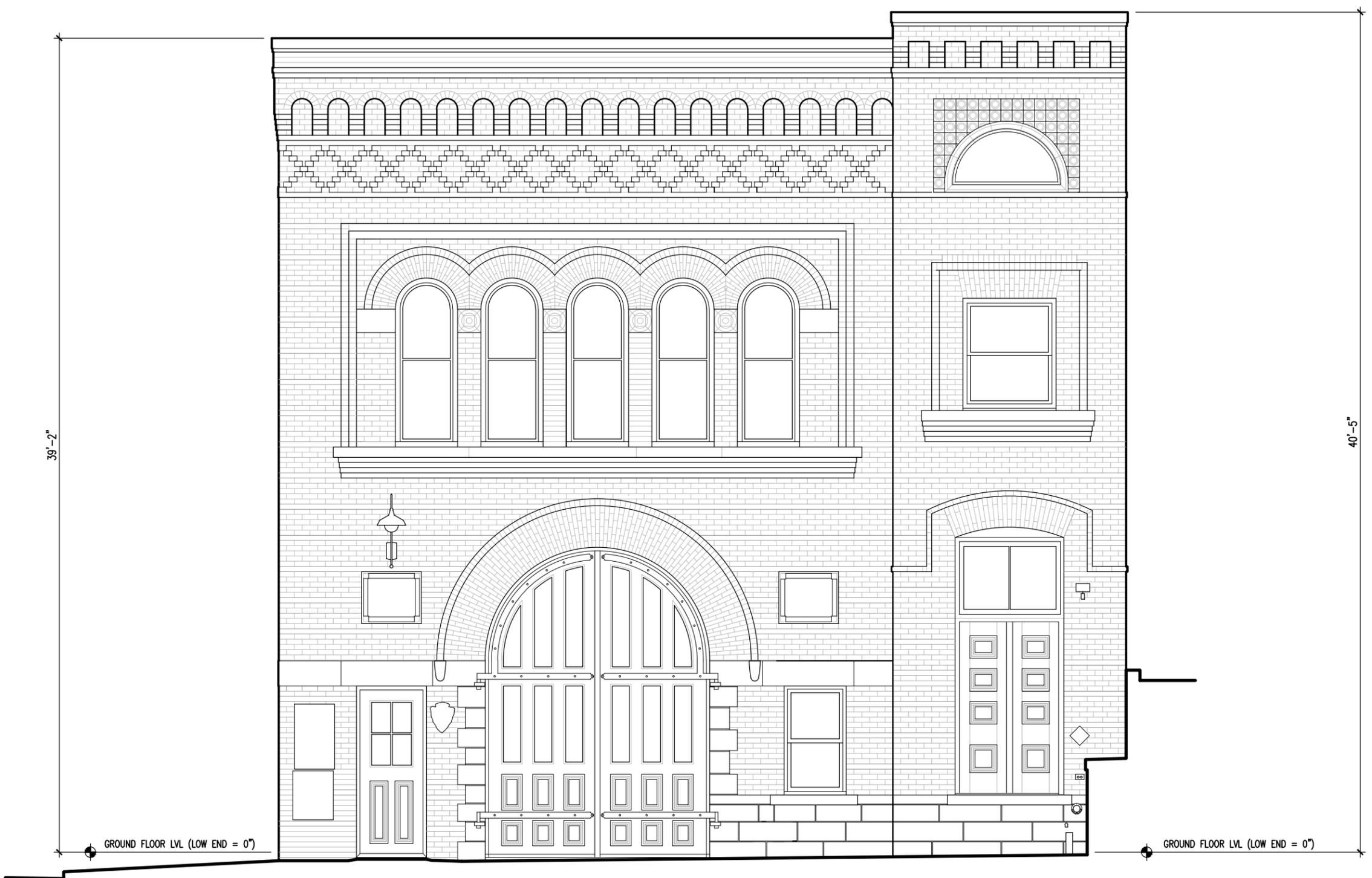
HISTORIC STRUCTURE REPORT

SHEET
3 OF 7



NORTH ELEVATION





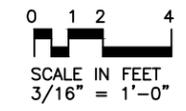
39'-2"

40'-5"

GROUND FLOOR LVL (LOW END = 0")

GROUND FLOOR LVL (LOW END = 0")

WEST ELEVATION



DRAWN BY: WFT, JANUARY 2018

NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

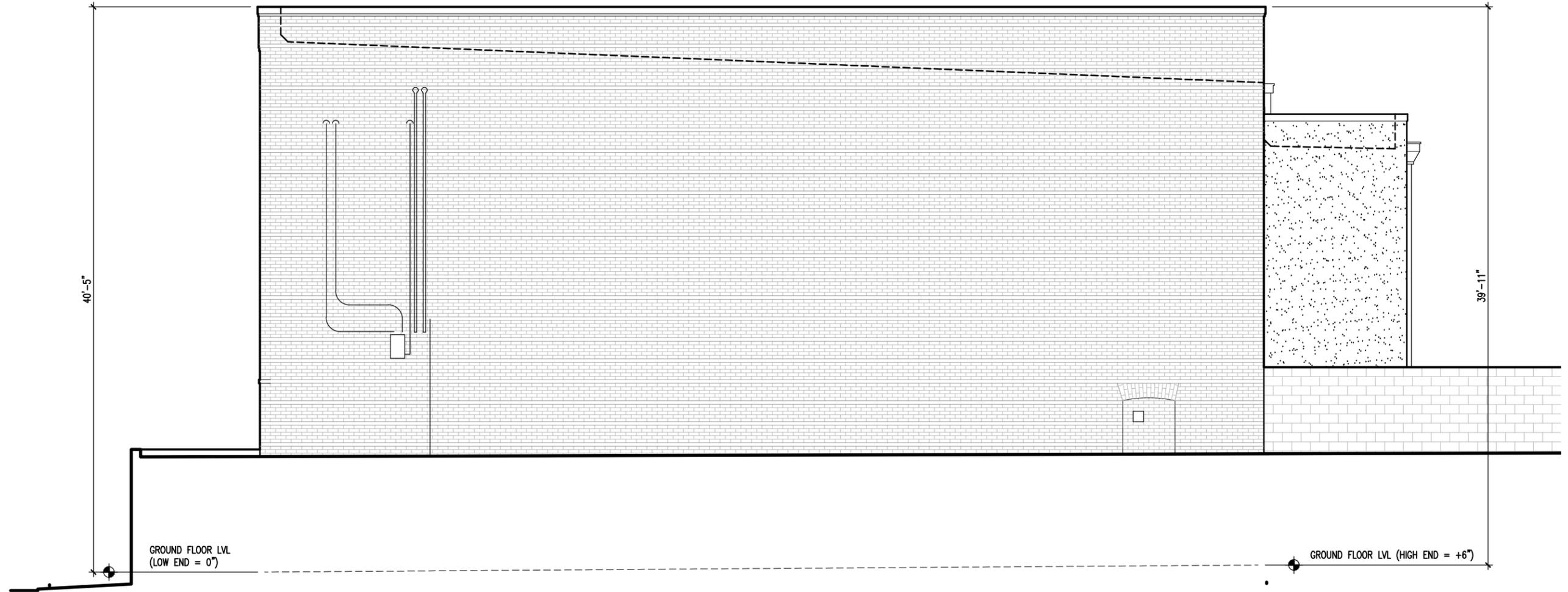
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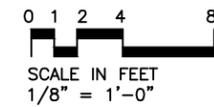
GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
5 of 7



SOUTH ELEVATION



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U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

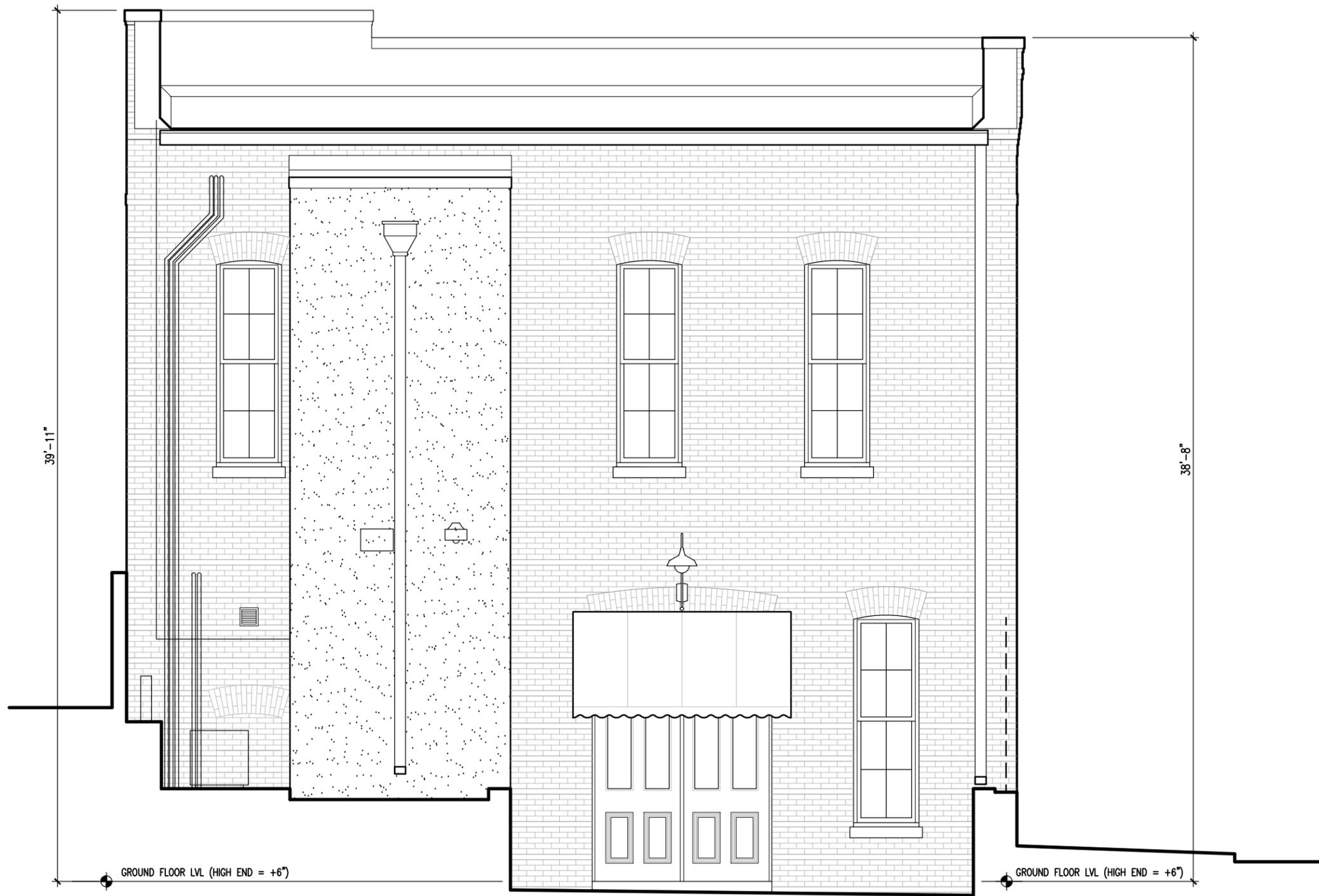
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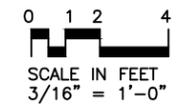
GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
6 OF 7



EAST ELEVATION



DRAWN BY: WFT, JANUARY 2018

NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

ATLANTA
FULTON COUNTY

39 BOULEVARD NE
MARTIN LUTHER KING JR. NATIONAL HISTORIC SITE

GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
7 OF 7

Appendix B: Hazardous Materials Survey Reports

A REPORT FOR A QUALITATIVE SURVEY
FOR
SUSPECT ASBESTOS-CONTAINING MATERIALS,
LEAD-CONTAINING MATERIALS
AND
HAZARDOUS MATERIALS AND UNIVERSAL WASTE AND OTHER
ENVIRONMENTAL CONDITIONS
OF
MARTIN LUTHER KING JR., NATIONAL HISTORIC SITE
HISTORIC FIRE STATION No. 6
39 BOULEVARD
ATLANTA, GEORGIA
MLK HSR PCI # 36145

Requested by

PANAMERICAN CONSULTANTS, INC.
149 NEEDLES COURT
NASHVILLE, TENNESSEE
TELEPHONE NO. (615) 232-3963

Prepared by

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.
P. O. Box 16485
Jackson, Mississippi 39236-6485
(601) 922-0766

HAZCLEAN Report No. 18.1813.01
January 2018

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Asbestos-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a facility Qualitative Survey to identify suspected Asbestos-Containing Materials (ACM) at Historic Fire Station No. 6, 39 Boulevard NE, Atlanta, Georgia at the Martin Luther King Jr., National Historic Site

Specifically, the scope of services rendered included the following:

Scope of Work:

1. Conduct a visual survey of the building interior spaces and exterior to identify suspect asbestos-containing building materials
2. Prepare a final report with observations and recommendations relating to the identified facilities' conditions.

2.0 SITE DESCRIPTION

HAZCLEAN, under the direction of Panamerican Consultants, Inc., Nashville, Tennessee conducted a site investigation on September 21, 2016 to identify suspected Asbestos-Containing Materials (ACM) at Historic Fire Station No. 6 at the Martin Luther King Jr., National Historic Site. The building is a two-story structure approximately 5400 square feet. The structure is a masonry veneer with a flat roof. The interior is wood, plaster and drywall finished.

3.0 DISCUSSION OF OBSERVATIONS

HAZCLEAN only identified building materials that were suspect to be asbestos-containing materials (ACM). No sampling or laboratory analysis was conducted on these suspect materials. Any suspect building materials that were newly installed without documentation of being asbestos free or no listed asbestos in the material safety data sheet (MSDS), safety data sheet (SDS) or manufactures data of specification will be considered Presumed Asbestos Containing Materials (PACM) until laboratory analysis confirms if asbestos is present or absent.

This is a public access building subject to compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The following summary of findings is based on the results from the physical observation during the field investigation and the S&ME reports:

1. **HAZCLEAN** presents the following table, summarizing the results of the asbestos-containing materials (ACM) survey:

Material	Location	Comment
Roofing System (new)	Roof	No documentation was provided to refute the presence of Asbestos.
Brick Mortar	Exterior	Original building material. No documentation was provided to refute the presence of Asbestos.
Interior Walls	Throughout	No documentation was provided to refute the presence of Asbestos or that ACM was installed during renovation.

It was understood that this building was renovated in 1996; however, there was no documentation provided to address previous asbestos inspections or abatement of asbestos-containing materials.

Inspection Report Limitations

This report shall not be used as a substitute for National Emission Standard for Hazardous Air Pollutant (NESHAP) thorough inspection prior to renovation of demolition activities (40 CFR Part 61 Subpart M)

According to the Environmental Protection Agency (EPA) any material containing greater than one percent (>1%) asbestos is considered ACM.

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations

The following recommendations are made concerning the suspect building materials located at Historic Fire Station No. 6 at the Martin Luther King Jr., National Historic Site.

1. **HAZCLEAN** recommends that prior to demolition or renovation of any of the listed suspect building materials that will be disturbed by these activities that a "thorough inspection" as referenced in NESHAP 40 CFR Part 61, Subpart M, be conducted by a Georgia Certified Asbestos Inspector. The inspector should sample the suspect materials and have them analyzed at an accredited National Institute of Standards and Technology (NIST) National Voluntary Laboratory Accreditation Program (NVLAP) laboratory to determine the absence or presence of asbestos in the building materials. Additionally, the Occupational Safety and Health Administration (OSHA) requires bulk sample analysis to declare that a material is not asbestos-containing (29 CFR 1910.1001 and 29 CFR 1926.1101).
2. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

Lead-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a facility survey to identify suspect lead-based paint and lead-containing materials at Historic Fire Station No. 6, 39 Boulevard NE, Atlanta, Georgia at the Martin Luther King Jr., National Historic Site.

Specifically, the scope of services rendered included the following:

Scope of Work:

1. Conduct a visual survey of the building interior spaces and exterior for suspect lead-based paint and lead-containing materials.
2. Prepare a final report with observations and recommendations relating to the facility conditions identified.

2.0 DISCUSSION OF OBSERVATIONS

HAZCLEAN presents the following table, summarizing the results of the lead-based paints survey:

Component	Location	Comment
Window Components	Perimeter walls (interior and exterior sides)	No documentation was provided to refute the presence of Lead-Based Paint
Door and Door Frames	Exterior and Interior	No documentation was provided to refute the presence of Lead-Based Paint
Interior Walls and Trim	Interior	No documentation was provided to refute the presence of Lead-Based Paint

Component	Location	Comment
Stairway Components	Interior	No documentation was provided to refute the presence of Lead-Based Paint
Cabinetry	Interior	No documentation was provided to refute the presence of Lead-Based Paint

It was understood that this building was renovated in 1996; however, there was no documentation provided to address previous LBP or LCM inspections or abatement of LBP or LCM.

This building is not a Target Housing, Child-Occupied Facility or pre-1978 Housing and is not subject to comply with Housing and Urban Development (HUD) 24 CFR Part 35 and USEPA 40 CFR Part 745. This building is subject to compliance with OSHA 29 CFR Part 1926.62 and 29 CFR 1910.1025.

3.0 SUMMARY OF RECOMMENDATIONS

The following recommendations are made concerning the building materials at Historic Fire Station No. 6 at the Martin Luther King Jr., National Historic Site.

1. **HAZCLEAN** recommends that prior to demolition or renovation of any of the listed suspect building materials that will be disturbed by these activities that an X-Ray Fluorescence (XRF) multi-spectrum analysis or laboratory paint-chip analysis confirm if lead is present or absent.
2. **HAZCLEAN** recommends that if any painted surfaces are confirmed to be LBP or LCM that all personnel performing work on the lead-containing materials be aware of the presence of lead and to implement the Occupational Safety and Health Administration (OSHA) safety measures. OSHA regulation 29 CFR 1910.1025 and 29 CFR 1926.62 establishes protection guidelines for workers who may be exposed to airborne lead, including a permissible exposure limit (PEL) for airborne lead particles averaged over an eight (8)-hour time-weighted average (TWA) period. OSHA has identified manual demolition of structures with lead content as

a potential health hazard in the Construction Safety and Health Outreach Program.

3. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

Hazardous Materials and Universal Waste and Other Environmental Conditions

1.0 INTRODUCTION

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a Qualitative Survey for potential hazardous waste and universal waste and environmental conditions identified at Historic Fire Station No. 6, 39 Boulevard NE, Atlanta, Georgia at the Martin Luther King Jr., National Historic Site.

This report presents the Findings and Recommendations of the Qualitative Assessment for Hazardous Materials and Universal Waste and Environmental Conditions.

Background:

As background information and an introduction into the qualitative survey proposed for the subject facility, the following sections describe **Hazardous Materials and the Universal Waste Rule (UWR) and the relationship with hazardous waste typically handled by the Resource Conservation and Recovery Act (RCRA).**

1.1 Hazardous Materials

Hazardous materials pose hazards and risks to humans, animals, and the environment and can be any substance or material that could adversely affect the safety of the public, handlers or carriers. Hazardous material professionals are responsible for and properly qualified to manage such materials at any point in their life-cycle, from process planning and development of new products; through manufacture, distribution and use; and to disposal, cleanup and remediation. Hazardous materials are defined and regulated in the United States primarily by laws and regulations administered by the U.S. Environmental Protection Agency (EPA), the U.S. Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (DOT), and the U.S. Nuclear Regulatory Commission (NRC). Each has its own definition of a "hazardous material."

OSHA's definition includes any substance or chemical which is a "health hazard" or "physical hazard," including: chemicals which are carcinogens, toxic agents, irritants, corrosives, sensitizers; agents which act on the hematopoietic system; agents which

damage the lungs, skin, eyes, or mucous membranes; chemicals which are combustible, explosive, flammable, oxidizers, pyrophorics, unstable-reactive or water-reactive; and chemicals which in the course of normal handling, use, or storage may produce or release dusts, gases, fumes, vapors, mists or smoke which may have any of the previously mentioned characteristics. (Full definitions can be found at 29 Code of Federal Regulations (CFR) 1910.1200.)

1.2 Universal Waste

The Universal Waste Rule (UWR) codified in Title 40 Code of Federal Regulations (CFR) Part 273, "Standards for Universal Waste Management," was promulgated by the Environmental Protection Agency (EPA) on 11 May 1995. The EPA developed the UWR to improve waste management practices of widely generated, low risk Resource Conservation and Recovery Act (RCRA) hazardous waste. Through streamlined RCRA waste management practices, the EPA intended to develop a system to separate "universal" hazardous waste from the municipal waste stream and ensure proper waste management.

The streamlined management established by the UWR provides relief from the full regulatory aspects of RCRA by simplifying collection and management requirements for universal waste. **In 1995, the EPA designated three types of hazardous waste as universal: batteries, pesticides, and thermostats. In 1999, the EPA added lamps to the list of universal waste and in 2005 EPA added Mercury-containing equipment which means a device or part of a device (including thermostats, but excluding batteries and lamps) that contains elemental mercury integral to its function.**

Although the UWR is less stringent than RCRA, EPA believes the rule encourages resource conservation and improves the implementation of RCRA. EPA developed the rule to facilitate and expand collection of universal waste, and hopes the rule will encourage unregulated entities to participate, further diverting these wastes from the municipal solid waste stream.

The following is the current list and definition of Universal Waste:

a. Batteries

A battery is defined in Title 40 CFR 273.9, "Definitions," as a device designed to receive, store, and deliver electric energy that consists of one or more electrically connected electrochemical cells. The term also includes an intact, unbroken battery from which the electrolyte has been removed. In short, many kinds/types of batteries are covered under the universal waste regulations as long as they are hazardous waste.

Spent lead-acid batteries, which are managed under Title 40 CFR Part 266, Subpart G, "Spent Lead-Acid Batteries Being Reclaimed," are exempt from universal waste regulations. However, if spent lead-acid batteries are not managed under Title 40 CFR Part 266, Subpart G, then they are subject to management under universal waste regulations.

b. Lamps

A lamp is defined as "the bulb or tube portion of an electric lighting device." Examples of common universal waste lamps include spent fluorescent, high intensity discharge, neon, mercury vapor, high pressure sodium, and metal halide lamps. As of 6 January 2000, any spent or waste lamp that is hazardous or exhibits one of the hazardous waste characteristics identified in Title 40 CFR Part 261, "Identification and Listing of Hazardous Wastes," is subject to regulation as a universal waste.

c. Pesticides

A pesticide means "any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest, or intended for use as a plant regulator, defoliant, or desiccant, other than animal drugs and feeds. Therefore, any unused pesticide products that are collected and managed as part of a waste pesticide collection/recall program mandated by the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), or a voluntary recall program, are subject to management under universal waste regulations. [Note: Recalled pesticides managed by farmers in compliance with Title 40 CFR Part 262, "Standards Applicable to Generators of Hazardous Wastes," Subpart G, "Farmers," are not subject to regulation as a universal waste.]

d. Mercury-Containing Equipment

Mercury-containing equipment means a device or part of a device (including thermostats, but excluding batteries and lamps) that contains elemental mercury integral to its function. A thermostat means "a temperature control device that contains metallic mercury in an ampule attached to a bimetal sensing element, and mercury-containing ampules that have been removed from these temperature control devices." A thermostat becomes a solid waste on the date it is discarded, at which time the generator must determine if the thermostat exhibits any hazardous waste characteristic: ignitability, corrosivity, reactivity, or toxicity. If thermostats are not waste, or are not determined to be hazardous wastes, they are not subject to universal waste regulations.

2.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN proposed to conduct a Qualitative Assessment for potential hazardous waste, universal waste and environmental conditions located at Historic Fire Station No. 6 at the Martin Luther King Jr., National Historic Site.

Specifically, the scope of services rendered for this project included the following:

Scope of Work:

1. Conduct a Qualitative Assessment to identify potential hazardous waste and universal waste and environmental conditions that may impact planned renovation and/or demolition activities.
2. Review all field, survey, and analytical data (if available) to provide a comprehensive facility assessment.
3. Prepare a final report with observations and recommendations relating to the qualitative assessment.

1.0 DISCUSSION OF FINDINGS

HAZCLEAN conducted a facility-wide Qualitative Survey to identify potential **Hazardous Materials, Universal Waste and Environmental Conditions** that may have an impact on planned renovation and/or demolition activities. The Findings are discussed below:

3.1 Hazardous Materials

HAZCLEAN conducted a limited survey to identify hazardous materials or areas with environmental concerns. The following materials and concerns were identified:

1. **HAZCLEAN** determined by site interview and a records search and verification of Georgia Environmental Protection Division records that one (1) 275-gallon underground storage tank (UST) was registered to the City of Atlanta as ID # 600366. There was a confirmed diesel fuel release and a No Further Action letter was issued on January 8, 1993. The tank was removed from the ground and is no longer on site.
2. **HAZCLEAN** did not observe areas of chemical/hazardous materials or waste storage in the form of bulk containers on the property.

3.2 Universal Waste

1. **HAZCLEAN** did not observe any batteries that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.
2. **HAZCLEAN** observed lamps as defined as a universal waste. The common universal waste lamps were noted throughout the facility included standard fluorescent lighting units. These units potentially contain mercury and appear to be in good condition; however, all fluorescent lighting units should be handled with caution when removing. **HAZCLEAN** could not access the light ballasts to determine if they are labeled as non - PCB (polychlorinated biphenyl).
3. **HAZCLEAN** did not observe any pesticides that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.
4. **HAZCLEAN** did not observe zone control thermostats that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations:

The following recommendations are made concerning universal waste and environmental conditions identified at Historic Fire Station No. 6, 39 Boulevard NE, Atlanta, Georgia at the Martin Luther King Jr., National Historic Site.

1. **HAZCLEAN** recommends that all bulbs (Lamps), fluorescent lights and ballasts be inspected to determine if they are labeled to contain mercury and or PCB's. If so, all bulbs, fluorescent lights and ballasts must be managed during renovation activities as provided in USEPA 40 CFR 273 Standards for Universal Waste Management. All other bulbs, lights and components may be recycled or disposed of as solid waste in accordance with 40 CFR Parts 260 and 261.
2. **HAZCLEAN** recommends that all mercury-containing equipment as defined by 40 CFR 273.4, including thermostats be inspected prior to renovation/demolition and all mercury-containing ampules be removed from these temperature control devices and be recycled or disposed of as a hazardous waste. Once the mercury-containing ampules have been removed and disposed of in accordance with Resource Conservation and Recovery Act (RCRA) as a hazardous waste, the thermostats can be recycled or disposed of as a solid waste and are not subject to universal waste regulations. Thermostat Recycling Corporation (TRC) is a national firm that facilitates the collection by HVAC wholesalers all brands of used, wall-mounted mercury-switch thermostats so that mercury can be purified for re-use.
3. **HAZCLEAN** recommends the development of abatement specifications or guidelines for the handling, recycling and/or disposal universal waste during renovation and/or demolition activities.

QUALIFYING STATEMENT

HAZCLEAN has prepared this report for the exclusive use of the client. The report and its findings, conclusions, and recommendations either in part or in its entirety are not to be used or relied on by any other party without prior consent by **HAZCLEAN, the Client or assigns**. The report format is proprietary to **HAZCLEAN**, having been designed, developed, and prepared by **HAZCLEAN** at great expense and the information is secret, confidential, unique, and constitutes the exclusive property of **HAZCLEAN** and shall not be used by any third party without the prior written consent of **HAZCLEAN**. Any use thereof, other than the sole benefit of **HAZCLEAN** or the client, shall be deemed wrongful and will cause irreparable injury to **HAZCLEAN**.

HAZCLEAN presents the findings, conclusions and recommendations, therein, which are based solely on the conditions observed during the inspection and analytical results. The client should be aware that methodologies, results, conclusions, recommendations, and any remediation protocol to be written are based partially upon decisions made by the client concerning the extent of project work to be conducted, and are the results of a limited sampling program conducted on a specific date(s). A different sampling program or samples taken at another time may have resulted in different conclusions, recommendations, and protocols. Additionally, **HAZCLEAN** does not make any representation or projection as to past conditions or future exposures and does not extend its findings to areas outside of the statistical representation of the completed investigation.

Historic Fire Station No. 6
Martin Luther King, Jr. National Historical Park
450 Auburn Avenue, NE
Atlanta, Georgia 30312
www.nps.gov/malu