

# Reid-Zachary House 497 Auburn Avenue

Martin Luther King, Jr.  
National Historical Park



## Historic Structure Report

2018

**JKOA**

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**497 Auburn Avenue**

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for

**Martin Luther King, Jr. National Historical Park**  
**Southeast Region, National Park Service**

by

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The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, at the Southeast Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in digital format through the IRMA Portal, Integrated Resource Management Applications, including the NPS Data Store, accessed at <https://irma.nps.gov/App/Reference/Welcome>, a website of the National Park Service.

2018  
Historic Structure Report  
Reid-Zachary House  
497 Auburn Avenue  
Martin Luther King, Jr. National Historical Park  
(MALU)

497 Auburn Avenue  
House: LCS#: 90010  
Shed/Garage: LCS#: 90052

Reid-Zachary House  
497 Auburn Avenue  
Martin Luther King, Jr. National Historical Park  
Historic Structure Report  
2018

Approved by: Judy Forte 4/16/18  
Superintendent, Martin Luther King, Jr. National Historical Park Date

Recommended by: Kathleen Bond 4/24/18  
(acting) Chief, Cultural Resources Partnerships & Science Division, Southeast Region Date

Recommended by: James Hall 4/26/2018  
Deputy Regional Director, Southeast Region Date

Approved by: Sarah Cypriand 4/27/2018  
for Regional Director, Southeast Region Date



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# Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team of the JKO firm who authored the report. The authors would like to thank the staff at the Martin Luther King, Jr. National Historical Park who assisted with the project, including Chief of Interpretation, Education and Cultural Resource Management Rebecca Karcher, then Acting Facility Manager Gina Belknap, Museum Technician Leah Berry, the Park staff who assisted with the inspection of historic structures, and Historical Architect Danita Brown, AIA of the Southeast Regional Office. We hope that this study will prove valuable to park management in ongoing efforts to preserve the historic structure, and to everyone in understanding and interpreting this unique resource.

Dan Scheidt, Chief  
Cultural Resources, Partnerships and Science Division  
Southeast Regional Office  
2018



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# Project Team

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Judy Forte, Superintendent  
Rebecca Karcher, Chief of Interpretation, Education and Cultural Resource Management  
Leah A. Berry, Museum Technician



Red oval shows location of the Reid-Zachary House within the Martin Luther King, Jr. National Historical Park (MALU), showing the 2017 boundaries. It is next door to the Birth Home and serves as the Park Bookstore.

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# Management Summary

This Historic Structure Report (HSR) documents the development, use, and current condition of the Reid-Zachary House at 497 Auburn Avenue in the Martin Luther King, Jr. National Historical Park (MALU). It examines options for potential uses and treatments. The National Park Service (NPS) will use this report to inform and guide its stewardship of this historic building.

The report is divided into two major segments, Part I: Developmental History, and Part II: Treatment & Use. Part I is organized into three sections that address in sequence the historical background and context of the Auburn Avenue neighborhood, a chronology of development and use of the Reid-Zachary House, and assessment of current condition.

Part II: Treatment and Use is divided into four sections which present the recommended “ultimate treatments and uses” for the houses, evaluate alternatives, and review the requirements that circumscribe them.

A bibliography follows Part II. The appendices contain scaled documentation drawings of the current floor, foundation, and roof plans of each double-shotgun house and typical architectural elements.

## Historical Overview

The city of Atlanta started in the 1820s as a railroad workcamp at the terminus of the Western and Atlantic railroad line to the Midwest. It became the rail hub of the South, its population nearly quadrupling in the decade before the Civil War. During the war, it was burned, and rail lines wrecked, but it rebuilt to become a center of political and economic power. The black population also prospered, leading to worsened race relations and strict segregation that affected Atlanta’s development patterns. A black commercial area grew east of downtown on Auburn Avenue, near a white residential area,



Figure M1. Martin Luther King, Jr., photographed in 1939 at age 10 when he was living at 501 Auburn Avenue, next door to 497 Auburn.

but after the Race Riot of 1906, whites fled to other parts of the city, and in 1909-1910, the street shifted from white owners and tenants to black owners and tenants. The neighborhood became a diverse mix of African-American professionals and workers, owners and tenants, large houses and small.

While the commercial area known as Sweet Auburn flourished, residential Auburn Avenue soon declined. In 1917, the Great Fire burned across 300 acres of Atlanta, causing many African Americans to move. The city’s west side attracted the more well-to-do, leaving behind a less diverse, poorer neighborhood. By the time Morris Brown College left in 1932, few middle-class residents remained. Houses were subdivided, and ever-poorer tenants lived in shotgun houses. By 1941, Martin Luther King, Sr., who lived next door to 497 Auburn Avenue, said the area was “running down” and moved his family a few blocks away.

## 497 Auburn Avenue

The house at 497 Auburn Avenue (originally 381) was built for Elizabeth H. Walker, who sold the property to Mrs. Sarah J. Kelly in 1904. Both were white, typical of owners at that time before the neighborhood shifted from white to black residents in 1909.

City directories indicate the Walkers took in boarders, beginning at least as early as 1901 with a coworker of Elizabeth Walker's husband Joseph, and a succession of boarders throughout the Walkers' short ownership. Sarah Kelly also took in boarders.

With the shift in neighborhood demographics, the house was sold to Daniel W. Reid, an African American in 1909. African-American occupancy of the house continued for nearly a century, including the period when it was owned by the Martin Luther King, Jr. Center for Nonviolent Social Change, until 1999, when the National Park Service began much-needed repairs. The house is next door to the Birth Home, and has served as the bookstore and gift shop for MALUS) since October 2010.

The Reids lived in the house for twenty years, giving the adjoining Reid's Alley its name, and made changes to the house, in part to provide more space. They expanded an original back ell and replaced the wood shingle roof with composition, probably the roll roofing found during later work. Lucius and Maggie Zachary bought the house in 1930. The Zacharys took in boarders and probably in the 1930s added an exterior entrance on the east side of the house adjacent to the King family's house next door.

A new owner in 1954 became the first in over half a century who did not occupy the house, instead renting several apartments and making associated changes. A bathroom was added to the first floor, changing the Zacharys' east door to a window, and an additional shed room was added at the back of the ell.

In 1980, the King Center bought the property and continued its rental use during NPS planning for the Park. The 1986 Management Plan called for the Birth-Home Block to represent the period of significance, 1929-1941. The superintendent



Figure M2. Interior showing removal of original fabric. (MALU collection of 2005-2010 photographs)



Figure M3. Bookstore and gift shop occupy most of the main level.

recognized the significance of the rear ell and its attached shed rooms, and the 1995 Cultural Landscape Report placed high significance on the back yard, calling it “a one-of-a-kind landscape remnant on the Birth-Home Block,” especially significant because it is next door to the Birth Home. The yard was similar to others when Martin was a boy there. The yard, its important fence and gate, and border trees helped define Reid’s Alley and shaded the adjacent row of double shotguns to the west.

The Park Service acquired the property in 1998 and began a two-phased rehabilitation that addressed the poor condition of the house; however, the rear ell and its attached rooms were removed and all landscape elements of the back yard destroyed. Much of the historic fabric was removed from the interior, and the floor plan was reworked for use as a bookstore and gift shop on the main level, with office space on the second floor. The house was opened to the public in 2010.

The project introduced a number of non-conforming architectural elements to the exterior and interior that do not match the remaining original historic fabric. Other changes to the exterior included modifications of the design of historic doors and windows of the ell, and the introduction of a large wheelchair ramp at the rear.



Figure M4. Rear elevation with wheelchair ramp and altered fenestration.

## Methodology

This HSR, which complies with NPS-28 guidelines, offers a comprehensive, scholarly assessment of the house and shed/garage’s history, fabric, and current physical condition.

Our findings and recommendations for preservation of the house rely on research of primary and secondary sources, early photographs, maps, oral histories, correlated with our physical investigation of extant building fabric.

In accordance with the NPS provision for “limited” historical research, we relied for the most part on primary and secondary research conducted in Park archives, though additional primary records were studied in local and online collections. Oral histories were conducted with longtime Park staff and others. Building archaeology was a critical component of identifying the scope and time frame of various changes. Ultimately, however, the scarcity of documentation led us to conduct additional primary research to gain an adequate understanding of the site’s history.

History itself hampers investigations of African-American history. Early public records reflect what was deemed worthy of recording at the time; city directories and even the Census are known for errors about, and omissions of, not only individual African Americans but entire streets with black concentrations, and houses in alleys are often overlooked entirely. At least city directories identify race; deeds rarely do.

Our discussion of background and context was aided by our 2013 HSR on 530 Auburn Avenue and several Auburn Avenue HSRs we prepared concurrent with this project. Secondary sources generally concentrated on the development of Atlanta, the history of its African-American communities, the rise and decline of the commercial Sweet Auburn neighborhood, and the distinct rise and decline of the Auburn Avenue residential neighborhood. Additional secondary research addressed the Civil Rights Movement and the life and work of Martin Luther King, Jr. We consulted books, both of the period and contemporary; NPS publications and websites; other published or printed studies and reports; periodicals; and newspapers. Some are in digital format online.

Physical investigation of the buildings to determine their evolutionary histories was a large component of the work. It included features and details such as framing methods and materials, the relationship of finish treatments, the variety of siding, ghost marks, and the stylistic differences of architectural elements and utility services' components. These physical investigations were integrated with documentary research in a correlative approach to determine how the buildings were used and adapted over their history and to understand the people involved.

The firm of Joseph K. Oppermann–Architect, P.A. (JKOA) prepared this HSR. The project team included Joseph K. Oppermann, FAIA, historical architect and principal-in-charge; Christopher M. Woollard, Associate AIA, historical architect and lead investigator; Langdon E. Oppermann, architectural historian/planner; and Laura Phillips, architectural historian. This team researched, investigated, and documented these buildings and wrote this HSR. The interdisciplinary approach broadens the understanding of the history and conditions, aiding the development of appropriate treatment recommendations.

An initial visit to the site and Park archives was made September 11-16, 2016. Park documents and photographs were gathered with the considerable help of Park staff. Building measurements were compiled using manual measuring tape, a carpenter's ruler, digital camera, and digital Leica Disto laser distance meter. General photographic field-reference documentation was prepared using digital cameras. Detailed field drawings were made and, upon return to the office, used to create digitized AutoCAD drawings of foundation, first floor, second floor, and roof plans of the house, and a sampling of architectural trim. AutoCAD drawings of the foundation, floor and roof plans of the shed/garage were also prepared. The digitized floor plans became the base documents on which the physical condition and evolutionary phases of the buildings were recorded.

During a follow-up site visit, November 15-18, 2016, standard assessment methodology was used to survey the condition of each exterior feature and each interior room, itemizing features and elements and photographing them in detail. Visual observation of surface conditions, supplemented with a 20-power magnification loupe and

Protimeter BLD 2000 moisture meter, were used to assess the physical condition of building materials. In accordance with the NPS scope of work, no building system components were tested, and no invasive investigation methods were employed. Tape measure and digital cameras were used to record the size, characteristics, location, and condition of components.

## Findings

The archival research and field investigations brought a better understanding of both the physical evolution of the house over time and its current condition.

The house appears much as it did when it was first constructed ca. 1900. Documentation of modification is scarce, especially of the later phases. Most of the information was gathered from the building fabric itself through building archaeology. Our combined research has guided our recommendations for treatment in the following section.

This parcel of property so near the Birth Home is critical as a backdrop to the story of Dr. King's youth. It can educate the public about the socioeconomic diversity of residents in Dr. King's neighborhood, and has the potential to help them understand the use and importance of yards (both landscape elements and outbuildings) during the period of significance. In its current state, the building site has lost many character-defining features from the historic period.

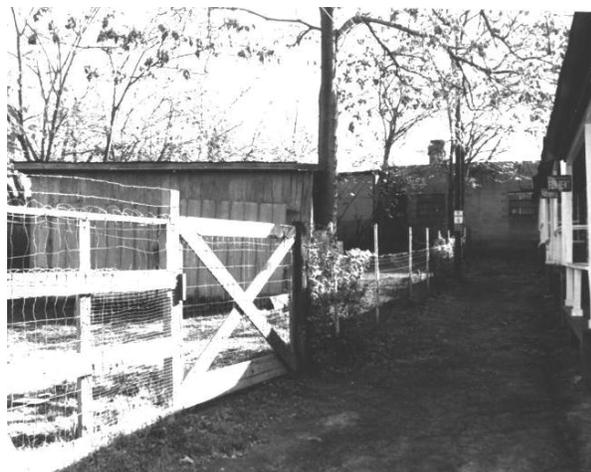


Figure M5. Fence with gate leading to back yard from Reid's Alley. Both were recognized as highly significant in the CLR. (*Cultural Landscape Report*, 1995, p. B-4)

## Recommended Treatments and Uses

Recommendations for treatment and use of the Reid-Zachary House echo the strategies outlined in the Park's 1986 General Management Plan (GMP) and its 2011 Long-Range Interpretive Plan (LRIP):

*The Recommended Ultimate Treatment for the exteriors of both the house and shed/garage of 497 Auburn Avenue is Restoration to the period of Dr. King's youth, 1929-1941.*

*The Recommended Ultimate Uses for the house are bookstore on the first floor and offices on the second floor.*

*The Recommended Ultimate Use for the shed/garage is storage space.*

*The Recommended Ultimate Use for the dwelling with restored exterior and interior is interpretation of its historic role in the neighborhood Dr. King knew in his youth.*

Recommended specific actions to support these treatments and uses include:

### General Recommendations

- Consult regularly with the NPS SER Climate Change, Socioeconomics, and Adaptation Coordinator to inform management policies.
- Use results from climate-change studies, such as "Protected area tourism in a changing climate: Will visitation at US national parks warm up or overheat?" (Fisichelli, Schuurman, Monahan, & Ziesler, 2015), to inform management decisions.

### Recommendations for the Site

- Prepare and maintain a Site Drainage Log. Use reduced drawings of the Topo Survey to mark, at the very least, the direction of runoff and the approximate size and location of pooling runoff during storms. Retain the marked survey sheets, so they can be correlated with weather data.
- Observe the site's drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from both buildings, adding fill where erosion

occurs, and modifying the grade to prevent pooling.

- Secure clearance from an archaeologist before commencing work that might require ground disturbance.
- Reassess the site for route options for the handicapped to minimize the negative effect on the historic character of the site.
- Use the CLR to guide site treatment.

### Recommendations for Gutters and Downspouts

- Reinstall gutters and downspouts matching the design of the period of significance as verified in historic documentation.
- Coordinate the installation with site grading, if any, especially along the east side yard.

### Recommendations for Front Chimney

- Repoint chimney at attic level matching period pointing techniques using mortar formulated according to mortar analysis.

The modern wood handicap ramp at the rear of the house and the cast concrete pathway leading to it from the front sidewalk were installed after 2007, and after the historically significant configuration of the rear ell had been altered. While the ramp and pathway are functional, they limit the interpretive possibilities of the house and yard at 497 Auburn Avenue, the double-shotgun houses at 493ABC next door, and the historic alley between them. Other options for handicap accessibility are widely available in today's market. These provide an opportunity for robust interpretive options with regard to the period of significance, and can improve the visitor experience for guests with disabilities.

### Recommendations for Maintaining Accessibility, while Expanding Interpretation of the House and Site

- Discrete accessibility options are available that allow handicap access to the front of the house without visual intrusion. A compact outdoor commercial wheelchair lift, a stationary platform with a small footprint designed to vertically raise a wheelchair and its occupant like an elevator, could be placed at the west side of the front porch, where it could be accessed from the front part of the alley with minimum modification to the

existing historic fabric of the house or site. It would use a portion of the existing concrete pathway, and be easily concealed with the addition of historic shrubbery to the yard, as recommended by the CLR. Such a design would minimize the visual impact of the lift on the historic front facade of 497 Auburn Avenue and historic streetscape as a whole.

- The porch railing on the west side of the porch could be hinged to serve as a gate allowing wheelchair access to the front porch and the threshold at the front doorway could be modified to allow wheelchair access through the front door. This meets “Universal Access” goals, providing all visitors, regardless of ambulatory ability, the same experience at the house and bookstore.
- Reconsideration of design options, including removal of the current ramp and the majority of the concrete pathway provides an opportunity for expanded interpretation of the period of significance. It would allow a return to an historically appropriate design of the rear ell. It would facilitate restoration of the historic alley accessing both the back yard and the double-shotgun houses at 493ABC Auburn Avenue. It would aid in the restoration of the historic and critically significant design of the back yard as outlined in the CLR and recommended in the 2017 Foundation Document.

#### **Recommendations for Rear Chimney**

- Use physical and photographic evidence to reconstruct stack of rear chimney above roof line in order to reestablish the historic roof configuration, even if unable to continue stack to the rooms below.

#### **Recommendations for Roofing**

- Remove current fiberglass shingles (front porch) and three-tab asphalt shingles (main roof) and install asphalt roll roofing.
- Reflash chimneys with the material and in the pattern of the historic period as determined by physical and photographic evidence.

#### **Recommendations for the Rear Ell**

- Replace, according to physical evidence and photo-documentation, the dormer windows and two south windows with windows of historically appropriate size and design.

- After removal of wheelchair ramp, reconstruct, according to physical evidence and photo-documentation, the back porch and shed additions that were present during the period of significance.
- Reconstruct, according to physical evidence and photo-documentation, the rear entrance doorway and door in the appropriate location.

#### **Recommendations for Exterior Doors and Windows**

- At the reconstructed rear doorway of appropriate size, install a reproduction screen door based on physical evidence and photo-documentation.
- Install window screens at each window based on physical evidence and photo-documentation.

#### **Recommendations for Exterior and Interior Millwork**

- Replace non-conforming interior and exterior millwork with historically accurate designs as documented in this report.
- Replace modern hardware with historically appropriate designs as based on physical evidence and photo-documentation.

#### **Recommendations for Historic Paints & Finishes**

- Prepare a comprehensive analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, faux finishes, varnishes and wallpapers. Include archived as well as *in situ* elements.

#### **Recommendations for the Shed/Garage**

The building was disassembled and repaired with new and salvaged materials in 2011. Contrary to the recommendation of the 1995 CLR, the building was not documented prior to this work. Nonetheless, this building is an important site feature of what was determined to be in 1995 one of the most intact and well-documented back yards in the district.

When the building was disassembled and repaired, important and documented character-defining features were removed.

Historic photographs show soffits on all four sides of the roof. When the roof was rebuilt, only the soffits on the front and the back facades were retained, leaving the siding on the other two elevations unnecessarily exposed to potential water damage.

**Recommendations for the Shed/Garage**

- Preserve all remaining historic and salvage material.
- When the time comes to replace the roof, rebuild the soffits on the east and west sides of the structure as shown in historic images. Adding back these soffits will improve the historic character of the building and help protect the remaining historic siding from water damage.



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# Administrative Data

## Locational Data

*Building Name:* Reid-Zachary House

*Location:* 497 Auburn Avenue, Atlanta  
Martin Luther King, Jr. National Historical Park

*County:* Fulton County

*State:* Georgia

## Real Property Information

*Acquisition Date:* 1998

## Numbering Information

*LCS ID:* House: 90010  
Shed/Garage: 90052

## Size Information

House:

*Total Floor Area:* 2,380 square feet ±

*Roof Area:* 2,062 square feet ±

*Number of Stories:* 2

*Number of Rooms:* 15

*Number of Bathrooms:* 1

Shed/Garage:

*Total Floor Area:* 358 square feet ±

*Roof Area:* 440 square feet ±

## Cultural Resource Data

*National Register Status:* Contributing structures in National Historic Landmark district  
Listed in National Register 1974  
Designated Historic Landmark 1977  
Additional Documentation accepted 1994  
Boundary Increase 2001

*Period of Significance:* 1929-1941

## Proposed Treatment

*The Recommended Ultimate Treatment for the exteriors of both the house and shed/garage of 497 Auburn Avenue is Restoration to the period of Dr. King's youth, 1929-1941.*

*The Recommended Ultimate Uses for the house are bookstore on the first floor and offices on the second floor.*

*The Recommended Ultimate Use for the shed/garage is storage space.*

*The Recommended Ultimate Use for the dwelling with restored exterior and interior is interpretation of its historic role in the neighborhood Dr. King knew in his youth.*

## Related NPS Studies

- Ambrose, Andy, Vincent Fort, Alexa Henderson, Dean Rowley, Carole Stevens, and Barbara Taggart. *Historic Resource Study, Auburn Avenue Community of Atlanta, 1865-1930*. National Park Service, n.d.
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# I.A Historical Background and Context

Constructed ca. 1900 in a developing block of Auburn Avenue, at that time a white, middle-class residential neighborhood, the two-story Queen Anne house at 497 Auburn Avenue was soon occupied by African Americans, and remained a residence until its purchase by the National Park Service in 1998. It is currently used as a bookstore and offices. The house is closely associated with Civil Rights leader Martin Luther King, Jr., who grew up next door and would have known the house and yard during his childhood. The house and its garage are contributing buildings in the Martin Luther King, Jr. Historic District, a National Historic Landmark district, and the City of Atlanta's Martin Luther King, Jr. Landmark Historic District.

## Founding and Growth of Atlanta

From the start, Atlanta differed sharply from the plantation economy of the South. Railroads sparked its rapid growth, and its leaders were business and railroad men rather than planter aristocracy.

Development began slowly. In 1826, a possible rail route was surveyed to run from Milledgeville, the centrally-located capital of Georgia, to the future site of Chattanooga, Tennessee. Ten years later, Georgia's General Assembly authorized construction of the Western & Atlantic Railroad (W&A) to link the state to Chattanooga and beyond to the Midwest. Both the Georgia Railroad and the Monroe Railroad joined the W&A at its terminus,<sup>1</sup> leading W&A contractor John J. Thrasher to open shelters for a workers' camp there. Atlanta thus started as a bawdy railroad workcamp at the end of the rail line, informally

1. "Everybody's Cousin: John J. Thrasher was one of Atlanta's Founders and Most Colorful Figures," *Georgia Historical Quarterly*, Summer 2000; [www.bsu.edu/web/dsumner/Professional/JohnJThrasher.htm](http://www.bsu.edu/web/dsumner/Professional/JohnJThrasher.htm).

named Terminus. In 1839, Thrasher and a partner opened a general store, the first store in Terminus, at a site "near the peg marking the planned terminus of the Western & Atlantic Railroad."<sup>2</sup> The area was known as Thrasherville for several years.<sup>3</sup>

John Thrasher later recounted the town's beginnings:

When I arrived in this place in 1839, the country was entirely covered by forest. There was but one house here at the time. . . . First one moved in from the country and then another until we had a right smart little town. The people around here were very poor. There were a great many of the women who wore no shoes at all. We had dirt floors in our homes. There was a man named Johnson in the store with me, and the firm was Johnson and Thrasher. That was the only store in the place at the time.<sup>4</sup>

2. Text of highway marker for Thrasherville. GHM 060-173, Georgia Historical Commission 1992.

3. "Everybody's Cousin."

4. *Ibid.*, John J. Thrasher, speaking at a 24 April 1871 meeting of the Atlanta Pioneer and Historic Society.



Figure A1. Atlanta railroad yards, 1864. ([www.shorpy.com/node/4759/](http://www.shorpy.com/node/4759/))

In 1842, as new rail lines approached from the east and south, the terminus point was moved to a new site; the new village was named Marthasville in honor of the daughter of former Governor Wilson Lumpkin, who was instrumental in bringing railroads to the area. Marthasville was incorporated in 1843, but reincorporated as the town of Atlanta in 1845 and the city of Atlanta in 1847.<sup>5</sup>

Atlanta quickly became a major railroad hub, and its population grew accordingly. By 1850, the Atlanta census showed a population of 2,750, including 493 enslaved Africans and 18 free blacks. Three years later, Fulton County was created with Atlanta as the county seat. The following year the city was laid out in five wards, the Fourth Ward comprising the area that includes Auburn Avenue and the Martin Luther King, Jr. National Historical Park.<sup>6</sup>

By 1860, just before the Civil War, the city's population had almost quadrupled to 9,000; twenty percent were black. Growth halted during the war, and in May 1864, Union General William T. Sherman invaded Georgia from the northwest. Later that year, he forced Atlanta citizens to evacuate; his armies wrecked the railroad tracks and burned the city before continuing their march to the sea.<sup>7</sup>

## Reconstruction and its Aftermath

The Confederacy collapsed in 1865 as the Union took control of the entire South, starting a period of forced military Reconstruction. The new Atlanta City Council later that year promised to apply laws equally, regardless of race, and the city's first school for black children opened downtown in an old church on Armstrong Street. Though not yet recognized as citizens by the United States government, black residents were authorized to serve on juries, and 28 were elected to the state legislature.<sup>8</sup>

5. Ibid. The terminus was moved to land donated by Lemuel P. Grant, a railroad employee.

6. The area became known as the *Old Fourth Ward* after abolition of the ward system in 1954.

7. National Park Service, "Atlanta: African American Experience," [www.nps.gov/nr/travel/atlanta/africanamerican.htm](http://www.nps.gov/nr/travel/atlanta/africanamerican.htm).

8. Ibid. In 1868, the 14th Amendment guaranteed citizenship to former slaves.



**Figure A2.** Union soldiers wrecking the railroads in 1864. (Library of Congress B8184-10488)

Rebuilding of the burned city started with the population's return, even before the war's end in 1865. Atlanta remained the hub of three of the South's most important rail lines, and the 1868 move of the state capital from Milledgeville to Atlanta solidified the shift of the South's political and economic power from the now stagnant coastal ports of Charleston and Savannah.<sup>9</sup> Sharecroppers and those formerly enslaved came from surrounding areas until, by 1870, the black population of Atlanta surged to 46 percent of its 22,000 residents.<sup>10</sup>

Chiefly because of the railroad industry, and in contrast to most of the South, Atlanta's businesses grew throughout the 1870s. The rail center attracted new entrepreneurs, and the new era provided jobs and opportunities.

Reconstruction ended in 1877. With a population of 37,500 in 1880, Atlanta had become one of the fifty largest cities in the United States and the largest between Richmond and New Orleans.<sup>11</sup>

Growth and expansion continued through the 1880s and 1890s. The black population alone soared to 35,000 by 1900.<sup>12</sup> Race relations became more strained with each decade as the white power structure, feeling threatened, created a social system to separate the races. In *The Strange Career*

9. National Park Service, "Atlanta: Industrial Atlanta," [www.nps.gov/nr/travel/atlanta/industrial.htm](http://www.nps.gov/nr/travel/atlanta/industrial.htm).

10. "Atlanta: African American Experience."

11. "Atlanta: Industrial Atlanta."

12. New Georgia Encyclopedia, [www.georgiaencyclopedia.org](http://www.georgiaencyclopedia.org). Overall population was 89,000 in 1900 and 150,000 in 1910.



**Figure A3.** Horse car on Peachtree Street, 1882. (Wikimediacommons.com)

of *Jim Crow*, C. Vann Woodward explains, “Jim Crow laws were initiated by white politicians in the South to circumscribe black voting rights and to exclude them from participation in various social arenas which would have to be shared with white people.”<sup>13</sup>

In the 1890s as new Jim Crow laws were introduced on a regular basis, the US Supreme Court handed down its infamous 1896 ruling in *Plessy v. Ferguson*, firmly establishing the “separate but equal” doctrine. Erasing Reconstruction efforts, the justices ruled that states could exclude “the colored race” from first-class railroad cars.<sup>14</sup> The decision legitimized earlier practices in the South, and greater segregation of private businesses, public spaces, and strict social customs quickly followed.

Housing patterns in Atlanta also became more racially segregated as new transportation methods allowed outward expansion. Horse-drawn streetcars in 1871, joined by steam and electric streetcars in the late 1880s, led to the development of exclusive, predominantly white suburbs such as Inman Park, boasting paved streets and electric lights. Wealthy whites left the center of the city for the suburbs, widening the social gulf between classes and further separating the races. Auburn Avenue was one of these residential developments for whites that grew away from the city’s commercial center.

13. Woodward, *The Strange Career of Jim Crow*, 3<sup>rd</sup> rev. ed. (New York: Oxford University Press, 1974), n7.

14. Supreme Court opinion, *Plessy v. Ferguson*, Legal Information Institute, <https://www.law.cornell.edu/supremecourt/text/163/537>.

## The Race Riot of 1906

Atlanta’s success increased job competition among black and white workers: working class whites feared losing their jobs to lesser-paid black laborers. At the same time, wealthier whites feared the rise of a black middle class, and were especially uncomfortable as African Americans entered politics and established successful businesses.<sup>15</sup> Numerous laws were passed to disenfranchise blacks and further restrict their civil rights, effectively confining them to the lowest status and most menial jobs. Despite Atlanta’s urban character, it was among the more segregated and socially stratified cities in the nation.<sup>16</sup>

Despite rigorously enforced segregation, racial disquietude was intense at the turn of the century. Tensions increased with the gubernatorial election of 1906, when two powerful white men, Hoke Smith and Clark Howell, competed for the Democratic nomination. Smith ran on a platform of black disenfranchisement and appealed to white fears of black domination.<sup>17</sup> Both Smith and Howell sought to revoke black voting rights, and both had strong influence over the press, Smith as a publisher of the *Atlanta Journal*, and Howell as editor of the *Atlanta Constitution*. Each used his newspaper to provoke white anxieties. In articles with startling headlines, they attacked black saloons and bars and published sensational stories of black sexual violence against white women. The *Atlanta Journal*’s inflammatory editorials about a “Reign of Terror” incited white fear in part to benefit Smith’s campaign.

Other newspapers printed similar stories. The *Atlanta Evening News* editor applauded lynchings and beatings. This climate triggered a bloody riot in 1906 when, in September, a mob of several thousand whites attacked blacks and their properties.<sup>18</sup> The State Militia was called as violence erupted across all of the city. The riot lasted four days, with twenty black men and women killed the first day. Total estimates range from 25 to 80 deaths.<sup>19</sup>

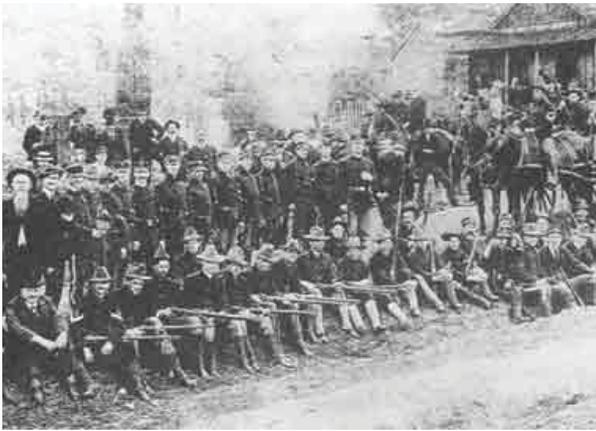
15. “Atlanta Race Riot of 1906,” New Georgia Encyclopedia, [georgiaencyclopedia.org](http://georgiaencyclopedia.org).

16. New Georgia Encyclopedia.

17. Dewey W. Grantham, *Hoke Smith and the Politics of the New South* (Baton Rouge: LSU Press, 1967), p. 178.

18. Kevin M. Kruse, *White Flight: Atlanta and the Making of Modern Conservatism* (Princeton University Press, 2005), 14.

19. Clarissa Myrick-Harris, “The 1906 Atlanta Race Riot: An Explanatory Timeline,” [www.oneworldarchives.org/CMH\\_Coalition\\_Timeline.pdf](http://www.oneworldarchives.org/CMH_Coalition_Timeline.pdf). New Georgia Encyclopedia.



**Figure A4.** The State Militia, called to restore order during the 1906 riot. ("Sweet Auburn Avenue, Triumph of the Spirit," [sweetauburn.us/rings/racერიოტ.htm](http://sweetauburn.us/rings/racერიოტ.htm))

The riot made international headlines and threatened Atlanta's image as a thriving New South city. On September 25, as soon as the riot ended, leaders of both the black and white communities met to discuss how to restore Atlanta's image, but hundreds of African Americans left the city.

The riot further separated the races in Atlanta. As white hostility increased after this event, white landlords raised rents for black tenants in downtown spaces, forcing out both existing and potential tenants. African Americans recognized the need to develop their own communities and began moving their stores and services east to Auburn Avenue between Courtland and Jackson Streets.

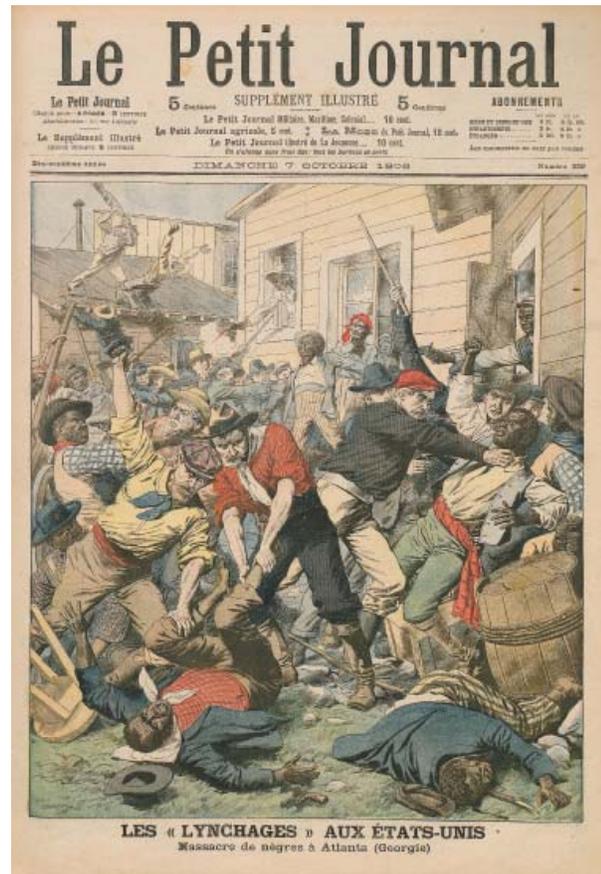
A few black men had earlier opened businesses on that part of Auburn Avenue (then named Wheat Street). In the 1880s, David T. Howard operated a funeral home, one of the first successful black businesses in the city.<sup>20</sup> In 1891, H.A. Hagler started the *People's Advocate* newspaper in the Auburn community.<sup>21</sup> The same year, the Atlanta Loan and Trust Company was established. By 1900, the census showed ten black businesses and two black professionals on Auburn Avenue.<sup>22</sup>

As the area flourished, whites began to leave for other parts of the city. The street experienced continued growth, becoming the business, cultural, and social hub of the black community.

20. Dan Moore, Sr., *Sweet Auburn, Street of Pride, A Pictorial History* (self-published, nd). The name was changed to Auburn Avenue in 1893.

21. *Ibid.*

22. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta, 1900-1960* (National Park Service, MLK, Jr. National Historic Site, 1983), p.9.



**Figure A5.** French newspaper devotes full front page to the riot. (*Le Petit Journal*, 7 October 1906)

## An Emerging Middle Class

Atlanta's rapid expansion provided jobs at all socioeconomic levels, not only for whites but for African Americans as well. Despite the oppressive and discriminatory conditions that sought to confine them to industrial or menial jobs, African Americans achieved success and prominence as they established businesses, entered professions, and provided services to improve their community.

Educational opportunities for African Americans were also developing. Atlanta University had been founded just after the Civil War in 1865 by the American Missionary Association (AMA), an abolitionist group interested in educating black freedmen and promoting racial equality. Assisted by the federal Freedmen's Bureau, it was among eleven colleges founded by the AMA. The school trained black teachers and librarians and by the 1870s, granted bachelor's degrees.<sup>23</sup>

23. In 1929, the university joined a consortium later known as the Atlanta University Center with Morehouse College and Spelman College. Clara M. DeBoer, "Blacks and the

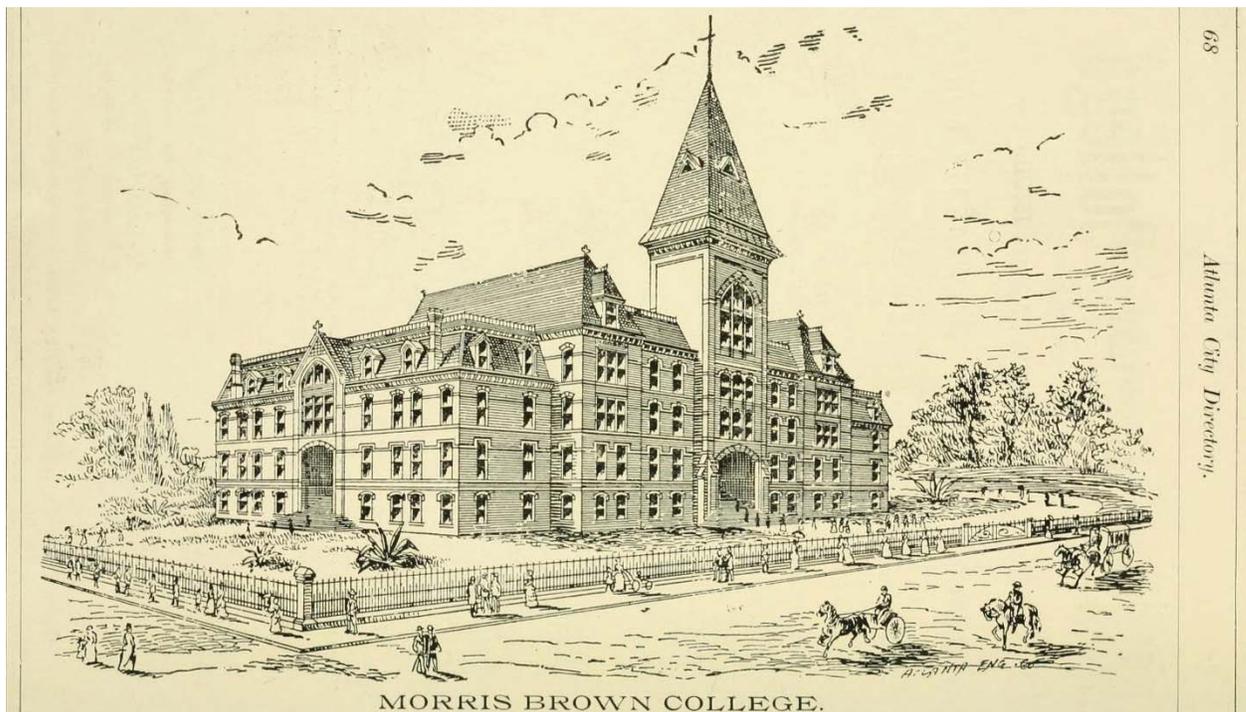


Figure A6. Morris Brown College as depicted in 1892 Atlanta city directory.

In 1885, Morris Brown College opened in Atlanta's Fourth Ward on the corner of Boulevard and Houston Streets near Auburn Avenue, founded by the nearby Big Bethel AME Church. It was the first Georgia educational institution established and funded by African Americans. As its website states, "The College at that time was largely dependent upon a denomination whose constituency was primarily unskilled, untrained, and economically unstable."<sup>24</sup> At the same time, Atlanta was developing a national reputation as an area of unusual possibility for blacks, and became home to a prosperous and growing black middle class drawn from throughout the South.

Among those who moved to Atlanta was Henry Rutherford Butler. Born in North Carolina, he attended Lincoln University and graduated from Meharry Medical College in Nashville in 1890. He moved first to Atlanta as a physician and in 1895, studied at Harvard to specialize in children's diseases and surgery. In 1897, at Atlanta's First Congregational Church, Butler, with Dr. Thomas H. Slater and others, organized the National Medical Association.

American Missionary Association," United Church of Christ, 1973, [www.ucc.org/about-us/hidden-histories/blacks-and-the-american.html](http://www.ucc.org/about-us/hidden-histories/blacks-and-the-american.html).

24. Morris Brown College, "Our College History," [www.morrisbrown.edu](http://www.morrisbrown.edu).

Butler was active in the Masons and in 1911, published a history of black masons, entitled *The History of Masonry Among the Colored Men in Georgia*. He was also the first black columnist for the *Atlanta Constitution*, a white paper, contributing "What the Colored People are Doing."<sup>25</sup>

Like Butler, Thomas H. Slater attended Meharry and came to Atlanta as a physician. Slater was the medical director of the black-owned Standard Life Insurance Company of Atlanta.<sup>26</sup> Physicians Slater and Butler are both listed in the 1919 edition of *The National Cyclopedia of the Colored Race*.<sup>27</sup>

Wesley C. Redding was an African-American bank teller serving the black customers of one of Atlanta's white banks. In the 1890s, he helped establish the first black hotel, located on the northeast corner of Auburn and Bell, and served as its manager. He became a founder and president of the 1891 Atlanta Loan and Trust Company.<sup>28</sup> He is said to have been the first black man to move into the white residential section of Wheat Street (later Auburn Avenue), buying a house east of Jackson Street in 1884.<sup>29</sup>

25. The Most Worshipful Prince Hall Grand Lodge of Georgia, College Park, Ga., <http://mwphglga.org>.

26. Advertisement for Standard Life in *The Crisis*, November 1913. *The Crisis* was the official publication of the NAACP.

27. *Lincoln University Herald*, February 1921.

28. Henderson, and Walker, *The Thriving Hub*, p. 8.

29. Moore, *Sweet Auburn, Pictorial History*.



**Figure A7.** Alonzo Herndon with his wife Adrienne and son Norris. (The Herndon Foundation)

Businessman and politician Henry A. Rucker was born a slave and became a barber serving white men. He attended Atlanta University, was a delegate to the 1880 Republican National Convention in Chicago, and was appointed Collector of Internal Revenue for the District of Georgia by President William McKinley, serving for 14 years from 1896 to 1910. Rucker built Atlanta's first African-American office building in 1904, the Rucker Building on Auburn Avenue.<sup>30</sup>

Perhaps the most notable story is that of former slave Alonzo F. Herndon. He left a sharecropping family and, like Rucker, studied barbering, eventually owning a string of barbershops in downtown Atlanta serving white patrons. One was said to be elegant with marble floors and a chandelier.<sup>31</sup> Herndon invested in real estate and by 1900 was the largest black property owner in Atlanta. He later founded the Atlanta Life Insurance Company on Auburn Avenue and became Atlanta's first black millionaire.<sup>32</sup>

Auburn Avenue thrived, with businesses generally west of Jackson Street and residences east.<sup>33</sup> In

30. Atlanta History Center, <http://ftp.atlantahistorycenter.com/MSS/MSS%20400-499/MSS%20468.pdf>.

31. *Ibid.*

32. National Park Service, "Atlanta: Herndon Home," [www.nps.gov/nr/travel/atlanta/her.htm](http://www.nps.gov/nr/travel/atlanta/her.htm). The company was first named the Atlanta Mutual Insurance Association.

33. Blythe et al., *Historic Resource Study*, p. 19.



**Figure A8.** John Wesley Dobbs (1882-1961). ([www.georgiaencyclopedia.org](http://www.georgiaencyclopedia.org))

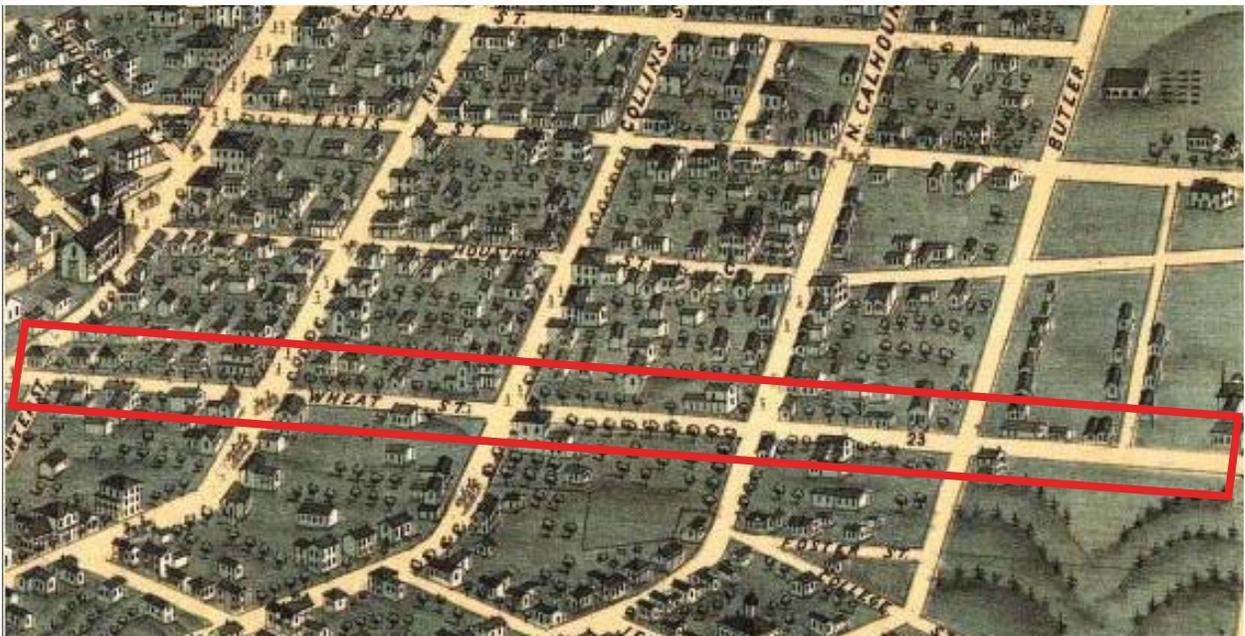
the commercial section, small businesses, such as groceries and cleaners, operated next to banks and large insurance companies.

By 1920, Auburn Avenue was already a widely known, vigorous black commercial, residential, and religious community, and became increasingly so. In 1930, operating from Courtland Street east to Randolph were an African-American bank, six insurance companies, fourteen realtors, four drugstores, two hotels, a branch library, three churches, several restaurants and entertainment places, and other black firms and establishments.<sup>34</sup> In 1926, the *Atlanta Independent* claimed, "Auburn is not just a street: it is an institution with influence and power not only among Georgians but American Negroes everywhere. It is the heart of Negro big business, a result of Negro cooperation and evidence of Negro possibility."<sup>35</sup>

Together with businesses, several service-oriented associations were organized here, and church congregations increased. The area was dubbed "Sweet Auburn" by John Wesley Dobbs, a respected civil and political leader known as the Mayor of Auburn Avenue.<sup>35</sup> The name stuck as Sweet Auburn became recognized as one of the

34. Ambrose et al., *Historic Resource Study, Auburn Avenue Community of Atlanta 1865-1930*, introduction.

35. Dobbs was a social activist who helped to organize the Negro Voters League in the 1940s. He and his family lived on Houston Street near Auburn Avenue.



**Figure A9.** Albert Ruger's Bird's-Eye View of Atlanta, 1871. Rectangle shows Wheat Street. (Kenan Research Center, Atlanta History Center)

more significant black commercial districts in the United States.

Dobbs and others were members of the Prince Hall Masons, Georgia's most influential black Masons. In 1937 the Prince Hall Masonic Temple was built on Auburn Avenue. Among the businesses housed there were radio station WERD, which in 1949 became the first broadcast station owned and operated by African Americans, and the Madam C.J. Walker Beauty Shoppe. Walker was an African-American entrepreneur who developed a nationwide business, operating out of Indianapolis. The business continued after her death in 1919, and opened one of its salons in Atlanta.<sup>36</sup>

## Residential Development of Auburn Avenue

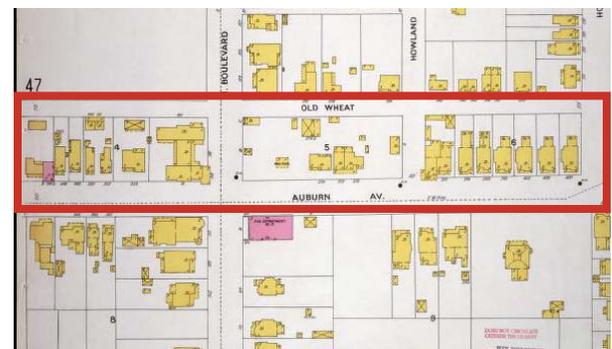
Auburn Avenue's residential use began long before Sweet Auburn. Named for Augustus M. Wheat, a local merchant, it opened as Wheat Street as early as 1853; the first ethnic population was German American.<sup>37</sup>

36. WERD oral history interviews, Auburn Avenue Research Library. David Garrow, *Bearing the Cross: Martin Luther King, Jr., and the Southern Christian Leadership Conference* (New York: William Morrow, 1986). "The Madame C.J. Walker Museum," [www.atlantapreservationcenter.com/event\\_detail?id=1489](http://www.atlantapreservationcenter.com/event_detail?id=1489)

37. Henderson and Walker, *The Thriving Hub*, p. 5; Moore, *Sweet Auburn, Pictorial History*.

Wheat Street is depicted on several early maps. The first is an 1871 Bird's Eye map of Atlanta, showing the street only to Fort Street with scattered residential structures extending east past Butler (*Fig. A9*). A series of Sanborn Fire Insurance Maps traces the street's development eastward from its main business district at the intersection of Peachtree Street. In 1884, a horsecar line ran from the central business district along Pryor Street to Wheat Street and along Wheat to Jackson Street, then north on Jackson.<sup>38</sup> Two years later, the 1886 Sanborn Map shows Wheat Street to Ivy (now Peachtree Center). By 1892, the map covers the newly named Auburn Avenue extending three blocks further east. The 1899 Sanborn Map shows Auburn Avenue all the way to Howell Street (*Fig. A10*). The progress of development

38. National Register nomination (1994), section 7, p. 2.



**Figure A10.** Sanborn Map 1899, p. 48. Rectangle shows Auburn Avenue and Old Wheat Street.

can be attributed, in part, to electrification of the streetcars starting in 1889.<sup>39</sup>

The street developed as a white neighborhood. After petitions from residents to change the name, the city council on 17 April 1893 approved the change to Auburn Avenue. The change apparently was anticipated when city directories and the Sanborn Map listed Auburn Avenue in 1892.<sup>40</sup>

Lined with elms and sycamores, the street was characterized by fashionable houses and smaller houses for the less well-to-do. Most residences were owned and occupied by whites, though the 1890 city directory shows 52 African Americans living among them.<sup>41</sup>

The Race Riot of 1906 contributed to changes in the city and on Auburn Avenue. A remarkable turnover occurred in 1909-1910 as the black population grew. White residents left the neighborhood, replaced by affluent middle-class African Americans who moved in almost immediately. By 1909, African Americans who owned or rented houses on Auburn Avenue outnumbered whites 117 to 74.<sup>42</sup> A year later, the neighborhood's makeup had become almost completely African American.

The house at 501 Auburn Avenue was bought in 1909 by the Reverend Adam Daniel Williams. He was the grandfather of Martin Luther King, Jr., who would be born in that house twenty years later.

In the 1910s, the now-black neighborhood was socially and economically diverse, home to professionals, service workers, and laborers. The houses were similarly diverse; several double shotguns—duplexes—had been built in 1905 near single-family dwellings at the corner of Boulevard, and more multifamily residences were built between 1911 and 1928 behind Auburn Avenue and on side streets and alleys. Small stores shared the blocks between Jackson and Howell Streets with these dwellings.<sup>43</sup>

39. Lucy A. Lawliss, *Cultural Landscape Report: Birth Home Block. Martin Luther King, Jr. National Historic Site*. (Cultural Resources Planning Division, SERO, NPS, 1995), p. 13; Blythe et al., *Historic Resource Study*, p. 57.  
40. Mason, Herman "Skip," Jr. *Going Against the Wind* (Atlanta: APEX Museum, 1992), p. 28; city directory.  
41. Henderson and Walker, *The Thriving Hub*, pp. 5-6.  
42. Blythe et al., *Historic Resource Study*, p. 18.  
43. *Ibid.*, pp. 58, 60.

Between 1910 and 1930, the commercial part of Auburn Avenue remained robust, but the black residential area began to decline. In May 1917, Atlanta's Great Fire burned across 300 acres of Atlanta, including much of the Fourth Ward. Spread by a strong southern wind, the fire broke out at a store near the corner of Fort and Decatur Streets, then raged northeasterly through parts of the main residential area around Auburn Avenue.<sup>44</sup> By the time the fire was extinguished it had consumed a large part of the Fourth Ward, burning the blocks west and north of Ebenezer Baptist Church, destroying nearly 2,000 buildings and leaving 10,000 people homeless, most of them African Americans.<sup>45</sup> The devastation caused many black residents to relocate to the city's west side, where land was more available and where a thriving black community had developed around Atlanta University.

Other factors contributed to the changing face of the neighborhood. Morris Brown College left the neighborhood in 1932 for the west side where buildings were made available by Atlanta University. In part a result of this move and in part due to overcrowding in the Auburn Avenue neighborhood, many professionals and the more affluent African Americans also moved west.<sup>46</sup>

44. "The Atlanta Fire," [www.gpb.org/georgiastories/videos/atlanta\\_fire](http://www.gpb.org/georgiastories/videos/atlanta_fire).

45. "Industrial Atlanta," [www.nps.gov/nr/travel/atlanta/text.htm#whd](http://www.nps.gov/nr/travel/atlanta/text.htm#whd). The fire delayed completion of Ebenezer Baptist Church, which was rebuilt starting in 1920. Large open spaces left by the fire include the area now home to the King Memorial.

46. Blythe et al., *Historic Resource Study*, pp. 20-21. Atlanta



**Figure A11.** The Great Fire burning through northeast Atlanta, 1917. (Atlanta Housing Authority)

These moves left Auburn Avenue with a less diverse population.<sup>47</sup> By 1930, few middle-class families remained, and the neighborhood suffered greatly from the Depression.<sup>48</sup> In the 1930s, during the period of significance of the Birth-Home Block, several single-family dwellings on Auburn Avenue were subdivided into apartments as fewer remained occupied by their owners. Between 1930 and 1950, the street became home to an increasingly poor working-class population of tenants.

By 1939 the neighborhood was in severe decline. In that year, the New Deal's Works Projects Administration (WPA) completed a *Real Property Survey of Atlanta* that gives an indication of the worsening physical condition of houses on the block. Its figures show that in the "Birth-Home Block," only 13 percent of the buildings were owner-occupied, and 67 percent were "in need of major repairs or unfit for use." The north side of the street between Hogue and Howell Streets, where 530 Auburn is located, fared better. Even so, only 36 percent of those houses were owner-occupied and almost one quarter required major repairs.<sup>49</sup>

The 1940 census reported that three-fourths of the dwelling units in the National Historic Site lacked a private bath,<sup>50</sup> reflecting their subdivision into multifamily units and boarding houses, and the diminishing socioeconomic status of their occupants. By the next year, "running down" was the way Martin Luther King, Sr. described the block when he moved his family to Boulevard several blocks away. Martin Luther King, Jr. was twelve years old.<sup>51</sup>

Distinct from the failing residential section, the commercial part of Auburn Avenue had its heyday from the 1930s through the 1950s. A 1956 article in *Fortune* cited it as "the richest Negro street in the world," pointing to the wealth and achievement of its businesses, including the Atlanta Life Insurance Company, Mutual Federal Savings and Loan Association, and the Citizens Trust Company.<sup>52</sup>

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University Center Consortium, Inc., [www.aucenter.edu/history.php](http://www.aucenter.edu/history.php).

47. Lawliss, *Cultural Landscape Report*, p. 13.

48. Blythe et al., *Historic Resource Study*, p. 60.

49. In contrast, one block west where double shotguns predominated, 92 percent of buildings were in need of major repairs. Lawliss, *Cultural Landscape Report*, p. 14 and note 12.

50. Ambrose et al., *Historic Resource Study, Auburn Avenue Community*, pt. 1, pp. 2-33.

51. Stephen B. Gates, *Let the Trumpet Sound: The Life of Martin Luther King, Jr.* (New York: Mentor, 1985), p. 12. The Boulevard house was later demolished. The family kept their association with Ebenezer Baptist Church.

52. Emmet John Hughes, "The Negro's New Economic Life,"



Figure A12. Registering to vote, 1946. (conservapedia.com)

## Martin Luther King, Jr. and the Civil Rights Movement

The federal laws passed in the 1860s and 1870s during Reconstruction granted blacks certain freedoms, including training for employment as skilled artisans through the 1890s. Political changes near the end of the century slashed these gains as white supremacy laws were restored in Georgia. Disenfranchising measures set back the move towards racial equality for several generations, increasingly restricting opportunities after 1900.

A Civil Rights Movement gradually formed in response to Jim Crow laws. The National Association for the Advancement of Colored People (NAACP) was formed in 1909 and opened its Atlanta branch in 1917 with offices in the Odd Fellows Building on Auburn Avenue.<sup>53</sup> The struggle for equality and integration was well underway by 1947 when John Wesley Dobbs and Austin Walden established the Atlanta Negro Voters League.<sup>54</sup> Dobbs had coined the name Sweet Auburn, and through voter registration, he was to "make it even sweeter."<sup>55</sup>

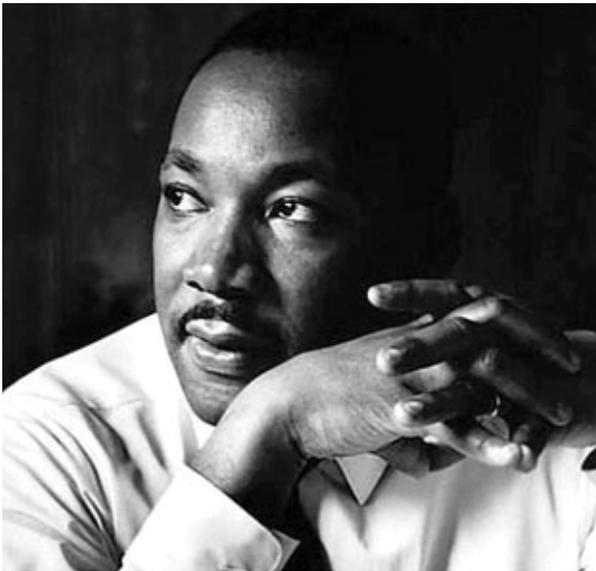
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*Fortune*, 54 (September 1956), p. 248.

53. Moore, *Sweet Auburn, Pictorial History*.

54. *Ibid.*

55. "Sweet Auburn Avenue, Triumph of the Spirit," [www.sweetauburn.us](http://www.sweetauburn.us).



**Figure A13.** Martin Luther King, Jr. (*Seattle Times*, <http://old.seattletimes.com/special/mlk/>)

As Martin Luther King, Jr. grew up, he experienced the richness of Auburn Avenue's diverse residents, although under the repressive constraints of racial prejudice and infringement. He had close ties to Ebenezer Baptist Church; his father and maternal grandfather were both ministers there and leaders in the black community. After completing his undergraduate work at Morehouse College in 1948, King left Atlanta to study at Crozer Theological Seminary in Pennsylvania. From there he went to Boston University to continue his study of ethics and philosophy, earning his Ph.D. in systematic theology in 1955.<sup>56</sup>

In Montgomery, Alabama, he became the pastor of Dexter Avenue Baptist Church in 1954 and was increasingly involved in the Civil Rights Movement. His childhood on Auburn Avenue and his life-long involvement in the church helped shape the course of his life, which he devoted to the fight for racial equality.

In the 1950s, the Southern Christian Leadership Conference (SCLC) was formed as a result of the Montgomery Bus Boycott. King travelled to Atlanta from Montgomery to meet in 1957 with ministers from eleven states. They established the SCLC as a formal civil rights organization, with King as its first president. SCLC's purpose was to fight racial discrimination nonviolently through passive resistance.

<sup>56.</sup> [www.bu.edu/admissions/bu-basics/who-we-are/mlk/](http://www.bu.edu/admissions/bu-basics/who-we-are/mlk/). He became "Dr. King" upon earning his doctorate.

King moved back to Atlanta in 1960, where he emerged as the national leader of the Civil Rights Movement. He also continued his involvement with his church and, with his father, co-pastored at Ebenezer Baptist Church on Auburn Avenue where he grew up. King was assassinated in Memphis in 1968.

## Decline of Sweet Auburn

The successes of the Civil Rights Movement ironically contributed to the decline of the Sweet Auburn commercial hub. Laws prohibiting segregation gave African Americans new access to white-owned shops, restaurants, and theaters. As the need for a separate black commercial center was reduced, many black business owners and shopkeepers closed or moved to other areas of the city.

Other contributors to Sweet Auburn's decline were its age and the vibrancy of development on the west side. The newer buildings were there. An Atlanta planning map shows the west side's African-American community doubling in area every decade from 1920 to 1970.<sup>57</sup> Businesses followed consumers as the city's increased African-American population outgrew Sweet Auburn. At the same time, construction of Atlanta's Downtown Connector (I-75/I-85) cut the once thriving area in half.<sup>58</sup>

The residential area suffered similarly. Not only in the west side, but throughout the city, the collapse of Jim Crow laws shifted demographics as job opportunities improved for a growing black middle class, and blacks began to move out of established segregated neighborhoods. Many Auburn Avenue residents migrated to other areas of the city. In turn, whites fled to the suburbs as they sold their houses to African Americans. Auburn Avenue's residential neighborhood continued its steady decline, though former residents returned each week to attend services at neighborhood churches.

<sup>57.</sup> Information provided by MALU park staff, 1 November 2011.

<sup>58.</sup> Edward A. Hatfield, "Auburn Avenue (Sweet Auburn)," *New Georgia Encyclopedia*, [www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2507](http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2507).

## National Historical Park (formerly National Historic Site)

Several historic designations identify the Auburn Avenue area, though with different boundaries. Two National Register historic districts were established in the 1970s: the Martin Luther King, Jr. Historic District (1974) and the Sweet Auburn Historic District. The latter was designated a National Historic Landmark in 1976; the former in 1977.<sup>59</sup>

In October 1980, the Martin Luther King, Jr. National Historic Site (MALU) was established to commemorate his life and accomplishments. MALU includes a number of facilities operated by the National Park Service, some under lease agreements with Ebenezer Baptist Church, the City of Atlanta, and The Martin Luther King, Jr. Center for Nonviolent Social Change, known as the King Center. The Park is within the National Register Historic District boundary established in 1974.

The legislated mandate of the Park is 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.<sup>60</sup>

Historic resources within the Park include the houses along the Birth-Home Block, Ebenezer Baptist Church, Fire Station No. 6 and commercial buildings along Edgewood Avenue. The same 1980 legislation established the Martin Luther King, Jr. Preservation District, which embraces the larger Sweet Auburn community.

In 1980, as a result of the national designation, the Historic District Development Corporation (HDDC) was organized by residents and the King Center as a nonprofit, all-volunteer neighborhood association to rehabilitate both residential and commercial buildings in the historic area. It focused first on houses surrounding the Birth Home and then aimed to work outward. The HDDC emphasizes redevelopment and restoration of the neighborhood as mixed-income without

displacing existing residents. It has rehabilitated existing structures and built hundreds of new housing units on vacant lots.<sup>61</sup>

In 1986, the National Park Service (NPS) developed a General Management Plan (GMP) for the area. All vacant and tenant-occupied structures on the Birth-Home Block were to be acquired and rehabilitated by the NPS and, in some cases, resold to individuals. The Birth-Home Block is noted as “the primary cultural resource of the national historic site,” with a stated goal in the GMP to “restor[e] the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [i.e., 1929-1941].”<sup>62</sup>

In 1989, the City of Atlanta, through the Atlanta Urban Design Commission, established the Martin Luther King, Jr. Landmark District, consolidating two existing city preservation districts.

In 1994, a Historic Resource Study was completed for the entire National Historic Site, followed by a 1995 Cultural Landscape Report (CLR) on the Birth-Home Block. The CLR addressed the streetscape and yards within the Birth-Home Block in anticipation of the expanded scope of rehabilitation planned before the 1996 Atlanta Olympics.<sup>63</sup>

Also in 1994, updated documentation was accepted for the National Register of Historic Places listing of the National Historic Site. The boundaries of the National Register designation were expanded in 2001. The area remains primarily residential.

In the 1980s after the HDDC was in place, the Trust for Public Land (TPL) began buying neighborhood properties to preserve them. In the mid-1990s, the National Park Service’s preparations for the 1996 Olympics included the purchase of several historic properties on Auburn Avenue, and in 2018, Congress changed the designation of the National Historic Site to National Historical Park and extended its boundaries.<sup>64</sup>

59. The various designations have different boundaries.

60. Public Law 96-428, 10 October 1980. The original site was roughly bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue. In 1992, it was expanded to include properties between Jackson Street and Boulevard north to Cain Street.

61. Historic District Development Corporation, [www.hddc.net](http://www.hddc.net); Atlanta History Center neighborhood files.

62. *General Management Plan and Development Concept Plan*, p. 36.

63. Lawliss, *Cultural Landscape Report*, p. 2.

64. P.L. 115-108, 8 January 2018.

The *Foundation Document* for MALU was finalized in August 2017. It calls (p. 18) for implementation of the treatment recommendations made in the 1995 *Cultural Landscape Report*.

Records from the 1930s and 1940s demonstrate that most structures in the district during King's boyhood years were in only fair if not poor condition. It was not an untroubled neighborhood of well-kept residences, as discussed above, but instead a socio-economic mix reflected in the varied conditions of the houses, an example of the

reality of many black communities across America, and the reason King's father moved his family, saying the neighborhood was "running down." The General Management Plan of 1986 called for the restoration of the neighborhood to the period appearance of Dr. King's pre-1942 years. The anticipation of large numbers of visitors to the Park during the 1996 Summer Olympic Games in Atlanta led instead to the rehabilitation of a number of the houses, some to an appearance of comfortable success in contrast to the various stages of care and disrepair of the period of significance.

# I.B Chronology of Development and Use

The house at 497 Auburn Avenue (originally 381) was built ca. 1900 for Elizabeth H. Walker, who sold the property to Mrs. Sarah J. Kelly in 1904. Both were white. In 1909, with a shift in neighborhood demographics, the house was sold to Daniel W. Reid, an African American. African-American occupancy of the house continued for nearly a century, including the period when it was owned by the Martin Luther King, Jr. Center for Nonviolent Social Change, until 1999, when the National Park Service began much-needed repairs. Since 2010, the rehabilitated house has served as the bookstore and gift shop for the Martin Luther King, Jr. National Historical Park (MALU; formerly National Historic Site).<sup>65</sup>

65. Fulton County deeds; Atlanta city directories; "MLK National Historic Site Invites Everyone to Its 30<sup>th</sup> Anniversary Celebration on Sunday," at <https://atlanta.daybooknetwork.com/story/2010-10-06/35525-mlk-national-historic-site>.

## Initial Development

In 1880, the heirs of John Lynch began to sell his extensive property holdings along Auburn Avenue, then known as Wheat Street. Residential development began in the 1880s but took off after 1890. Most of these homeowners were white.<sup>66</sup>

In 1881, the Lynch heirs conveyed part of land lot 46 to Mrs. Annie Hentschel, who, like many early Wheat Street residents, was German. She did not build on the property and in 1889, sold it to Lewis P. Hunnerkoff, a contractor (1853-1914, also spelled Hunerkopf), whose wife was named

66. Robert W. Blythe, Maureen A. Carroll, and Steven H. Moffson, *Martin Luther King, Jr. National Historic Site Historic Resource Study* (Atlanta: Cultural Resources Planning Division, Southeast Regional Office, National Park Service, August 1994), pp. 57-58; at <https://archive.org/details/martinlutherking00blyt>.



Figure B1. Latham and Baylor's *Atlas of Atlanta*, 1894, showing property ownership. Red outline indicates Hunnerkoff's property, the future site of 497 Auburn Avenue.

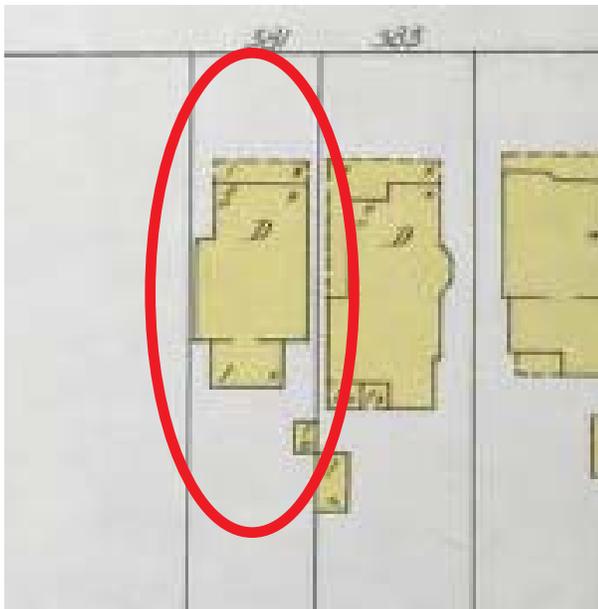
Caroline.<sup>67</sup> Five years later, according to Latham and Baylor's 1894 *Atlas of Atlanta*, he was still the owner (*Fig. B1*). The previous year, the Atlanta City Council had approved renaming the street Auburn Avenue.<sup>68</sup>

On February 15, 1898, Hunnerkoff sold the western part of his property, an undeveloped lot measuring 34 feet wide by 188 feet deep, to Elizabeth (Lizzie) H. Walker, married to Joseph M. Walker, a clerk at the Southern Express Company. The 1899 Sanborn map shows the lot still vacant, and the 1900 city directory shows the Walkers living at 79 Trinity Avenue. In 1901, 381 Auburn Avenue is listed for the first time, and the Walkers are in residence, indicating that they constructed the house in 1900 or perhaps late 1899, although the microfilm collection of city records shows no building permit for construction or later changes.<sup>69</sup> The Walkers built a two-story, weatherboarded wood-frame dwelling of irregular massing with simplified Queen Anne and Colonial Revival detailing. The next available Sanborn map, for

67. 1896 city directory identifies him as a contractor; family query on ancestry.com (<http://boards.ancestry.com.au/thread.aspx?mv=flat&m=1&p=surnames.hunerkopf>) identifies him as an architect/contractor.

68. Deed book HH/653; deed book K3/157; E.B. Latham and H.B. Baylor, *Atlas of Atlanta* (n.p., 1894), Kenan Research Center, Atlanta History Center, Box G1314.A8L3.

69. Kenan Research Center; see also deed book 142/32; Sanborn Fire Insurance map, 1899; and Atlanta city directories, 1900 and 1901.



**Figure B2.** Sanborn map of 1911 showing the two-story house with a one-story front porch and rear ell, all with wood-shingle roofs. A small outbuilding is behind the house.

1911, shows the house presumably as it was built, with a one-story front porch and, on the rear, a centrally positioned one-story ell that was likely the kitchen. All three roofs are wood shingle. A small, one-story outbuilding behind the house abuts the east property line (*Fig. B2*).<sup>70</sup>

City directories suggest the Walkers took in boarders. John P. and Mary Womble lived with them in 1901; he was a messenger at the Southern Express Company, where Joseph Walker worked. The next three years saw a succession of boarders, as many as five in a single year, and only one listed for more than a year. Among them were clerks and widows. In 1904, Oxford S. Walker, a student and possibly the Walkers' son, also lived there. Surprisingly, Samuel Anchrum, a "colored" waiter, and John Henderson, a "colored" porter, resided at the house in 1902 and 1903, respectively.<sup>71</sup>

On July 2, 1904, Elizabeth Walker sold the property to Sarah J. Kelly, listed variously as the widow of Benjamin A. Kelly and Allen Kelly, perhaps the same person. Like Elizabeth Walker, Sarah Kelly took in boarders, although, judging from the city directories of 1905 and 1909, fewer than Walker. Among them were clerks, telegraph operators, and a traveling salesman, including two couples, all white.<sup>72</sup>

Meanwhile, Atlanta was changing. Prior to 1900, Auburn Avenue east of Jackson Street had developed as a predominantly white, middle-class, residential area. However, the four-day Atlanta Race Riot of 1906 erupted less than a mile away, resulting in the deaths of 25 to 80 African Americans and much property damage. It prompted a pronounced shift in demographics. In 1909 and 1910, most white-owned houses in what is now known as the Birth-Home Block were quickly sold or leased to African Americans. By 1910, the neighborhood was overwhelmingly black.<sup>73</sup>

70. Sanborn Fire Insurance map, 1911.

71. Atlanta city directories, 1901, 1902, 1903, and 1904.

72. Deed book 182/6; and Atlanta city directories, 1899, 1902, 1903, 1905, 1906, 1907, and 1909. Kelly was widowed by 1899.

73. Blythe, Carroll, and Moffson, *Historic Resource Study*, p. 59; Kevin M. Kruse, *White Flight: Atlanta and the Making of Modern Conservatism* (Princeton: Princeton University Press, 2007), p. 14; and Clarissa Myrick-Harris, "1906 Atlanta Race Riot: An Explanatory Timeline," at [http://www.oneworldarchives.org/CMH\\_Coalition\\_Timeline.pdf](http://www.oneworldarchives.org/CMH_Coalition_Timeline.pdf).

## Daniel and Mary Reid: First Alterations

The next sale of the house reflects this transition. On February 15, 1909, Sarah Kelly sold the property to Daniel W. Reid, who was African American. The following year, Reid and his wife Mary were listed in the city directory at this location. According to the Census, Reid was 54 in 1910, and Mary M. was 48. They had been married for 27 years and had three children, Henry A., 25, Daniel W. Jr., 20, and Ruby M., 17. Although most city directories list Reid as a drayman, the 1910 census lists him as a self-employed cabinetmaker who worked at home. The Reid family appears to have occupied the house alone, except in 1915, when Frederick Henderson, another drayman, also lived there.<sup>74</sup>

In 1911, during the Reids' ownership, the adjacent property to the west, the future 491-493 Auburn address, was sold to Mary Delbridge. The deed for the vacant lot included a covenant to keep the eastern ten feet perpetually open as an alley "for the joint benefit of this lot and the lot lying immediately east," which indicates the Reids' existing use to access their back yard, as well as Delbridge's interest in developing small rental houses along the alley.<sup>75</sup> The passage became known as Reid's Alley; in some years, city directories list Reid's Alley next to the Auburn Avenue entries and in others, alphabetically as a separate street. The 1958 directory lists Reid's Alley almost 30 years after the Reids moved away.

The Reids made changes to the house, in part to provide more space. By 1931, composition roofing replaced the earlier wood shingle roofs of the front porch and the two-story body of the house, in compliance with a city requirement after the 1917 fire for fire-resistant materials on replacement roofs (*Fig. B3*).<sup>76</sup>

The Reids also changed the one-story rear ell shown on the 1911 map. Investigations in 2016 found that the originally centered ell was not replaced but retained and expanded to align with the west elevation of the house, and slightly offset

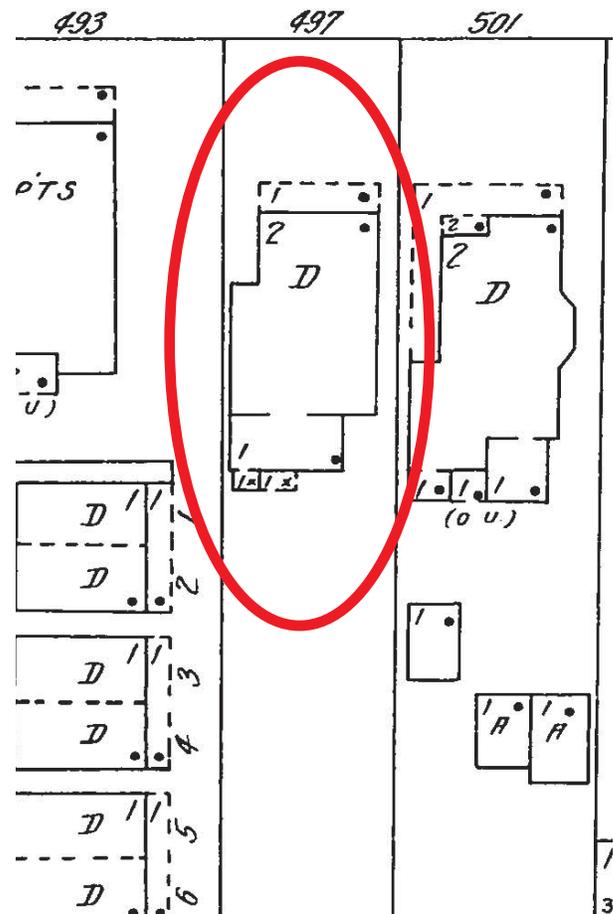


Figure B3. Sanborn map of 1931-32 showing the widened rear ell, rear attachments, and composition roofs.

to accommodate an interior door next to the chimney.<sup>77</sup> Still in place is an L-shaped foundation pier where the original ell joined the house at its western edge. Physical evidence confirms that the half-story and dormers were added with this expansion and roofed with wood shingles, though by 1931, this roof was also covered with composition, probably roll roofing. An NPS reroofing uncovered shingles and lath, and extant original roof nailers are sized and spaced for wood shingles (*Fig. B4*).<sup>78</sup> Later layers of roll roofing are visible in NPS photographs (*Figs. B32, B40*).

The Reids also added two small, one-story attachments to the rear of the ell: a shed room at the west, and an adjacent porch closer to center. At that time, they were the only parts of the house covered with wood shingles.

74. Deed book 361/436; Atlanta city directories, 1910, 1911, 1912, 1915, 1918, 1920, 1928, and 1930; and 1910 U.S. Census, as recorded in Ancestry.com, <http://search.ancestry.com>.

75. Oppermann, *Three Double Shotgun Houses*, p. 24.

76. Sanborn maps, 1911 and 1931-32.

77. 1982-83 floor plans made for King Center by architect W. Lane Greene, MALU collection.

78. NPS scope for roof replacement 2005-07.



**Figure B4.** Nailers sized and spaced for wood shingles remain in the upper room of the ell. Shingles from the early roof, later covered, were removed by NPS during a 2005-07 reroofing. (MALU collection)

## Lucius and Maggie Zachary: Moving through the Depression

In 1925 after many years in the house, Mary Reid obtained a mortgage, but as a result of the Great Depression, the Reids could not make the monthly payments and lost the house on January 7, 1930.<sup>79</sup> Twenty days later, African-Americans Lucius and Maggie Zachary purchased the house, now with the address 497 Auburn Avenue after a 1927 city renumbering. A year earlier, Martin Luther King, Jr. was born next door.

The 1931-32 Sanborn map shows the Reids' changes to the ell. The presence of a second roof covering indicates that the ell had been expanded some years earlier. No outbuildings appear, but the 1954 Sanborn map shows a one-story, frame shed/garage with a composition roof, probably roll roofing, in the middle of the back yard. NPS documents state that the Zacharys built it between 1933 and 1935 but give no source for those



**Figure B5.** Children of Lucius and Maggie Zachary, n.d., photographed before their move to 497 Auburn. (MALU collection)

<sup>79</sup> Daniel Reid was born 12 October 1852 and died 28 November 1930. Fulton County death certificates; deed book 844/317; and deed book 1310/37.



Figure B6. Advertisement in *Atlanta Constitution* for Lucius Zachary's dry cleaning business, 18 November 1913, many years before the Zacharys' 1930 purchase of the Auburn Avenue house.

dates. The building was set on a diagonal facing northwest for access from the alley (Fig. B9).<sup>80</sup>

City directories list Lucius Zachary variously as a porter and a janitor during his years in the house, though he or his father had earlier owned a dry cleaning business. A 1913 newspaper advertises Guarantee Dry Cleaning Co., Lucius Zachary, Prop., on Main Street, yet no indication of a cleaning business while he owned 497 Auburn has been found (Fig. B6). In 1932, he was a porter at Yaarab Shriners Temple, today's Fox Theater.

For at least some of their time in the house, the Zacharys took in boarders; the 1940 Census enumeration of household members includes not only Lucius and Maggie Zachary, ages 50 and 48 respectively, but also three African-American "lodgers," Fred and Lucille Willis (ages 33 and 25) and A.C. (Anderson) Clemmons (age 43). Anderson Clemmons is listed variously in city directories as a porter and a laborer. It may have been the Zacharys who added an exterior entrance on the east side of the house into the side hall, , perhaps for boarders, though the entrance may have been introduced by an earlier owner.

Although she was no longer living in the house in 1940, the Zacharys had a daughter, Alethia Zachary Brown (1918-96). Maggie died on May 27, 1948, and when Lucius died on November 10, 1953, he left the property to Alethia, who sold the house and lot to James Henry on April 20, 1954.<sup>81</sup>

In 1941, the Zacharys' next-door neighbors, the King family, including twelve-year-old Martin, moved away. Martin's father explained that the neighborhood was "running down" (Fig. B7).

80. Sanborn maps, 1931-32, and 1954; and Blythe, Carroll, and Moffson, p. B-2.

81. Atlanta city directories, 1932, 1935, and 1936; 1940 US Census, as recorded in Ancestry.com, <http://search.ancestry.com>; Social Security Applications and Claims, 1936-2007; and deed book 759/400.

In 1951, while the Zacharys still owned the house, the Delbridges next door to the west at 491-493 Auburn Avenue granted an electrical easement to the Georgia Power Company. Two utility poles were installed along the west property line of 497 in front of and behind the house to supply electricity to the double shotgun houses on the Delbridges' side of the alley. The northernmost power pole carries an identification tag and 1951 date nail (a nail with the date stamped in its head for power company's records) that correspond to the easement date (Fig. B8).

Whether James Henry was black or white is not known; deeds do not provide that information, and city directories ended the designations in the early 1950s. However, at his purchase of the property in 1954, he became the first owner in over half a century who did not occupy the house; the 1954 Sanborn map labels the house as apartments rather than a dwelling, and identifies an address at the



Figure B7. Young Martin with his family in 1939 when they lived next door to the Zacharys. (MALU collection; courtesy of Christine King Farris)



Figure B8. Identification tag and 1951 date nail on northernmost of the two poles installed in the alley under an electrical easement of the same date. Photographed 2016.

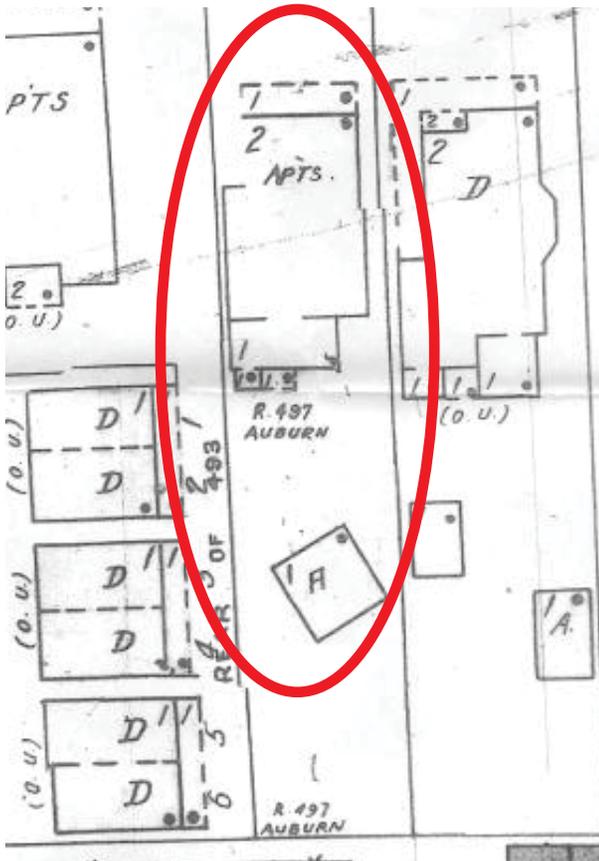


Figure B9. Sanborn map of 1954 showing house labeled as apartments with a rear address. At the back is the shed/garage labeled A for auto, believed to have been built between 1933 and 1935.

back (Fig. B9). Anderson Clemmons, a lodger since 1935, was listed at this location until at least 1970. William Boxdale, an employee of Emory University Hospital, was listed in 1974.<sup>82</sup> But perhaps the tenant who lived there longest was “Miss Sallie” M. Glanton, who said in a 1991 interview that she moved there in 1954, the year James Henry bought the house. She remained for over four decades.<sup>83</sup>

## The King Center

James Henry apparently died around 1974, for on October 3, 1974, Ernest W. Stanford, as Trustee of Henry’s last will and testament, sold the property to the Martin Luther King, Jr. Center for Nonviolent Social Change, called the King Center. The King Center continued Sallie Glanton’s rental while developing plans for their properties in the neighborhood.<sup>84</sup>

In part because the house is next door to the Birth Home, the King Center took steps to convert it to offices for the Historic District Development Corporation, established by local residents and the King Center in 1980. The earliest known floor plans were developed in 1982-83, and with annotated photographs from the same period provide valuable information about the condition of the house at that time (Figs. B10-B16).<sup>85</sup> They show changes probably made by James Henry in the 1950s to adapt the house to apartments. A bathroom was added on the first floor at the east end of the side hall next to the stairs, and an earlier doorway from the hall to the east yard, facing the Birth Home, was modified to create a window for the new room. The 1980s exterior photographs show evidence of the doorway on the east elevation, with two concrete or stone steps still in place. The window resembles the small east window in the rear ell, suggesting the changes were made at the same time (Figs. B10-B11).

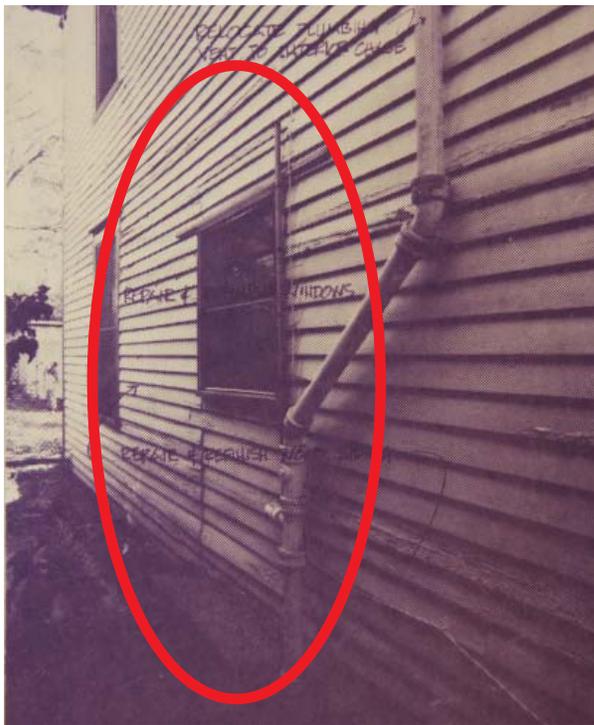
Henry also changed the ell and its rear attachments (Fig. B12), adding a shed room east of the Reids’ back porch to extend the rear shed almost the full width of the ell. The west wall of the earlier shed

82. Atlanta city directories, 1935, 1960, 1962, 1965, 1970, and 1974; 1940 US Census, as recorded in Ancestry.com, <http://search.ancestry.com>; and Sanborn Map, 1954.

83. Jeff Kunerth, “Remaking a Street of Dreams; Martin Luther King’s Old Neighborhood Gets New Life,” *Orlando Sentinel*, 29 April 1991.

84. Deed book 6151/35; and Atlanta city directories, 1975, 1980, 1984-85, 1989, and 1996.

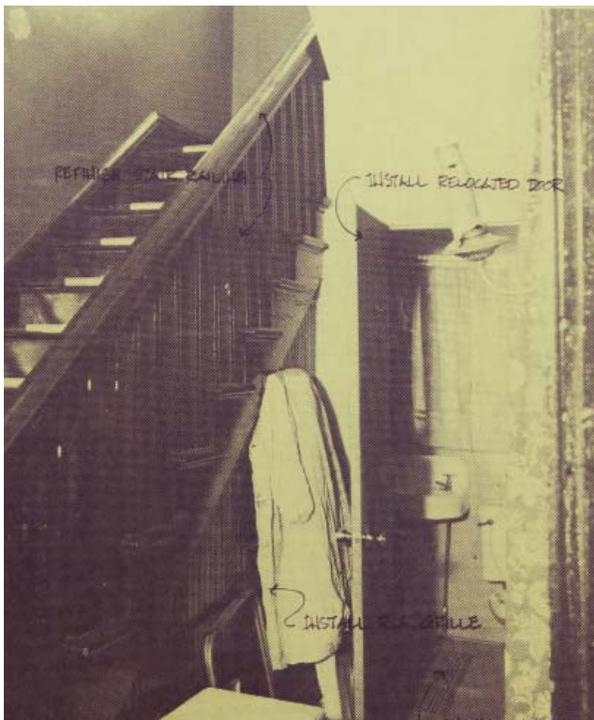
85. Drawings, W. Lane Greene, Architect, 1982-83.



**Figure B10.** Plumbing pipes on Birth-Home side of the house. The 1986 management plan recommended their retention for accurate interpretation of King's boyhood. Exterior steps and ghostmark of earlier door to side hall are visible, the door later modified into window for new bathroom. (Photograph on Lane Greene drawing sheet, 1982-83)



**Figure B12.** Rear ell with shed additions, all in place when the King family lived next door to the east. The porch and the west section with door were added by the Reids, probably when they enlarged the ell, and are shown on the 1931-32 Sanborn map; the east section was added by Henry James. (Photograph on Lane Greene drawing sheet, 1982-83)



**Figure B11.** Bathroom at east end of first-floor side hall. Window that replaced the door is above sink and toilet; bathtub is beneath stairs. Beaded-board is on stair wall, early light fixture a upper right. (Photograph on Lane Greene drawing sheet, 1982-83)



**Figure B13.** Asphalt siding on west side of rear shed, towards the alley. Sheets of asphalt siding, often in this brick pattern, was used on many houses in the neighborhood. (Photograph on Lane Greene drawing sheet, 1982-83)

addition was covered with brick-patterned asphalt sheeting, a typical siding in the neighborhood.

The photographs and floor plans also show the original second-floor bathroom and other details. Between the main house and rear ell was a chimney with interior faces angled to provide corner fireplaces for two rooms at each level. A small window was located at the northern end of the ell's east side, and at the front of the house, a herringbone-laid brick walk led from the sidewalk to the porch (Fig. B14).

The King Center's preliminary plans for work included removing the one-story shed rooms and porch at the back of the ell and replacing the house roofs with wood shingles. MALU Superintendent Janet C. Wolf pointed out that the shed rooms dated from the period of significance, when King lived next door, and should not be removed, and that wood shingles were not appropriate because the house and ell roofs were changed to composition material before the period of significance.<sup>86</sup>

During this time, NPS continued its planning for the Park. In 1985, the Historic American Buildings Survey (HABS) drew the front elevation of 497 Auburn in a side-by-side grouping of the Birth Home and its neighbors (Fig. B20).<sup>87</sup> A 1986 management plan called for the Birth-Home Block to represent the period of significance, 1929-1941, as accurately as knowledge of the historic conditions allowed.

86. Janet C. Wolf, Superintendent, to Gail Morgan Timmis, Executive Director, Atlanta Urban Design Commission, 13 September 1983. (Building file, MALU collection)

87. HABS, 1985; <http://cdn.loc.gov/service/pnp/habshaer/ga/ga0400/ga0469/sheet/00011v.jpg>.

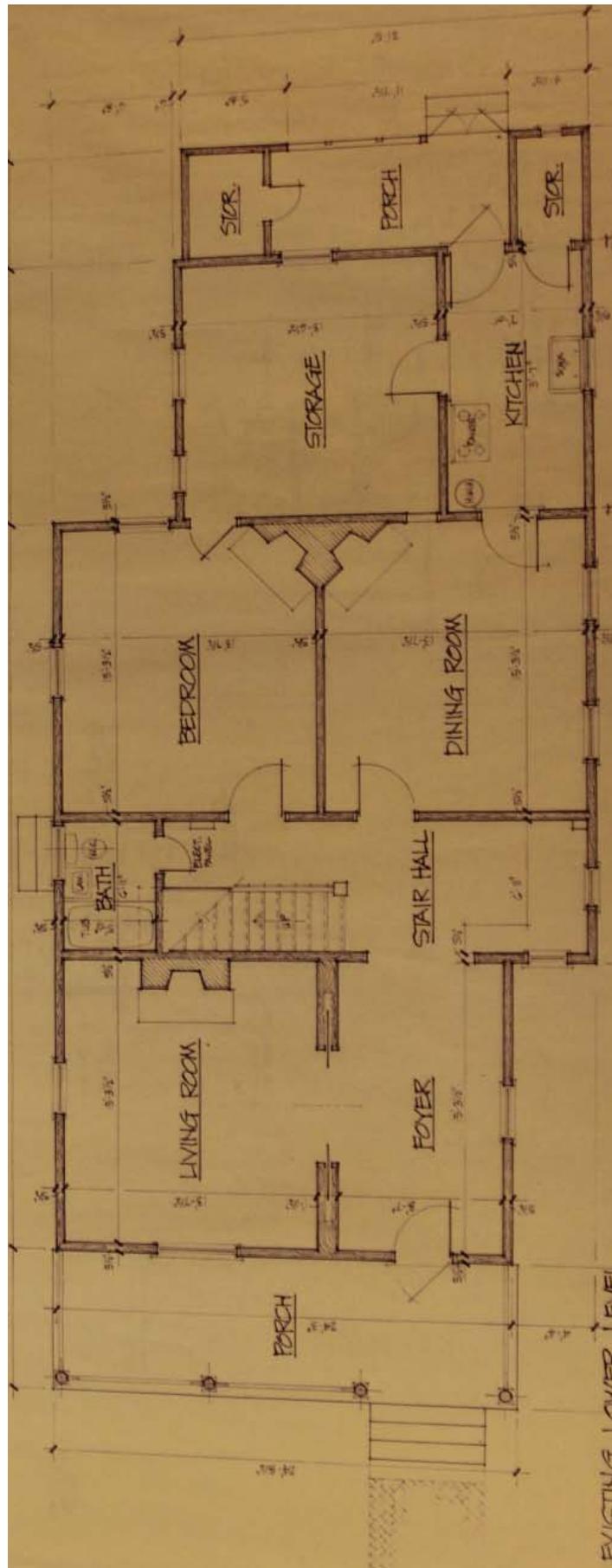


Figure B14. 1982-83 first-floor plan showing use of spaces, the bathroom at end of side hall, and the exterior steps remaining at previous east doorway, later modified as a window for the bathroom. The diagonal fireboxes of the rear chimney heat two rooms; behind is the ell with the Reids' west room and porch, and Henry James' east addition. At the front is the herringbone walkway. (MALU collection)

Resource management was to reflect the methods residents employed at that time to maintain and upgrade their homes, often with limited means, and to respect the diversity of housing types. The shed/garage at 497 Auburn Avenue, the last surviving back yard outbuilding, was particularly noted for its significance and identified for maintenance and interpretation.

Other elements important to an accurate interpretation of King's boyhood included exterior plumbing and vent pipes, retaining walls, fences, sidewalks, and front and rear yards. Facades on the Birth-Home Block were to be restored, and the interiors rehabilitated. Those used as residences were to be maintained as residences through tenant lease agreements; others could be adapted for use by the Park.<sup>88</sup>

Between 1984 and 1992 or possibly earlier, fire damaged the main attic and portions of the second floor. Charring on the rafters and original roof deck boards suggests the cause was a fire in the rear chimney, which was removed during roof repairs; a 1984 photograph shows it in place, but gone by 1992 when the house was recorded by the Georgia State Historic Preservation Office (SHPO). Its foundation remains in the crawl space (*Fig. B16*).<sup>89</sup>

In November 1992, NPS Historical Architect Paul L. Hatchett, Jr. reported the house in poor-to-fair condition, having had little or no preventive maintenance. Photographs taken in 1984 show the condition of the house a decade earlier (*Figs. B18-B19*). NPS was anticipating the purchase of the

88. MALU Management Recommendations, pp. 1-3.

89. NPS photographs dated 10 May 1984; and Maureen Carroll, SHPO, Georgia Historic Resources Survey, 1992.

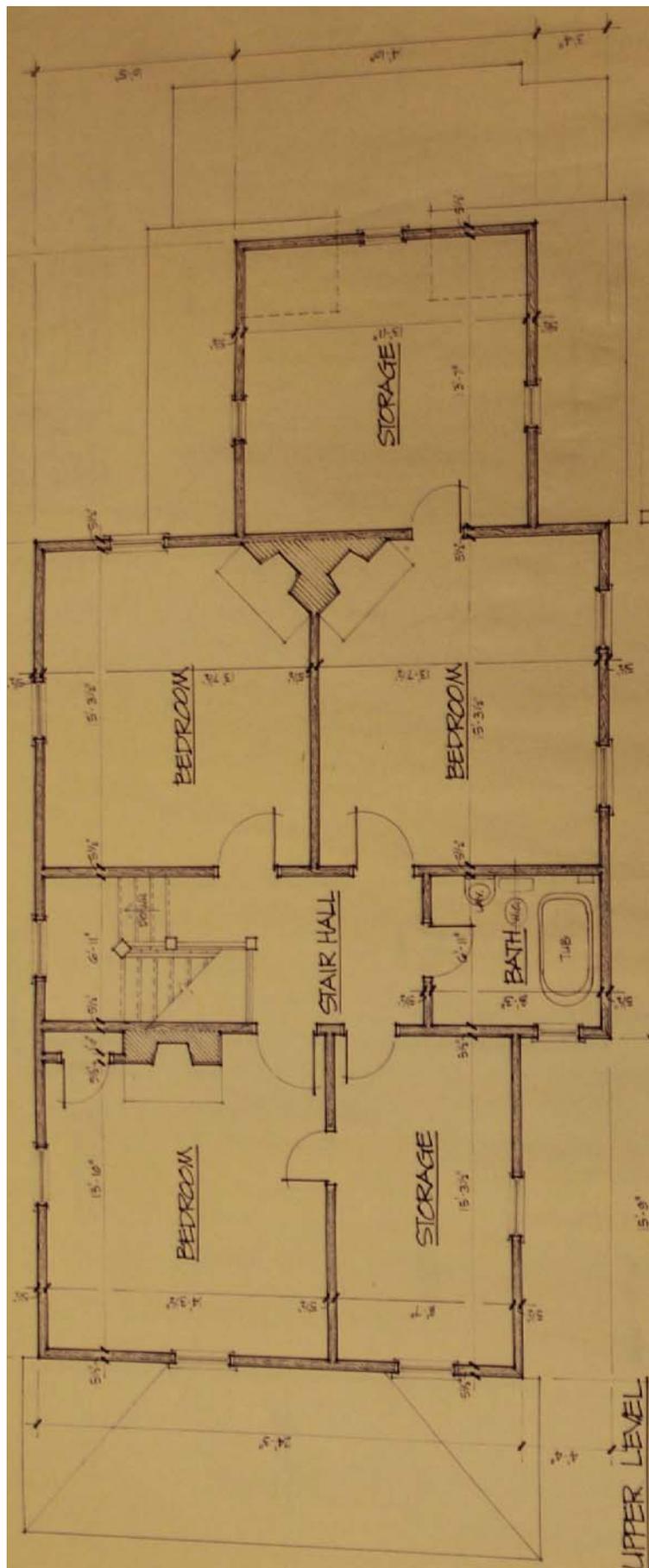


Figure B15. 1982-83 second-floor plan showing use of spaces, the original upstairs bathroom, and the back chimney again heating two rooms. The upper level of the ell had been added by the Reids. (MALU collection)



**Figure B16.** Undated photograph, probably late-1970s to early-1980s, showing rear chimney. At right is the back of the Birth Home. (Library of Congress: HABS GA-1171-4)



**Figure B18.** 1984 photograph showing house in relatively good condition. Exterior millwork is intact and paint is generally crisp. Note the poorly applied flashing along roof cornice lines. (MALU collection)



**Figure B17.** Herringbone-laid brick walkway to front porch. The alley and the three double-shotguns houses are at the right. (Photographed 1980s, MALU Series 8 Subseries A Slides, circa 1955-2004 Box 1 Folder 61013)

property, and wanted to start work as soon as the sale was completed. Work was proposed to preserve and/or stabilize the exterior, to repair and replace in kind as needed, and to include selective demolition, concrete and masonry work, carpentry and millwork, roof system, doors and windows, painting and other finishes, and plumbing and electrical.<sup>90</sup>

In July 1993, with work not yet undertaken, the City of Atlanta issued a Notice of Non-compliance to the King Center, noting deteriorated roofs, ceilings, walls, insect infestation, moisture penetration, and deficiencies in heating, electrical, and fire protection systems.<sup>91</sup>

Repairs were to begin in August for completion by January 1994, but NPS did not call for bids for exterior stabilization until mid-January 1994, and a contract was issued to Latco Construction Co., Inc. of Norcross, Georgia, in March.<sup>92</sup> Even then, an order to proceed was not issued until five years later when the sale was completed.

90. Southeast Regional Office, Assessment of Actions, 22 November 1992.

91. City of Atlanta, Notice of Non-compliance No. C97373, 28 July 1993.

92. NPS Solicitation, Offer, and Award for Exterior Stabilization of 497 Auburn Avenue, 14 January 1994, 26 January 1994, and 1 March 1994, respectively.



Figure B19. 1984 photograph showing condition of rear shed rooms and the Reids' porch in place, apparently during the King Center's clean-up of tenants' abandoned items. The west shed room (left) is covered with the brick-patterned asphalt siding, also seen in Figure B13, and the rear chimney is in place. (Photographed May 10, 1984, MALU collection)



Figure B20. Front elevation, far right, drawn by HABS in 1985. (Library of Congress: HABS GA,61-ATLA,49-sheet 11)

## Preparing for the 1996 Olympics

During negotiations for the purchase of 497 Auburn, the NPS was anticipating an increase in tourism with the upcoming Olympics in Atlanta and completed three important planning documents. The first was the 1994 Schematic Design Plan: Streetscape Rehabilitation at the Birth-Home Block. It addressed all elements of the street and sidewalks and recommended that the asphalt pavement in the alley between 497 and 491-493 Auburn Avenue be replaced with a porous pavement or stabilized soil to simulate an “unpaved” alley.<sup>93</sup>

An Historic Resource Study completed the same year addressed the history and development of the National Historic Site as a whole and briefly described each building. The house at 497 is dated ca. 1900, and the shed/garage 1933-35, though no source is given.<sup>94</sup>

The third study was the Cultural Landscape Report (CLR) for the Birth-Home Block, published in May 1995, a comprehensive study of the block’s historic resources, regardless of owner. It includes streetscape conditions and yards, and emphasized back yards in the Birth-Home Block:

Back yards were primarily used for utilitarian purposes (vegetable gardens, sheds, clotheslines, etc.) and not for show. Therefore, fences were often made of miscellaneous scraps—unpainted wood planks nailed together or combinations of wood and some type of wire fencing. These fences were not uniform in height, shape, or color because they were put together only to enclose and define a space, rather than for aesthetic purposes.<sup>95</sup>

The report presents each property’s historic condition, existing condition, photographs, site plans for historic and existing conditions, and recommendations for treatment. At 497 Auburn, it determined that, historically, a low wall at the front property line, topped by a hedge, raised the front yard approximately 18 inches above the sidewalk. Three steps built into the wall, centered

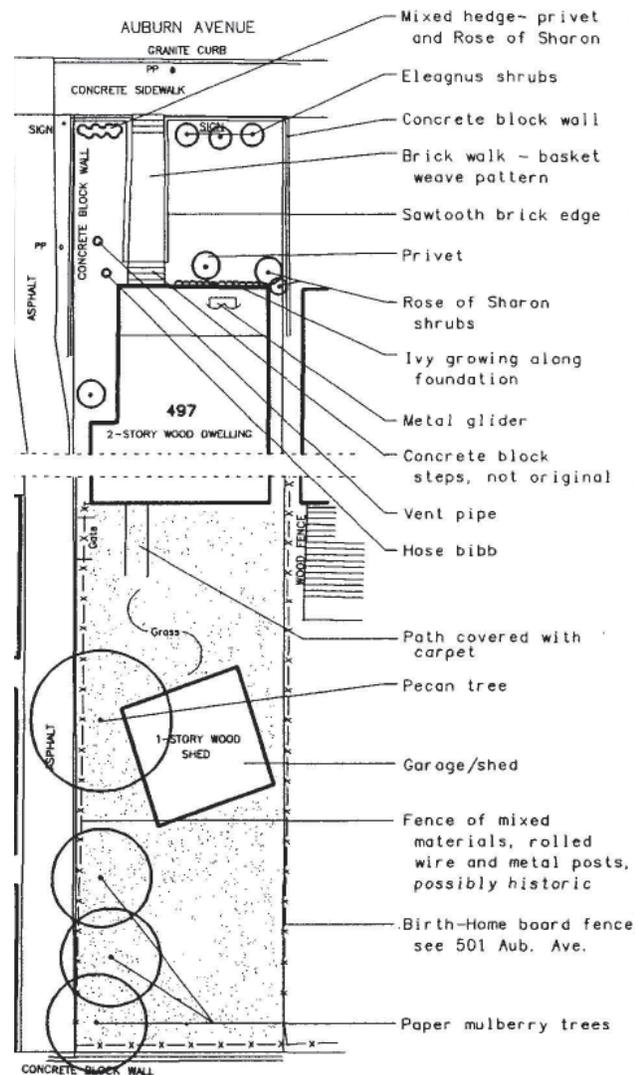


Figure B21. Site plan showing landscape features extant in 1995. Though it labels the brick walk as basket weave pattern, the report (p. 86) states correctly that it was herringbone. (CLR, p. 87)

at the front door, and the herringbone-pattern brick walk with a border of bricks set on edge led straight to the porch steps, as seen in the 1980s photographs.

The report documents that in 1995, the house and setting retained a high degree of integrity. Changes to the front included the concrete-block porch steps, which replaced what were likely wooden steps, and a concrete-block retaining wall along the west side of the yard.

The back yard was deemed “a one-of-a-kind landscape remnant on the Birth-Home Block,” especially significant as it is next door to the Birth Home. The yard was similar to others in the neighborhood when Martin was a boy

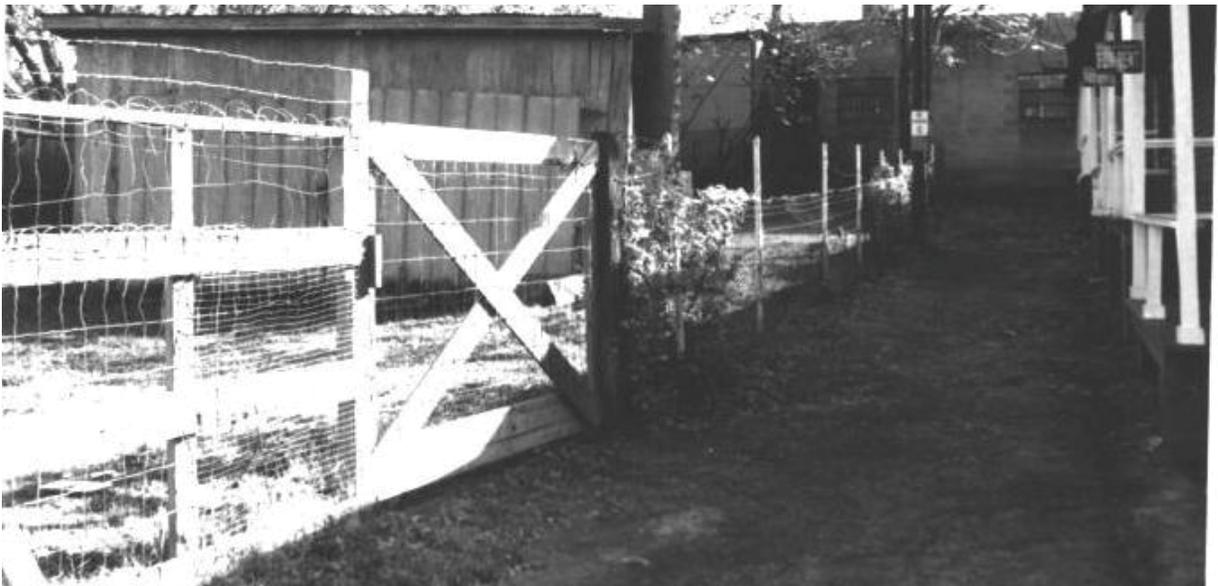
93. EDAW, Inc. and Surber Barber Architects, Inc., Schematic Design Plan: Streetscape Rehabilitation at the Birth-Home Block, Martin Luther King Jr. National Historic Site, January-February 1994.

94. Blythe, Carroll, and Moffson, p. B-2.

95. Lawliss, *Cultural Landscape Report*, p. 33.



**Figure B22.** Portions of fence between 497 back yard and adjoining alley. (MALU Collection, series 8, subseries a, slides, box 1, folder 61019)



**Figure B23.** The rolled wire fence delineating the alley was one of only two remaining in the neighborhood. Photographed looking south-southeast from alley into back yard, double shotguns at right. The front of the shed/garage and its two doors are visible in the yard. (CLR, p. B-4)

there. Former residents in a series of oral history interviews made in the mid-1980s remembered that all the children of the neighborhood played together in yards and in the adjoining alley.

The report notes that the view from the alley to the back yard of 497 Auburn “remains undisturbed.” Trees growing along the property edge provided dense shade to the back yard and the double shotguns across the alley (*Fig. B25*).<sup>96</sup> The shed/garage was largely intact, and a wood fence ran along the yard of the Birth Home.

96. *Ibid.*, pp. 84, 86-88.

Of particular importance was the fence along the west property line at the alley, a mix of wire patterns, mostly rolled wire and chicken wire on wood and metal supports, significant as a rare remaining example of a fence type that was popular on Auburn Avenue and would have been familiar to Martin. The rolled wire portion was one of only two in the neighborhood, the other at 53 Hogue Street.<sup>97</sup> A wood-and-wire gate opened to the back yard and provided access to the shed/garage.

97. *Ibid.*, pp. 124, B-5.

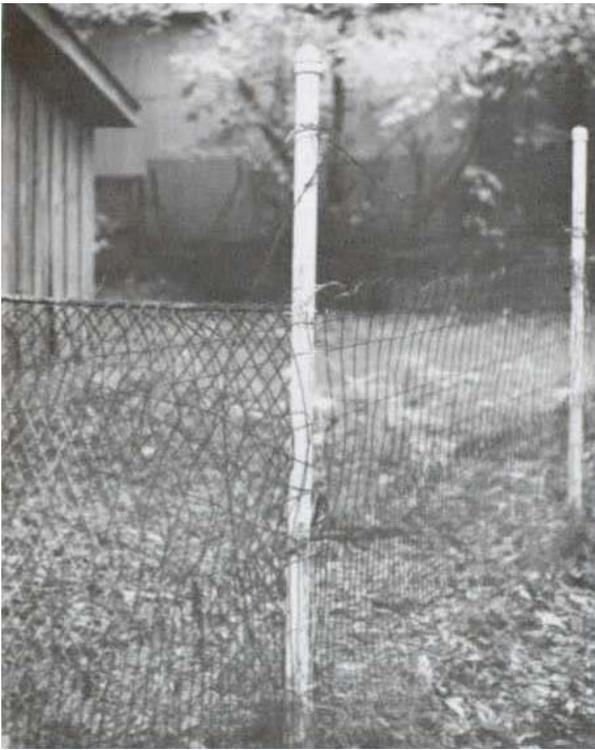


Figure B24. Detail of wire fence.

The Cultural Landscape Report stressed that the high degree of historic integrity of the landscape warranted special care. Because the landscape was one of the few remaining from the period of significance when the King family lived next door, the CLR recommended preserving all of the existing back yard features, especially the central shed/garage and the fences along the property line.

Also recommended for preservation were the herringbone front walk and sawtooth edging; the mixed hedge; the large rose of Sharon at the east corner of the porch; other foundation plants; the low block wall along the front and west side yard; and the hose bib and ceramic vent in the west front yard. The CLR recommended replacing the missing length of hedge along the front west property line and preserving the concrete-block front steps.<sup>98</sup>

98. Ibid. pp. 157-58.



Figure B25. Trees in back yard of 497 Auburn shade the alley. (Looking north toward the street, probably 1992. MALU collection)

## National Park Service: 1998-Present

After years of negotiations, the King Center sold the property to the NPS in December 1998.<sup>99</sup> The condition of the house had worsened significantly, and planned rehabilitation efforts were quickly implemented (*Figs. B26-B27*). NPS helped Sallie Glanton, the longtime tenant, move to another residence in the neighborhood. The project proposed in 1994 finally got the green light, and work proceeded through the next year. This first phase of the 1999 rehabilitation addressed only the exterior of the house.

99. Deed book 26596/250; and US Department of Interior, Notification of Closing, 29 June, 2000. Deed is dated 3 December 1998, but title does not pass until 18 March 1999.



Figure B26. Condition of the house in May 1999 a few months after the NPS purchase. (MALU collection)



Figure B27. Rear shed in 1999, showing condition in contrast to 1984 photograph at Figure B19. (MALU Series 8 Subseries A Slides, circa 1955-2004 Box 1 Folder 61019)

The only documentation of this period found in Park files is a series of photographs, many undated. They indicate that the “selective demolition” of masonry and structural framing included in the 1994 scope of work referred to the removal of the shed-roofed enclosures and the porch of the rear ell, even though they were contemporaneous with the period of significance laid out in Park planning documents (*Fig. B28*).<sup>100</sup> Their removal had previously been considered; in the 1980s when the King Center proposed removing the shed rooms and porch, the superintendent objected because of their significance and association with King.

Extensive work to the front porch included replacing the floorboards, beaded-board ceiling, and roof, and repairing its four columns. Missing and damaged front porch trim and millwork, including balustrade top and bottom rails, seventy balusters, fascia boards, six dentils, and one column capital, were replaced. The heavily tarred, roll-composition roof of the front porch and the original furring strips underneath were replaced with Diamond Crest III fiberglass asphalt shingles with thirty-pound, asphalt-saturated felt underlayment, galvanized flashing, and plywood sheathing. NPS photographs and 2016 physical investigations

100. The 1994 project was contracted to Latco Construction Company; however, no record of the contractor for the 2000 work has been found in MALU files. “497 Auburn Avenue Construction Cost Estimate,” 1 February 1994. “Contract Bid Schedule: Exterior Stabilization of Historic Structures – 497 Auburn Ave.,” 14 February 1994.



Figure B28. Rear shed rooms and porch after removal in 1999 despite recommendations they be retained. (MALU Series V Subseries D Bldg Inv Files Box 2 Folder 12-007)

indicate that the flat portion of roof adjacent to the front cross gable was reframed and resurfaced.<sup>101</sup>

More general work to the house included stabilizing and rebuilding over 100 square feet of masonry (probably foundation piers and infill walls); replacing 500 square feet of siding; repairing the front door and threshold; repairing/replacing damaged window trim, drip molding, and sills; repairing 48 window sash and replacing four; and replacing damaged sections of soffit, corner boards, and skirt boards. The exterior of the house was painted. At the back where the shed additions had been removed, the two back doors were removed (*Fig. B43*).

Project specifications direct that all trim and millwork be replaced in kind, matching the “original historic fabric in material, size, and design.”<sup>102</sup> However, investigations conducted in 2016 discovered that many replacement trim and millwork elements do not match the originals and are substantially different in many cases.

Although not specified in the 1994 contract, the first-floor east bathroom window facing the Kings' house was removed during the 1999 project along with exterior plumbing drain and vent lines adjacent to the window, and those on the west side of the rear ell, despite the MALU management plan's call for retaining exterior plumbing and vent pipes to provide an accurate interpretation of conditions during King's boyhood.<sup>103</sup> When the window opening was sided over, evidence of the earlier, but probably not original, exterior door was destroyed. The steps leading from the door were also removed.

Certain items proposed in 1994 were not included in the 1999 work. The concrete front steps were to be demolished and reconstructed as wood steps with new newel posts and handrails. The main block and rear ell roofs and roof decking were to be removed and replaced in the same manner as the front porch. New galvanized gutters and



**Figure B29.** All landscaping elements were removed from the back yard in the 1999-2000 project, including vegetation for shade and delineation, and the fence and gate determined to be of high integrity to the period of significance. The fence was typical of those in Auburn Avenue yards during King's time there and, in 1995, one of only two left in the neighborhood.

downspouts were to be installed.<sup>104</sup> Why this work was not completed during this phase of rehabilitation is unclear.

Although not specified in any known contract and not documented in available MALU files, landscaping elements that the 1995 CLR and other NPS planning documents strongly identified as among the most significant features in the neighborhood were destroyed, including the fence and gate along the west side of the property, visible in photographs from March 1999. The trees that shaded the yard and shotguns were also taken out, removing the historic delineation of the alley and separation of the yards. The reason is not known. The garage, also identified as one of a kind, was left in place for later preservation (*Figs. B29, B30, B33*).

This first phase of work stabilized the exterior of the house, but the removal of the shed portions of the ell combined with the clearing of landscape features dramatically altered the relationship of the house with its site. The removal of this important evidence of the historic use of the residence has hampered effective interpretation of integral parts of the neighborhood as the young Martin knew it.

101. Requisition form, 21 June 1999, signed 20 July 1999, for Campbell Roofing to “stabilize a portion of the roof.”

102. “Specifications for the Exterior Stabilization of National Park Service Structure 497 Auburn Avenue,” 1 July 1996.

103. MALU Management Recommendations, p. 1.

104. 1994 Construction Cost Estimate and Contract Bid Schedule and 1996 Specifications.



Figure B30. Alley looking north, showing delineation between yards. (Undated, probably 1992, MALU collection)



Figure B33. Same view in 2010 long after NPS removed trees and other landscape features. (MALU collection)



Figure B31. Roof was in poor condition and leaking when work stopped in 2000. In contrast, the porch roof was replaced early in the 1999 work. (MALU collection)



Figure B32. Roll roofing is exposed beneath shingles of main roof. (MALU collection)

The site today provides an opportunity for expanded interpretation. The 2017 *Foundation Document* notes that the Preservation District "surrounds the national historic site and encompasses Dr. King's broader childhood environment of historic structures within a cultural landscape" (p. 8), and recommends that the Park "implement the treatment recommendations noted in the ... *Cultural Landscape Report*" in collaboration with the Denver Service Center (p. 18).

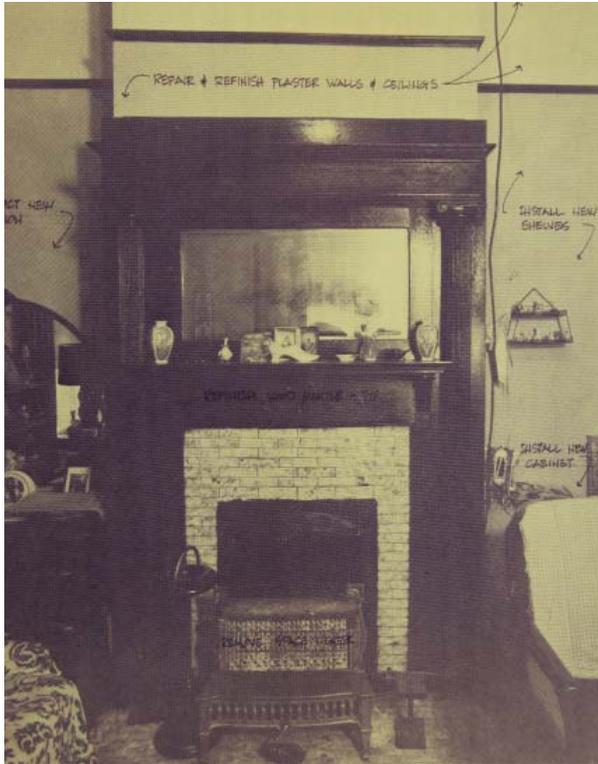
According to Park staff, interpretative staff do not address the back yards of the neighborhood, in part because none remains that represent Dr. King's time there. The CLR identifies 497 Auburn as the one-of-a-kind landscape representing the period of significance. The photographic and descriptive documentation of the fencing, yard, and rear portions of the house allow for replacement and interpretation for the public.

## Planning for the Future

### A New Roof

Though perhaps unanticipated, work paused for several years after the 1990s projects. Failure to replace the roof of the main block and rear ell was a glaring omission from the exterior rehabilitation work and left the interior unnecessarily exposed to water damage. The heavily deteriorated roof remained on the house until sometime between 2005 and 2007 (*Fig. B31*).<sup>105</sup> The reason for the

105. Google Earth satellite images. April 2005 and June 2007.



**Figure B34.** Parlor mantel with mirrored overmantel, tile surround, and ornamental cast-iron firebox surround. The photograph was taken while the house was occupied by tenants; furnishings suggest the room was used as a sitting area, or perhaps a bedroom. (Lane Greene drawing sheet, 1982-83)



**Figure B35.** 2008 photograph shows linoleum tiles still in place on the stair landing, and stained molded door surrounds and original doors. Painted plaster simulates a wainscot on the stairwall. A refrigerator is among the furnishings visible downstairs. (Lane Greene drawing sheet, 1982-83)

delay is unknown, especially since portions of the roof were replaced in 1999, and the need for replacement was noted as far back as 1992.

Apparently, over the years, new roof cladding was simply installed on top of failing old roofing without removing it. The roll roofing, likely first installed before the 1931-32 Sanborn map depiction, is visible in photographs (*Fig. B32*). This practice was not uncommon. An undated NPS scope of work confirms the roof materials shown on Sanborn maps and calls for the removal of all layers, including early wood shingles on both the main block and rear ell. Existing furring strips were to be left in place and sheathed over with plywood. Thirty-pound felt paper; 25-year, three-tab composition shingles; and galvanized flashing were to be installed. Roof and ridge vents would provide air flow to the attic. A new, built-up, modified roof was to be installed on the flat section.<sup>106</sup>

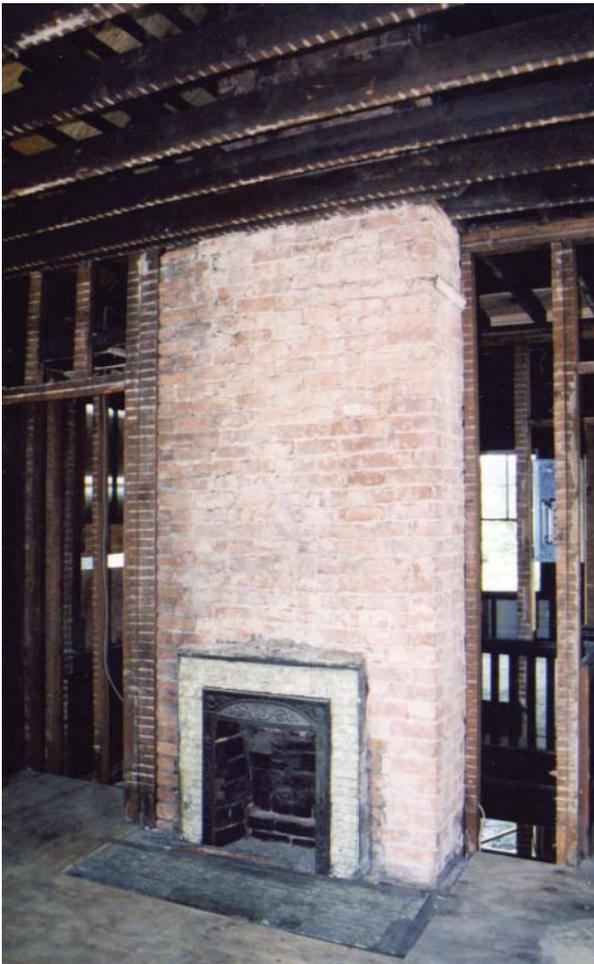
106. Undated scope of work, "Roof Replacement 497 Auburn Ave."

The 2005-07 roof is still present and nearly halfway through its lifespan. The composition shingles of the main block and rear ell differ noticeably in both texture and color from those of the front porch.

The scope included structural repairs to the wall and roof framing of the rear ell, but none to the main block, which suggests that all structural repairs necessitated by the fire in the late 1980s were addressed when the rear chimney was removed. Though documentation is scant, photographs suggest that after the new roof was installed, work on the exterior resumed where it had left off in 2000, and interior rehabilitation commenced.

### 2008-2009 Condition Assessment Report

In the fall of 2008, with rehabilitation work already underway, investigations began for a Condition Assessment Report (CAR) on the house. Along with a written and photographic record of



**Figure B36.** Chimney in northeast bedroom during work. The mantel, decorative tiles on the hearth, and plaster were removed; only the cast-iron firebox surround and the surrounding tiles were kept. A mantel of different design was later installed. (MALU collection of 2005-2010 photographs)

rehabilitation efforts, the report provides insight into the appearance and use of the house as a private residence.

Floorboards, subfloor sheathing, and plaster-and-lath walls and ceilings had been removed. New plywood subfloors and gypsum-board walls and ceilings had been installed throughout the house. All light fixtures were modern and newly installed.<sup>107</sup> The remaining two fireplaces retained only some of their historic character. On the first floor, the intricate wood mantel, tile surround, and cast-iron insert were in place (*Fig. B34*). The hearth is described as stone. On the second floor, the cast-

107. Hartrampf, Inc., "Condition Assessment Report for 13 Buildings in the Martin Luther King, Jr. National Historic Site" (Atlanta: National Park Service Southeast Regional Office, 2009), pp. 76-77.



**Figure B37.** Looking south-southwest towards the back of the house; at the left is the back door. This and other photographs show the stacks of new windows that replaced original windows, as noted in the CAR. A new window unit, including sash, surround, sill etc., is in place in the west wall (right) (MALU collection of 2005-2010 photographs)

iron insert and tile surround are the only remaining historic features (*Fig. B36*).<sup>108</sup>

The CAR found "a small amount of historic wood trim retained in the building," including baseboards, dark varnished trim around the north window in the parlor, trim around the front door and transom, and the interior trim of the opening for the pocket doors. "All other trim has been removed from the building." In addition, "all original interior doors have been removed from the building," except the pocket doors and front door, and a "stack of new, hollow, paneled doors" was stored in the house (*Figs. B36-B39*).<sup>109</sup>

While the rooms had been largely stripped of their fixtures and finishes, the rear ell contained a kitchen, bathroom, hallway, and mechanical closet. The report provides the most complete description of the rear ell's use prior to NPS ownership.

The CAR also noted that the black-and-white tile on the stair landing might contain asbestos, and it may remain under the present-day carpeting. The same tile was used in the first- and second-floor halls but probably removed.<sup>110</sup>

The extent of damage from the fire in the late 1980s is unknown; however, it prompted at least some of the interior repairs. The King Center may have

108. *Ibid.*

109. *Ibid.*

110. *Ibid.*



**Figure B38.** Looking south from the front hall; one of several photographs showing the extent of removal of original fabric, including all trimwork, plaster and lath walls and ceilings, and doors. The CAR noted that the pocket doors and front door were retained. (MALU collection of 2005-2010 photographs)



**Figure B39.** Looking east toward the Birth Home; the bathroom added by Henry James at the end of the stair hall and beneath the stairs has been removed; the window remains, but would later be removed with the ghostmark evidence of the earlier door. (MALU collection of 2005-2010 photographs)

made some changes at the time the rear chimney was removed. Changes to the interior also reflect a change in the building's use from a residence to a bookstore. The interior rehabilitation continued from 2005 to 2010, roughly from the roof replacement to the bookstore's opening.<sup>111</sup>

### **Interior Rehabilitation, 2005-2010**

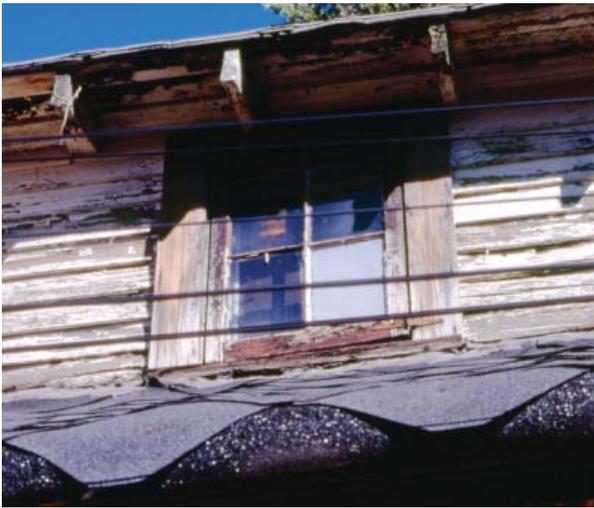
Major changes were made to the interior. Structural walls dividing the back half of the main block were removed on both the first and second floors to create back halls on both levels accessing the ell. New girders must have been installed at the first-floor, second-floor, and attic levels, and joists at all three levels must have been modified. The first-floor bathroom was removed. In the rear ell, the west room was subdivided to create a new restroom with a toilet and lavatory.

111. Google Earth satellite images dated April 2005 and April 2010. The bookstore moved from Fire Station No. 6 at the corner of Boulevard and Auburn Avenue.

Many undated scopes of work give further detail. Plaster and lath were removed from all wall and ceiling surfaces; flooring was removed; damaged and deteriorated framing members were replaced; electrical and plumbing systems were removed and replaced; new central heating and cooling systems were installed; phone and computer network lines and a new security system were installed; the walls, floors, and attic were insulated; interior walls were clad in gypsum board; new wood flooring, carpeting, and vinyl flooring were installed; and deteriorated windows were repaired and several replaced.<sup>112</sup>

The entire interior was painted, and the newly opened floor plan was fitted out for the bookstore, including display shelves, counters, and cabinetry.

112. Undated scopes of work: "Roof Replacement 497 Auburn Ave"; "Restoration of 497 Auburn Ave. Scope of Work"; and "HV/AC Installation 497 Auburn Ave."



**Figure B40.** Four-light casement window in dormer of rear ell, photographed 1999. (MALU Series 8 Subseries A Slides, circa 1955-2004 Box 1 Folder 61028)



**Figure B41.** Four-light casement window was replaced with a single-light fixed-sash window. (MALU collection)

The 2016 physical investigations and the photographs taken during the 2005-10 interior rehabilitation show that some trim and millwork elements were left in place and others removed for later reinstallation, but many of these elements were also replaced. As with the exterior trim, a variety of salvaged and nonmatching replacement material was used.

### Finishing the Exterior, 2005-2010

Concurrent with the interior rehabilitation, work resumed on the exterior, focusing mainly on fenestration and accessibility. On the east wall of the rear ell, a casement window, possibly not original, was removed (*Fig. B42*). An original double-sash window on the south wall was either replaced with a smaller window or shortened. The original four-over-four-light, double-sash window at the second-floor gable end was either replaced with, or modified to, a one-over-one-light, double-sash window of the same dimensions. The four-light casement dormer windows were replaced with single-light, fixed sash windows of the same dimension (*Figs. B40-B41*).

The remaining exterior doorway on the back wall was removed, the opening filled, and a new doorway constructed just to the west, holding a new door and storm door. A concrete sidewalk in the alley along the east property line leads to an accessible wood ramp at the back of the house, both constructed after 2007 (*Fig. B45*).<sup>113</sup>

Wood newel posts and handrails were introduced to the front porch steps to improve safety (*Fig. B52*). Some hardware on the front door and all hardware on the screen door was replaced, and an acrylic panel was added to the screen door. The brick walkway leading to the stairs was relaid in a combination running/stack pattern with no edging, although the well-documented original walkway had been in a herringbone pattern with a sawtooth edging (*Figs. B17 & B52*). Presumably, the cast iron railings at the steps to the sidewalk were added at this time.



**Figure B42.** New windows being installed in south and east back walls. The open casement window between them was later removed. (MALU collection)

113. Google Earth satellite images, June 2007 and April 2010.



**Figure B43.** The back of the ell as it was left in 2000. Two doors were removed and a new doorway, seen above, was added just to the right of the earlier door. Of interest is the vertical board probably showing the location of the west wall of the original ca. 1900 ell before the Reids' widening. (MALU collection)



**Figure B44.** The back of the ell during the 2005-2010 work, showing the window being shortened. The surround and sash were replaced with new materials. The door remains in the location selected in the 1999-2000 work. (MALU)



**Figure B45.** Back of the ell showing significant changes. The doorway was moved again, back to the approximate location of the opening removed in 1999. Siding was replaced, removing the vertical board seen in earlier images; the gable end window was replaced with one-over-one sash; the first-floor east casement window was removed; and a wood handicap ramp was constructed. (Photographed 2016)

Early, if not original, concrete masonry unit (CMU) infill walls between the foundation piers of the rear ell were removed and reconstructed of brick. Vents were added along the perimeter of the foundation along with a new access hatch on the west foundation wall of the rear ell.

Photographs indicate that the house was repainted at this time, although it had just been painted during the 1999-2000 exterior rehabilitation. Exterior signage for the bookstore and wayside interpretation signs in the front and back yards were added.

### A New Use

The house at 497 Auburn Avenue opened to the public as the Eastern National Bookstore on October 10, 2010, marking the thirtieth anniversary of the Martin Luther King, Jr. National Historic Site.<sup>114</sup> The first floor functioned as a public bookstore and gift shop, and the second floor held offices. While the exterior of the house remains largely intact, the interior retains only a fraction of its historic configuration, and little of its historic material.

<sup>114</sup>. "MLK National Historic Site Invites Everyone to Its 30<sup>th</sup> Anniversary Celebration on Sunday," <https://atlanta.daybooknetwork.com/story/2010-10-06/35525-mlk-national-historic-site>.



Figure B46. Earliest known photograph of the shed/garage, photographed 2008-09. (MALU collection)

## The Shed/Garage

The 2008 CAR also assessed the shed/garage behind the house, noting it was the only one of its kind on the block and should be researched and documented. The CAR specifically recommended preparing a Historic Structure Report “before any treatments beyond stabilization are undertaken.” The assessment repeated that research and documentation should occur “prior to undertaking any major repairs” and recommended immediately covering the badly deteriorated roof with protective tarp to prevent further loss of material.<sup>115</sup>

At that time, the east and back elevations were clad with board-and-batten siding, and the west and front were flush vertical board. The front was dominated by two vehicular doorways with doors of vertical boards on X-braced wood frames. The boards were covered with sheets of 5V metal on the exterior, although one door was turned to expose the wood bracing to the weather. The doors were hung with metal strap hinges. Inside the building were shelves and shelf brackets.

The CAR noted that lumber, attached vertically to the lower half of the east elevation, may have supported an earlier attached shed or structure



Figure B47. Lumber and supports on the east side, probably for an earlier shed attachment. (CAR, p. 84)

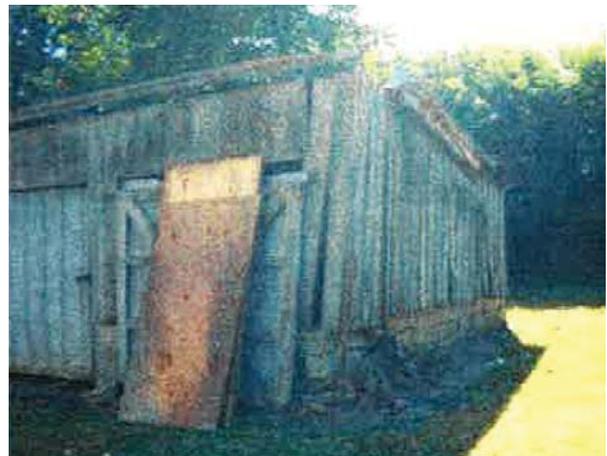


Figure B48. Door resting on ground with exterior metal surface facing inward. (CAR, p. 83)

<sup>115</sup>. CAR, pp. 83, 87.



**Figure B49.** Back window of shed/garage in 1992 was a six-light sash turned sideways to fit a vertical window opening. In the background are the fence and the shotgun houses facing the adjoining alley. Photographed for 1994 HRS and NRHP nomination. (MALU collection)



**Figure B50.** Garage after the project. East side shows salvaged boards of staggered lengths. Board-and-batten and flush siding were removed. Photographed 2016.



**Figure B51.** Garage interior, showing new materials and loss of shelving. Photographed 2016.

(*Fig. B47*). The nearby fence at the property line of the Birth Home had been replaced, so no evidence of any corresponding supports on the earlier fence could be found.<sup>116</sup>

The shed/garage was in poor condition; the northwest foundation was near collapse, and about half of the corrugated metal roof covering was missing, exposing the rafters. One door was propped with its bottom edge on the ground.<sup>117</sup> The building was left untouched during the work on the house and later when elements of the landscape were destroyed. Nevertheless, although the 2008 CAR called for study and preservation, a work project was undertaken in 2011.<sup>118</sup> Comparisons of the building with 1990s and 2008 photographs and descriptions show that the structure was braced, then disassembled and repaired with new and salvaged materials (*Figs. B50-B52*).<sup>119</sup>

The board-and-batten and flush sidings were removed, modified, and reinstalled with a mix of other salvaged boards cut to different lengths, creating an uneven lower line, especially on the east elevation. The supports of a previous attachment on the east side were removed (*Fig. B50*).

Before the work, the westernmost back window was a six-pane sash, turned sideways to fill a vertical opening (*Fig. B49*). When the structure was rebuilt, the new window opening was made

116. *Ibid.*, pp. 84-85.

117. *Ibid.*, pp. 84-86.

118. Project 38507, "Repair/Rehabilitation." MALU files.

119. Personal communication, Andrew Callens, former Facility Manager, MALU.



**Figure B52.** Garage interior partition of mixed salvaged pieces. Photographed 2016.



**Figure B53.** Front of house in 2012 showing introduction of railing on front steps. The herringbone brick walkway and sawtooth edging noted in the Cultural Landscape Report has been replaced with a brick walk of combination running/stack pattern without edging. (MALU collection)

horizontal, and the sash turned ninety degrees from its earlier orientation (*Fig. B51*). The early six-light sash seems to have been heavily repaired. The four-light sash in the east window was replaced with a six-light sash that appears to have been salvaged.

The early interior shelves and brackets were removed. The two doors were rebuilt with modern materials, and the metal roof panels replaced with modern 3-V panels. Electrical service was added for ceiling lights and an exterior overdoor fixture.

### Recent Work

At some point after the interior rehabilitation and the 2010 bookstore opening, the bathroom added to the rear ell was stripped of its plumbing fixtures, and the space repurposed as a storage room. A scope of work from the interior rehabilitation noted the larger east room of the rear ell as a

“break room,” and the bookstore later expanded into the space.<sup>120</sup>

In recent years, the National Trust for Historic Preservation’s Hands-On Preservation Experience, or HOPE Crew, has been doing exterior painting and restoration work at the Park. The group represents a collaboration among the National Trust, NPS, and the Greening Youth Foundation, a nonprofit Atlanta-based youth corps and member of the Corps Network.<sup>121</sup> In 2016, the HOPE crew repaired a section of handrail on the front porch steps.

120. Undated scope of work, “Restoration of 497 Auburn Ave. Scope of Work.” Public restrooms are available at the historic Fire Station No. 6 just down the street.

121. “HOPE Crew Restores Historic Shotgun Houses in Atlanta,” 6 November 2014, <https://savingplaces.org/stories/hope-crew-restores-historic-shotgun-houses-atlanta#WJzZ1DhhsDE>.



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# Timeline

- 1871 Ruger's bird's-eye map of Atlanta shows little development on Wheat Street (later Auburn Avenue) east of Butler Street.
- 1880 Heirs of John Lynch begin to sell his extensive property holdings, which leads to eastward expansion of Wheat Street (later Auburn Avenue).
- 1881 Lynch heirs convey tract to Mrs. Annie Hentschel.
- 1889 Annie Hentschel sells tract to Lewis P. Hunnerkoff; includes land for today's 497 and 501 Auburn Avenue.
- 1892 Sanborn map shows portions of Auburn Avenue and Old Wheat Street.
- 1893 After petitions from white residents, Atlanta City Council renames Wheat Street to Auburn Avenue. Name change apparently anticipated when 1892 city directory and Sanborn map list Auburn.
- 1894 *Atlas of Atlanta* shows property with L.P. Hunnerkoff as owner.
- 1898 Hunnerkoff sells western part of lot to Elizabeth H. Walker.
- 1899 Sanborn map shows the lot vacant.
- 1900 City directory lists Joseph M. and Elizabeth H. Walker at 79 Trinity Avenue.
- 1900 House built at 381 (later 497) Auburn Avenue.
- 1901 Walkers living at 381 Auburn Avenue and, in 1902-1904, with boarders.
- July 2, 1904 Walker sells house to Sarah J. Kelly.
- 1905-1909 Kelly living at 381 Auburn Avenue with boarders.
- 1906 Atlanta Race Riot, when white mobs attack African Americans and their properties, changes demographics of Auburn Avenue area.
- 1909 Kelly sells property to Daniel W. Reid, changing ownership from white to black, consistent with the shifting demographics of Auburn Avenue.
- 1910 Tenants now African American, reflecting neighborhood's demographic shift, due in part to the 1906 riot.
- 1910-1930 Daniel and Mary Reid living at 381/497 Auburn Avenue.
- 1911 First depiction on Sanborn map shows two-story frame house with one-story front porch and central, one-story rear ell, both with wood-shingled roofs, and a small, one-story outbuilding with metal roof.
- 1911 New deed for adjacent lot designates ten-foot alley along property line, in part to provide access to back yard of 381 Auburn Avenue.

post-1911	Reids reroof with composition roofing, widen and add second story to rear ell, and add shed room and porch at rear.
1925	Mary M. Reid mortgages property.
1927	City street numbers change. 381 Auburn Avenue becomes 497 Auburn Avenue.
Jan. 15, 1929	Martin Luther King, Jr. born at 501 Auburn Avenue, next door to the Reids.
Jan. 7, 1930	Reids unable to make payments; property goes into receivership.
Jan. 27, 1930	Lucius and Maggie Zachary purchase the property; deed includes alley along the west property line. Zacharys live in the house, often taking in boarders.
1931-1932	Sanborn map shows the Reids' enlarged rear ell with composition roof, small rear attachments with wood-shingle roofs, but no outbuildings.
1933-1935	Shed/garage in yard likely built.
1935-1970	City directories list Anderson Clemmons living in the house through two ownerships.
1941	12-year-old Martin Luther King, Jr. moves from the house next door; his father says the neighborhood is "running down."
1948	Maggie Zachary dies.
1953	Lucius Zachary dies, leaving property to daughter Alethia Zachary Brown.
1954	Alethia Zachary Brown sells property to James Henry, who becomes first owner not to occupy the house, instead converting it to apartments, adding a first-floor bathroom, and expanding rear shed.
1954	Sanborn map shows changes to house, now labeled apartments, since 1931-32 map; rear shed room and porch have composition roof, probably roll roofing; a shed/garage with composition roof, probably roll roofing, is set diagonally in back yard.
1968	Martin Luther King, Jr. assassinated.
1974	Martin Luther King, Jr. Historic District listed in National Register.
1974	William Boxdale listed as residing in house.
Oct. 3, 1974	Estate of James Henry sells property to the Martin Luther King, Jr., Center for Social Change (King Center).
1975-1996	Sallie M. Glanton occupies house.
1976-77	Two National Historic Landmark districts designated.
1980	Martin Luther King, Jr. National Historic Site (NHS) established.
1982-1983	King Center develops plans to convert house for new Martin Luther King, Jr. Center; work and conversion not undertaken.
1984-1992	Rear chimney removed after fire.
1985	HABS drawing of front facade.
1986	NPS develops General Management Plan for the Site, including this property.
1989	City of Atlanta establishes Martin Luther King, Jr. Landmark District.

Nov. 1992	House in poor-to-fair condition. NPS plans exterior preservation/stabilization.
July 1993	City Notice of Non-compliance lists deficiencies and requires repairs.
1994	Contract awarded for repairs, but work frozen for five years until NPS purchase.
1994	National Register documentation updated.
1994	Streetscape Rehabilitation Schematic Design Plan.
1994	Historic Resource Study.
1995	Cultural Landscape Report stresses significance of back yard, shed/garage, fences, and gate, calling the yard “a one-of-a-kind landscape remnant on the Birth-Home Block,” and recommending all features be preserved.
1996	Olympics bring increased visitation to the NHS.
Dec. 3, 1998	NPS purchases property, but title does not pass until March 18, 1999.
1999-2000	First phase of NPS exterior work removes rear shed rooms that were present in the period of significance and recommended for retention. Landscape elements identified as among most significant features in the neighborhood are removed.
2001	National Register boundary increased.
2005-2007	Roof replaced.
2005-2010	Second phase of work alters house interior for use as bookstore and offices and repairs/replaces exterior elements.
2008	Condition Assessment Report conducted while interior work underway.
2007-2010	Wheelchair ramp constructed at rear, accessed by new concrete sidewalk in alley on west side of house.
2010	Bookstore and gift shop open, later expand into rear ell.
2011	Shed/garage disassembled and repaired with new and salvaged materials.
Aug. 2017	<i>MALU Foundation Document</i> calls for implementation of treatment recommendations in the <i>Cultural Landscape Report</i> (CLR).
2018	Congress redesignates the National Historic Site to National Historical Park.
2018	Historic Structure Report.



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# I.C Physical Description

## General Description

### Auburn Avenue and the Old Fourth Ward

The Old Fourth Ward is a historically mixed-use neighborhood located just east of present-day downtown Atlanta, Georgia. Developed in the late nineteenth century, the Old Fourth Ward is structured primarily in a grid pattern. Among its more well-known streets is Auburn Avenue, which maintains a strong association with the mid-twentieth-century Civil Rights Movement.

The 400-500 block of Auburn Avenue, spanning from Boulevard to Howell Street and encompassing addresses from the 470s to the 530s, is home to the birthplace of Civil Rights leader Martin Luther King, Jr. and is known as the Birth-Home Block. Just a few blocks to the west on the same side of the street is Ebenezer Baptist Church, where Martin Luther King, Sr., a prominent early Civil Rights activist, was pastor, and where Martin Luther King, Jr. later co-pastored with his father.



Figure C1. The Reid-Zachary House at 497 Auburn Avenue at center. The Martin Luther King, Jr. Birth Home to the left and the Delbridge-Hamilton Apartments to the right. Unless otherwise stated, all photos in this section taken by JKO in 2016.

The grassy lots of the Birth-Home Block are narrow; most of the one- and two-story residences along both sides have a shallow front yard and no side yard, except where adjacent to a side street. Sidewalks are paved with dry-laid brick or concrete with exposed aggregate; curbs of gray Stone Mountain granite blocks separate them from the asphalt streets. Small shrubs, especially privet, are common. Some lots have fences, typically low, and some yards have mature trees, occasionally adjacent to the streets. The houses are all wood frame, and a vast majority are set above grade on short, masonry piers (*Fig. C1*).

These buildings and the surrounding land stretching east-west between Boulevard and Howell Streets and north-south between Old Wheat and Chamberlain Streets are part of the Martin Luther King, Jr. National Historical Park (MALU).

### Climate

As part of the Inland South, Atlanta's climate is classified as humid subtropical. It has four distinct seasons. Summers are typically hot and humid, while winters tend to be variable with average temperatures (°F) ranging from the mid-50s during the day to the mid-30s at night. Annual precipitation is around 50 inches, distributed relatively evenly throughout the year. While snow is rare, ice storms frequently occur in the winter months.

Atlanta is susceptible to severe thunderstorms and tropical storms. Given its relative proximity to both the Atlantic and Gulf coasts, hurricane season (early summer to late fall) poses a major threat; although hurricanes usually subside into tropical storms or tropical depressions this far inland, they still cause widespread flooding and often spawn tornadoes. A direct hit from Hurricane Opal in September 1995 caused flooding and major wind damage, and downtown Atlanta sustained heavy damage from a tornado in March 2008. The most recent tornado activity in Metro Atlanta occurred in December 2016.

### The House Site: 497 Auburn Avenue

The plot of land at 497 Auburn Avenue is on the south side of the Birth-Home Block, directly west of the Birth Home at 501 Auburn Avenue. It measures 34' wide along the street by 188' deep and is approximately 0.15 acres. The house faces north and is set back from the street by about 30'.

Although the property is more or less level, the north end is approximately two feet above sidewalk level. A concrete masonry unit (CMU) retaining wall borders the lot's north side and the northernmost 50' of the west side. A CMU wall about 4' tall borders the southern end of the property. A 10'-wide perpetual alley borders the west side, providing access to three double-shotgun residences just southwest of the house. This alley also provides access to a shed/garage located just south of the house (*Figs. C2-3*).



Figure C2. Looking south down the perpetual alley, known as Reid's Alley, bordering the west side of the property.



Figure C3. Narrow east side yard, looking north. Birth Home on right.

The Martin Luther King, Jr. Birth Home is just east of 497 Auburn. The houses are separated by a 6'-6" wide side yard. The rear yard of the Birth Home is enclosed by a 4' tall wood fence that borders the east side of the 497 Auburn property. A short CMU wall divides the front yards of the 497 and 501 Auburn properties.

A set of poured concrete steps lead up to grade from sidewalk level, followed by a brick walkway leading to the CMU steps up to the front porch. An accessible entrance is provided by a concrete sidewalk leading down the western perimeter of the property to a wooden ramp leading to the back door of the house.

## Architecture of 497 Auburn

### Architectural Description

The house consists of a two-story main block and an offset story-and-a-half rear ell. The main block is asymmetrically massed. A two-bay by three-bay rectangular section with a hipped roof measures

28'-6" east-west by 23'-6" north-south. A single-story, three-bay, hipped front porch extends the full width of the north façade. A two-bay, front-gabled ell extends 15'-8" south and is offset to the east. The ell portion of the main block is 24'-2" wide. The two-bay rear ell measures 14'-0" deep by 21'-9" wide (*Figs. C4-7*).

The main block and rear ell are wood-framed and set on low, regularly spaced masonry piers. The walls of the house are clad in weatherboard siding, and the various roof planes are clad in composition shingles. A single interior brick chimney rises just above the ridgeline of the north-facing, two-story gable section of the main block.

Fenestration is symmetrically arranged on each exterior wall plane with few exceptions. Of the house's 25 windows, five window types are present; three are double-sash, one is fixed, and one is hinged. Two exterior doors are present; an off-center north-facing front entrance accessed by the front porch, and an unsheltered rear entrance on the south façade of the rear ell.



Figure C4. North (front) elevation.



Figure C6. Southwest oblique.



Figure C5. Northwest oblique.



Figure C7. Southeast oblique.

The main block is two rooms wide by three rooms deep with a side hall plan. The west side hall runs the full depth of the front-gabled portion, accessing a parlor to the east and a stair hall to the south that runs the full east-west dimension of the hip-roofed, rectangular portion of the main block. Two equal-size rooms divided by a central back hall fill out the southern portion of the main block. This plan is replicated on the second floor with the addition of a bathroom in the western portion of the stair hall.

Accessed by a central back hall on both the first and second floors, the rear ell contains a total of four rooms. On the first floor, the back hall accesses a large room on the east side comprising roughly two thirds of the ell. Two smaller rooms, a rear entrance foyer and a former bathroom now being used for storage, occupy the remainder. The second-floor level of the ell contains a single room.

The first-floor plan of the house is approximately 1,188 square feet. The second-floor plan is approximately 1,070 square feet. The first-floor level is about 2'-6" above grade.

## Architectural Style

The design of the house is a simplified version of Queen Anne style, popular in the United States from the 1880s to the early twentieth century. Constructed in the first decade of the twentieth century as Queen Anne style began to lose favor, 497 Auburn Avenue has only the basic architectural features of the style. Comparatively, the 1895 Birth Home next door is considered a more high style example of Queen Anne.

Typical Queen Anne elements at 497 Auburn include an asymmetrical facade with a dominate front-facing gable, overhanging eaves, a full-width pedimented front porch, complex wall textures with patterned wood shingles and carved relief panels, leaded glass windows, classical columns, painted balustrades, and dentil molding.

In contrast, the 1910s rear ell has none of these design attributes. While an effort was made to match its moldings to those on the main block, the addition is more vernacular in style. Offset on the rear of the main block, it is largely symmetrical with simple shed dormers.

## Construction Characteristics

### Structural System

#### Foundations and Footings

The house is raised about 2'-6" above grade on a grid of low, mortared brick piers placed at regular intervals along the perimeter. They are L-shaped at each exterior corner and under the northeast corner of Room 109A (Figs. C8-9).

Between each of the perimeter piers is masonry infill a single wythe deep. Two hatches provide access to the enclosed crawl space; one is on the west side of the main block, and the other is on the west side of the rear ell. The crawl space is continuous beneath the main block and the rear ell. A total of 12 vents are irregularly spaced along the perimeter infill walls.

Intermediate rows of girder piers run below each of the remaining interior structural walls: the east wall of Room 101, the north and south walls of Rooms 103 and 104, and the east wall of Room 108. A row of girder piers also runs below the center of Room 106, where an original interior structural wall was removed.



Figure C8. Typical foundation pier and interior face of infill foundation wall.



Figure C9. Crawl space access hatch.

## Framing

Both the main block and rear ell are wood framed. The main block, constructed ca. 1900, is balloon framed. The rear ell, expanded in the 1910s, employs a variant of platform framing because it was expanded from a smaller one-story structure. A photograph taken during the 1999-2000 rehabilitation phase clearly shows the differences in construction between the two sections of the house.

With balloon framing, wall studs are continuous from the sill of the first story to the top plate or end rafter of the second story. With platform framing, wall studs are discontinuous at each floor level, separated by the floor framing. While true platform framing would not become popular for several years, the framing methods in the rear ell clearly explain the order of its construction and the respective ages of its constituent parts.



Figure C10. Original elements of first-floor framing visible in north half of crawl space. Note the foundation of the front chimney in the background.



Figure C11. Modern replacement elements of first-floor framing visible in south half of crawl space. Note original L-shaped pier under the northwest corner of the original rear ell and the modern PVC drain lines for the former first-floor bathroom added during the 2005-2010 rehabilitation.

Given the three major periods of construction—the main block ca. 1900, the 1910s expansion of the rear ell, and the 2005-2010 rehabilitation of the interior—one would expect to see different nominal lumber dimensions for the different construction periods.

First-floor framing is visible from the crawl space. Much of the original framing has been replaced, likely because of fire damage and subsequent water infiltration as well as the alterations made during the 2005-2010 interior rehabilitation. The remaining original framing is concentrated near the north side of the house, which has seen the least change and would have been least affected by the fire. Floor joists here are nominal 2x8s running between doubled 2x8 girders resting on brick piers.<sup>131</sup> Between the joists is 2x4, X-type blocking. Floor decking is composed of individual boards nominally 6" wide. Replacement framing consists of modern 2x8 joists hung with metal joist hangers from girders of doubled modern 2x8s. There is no blocking, and floor decking is modern plywood (Figs. C10-11).

Although wall, ceiling, and floor claddings conceal the wall and ceiling framing, the dimensions of both interior and exterior walls indicate that

131. The use of a lowercase "x" in a written dimension indicates those dimensions are nominal, i.e. "2x8" means nominally 2" by 8".



Figure C12. Second-floor ceiling and roof framing visible in attic. Note the original spaced nailing strips and the later replacement tongue-and-groove deck boards.



**Figure C13.** Rafters of the main hip roof. Note that rafters are toe-nailed at ridge. Also note the charring of original rafters to which modern rafters have been sistered for structural support.

they are framed with 4" nominal depth lumber. Photographs taken during the 2005-2010 interior rehabilitation suggest that the interior walls are framed with a combination of 2x4s and 4x4s and that 2x8 joists support the second floor. Spacing between the wall studs and between floor joists appears to be 16" on center.

Both the second-floor ceiling framing and roof framing are exposed inside the attic. Rafters of the hipped roof and attic floor joists measure 1 $\frac{5}{8}$ " wide by 5 $\frac{5}{8}$ " deep. The hip rafters are 1 $\frac{5}{8}$ " wide by 7 $\frac{1}{2}$ " deep. The front gable rafters measure 1 $\frac{5}{8}$ " wide by 3 $\frac{3}{8}$ " deep, and its end-wall framing measures 1 $\frac{5}{8}$ " by 3 $\frac{5}{8}$ ", set with the long dimension parallel to the wall surface at 26" on center. These measurements correspond to the Yellow Pine Manufacturers Association standard nominal dimensions for lumber in the first decade of the twentieth century. On the east and west hip faces, roof rafters are spaced at 16" on center. On the north and south hip faces as well as in the front gable section, rafters are spaced at 32" on center. Neither the main hip roof nor the front gable has a ridge beam; instead, the rafters are toe-nailed at the ridge (*Fig. C12-13*).

The house shows evidence of a fire, likely in the original rear chimney. Between 1984 and 1992, the chimney was removed, and the hip roof of the main block repaired; modern 2x6s were sistered to badly charred rafters, and the roof decking was partially replaced. Modern tongue-and-groove roof decking measuring  $\frac{3}{4}$ " thick and ranging from

5 $\frac{1}{4}$ " to 5 $\frac{3}{4}$ " wide was applied to the south roof face and the upper portions of the east, north, and west faces. Below them and on the north-facing gable are original 13/16" by 2 $\frac{5}{8}$ " nailing strips spaced 8" on center. Now darkened by soot, these nailing strips held the original wood shingle roof (*Figs C12, 15*).

When the roof was replaced between 2005 and 2007, 5/8"-thick plywood was applied on top of both modern and original deck boards. The flat part of the roof was reframed with modern 2x6s set 16" on center.

The attic of the rear ell is inaccessible. A photograph taken during the 2005-2010 interior rehabilitation appears to show 2x6 roof rafters spaced 32" on center in the gable and 16" on center in the dormers.

### **Porch Framing**

The front porch floor framing system is identical to that of house. Its hipped roof is supported by four Tuscan-style columns and a simple entablature. Its roof framing is concealed but probably similar to that of the main house.

## **Utility Systems**

### **Heating and Cooling**

The house was designed so that all the main rooms had a fireplace for heat. The remaining chimney serves fireplaces in Rooms 101 and 201 but is damaged and inoperable. Documentary sources note that the house was outfitted with a mechanical heating system of insufficient capacity sometime prior to 1993.

At the time of construction, the only presumable means of cooling would have been passive ventilation effected by the raised piers, open front porch, and operable window sash.

Modern mechanical heating and cooling systems were added during the 2005-2010 interior rehabilitation. Separate systems, both using Trane XB90 forced-air gas furnaces and XB13 heat pumps, serve each floor. The first floor furnace is in the mechanical closet in Room 108, and the thermostat is mounted on the east wall of Room 106. The second floor furnace is in the attic of the main block, and the thermostat is mounted on the east wall of Room 206. Both heat pumps are adjacent to the east wall of the rear ell (*Figs. C14-16*).



Figure C14. Water heater and furnace in first-floor utility closet of Room 108.



Figure C16. Heat pumps at southeast corner of house.



Figure C17. Modern electrical panel box in Room 103.



Figure C15. Furnace serving second-floor in Attic.

### Electrical

Municipal electrical service was available on Auburn Avenue at the time the house was constructed, and there is no reason to believe it would not have had electricity. However, all traces of early electrical wiring were removed when it was rewired during the 2005-2010 interior rehabilitation. The house now has two General Electric PowerMark Gold 200-amp electrical panel boxes, one mounted on the south wall of Room 104 near the top of the stairs and the other on the south wall of Room 103 next to the stairs. The main breaker and electrical meter are mounted on the exterior wall at the northwest corner of the house. Electrical wiring is a combination of Romex and wiring in flexible metal conduit (*Figs. C17-18*).



Figure C18. Main breaker and electrical meter at northwest corner of house.

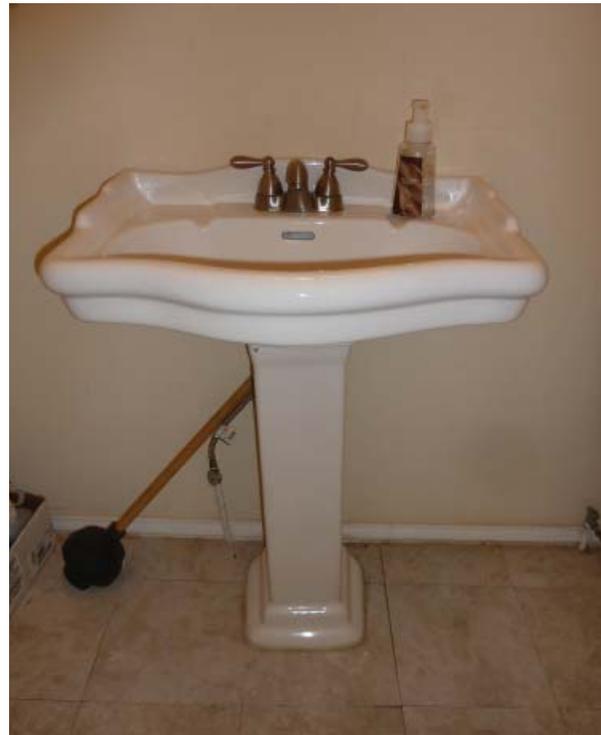


Figure C19. Modern sink in Room 203.

A 1980s photograph of the interior shows surface-mounted electrical conduit in the upstairs hall, presumably installed during later modifications to the house. Photographs taken before the 1999-2000 exterior rehabilitation show a second electrical meter mounted to a wood panel in the front yard, presumably added when the house was used as apartments. These features were later removed.

### Plumbing and Water Supply

Municipal water and sewer service would have been available on Auburn Avenue at the time the house was constructed. Originally, it had only one bathroom, which would have included a lavatory, toilet, and bathtub, in Room 203, the present second-floor bathroom. The original rear ell likely contained a kitchen, and would have had a sink. The kitchen, plausibly current Room 108, was later removed from this space.

Documentation shows that by the early 1980s, a second bathroom had been added beneath the stair landing (Room 104), and the kitchen had been moved to what was Room 109 before it was divided into Rooms 109A and 109B. The waste lines and vents are run on the exterior of the wall, suggesting that the plumbing fixtures may have been added after the original construction.



Figure C20. Modern toilet in Room 203.

During the 2005-2010 interior rehabilitation, plumbing supply and waste lines were stripped and replaced, and the first-floor bathroom and kitchen were probably removed at this time. Room 109 was subdivided, and a bathroom with a toilet and lavatory was installed in Room 109A. Plumbing fixtures were removed from Room 203 and were replaced with a modern toilet and lavatory (*Figs. C19-20*). A modern Whirlpool 30-gallon electric water heater was installed in the mechanical closet in Room 108. The water meter is mounted on the exterior wall at the northwest corner of the house. Supply and waste lines are a combination of copper and PVC (*Figs C10-11*).



Figure C21. Remaining plumbing supply and drain lines on east wall of Room 109A.

At an unknown later date, the plumbing fixtures were removed from Room 109A, and the room was used for storage. The supply and waste lines are still in place (Fig. C21).

#### Telecommunications and Data

During the 2005-2010 interior rehabilitation project, Room 104 was converted into a telecommunications closet. It houses all elements of the phone and Ethernet systems. The room is also used for storage.

#### Security

Both the front and rear doors are secured with keyed knob locks and mortise deadbolts. Both doors are left unlocked when the bookstore is in operation. The entire first floor is accessible to the public, except for Rooms 104 and 109A, which are kept secure with keyed knob locks. A rope hung between the wall and the newel post at the bottom of the stairs prevents public access to the second floor.

The house has a modern electric security system. The system is zoned for the first floor. Exterior security elements include flood lighting at the roof cornice, and utility pole-mounted sodium vapor lighting (Fig. C22).



Figure C22. Panel box for security system in Room 102.



Figure C23. Hard-wired combination smoke and carbon monoxide detector.



Figure C24. Wall-mounted AED cabinet on south wall of Room 103.

#### Fire Detection and Life Safety

Rooms 103 and 204 have ceiling-mounted, combination smoke and carbon monoxide detectors, which are hard-wired to a wall-mounted alarm system on the west wall of Room 204 (Fig. C23).



Figure C25. Wall-mounted first aid kit on north wall of Room 203.

Rooms 103 and 204 have wall-mounted fire extinguishers. An automated external defibrillator (AED) cabinet is located in Room 103 (Fig. C24). The upstairs bathroom, Room 203, contains a wall-mounted first-aid kit (Fig. C25). Lighted exit signs are mounted above the front and back doors.

## Exterior Features

### Piers and Foundation Infill Walls

The piers of the main block measure 1'-9" wide by 9" deep. The front porch and rear ell piers measure 1'-5" wide by 9" deep. They are L-shaped at all corners and more or less evenly spaced around the perimeter and along structural interior walls as described in the Footings and Foundations section above. Bricks measure 8" wide by 3 5/8" deep by 2 1/4" tall and vary in color from muted to dark reds, with an occasional red-orange. Mortar joints are concave. The height of the exposed brickwork is approximately 2'-0" above grade.

The piers and infill walls of the main block and front porch are largely original. Extensive repointing is evident, and when a portion of the east wall was relaid, an original pier seems to have been removed. The brick infill walls of the rear ell are modern. The early, if not original, CMU infill was replaced with brick during the 2005-2010 rehabilitation.

### Siding and Trim

All siding and trim are painted. The house exterior is clad with tapered weatherboards ranging in exposure from about 4 1/2" to 5" and with a maximum thickness of 1/2" at the exposed end. Photos taken during the two phases of rehabilitation indicate that much of the siding was replaced in kind (Fig. C26).



Figure C26. Tapered weatherboard siding.



Figure C27. Complex wall cladding and trim at north-facing gable.

At the attic level of the front gable, the wall cladding is more complex. A two-panel, wood, louvered attic vent centered on the gable end wall measures 4'-2" wide by 2'-4" tall. Surrounding the vent and separating the panels is 5 1/2"-wide by 1" thick plank board casing. The bottom casing extends the full width of the gable. To the left, right, and above the vent, wood panels are carved with a starburst relief. Below the vent and above the full cornice return, wood shingles measuring 3 1/2" wide by 16" long are arranged in a staggered pattern (Fig. C27).

On all the outside corners, except one, plank corner boards measuring 5 1/2" wide by 1" thick have a piece of quarter-round trim at their



Figure C28. Typical corner boards.

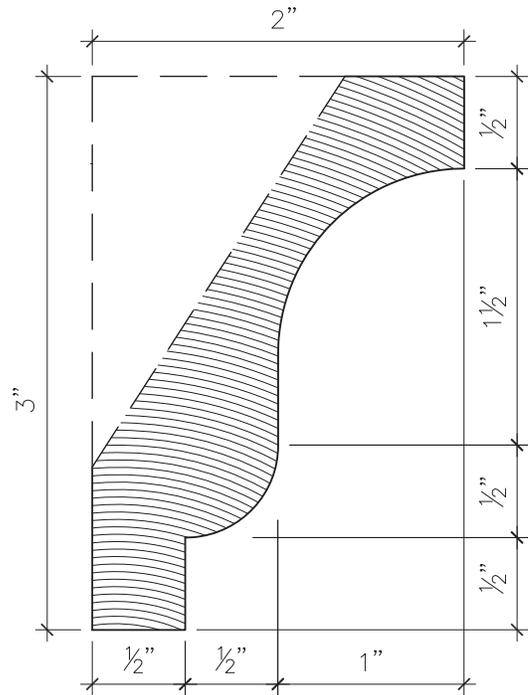


Figure C30. Fascia molding.



Figure C29. Molded cap detail at corner boards under cornice.

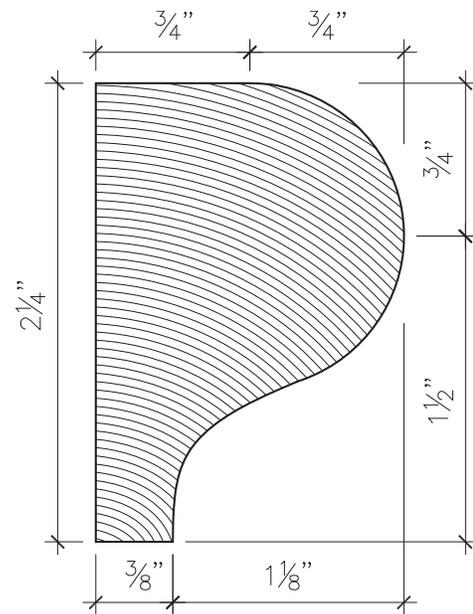


Figure C31. Bed molding.

intersection. At the southwest corner of the rear ell, the corner boards measure 3 1/4" wide by 1" thick on the east face and 5 1/2" wide by 1" thick on the south face and have no quarter-round. All corner boards have molded caps just under the bed molding at the roofline (*Figs. C28-29*).

A skirt board measuring 8" tall by 1" thick wraps the three exposed sides of the front porch. The siding terminates at the top of the brick piers around the remainder of the house perimeter.

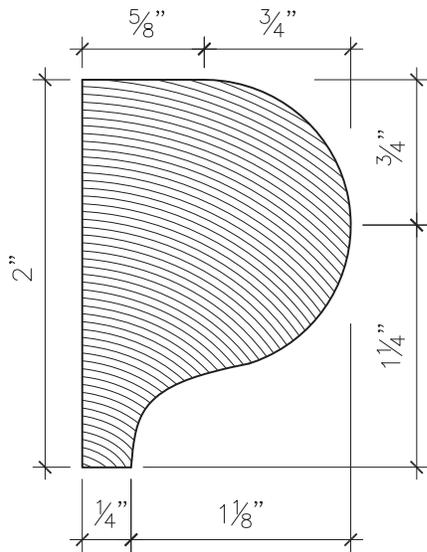


Figure C32. Fascia board cap.



Figure C33. Typical exterior windowsill and casing.

At the soffit eaves, a 3"-tall fascia molding is applied to a 1x6 fascia board (Fig. C30). Beneath the 1x10 soffit is a composite bed molding consisting of a 1/2"-tall molding applied to a 1x10 frieze board with a 2" tall cap molding below it (Fig. C31-32). The front porch bed molding is described in the Front Entrance Steps and Porch section below.

All the windows have 5 1/2"-wide" by 1" thick, lintel-cut, plank-board molding and 1"-thick angled sills (Fig. C33). Except for the two dormer windows, they all have an angled drip edge. The replacement drip edges have a different profile than the originals. The drip edge on the west-facing window in Room 103 has been poorly patched, and the one on the south-facing first-floor window of the rear ell is an angled modern 1x3.

Below the drip edge is a decorative molding. The original 1 1/2"-tall, mitered crown molding remains on most of the windows of the main block, but a modern, non-matching replacement 2 1/4"-tall,

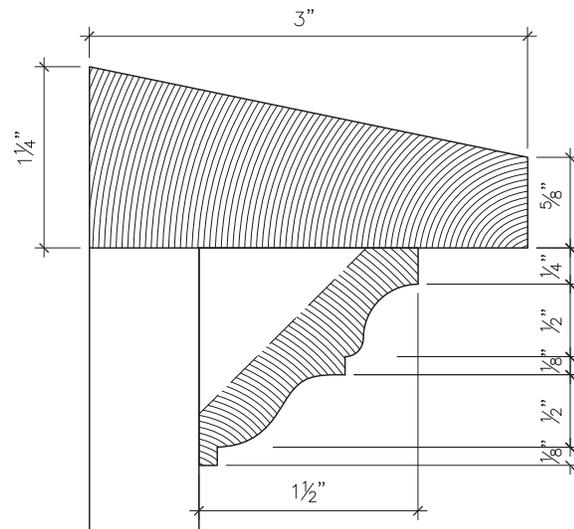


Figure C34. Original drip edge and decorative molding.

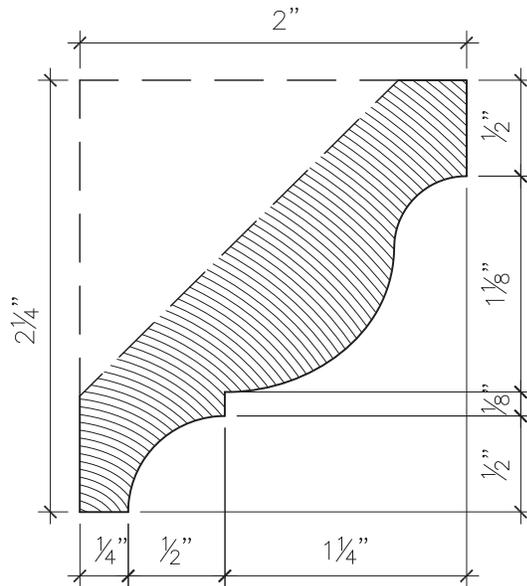


Figure C35. Non-matching replacement decorative molding below original drip edge.

mitered crown molding was added to a couple of first floor windows on the main block (Figs. C34-35). A modern, non-matching replacement 1 5/8"-tall backband molding is present only on the rear ell (Fig. C36). The molding under the drip edges of the ell's east first-floor window and second-floor south window and the east and south first-floor windows of the main block is missing. The dormer windows probably never had this detail.

The exterior doors have the same casing and drip edge as the windows. Below the drip edge, the front door has the original mitered crown molding, while the back door has the modern replacement backband molding.

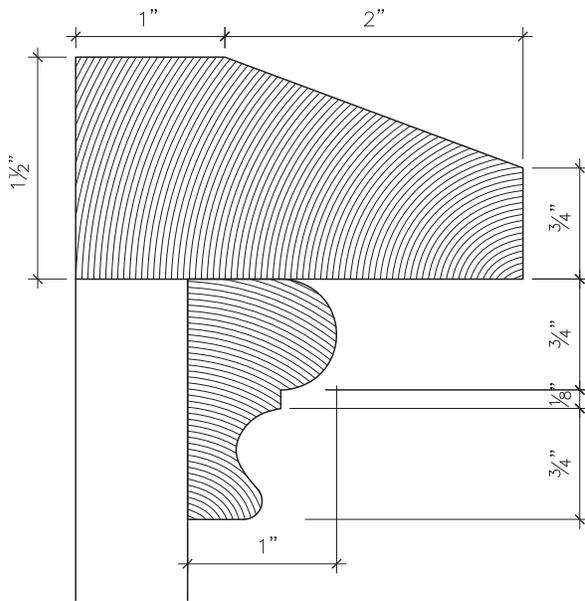


Figure C36. Non-matching modern replacement drip board and backband molding.

### Windows

A total of six window types are present: three are original; one added during the rear ell expansion; and two added/modified during the 2005-2010 rehabilitation. All window sash are painted. Window trim is described in the Exterior Trim section above.

At the front of the house, in the easternmost of the two bays, is a fixed, wood, single-sash window measuring 4'-4" wide by 4' tall. Above it and separated by a mullion is a leaded-glass transom measuring 4'-4" wide by 1'-6" tall. This window and transom are original (*Fig. C37*).

On both floors of the main block and the east and west elevations of the rear ell's first floor are a total of 17 two-over-two-light, wood, double-sash windows measuring 2'-7" wide by 6'-2" tall (*Fig. C38*). While the window type is original, the west window on the rear ell was moved here when the ell was expanded, and many of the sash were rebuilt during the rehabilitation.

At the northwest corner of the hip-roofed portion of the main block are three one-over-one-light, wood, double-sash windows. The north elevation has a window at each floor level, while only the first floor of the west elevation has one; they measure 1'-11" wide by 6'-2" tall, and while these locations are original, the sash may have been rebuilt during the rehabilitation (*Fig. C38*).



Figure C37. Original fixed single-sash window with leaded-glass transom.



Figure C38. Original two-over-two, double-sash window.



Figure C39. Original one-over-one, double-sash window.



Figure C41. Modified/modern one-over-one, double-sash second-floor window on north wall of rear ell.



Figure C42. Modern four, fixed-sash first-floor window on north wall of rear ell.

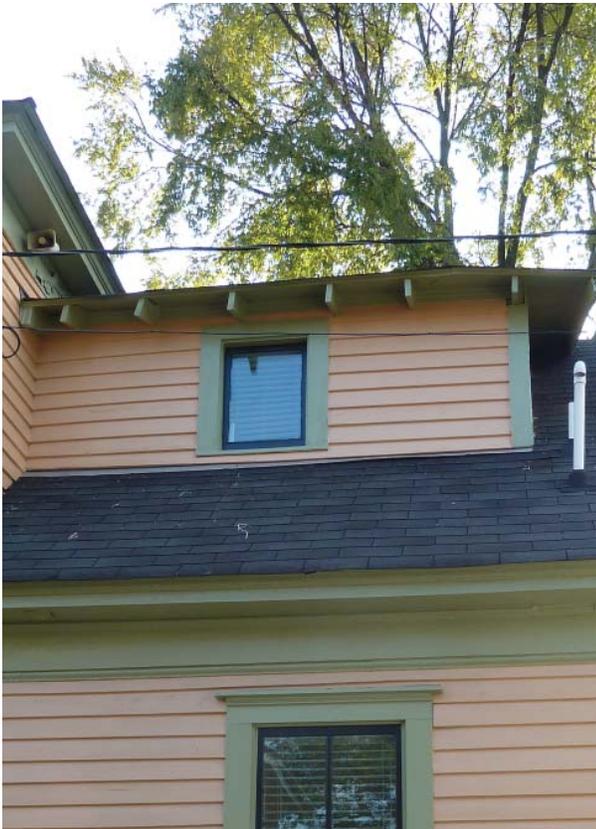


Figure C40. Original four-light fixed-sash dormer window of rear ell.

On the rear ell, each of the two dormers have a four-light, wood, fixed-sash window measuring 2'-0" wide by 2'-7" tall (*Fig. C40*). They were likely installed when the ell was expanded. Photographs show they were once operable-casement sash but were modified to be fixed and possibly rebuilt during rehabilitation work.

At the second-floor level of the ell's gable end is a one-over-one-light, wood, double-sash window measuring 1'-11" wide by 4'-2" tall (*Fig. C41*). While the opening probably dates to the expansion, photographs show it originally held a four-over-four-light, double-sash window, which was repaired during the 1999-2000 rehabilitation and then either modified or replaced with the current window during the 2005-2010 rehabilitation.

The first-floor level of the ell's gable end has a two-over-two-light, wood, double-sash window measuring 1'-11" wide by 4'-2" tall (Fig. C42). Photographs of this wall show a 1'-11"-wide by 6'-2"-tall window matching those original to the main block, and physical investigation further indicates that it is probably the original south wall of the original ell, and the taller window was original. It was repaired during the 1999-2000 rehabilitation and replaced with the current four-light fixed-sash window during the 2005-2010 rehabilitation.

### Front Entrance Doorway

The front doorway is in the west bay of the gable-fronted portion of the main block. Its twelve-light-over-one-panel wood door is early, if not original. Measuring 6'-10" tall by 3'-0" wide by 1 $\frac{5}{8}$ " thick, it is hung with two 4 $\frac{1}{2}$ "-tall, brass, five-knuckle, ball-tipped, loose-pin hinges. Other hardware includes a modern brass mortise dead bolt and a set of modern brass keyed knobs and round rosettes (Figs. C43-45).

Also in the doorway is a two-light, wood screen door measuring 7'-0" tall by 3'-0" wide by 1 $\frac{1}{8}$ " thick, hung with a continuous steel hinge. Each of the two openings holds a wide-square and a fine wire mesh. A full-size acrylic panel was mounted to the frame on the interior face during the 2005-2010 rehabilitation when air conditioning was added to

the house. Other hardware includes a steel spring closure; a small, round, painted metal knob and a round rosette on the exterior face; and a small, painted metal lever and round rosette on the interior face. While the hardware and acrylic panel are modern, the door is early (Figs. C46-47).

Above the door is a fixed-sash transom window measuring 3'-0" wide by 1'-6" tall. A modern neon "open" sign hangs just inside it. The door casing surrounds both transom and door, which are separated by a transom bar.

Door trim is described in the Exterior Trim section above.



Figure C43. Early front door and wood-framed screen door.



Figure C44. Early front door ball-tipped loose pin hinge.



Figure C45. Modern replacement front door hardware.



Figure C46. Modern replacement front screen door hardware.



Figure C47. Modern continuous hinge on screen door.



Figure C48. Steps leading to front porch.



Figure C49. Exposed CMUs of front steps under deteriorated painted stucco coating.

### Front Entrance Steps and Porch

Three steps constructed of CMUs lead to the front porch. They were once stuccoed and painted, but these finishes have eroded, and the CMUs are clearly visible. The first riser is only 6½” tall; the other two are 8” tall, but the distance between the top step and the porch floor is 6½”. The treads range in depth from 10” to 1’-1”, and the top step is skewed slightly to the west. While early, these steps are likely not original (*Figs. C48-49*).

Tongue-and-groove porch floorboards measures 3¼” wide by ¾” thick and runs north-south. The original flooring was replaced during the 1999-2000 exterior rehabilitation (*Fig. C50*).



Figure C50. Tongue-and-groove floorboards of front porch.



Figure C51. Simplified front porch entablature.



Figure C52. Mismatched dentils at front porch bed molding.

The porch roof is supported by four, more or less equally spaced Tuscan-style columns (a more austere Doric order) and a relatively unadorned entablature. The simple, round columns have a 7½" diameter shaft that tapers as it rises. Detailing on the columns is plain. Capitals are composed of a rounded echinus band molding and square abacus, while bases have only a rounded torus band molding and square plinth. The entablature has a composite bed molding, made of a 1x6 plank with a molded cap set below, and dentils with an incised three-quarter convex molding. Between the dentils is a 1¾"-tall simple convex molding in 3½"-long segments. Several non-matching replacement

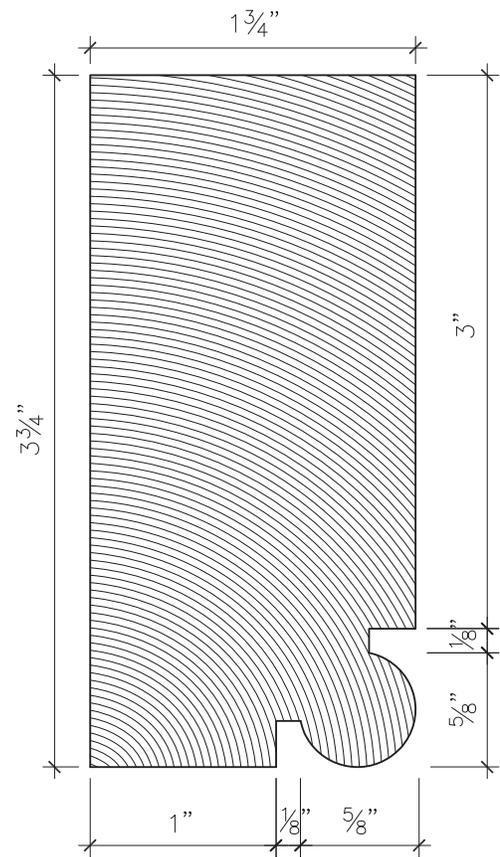


Figure C53. Original front porch dentil.

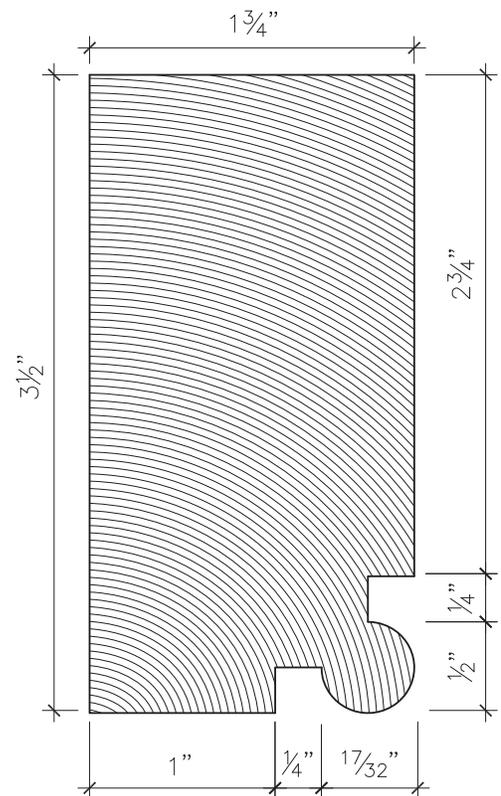


Figure C54. Non-matching replacement front porch dentil.

dentils and a non-matching replacement 1½” molding were added during the 1999-2000 exterior rehabilitation (Figs. C51-56).

The double-beaded ceiling boards measure 3¼” wide and run north-south. A quarter-round cornice runs along the north, east, and west sides. The ceiling was replaced during the 1999-2000 exterior rehabilitation (Fig. C57).

A wood balustrade is composed of a rounded top rail, square balusters, and a squared bottom rail (Figs. C58-62). The top and bottom rails and several balusters were replaced during the 1999-2000 exterior rehabilitation. The section of balustrade at the steps, including the 5½”-square newel posts with pyramidal caps, was added during the 2005-2010 rehabilitation. Original and 1999-2000 replacement balusters have an incised double-reed detail. Top rails, bottom rails, and the 2005-2010 balusters have an incised triple-reed detail. The balustrades are supported at the columns with 2x4 blocking.



Figure C57. Double-beaded ceiling boards and quarter-round cornice of front porch.

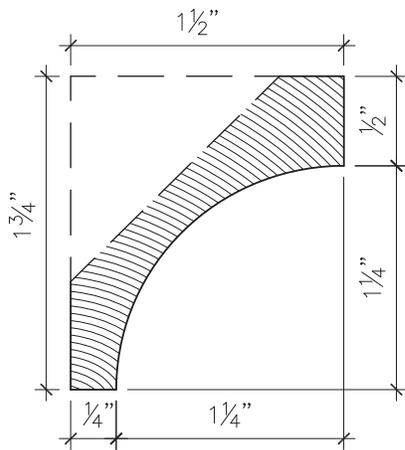


Figure C55. Original front porch bed molding.

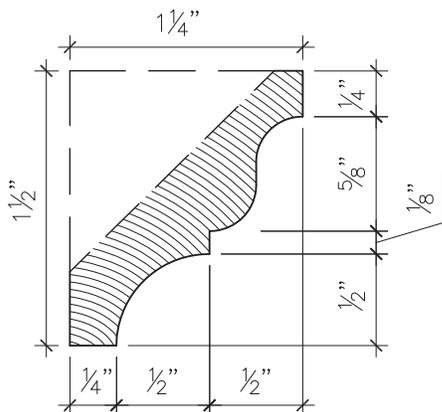


Figure C56. Non-matching replacement front porch bed molding.



Figure C58. Porch balustrade. Note the added 2x4 blocking and the original balusters with an incised double-reed detail.



Figure C59. Balustrade at front steps. Note the replacement balusters with an incised triple-reed detail.

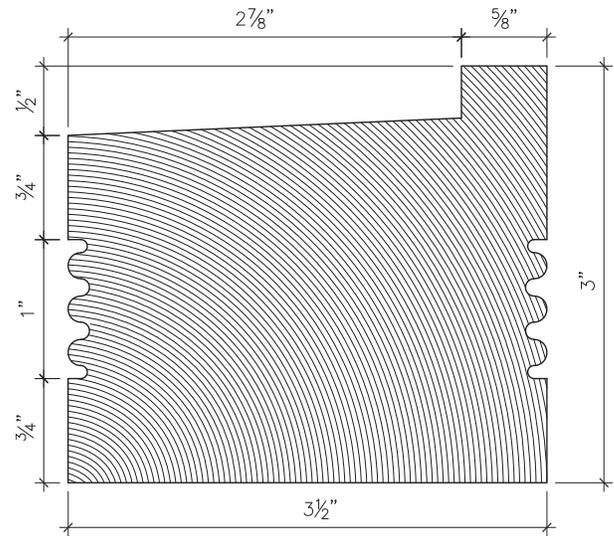


Figure C61. Bottom rail of front porch balustrade.

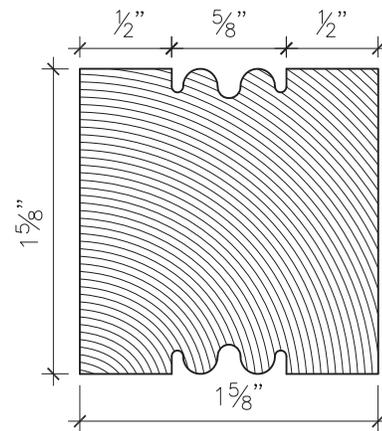


Figure C62. Original front porch baluster with incised double-reed detail.

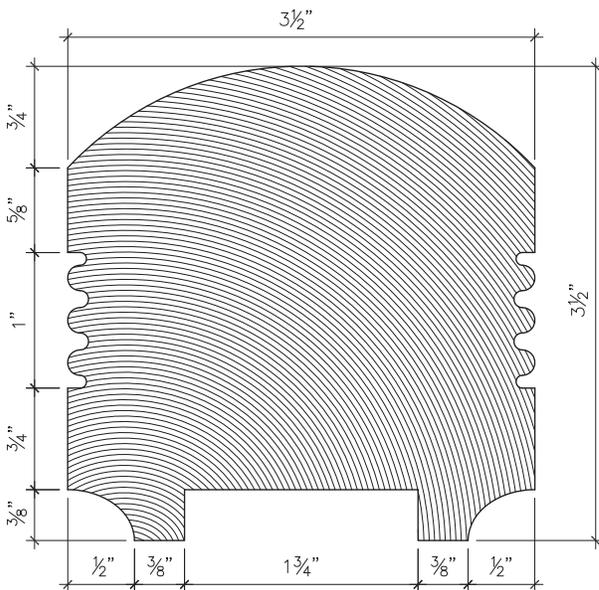


Figure C60. Top rail of front porch balustrade.

### Back Entrance Doorway

The back doorway is in the west bay of the rear ell. It has a modern, four-panel, metal security door measuring 6'-7 1/2" tall by 2'-11 1/2" wide by 1 3/4" thick, hung with three modern, brass, five-knuckle, rounded, butt hinges. Other hardware includes a modern, brass, mortise dead bolt and a set of modern, brushed nickel, bell-shaped, keyed knobs and round rosettes (Figs. C63-66).

The doorway also holds a two-light, wood storm door measuring 6'-7 1/2" tall by 3'-0" wide by 1" thick, hung with a continuous steel hinge. A full-size acrylic panel is mounted to the frame on the interior face. Other hardware includes a steel spring closure; a small, round, painted metal knob and round rosette on the exterior face; and a small, painted metal lever and round rosette on the



Figure C63. Modern back doorway and modern back storm door.



Figure C65. Modern butt-hinge of back door.



Figure C64. Modern four-panel metal security door in back doorway.



Figure C66. Modern back door hardware.

interior face. The modern storm door, added in the 2005-2010 rehabilitation, was constructed to match the style of the early front screen door.

Door trim is described in the Exterior Trim section above.

### Back Entrance Ramp

A wheelchair-accessible ramp to the back door was constructed between 2007 and 2010. It is framed with 4x4 posts and 2x8 rim joists. Deck boards and handrails measure 2x6. Balusters measuring 1¼" square are attached to 2x4 top and bottom rails. The ramp has two sloped runs and can be reached by a concrete sidewalk at the west property line (*Fig. C67*).

Signage at the street indicates that the rear entrance is handicapped accessible. Although the ramp is accessible, the rear doorway is just shy of the 3'-0" ADA requirement, and neither the door nor the storm door have an automatic opener.



Figure C67. Modern handicapped accessible ramp at rear of house.

### Roofs

The house has two types of modern composition shingle roofing and a built-up flat roof. They differ noticeably in appearance and have different maintenance cycles and installation dates.

The hipped roof of the front porch, replaced between 1999 and 2000, is clad in Diamond Crest III fiberglass composite asphalt shingles with thirty-pound, asphalt-saturated felt underlayment and galvanized flashing. The roof sheathing

underneath is ¾"-thick plywood. The black shingles are "architectural grade," meaning they have a multilayered appearance that gives them visual depth and dimension. According to the manufacturer's warranty, this is a 25-year roof.

The hipped and cross-gable roofs of the main block and the gable and shed dormer roofs of the rear ell were all replaced between 2005 and 2007. While neither the manufacturer nor the product is known, specifications called for a 25-year, three-tab asphalt shingle with thirty-pound felt paper and galvanized flashing. The roof sheathing underneath is ¾"-thick plywood. The three-tab shingles have a single layer, giving them a very flat appearance. The shingles are in shades of medium to dark gray.

A "built-up modified" roof was specified for the flat section of roof on the main block. Presumably, a modified bitumen roof was meant. It was installed between 2005 and 2007 and is dark gray in color, more or less matching the three-tab shingles on the rest of the main block roof. These types of roofs have an average lifespan of 10 to 20 years.

Except for the rear dormers, all the roofs have soffited eaves. The rafter tails of the dormer roofs are exposed. The front-facing gable has a full cornice return.

The house has no gutters. The earliest extant photos show it once had galvanized gutters, but they were removed during the 1999-2000 exterior rehabilitation and never replaced.

### Chimney and Chimney Foundations

The brick of the remaining chimney matches that of the original foundation piers. It is slightly east of center on the roof ridge of the north-facing cross gable of the main block and just north of the north wall of the hipped-roof portion of the main block. In the attic, it measures 3'-4" east-west by 1'-6" north-south. In the crawl space, its stepped foundation is just visible above grade.

At the roofline, it has continuous galvanized flashing. Its appearance above the roofline is modest. While about as tall as other chimneys in the neighborhood, it has none of the corbelling one would expect to see given the period when it was built. A single band course seven courses from the top is the only detailing, and the earliest extant photos show the chimney in this configuration (*Fig. C68*).



Figure C68. Front interior chimney and continuous flashing at roofline. Note that the visible porch of chimney above roofline is likely a truncated version of the original design.



Figure C70. North face of front chimney visible inside attic. Note the water damage, eroded mortar, and missing brick near roofline.

In the attic, extensive ongoing water damage has eroded the mortar and destabilized the bricks near the roofline. Daylight is visible through the holes. Based on the extent of deterioration, the damage is not recent and has likely been present for a while, lending credence to speculation that the top of the chimney was damaged and what remains is not the full extent of the original design (Figs. C69-70).



Figure C69. South face of front chimney visible inside attic. Note the water damage and eroded mortar near roofline.

While the original rear chimney was removed, the foundation and the stack below the first-floor joists were left in place, likely because they support girders of the floor-framing system.



Figure C71. Typical baseboard found throughout the house.

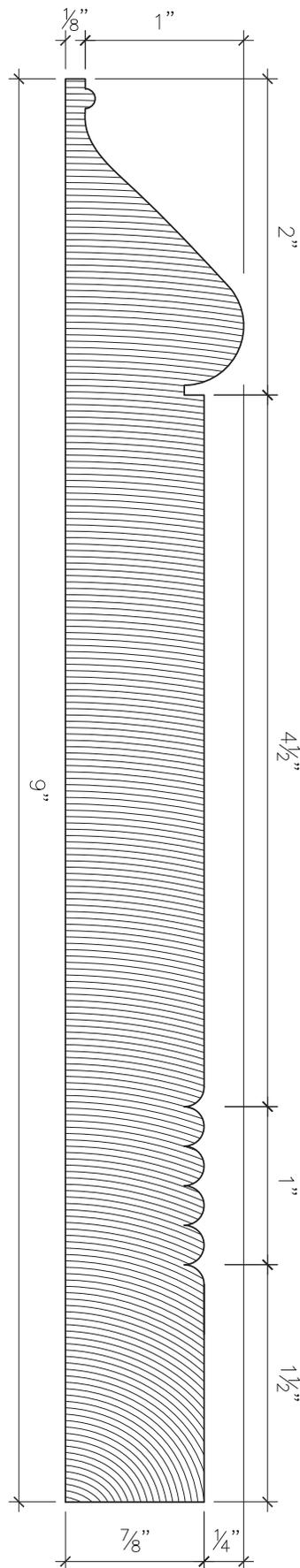


Figure C72. Cross-section of typical baseboard.

## Common Interior Features

### Baseboards

With few exceptions, the complex baseboards throughout the house are consistent. They are composed of a 7" tall by 1" wide plank board with a quadruple incised reed detail, a 2" tall molded cap, and a 1" tall quarter-round shoe molding (Figs. C71-72).

### Door and Window Casing

With few exceptions, the door and window casings are consistent. Fluted casing measures 5 1/4" wide by 1" thick, and bull's eye corner blocks measure 5 3/8" wide by 11 1/2" tall by 1 1/2" thick. The corner blocks have an integrated top and bottom molded band and project above the lintel casing by 4 1/2" (Figs. C73-75).



Figure C73. Typical fluted casing and molded bull's eye corner blocks on doors and windows throughout house.

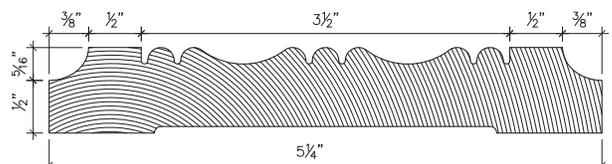


Figure C74. Cross-section of typical door and window casing.



# Interior

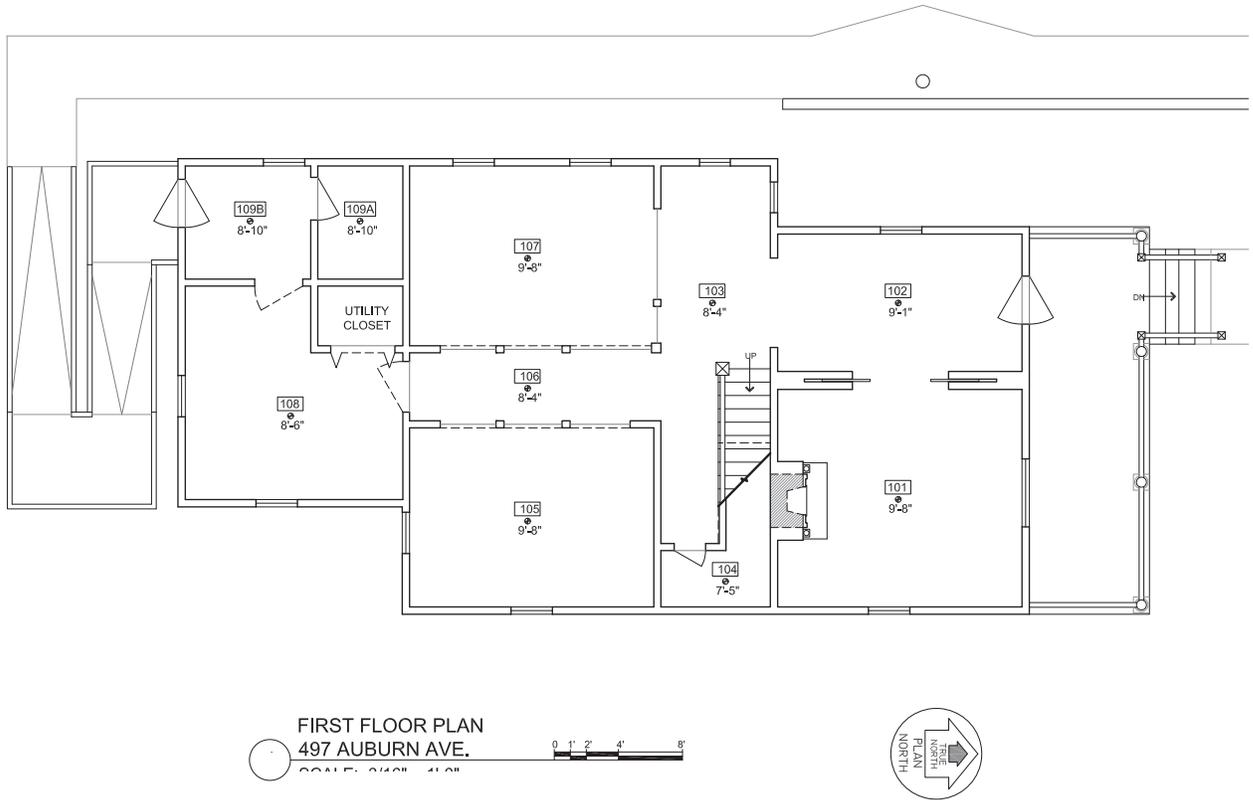


Figure C80. First floor plan of 497 Auburn Avenue.

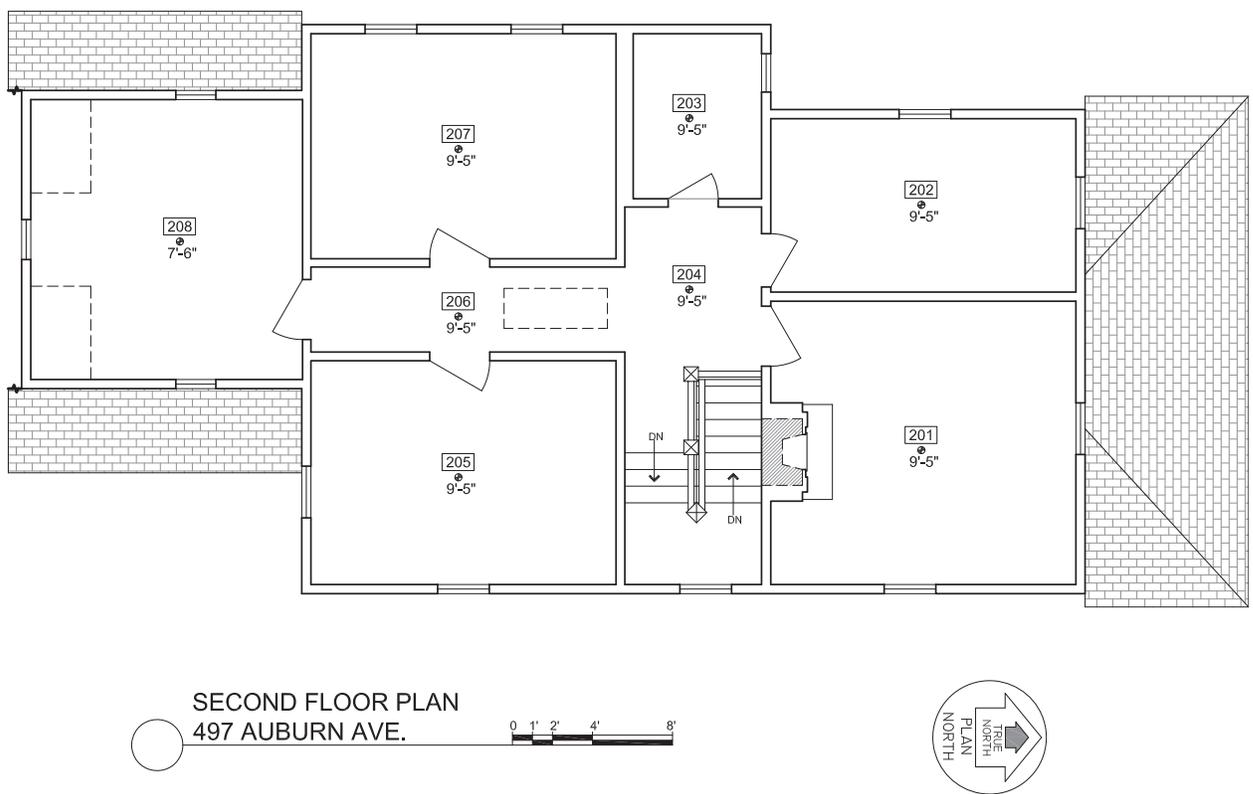


Figure C81. Second floor plan of 497 Auburn Avenue.

## Interior Features Room-by-Room

### Room 101 – Video Exhibit Room

Measuring 13'-7" east-west by 15'-3" north-south, this room occupies the northeast corner and is original to the house (*Figs. C82-83*).

#### Flooring

Laminated wood floorboards measure 3¼" wide and are oriented north-south.

#### Baseboards

Baseboards are typical of the house.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

One doorway on the west wall leads to Room 102. It measures 6'-0" wide by 7'-10" tall and holds a pair of original pocket doors. Each wood pocket door has four raised panels and measures 3'-0" wide by 7'-10" tall by 1⅝" thick. The door



Figure C84. Original pocket doors to Room 101.



Figure C82. Northeast oblique of Room 101.



Figure C85. Original pocket door hardware.



Figure C83. Southwest oblique of Room 101.

hardware includes a mortise lock, a hook-and-eye closure, and a decorative, painted brass backplate 2¼" wide by 9" tall (*Figs. C84-85*).

The doorway has casing typical of the house.

#### Windows

Two windows provide light, one on the north wall and one on the east wall. They are described in the preceding Exterior Features section. Both have casing typical of the house and type 1 windowsills.

#### Finishes

All surfaces are painted except the floor, which has a factory-applied stain finish.



Figure C86. Original fireplace in Room 101.



Figure C87. Decorative cast iron coal-burning firebox insert in Room 101.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the ceiling.

### Electrical System

The room has a modern, wall-switched ceiling fan and modern electrical outlets and data ports.

### Plumbing

None.

### Security

The pocket doors have a mortise lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Other Features

A fireplace with a decorative cast iron coal-burning insert projects about 1'-7" into the room. The hearth measures 1'-6" deep by 4'-9" wide and is laid in faux green onyx glazed tile. A bracketed wood mantel measuring 9¾" deep by 3'-9¾" wide is attached to a built-up wood surround with matching tile. On either side of the mantel are fluted Ionic columns 4" in diameter surmounted by a simple entablature with a crown molding. Originally, a mirror was affixed above the mantel and below the entablature, but now the space is used as a mount for a television. All elements of the fireplace are original except for the hearth tile, which was replaced during the 2005-2010 interior rehabilitation. The fireplace is not operable (*Figs. C86-87*).

### Room 102 – Front Foyer

Measuring 8'-7" east-west by 15'-3" north-south, this room occupies the northwest corner of the front-gabled portion of the main block and is original (*Figs. C88-89*).

### Flooring

Laminated wood floorboards measure ¾" wide and are oriented north-south.

### Baseboards

Baseboards are typical of the house.

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

Three doorways with casing typical of the house serve Room 102. The front entrance described in the preceding Exterior Features section. On the



Figure C88. Northeast oblique of Room 102.



Figure C89. Southwest oblique of Room 102.

east wall is the doorway to Room 101 described in the preceding Room 101 section. On the south wall is a cased opening measuring 6'-6 1/2" wide by 7'-10" tall leading to Room 103.

#### Windows

A single window on the west wall provides light and is described in the preceding Exterior Features section. It has casing typical of the house and a type 2 windowsill.

#### Finishes

All surfaces are painted except the floor, which has a factory-applied stain finish.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the ceiling.

#### Electrical System

The room has a wall-switched, ceiling-mounted, fluorescent light fixture, a control panel and motion sensor for the security system, and modern electrical outlets (Fig. C90).



Figure C90. Typical fluorescent light fixture.

#### Plumbing

None.

#### Security

The north exterior door has a keyed knob lock and a mortise deadbolt. The pocket doors have a mortise lock. The room is zoned for the security system.

#### Fire Protection and Life Safety

A lighted exit sign is mounted to the ceiling in front of the exterior doorway.

#### Room 103 – Stair Hall

Measuring 23'-7" east-west by 6'-10" north-south, this room occupies the north side of the hip-roofed portion of the main block. While original to the house, its north wall was heavily modified during the 2005-2010 interior rehabilitation (Figs. C91-92).

#### Flooring

Laminated wood floorboards measure 3/4" wide and are oriented north-south.

#### Baseboards

Baseboards are typical of the house, except for a small portion of replacement baseboard near the doorway to Room 104 that does not have the incised reed detail.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

Two doorways and three uncased openings serve Room 103. On the south wall is a full-height, uncased opening into Room 106, measuring 4'-3" wide by 8'-4" tall. On the north wall is the doorway to Room 102 described in the preceding Room 102



Figure C91. Room 103 looking east.

section with casing typical of the house. Adjacent to the opening to Room 106 on the south wall, are two full-height, uncased openings to Room 107. One is 2'-3½" wide, and the other 5'-8" wide. Both are 8'-4" tall. The three openings on the south wall are separated by structural columns with baseboard typical of the house and quarter-round crown molding.

On the east wall, a doorway leading to Room 104 measures 1'-11¾" wide by 6'-8½" tall with 2¼"-wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1⅜" thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brushed-nickel keyed doorknobs (*Figs. C102-103*).

#### Windows

Two windows provide light, one on the west wall and one on the north wall. Described in the preceding Exterior Features section, they have casing typical of the house and type 3 windowsills.

#### Finishes

All surfaces are painted except the floor, which has a factory-applied stain finish.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are in the ceiling.

#### Electrical System

The room has a wall-switched, ceiling-mounted, fluorescent light fixture; a wall-switched, flush, ceiling-mounted, globe light fixture; two security cameras and a motion sensor for the security system; and modern electrical outlets. An electrical panel box is on the south wall.

#### Plumbing

None.

#### Security

The east closet door has a keyed knob lock. The room is zoned for the security system.

#### Fire Protection and Life Safety

The room contains a wall-mounted AED cabinet, a fire extinguisher, and a ceiling-mounted smoke detector.

#### Stairs

The staircase to the second floor is in this room. It has two unequal runs separated by a landing. The first run has thirteen treads and fourteen risers. From the landing, the second run has three treads



Figure C92. Room 103 looking west.



Figure C93. Original Handrail and balusters of staircase. Note the incised double reed detail is identical to the original balusters of front porch.

and four risers. The risers have a consistent height of  $6\frac{3}{4}$ ". The treads measure 3'-5" wide by 11" deep by  $1\frac{1}{4}$ " thick and have a 1" nosing and rounded edges. The landing is carpeted, and carpet runners ascend both runs of stairs.

The treads project beyond the balusters by  $1\frac{1}{4}$ " and have a  $\frac{1}{2}$ "-tall molding below the outside edge. An unadorned stringer fashioned out of a 1x12 runs alongside the steps. The wall below the stringer is clad in  $3\frac{1}{4}$ "-wide, double-beaded boards, except for the easternmost 1'-4" before the wall separating Room 104, which is gypsum board.

The balustrade is similar to that of the front porch. The handrail measures  $3\frac{1}{2}$ " square and has a rounded top and a triple-reed detail on the sides. The balusters measure  $1\frac{3}{4}$ " square and have a double-reed detail on the two exposed faces (Fig. C93).

There are four newel posts. The one at the landing and the two at second-floor level measure  $6\frac{1}{2}$ " square, and all have chamfered corners starting 9" above their bases. All three have  $8\frac{3}{4}$ "-square by  $3\frac{3}{4}$ "-tall pillowed caps with molded sides. The two



Figure C94. Newel posts at top of stairs.



Figure C95. Newel post at stair landing.

newel posts at second-floor level are  $3'-1\frac{3}{4}$ " tall (Fig. C94). The newel post at the landing is rotated 45 degrees and measures 3'-5" tall (Fig. C95).

The newel post at first-floor level is  $7\frac{3}{4}$ " wide north-south by  $7\frac{5}{8}$ " wide east-west and  $3'-7\frac{1}{2}$ " tall. It is built-up, not solid; each face has two panels with molded sticking (Fig. C96). The cap design is the same as that of the other newel posts but measures  $9\frac{3}{4}$ " square. At the base is baseboard typical of the house.

Oddly, the angled baseboards along the stair runs are identical to the baseboards typical of the house but without the incised quadruple-reed detail. Another unique detail is the use of  $1\frac{1}{2}$ " by 1" blocking in the corners of the baseboard at the landing. The blocking has a pyramidal top that rises  $1\frac{1}{2}$ " above the baseboard (Fig. C97). Photos from the 2005-2010 interior rehabilitation indicate that all the staircase elements are original.



Figure C96. Newel post at bottom of stairs.



Figure C98. View into Room 104 from Room 103. Note beaded-board wall at left.



Figure C97. Baseboard corner blocking at stair landing.

### Room 104 – Telecommunications and Data Closet

Measuring 3'-0" east-west by 6'-10" north-south, this room occupies the space below the stair landing. It is original to the house but has been modified several times (*Figs. C98-100*).

#### Flooring

The plywood floor sheathing is exposed (*Fig. C101*).



Figure C99. Northeast oblique of Room 104.



Figure C100. Room 104 looking west under stair. Note original beaded board at left and original wall framing and bricks of chimney at right.



Figure C101. Plywood flooring of Room 104.

**Baseboards**

None.

**Walls and Ceilings**

The ceilings are typical of the house. The walls are partially clad in gypsum board.

**Doorways**

A single doorway on the west wall serves Room 104 and is described in the preceding Room 103 section. It has no casing on the side facing into Room 104.

**Windows**

None.

**Finishes**

Clad wall and ceiling surfaces and the door are painted. All other surfaces are left bare.



Figure C102. Typical modern replacement interior four-panel hollow-core door and modern replacement molded door casing.



Figure C103. Typical door hardware of modern replacement interior doors.

**Heating and Cooling**

None.

**Electrical System**

The room has a wall-switched, ceiling-mounted, ceramic lamp holder and various elements of the telecommunication and data systems.

**Plumbing**

None.

**Security**

The closet door has a keyed knob lock.

**Fire Protection and Life Safety**

None.

### Room 105 – East Bookstore Room

Measuring 11'-4" east-west by 15'-4" north-south, this room occupies the southeast corner of the hip-roofed portion of the main block. While original to the house, it has been truncated along the west side to accommodate the addition of Room 106 during the 2005-2010 interior rehabilitation (*Figs. C104-105*).

#### Flooring

This room contains maroon carpet.

#### Baseboards

Baseboards are typical of the house but without shoe molding.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

Three full-height, uncased openings on the west wall serve Room 105. The southernmost measures 3'-5" wide; the middle, 3'-7" wide; and the northern, 3'-9" wide. They are all 8'-4" tall and



Figure C104. Northwest oblique of Room 105.



Figure C105. Southeast oblique of Room 105.

separated by structural columns with baseboard typical of the house and quarter-round crown molding.

#### Windows

Two windows provide light, one on the east wall and one on the south wall. They are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

#### Finishes

All surfaces except the floor are painted.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

#### Electrical System

The room has a wall-switched ceiling fan and modern electrical outlets.

#### Plumbing

None.

#### Security

The room is zoned for the security system.

#### Fire Protection and Life Safety

None.

### Room 106 – Back Hall

Measuring 4'-2" east-west by 16'-3" north-south, this room is centered on the south side of the hip-roofed portion of the main block. It was created during the 2005-2010 interior rehabilitation (*Figs. C106-107*).

#### Flooring

Laminated wood floorboards measure 3¼" wide and are oriented north-south.

#### Baseboards

Baseboards are typical of the house.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

One doorway and seven full-height, uncased openings serve Room 106. On the east wall are the three uncased openings to Room 105 described in the preceding Room 105 section. On the north end of the hall is the uncased opening to Room 103 described in the preceding Room 103 section.

On the west wall are three full-height, uncased openings reflecting the three openings on the east



Figure C106. Room 106 looking north.



Figure C107. Room 106 looking south.



Figure C108. Typical threshold between laminated wood floorboards and carpet.

wall. The southernmost measures 3'-5" wide; the middle, 3'-7" wide; and the northern, 5'-1" wide. All three are 8'-4" tall and separated by structural columns with baseboard typical of the house and quarter-round crown molding (*Fig. C108*).

On the south wall is a doorway to Room 108 measuring 3'-0" wide by 6'-10" tall with 2¼"-wide, miter-cut, molded casing. The door has been removed from the opening.

#### Windows

None.

#### Finishes

All surfaces are painted except the floor, which has a factory-applied stain finish.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

#### Electrical System

The room has a wall-switched, ceiling-mounted, fluorescent light fixture and a control panel for the HVAC system.

#### Plumbing

None.

#### Security

The room is zoned for the security system.

#### Fire Protection and Life Safety

None.

### Room 107 – West Bookstore Room

Measuring 11'-4" east-west by 15'-4" north-south, this room occupies the southwest corner of the hip-roofed portion of the main block. While original to the house, it has been truncated along the east side to accommodate the addition of Room 106 during the 2005-2010 interior rehabilitation (*Figs. C109-110*).

#### Flooring

This room contains maroon carpet.

#### Baseboards

Baseboards are typical of the house but without shoe molding.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

Five full-height, uncased openings serve Room 107. The three openings on the east wall to Room 106 are described in the preceding Room 106 section,



Figure C109. Northwest oblique of Room 107.



Figure C110. Southeast oblique of Room 107.

and the two openings on the north to Room 103 are described in the preceding Room 103 section.

#### Windows

Two windows on the west wall provide light. They are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

#### Finishes

All surfaces except the floor are painted.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

#### Electrical System

The room has a wall-switched ceiling fan and modern electrical outlets.

#### Plumbing

None.

#### Security

The room is zoned for the security system.

#### Fire Protection and Life Safety

None.

### Room 108 – South Bookstore Room

Measuring 13'-4" east-west by 13'-7" north-south, this room occupies the east side of the rear ell. While original to the house, it was modified when the rear ell was expanded and again during the 2005-2010 interior rehabilitation (*Figs. C111-112*).

#### Flooring

This room contains maroon carpet.

#### Baseboards

Baseboards are typical of the house but without shoe molding.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

Two doorways serve Room 105, one on the north wall and one on the west wall. On the north wall is the doorway to Room 106 described in the preceding Room 106 section. On the west wall is a doorway to Room 109B, measuring 3'-0" wide by 6'-8" tall. The door has been removed from this doorway.

The room also has a closet with a doorway measuring 3'-11½" wide by 6'-8" tall that holds



Figure C111. Northwest oblique of Room 108.



Figure C112. Southeast oblique of Room 108.

a set of 1"-thick, modern, louvered bi-fold doors (*Fig. C113*).

### Windows

Two windows provide light, one on the east wall and one on the south wall. They are described in the preceding Exterior Features section. They have casing typical of the house and type 4 windowsills.

### Finishes

All surfaces except the floor are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling and wall.

### Electrical System

The room has a wall-switched, ceiling-mounted, fluorescent light fixture, a security camera, and modern electrical outlets.

### Plumbing

None.



Figure C113. Modern louvered bi-fold doors of mechanical closet in Room 108.

### Security

The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Other Features

A mechanical closet containing a gas furnace and an electric water heater is located in northwest corner.

### Room 109A – Storage Room

Measuring 7'-1" east-west by 5'-4" north-south, this room occupies the northwest corner of the rear ell. It was created when the east room of the rear ell, added when the ell was expanded, was subdivided during the 2005-2010 interior rehabilitation. It was created as a bathroom, but the plumbing fixtures were later removed (*Figs. C114-115*).

### Flooring

Beige vinyl tiles measuring 1'-0" square cover the floor.

### Baseboards

Molded baseboards measure 2¼" tall.

### Walls and Ceilings

The walls and ceilings are typical of the house.



Figure C114. Northeast oblique of Room 109A.



Figure C115. Southwest oblique of Room 109A.

### Doorways

A single doorway on the south wall leads to Room 109B and measures 2'-7 $\frac{3}{4}$ " wide by 6'-8" tall with 2 $\frac{1}{4}$ " wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1 $\frac{3}{8}$ " thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brushed-nickel, keyed doorknobs.

### Windows

None.

### Finishes

All surfaces except the floor are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched, triple wall-sconce light fixture, a mechanical ceiling vent, and a modern GFI electrical outlet.

### Plumbing

Supply and waste lines for a toilet and lavatory are still in place.

### Security

The door to Room 109B has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Room 109B – Back Foyer

Measuring 7'-0" east-west by 7'-10" north-south, this room occupies the southwest corner of the rear ell. It was created when the east room of the rear ell, added when the ell was expanded, was subdivided during the 2005-2010 interior rehabilitation (Figs. C116-117).

### Flooring

Laminated wood floorboards measure 3 $\frac{1}{4}$ " wide and are oriented north-south.

### Baseboards

Baseboards are typical of the house

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

Three doorways serve Room 109B. An exterior doorway on the south wall is described in the Exterior Features section; a doorway to Room 108



Figure C116. Northeast oblique of Room 109B.



Figure C117. Southwest oblique of Room 109B.

on the east wall is described in the preceding Room 108 section; and a doorway to Room 109A on the north wall is described in the preceding Room 109A section. All three have 2¼”-wide, miter-cut, molded casing.

#### Windows

A single window on the west wall provides light. It is described in the preceding Exterior Features section. It has casing typical of the house and a type 3 windowsill.

#### Finishes

All surfaces are painted except the floor, which has a factory-applied stain finish.

#### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

#### Electrical System

The room has a wall-switched, flush-mount, ceiling light fixture, a security camera, and modern electrical outlets.

#### Plumbing

None.

#### Security

The exterior door has a mortise deadbolt and a

knob lock. The door to Room 109A has a knob lock. The room is zoned for the security system.

#### Fire Protection and Life Safety

A lighted exit sign is mounted to the ceiling in front of the exterior doorway.

#### Room 201 – Northeast Office

Measuring 14’-2” east-west by 15’-3” north-south, this room occupies the northeast corner of the main block and is original (*Figs. C118-119*).

#### Flooring

This room contains maroon carpet.

#### Baseboards

Baseboards are typical of the house but without shoe molding.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

A single doorway on the south wall leads to Room 204 and measures 2’-11¾” wide by 6’-8” tall with 2¼”-wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1⅜” thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brass, keyed doorknobs.



Figure C118. Northeast oblique of Room 201.



Figure C120. Fireplace in Room 201



Figure C119. Southwest oblique of Room 201.



Figure C121. Tile hearth in Room 201.

### Windows

Two windows provide light, one on the north wall and one on the east wall. They are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

### Finishes

All surfaces except the floors are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched ceiling fan and modern electrical outlets.

### Plumbing

None.

### Security

The door to Room 204 has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Other Features

A fireplace projects about 1'-7" into the room. The hearth measures 1'-6" deep by 4'-9" wide and is laid in faux green onyx glazed tile. A decorative cast-iron coal-burning insert remains in place. While the tile surround and cast-iron insert are original, the bracketed wood mantel, 9<sup>3</sup>/<sub>4</sub>" deep by 3'-9<sup>3</sup>/<sub>4</sub>" wide, and attached to a built-up wood surround with a matching tile inlay, was installed during the 2005-2010 interior rehabilitation. The fireplace is not operable (*Figs. C120-121*).

### Room 202 – Northwest Office

Measuring 8'-8" east-west by 15'-3" north-south, this room occupies the northwest corner of the front-gabled portion of the main block and is original (*Figs. C122-123*).

### Flooring

This room contains maroon carpet.



Figure C122. Northwest oblique of Room 202.



Figure C123. Southeast oblique of Room 202.

#### **Baseboards**

Baseboards are typical of the house but without shoe molding.

#### **Walls and Ceilings**

The walls and ceilings are typical of the house.

#### **Doorways**

A single doorway on the south wall leads to Room 204. It measures 2'-7 $\frac{3}{4}$ " wide by 6'-8" tall and has 2 $\frac{1}{4}$ "-wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1 $\frac{3}{8}$ " thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of 4"-long, brushed-nickel, keyed levers.

#### **Windows**

Two windows provide light, one on the north wall and one on the west wall. They are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

#### **Finishes**

All surfaces except the floors are painted.

#### **Heating and Cooling**

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

#### **Electrical System**

The room has a wall-switched ceiling fan and modern electrical outlets.

#### **Plumbing**

None.

#### **Security**

The door to Room 204 has a knob lock. The room is zoned for the security system.

#### **Fire Protection and Life Safety**

None.

#### **Room 203 – Restroom**

Measuring 8'-3" east-west by 6'-5" north-south, this room occupies the northwest corner of the hip-roofed portion of the main block. It is original to the house but was modified during the 2005-2010 interior rehabilitation (*Figs. C124-125*).

#### **Flooring**

Beige vinyl tiles measuring 1'-0" square cover the floor.

#### **Baseboards**

Molded baseboards measure 2 $\frac{1}{4}$ " tall.



Figure C124. Northwest oblique of Room 203.

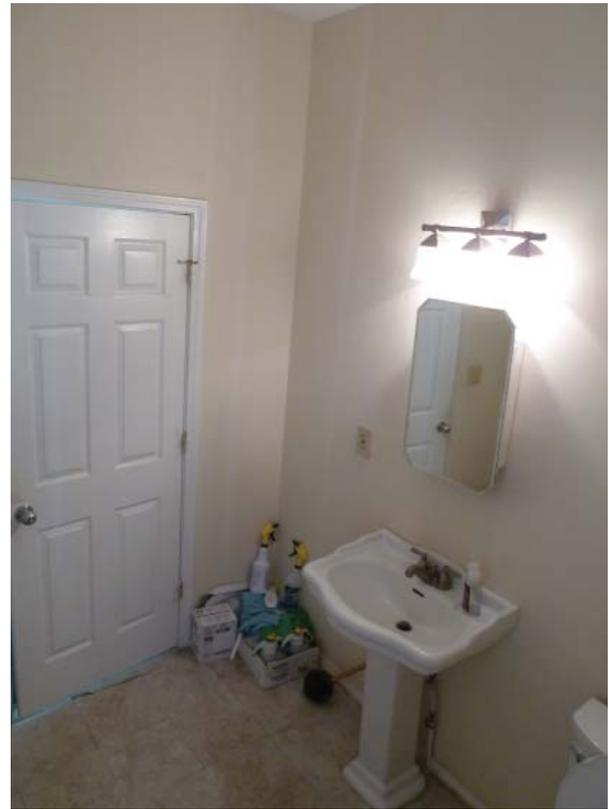


Figure C125. Southeast oblique of Room 203.

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

A single doorway on the east wall leads to Room 204, measures 2'-5 $\frac{3}{4}$ " wide by 6'-8" tall, and has 2 $\frac{1}{4}$ "- wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1 $\frac{3}{8}$ " thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brushed-nickel, keyed knobs.

### Windows

A single window on the north wall provides light. It is described in the preceding Exterior Features section. It has casing typical of the house and a type 2 windowsill.

### Finishes

All surfaces except the floors are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched, triple wall-sconce

light fixture, a mechanical ceiling vent, and a modern GFI electrical outlet.

### Plumbing

The room contains an operable modern toilet and lavatory.

### Security

The door to Room 204 has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

A first aid kit is mounted on the north wall.

### Room 204 – Stair Hall

Measuring 18'-10" east-west by 6'-10" north-south, this room occupies the northeast corner of the hip-roofed portion of the main block. While it is original, its north wall was heavily modified during the 2005-2010 interior rehabilitation (*Figs. C126-127*).

### Flooring

This room contains maroon carpet.

### Baseboards

Baseboards are typical of the house but without shoe molding.



Figure C126. Northeast oblique of Room 204.



Figure C127. Southwest oblique of Room 204.

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

Two doorways on the north wall and one on the west wall serve Rooms 201, 202, and 203, respectively, and are described in their respective sections. All three have 2¼"-wide, miter-cut, molded casing. On the south wall is a full-height, uncased opening into Room 206 measuring 4'-3" wide by 8'-4" tall.

### Windows

A single window on the east wall provides light. It is described in the preceding Exterior Features section. It has casing typical of the house and a type 2 windowsill.

### Finishes

All surfaces except the floor and balustrade are painted. The balustrade is stained.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has two wall-switched, ceiling-mounted, fluorescent light fixtures and modern electrical outlets. An electrical panel is on the south wall.

### Plumbing

None.

### Security

The doors to Rooms 201, 202, and 203 have knob locks. The room is zoned for the security system.

### Fire Protection and Life Safety

The room contains a ceiling-mounted smoke detector and a wall-mounted fire extinguisher.

### Stairs

Elements of the staircase are described in the preceding Room 103 section.

### Room 205 – Southeast Office

Measuring 11'-3" east-west by 15'-4" north-south, this room occupies the southeast corner of the hip-roofed portion of the main block. While it is original, it was truncated along the west side to



Figure C128. Northwest oblique of Room 205.

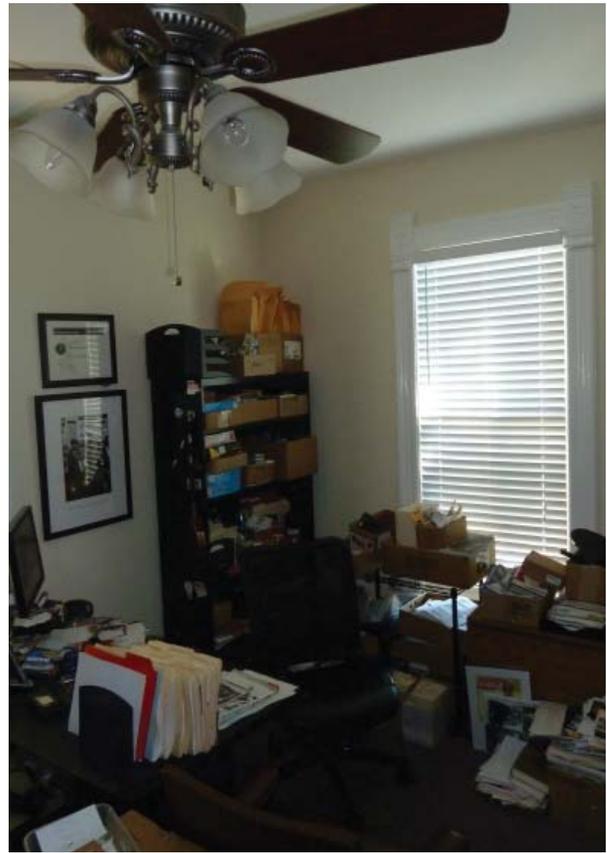


Figure C129. Southeast oblique of Room 205.

accommodate the addition of Room 206 during the 2005-2010 interior rehabilitation (*Figs. C128-129*).

### Flooring

This room contains maroon carpet.

### Baseboards

Baseboards are typical of the house but without shoe molding.

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

A single doorway on the west wall leads to Room 206, measures 2'-11<sup>3</sup>/<sub>4</sub>" wide by 6'-8" tall, and has 2<sup>1</sup>/<sub>4</sub>" wide, miter-cut, molded casing. It holds a modern, hollow-core, six-panel door, 1<sup>3</sup>/<sub>8</sub>" thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brushed-nickel, keyed knobs.

### Windows

Two windows provide light, one on the east wall and one on the south wall. They are described in

the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

### Finishes

All surfaces except the floor are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched ceiling fan and modern electrical outlets.

### Plumbing

None.

### Security

The door to Room 206 has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Room 206 – Back Hall

Measuring 4'-2" east-west by 16'-2" north-south, this room is centered on the south side of the hip-roofed



Figure C130. Room 206 looking north.

portion of the main block. It was added during the 2005-2010 interior rehabilitation (*Figs. C130-131*).

### Flooring

This room contains maroon carpet.

### Baseboards

Baseboards are typical of the house but without shoe molding.

### Walls and Ceilings

The walls and ceilings are typical of the house.

### Doorways

Three doorways, all with 2¼"-wide, miter-cut, molded casing, and a full-height, uncased opening serve Room 206. One doorway on the east wall and a full-height, uncased opening on the north end of the hall access Rooms 205 and 204, respectively, and are described in those sections.

A doorway on the west wall leads to Room 207. It measures 2'-11¾" wide by 6'-8" tall and holds a modern, hollow-core, six-panel door, 1⅜" thick, hung with three modern, brass, five-knuckle, rounded butt hinges. Other door hardware includes a set of round, brushed-nickel, keyed knobs.



Figure C131. Room 206 looking south

A doorway on the south wall leads to Room 208 and measures 2'-11¾" wide by 6'-8" tall. It holds a door matching the one leading to Room 207, but the doorknobs are brass.

### Windows

None.

### Finishes

All surfaces except the floor are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched, ceiling-mounted, fluorescent light fixture, a control panel for the HVAC system, and modern electrical outlets.

### Plumbing

None.

### Security

The doors to Rooms 205, 207, and 208 have knob locks. The room is zoned for the security system.

### Fire Protection and Life Safety

None.



Figure C132. Attic access ladder in Room 206.



Figure C133. Northwest oblique of Room 207.

#### Other Features

A modern pull-down ladder accessing the attic is framed into the ceiling of the back hall (*Fig. C132*).

#### Room 207 – Southwest Office

Measuring 11'-2" east-west by 15'-3" north-south, this room occupies the southwest corner of the hip-roofed portion of the main block. While original, it was truncated along the east side to accommodate the addition of Room 206 during the 2005-2010 interior rehabilitation (*Figs. C133-134*).

#### Flooring

This room contains maroon carpet.

#### Baseboards

Baseboards are typical of the house but without shoe molding.

#### Walls and Ceilings

The walls and ceilings are typical of the house.

#### Doorways

A single doorway on the east wall leads to Room 206 and is described in the preceding Room 206 section.

#### Windows

Two windows on the west wall provide light and



Figure C134. Southeast oblique of Room 207.

are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

### Finishes

All surfaces except the floor are painted.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched ceiling fan and modern electrical outlets.

### Plumbing

None.

### Security

The door to Room 206 has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

### Room 208 – South Office

Measuring 13'-11" east-west by 13'-8" north-south, this room occupies the entire second-floor level of the rear ell. It was added when the rear ell was expanded (*Figs. C135-136*).

### Flooring

This room contains maroon carpet.

### Baseboards

Baseboards are typical of the house but without shoe molding.

### Walls and Ceilings

The walls and ceilings are typical of the house. The ceilings slope south where the dormers intersect with the gable roof of the ell.

### Doorways

A single doorway on the north wall leads to Room 206 and is described in the preceding Room 206 section.

### Windows

Three windows provide light, one each on the east, south, and west walls. They are described in the preceding Exterior Features section. They have casing typical of the house and type 2 windowsills.

### Finishes

All surfaces except the floor are painted.



Figure C135. Northeast oblique of Room 208.



Figure C136. Southwest oblique of Room 208.

### Heating and Cooling

This room is served by the modern central HVAC system. Air registers are located in the ceiling.

### Electrical System

The room has a wall-switched, flush-mount, ceiling light fixture and modern electrical outlets.

### Plumbing

None.

### Security

The door to Room 206 has a knob lock. The room is zoned for the security system.

### Fire Protection and Life Safety

None.

## The Shed/Garage

As the only remaining outbuilding of the MALU properties, the shed behind 497 Auburn Avenue is of great importance to both the immediate site and MALU at large. In the rear yard roughly 36' south of the house, this simple, one-story, wood-framed shed with a continuous CMU foundation faces northwest and was apparently used as a two-car garage. Built before 1954, its style is vernacular. Based on photographs taken before it was disassembled and repaired in 2011, it retains a fair degree of integrity with respect to its original design.

It measures 20' square. Unlike the house, its foundation wall is continuous. The west foundation wall has been largely rebuilt, and many of the CMUs here are modern. The walls and roof are framed with a combination of salvage and modern replacement dimensional lumber.

A pair of large, side-hinged, wood-framed doors clad in 3-V metal panels opens outward on the north façade. The doors are more or less equally spaced on the north facade and separated by an interior wall running north-south that divides the shed into two bays of roughly equal size. Two matching top-hinged casement (awning) windows are more or less equally spaced on the south façade.

The shed/garage is clad in a combination of salvaged board-and-batten and vertical flush-board siding, some of which may be original. It is roofed with modern 3-V metal panels.

The shed/garage has a single exterior wall-mounted ceramic lamp holder and two interior ceiling-mounted ceramic lamp holders. A functional water spigot remains in place between the two north-facing doors (*Figs. C137-154*).



Figure C137. North elevation of shed/garage.



Figure C139. South elevation of shed/garage.



Figure C138. Northeast oblique of shed/garage.



Figure C140. West elevation of shed/garage.



Figure C141. Salvaged siding of shed/garage.



Figure C144. Northwest oblique of west bay.



Figure C142. Soffit detail of shed/garage.



Figure C145. Southeast oblique of west bay.



Figure C143. Typical exterior face of window.



Figure C146. East bay looking south.



Figure C147. Typical interior face of window.



Figure C150. Interior face of typical door.



Figure C148. Added concrete structural brace.



Figure C151. Typical T-hinge of shed/garage door.



Figure C149. Salvaged interior wall boards.

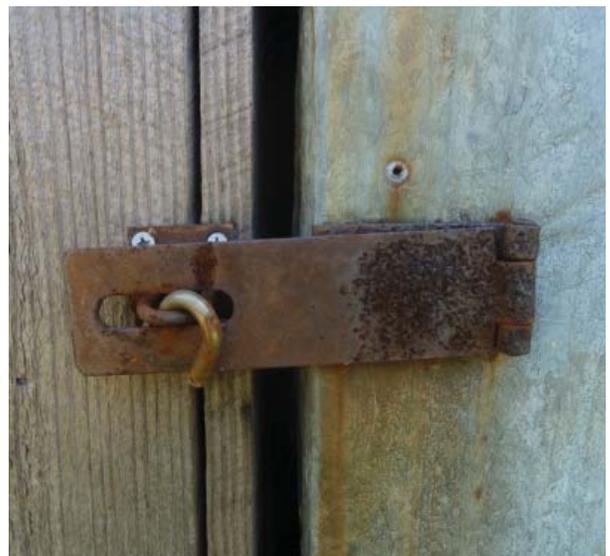


Figure C152. Typical clasp of shed/garage door.



Figure C153. Exterior lighting fixture of shed/garage.



Figure C154. Typical interior lighting fixture.

## Character-Defining Features

### Distinctive Characteristics of the Site

- Level grade.
- CMU retaining walls at perimeter of property in front and rear yards.
- Shrubs and bushes in the front yard.
- Remaining mature tree in the back yard.
- Location of house and shed/garage in yard.
- Open alley at the west property line.
- Concrete steps leading from sidewalk to front yard.
- Brick walkway leading to front steps (material is important, but current pattern differs from historic herringbone pattern).
- Concrete sidewalk along street with granite edging.
- Location of utility poles in front and back yards.
- Location of fence along east property line.
- Direct views of 501, 491, and 493 ABC, respectively.
- Views of houses directly across Auburn Avenue in both directions.

### Distinctive Characteristics of the House Exterior

- CMU steps to the front porch.
- Open, full-width front porch with Tuscan columns and decorative entablature with historic dentil design (as outlined in the preceding Exterior Features section).

- Wood balustrade of front porch with reed-detailed top rail, bottom rail, and historic balusters (as outlined in the preceding Exterior Features section).
- Tongue-and-groove wood floor boards of porch deck.
- Asymmetrical massing of the main block.
- Tapered weatherboard wood siding.
- Decorative wood shingles and starburst-relief wood panels on front-facing gable.
- Full cornice return on front-facing gable.
- Double-panel, wood, louvered attic vent.
- Early fixed, single-sash, wood front window with leaded-glass transom.
- Early twelve-light-over-one-panel wood front door.
- Two-over-two double-sash wood window design
- One-over-one double-sash wood window design.
- Window and door casing, sill, historic drip edge, and historic drip molding design (as outlined in the preceding Exterior Features section).
- Brick piers and infill foundation walls.
- Brick chimney.
- Closed soffits, fascia and bed moldings, and frieze boards.
- Complex roof design, including hip roof of front porch, front-facing gable and hip roof of main block, and gable and dormers of rear ell.



Figure C155. Reid-Zachary House and Birth Home viewed from the north side of Auburn Avenue.



Figure C156. Shed/garage and 493 ABC viewed from the south-facing second-floor window of 497 Auburn Ave.

#### **Distinctive Characteristics of the House Interior**

- Design of typical baseboards with reed detail.
- Design of typical fluted door and window casing with complex bull's-eye corner blocks.
- Design of historic window sill (as outlined in the preceding Exterior Features section).
- All elements of the staircase to the second floor.
- Beaded-board wall below staircase.
- 1x3 nailing strips, exposed roof rafters, and chimney visible in the attic.
- Fireplace mantels, hearths, tile, and inserts in Rooms 101 and 201.

- Physical layout of Rooms 101, 102, 103, 104, 108, 201, 202, 203, and 204.

#### **Distinctive Characteristics of the Shed/Garage**

- Placement and orientation.
- CMU foundation wall.
- X-framed garage doors.
- Shed roof.
- Top-hinged casement wood windows.
- Vertical flush-board wood siding
- Board-and-batten wood siding.

## Summary of Physical Conditions

### The House

Interior and exterior rehabilitation work in the 1990s and 2000s was extensive and left the house in good-to-excellent physical condition. While most current concerns are aesthetic in nature and represent no threat to the safety of the general public, NPS staff, or the building, some require attention.

#### **High Concern: Immediate Threat to the Life/Safety of People or Immediate and Serious Threat to Building**

- In the attic, mortar of the chimney is severely eroded. A couple of bricks have fallen out, and daylight is visible. Water infiltration through the open top is causing continued damage, and the chimney may eventually collapse if the water damage is allowed to continue.
- The house presently lacks gutters and downspouts. This has led to the accumulation of water around the perimeter of the house, especially at the east side. The proximity of 497 Auburn to the Birth Home presents the danger that unmitigated water accumulation at this location could cause damage to both houses.

#### **Low Concern: Aesthetics Issues Affecting Interpretation, but Posing No Threat to People or Building**

- It was noted that while the ramp in the back yard allows wheelchair access to the house, the back doorway and door do not meet ADA guidelines; they are shy of 3'-0" wide, and without an automatic opener. In addition, the storm door makes entry difficult for wheelchair users.

- A number of aesthetic issues affect interpretation of this important house. Interior and exterior rehabilitation work introduced a variety of obviously non-matching moldings and trim pieces to both the exterior and interior of the house. This report enumerates the non-historic and salvaged trim pieces in detail, as well as the non-historic pattern of the front brick walkway and the non-historic windows of the rear ell. Remaining historic elements are also enumerated.
- The removal of well documented character-defining features is not so easily addressed. These features include the rear chimney, CMU infill walls of the rear ell, the exposed plumbing on the east side of the main block and the west side of the rear ell, the rear porch, the fencing and vegetation in the rear yard. The removal of these features damaged the historic integrity of the house and site with regard to the period of significance.

### The Shed/Garage

The shed/garage is undeniably important as the only remaining outbuilding among the MALU properties, an important site feature of what was determined in 1995 to be one of the most intact and well documented back yards in the district. It was disassembled and repaired in 2011. Important and documented character-defining features were removed at this time. Going forward, it is imperative that all remaining historic and salvage material be preserved.

Historic photographs show soffits on all four sides of the roof. When the roof was rebuilt, only the soffits on the front and the back facades were retained, leaving the siding on the other two elevations unnecessarily exposed to potential water damage.

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## II.A Ultimate Treatment and Use

The house and shed/garage of 497 Auburn Avenue are part of the physical context, the setting, of the Birth Home. Their exterior appearances have a direct visual impact critical to telling the story of Dr. King's childhood. They are an extension of the Birth Home story.

The Park's 1986 General Management Plan (GMP) and 2011 Long-Range Interpretive Plan (LRIP) both note the importance of the Birth-Home Block buildings as extensions of the Birth-Home story. According to the former, the goal is "...to restor(e) the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy"; that is, from 1929-1941. The latter adds that this visual backdrop can play an active role as part of the interpretive tour.

Their location next door to the Birth Home makes them convenient for the daily functions of the park. The house's current first-floor use as Bookstore

and Gift Shop supports the educational mission of the park. The second-floor offices and the shed/garage's storage area provide additional support.

The Park administration agrees with these recommendations for the house and shed/garage.

Accordingly, the recommended treatments and uses are as follows:

- *The Recommended Ultimate Treatment for the exteriors of both the house and shed/garage of 497 Auburn Avenue is Restoration to the period of Dr. King's youth, 1929-1941.*
- *The Recommended Ultimate Uses for the house are bookstore on the first floor and offices on the second floor.*
- *The Recommended Ultimate Use for the shed/garage is storage space.*



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## II.B Requirements for Treatment and Use

The treatment and use of all historic properties maintained by the National Park Service are guided by federal laws and regulations as well as NPS policies, directives, and functional requirements. In addition to protecting cultural resources, they address safety, fire protection, energy conservation, handicapped access, and abatement of hazardous materials. If rigidly interpreted, some of these requirements may be contradictory or at cross purposes. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

### **National Historic Preservation Act**

The 1966 National Historic Preservation Act (NHPA) as amended encourages federal protection of significant cultural resources, including buildings, landscapes, and archaeological sites. Its implementation has established laws and authorities that are binding on the NPS.

### **Section 106**

Section 106 of the NHPA requires a consultative process prior to any federal agency undertaking, or federal involvement in an undertaking, that may have an effect on historic properties listed in or eligible for listing in the National Register of Historic Places. An agency, including NPS, must determine whether such undertaking has the potential to affect such historic resources, and for those that do, initiate consultation under the regulations for Section 106. The agency must assess potential effects; take steps to avoid, minimize, or mitigate adverse effects; and give the Advisory Council on Historic Preservation “a reasonable opportunity to comment with regard to such undertaking.”

Section 106 strives to ensure that all interested parties have a voice in the preservation of our nation’s cultural heritage. The published regulations (36 CFR Part 800, “Protection of

Historic Properties”) require, among other things, consultation with interested parties, which may include local governments, government or non-government applicants, State Historic Preservation Officers (SHPOs), Tribal Historic Preservation Officers and tribal leaders, other parties, the general public, and the Advisory Council.

The regulations establish criteria under which the Advisory Council may comment, but the vast majority of federal undertakings do not involve Advisory Council review.

A programmatic agreement between the Advisory Council for Historic Preservation, the National Council of State Historic Preservation Officers, and the NPS expedites the Section 106 review process. With certain conditions, routine repairs and maintenance that do not alter the appearance of the historic structure or involve widespread or total replacement of historic features or materials are not subject to review outside the NPS.

### **The Secretary’s Standards**

The Secretary of the Interior’s Standards for the Treatment of Historic Properties articulate best practices for protecting a wide range of historic properties. They provide a philosophical rationale for historic preservation that is almost universally accepted in the United States and apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Standards are codified as 36 CFR Part 68, and treatment guidelines under the Standards were revised in 2017. A pdf of the updated Standards and guidelines can be downloaded at [nps.gov/tps/standards/treatment-guidelines-2017.htm](https://nps.gov/tps/standards/treatment-guidelines-2017.htm).

The Standards describe four broad approaches to the treatment and use of historic properties. These are, in hierarchical order:

- **Preservation** places a high premium on retaining the historic fabric through

conservation, maintenance, and repair. It reflects a building's continuum through successive occupancies and any respectful changes and alterations made.

- **Rehabilitation** applies to properties that have deteriorated prior to work and, while emphasizing the retention and repair of historic materials, provides more latitude for replacement. Both Preservation and Rehabilitation standards focus on preserving those materials, features, finishes, spaces, and spatial relationships that together give a property its historic character.
- **Restoration** focuses on retaining materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** establishes limited opportunities to re-create with all new materials a site, landscape, building, structure, or object that has not survived.

Regardless of treatment approach, the Standards put a high priority on preserving historic materials and features, not just the architectural form and style. They also require that any alterations, additions, or other modifications be reversible; that is, they must be designed and constructed, so they can be removed or reversed in the future without loss of historic materials, features, or character.

### **Americans with Disabilities Act of 1990**

The 1990 Americans with Disabilities Act (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and their right to free, unaided access to public buildings. While people with restricted mobility have most benefited, protection extends to those with impaired vision or hearing or other disabilities.

Requirements for full compliance with ADA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult. When it would require significant alterations to their historic character, ADA authorizes a process for arriving at alternatives that can preserve historic character while maximizing disabled visitors' access to the building.

### **International Building Code**

NPS policy is also guided by the International Building Code, which states:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard [emphasis added].

Threats to public health and safety must be eliminated, but alternative ways to prevent them are always sought when full code compliance would needlessly compromise the integrity of a historic building.

### **NFPA Code 914**

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures." As a matter of policy, NPS recommends installing fire-suppression systems in every historic building.

### **NPS Management Policies**

NPS General Management Policies (2006), especially chapter 5, "Cultural Resource Management," guide its oversight of historic properties. Based on the authority of some nineteen Acts of Congress and many more Executive orders and regulations, these policies require planning to ensure that decision-making and priority-setting processes integrate information about cultural resources and consultation and collaboration with outside entities. They also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.

### **Section 5.3.5, Treatment of Cultural Resources**

This section of the General Management Policies provides specific directives, including one stipulating that "the preservation of cultural

resources in their existing states will always receive first consideration.” It also states:

... treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives.... Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states. Except for emergencies that threaten irreparable loss without immediate action, no treatment project will be undertaken unless supported by an approved planning document appropriate to the proposed action. (p. 50)

This HSR is the approved planning document.

### **Park Long-Range Interpretive Plan**

The Martin Luther King, Jr. National Historic Site (NHS) Long-Range Interpretive Plan was prepared in 2011 by Harpers Ferry Center Interpretive Planning and Martin Luther King, Jr. NHS staff and partners. Described in Section II.A of this report, it calls attention to these shotgun houses as a specific housing type for persons with few economic resources and spotlights their

importance along with the associated cultural landscape in the historical interpretation of the Birth Home. The plan also urges opportunities for visitors to experience the restored interiors of these small houses and to view exhibits exploring the impact of regular contact with “poorer families” on young Martin.

### **Park General Management Plan**

In 1986, NPS developed a General Management Plan (GMP) for the Martin Luther King, Jr. National Historic Site. A stated goal of that document, described in Section I.A of this report, is to “restor(e) the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [i.e. 1929-41].”

### **Foundation Document**

The 2017 *Foundation Document* for MALU calls for implementation of treatment recommendations in the 1995 Cultural Landscape Report. It also recommends updating the 1994 Historic Resource Study, described as the primary document for identifying and managing historic resources in the Park (pp. 18, 28).



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## II.C Alternatives for Treatment and Use

In accordance with NPS policy, an alternative for both treatment and use has been considered in addition to the Ultimate Treatment and Use described in Section II.A. While not recommended under the current circumstances, these alternative approaches fulfill the basic park mandate to protect the historic resources of the Birth-Home Block.

*The Alternative Treatment is Preservation of the exterior and Rehabilitation of the interior.*

*The Alternative Use is single-family residence. Built as a single-family residence, the building would return to its original intended use. The exterior would be preserved in its current state. The interior would require modifications to incorporate modern kitchen and bathroom facilities.*

This approach has the following advantages:

- Is consistent with the intent of the General Management Plan (GMP) and the Long-Range Interpretive Plan (LRIP) to protect the historic character of the neighborhood by protecting the historic fabric of this building.
- Reestablish parts of the floor plan of the period of significance, 1929-41.
- Places another large single-family residence in the housing pool.

- Is consistent with the current level of maintenance and interpretation of the building exteriors.
- Requires less research into, and analysis of, the building fabric than a credible restoration would.
- Requires less extensive design effort.
- Costs less than restoration.

However, it has the following disadvantages:

- While consistent with the intent of the GMP and LRIP to protect the historic character of the Birth Block, it fails to improve the historic character of the building's exterior, and thus the Birth-Home Block.
- Delays returning to a more complete and accurate exterior façade design dating to the period of significance.
- Opens NPS to criticism for failure to properly interpret and use the historic resources of the park.
- Loses the convenience of important visitor support services close to the Birth Home.
- Loses the convenience of valuable NPS administrative office space close to the Birth Home.
- Requires sizable expense to install modern kitchen and bathrooms.



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## II.D Recommendations for Treatment and Use



Figure II-1. 497 Auburn as viewed from north side of street.

The following Ultimate Treatment and Use recommendations for 497 Auburn Avenue echo the treatment and use strategy of the Park's administration, its General Management Plan (GMP), Long-Range Interpretive Plan (LRIP), and Foundation Document. All call for restoring the exteriors to their appearance during Dr. King's youth in the neighborhood (1929-1941).

The actions recommended below are intended to provide a conceptual framework for achieving the treatment and use recommended. They do not provide and are not intended to provide the level of specific guidance that architectural/engineering plans and specifications present.

The restoration process for a museum interpretation, which the buildings and sites of the Birth-Home Block certainly warrant, would require research, building fabric investigations, and materials testing far beyond the scope of this HSR. Such additional information will be critical in guiding the production of appropriate plans and specifications.

Actions recommended here are made with a future museum-quality restoration/interpretation in mind.

Complicating the work of Park stewards is the buildings' vulnerability to the increasingly extreme climate, so we include recommendations for addressing predicted climate changes.

## 497 Auburn Avenue - General

Atlanta weather consists of relatively short, mild winters with occasional freeze-thaw cycles and much longer, hot, humid summers with periodic thunderstorms. These weather conditions are good for a wide variety of plants, insects, and animals that damage buildings. Vegetation must be kept in check; land well drained; and buildings dry.

Worldwide, annual average temperatures are predicted to rise continually, extending the growing season. In Atlanta, summer storms are expected to be more severe, with stronger winds and more intense rainfall. Many countries have noted an increase in the intensity of wind-driven rain, which requires heightened attention to regular maintenance for all buildings.

A 2015 NPS assessment of the correlation between climate and park attendance notes that visitation is generally on the rise and highest in summer months.

With the projected increase in frequency and intensity of summer storms, visitors may need more places to take shelter.

### Recommendations:

- Consult regularly with the NPS SER Climate Change, Socioeconomics, and Adaptation Coordinator to inform management policies.
- Use results from climate-change studies, such as “Protected area tourism in a changing climate: Will visitation at US national parks warm up or overheat?” (Fisichelli, Schuurman, Monahan, & Ziesler, 2015), to inform management decisions.

### The Site

Though this HSR focuses on the house and shed/garage, the character of the site is also important in providing the proper historic setting as advocated in the 1995 Cultural Landscape Report (CLR) and acknowledged in the Park's LRIP and Foundation Document.

Today, the grounds around the house and shed/garage are open, grassy areas delineated on two sides, north and south, by property-line CMU walls. Just west of the property line is a modern concrete walk placed in the perpetual alley on the 491-493 property next door. Along the south section of the west property line is the irregular edge of the alley. Along the south section of the east side is a board fence. The front yard is

punctuated with an occasional low shrub at the perimeter.

Site drainage is a problem at the side yard between the house and the Birth Home where poor drainage allows water to pool, creating routinely wet conditions that foster harmful plants and insects.

But most importantly, the current character of the site is very different than it was in 1995 when the CLR was prepared, and this site was lauded for being a largely intact representative of the historic period, notable in the Birth-Home Block and the larger neighborhood. The back yard especially has suffered, having lost its large trees that drew neighborhood children to the generous shade provide not only to this yard, but also to the shotgun houses on the alley to the west. Gone also are the rare examples of roll wire fencing and gate. Such features are important in providing a sense of place; the buildings and the cultural landscape are complementary components of one unified whole. The LRIP expresses concern about its treatment, which, fortunately, the CLR can guide. The recommendations below address site features only insofar as they affect the safety and welfare of the buildings and the public.

### Recommendations for the Site

Prepare or update a topographic survey for the site.

- Prepare and maintain a site drainage log. Use reduced drawings of the topographic survey to mark, at the very least, the direction of runoff and the approximate size and location of pooling runoff during storms. Retain the marked survey sheets, so they can be correlated with weather data.
- Observe the site's drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from both buildings, adding fill where erosion occurs, and modifying the grade to prevent pooling.
- Secure clearance from an archeologist before commencing work that might require ground disturbance.
- Reassess the site for route options for the handicapped to maximize the interpretive possibilities of the house and site.
- Use the CLR to guide site treatment.



Figure 11-2. 497 Auburn viewed from the southeast prior to exterior rehabilitation.



Figure 11-3. 497 Auburn viewed from the southeast after exterior rehabilitation.

### The House

From the 1990s through 2010, the House was extensively repaired and adapted for a first-floor bookstore and second-floor offices. Most concerns regarding current physical conditions are aesthetic in nature and represent no threat to the safety of the occupants or the building.

However, two unfinished repairs of the last campaign, the reinstallation of gutters and downspouts and the repointing of the central chimney at attic level, have the potential to become problems, and merit attention. The absence of gutters and downspouts combined with the grade of the land are allowing surface water to regularly pool on the east side of the building. The deteriorating mortar joints of the chimney will eventually threaten the chimney's structural stability.

### Recommendations for Gutters and Downspouts

- Reinstall gutters and downspouts matching the design of the period of significance as verified in historic documentation.
- Coordinate the installation with site grading, if any, especially along the east side yard.

### Recommendations for Front Chimney

- Repoint chimney at attic level matching period pointing techniques using mortar formulated according to mortar analysis.

The modern wood handicap ramp at the rear of the house and the cast concrete pathway leading to it from the front sidewalk were installed after 2007, and after the historically significant configuration of the rear ell had been altered. While the ramp and

pathway are functional, they limit the interpretive possibilities of the house and yard at 497 Auburn Avenue, the double-shotgun houses at 493ABC next door, and the historic alley between them. Other options for handicap accessibility are widely available in today's market. These provide an opportunity for robust interpretive options with regard to the period of significance, and can improve the visitor experience for guests with disabilities.

### Recommendations for Maintaining Accessibility, while Expanding Interpretation of the House and Site

- Discrete accessibility options are available that allow handicap access to the front of the house without visual intrusion. A compact outdoor commercial wheelchair lift, a stationary platform with a small footprint designed to vertically raise a wheelchair and its occupant like an elevator, could be placed at the west side of the front porch, where it could be accessed from the front part of the alley with minimum modification to the existing historic fabric of the house or site. It would use a portion of the existing concrete pathway, and be easily concealed with the addition of historic shrubbery to the yard, as recommended by the CLR. Such a design would minimize the visual impact of the lift on the historic front facade of 497 Auburn Avenue and historic streetscape as a whole.
- The porch railing on the west side of the porch could be hinged to serve as a gate allowing wheelchair access to the front

porch and the threshold at the front doorway could be modified to allow wheelchair access through the front door. This meets "Universal Access" goals, providing all visitors, regardless of ambulatory ability, the same experience at the house and bookstore.

- Reconsideration of design options, including removal of the current ramp and the majority of the concrete pathway provides an opportunity for expanded interpretation of the period of significance. It would allow a return to an historically appropriate design of the rear ell. It would facilitate restoration of the historic alley accessing both the back yard and the double-shotgun houses at 493ABC Auburn Avenue. It would aid in the restoration of the historic and critically significant design of the back yard as outlined in the CLR and recommended in the 2017 Foundation Document.

Not a physical threat but certainly of major concern is the replacement of historic elements with non-matching elements, including roofing, architectural trim, windows, and a door, and even the complete removal of important character-defining features such as a chimney.

#### **Recommendations for Rear Chimney**

- Use physical and photographic evidence to reconstruct stack of rear chimney above roof line in order to reestablish the historic roof configuration, even if unable to continue stack to the rooms below.

#### **Recommendations for Roofing:**

- Remove current fiberglass shingles (front porch) and three-tab asphalt shingles (main roof) and install asphalt roll roofing.
- Reflash chimneys with the material and in the pattern of the historic period as determined by physical and photographic evidence.

#### **Recommendations for the Rear Ell:**

- Replace, according to physical evidence and photo-documentation, the dormer windows and two south windows with windows of historically appropriate size and design.
- After removal of wheelchair ramp, reconstruct, according to physical evidence and photo-documentation, the back porch and shed additions that were present during the period of significance.



Figure 11-4. Shed/garage viewed from the northeast prior to reconstruction.



Figure 11-5. Shed/garage viewed from the northeast after reconstruction.

- Reconstruct, according to physical evidence and photo-documentation, the rear entrance doorway and door in the appropriate location.

#### **Recommendations for Exterior Doors and Windows**

- At the reconstructed rear doorway of appropriate size, install a reproduction screen door based on physical evidence and photo-documentation.

- Install window screens at each window based on physical evidence and photo-documentation.

#### **Recommendations for Exterior and Interior Millwork**

- Replace non-conforming interior and exterior millwork with historically accurate designs as documented in this report.
- Replace modern hardware with historically appropriate designs as based on physical evidence and photo-documentation.

#### **Recommendations for Historic Paints & Finishes**

- Prepare a comprehensive analysis of historic paints and finishes of the interior and exterior for the historic period. Include paint type and color, faux finishes, varnishes and wallpapers. Include archived as well as *in situ* elements.

#### **The Shed/Garage**

In 2011, the building was disassembled and repaired with new and salvaged materials. Contrary to the recommendation of the 1995 CLR, the building was not documented prior to this work. Nonetheless,

this building is an important site feature of what was determined in 1995 to be one of the most intact and well documented back yards in the district.

When the building was disassembled and repaired, important and documented character-defining features were removed.

Historic photographs show soffits on all four sides of the roof. When the roof was rebuilt, only the soffits on the front and the back facades were retained, leaving the siding on the other two elevations unnecessarily exposed to potential water damage.

#### **Recommendations for the Shed/Garage**

- Preserve all remaining historic and salvage material.
- When the time comes to replace the roof, rebuild the soffits on the east and west sides of the structure as shown in historic images. Adding back these soffits will improve the historic character of the building and help protect the remaining historic siding from water damage.



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# Appendix:

## Documentation Drawings

Sheet 1: Foundation Plan

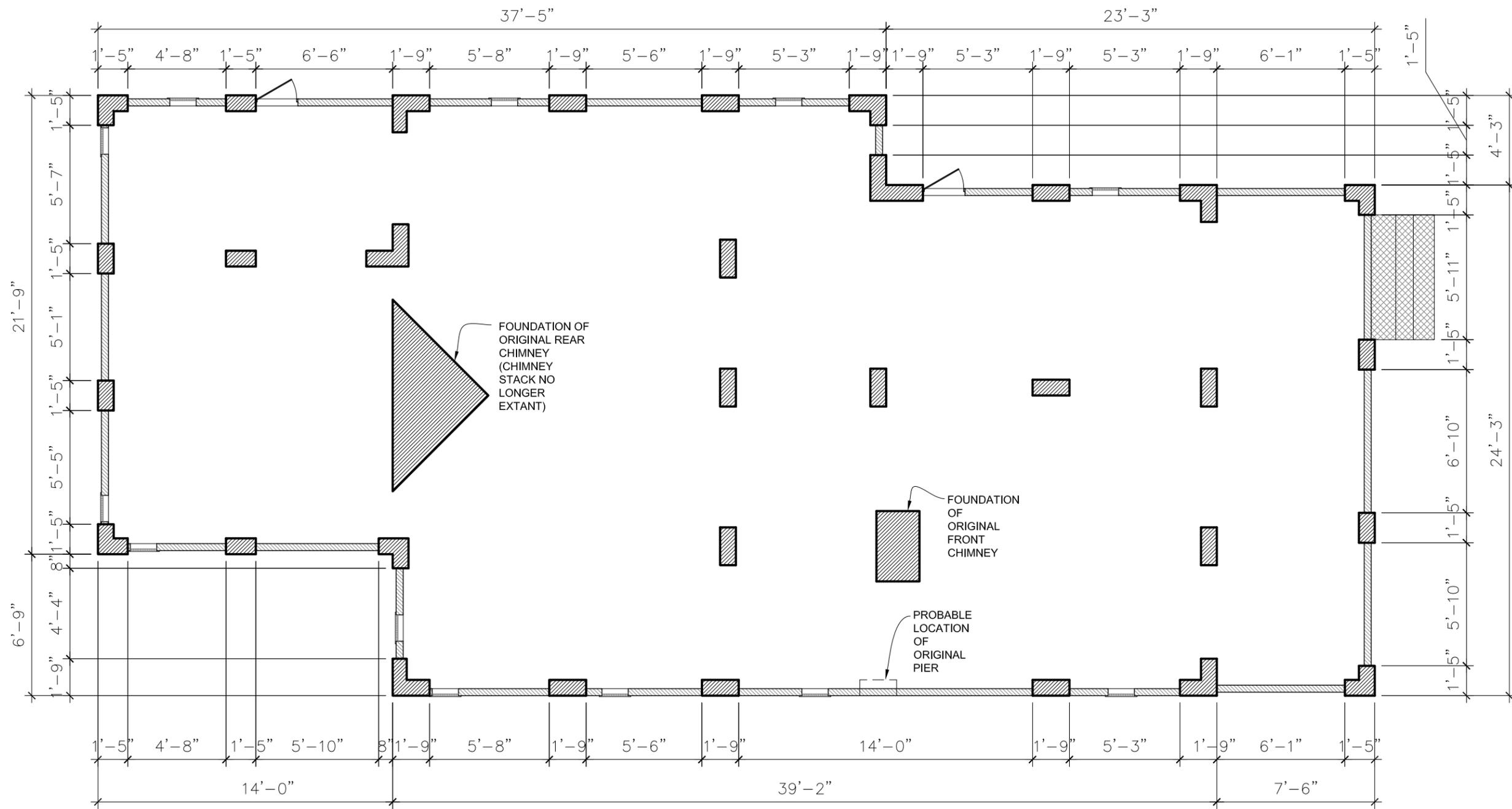
Sheets 2-3: Floor Plans

Sheet 4: Roof Plan

Sheets 5-8: Detail Drawings

Sheet 9: Shed/Garage





**1** FOUNDATION PLAN  
 497 AUBURN AVE.  
 SCALE: 3/16" = 1'-0"



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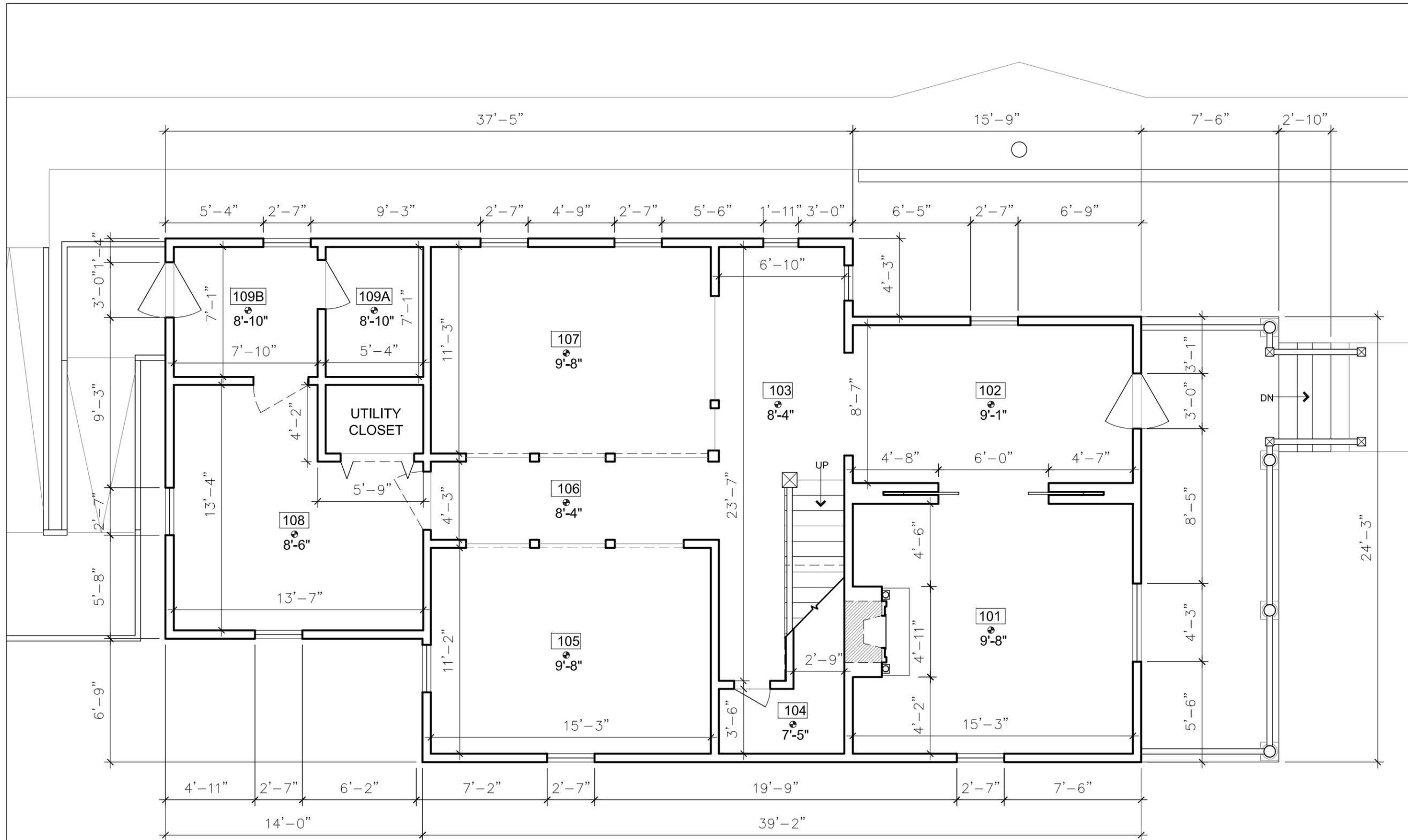
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 MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK  
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 UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE:  
 09.16.2016

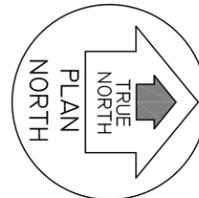
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SCALE:  
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HSR APPENDIX:  
 SHEET



**1**  
**FIRST FLOOR PLAN**  
**497 AUBURN AVE.**  
**SCALE: 3/16" = 1'-0"**



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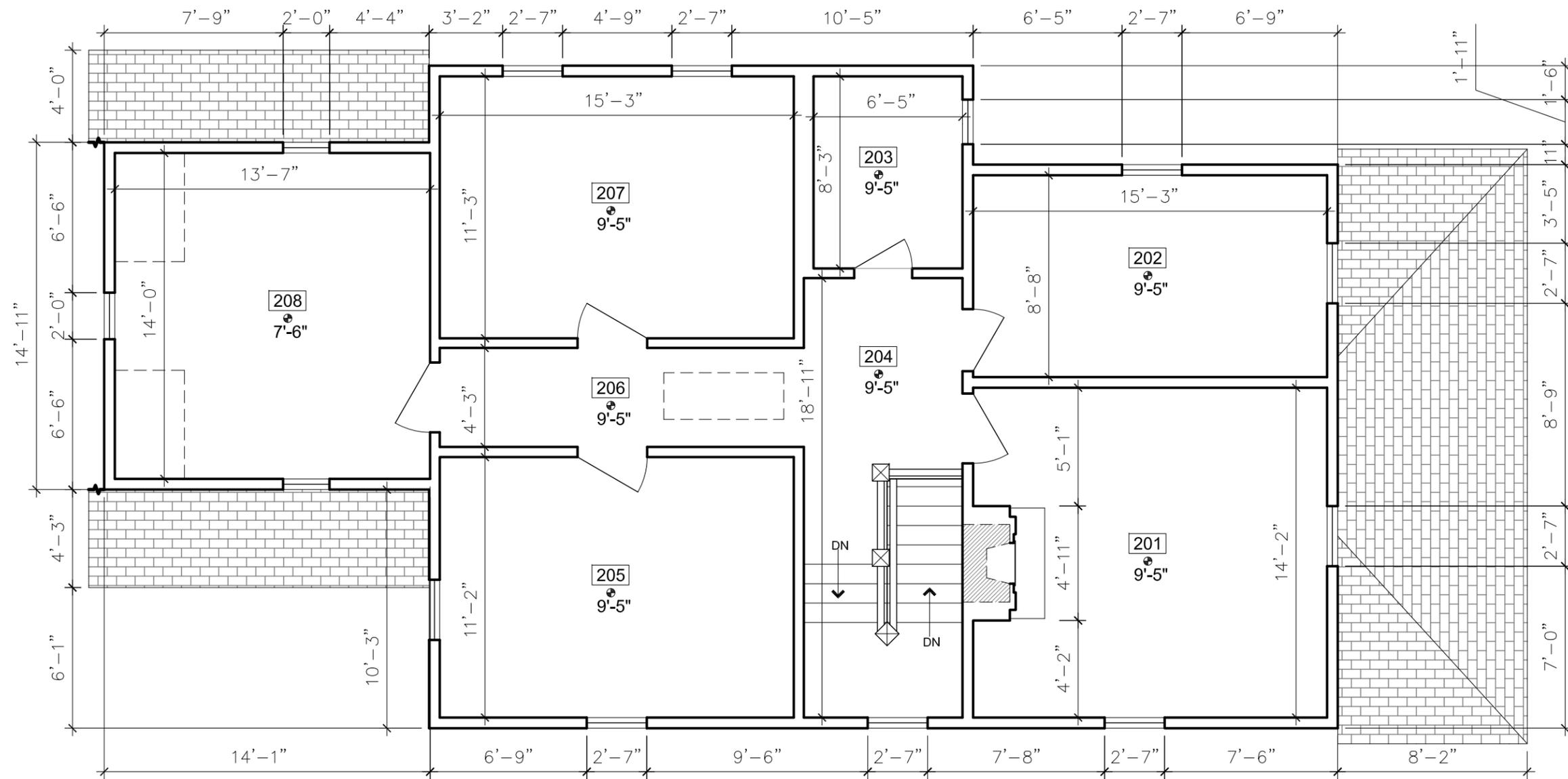
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 09.16.2016

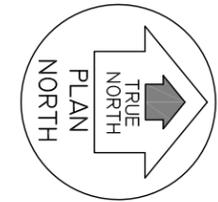
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**1** SECOND FLOOR PLAN  
 497 AUBURN AVE.  
 SCALE: 3/16" = 1'-0"



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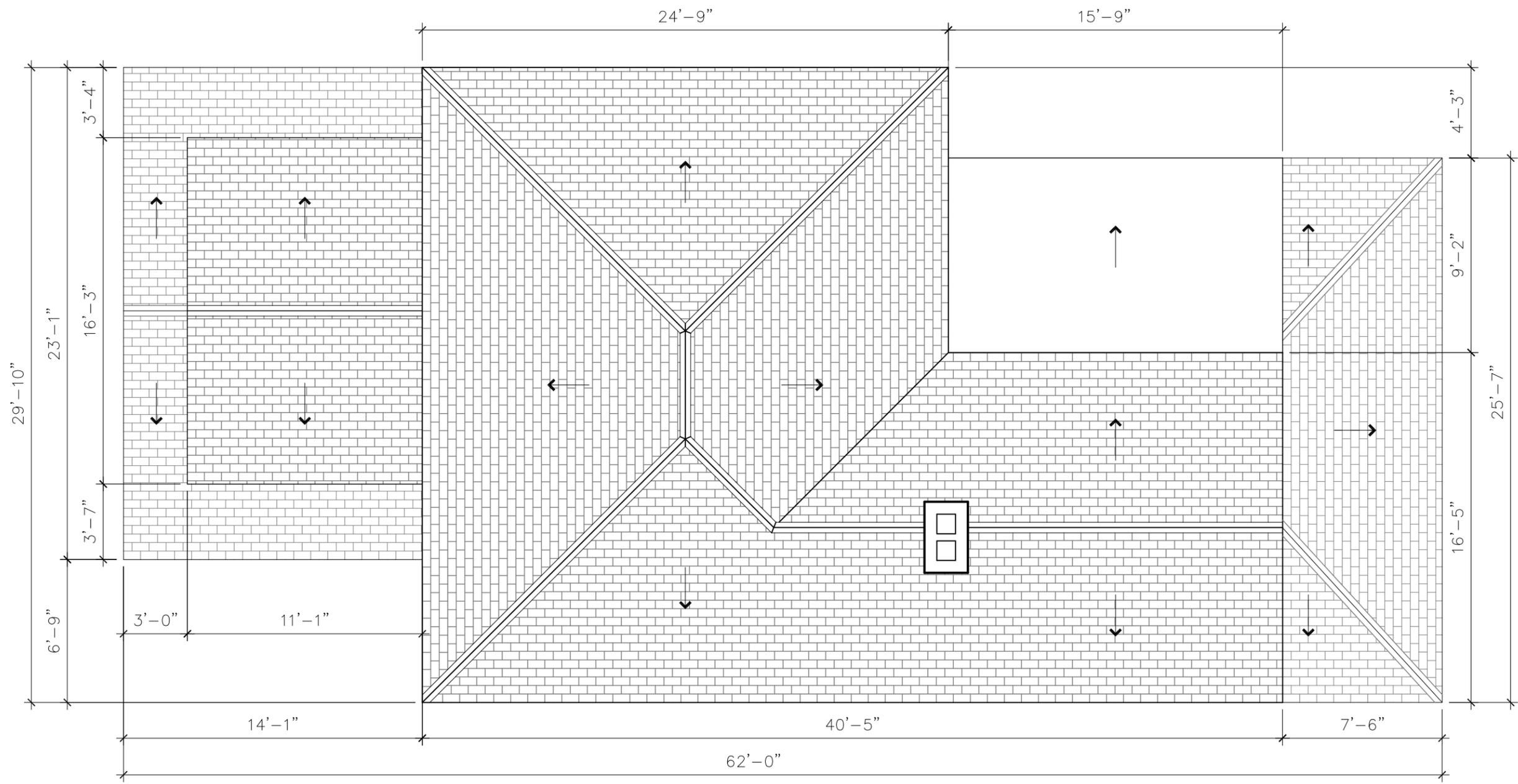
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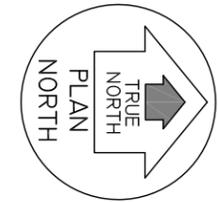
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**3**



**1** ROOF PLAN  
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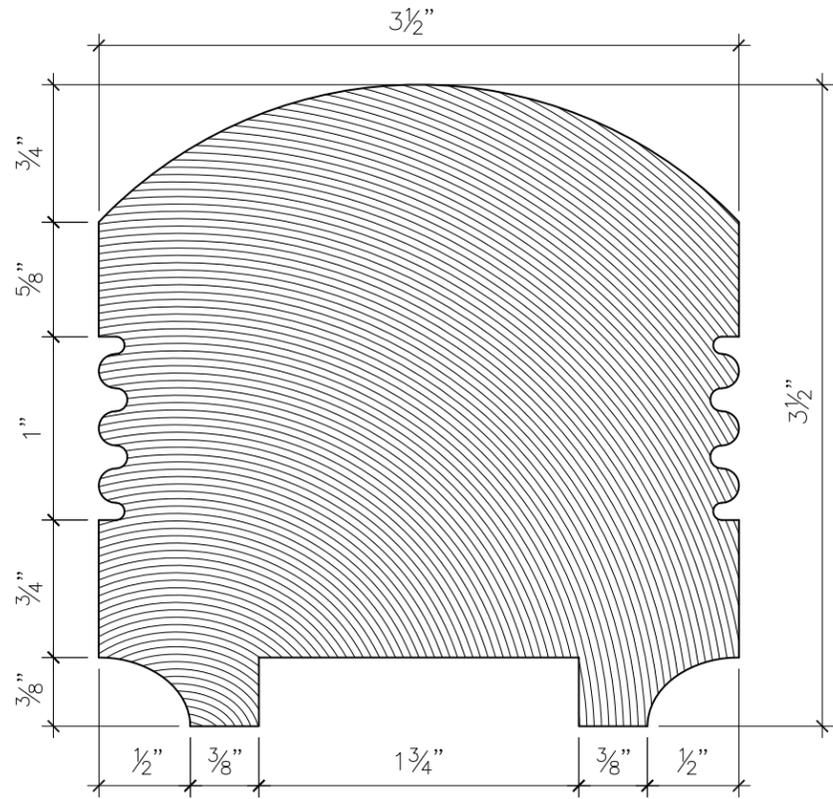
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 MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK  
 ATLANTA, GEORGIA  
 UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION  
 DATE:  
 09.16.2016

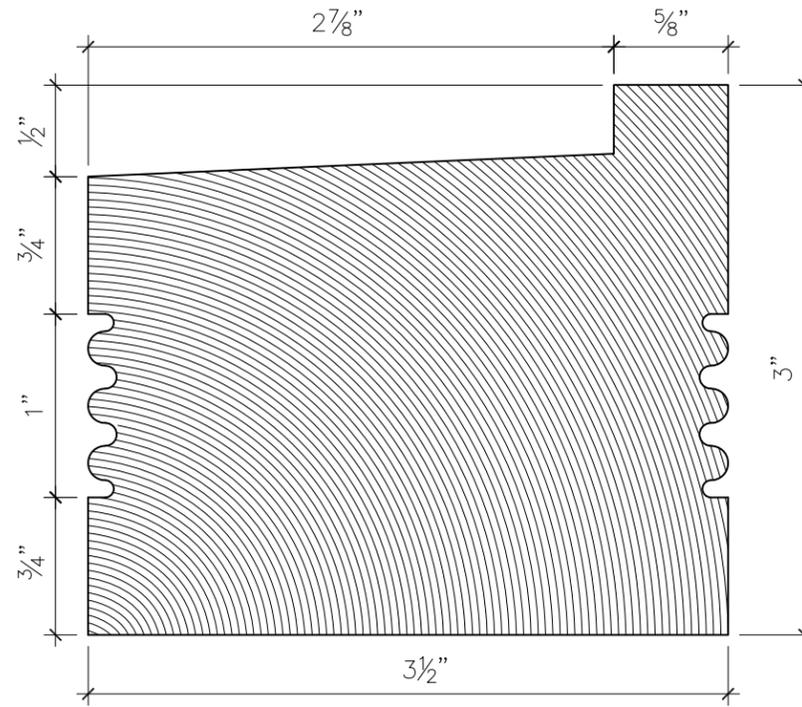
RECORDED BY:  
 JKO  
 CMW

SCALE:  
 3/16" = 1'0"

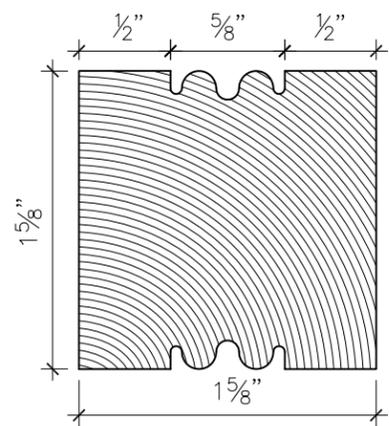
HSR  
 APPENDIX:  
 SHEET



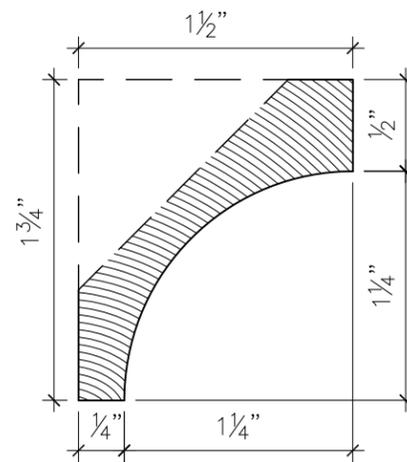
**1** FRONT PORCH TOP RAIL  
SCALE: FULL SCALE



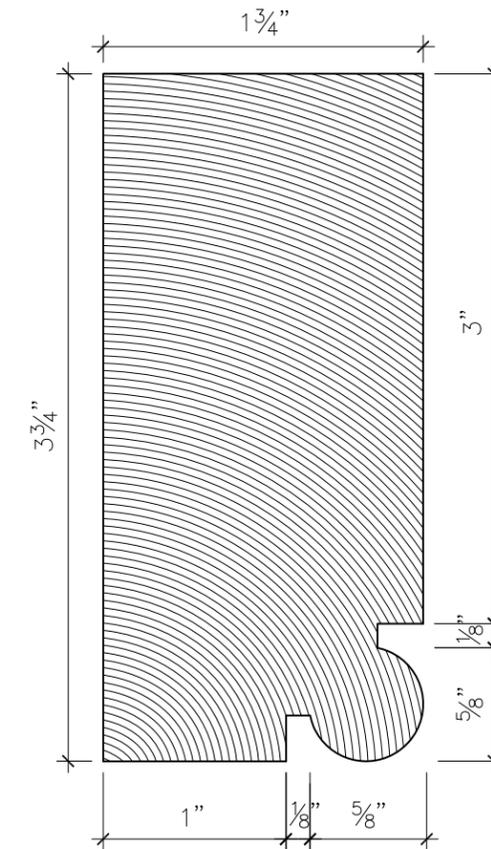
**2** FRONT PORCH BOTTOM RAIL  
SCALE: FULL SCALE



**3** FRONT PORCH BALUSTER  
SCALE: FULL SCALE



**4** ORIGINAL FRONT PORCH BED MOLDING  
SCALE: FULL SCALE



**5** ORIGINAL FRONT PORCH DENTIL  
SCALE: FULL SCALE

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WINSTON-SALEM, NORTH CAROLINA

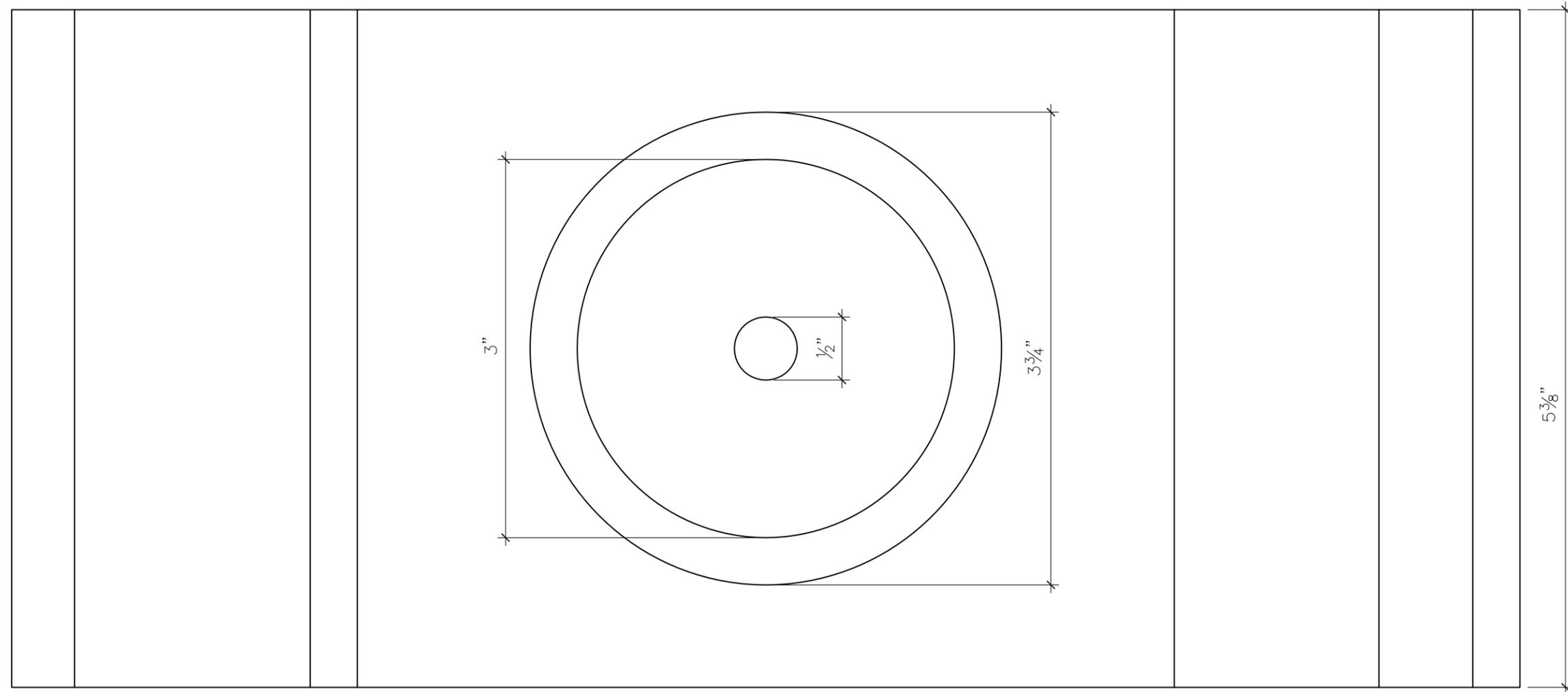
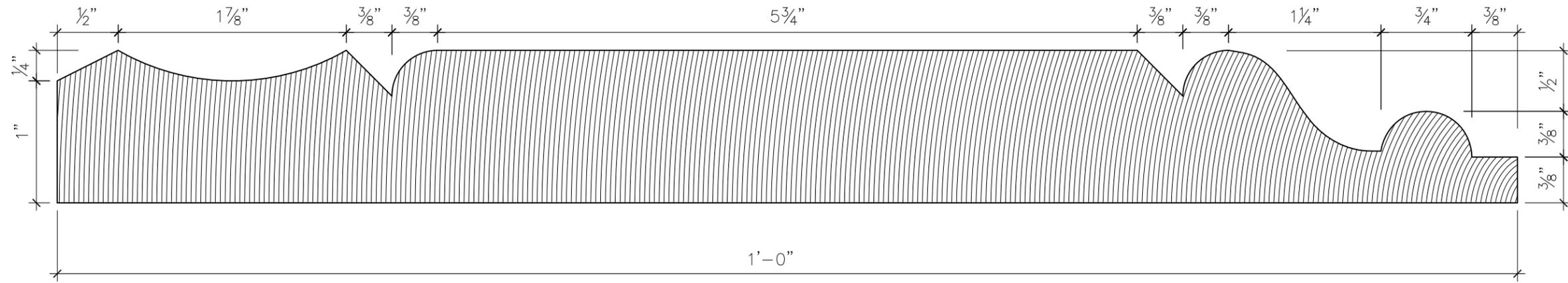
497 AUBURN AVE. (REID-ZACHARY HOUSE)  
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK  
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CMW

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1/4" = 1'0"

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1
**TYPICAL BULL'S EYE  
CORNERBLOCK**  
 SCALE: FULL SCALE

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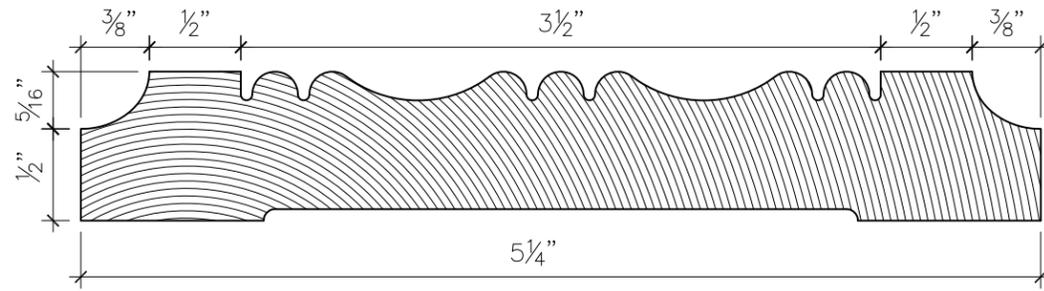
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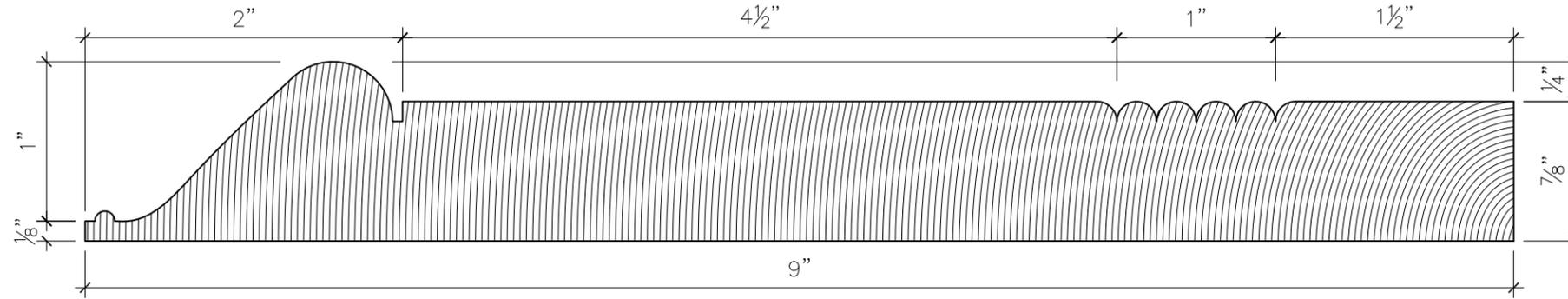
RECORDED BY:  
 JKO  
 CMW

SCALE:  
 1/4" = 1'0"

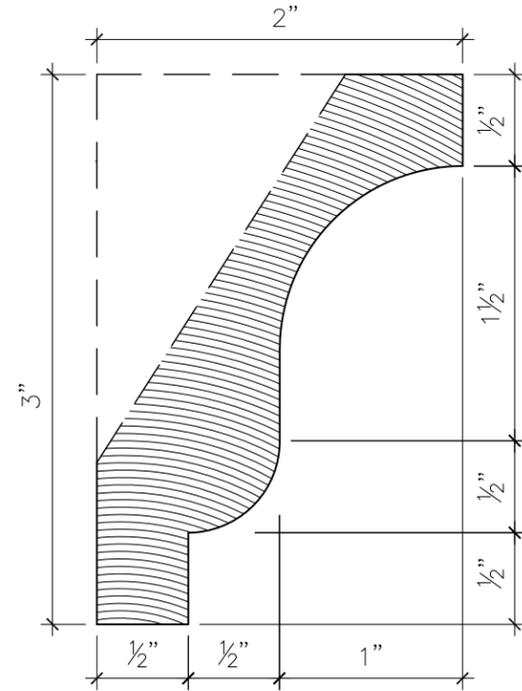
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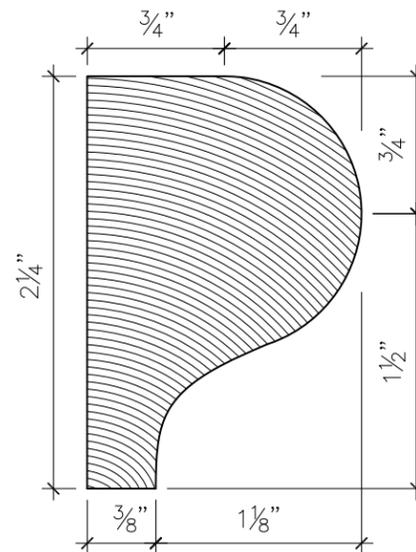
**1** TYPICAL DOOR AND WINDOW CASING  
SCALE: FULL SCALE



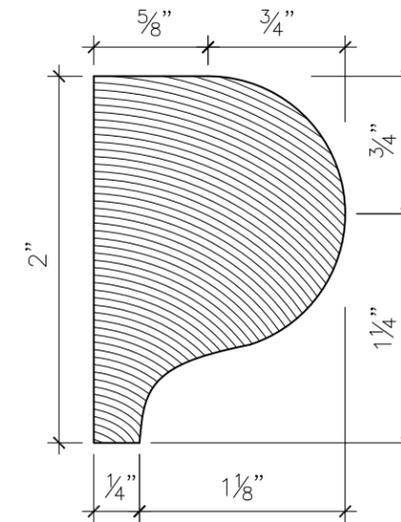
**2** TYPICAL BASEBOARD  
SCALE: FULL SCALE



**3** FASCIA MOLDING  
SCALE: FULL SCALE



**4** BED MOLDING  
SCALE: FULL SCALE



**5** FRIEZE MOLDING  
SCALE: FULL SCALE

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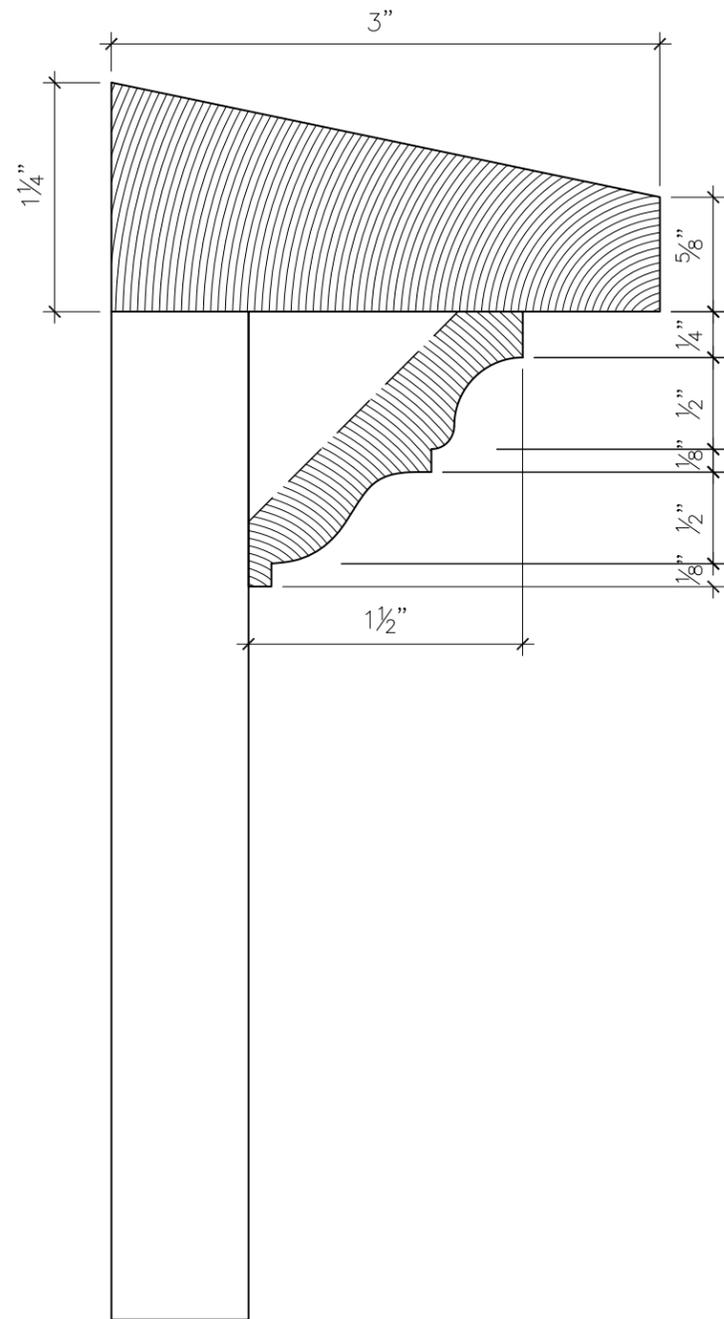
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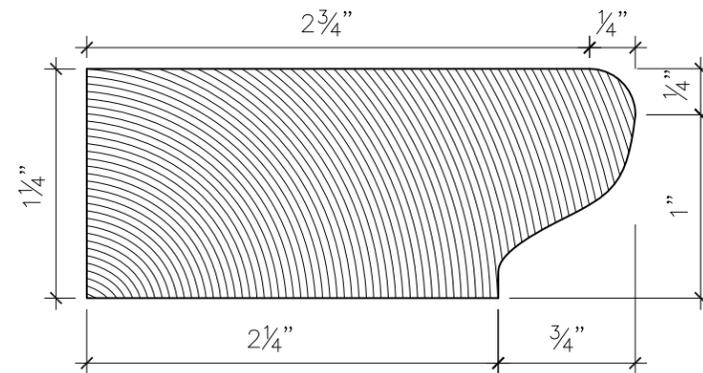
RECORDED BY:  
JKO  
CMW

SCALE:  
1/4" = 1'0"

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**1** ORIGINAL DRIP EDGE  
AND DRIP CORNICE  
SCALE: FULL SCALE



**2** ORIGINAL WINDOWSILL  
SCALE: FULL SCALE

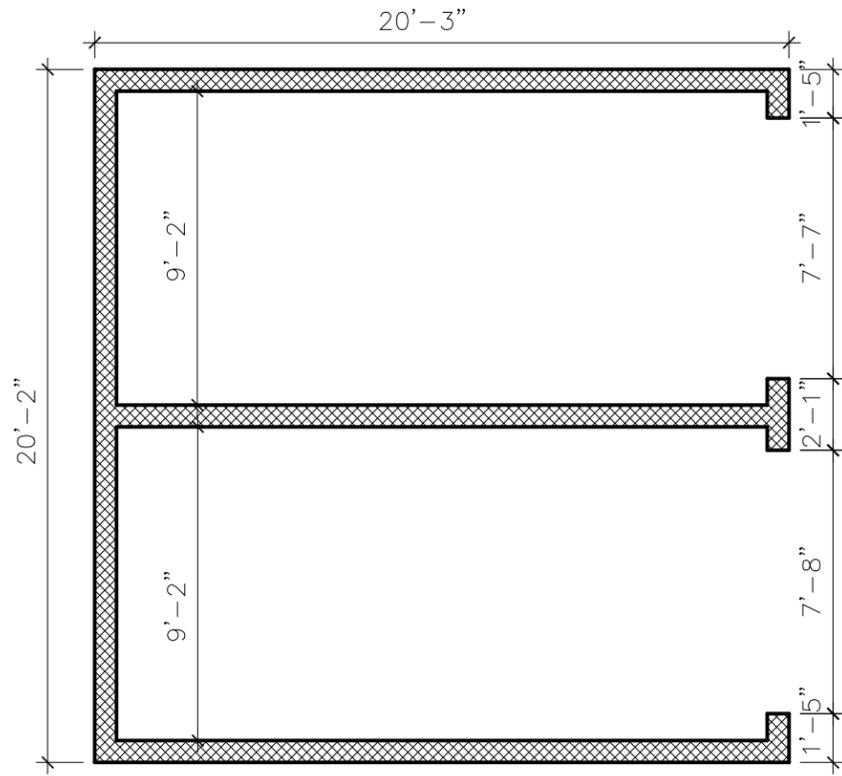
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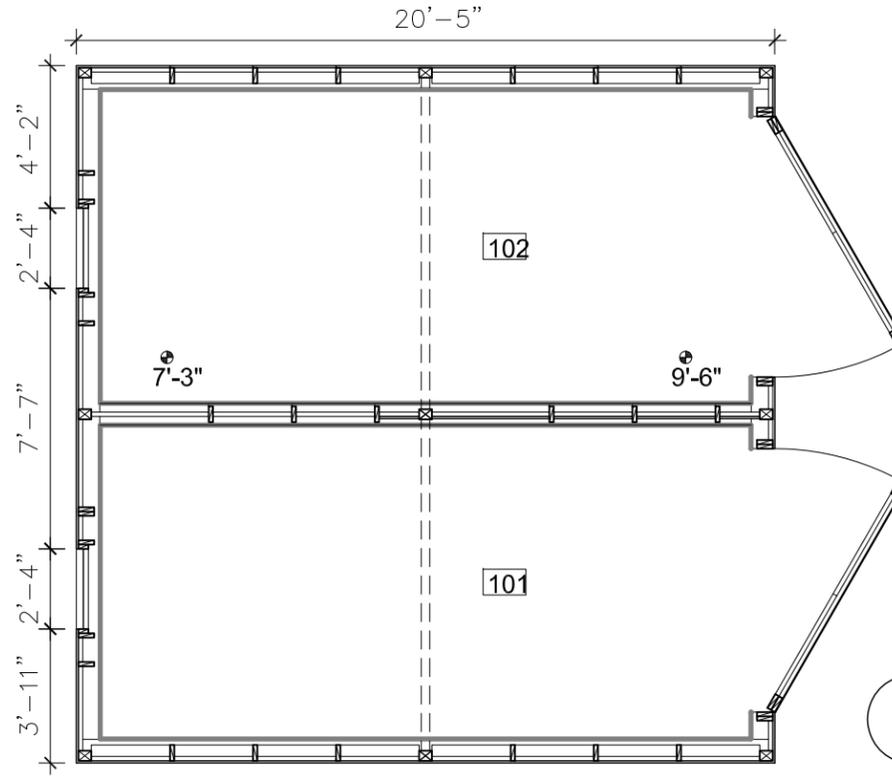
SCALE:  
1/4" = 1'0"

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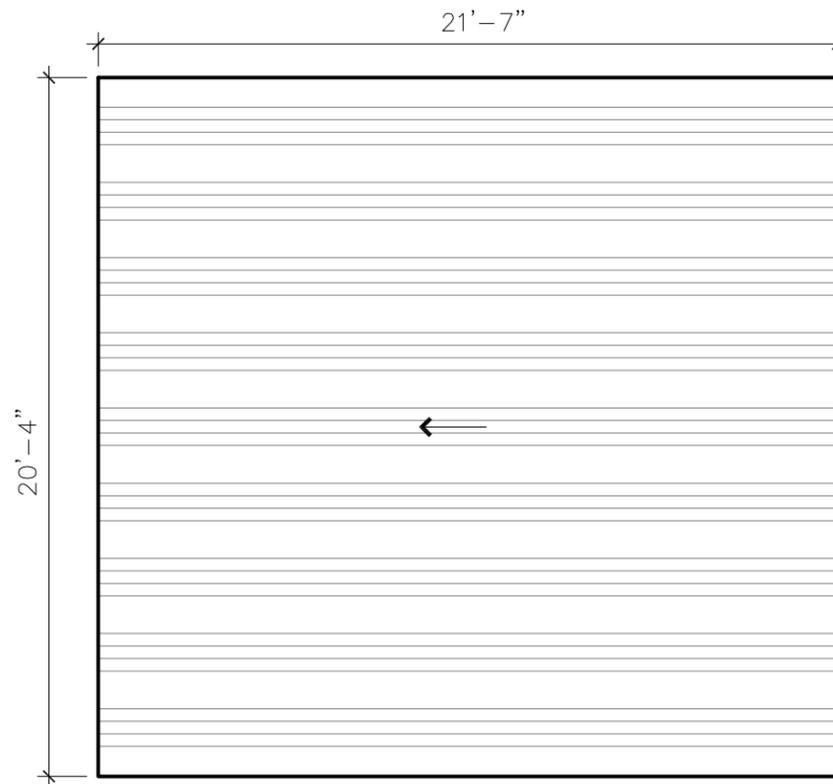
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**1** SHED/GARAGE FOUNDATION PLAN  
SCALE:  $\frac{3}{16}'' = 1''$



**2** SHED/GARAGE FLOOR PLAN  
SCALE:  $\frac{3}{16}'' = 1''$



**3** SHED/GARAGE ROOF PLAN  
SCALE:  $\frac{3}{16}'' = 1''$



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SCALE:  
 $\frac{3}{16}'' = 1''$

HSR  
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