



510 Auburn Avenue, NE Historic Structure Report



September 2019
Cultural Resources, Partnerships and Science Division
Southeast Region

510 Auburn Avenue, NE
Martin Luther King, Jr. National Historical Park
Atlanta, Georgia

Historic Structure Report

September 2019

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About the front cover: View of the 510 Auburn Avenue, NE, looking north, August 2017.

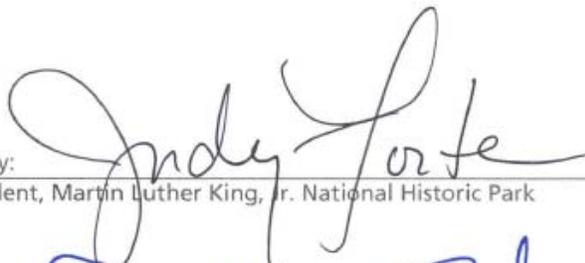
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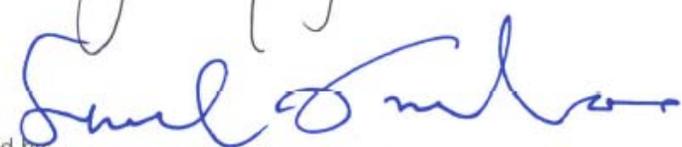
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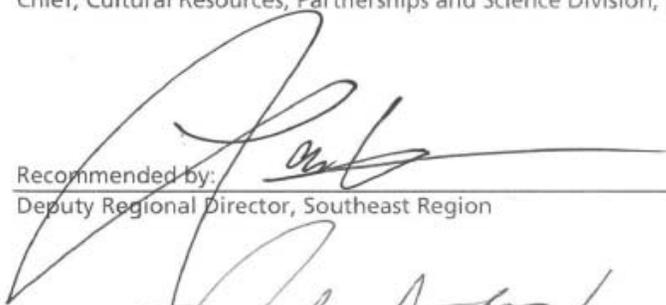
Martin Luther King, Jr. National Historical Park

Atlanta, Georgia

Historic Structure Report

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Foreword

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

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

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

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

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

Management Summary

At the request of the National Park Service (NPS), Panamerican Consultants, Inc. and its subconsultants, Wiss, Janney, Elstner Associates, Inc. (WJE) and WFT Architects (WFTA), have developed this Historic Structure Report (HSR) for 510 Auburn Avenue at Martin Luther King, Jr. National Historical Park in Atlanta, Georgia. Refer to Figure 1 through Figure 3 at the end of this chapter for maps showing the location of 510 Auburn Avenue and Martin Luther King, Jr. National Historical Park. Figure 1 is a map of the state of Georgia showing the location of Atlanta and Martin Luther King, Jr. National Historical Park. Figure 2 is an aerial photograph of Atlanta showing the location of Martin Luther King, Jr. National Historical Park. Figure 3 is a map of Martin Luther King, Jr. National Historical Park showing the location of 510 Auburn Avenue.

The residence at 510 Auburn Avenue is listed in the National Register of Historic Places (NRHP) as a contributing resource to the historic district that comprises Martin Luther King, Jr. National Historic Site, now Martin Luther King, Jr. National Historical Park.¹ The property is important as an example of a two-story, single-family residence on the Birth Home block, the neighborhood surrounding Dr. King's birth home at 501 Auburn Avenue.

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

Historical Data

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

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

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

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

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

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

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

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

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

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

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

3. Blythe, Carroll, and Moffson, *National Register documentation*, 2.
4. *Ibid.*, Section 7, 4.
5. *Ibid.*, Section 8, 14.

6. *Ibid.*, Section 8, 57.
7. Lucy A. Lawliss, *Martin Luther King, Jr., National Historic Site Cultural Landscape Report: Birth-Home Block* (Atlanta: Cultural Resources Planning Division, Southeast Region, National Park Service, 1995), 14.

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

The building at 510 Auburn Avenue, formerly 394 Auburn Avenue, is a single-family house constructed circa 1893. Given the popularity and availability of residential design books for local builders and craftsmen during the mid-to-late nineteenth century and well into the twentieth century, it is possible that many, if not all, the homes in the Birth Home block were constructed by local contractors who adapted designs and customized details that were published in these pattern books. The designer and builder of 510 Auburn Avenue are unknown.⁹ Another house on the block—535 Auburn Avenue—has the same architectural plan and detailing. A 1981 National Park Service Inventory of the building described 510 Auburn as a:

... two-story frame Queen Anne style house with octagonal bay and projecting shingled gable. Single-story porch with turned posts and brackets; transom door and diamond shaped window next to entry.¹⁰

The house exhibits many of the same architectural details found throughout the neighborhood.

At an unknown date, the house, like most of those in the neighborhood, became a boarding house.¹¹ For at least ten years, it was the location of the Alice T. Francis Employment Agency, as well as serving as a boarding house. During its lifetime, the house has been variously known as the Alice T. Francis House, presumably for its most important occupant, and the Massey House, for its presumed builder and first occupant. The house was

purchased by the National Park Service in May 1987 and was vacant in 1990.¹²

The US Congress created Martin Luther King, Jr. National Historic Site and Preservation District in October 1980. The purpose of the site was “to protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked, and worshipped, and where he is buried.”¹³

On January 8, 2018, Martin Luther King, Jr. National Historic Site was designated as Martin Luther King, Jr. National Historical Park. John Lewis, noted civil rights activist and congressman from Georgia, sponsored the bill in Congress.¹⁴

Treatment and Use

The house at 510 Auburn Avenue is significant for its association with the neighborhood in which Martin Luther King Jr. grew up, is located within the Birth Home block, and is a contributing resource to the historic district. The building is part of the context of the Birth Home neighborhood. It is currently unoccupied, but will continue to be leased as a residence in the future, and its exterior will continue to be interpreted as part of the historic neighborhood. The recommended overarching treatment for the structure is therefore *Rehabilitation*.

The house at 510 Auburn Avenue is generally in good condition, requiring maintenance-type and localized repairs. The room in the walk-in basement at the north end of the house, which was occupied at one time, is currently unoccupied and in poor condition.

8. Ibid.

9. Martin Luther King, Jr. National Historical Park Archives, *Martin Luther King, Jr. N.H.S. Inventory*, January 1982.

10. Ibid.

11. According to the Cultural Landscape Report (Lawliss 1995), the 1932 Sanborn Map showed 510 Auburn Avenue as a duplex. Nevertheless, census records do not indicate a shared household until the 1940s.

12. Martin Luther King, Jr. National Historical Park Archives, *XXX Form*, circa 1987, NP.

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

14. Public Law 115-108, Martin Luther King, Jr. National Historical Park Act of 2017.

Administrative Data

Locational Data

Building Name: 510 Auburn Avenue

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

LCS Number: 090014

Related Studies

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

_____. National Park Service, Southeast Regional Office. *National Register documentation for Martin Luther King, Jr., National Historic Site*. Certified by the Keeper of the National Register on May 4, 1994.

Benjamin Levy, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of Georgia, and Joseph S. Mendinghall, Afro-American Bicentennial Corporation). *National Historic Landmark documentation for Martin Luther King, Jr., Historic District*, January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

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

Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant,

Historic District Development Corporation, Atlanta, Georgia. *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation*, 2001. Accepted by the National Register on June 21, 2001.

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

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

Cultural Resource Data

In 1974, National Register of Historic Places documentation was prepared for the Martin Luther King, Jr. Historic District, bounded approximately by Irwin Street, Randolph Street, Edgewood Avenue, Jackson Street, and Auburn Avenue.¹⁵ Although the house at 510 Auburn Avenue was not specifically named in this documentation, the “Victorian Houses” that lined the Birth Home Block were indicated as contributing resources.¹⁶ This would include 510 Auburn Avenue.

15. Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section, Department of Natural Resources, Atlanta, *National Historic Landmark Documentation for Martin Luther King, Jr., Historic District (Landmark)*, March 25, 1974; entered in the National Register May 2, 1974 (National Archives Identifier 93208244).
16. Joseph Scott Mendinghall, *National Register of Historic Places Registration Form: Martin Luther King Jr. Historic District (Landmark)*, (Washington, DC: Afro-American Bicentennial Corporation, 1973), 3.

National Historic Landmark documentation prepared in 1977 for Martin Luther King, Jr. Historic District, including Auburn Avenue between Jackson and Howell Streets, included the residence at 510 Auburn Avenue in the accompanying inventory of individual buildings. The inventory noted, “After 1905 this building was occupied by a series of black tenants, including Alice T. Francis (1940-55). The Alice Francis Employment Agency was operated from here from 1940 to 1945.”¹⁷

In October 1980, Martin Luther King, Jr. National Historic Site and Preservation District were established “to protect and interpret for present and future generations the area where Dr. King was born, where he lived, worked, and worshipped, and where he is buried.”¹⁸

In 1985, the Birth Home block street facades were recorded for the Historic American Buildings Survey (HABS, GA 62-ATLA, 49). The HABS drawings include the front, street, facade of 510 Auburn Avenue. Its location on the block was also noted on a master Auburn Avenue Birth Home block map.¹⁹

In 1994, Martin Luther King, Jr. National Historic Site, which comprises a historic district approximately bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue, was entered in the National Register. The documentation, certified by the Keeper of the National Register on May 4, 1994, indicated that the historic district is significant under Criteria A, B, and C, and Criteria Considerations A, C, and G. Areas of significance cited include the following: Ethnic Heritage, black; Social History, Commerce, and Architecture. The 510 Auburn Avenue

residence was listed as a contributing building under historic contexts A and C.²⁰

In 2001, a Boundary Increase and Additional Documentation were prepared for the Martin Luther King, Jr. Historic District, for an area approximately bounded by Freedom Parkway and John Wesley Dobbs Avenue on the north, Decatur Street on the south, the Southern Railway line on the east, and Interstate 75/85 on the west.²¹

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, Martin Luther King, Jr. National Historical Park Act of 2017, designating Martin Luther King, Jr. National Historic Site as Martin Luther King, Jr. National Historical Park. Noted civil rights activist and congressman, John Lewis, sponsored the bill in Congress.²² The status of 510 Auburn Avenue remains a contributing resource to the historic district.

Period of Significance: circa 1890–1968.²³ The period of significance of 1890–1968 begins with the date of construction of 510 Auburn Avenue, and ends with the death of Martin Luther King Jr. This period addresses the local historical and architectural significance of the residence, as well as its association with the neighborhood in which Martin Luther King Jr. grew up. The National Register documentation prepared in 1994 identified a period of significance of 1880–1968,

17. Benjamin Levy, *National Register Landmark Documentation for Martin Luther King, Jr., Historic District (Landmark)*, 1976, designated May 6, 1977 (National Archives identifier 80000435_NHL). See also Mendinghall.

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

19. Historic American Buildings Survey, *Martin Luther King Jr., National Historic Site Birth Block Survey* (Washington, DC: HABS 1985), Sheet 4.

20. Blythe, Carroll, and Moffson, *National Register documentation*, Section 8, 32 and 66.

21. Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia, *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation* (Accepted by the National Register on June 21, 2001), 30.

22. Public Law 115–108, Martin Luther King, Jr. National Historical Park Act of 2017.

23. Refer to the report chapter on Significance and Integrity for further discussion of the period of significance for 510 Auburn Avenue. Note that the park interprets the Birth Home Block to the period 1929–1941, Martin Luther King Jr.’s formative years in Atlanta.

and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968, for the overarching historic district.²⁴

Proposed Treatment: Rehabilitation

Project Scope and Methodology

The goal of the Historic Structure Report is to develop planning information for use in the repair, maintenance, and preservation of this historically significant structure. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance. They are developed to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; to document the performance and condition of the structure's materials and overall physical stability; to identify an appropriate course of treatment; and, following implementation of the recommended work, to document alterations made through that treatment.²⁵

This HSR addresses key issues specific to 510 Auburn Avenue, including the history and construction chronology of the building; the existing physical condition of the exterior envelope, structural systems, and primary interior spaces and features; and the historic significance and integrity of the building.

The following project methodology was used for this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing

existing conditions and developing treatment recommendations for the building, and to support assessment of the building interior. Documents reviewed included maps, drawings, specifications, historic photographs, and other written and illustrative documentation about the history of construction and repairs to the residence. The research for this study built upon prior historical and archival research completed by the National Park Service and others, as outlined in the bibliography provided with this report. Primary reference material for this study included documents available from Martin Luther King, Jr. National Historical Park and records held at the National Park Service Southeast Region. Additional research material was obtained from the National Park Service Technical Information Center (TIC) in Denver, Colorado, and the Kenan Research Center of the Atlanta History Center, Atlanta, Georgia. The Auburn Avenue Research Library on African American Culture and History was consulted as were multiple online sites associated with the life and work of Martin Luther King Jr. and his family; the history of the City of Atlanta, Sweet Auburn and the Old Fourth Ward, and African American commercial activities and education in the South; and other pertinent cultural and social topics.

Condition Assessment and Documentation.

Concurrent with the historical research, a condition survey of the building was performed, and observations were documented with digital photographs, field notes, and annotation on baseline drawings. For purposes of the field survey, drawings were prepared by the project team. These drawings were further developed as measured drawings, which are provided in Appendix A. The condition assessment addressed the interior spaces and features of the building. A limited review of visible features of the electrical system was also included in the scope of work.

Development of History, Chronology of Construction, and Evaluation of

Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. This historical

24. Blythe, Carroll, and Moffson, *National Register documentation*; Moffson and Kissane.

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

narrative includes a summary of the building's history. An evaluation of the significance of the building was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.²⁶ This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

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

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the building. Following the overall treatment approach of *Rehabilitation* for the house, as previously established by the National Park Service, the specific recommendations were developed to address the observed existing distress conditions as well as the park's intended future use and long-term objectives.²⁷

Preparation of Historic Structure Report. Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic*

Structure Reports, with modifications to organizational structure for purposes of this study.²⁸



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

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26. National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, National Register of Historic Places, 1997).
27. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 2017).

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28. Slaton.



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

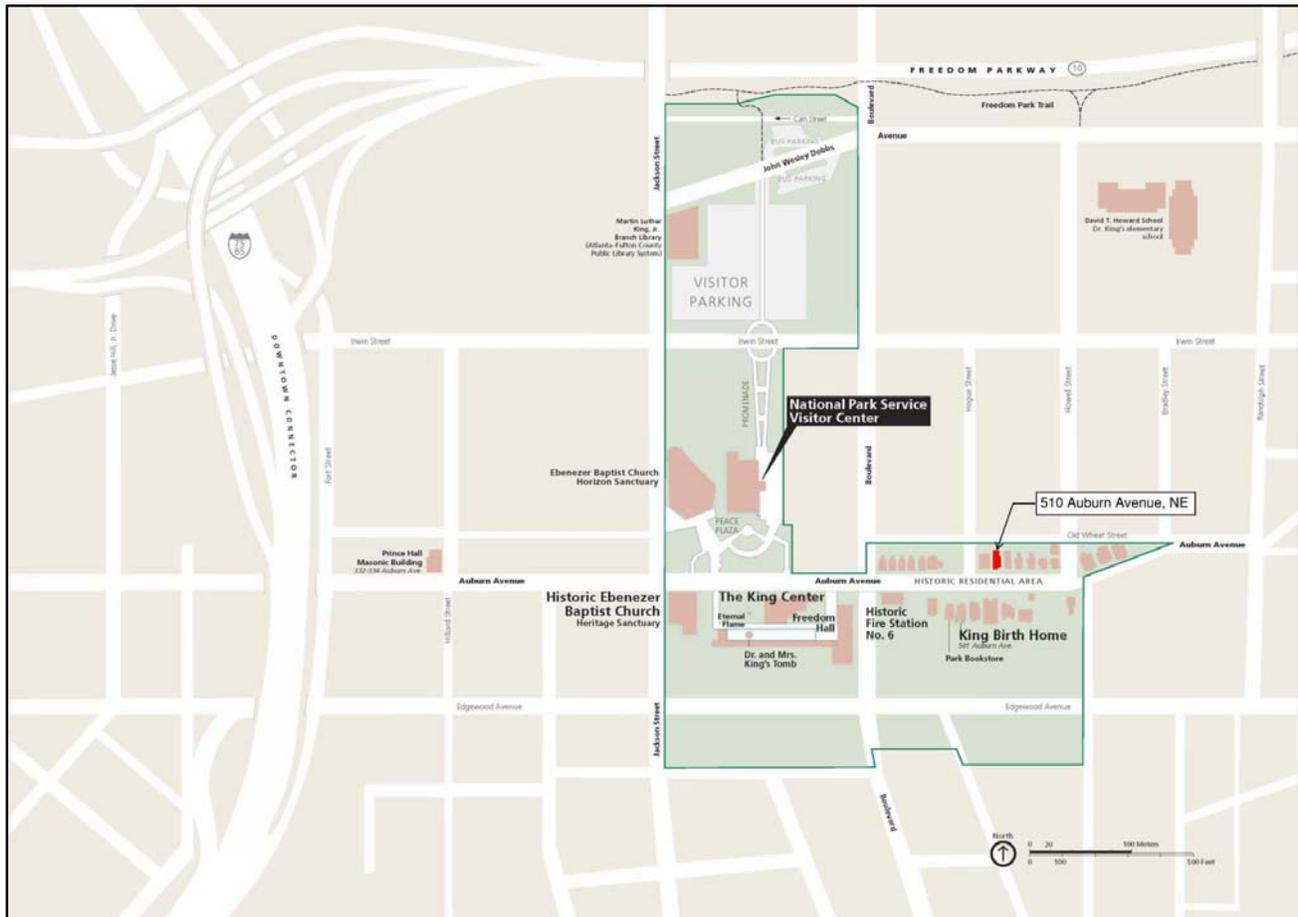


FIGURE 3. Martin Luther King, Jr. National Historical Park showing the location of 510 Auburn Avenue, NE. (Source: National Park Service baseline map, annotated by the authors)

Developmental History

Historical Background and Context

Situated in the Old Fourth Ward and the Sweet Auburn neighborhood on Atlanta's east side, the building at 510 Auburn Avenue is part of Martin Luther King, Jr. National Historical Park. The neighborhood comprises commercial, residential, and religious buildings associated with Atlanta's African American community dating from the late nineteenth century through the middle of the twentieth century. At the time of Dr. King's birth in January 1929, Auburn Avenue was a thriving center of African American commercial, social, religious, and political activity.²⁹

The National Historical Park is an irregularly-shaped tract roughly bounded by Jackson Street on the west (and now takes in Prince Hall Masonic Temple, where the Southern Christian Leadership Conference (SCLC) established its initial headquarters), Auburn Avenue on the north from Jackson Street to Boulevard, Wheat Street on the north between Boulevard and Howell Street, Howell Street on the east, and the rear property lines on the south side of Edgewood Avenue (refer to Figure 3). The National Historical Park also includes 234 Sunset Avenue, the last home of Dr. King, located on the west side of Atlanta. The neighborhood surrounding the Birth Home on Auburn Avenue includes a cohesive grouping of residential buildings constructed from 1893

through 1931.³⁰ The block also contains Fire Station No. 6 and an extant circa 1920 store building.

African Americans in Nineteenth-Century Atlanta

In 1837, Western & Atlantic Railroad engineers staked a point at the end of the line they planned to build south from Chattanooga, Tennessee. First known as "Terminus," a small community grew around the railroad crossroads, later becoming Marthasville and, finally, Atlanta. By 1846, the town had two other railroad lines which connected it to other areas of the state and the Southeast. The railroad spurred the town's rapid early development. When incorporated in 1847, Atlanta's municipal boundaries included a one-mile radius centered on the terminus, or the zero-mile marker.³¹ Beginning in the same year, Atlanta's City Council placed a number of restrictions on African Americans in the city that defined for them an inferior position and role in society.³²

During the period before the Civil War, Atlanta had a relatively small black population in comparison to older and larger southern cities, such as Savannah.³³ With only a few exceptions, enslaved persons in Atlanta were forbidden to engage in entrepreneurial activity unless their

29. A. Ambrose, V. Fort, A. Henderson, D. Rowley, C. Stevens, and B. Taggart, *Historic Resource Study Auburn Avenue Community of Atlanta 1865-1930* (Atlanta: Martin Luther King, Jr. National Historic Site and Preservation District, n.d.), n.p.

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

31. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta*. (Atlanta: US Department of the Interior, National Park Service, 1983), 3.

32. Ambrose et al., *Historic Resource Study*, 1-1.

33. *Ibid.*, 2-1.

owners or representatives were present.³⁴ Most of the enslaved population in Atlanta worked as general laborers and domestic servants. Others pursued skilled trades as brick masons, carpenters, and blacksmiths.³⁵ Free African Americans in antebellum Atlanta, though few in number, were also prohibited by law from participating in the city's commercial life. Census data indicates Atlanta's free black population did not own real estate or personal property.³⁶

In 1860, 1,939 African Americans were reported to be living within Atlanta's municipal boundary, only twenty-five of whom were free.³⁷ After the Civil War, the African American population of Atlanta increased as the newly freed from the surrounding countryside came to the city seeking opportunities for education and employment. By 1870, the city's 9,929 African Americans constituted more than 45 percent of the population.³⁸ Many in Atlanta's African American communities continued to live in the post-bellum period as they had during the years of slavery: in servant's homes or quarters located to the rear of a white person's residence. An increasing number of others began to settle in developing black tenements and settlements throughout the city. These clusters of African American settlements developed along railroads and in low-lying areas where land was less expensive and generally considered by the larger community as undesirable.³⁹ The railroad lines served as barriers between segregated neighborhoods. By 1883, at least six African American urban clusters were located in Atlanta's five wards. In the Old Fourth Ward, a large black community developed along Decatur Street east of Pratt Street in the formerly named Butler Street Bottoms, which is now the

general area of the Martin Luther King, Jr. National Historical Park and Preservation District.⁴⁰

During the late nineteenth century, African Americans established a variety of successful retail trades and services. The most popular black-owned enterprises in the city included grocery stores, dry goods stores, and eating establishments. In the 1880s and early 1890s, the largest number of African American businesses operated along Marietta Street in the central business area with others scattered along Alabama, Broad, Forsyth, Peachtree, Pryor, and Whitehall Streets. Few black businesses were located on Wheat Street (Auburn Avenue) during this time, since it was still primarily a residential street. In 1896, the Old Fourth Ward had the greatest proportion of African Americans, who constituted 46 percent of the ward's population.⁴¹

Atlanta experienced economic boom and growth during the last two decades of the nineteenth century, while during the same period, the city's African American community was in serious political and economic decline.⁴² Retaliation by white supremacists at the end of Reconstruction and federal rule followed by the disenfranchisement of the African American voter triggered a rise in racial segregation in the city. Booker T. Washington, president of Tuskegee Institute and an African American proponent of the "New South," gave his famous "Atlanta Compromise" speech in Atlanta at the 1895 International Cotton States Exposition.⁴³

In September 1906, Atlanta erupted into a three-day race riot, the Atlanta Race Riot, resulting in the deaths of at least a dozen African American citizens and a large number of injuries. The Atlanta Race Riot of 1906 significantly affected the city's black residential development. As the number of African Americans citizens residing in the city continued to grow, efforts to restrict them to well-defined areas of the city intensified. In 1913,

34. Ibid, 1-1.

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

36. Ambrose et al., *Historic Resource Study*, 1-3.

37. Ibid., 2-1.

38. Ibid.

39. Ibid., 2-2.

40. Ibid.

41. Ibid., 2-4.

42. Lawliss, 12.

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

Atlanta passed a segregation ordinance and became the first city in Georgia to legislate residential segregation.⁴⁴ Two years later, the Georgia Supreme Court ruled against racial zoning ordinances.⁴⁵ Increasing segregation during the years leading up to World War I resulted in the transformation of mixed neighborhoods such as Auburn Avenue into predominantly African American communities. Despite the earlier ruling, city officials focused on racial segregation, and it was again incorporated into the city's first zoning ordinance in 1922.⁴⁶ Even though the law was declared unconstitutional in 1925, zoning was authorized by the state legislature in 1927 and supported by a constitutional amendment in 1928.⁴⁷ The ordinance did not recognize the African American business and residential neighborhoods which had developed in the Old Fourth Ward.

Development of Auburn Avenue

Opening in 1853 as Wheat Street, Auburn Avenue extends east from Whitehall Street in downtown Atlanta.⁴⁸ Laura Lavinia (Kelly) Combs, a free black woman in pre-Civil War Atlanta, was the first African American property owner on Auburn Avenue.⁴⁹ One of two African American landowners in the antebellum period, Combs purchased a lot at the intersection of Wheat and Peachtree streets prior to 1854.⁵⁰ She sold the property in 1856 to buy her husband's freedom from slavery.⁵¹ Auburn Avenue and the

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

The area between Boulevard (then Jefferson Street) on the west and Randolph Street on the east, and between Wheat Street on the south and Houston Street to the north, was largely subdivided by the late 1870s and contained several dozen houses. Early residential development in the area occurred primarily north of Auburn Avenue. Several houses were constructed on and near Auburn Avenue in the 1880s, though only one house remains from the pre-1890 period. By 1892, the entire Auburn Avenue community was well established with the exception of a few sections. With increased development on Auburn Avenue, residents petitioned to have the street's name changed to a more stylish one out of concern that their street might be confused with the adjacent, and less desirable, Old Wheat Street.⁵² The Atlanta City Council officially changed the name on April 17, 1893.⁵³

Expansion and improvement of Atlanta's transportation infrastructure in the late nineteenth century contributed to the commercial and residential development of the Auburn Avenue community. In 1884, Gate City Street Railroad Company constructed a horse-car line from downtown Atlanta along Auburn Avenue to Jackson Street, and then extending north on Jackson.⁵⁴ Atlanta's first electric street railway line opened along Edgewood Avenue in 1889, and in the early 1890s, the horse-car lines were electrified, and new electric lines were built.⁵⁵ By the mid-1890s, the Auburn Avenue community had direct transportation to downtown, where many residents worked and shopped.⁵⁶

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

45. *Ibid.*, 14.

46. Ambrose et al., *Historic Resource Study*, 2-10.

47. *Ibid.*

48. Henderson and Walker, 5.

49. *Ibid.*, 6.

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

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

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

53. *Ibid.*

54. Blythe et al., *National Register documentation*, Section 7, 3.

55. *Ibid.*

56. *Ibid.*

In the period from the 1850s to 1906, Auburn Avenue “developed as a primarily white residential and business district that included a substantial black minority.”⁵⁷ The majority of African Americans in the community were working class, while its black middle class were proprietors of grocery stores, meat markets, restaurants, wood yards, and other businesses.⁵⁸ African American professionals were primarily teachers, ministers, doctors, dentists, and lawyers. From 1884 to 1900, the racial make-up of the area bounded by Old Wheat, Howell, Edgewood, and Jackson Streets (now a portion of the National Historical Park) remained substantially constant at approximately 55 percent white and 45 percent black.⁵⁹ An examination of Atlanta city directories from the 1880s and 1890s revealed the Auburn Avenue community was closer to integrated than almost any other southern community at the end of the nineteenth century.⁶⁰

During the years following the Atlanta Race Riot of 1906, nearly all African American-owned businesses vacated downtown Atlanta as African American businesses were forced to leave the central business district as a result of rising rents and increased hostility. By 1911, a Sanborn Fire Insurance map showed the Auburn Avenue community almost entirely built out. Auburn Avenue was residential west to Fort Street, although several commercial establishments were situated between Hilliard and Fort Streets. Industrial properties were located in the eastern section of the community along the Southern Railway, and Decatur Street to the south was primarily commercial with a few industrial facilities on Decatur toward downtown.⁶¹ The section of Edgewood Avenue at the east end of the community consisted of both commercial establishments and some residential development.

Auburn Avenue reflected “the changing nature of southern race relations during the late nineteenth and early twentieth centuries.”⁶² From 1910 to 1930, Auburn Avenue became the center of African American business, institutional, religious, and social life.⁶³ During the 1920s, some African Americans started to migrate to the west side of Atlanta.⁶⁴ By the time Martin Luther King Jr. left in 1948 to attend Crozier Seminary in Chester, Pennsylvania, the majority of residential structures in the Auburn Avenue neighborhood had deteriorated. By the 1950s, the West Side had replaced the Auburn Avenue residential district as the preferred neighborhood.⁶⁵

Birth Home Block

By 1899, most of the lots along Auburn Avenue between Jackson and Howell Streets were developed.⁶⁶ Residences in the Birth Home Block are representative of vernacular adaptations of popular domestic architecture styles of the 1890s and early twentieth century found in American cities.⁶⁷ Most single-family houses built in the 1890s exhibit Queen Anne-stylistic elements. The residences are mostly two-story, wood-frame dwellings with one-story rear extensions. Typical characteristics of these houses include irregular massing, projecting bays, broad front porches carried on columns or posts, contrasting surface areas of shingles and clapboard siding, and decorative millwork. In 1894, the Romanesque Revival Style Fire Station No. 6 was constructed on the southeast corner of Boulevard and Auburn Avenue.

The Empire State Investment Company developed the northeast corner of Auburn Avenue and Boulevard in 1905 with the construction of nine

57. Ibid., Section 8, 24.

58. Moffson and Kissane, 30.

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

60. Moffson and Kissane, 30.

61. Ibid.

62. Blythe et al., *National Register documentation*, Section 8, 24.

63. Blythe et al., *Historic Resource Study*, 1-24.

64. Ibid., 2-21.

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

66. Sanborn Map Company, *Insurance Maps of Atlanta, Georgia* (1899), accessed May 22, 2019, <http://dlg.galileo.usg.edu/sanborn/CityCounty/Atlanta1899/Sheet48.html>.

67. Blythe et al., *National Register documentation*, Section 8, 50.

duplex buildings.⁶⁸ The smaller one-story, frame, double-shotgun houses contrasted with the existing houses on the block but were typical of the dwellings in the neighborhood to the north.

The first middle-class African American families to purchase single-family dwellings on the block were enticed by the appeal of living in one of the large attractive homes on Auburn Avenue.⁶⁹ Following the construction of additional double shotgun houses on the remaining undeveloped lots, the block acquired a distinct mix of African American socioeconomic classes where middle-class professionals lived alongside working-class laborers.⁷⁰ Martin Luther King Jr.'s maternal grandfather, Reverend A.D. Williams purchased the circa 1894 single-family house at 501 Auburn Avenue in 1909.⁷¹ Dr. King was born in the Auburn Avenue house on January 15, 1929. He lived in the Birth Home until 1941, when his family moved three blocks away to 193 Boulevard near Houston Street.⁷²

By 1929, African American middle-class families in the neighborhood were in the minority among the total population of residents on the Birth Home block.⁷³ During the Great Depression, Auburn Avenue and the Birth Home block experienced the subdivision of many single-family dwellings, the deterioration of its existing stock, and increased tenancy.⁷⁴ A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home block was occupied by African Americans, though only 13.3 percent of the buildings were owner occupied and 67.4 percent needed major work or were unfit for use.⁷⁵

Beginning in the 1950s, physical changes occurred to the Auburn Avenue setting. In 1954, two brick apartment buildings were erected at 531 Auburn Avenue on a lot formerly containing four wood

dwellings of the Baptist Memorial Institute School.⁷⁶ The apartment buildings are no longer extant. During the 1970s and 1980s, the overall condition of Auburn Avenue area's historic housing stock continued to decline. Fire Station No. 6 closed in 1991, after being in service for nearly 100 years.⁷⁷

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

Martin Luther King, Jr. National Historical Park

Martin Luther King, Jr. National Historic Site and Preservation District was established on October 10, 1980, to "protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Jr., was born, where he lived, worked and worshipped, and where he is buried."⁷⁸ Historic resources within the park include the houses on the Birth Home block, Ebenezer Baptist Church, Fire Station No. 6, Our Lady of Lourdes Catholic Church, and commercial buildings along Edgewood Avenue.

The 1980 legislation creating the Martin Luther King, Jr., National Historic Site authorized a 23.78-acre park. The Reclamation Projects Authorization and Adjustment Act of 1992, enacted October 30, 1992, expanded the park boundaries to include properties located between Jackson Street and Boulevard north to Cain Street. The Martin Luther King, Jr. Preservation District, also established by the 1980 legislation, adjoins the site (now National Historical Park) on the east, north, and west and embraces the larger Auburn Avenue African American community in which Dr. King grew up.

68. *Ibid.*, Section 8, 57.

69. Lawliss, 17.

70. Blythe et al., *Historic Resource Study*, n.p.

71. *Ibid.*

72. *Ibid.*

73. Lawliss, 21.

74. *Ibid.*, 14.

75. *Ibid.*

76. Blythe et al., *National Register documentation*, Section 7, 9.

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

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

The Preservation District links Dr. King's career to the African American business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during his lifetime.

Martin Luther King, Jr. Historic District was placed in the National Register of Historic Places on May 2, 1974, and it was designated a National Historic Landmark on May 5, 1977.⁷⁹ The Sweet Auburn Historic District was designated a National Historic Landmark on January 8, 1976.⁸⁰ Martin Luther King, Jr. Historic District (Landmark) included some portions of the Sweet Auburn Historic District. On May 4, 1994, Martin Luther King, Jr. National Historic Site was administratively listed on the National Register of Historic Places.⁸¹

In 2001, the original boundary of Martin Luther King, Jr., Historic District was increased.⁸² The purpose of the addition was to expand the district's boundaries to include contiguous and intact portions of the Old Fourth Ward neighborhood not included in the original National Register nomination. The boundary increase includes historically residential properties as far as the Interstate 75/85 corridor. The elevated interstate was rebuilt and widened three times its original width since 1980, and it is a large visual and physical barrier between Martin Luther King, Jr. Historic District and the Sweet Auburn Historic District farther west. Historically, these two historic districts were once part of a single African American community. Sweet Auburn is now considered downtown, while the Auburn Avenue community is generally viewed as a residential neighborhood on the east side of Atlanta. Freedom Parkway forms the northern boundary of the historic district, and DeKalb Avenue forms the boundary on the south.

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, the Martin Luther King, Jr. National Historical Park Act which redesignated Martin Luther King, Jr. National

Historic Site a National Historical Park.⁸³ Additionally, H.R. 267 further modifies the boundaries of the park to include the Prince Hall Masonic Temple, where the SCLC established its initial headquarters on Auburn Avenue in Atlanta, Georgia, in 1957. This will also "enable the National Park Service to provide technical assistance to the building's owners with respect to repairs, renovations, and maintenance to help preserve its historic integrity."⁸⁴ Dr. King was one of the founders and first president of the SCLC, serving until his death in 1968.

Current land use within the National Historical Park is mostly residential on Auburn Avenue and largely commercial on Edgewood Avenue. The National Park Service has rehabilitated many of the dwellings on the Birth Home block, restoring the exteriors to the 1929-1941 period. The historic streetscape features and the major spatial relationships that define the streetscape within the Birth Home block have remained relatively constant since its development in the late nineteenth century. The residential buildings on the Birth Home block are used as park offices or private residences.

510 Auburn Avenue (LCS #090014)

The residence at 510 Auburn Avenue, formerly 394 Auburn Avenue, is located on the Birth Home block within the Martin Luther King, Jr. National Historical Park, and it is listed on the National Register of Historic Places (Figure 4). The single-family house was constructed circa 1893. The architect who designed the building and the firm

79. Macgregor and Summers; and Levy.

80. Blythe et al., *National Register Documentation*.

81. Ibid.

82. See Moffson and Kissane.

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

84. 115th Congress Senate Report 115-49, Martin Luther King, Jr. National Historical Park Act 2017, May 9, 2017, accessed January 12, 2018, <https://www.congress.gov/congressional-report/115th-congress/senate-report/49/1?overview=closed>.

that constructed it are not known.⁸⁵ Another house on the block—535 Auburn Avenue—has the same architectural plan and detailing (Figure 5). A 1981 National Park Service Inventory of the building described 510 Auburn as a

two-story frame Queen Anne style house with octagonal bay and projecting shingled gable. Single-story porch with turned posts and brackets; transom door and diamond shaped window next to entry.⁸⁶

The house exhibits many of the same architectural details found throughout the neighborhood including:

- House-width front porch.
- Corner boards.
- 1/1 windows with wide surrounds topped by a simple overhang.
- Decorative wood wall singles.
- Multiple steeply-pitched roof lines.
- Multiple window sizes and types (Figure 6 and Figure 7).

At an unknown date, the building, like most of the others in the neighborhood, became a boarding house.⁸⁷ For at least ten years, it was the location of the Alice T. Francis Employment Agency, as well as serving as a boarding house. The house was purchased by the National Park Service in May 1987 and was vacant in 1990.⁸⁸

During its lifetime, the house has been variously known as the Alice T. Francis House, presumably

for its most important occupant, and the Massey House, for its first occupant and presumed builder.



FIGURE 4. 510 Auburn Avenue (circa 1893), Martin Luther King, Jr. National Historical Park, Atlanta, Georgia. (Source: All photographs by the authors unless otherwise noted)



FIGURE 5. 535 Auburn Avenue (circa 1895), Harper House, has the same architectural plan and detailing as 510 Auburn Avenue. (Source: Martin Luther King, Jr. National Historical Park Archives: Series 8 Image Collection, circa 1940s-2006 535 -Auburn Ave Restoration Harper House, undated Box 2, Folder 4051)

85. National Park Service, *Martin Luther King, Jr. N.H.S. Inventory*, January 1982.

86. *Ibid.*

87. According to the Cultural Landscape Report (Lawliss 1995), the 1932 Sanborn map showed 510 Auburn Avenue as a duplex. Nevertheless, census records do not indicate a shared household until the 1940s.

88. Martin Luther King, Jr. National Historical Park Archives, *XXX Form*, circa 1987.



FIGURE 6. Architectural details of 510 Auburn Avenue are similar to those found on many of the late Victorian houses in Martin Luther King, Jr. National Historical Park. (Source: Martin Luther King, Jr. National Historical Park Archives: Series 8, Subseries A, Box 1, Folder 68, July 1982)



FIGURE 7. 510 Auburn exhibits 1/1 sash windows with wide surrounds topped by a simple overhang, a typical window found on houses throughout the park.

Occupants of 510 Auburn Avenue. NPS records for the building indicate that earliest residents of the house were white people and, by 1915, the residents of the property were African American. Unfortunately, no information could be found on any of the residents, even those such as Arthur Robinson, an African American who owned the house and was a resident of it for more than twenty-five years. Further, no information could be found on Alice T. Francis who operated a successful employment agency out of the house from about 1940 to 1950. In 1929, J.W. Jones operated an employment agency on the second floor of 78 Auburn Avenue in the old Coca-Cola Bottling Company.⁸⁹ It is not clear if Jones was still in business when Francis was working.

Residents by date are as follows:

- 1895 R.J. Massey (W)⁹⁰
- 1900 D.W. Winburn (W)
- 1905 D.W. Winborn (W)
- 1910 D.W. Winborn (W)
- 1915 Arthur Robinson (C)
- 1920 Rosa Brown (C)
- 1925 James Lewis (C)
- 1930 Fannie Robinson (C)
- 1936 Arthur Robinson (C H. O.)
- 1940 Arthur Robinson (C)
Alice Francis Employment Agency
- 1945 Alice T. Francis (C)
Alice T. Francis Employment Agency
- 1950 Alice T. Francis (C)
Alice T. Francis Employment Agency
- 1955 Alice T. Francis (C)

89. *Sweet Auburn Walk*, n.d., 14 (Martin Luther King, Jr. National Historical Park Archives, Atlanta).

90. Ethnicity is indicated on census records of the period as W=White, C=Colored. Home ownership is also indicated as H.O.

- 1960 Alice T. Francis (C)
 1965 Mrs. Mary S. Taylor⁹¹
 1970 Mars. Mary L. Glass
 1975 Harriet Glass
 1980 Harriet Glass.

510 ½ Auburn Avenue:

- 1970 Rosa Todd.⁹²

It is not clear why the National Park Service's occupant list ended in 1980 since it did not acquire the property until 1987. In 1996, during the Olympics, the park used the house for the Incident Management Team (IMT).

Historical Recordation of 510 Auburn Avenue

In 1974, a National Register of Historic Places Nomination form was prepared for the Martin Luther King, Jr. Historic District, and, although 510 Auburn Avenue was not specifically named in the document, the "Victorian Houses" that lined the Birth Home block were indicated as contributing resources. The nomination stated,

Row houses, two-family dwellings built in 1920 are typical of property rented by Blacks during this period. They are located across the street from the birthplace.

Others across the street from the birthplace were originally built as two-story single family dwellings in the 1880's in a simple Victorian style the same as King's birthplace.⁹³

The Victorian-style houses on the block would include 510 Auburn Avenue.

The 1976 National Register Nomination form for the Martin Luther King, Jr. Historic District

-
91. Ethnicity and home ownership not indicated in records for those residents without this information.
 92. Martin Luther King, Jr. National Historical Park Archives, 510 Auburn Avenue owner/occupant list, n.d.
 93. Blythe et al., *National Register documentation*, 3.

(Landmark) listed 510 Auburn as a contributing resource and described it as

pre-1892. After 1905 this building was occupied by a series of black tenants, including Alice T. Francis (1940-55). The Alice Francis Employment Agency was operated from here from 1940 to 1945.⁹⁴

In October 1980, federal legislation created Martin Luther King, Jr. National Historic Site and Preservation District to protect and interpret the area where Dr. King was "born, where he lived, worked, worshiped, and where he is buried."⁹⁵ At the time the National Historic Site was created 510 Auburn Avenue was owned by St. Paul's Episcopal Church, 306 Peyton Road SW, Atlanta, Georgia, and was designated a contributing resource to the site.

In 1985, the Auburn Avenue Street Facades were recorded for the Historic American Buildings Survey (HABS). During this recordation, 510 Auburn Avenue's front, street, facade was drawn to scale, and its location on the block indicated on a master Auburn Avenue Street Facades map (Figure 8).⁹⁶

A Historic Structure Assessment report was completed on 510 Auburn Avenue in 1992 by Dr. Ali Miri then of the Georgia Institute of Technology Center for Architectural Conservation. The report found

[the] major problems [to be] damaged front and side porches, damaged ceiling, paint and windows. The wall in the corridor which divides the building into two should be eliminated.⁹⁷

-
94. Levy, Continuation Sheet, page 2.
 95. *Foundation Document, Martin Luther King, Jr. National Historic Site*, 5.
 96. HABS, Sheet 4.
 97. Ali Miri, *Historic Structure Assessment Report, 510 Auburn Avenue, Building 510, Martin Luther King J. National Historic Site* (Atlanta: Center of Architectural Conservation, College of Architecture, Georgia Institute of Technology, 1992), 5.



FIGURE 8. 510 Auburn Avenue’s front (south), street, facade drawn to scale on 1985 HABS Auburn Avenue Street Facades (Sheet 4 of 11). (Source: Historic American Buildings Survey, Creator, and Alexander Hamilton, 1985)

The circa 1992 *Land Protection and Historic Preservation* plan included 510 Auburn Avenue as a single-family, private residence. The plan indicated the building’s current condition was “deteriorated,” and it was scheduled for a \$200,000.00 restoration in FY 1993.⁹⁸

A Cultural Landscape Report was initiated for the Birth Home block in 1993 by Lucy Lawliss, and the yard at 510 Auburn Avenue was included in the report (Figure 9).⁹⁹ In 1994, National Register documentation was completed for the Martin Luther King, Jr. National Historic Site, and 510 Auburn was listed as a contributing building and described as

ca. 1890 (IDLCS #090014). A two-story house with a hip roof, a front-facing gable over a

cutaway bay, and a single-story, full-facade porch. Surviving Queen Anne features include turned porch posts and sawn brackets, a diamond-shaped window next to the main entrance, and decorative shingles in the gable end. Alterations include asphalt siding over weatherboards, an exterior stair to the second floor on the west, boarded up windows, and probable removal of brackets over the cutaway bay. In the back yard is an eighteen-inch-high, thirty-foot-long rubble stone wall running parallel to back lot line, built ca. 1895-1945.¹⁰⁰

In 1994, 510 Auburn Avenue was included in a Historic Resources Study (also prepared by Blythe, Carroll, and Moffson), and the description of the building in the HRS was repeated verbatim from the National Register documentation.¹⁰¹

98. National Park Service, *Martin Luther King, Jr. National Historic Site and Preservation District, Land Protection and Historic Preservation* (Atlanta: National Park Service, circa 1993), 2.
99. Lawliss, 118.

100. Blythe et al., *National Register documentation*, Section 7, 13.
101. Blythe et al., *Historic Resource Study*, Appendix B, n.p.

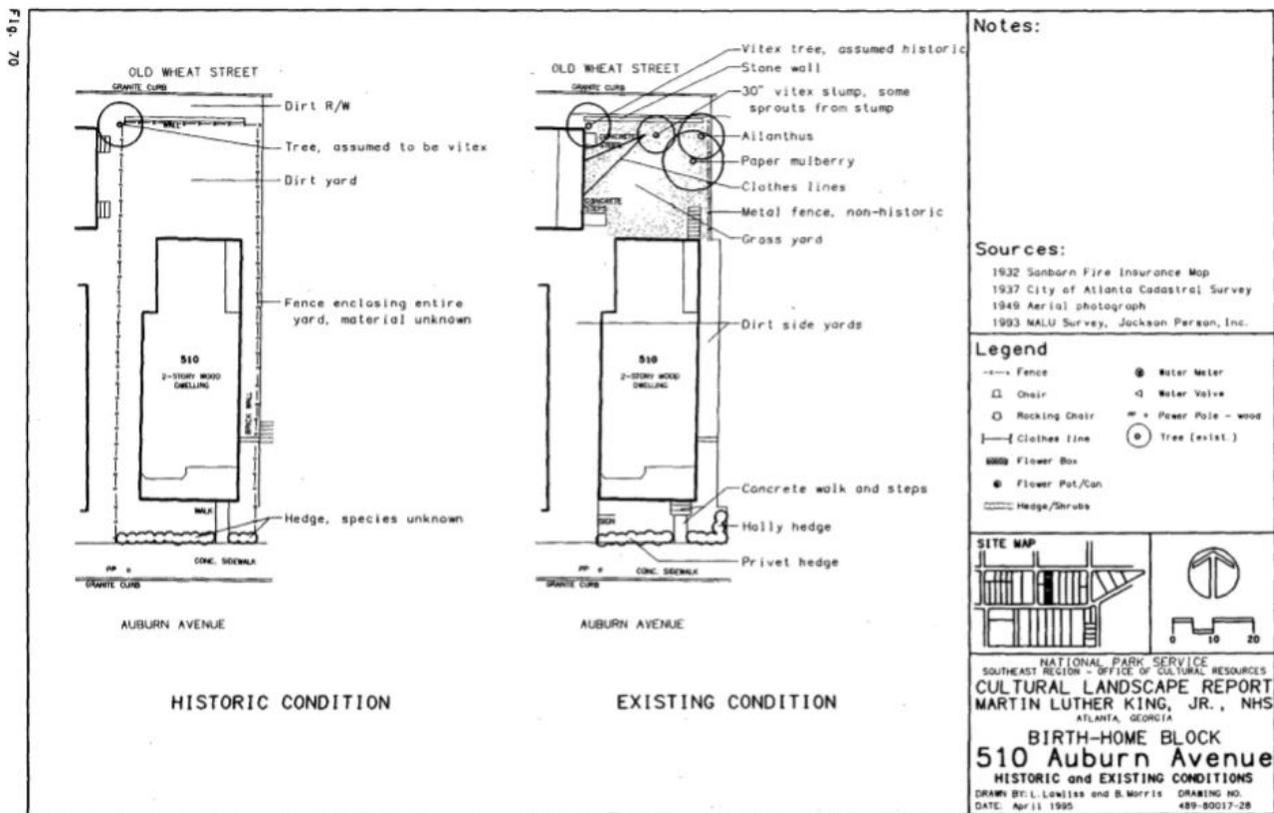


FIGURE 9. Historic and Existing Conditions, 510 Auburn Avenue landscape. (Source: Lawliss, 121, Figure 70)

Changes to 510 Auburn Avenue

Several changes have been made to the house since its construction circa 1893. These include exterior and interior changes.

The earliest known change, according to Park archival records, happened circa 1925, when the house was reroofed, changing from “shingle to composition.”¹⁰² A building permit was issued in 1953, but its use was not indicated.¹⁰³ In 1979, the windows, doors, roof, and porches were “painted and repaired” for \$4,000. The extent and type of repairs is not known.¹⁰⁴

The Cultural Landscape Report indicated that a 1932 Sanborn map showed 510 Auburn as a duplex. The census records, as they appear in the National Park Service files, are not helpful in determining when the house became a duplex since the records do not indicate multiple individuals in the house until the 1940s. The house was owned by an on-site

occupant, Arthur Robinson, and then Alice T. Francis, at least until 1950. After this date, Edward Girard Bowden became the owner of the property, and upon his death the property was transferred to his wife. Upon her death, the property passed to Girard’s two sisters, the last of whom died in 1972. When the last sister died, the property went to St. Paul’s Episcopal Church, Atlanta, Georgia.¹⁰⁵

During this period, aside from painting and repairs done in 1979, work completed on the house is not known. However, when the National Park Service acquired the house in 1987, the *XXX Form* noted,

Records show little or no preventative maintenance since that date [1893 construction], except for a new roof in 1925 (from shingle to composition). In 1979, the roof was repaired (not sure whether porch or main roof) and other physical alterations to the structure consisted of painting and repairs to the windows, doors and porches (\$4,000). The

102. *Martin Luther King, Jr. N.H.S. Inventory*, 1982.

103. *Ibid.*

104. *Ibid.*

105. Warranty Deed for Tract 101-08, 510 Auburn Avenue, Quit Claim, DB 6962, Page 293, Folder L1425, Box 1, Folder 62.

Developmental History

roof of the structure is in very poor condition and leaks to [sic] badly for repair (front porch, rear addition and back porch roofs are in equally poor condition).¹⁰⁶

Photographs from this period showed a house covered in bricktex, an asphalt siding, with a painted metal roof (Figure 10).

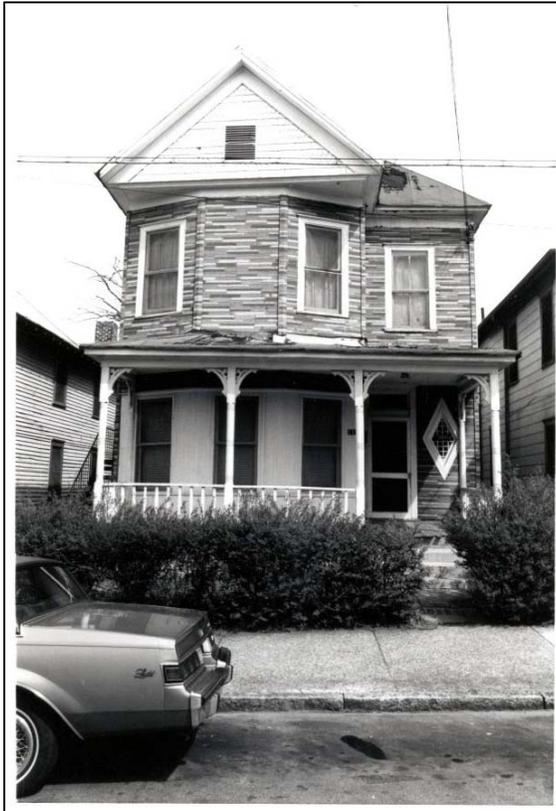


FIGURE 10. 510 Auburn Avenue, 1984, covered in bricktex, a rolled asphalt product. (Source: Martin Luther King, Jr. National Historical Park Archives: Series 8, Subseries B, Box 1, Folder 58)

From May 1-3, 1990, SERO-OHA sponsored a hands-on painting course using 510 Auburn Avenue as the site of the course. During this course there was participation in:

- Paint sampling.
- Plaster patching and woodwork repairs (as needed for demonstration purposes).

- Washing down interior walls and woodwork and applying compatible finishes.¹⁰⁷

The class was successfully completed.

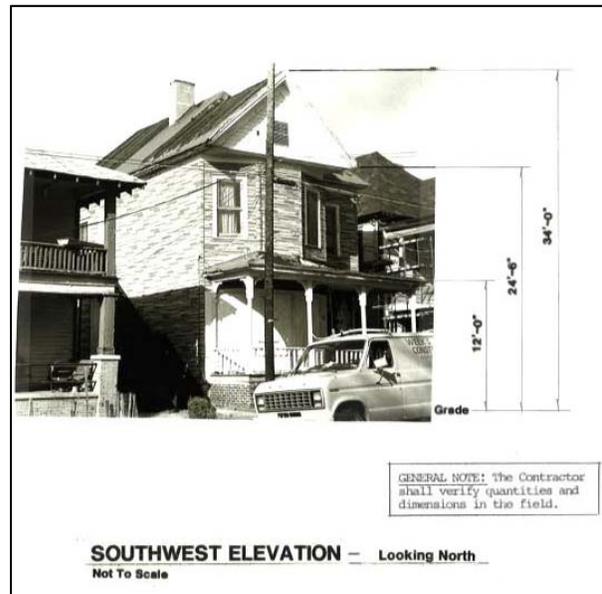


FIGURE 11. 510 Auburn Avenue, southwest elevation, front and side, measured for *Contract Bid Schedule, Preservation of NPS Structures 510 and 535 Auburn Avenue, Martin Luther King, Jr. National Historic Park*, 1990. (Source: Martin Luther King, Jr. National Historical Park Archives)

In 1990 a proposal for the preservation (reroofing and removal of asphalt siding) of 510 and 535 Auburn Avenue was prepared by the National Historic Site. The proposal included a roof plan, southwest, and north elevations showing measurements (Figure 11, Figure 12, and Figure 13). The proposal called for:

- Removal of abandoned wiring, plumbing, and equipment.
- Removal of roofing materials to include shingles, roll roofing, top plate, flashing, and sheathing (approximately 24 squares).
- Removal of all asphalt siding (approximately 2,830 square feet).

106. XXX Form, 1987.

107. XXX Form, Preservation Maintenance, May 1990, n.p.

- Installation of 1-inch x 6-inch top plate (68 linear feet).
- Installation of plywood roof decking.
- Installation of asphalt shingles and underlayments (approximately 24 squares).
- Installation of flashing (185 square feet).
- Installation of drip edges (278 linear feet).
- Installation of roof vents (2 each).¹⁰⁸

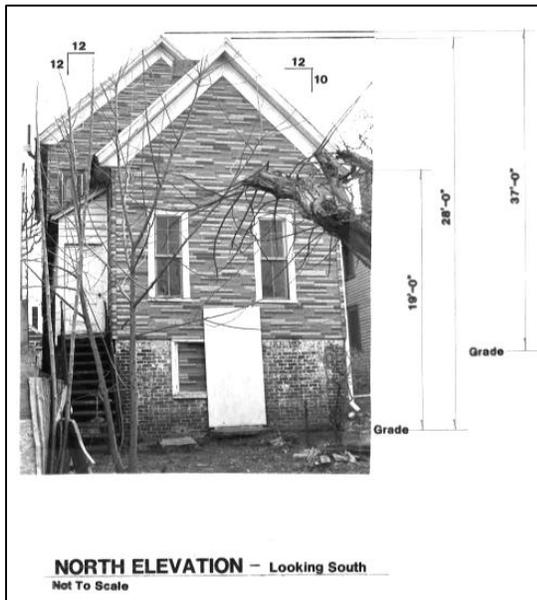


FIGURE 12. 510 Auburn Avenue, north elevation, rear, measured for *Contract Bid Schedule, Preservation of NPS Structures 510 and 535 Auburn Avenue, Martin Luther King, Jr. National Historic Park*, 1990. (Source: Martin Luther King, Jr. National Historical Park Archives)

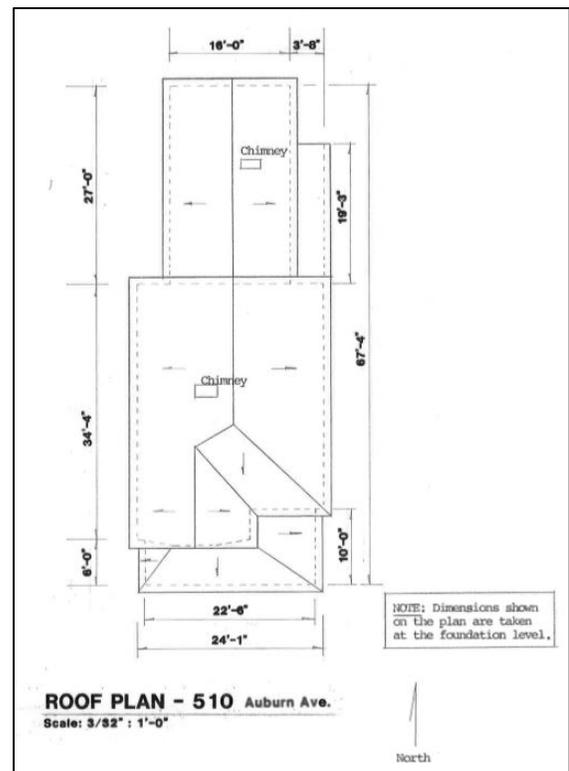


FIGURE 13. 510 Auburn Avenue, roof plan, measured for *Contract Bid Schedule, Preservation of NPS Structures 510 and 535 Auburn Avenue, Martin Luther King, Jr. National Historic Park*, 1990. (Source: Martin Luther King, Jr. National Historical Park Archives)

The subsequent contract was awarded in September 1990 to QVC Roofing, 7538 Houston Road, Atlanta, using Dodd Roofing, Inc., 2241-B Moon Street, Atlanta, as a subconsultant.¹⁰⁹ As the old roof came off, it became apparent that there were problems with the rafters. A change order was placed September 14, 1990, to remove and repair deteriorated rafters and install new rafters and top plate for \$2,518.00.¹¹⁰ Another change order came through on September 25, 1990, for:

- Replacement of porch framing.
- Realignment and reattachment of porch to main structure.

108. Martin Luther King, Jr. National Historical Park Archives, *Contract Bid Schedule Preservation of National Park Service Structures 510 and 535 Auburn Avenue*, circa 1990, n.p.

109. Ibid., *Statement and Acknowledgment, Prime Contractor*, September 5, 1990, Series 5, subseries G, Box 1, Folder 10, n.p.

110. Ibid., *U.S. Department of Interior Requisition No. 5057-0-0371*, September 25, 1990, Series 5, subseries G, Box 1, Folder 10, n.p.

Developmental History

- Removal of existing deteriorated soffits.
- Removal of fascia boards, trim, eaves and related items.

The total cost was the completion of all of the above tasks was \$4,548.19.¹¹¹

For the project, QVC used Globe KLIP-LOC Organic Shingles and #30 pound saturated felt by Tamko Rolled Roofing Products.¹¹² The completion date of the preservation project was not recorded.

In November 1992, a Task Directive for Stabilization Work at 510 Auburn Avenue was issued through the Deputy Associate Regional Director, Southeast Region to the Park, for “exterior preservation maintenance and stabilization” of the house. This initial directive was restricted to the stabilization of both porches and the removal of the asphaltum siding from one elevation in order to evaluate the condition of the underlying wood siding and trim. A second directive was to be forthcoming with the remaining work, but the second directive was not be found in the files.

The work elements to be completed included:

- Repair and replacement of four porch posts and two engaged posts as needed included the shimming of posts off deck.
- Repair and replacement of deteriorated spindles on porch railings.
- Milling and installing new top and bottom rings according to design to be specified by project architect.
- Replacement of approximately 200 square feet of deteriorated ceiling boards.

- Replacement of deck framing with pressure treated lumber.
- Replacement of flooring by matching in kind (1x3 top surface, 3/4-inch thick T&G).
- Repair / replacement of deteriorated fascia and skirt boards.
- Removal of imitation-brick asphaltum siding material below porch roof and repair / replacement of exposed wood siding as needed.
- Scrape loose paint from woodwork, feather and prime.
- Repair / repaint brick foundation wall.

On Rear Porch:

- Replacement of deteriorated decking.
- Repair / replacement of porch framing.
- Replacement of deteriorated siding.
- Replacement of 2x4 porch posts with 4x4 posts.

Siding:

- Removal of imitation-brick siding from east elevation (note – siding was tested and found to be free of asbestos).
- Removal of imitation-brick siding on second-story front elevation between bay windows to reveal condition of decorative scroll work.
- Removal of cast-iron vent pipe at east elevation.

111. *Ibid.*, *US Department of Interior Requisition No. 5057-0-0391*, September 25, 1990, Series 5, subseries G, Box 1, Folder 10, n.p.

112. *Ibid.*, *Roofing materials literature*, Series 5, subseries G, Box 1, Folder 10, n.p.

Since this work was to be performed by the Region Preservation Crew, the cost to the park was estimated to be \$22,518.00.¹¹³

By July 1993, the project was well underway and had a modification:

- Removal of all imitation-brick asphaltum siding from remaining elevations.
- Replacement of approximately 6,000 linear feet of deteriorated wood siding.

Windows:

- Removal, repair, reglaze, and reinstallation of six sets of window sash.
- Replacement of fifteen sets of window weight cords.
- Replacement of nine sets of window sash with 2/2 reproduction sash retaining original window weights and pulley systems.
- Replacement of eight complete window units including 2/2 sash, jambs, sills, stops, and interior and exterior trim using a friction-type jamb.

Doors:

- The doors at the top of the existing fire escape and the door at the back (south elevation) leading on the rear porch will be removed and their openings closed in with siding.
- The exterior door on the east elevation, rear addition, will be swapped with the window at the east elevation, rear addition.
- The four exterior doors will be repaired as needed.

113. Chief, Historic Architecture Division to Superintendent, Martin Luther King, Jr. National Historic Site through Deputy Associate Regional Director, *re: Task Directive for Stabilization Work at 510 Auburn*, November 18, 1992, 1-2, Series 5, Subseries G, Box 1, Folder 15.

Fire Escape:

- Will be removed.

Electrical Service:

- Removal of all bare wires and old panel (note – they are safety hazards).
- Installation of new electrical panel, meter base, quick disconnect box and entrance cable according to code.

Masonry:

- Rebuild brick front porch entrance steps.
- Rebuild front entrance work using concrete scored to match existing pattern.
- Repoint foundation piers beneath main house and rear addition as needed.

Since the modification for the original task directive was not included, specific requirements and monetary figures for the repair work are not known.¹¹⁴

There is no completion report for the 1992 Task Directive for Stabilization Work at 510 Auburn Avenue. It is clear, however, that the work was done since there is at least one status report in which portions of the work completed were listed at 80 percent.

In 1994, the Park undertook a major interior and exterior restoration of the 510 Auburn Avenue, probably in preparation for the 1996 Olympic Games scheduled to be held in Atlanta. This work was funded from a Fiscal Year 94 Congressional Add-On as a Task Directive. In February 1995, LaFae Inc., 2675 Cumberland Parkway, Atlanta, was awarded a contract for the interior rehabilitation of 510 Auburn Avenue for \$97,968.25. The rehabilitation included:

- Selective demolition.

114. *Ibid.*, *re: Status Report on Stabilization on 510 Auburn*, July 22, 1993, Series 5, Subseries G, Box 1, Folder 15.

Developmental History

- Repair and stabilization of masonry fireboxes.
- Installation of interior wall framing (55 linear feet).
- Replacement of interior framing and stabilization / leveling of floors.
- Installation of plywood sub-floor (450 square feet).
- Repair and installation of interior millwork.
- Repair of interior stairs and handrails.
- Installation of vanities and cabinetwork.
- Installation of building insulation.
- Repair and installation of doors and components in include frames, screens, millwork, and related items.
- Installation of screens.
- Repair and installation of hardware.
- Installation of gypsum wall and ceiling boards.
- Installation of ceramic tiles (146 square feet).
- Repair wood strip flooring (594 square feet).
- Installation of resilient tile flooring (174 square feet).
- Installation of carpeting (105 square yards).
- Refinish all interior surfaces and related items.
- Installation of toilet and bath accessories.
- Installation of residential equipment.
- Installation of piping and pipe fillings to include insulation.
- Installation of plumbing fixtures and trim.
- Installation of air distribution equipment to include insulation.

- Installation of electrical equipment.
- Installation of telephone equipment.
- Stabilization of two floors, second level.¹¹⁵

The project proceeded without incident, and on August 24, 1995, the project was certified as substantially completed.¹¹⁶

Additional work was completed on 510 Auburn Avenue the same year by the Regional Preservation Crew. There was a substantial cost savings to the Park since the work was completed for only \$17,059. Work included:

- Repair of front porch brick foundation wall.
- Repair of brick foundation piers and construction of concrete block wall infill between piers.
- Application of stucco to exterior face of block wall between piers.
- Removal of all old utilities (pipes, conduit, etc.) under the house that will impede new construction.
- Installation of standard galvanized metal crawl space vents at block wall infill location.
- Installation of a wood access door at last brick peer bay at both sidewalls of main house (infill of these two bays was not to be done).
- Repair (clean and made weathertight) of rear addition brick foundation wall.

115. Martin Luther King, Jr. National Historical Park Archives, *Contract Bid Schedule, Rehabilitation of National Park Service Structure, 510 Auburn Avenue, Martin Luther King, Jr. National Historical Park*, February 1995, np, Series 5, Subseries G, Box 1, Folder 16.

116. Paul Hatchett to Larry Downing, Contracting Officer, *re: Final Inspection 510 Auburn Avenue, CX5000-95-004*, September 9, 1994, n.p., Series 5, Subseries G, Box 1, Folder 16.

- Removal of existing concrete landing at rear addition basement door and installation of a new concrete slab.
- Installation of new 4-foot by 4-foot concrete slab at base of new rear stairs in accordance with drawing provided by Rene Cote (drawing not in file).
- Removal of existing damaged concrete sidewalk at side elevation.
- Removal of stucco from two chimneys above roofline, repair of brick masonry, and application of new stucco coat and cap chimney.
- Stabilization of all brick piers (repoint/make structurally sound).
- Regrade perimeter to allow positive drainage away from foundation and add fill material as needed.
- Modification of front porch hand rail to include installation of handrail down side in accordance with drawing provide by Rene Cote (not included in file).
- Installation of new side elevation foundation access door.
- Installation of rear elevation wood steps / handrail in accordance with drawing provided by Rene Cote (drawing not in file).
- Removal of existing fascia from entire house and installation of new fascia including new fascia at porch.
- Installation of new apron below foundation windows.
- Removal of all miscellaneous conduit, utility lines, and hardware from the building.
- Repair of all corner boards and installation of any missing corner boards.
- Repair of new elevation basement door and associated trim and hardware including the installation of new lockset.
- Installation of flashing or apron below windows at side elevation near addition.
- Ensure all cant stripes above windows are properly flashed including appropriate drip.
- Installation of new wood front elevation gable vent similar in style to the Birth Home.
- Repair of the prong corner post to fit flush with front elevation wall.
- Installation of missing wood shingles at front elevation gable end.
- Installation of window sash locks.
- Installation of wood trim about base of front elevation porch columns.¹¹⁷

There is not a status or completion report for this project in the park files.

In 1996, for the Olympics, the Park's Incident Management Team moved its quarters into 510 Auburn Avenue for the duration of the Olympics (Figure 14). The IMT staff called 510 Auburn "quarters," but it is not clear if the term is used specifically to indicate a place where people lived or more generically to reference an administrative center such as a headquarters. There are no Park files on the IMT move into the house which must have included the creation of temporary offices and the addition of all types of communication's equipment.

117. Chief, Historic Architecture Division to Superintendent, Martin Luther King, Jr., National Historic Site through Deputy Associate Regional Director, *re: Task Directive Modification No. 2 for Stabilization Work at 510 Auburn*, February 17, 1994, 1-2, Series 1, Subseries D, Box 1, Folder 14.



FIGURE 14. 510 Auburn Avenue served as the quarters for the Incident Management Team, seen here, during the 1996 Olympics in Atlanta. (Source: Martin Luther King, Jr. National Historical Park Archives: Series 8, Subseries B - Olympics 1996, Box 6, Folder 44)

From 1997 until 2008, the changes at 510 Auburn Avenue are not known, and after 2008, the changes to the house are known only through the Facility Management Software System (FMSS) since no files or photographs were found. According to the FMSS, in 2014, the roof was replaced, and the interior painted. In 2016, the gutters were replaced. From 2008 to 2017, preventative maintenance was carried out including gutter cleaning, pressure washing, pest control, and furnace and fire extinguisher maintenance. Also, during this time, routine, small repairs and changes to the house occurred, such as repairs to windows, doors, and screens and the replacement of appliances such as stoves and refrigerators.¹¹⁸

118. Martin Luther King, Jr. National Historical Park Archives, Facility Management Software System, n.d.

Chronology of Development and Use: 510 Auburn Avenue

- Circa 1893 510 Auburn Avenue, a single-family residence, constructed.
- Circa 1925 House reroofed – from “shingle to composition.”
- 1932 Sanborn map indicated that 510 Auburn Avenue was a duplex.
- 1974 Martin Luther King, Jr. Historic District placed in National Register of Historic Places; 510 Auburn Avenue included by inference.
- 1977 Martin Luther King, Jr. Historic District (Landmark) designated a National Historic Landmark; 510 Auburn Avenue included by name.
- 1979 Windows, doors, roof, and porches were “painted and repaired” for \$4,000.
- 1980 Federal legislation created the Martin Luther King, Jr. National Historic Site and Preservation District including 510 Auburn Avenue.
- 1985 Auburn Avenue Street Facades were recorded for the Historic American Buildings Survey including 510 Auburn Avenue.
- 1987 510 Auburn Avenue purchased by the National Park Service.
- 1990 SERO-OHA sponsored a hands-on painting course using with 510 Auburn as the site of the course.

A proposal for the preservation (reroofing and removal of asphalt siding) of 510 Auburn Avenue, included the following modifications:

- Removal of abandoned wiring, plumbing, and equipment.
- Removal of roofing materials to include shingles, roll roofing, top plate, flashing, and sheathing (approximately 24 squares).
- Removal of all asphalt siding (approximately 2,830 square feet).
- Installation of 1-inch x 6-inch top plate (68 linear feet).
- Installation of plywood roof decking.
- Installation of asphalt shingles and underlayments (approximately 24 squares).
- Installation of flashing (185 square feet).
- Installation of drip edges (278 linear feet).
- Installation of roof vents (2 each).
- Replacement of porch framing.

Developmental History

- Realignment and reattachment of porch to main structure.
- Removal of existing deteriorated soffits.
- Removal of fascia boards, trim, eaves, and related items.

1992 Historic Structure Assessment Report on 510 Auburn Avenue completed.

Land Protection and Historic Preservation plan completed for the park and including 510 Auburn Avenue.

Task Directive for Stabilization Work at 510 Auburn was issued, including the following modifications:

- Repair and replacement of four porch posts and two engaged posts as needed including the shimming of posts off deck.
- Repair and replacement of deteriorated spindles on porch railings.
- Milling and installation of new top and bottom rings according to design to be specified by project architect.
- Replacement of approximately 200 square feet of deteriorated ceiling boards.
- Replacement of deck framing with pressure treated lumber.
- Replacement of flooring by matching in kind (1x3 top surface, 3/4-inch thick T&G).
- Repair / replacement of deteriorated fascia and skirt boards.
- Removal of imitation-brick asphaltum siding material below porch roof and repair / replacement of exposed wood siding as needed.
- Scrape loose paint from woodwork, feather, and prime.
- Repair / repaint brick foundation wall.

On Rear Porch:

- Replacement of deteriorated decking.
- Repair / replacement of porch framing.
- Replacement of deteriorated siding.
- Replacement of 2x4 porch posts with 4x4 posts.

Siding:

- Removal of imitation-brick siding from east elevation (note – siding was tested and found to be free of asbestos).

- Removal of imitation-brick siding on second-story front elevation between bay windows to reveal condition of decorative scroll work.
- Removal of cast-iron vent pipe at east elevation.
- Removal of all imitation-brick asphaltum siding from remaining elevations.
- Replacement of approximately 6,000 linear feet of deteriorated wood siding.

Windows:

- Removal, repair, reglazing, and reinstallation of six sets of window sash.
- Replacement of fifteen sets of window weight cords.
- Replacement of nine sets of window sash with 2/2 reproduction sash retaining original window weights and pulley systems.
- Replacement of eight complete window units including 2/2 sash, jambs, sills, stops, and interior and exterior trim using a friction-type jamb.

Doors:

- The doors at the top of the existing fire escape and at the back (south elevation leading on the rear porch) will be removed and their openings closed in with siding.
- The exterior door on the east elevation, rear addition, will be swapped with the window at the east elevation, rear addition.
- The four exterior doors will be repaired as needed.

Fire Escape:

- Removed.

Electrical Service:

- Removal of all bare wires and old panel (note – they are safety hazards).
- Installation of new electrical panel, meter base, quick disconnect box, and entrance cable according to code.

Masonry:

- Rebuild brick front porch entrance steps.
- Rebuild front entrance work using concrete scored to match existing pattern.
- Repoint foundation piers beneath main house and rear addition as needed.

1993

Cultural Landscape Report initiated (completed in 1995), included 510 Auburn Avenue.

1994 National Register documentation completed for Martin Luther King, Jr. National Historic Site; 510 Auburn listed as a contributing building.

Historic Resources Study completed with 510 Auburn Avenue included.

Major interior and exterior restoration of 510 Auburn Avenue including:

- Selective demolition.
- Repair and stabilization of masonry fireboxes.
- Installation of interior wall framing (55 linear feet).
- Replacement of interior framing and stabilization / level floors.
- Installation of plywood sub-floor (450 square feet).
- Repair and installation of interior millwork.
- Repair of interior stairs and handrails.
- Installation of vanities and cabinetwork
- Installation of building insulation.
- Repair and installation of doors and components including frames, screens, millwork and related items.
- Installation of screens.
- Repair and installation of hardware.
- Installation of gypsum wall and ceiling boards.
- Installation of ceramic tiles (146 square feet)
- Repair wood strip flooring (594 square feet).
- Installation of resilient tile flooring (174 square feet).
- Installation of carpeting (105 square yards).
- Refinish all interior surfaces and related items.
- Installation of toilet and bath accessories.
- Installation of residential equipment.
- Installation of piping and pipe fillings to include insulation.
- Installation of plumbing fixtures and trim.

- Installation of air distribution equipment to include insulation.
- Installation of electrical equipment.
- Installation of telephone equipment.
- Stabilization of two floors, second level

NPS Preservation Crew work:

- Repair of front porch brick foundation wall.
- Repair brick foundation piers and construct concrete block wall infill between piers.
- Application of stucco exterior face of block wall between piers.
- Removal of all old utilities (pipes, conduit, etc.) under the house that will impede new construction.
- Installation of standard galvanized metal crawl space vents at block wall infill location.
- Installation of wood access door at last brick pier bay at both sidewalls of main house (the two bays were not to be infilled).
- Repair (clean and made weathertight) rear addition brick foundation wall.
- Removal of existing concrete landing at rear addition basement door and installation of new 4-foot by 4-foot by 4-foot concrete slab.
- Installation of new 4 feet by 4 feet concrete slab at base of new rear stairs in accordance with drawing provided by Rene Cote (drawing not in file).
- Removal of existing damaged concrete sidewalk at side elevation.
- Removal of stucco from two chimneys above roofline, repair brick masonry, and apply new stucco coat and cap chimney.
- Stabilization of all brick piers (repoint / make structurally sound).
- Regrade perimeter to allow positive drainage away from foundation and add fill material as needed.
- Modifications of front porch hand rail to include installation of handrail down side in accordance with drawing provide by Rene Cote (not included in file).
- Installation of new side elevation foundation access door.
- Installation of rear elevation wood steps/handrail in accordance with drawing provided by Rene Cote (drawing not in file).

Developmental History

- Removal of existing fascia from entire house and install new fascia including new fascia at porch.
- Installation of new apron below foundation windows.
- Removal of all miscellaneous conduit, utility lines, and hardware from the building.
- Repair all corner boards and install any missing corner boards.
- Repair new elevation basement door and associated trim and hardware including the installation of new lockset.
- Installation of flashing or apron below windows at side elevation near addition.
- Ensure all cant stripes above windows are properly flashed including appropriate drip.
- Installation of new wood front elevation gable vent similar in style to the Birth Home.
- Repair prong corner post to fit flush with front elevation wall.
- Installation of missing wood shingles at front elevation gable end.
- Installation of window sash locks.
- Installation of wood trim about base of front elevation porch columns.

1996	Park's Incident Management Team used 510 Auburn as its quarters during 1996 Olympics.
2014	Roof replaced. Interior painted.
2017	Gutters replaced.
2018	Martin Luther King, Jr. National Historical Park created.

510 Auburn Avenue is currently in use by the Martin Luther King, Jr. National Historical Park as a single-family residence. The building is a contributing resource to the historic district under Criteria A and C.

Physical Description and Condition Assessment

Site

Martin Luther King, Jr. National Historical Park is located in the Sweet Auburn neighborhood and the Old Fourth Ward on the east side of Atlanta in Fulton County, Georgia. The 38.38-acre historical park consists of one- and two-story residential, commercial, religious, and National Park Service buildings. The park is roughly bound by Edgewood Avenue to the south, Old Wheat Street to the north, Howell Street to the east, and Jackson Street to the west (refer to Figure 3). Boulevard and Auburn Avenue run through the center of the park. In general, buildings are organized so that commercial structures are located along Edgewood Avenue; religious and NPS buildings, such as the Ebenezer Baptist Church, Martin Luther King, Jr. Center for Nonviolent Social Change, and the visitor center, are along the west end of Auburn Avenue; and residential buildings are concentrated along the east half of Auburn Avenue and Howell Street (Figure 15).¹¹⁹ The Martin Luther King Jr. Birth Home is located at the center of the residential portion of the historical park. In total, there are 67 historic structures within the site, most of which were constructed between 1890 and 1910.

The historical park is surrounded by the Sweet Auburn Historic District, which encompasses approximately 230 historic structures.

Situated at the east end of the Martin Luther King, Jr. National Historical Park, the single-family

residential building is located between two residential buildings and bound by Ashburn Avenue to the south and Old Wheat Street to the north. It is located across Auburn Avenue and approximately 100 feet northeast from the Martin Luther King Jr. Birth Home.

The mown-turf site has an irregular rectangular plan that measures approximately 110 feet deep. The south half of the site measures 35 feet wide, and the north half of the site is less wide, only approximately 25 feet wide, and slopes to the north. The difference in grade between the south end and the north end of the site is approximately 58 inches with most of the slope in grade occurring across the northern half.

The front of the residence faces Auburn Avenue from which it is set back approximately 8 feet 6 inches and separated by an 8-foot-wide concrete sidewalk with a 6-inch granite curb. The front yard has a wood post-and-rail fence with attached wire mesh. A manicured hedge extends along the fence and the edge of the property line (Figure 16). A concrete walk, measuring 4 feet wide, extends from the sidewalk to steps at the east side of the south porch. An aluminum-framed interpretive sign is located at the southwest corner of the yard (Figure 17). Two courses of brick are buried in the earth and extend east-west along the south end of the site, approximately 2 feet from the property fence. The brick may be an indication of a previously existing perimeter wall or foundation.

A wood post-and-rail fence also extends along the west property line and separates the site from the adjacent 506 Auburn Avenue, a historic wood-framed two-story multi-unit residence (Figure 18). The fence is located 7 feet from the west elevation of the house at 510 Auburn Avenue and 5 feet 6

119. The house at 234 Sunset Avenue, to which Dr. Martin Luther King Jr. and his family moved in 1965, is also a part of the National Historical Park but is outside the study area of this Historic Structure Report.

Physical Description and Condition Assessment

inches from the east elevation of the house at 506 Auburn. There is a concrete slab, measuring approximately 6 inches tall, that supports two air-condensing units. It is located along the west elevation, at a setback between the north and south portion of the house. The backyard, at the north end of the site, is set back approximately 36 feet from Old Wheat Street (Figure 19). There is a stone retaining wall, measuring approximately 16 inches tall, that extends east-west across the back yard and is 6 feet from the granite street curb of Old Wheat Street. The rear elevation of a wood-framed, one-and-a-half-story duplex bungalow abuts the west property line at the north end of the site. The property to the east, 514 Auburn Avenue, is a wood-framed, two-story single-family house. The houses at 510 and 514 Auburn are separated by 8 feet 9 inches, consisting of a dirt side yard and concrete walk (Figure 20). A brick retaining wall is located at the south end of the side yard, aligned with the connection between the main house and the south porch.



FIGURE 15. Overview of Auburn Avenue streetscape looking west at the Martin Luther King, Jr. National Historical Park.



FIGURE 16. The south (front) yard, facing east.



FIGURE 17. Interpretive sign at the south (front) yard.



FIGURE 18. West yard between 506 and 510 Auburn Avenue, facing south.



FIGURE 19. North (back) yard was viewed from the north. Note the stone retaining wall in the foreground.

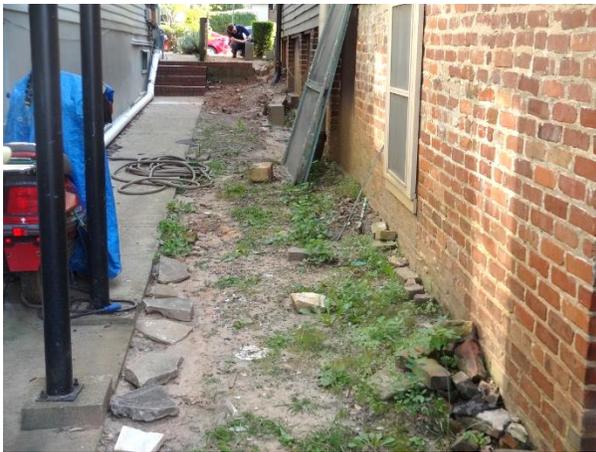


FIGURE 20. The east yard, facing south.

House

The structure at 510 Auburn Avenue is a two-story residential building constructed with influences of the Queen Anne Style (Figure 21). It consists of a two-story main portion and one-story extension to the north. There are porches at the south and east elevations.

When the house was first constructed, the two-story portion extended two rooms to the north of its Auburn Avenue front elevation. At the rear, there was a one-story, gable-roofed extension over a walk-in basement. On the east side, there was a narrow porch along the length of the single-story half of the house, and a front porch extended across the south facade (Figure 22). The 1899 Sanborn map indicated that the address for the dwelling was 394 Auburn Avenue. Between 1899

and 1932, there were no exterior changes to the original form or footprint of the house, but by 1911, its address on the Sanborn map had changed to 510 Auburn Avenue (Figure 23). Currently, the original design and construction remain largely intact.



FIGURE 21. 510 Auburn Avenue.

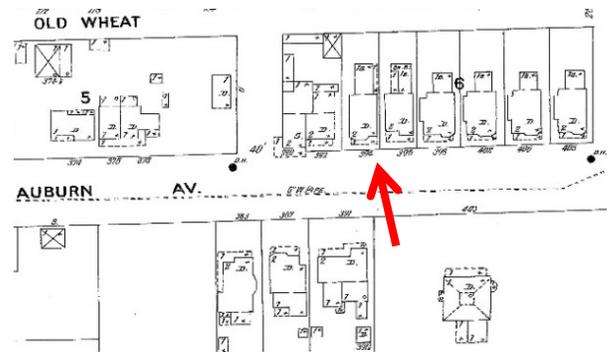


FIGURE 22. Sanborn map - 1899.

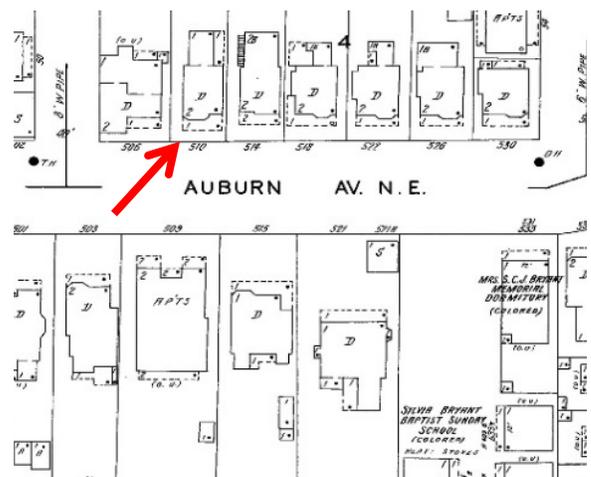


FIGURE 23. Sanborn map - 1932.

Physical Description and Condition Assessment

The main, two-story portion of the house has a mostly rectangular plan measuring approximately 24 feet wide by 36 feet deep. It has a complex wood-framed roof with hip roof framing at the south end and gable roof framing at the north end. There is a projecting gable roof bay on the south elevation that extends approximately 5 feet beyond the otherwise rectangular footprint. The building has a brick pier foundation with a crawl space.

The single-story, north extension is centered on the north elevation of the main house. It measures approximately 16 feet wide by 28 feet deep and has a rectangular plan. The extension has a wood-framed gable roof and brick foundation that encloses a full basement.

The residence features a brick pier foundation, wood clapboard siding, wood casing at window and door openings, wood trim at building corners, a wood cornice, and asphalt-shingle roofs. There are porches at the main, south, elevation and at the north end of the east elevation. Gutters are located at the east, south, and west elevations with downspouts located at the corners of the building.

The south elevation is the primary, street-facing elevation for the house (Figure 24). It is an asymmetrical elevation with a projecting octagonal bay, located at the west half of the elevation, that extends the full height of the building. The bay projects approximately 5 feet beyond the face of the rest of the building and is capped by a gable roof with full cornice return. The end gable has wood shingle siding and a decorative surround at the louvered attic vent. A one-story, wood-framed porch with brick foundation and hip roof extends across the full width of the building at the first floor. Window openings are located at each face of the octagonal bay at the first floor and at the outer two faces of the bay at the second floor. At the east half of the elevation, there is a main entrance door with transom and a diamond-shaped fixed multi-light window at the first floor. A window opening is centered on the east half of the elevation at the second floor.

The west elevation of the residence consists of the main house, to the south, and the one-story

extension, to the north (Figure 25). The north extension is set back approximately 4 feet from the main, two-story mass. The main portion has a brick pier foundation that divides the elevation into four bays. The area between the brick piers is infilled. A wood-framed hatch is located at the north foundation bay and provides access to the crawl space. There are two window openings at the first floor centered over the two foundation bays at the north end of the building. One window opening was located at the second floor, aligned with the second foundation bay from the north. There is a masonry chimney located at the west-facing slope of the roof.



FIGURE 24. South elevation of 510 Auburn Avenue featuring the projecting gable bay and wood-framed deck.



FIGURE 25. West elevation of 510 Auburn Avenue.



FIGURE 26. North elevation of 510 Auburn featuring the north extension and northeast porch.

At the north extension, the site slopes, and the brick foundation encloses a full basement. The west elevation has a window opening located at the north end of the foundation wall. At the first floor, there is a single window, aligned with the foundation window, and a paired window opening, located at the south end of the extension. The area between the foundation piers is infilled with brick and concrete masonry units (CMU).

The north elevation features the end gable of the one-story extension and the wider and taller main portion, which is set back approximately 28 feet (Figure 26). Both end gables have a wood cornice with gable returns and vertical trim at the corners of the building. The elevation has a brick full-height basement foundation. At the center of the foundation is an entrance door. Immediately east of the door is a wood-framed window. There are two window openings at the first floor, spaced just slightly off center and to the east.

A wood-framed shed-roof porch, referred to as the northeast porch, is located to the east of the north extension. The end of the porch is visible from the north elevation. The northeast porch is accessed from a wood-framed stair extending from the north yard. Above the porch on the main house elevation is a wood-framed window opening. There are two wood-framed window openings at the portion of the main house to the west of the north extension; one at the first floor and one at the second floor.

The east elevation is similar to the west elevation. It consists of the two-story portion to the south and the single-story extension to the north. Like the west elevation, the main house has a brick pier foundation that divides the elevation into four bays (Figure 27). The openings between the piers are infilled, and there is a wood door at the north bay that provides access to the crawl space. A wood-framed window opening is located at the first floor, above the second foundation bay from the north. A similar window opening is located at the second floor, above the second foundation bay from the south. The electrical supply conduit and wall-mounted service meter is located at the south corner of the building.

The east elevation of the north extension features a brick foundation and wood-framed porch. The north end of the foundation is set back approximately 4 feet; there is a brick pier supporting the northeast corner of the porch. A wood-framed window is center on the brick foundation wall. The porch extends the full width of the east elevation. It has a shed roof and horizontal wood clapboard siding. The porch provides access to a first-floor door with infilled transom, aligned with the basement window opening below. There is also a window opening located approximately 6 feet to the north of the door. A masonry chimney is located at the east-facing slope of the one-story extension.

In 1990, the roof was partially rebuilt and re clad with asphalt shingles. In 1993–1994, the building was stabilized and rehabilitated for use as a single-family residence. The exterior repairs included masonry repairs to the foundation and chimneys, wood carpentry repairs at the siding and porches, window repair and replacement, and door replacement. Interior repairs included structural framing repairs; repair / replacement of interior finishes such as plaster, flooring, trim, fixtures, and cabinetry; and upgrades to electrical, mechanical, and plumbing systems. The building has been owned by the National Park Service since 1987.



FIGURE 27. East elevation of 510 Auburn Avenue.

Exterior Description

Foundation. The building has masonry pier foundations. There are three different foundation systems—one for each portion of the building including the two-story portion, the north extension, and the porches. The foundation is constructed of red brick masonry measuring 8 inches by 2-1/2 inches (Figure 28).

The foundation consists of a continuous concrete footing that supports brick masonry piers arranged around the perimeter of the building. The width of the concrete footing varies, presumably to support foundation piers (Figure 29). At some locations, the wider portion of the concrete footing does not align with the location of the existing piers, potentially indicating that the existing foundation piers may not be contemporary with the construction of the footing. The existing piers measure approximately 17 inches by 8 inches, average approximately 3 feet tall, and are spaced 6 feet 4 inches on center in the north-south direction (Figure 30). The area between the piers is infilled with CMU measuring 8 inches by 16 inches and 4 inches deep and covered with a cementitious parge coating, painted brown. There are 8-inch-by-16-inch vent openings centered at the top of each infilled area (Figure 31). A row of masonry piers also extends along the interior of the plan, set 7 feet from the east perimeter piers (Figure 32).

Non-original supplemental wood posts, measuring 4 inches square, are set on concrete foundations and located at two locations on the west side of the

plan. Each set of posts is approximately 5 feet long and supports a sistered 2x6 supplemental beam. One set of the supplemental posts is located at the north end of the building, approximately 5 feet 4 inches from the west perimeter wall (Figure 33). The other set of supplemental posts are located at the south end of the building, approximately 10 feet from the west perimeter wall.

The north extension foundation includes the foundation for the northeast porch and consists of brick masonry piers measuring 17 inches by 8 inches (Figure 34). The piers are located at the corners of the extension as well as at mid-span. The area between piers is infilled with brick. At some locations, previous opening in the brick infill have been filled with CMU (Figure 35). There is evidence of a previous white-colored coating on the face of some of the brick.



FIGURE 28. Typical brick masonry units at foundation.



FIGURE 29. Concrete footing. Note that the footing is wider at some locations (arrow), presumably to support foundation piers.



FIGURE 30. Brick pier foundation with parge-coated CMU infill as viewed at west elevation.



FIGURE 33. Supplemental wood post supports at foundation.



FIGURE 31. Vent openings at parge-coated infill panels.



FIGURE 34. Brick pier foundation with brick infill at north extension.



FIGURE 32. Overview of crawl space showing line of brick piers at foundation.



FIGURE 35. CMU infill at portions of the north extension foundation.



FIGURE 36. Brick foundation wall at south porch.

The south porch has a brick masonry foundation wall measuring approximately 26 inches tall and set on a concrete footing (Figure 36).

Walls. In general, the exterior walls are clad with horizontal wood siding, painted dark brown, with a 4-1/2 inch exposure and nailed with spiral nails spaced 16 inches on center (Figure 37). The wall cladding at the first floor of the octagonal bay on the south elevation has vertical tongue-and-groove siding. The siding measures 2-1/2 inches wide and is painted dark brown (Figure 38). A horizontal band extends across the first floor of the octagonal bay and is aligned with the sill or cornice trim at the bottom and top of the window openings. The bottom trim projects approximately 2-1/2 inches and is 1-1/2 inches wide. The cornice trim projects approximately 2-1/2 inches, has a contoured profile, and is 1-1/2 inches wide. At corners of the walls, there are vertical flat trim boards, measuring 5 inches wide. There is also wood casing around each window and door opening which will be described under their corresponding headings. All trim is painted beige.

The horizontal wood siding at the north porch wall cladding is slightly different than elsewhere on the building, having a 6-3/4 inch exposure (Figure 39).



FIGURE 37. Typical wood siding.



FIGURE 38. Vertical tongue-and-groove siding at first-floor south elevation.



FIGURE 39. Horizontal wood siding at northeast porch has larger exposed face than elsewhere on the building.

A projecting wood cornice, measuring approximately 8 inches tall and projecting approximately 12 inches, wraps around the eave of the house (Figure 40). The underside of the cornice is clad with plywood, painted beige. Below the cornice is a horizontal trim board measuring approximately 12 inches wide. At the octagonal bay, there are two projecting cornice bands; one that follows the profile of the gable roof, and one full horizontal gable return (Figure 41). The area above the gable return has alternating rows of two different wood shingle shapes; square-cut and pointed-cut wood shingles, painted dark brown. The shingles are arranged so that there are four distinct patterns: an upward-pointing pentagonal shape, hexagonal shape, downward-pointing pentagonal shape, and a square-cut shape (Figure 42). The end gable also features an attic louver. The louver openings have wood trim painted beige, a sill trim, and projecting cornice trim.

Much of the exterior siding, trim, and ornamental woodwork appears to have been replaced or removed and reinstalled as part of exterior stabilization and alterations performed in 1994.¹²⁰



FIGURE 40. Projecting wood cornice at top of wall.



FIGURE 41. Projecting gable at octagonal bay with raking wood cornice and full gable return.



FIGURE 42. Decorative wood shingles at the projecting gable on the south elevation.

South Porch. The south porch extends the full width of the south elevation (Figure 43). It is a one-story wood-framed structure with asphalt shingle hip roof. The porch has a rectangular plan measuring approximately 8 feet by 24 feet. It appears that much of the porch was reconstructed as part of the 1994 stabilization and restoration.¹²¹

The porch is supported on a masonry foundation wall with the finish floor approximately 26 inches above grade and is accessed from a concrete stair which is aligned with the concrete walk (Figure 44). The porch has a 2x10 perimeter skirt board, painted beige. At the top of the skirt board is a 1-1/4-inch wood trim. The porch floor consists of 3-inch tongue-and-groove wood decking, painted grey (Figure 45). The boards are oriented north–

120. Chief, Historic Architecture Division to Superintendent, Martin Luther King, Jr., National Historic Site through Deputy Associate Regional Director, re: *Status Report on Stabilization on 510 Auburn*, July 22, 1993, Series 5, Subseries G, Box 1, Folder 15.

121. Ibid.

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south and extend 2 inches over the south edge of the porch framing. A wood quarter round trim conceals the joint between the decking and the main portion of the house.

The porch has wood posts that are located at the corners of the porch and spaced approximately 7 feet apart. The posts consist of a bottom, middle, and top section (Figure 46). The bottom and top sections of the posts are 30 inches tall and have a square section measuring 5-1/2 inches square. There is a trim piece that wraps around the column base. The middle portion of the post is a 5-inch-diameter turned wood post with decorative banding at the bottom, middle, and top. Each post is secured to the floor structure with a metal post support. Mounted to the columns are wood balustrades consisting of nominal 4x4 bottom rails, nominal 2x2 inch square spindles spaced 5-1/4 inches on center, and a top rail measuring 5-3/4 inches wide and profiled with a slope to direct water from the railing (Figure 47). The balustrade is 28-1/2 inches tall and painted beige with dark brown spindles.

The columns support the roof structure including the perimeter beam and overhanging eave. The perimeter beam measures approximately 9-1/2 inches tall by 5-1/2 inches deep and is painted beige (Figure 48). A horizontal molding extends across the top of the beam. The roof eave is clad with wood and extends approximately 8 inches beyond the beam.

The porch ceiling consists of 3-1/4 inch bead board oriented north-south and painted light blue (Figure 49). The porch has two surface-mounted lights on the ceiling (Figure 50).



FIGURE 43. Overview of south porch.



FIGURE 44. Concrete entrance stair at south porch.



FIGURE 45. Tongue-and-groove wood decking at south porch.



FIGURE 46. South porch with wood posts and balustrade.



FIGURE 47. The balustrade between wood posts.



FIGURE 48. Detail of top of post supporting porch perimeter beam.



FIGURE 49. Bead board ceiling at south porch.



FIGURE 50. Light fixture at south porch.

Northeast Porch. The northeast porch extends the full length of the east elevation at the one-story extension. It is a wood-framed structure supported on a brick foundation with a shed roof (Figure 51). The foundation consists of brick piers located at the corners and mid-point of the porch. As previously described, the area between the south piers is infilled with brick and a window opening (Figure 52). The foundation height at the porch location is approximately 6 feet tall. The porch is accessed from a non-original wood-framed stair that extends from grade (Figure 53). The stair consists of three wood stringers that support wood treads constructed of two 2x6s. There is a wood handrail that has nominal 4x4 newel posts that are through-bolted to the stringers. The posts support a bottom rail, measuring 5-1/2 inches by 1-1/4 inches with the top side beveled to shed water, and a top rail measuring 3-1/2 inches by 1-1/4 inches. Spindles, measuring 1-1/4 inches square are spaced

Physical Description and Condition Assessment

approximately 5 inches on center and extend between the top and bottom rails.

The floor framing consists of sistered 2x6 floor joists that extend north-south; one set along the east side of the porch, one set at mid-span, and one set at the west side of the porch. The joists support tongue-and-groove decking measuring 3-1/4 inches wide and spanning east-west across the framing. Constructed on the flooring is a wood-framed knee wall constructed of 2x4s (Figure 54). The wall is approximately 4 feet tall and has a sill plate, top plate, and wood studs spaced 24 inches on center. The wall is clad with the aforementioned horizontal siding. A 2x6 handrail is mounted over the top plate. The wall supports wood posts which extend to the roof framing (Figure 55). The corner posts measure 5 inches by 4-1/2 inches. The remaining posts are 3-3/8 inches square and spaced 5 feet 3 inches on center. The posts support a 2x4 beam which in turn supports the roof rafters.

The porch has a wood-framed shed roof consisting of 2x4 rafters, spaced 21 inches on center (Figure 56). Each rafter consists of two 2x4s that lap 16 inches and are nailed together. The upper member of the rafter is approximately 5 feet long and toe nailed into a 2x10 fascia mounted to the wall. The lower member of the rafter extends approximately 6 inches beyond the upper member. The roof has 1x8 wood sheathing and asphalt shingle roofing.



FIGURE 51. Overview of northeast porch.



FIGURE 52. Brick foundation at northeast porch.



FIGURE 53. Wood-framed access stair to northeast porch.



FIGURE 54. Wood-framed knee wall supporting horizontal cladding at northeast porch.



FIGURE 55. View of northeast porch showing post supports.



FIGURE 56. Wood-framed shed roof at northeast porch.

Exterior Doors. There are three exterior doors on the building: one at the main entrance on the south elevation, one at the east elevation of the north extension, and one at the north elevation of the north extension. All door openings have wood casing at the opening and a multi-panel door.

The main entrance door is located at the east side of the south elevation and is accessed from the south porch (Figure 57). The door opening includes the door with transom and exterior screen door. The exterior of the opening is surrounded by casing measuring 4-1/2 inches wide and featuring a flute and reed profile. The exterior trim is capped by projecting wood cornice trim. The interior casing consists of a flat trim with an applied profiled molding along the edge (Figure 58). The interior casing measures 4-7/8 inches wide.



FIGURE 57. Main entrance door.

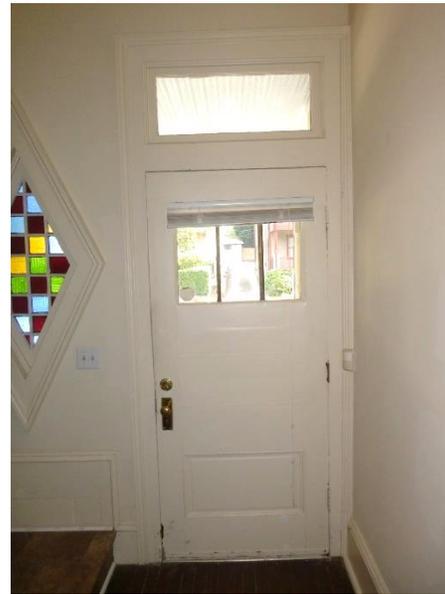


FIGURE 58. Interior of the main entrance door in the front hall.

The door is 1-1/2 inches thick and is divided into three panels. The stiles and intermediate rails are approximately 5 inches wide, the top rail is 7-1/2 inches wide, and the bottom rail is 9 inches tall. The upper panel of the door has a three-light single-pane glazing unit. The middle panel is recessed approximately 3/8 inch. The two upper panels are separated by a trim piece measuring 1-3/4 inches wide that projects 2-1/4 inches from the door. There are also three smaller wood blocks under the trim that give the appearance of dentils.

Physical Description and Condition Assessment

The lower portion of the door has a recessed panel with molded perimeter trim. The panel is incised with a decorative rendering of an ivy vine (Figure 59). At the interior face of the door, there is no middle panel, the area associated with the panel is flush with the adjacent stiles. Vinyl blinds are mounted to the top rail above the upper glazing panel.

The transom is a fixed single-light window unit with a wood frame measuring 1-1/2 inches wide. A horizontal wood rail, measuring 5 inches wide, separates the door from the transom.

The door is mounted on three five-knuckle hinges and has brass knobs and escutcheon plates, a deadbolt lock, wood threshold, and vinyl door sweep (Figure 60 and Figure 61). All hardware is non-original.

The door has a non-original wood-framed two-panel screen door (Figure 62). The screen door is 1-1/4 inches thick and has metal screens, surface-mounted barrel hinges, and surface-mounted handles (Figure 63 and Figure 64).



FIGURE 59. Inscribed panel at the bottom of the main entrance door in the front hall.



FIGURE 60. Typical door hinge, door in rear hall to rear porch.



FIGURE 61. Non-original brass doorknob and escutcheon plate.



FIGURE 62. Main entrance screen door.



FIGURE 63. Barrel hinge at screen door.



FIGURE 64. Surface-mounted handle at screen door.

The door at the east elevation of the north extension is considered the rear entrance. It is accessed from the northeast porch and leads to the main hall at the first floor. The door opening includes a wood-framed multi-panel door, exterior screen door, and a transom (Figure 65).

Similar to the main entrance, the door opening has a wood casing measuring 5 inches wide with a flute and reed profile. The interior face of the opening has a flat casing with an applied profile trim at the perimeter.

The door is 1-3/8 inches thick and is divided into four recessed panels; two upper panels, and two lower panels. The upper panels extend approximately two-thirds the height of the door. The lower panels are located at the bottom quarter of the door. The door stiles measure 5 inches wide, the top rail is 4 inches wide, and the bottom and intermediate rails are 9 inches wide. The door is separated from the transom by a rail measuring approximately 2-1/2 inches wide. The transom glazing has been removed and replaced by a wood panel, painted beige to match the door.



FIGURE 65. The rear entrance door at the northeast porch.

The door has two three-knuckle hinges which may be historic (Figure 66). The remaining hardware is non-original and includes a brass knob, and deadbolt lock. The door also has an aluminum threshold and rubber sweep. There is a non-

original screen door, similar to that at the main entrance. The two-panel screen door is 1-1/4 inches thick and has metal screens, surface-mounted barrel hinges, and surface-mounted handles (Figure 67).



FIGURE 66. Rear entrance door hinge.



FIGURE 67. Rear entrance screen door.

The door at the north elevation of the single-story extension provides access to the basement. The door opening has flute and reed profile casing on the exterior face and flat casing on the interior face, similar to the other door openings. Similar to the door at the east elevation, the door is 1-3/8 inches thick and is divided into four recessed panels; two upper panels, and two lower panels (Figure 68). The door is non-original and appears to have been cut down to fit the existing door opening. The door stiles measure 5 inches wide;

the top rail has been cut and is approximately 2 inches wide, the bottom has been cut and is approximately 3 inches wide, and the intermediate rail is 9 inches wide.

The door is mounted on two hinges and has a metal latch in lieu of hardware. The door is secured shut with a padlock on the exterior face of the door.



FIGURE 68. North elevation basement door.

Other doors on the building include double doors located at the east and west elevations that provide access to the crawl space (Figure 69). The doors are wood-framed clad with vertically-oriented wood plank, and have strap hinges and a latch secured by padlock.



FIGURE 69. Crawl space access door.

Windows. All windows on the building are wood-framed and are either double-hung or fixed sash. With the exception of one window, all of the window openings have flute and reed profiled casing at the exterior with a projecting flat cornice

trim that extends across the top of the head casing (Figure 70 and Figure 71). The cornice trim is approximately 3/4 inch wide and projects approximately 2 inches from the face of the wall. The sills are typically 1-1/2 inches wide and have a beveled profile to shed water away from the building. The sills project 1-1/2 inches from the face of the building. At the interior, the windows have a flat casing, measuring 5-1/2 inches wide, with a profiled molding applied along the edge of the casing (Figure 72). The openings have a wood stool that is 1-1/2 inches wide and 3-1/2 inches deep. Below the stool is a wood apron measuring 5-1/2 inches wide.

Exterior-mounted screens are located at most window openings. The screens are wood framed and consist of framing members measuring 1-3/8 inches wide. The screens have a horizontal mullion that divides the screen into two sections and metal mesh screen. Frames are hung from two exterior-mounted metal hooks mounted to the header trim (Figure 73). Metal hooks are located at either end of the exterior sill. The hooks latch eye hooks anchored into the screen sash framing and secure the bottom of the screen (Figure 74).

The majority of windows on the main building and north extension are two-over-two double-hung windows. Most first-floor windows measure 34-1/2 inches wide by 88 inches tall. Second-floor and north extension windows are typically 29-1/2 inches wide by 72 inches tall. The window openings have typical exterior and interior casings.



FIGURE 70. Typical flute and reed exterior casing and wood sill.



FIGURE 71. Typical flat cornice trim.



FIGURE 72. Typical interior view of first-floor, middle room window with flat casing and perimeter trim.



FIGURE 73. A screen window with metal hooks at header trim.



FIGURE 74. Metal hook and eye that holds the bottom of the screen at the window.



FIGURE 75. Typical brass latch at window meeting rail.

The window sash consists of 2-1/2-inch-wide framing members, a bottom rail measuring 3-1/2 inches wide, a meeting rail measuring 1 inch wide, and a dividing mullion measuring 1 inch wide. The windows have non-original brass window latches at the meeting rail (Figure 75). Most of the windows have a sash pocket with a rope sash cord and painted metal trim at the pocket opening (Figure 76). The pulley is visible through the opening. At some locations, the sash pocket had been retrofitted with a spring balance and vinyl jamb liner (Figure 77). Two small knobs are anchored into the exterior sill at some window openings. The knobs presumably assisted in securing a previously existing exterior screen window. The anchor plates for a non-original roller shade system are mounted to the underside of the header trim.



FIGURE 76. Typical sash pocket with rope sash cord.

At one location, two of the two-over-two double-hung windows are closely spaced and paired together by the exterior trim (Figure 78). The window openings each have separate sills, casings, and cornice trim. There is a 2-inch gap between the casings of the two windows that is clad with flat wood trim and painted beige to match.



FIGURE 77. Non-original spring balance and vinyl jamb liner, non-original windows in first-floor, middle room.

One two-over-two double-hung window at the north elevation of the north extension has flat exterior casing in lieu of flute and reed trim with cornice trim (Figure 79).



FIGURE 78. Paired two-over-two double-hung windows.



FIGURE 79. Two-over-two double-hung window at north elevation with flat trim.

There are five one-over-one double-hung windows; all located at the octagonal bay on the south elevation. These windows measure approximately 32 inches wide and 71-1/2 inches tall. With the exception of the three first-floor windows, these window openings have typical exterior and interior casings. As described above, horizontal bands wrap around the octagonal bay at the first floor. The bands are aligned with the sill and the cornice trim and have a contoured profile measuring approximately 1-1/2 inch wide, and projecting 2-1/2 inches from the face of the wall (Figure 80). At the interior, the window has a slightly smaller stool, measuring only 3 inches deep, and a smaller wood apron, measuring 5 inches wide.

The one-over-one window sash have the same framing as the two-over-two double-hung without the center mullions. Hardware includes a non-original brass latch at the meeting rail, vinyl blinds mounted to the head trim, sash pockets with metal trim and rope sash cords, and small brass knobs set within the sash, presumably to secure an interior window treatment (Figure 81).



FIGURE 80. One-over-one double-hung window at first floor of south elevation. Note continuous trim aligned with sill and cornice trim.



FIGURE 81. Knobs set on interior side of window sash.

A fixed stained glass window opening is located immediately east of the main entrance, on the south elevation (Figure 82). The window is diamond-shaped and has the typical flute and reed exterior casing and flat wood interior casing. The window consists of colored and textured glass lights,

measuring 4 inches square, organized on a grid by wood muntins measuring 3/8 inch wide. The perimeter glass lights are cut to fit the diamond-shaped pattern of the window. Glass colors include clear, light blue, yellow, green, and maroon (Figure 83).



FIGURE 82. Stained glass fixed window unit.



FIGURE 83. Interior view of character-defining stained glass fixed window in front hall.

Roof. The roof, gutters, downspouts, roof vents, and flashing were replaced in 1990 as part of the stabilization and repairs.¹²² All roof areas are wood framed and covered with diamond-pattern asphalt shingles with an exposed area measuring approximately 12 inches on each side (Figure 84). All ridges and valleys are covered with asphalt shingles. Sheet-metal flashing was observed at the interface between the chimney and roof. Roof areas include the two-story portion, the north extension, south porch, and northeast porch roofs. All roofs have an overhanging cornice measuring approximately 12 inches that extends beyond the exterior walls (Figure 85). The wood fascia is covered by a semicircular gutter, painted beige, which is supported by hangers and a circular downspout, painted dark brown, which is secured to the wall by straps. There is a flexible drainage tube at the bottom of each downspout that directs water to an underground storm drain (Figure 86).

The main building roof consists of a modified hip roof oriented with the ridge on a north-south axis and a projecting gable roof extending over the octagonal bay. The modified hip roof has a rectangular plan with inclined surfaces at the sides as well as the south end. The north end of the roof has an end gable profile. The projecting gable roof over the octagonal bay extends from the west side of the south end of the roof and projects approximately 5 feet. A polyvinyl chloride (PVC) vent pipe, sheet-metal exhaust pipe, and circulating vent are located on the east-facing slope of the roof (Figure 87). A brick masonry chimney clad with a cementitious parge coating is located at the west-facing roof slope. The chimney extends approximately 12 inches above the ridge line (Figure 88).

The north extension has a gable roof, also oriented on a north-south axis. There is a brick masonry chimney clad with a cementitious parge coating located at the roof ridge. The chimney extends approximately 4 feet above the ridge line. A sheet-

122. Martin Luther King, Jr. National Historical Park Archives, *Contract Bid Schedule Preservation of National Park Service Structures 510 and 535 Auburn Avenue, Martin Luther King Jr., National Historic Park, circa 1990.*

metal vent pipe and circulating vent are located adjacent to the chimney, on the east-facing roof slope (Figure 89).

The south porch has a hip roof, and the northeast roof has a shed roof. There are no roof penetrations at the porch roofs.



FIGURE 84. Diamond pattern of asphalt shingle roof.



FIGURE 85. View of overhanging roof cornice and gutters and downspouts.



FIGURE 86. Flexible drainage tube extending from downspout.



FIGURE 87. The main building roof as viewed from the southeast.



FIGURE 88. The main building roof as viewed from the southwest. Note the chimney.



FIGURE 89. The east-facing slope of the north extension gable roof.

Condition Assessment

The following notable conditions were observed in August 2017 at the building exterior:

Site

- Erosion was observed at the north portion of the east yard (Figure 90). The yard is primarily dirt and slopes to the north. Portions of the yard have eroded.
- Ponding of water was observed at the north end of the west elevation, adjacent to a downspout and the concrete slab for the air-conditioning condensers.

Masonry Foundation

- In general, the foundation is in fair condition. Observed distress conditions are typically localized.
- Eroded and deteriorated mortar joints were observed at the brick foundation piers at the northwest corners of the building and at the south porch foundation (Figure 91). The joints were washed out and recessed approximately 1/2 inch from the face of the brick. The piers were adjacent to a downspout.
- Cracked and open mortar joints were observed at the joint between the brick foundation piers and brick infill (Figure 92). The cracking was most pronounced at the north elevation of the one-story extension, followed the vertical joint, and was approximately 1/16 inch wide.
- Spalled bricks were observed at a few locations at the top of the brick infill of the foundation wall (Figure 93). Typically, the spalling included one or two brick units. The spalling was most pronounced at the north extension foundation.
- Mild delamination was observed of the cementitious parge coating at the brick masonry chimneys (Figure 94). The chimney at the west-facing slope of the main building had large areas where the parge coating was

cracked or had fallen away and was missing. Where cracked, the parge coating would move when touched. The distress was observed from the attic space at an interior portion of the chimney.

- Mild erosion was observed at the concrete footing, specifically near the crawl space entrance at the north end of the east elevation and at the west side of the porch foundation (Figure 95). At these locations, the soil appears to be undercutting the footing. The site at these locations is sloped slightly to the north.



FIGURE 90. The east yard of the site has evidence of soil erosion.



FIGURE 91. Open and deteriorated joints at foundation piers.



FIGURE 92. Cracked and open mortar joint between brick foundation piers and brick infill.



FIGURE 93. Spalled brick unit at top of foundation wall.



FIGURE 94. Delaminated parge coating at chimney.



FIGURE 95. Undercutting of the concrete footing due to soil erosion.

Wood Elements

- In general, the wood elements are in fair condition. Typical distress conditions include failure of surface coatings, mild deterioration of the wood, and some warped and deteriorated boards.
- Large gaps were observed between horizontal wood siding at the north elevation of the main building (Figure 96). When viewed from the attic, sunlight was observed at the joints at the ends and between siding members. The gaps were typically 1/4 inch wide.
- Cupping was observed at approximately 50 percent of the decking boards at the south porch. At some locations, the cupping was severe and included disengagement of the tongue-and-groove between the boards, resulting in buckling (Figure 97). This is a potential tripping hazard. Mild cupping was also observed at many deck boards. Where observed, the individual boards were slightly cupped in profile. These did not appear to be a tripping hazard (Figure 98).
- Displacement was observed at the fascia board and gutter at the north end of the west elevation (Figure 99). The gutter was attached to the fascia board with a metal hook anchor. The top of the fascia board was displaced outward, resulting in the board pulling away from the fascia board at the adjacent end gable. The board was displaced approximately

1 inch and the nails connecting the fascia board to the adjacent trim were exposed to view.



FIGURE 96. Gaps in the horizontal wood siding at the north elevation of the main building as evidenced by visible daylight.



FIGURE 97. Buckling at south porch deck boards.



FIGURE 98. Cupping at south porch deck boards.

- Bowing and displacement was observed at the wood siding at localized areas. The area of bowing was typically located at the west elevation and consisted of gaps between fasteners where the lower portion of cladding boards separated from the adjacent cladding boards (Figure 100). The gap was approximately 1/4 inch to 3/8 inch wide. The gaps were not covered by the paint coating. Displacement was observed at the ends of siding boards, where boards had come loose, creating a gap between the wall and the siding (Figure 101). At the fascia, some of the boards had displaced downward approximately 1 inch and were no longer aligned with the adjacent fascia (Figure 102). The displaced fascia boards also show evidence of deterioration.



FIGURE 99. Displaced wood fascia.



FIGURE 100. Bowed and displaced wood siding. Note the ends of many boards are displaced and protrude from the plane of the wall.



FIGURE 101. Displacement at the end of a wood siding board.



FIGURE 102. Displaced fascia board shows evidence of deterioration as well.

- Moderate decay and deterioration was observed at some wood siding, trim, porch box beams, and fascia (Figure 103 through Figure 106). Typical distress included checking and splitting of wood near the end grain and along the bottom edge. Deterioration of siding was most pronounced at the east and west elevations. Checking was observed at the south porch box beam below the location of severe distress to the porch roof. Deterioration of fascia boards was most pronounced near gutters. Where deteriorated, the wood was friable.
- Moderate deterioration of the wood was observed at the wood guardrail of the south porch (Figure 107). The wood at the top rail and base of the porch posts had deteriorated and was friable when probed. Splitting of the

wood was observed at the top of the northeast porch handrail (Figure 108).

- Cracking, debonding, and peeling of paint were observed at the wood siding, trim, porch deck boards, porch railings, rafters, and at the underside of the overhanging eaves (Figure 109). The pattern of peeling paint typically followed the graining on the boards. At these locations, some of the wood was exposed to view. The paint failure may be related to poor surface preparation.



FIGURE 103. Deterioration along the bottom edge of the wood siding



FIGURE 104. Checking at end of wood siding.



FIGURE 105. Decay of vertical wood trim piece.



FIGURE 108. Checking and splitting of wood at northeast porch handrail.



FIGURE 106. Deterioration such as checking and peeling paint at porch box beam



FIGURE 107. Deterioration and decay of wood at south porch balustrade.



FIGURE 109. Peeling paint at west elevation. Note loose paint at some locations has been removed and primer applied.

Windows

- In general, the windows are in good condition. Minor distress conditions were observed at some window sash and window sills.
- Deterioration of the wood sills and casing was observed. The distress included splitting and evidence of deterioration of the wood (Figure 110). The most pronounced distress was located at the bottom end of vertical window casings and at the top surface and ends of sills.
- Some rope cords at double-hung window pockets have been cut and the windows are no longer operational (Figure 111).
- Unevenly set window sash were observed at a few locations. Some of the sash appeared not

to be set plumb within the window opening (Figure 112). There were small gaps along one edge of the sash.

- Damage and mild deterioration was observed at some window and screen window sash. The distress included chipped and damaged wood at the interior face of the sash including the upper sash meeting rail and along the lower sash cord pocket (Figure 113 and Figure 114). The screen window sash and stops had some deterioration including splitting near the ends of framing members and peeling paint.
- Deteriorated glazing putty was observed at many of the windows. At many locations, the glazing putty had been painted. Where the paint was loose or had been removed, the putty was observed to be cracked or deteriorated.
- Displaced interior header trim was observed at one window location (Figure 115). Where observed, wood trim was loose and displaced approximately 1-1/4 inches.
- Broken glazing was observed at the fixed stained glass window on the south elevation (Figure 116). The cracks were located at two tinted glass lights and extended across the glass.



FIGURE 110. Deterioration of wood at the exterior sill.



FIGURE 111. Broken rope sash cord.



FIGURE 112. Lower window sash that is out of plumb.



FIGURE 113. Damage to corner of upper sash meeting rail in bedroom 2, second floor.

- Torn screens were observed at a few windows (Figure 117). The holes were approximately 1 inch wide, and were mostly located at first-floor windows. Some windows had multiple holes.



FIGURE 114. Crack along sash pocket at lower sash.



FIGURE 115. Displaced interior window trim.



FIGURE 116. Cracked tinted glass light at character-defining diamond-shaped window in front hall.



FIGURE 117. Window screen sash with tears in window screen.



FIGURE 118. At some locations a screw secures the lower portion of the window screen sash.

- At some locations, the bottom of the window screens is secured with a screw rather than the typical hook and eye system (Figure 118). Typically the sill at these windows had evidence of deterioration.

Doors

- The doors are in good condition, with the exception of peeling paint.
- Peeling paint was observed at the exterior face of the doors (Figure 119). The distress consisted of deboned, chipped, and peeling paint at the door casing and along the edges of the door leaf.



FIGURE 119. Chipped and peeling paint along the edge of the main entrance door.

Roofing

- In general, the roof is in poor condition. The asphalt shingle roofing is in poor condition, and there were numerous distress conditions which indicate that the roof is not watertight.
- Large gaps were observed along the roof ridge at both the one-story and two-story portions of the building (Figure 120). Sunlight was observed at the joint between the plywood sheathing at either side of the roof slope. The gaps were typically 3 inches long and were typically located at the north end of the roofs.
- Large gaps were observed at the interface between the roof and wall framing (Figure 121). While not visible from the exterior, sunlight and moving air were noticeable from the attic. The gaps were observed at the ceiling line and extended the full space between rafters.
- Large holes were observed in the roof system. One hole was located at the base of the roof sheathing along the east-facing slope of the main building roof. The hole was approximately 12 inches wide. The surrounding plywood sheathing had moisture staining and evidence of mold and biological growth. A large hole was also observed at the

south porch hip roof (Figure 122). The hole was observed from the exterior and was located at the south end of the roof, above the porch stair. The hole was approximately 12 inches in diameter and the asphalt shingles had torn and were no longer present.

- A gap and separation were observed between the sheathing and wall at the northeast porch shed roof (Figure 123). As viewed from the underside of the roof, the sheathing was displaced approximately 1-1/2 inch, creating a gap between the roof and the wall. The wood roof rafters also appeared to have sagged, resulting in a 3/4 inch gap at the top of the rafters. It appeared that the roof assembly covered the gap in the roof framing.



FIGURE 120. Gaps along the main building roof as evidenced by visible daylight.



FIGURE 121. Hole in the east-facing roof slope of the main building roof.



FIGURE 122. Hole in the hip roof at the south porch.



FIGURE 124. Moisture staining and deterioration of roof sheathing adjacent to chimney at the main building roof.



FIGURE 123. Gap and displacement of shed roof at the northeast roof.



FIGURE 125. Deteriorated roof shingles as viewed on the north extension roof.

- Moisture staining was observed at some plywood sheathing (Figure 124). The staining was located at plywood sheathing adjacent to chimneys and along the eaves at the base of the roof slope. The staining typically had a black color which may be an indication of mold, mildew, or biological growth. The moisture staining is an indication of moisture infiltration; however, there was no report of active water infiltration.
- Asphalt shingles were observed to be in poor condition (Figure 125 and Figure 126). Distress conditions included curling along the edges of the shingles; erosion of the granulated surface coating; loose and debonded shingles, particularly along roof edges; and ripped and torn shingles.



FIGURE 126. General deteriorated condition of roof shingles.

- Loose and displaced gutter straps were observed at a few locations on the building (Figure 127). Despite the straps being loose, the gutters appeared secure and were not displaced.
- Mild surface corrosion was observed at roof gutters (Figure 128). The corrosion was located at the trough of the gutters.



FIGURE 127. Loose downspout strap.



FIGURE 128. Corrosion at north extension gutter.

Other Elements

- Pest infestations were observed at the shed roof framing of the northeast porch (Figure 129). The infestation included a small bird's nest set within the roof framing members.



FIGURE 129. Bird's nest at northeast porch roof framing.

Interior Description

The house at 510 Auburn Avenue is representative of the Queen Anne Style common to the period of its construction, circa 1893, and similar to the Martin Luther King Jr. Birth Home and other two-story, single-family residential structures in the 500 block of Auburn Avenue. The structure was the original home of R.J. Massey and later, after conversion to a boarding house, long-standing tenant, Alice T. Francis, who operated an employment agency there.

The interior of 510 Auburn Avenue still retains some of its original fabric even after a series of interior rehabilitation projects during the 1990s. The general floor plan is like those found in Queen Anne-Style residential structures of the late nineteenth and early twentieth centuries. Internally, the two-story portion of the house is organized around a main north-south hallway which bisects the floor plan and connects the various rooms (refer to Appendix A – Floor Plans). Primary living spaces (e.g., parlor, dining room, and kitchen) were likely on the on the west side of the hall, and spaces such as circulation and support rooms occupied the east portion of the plan. This original plan arrangement is still expressed on the exterior. It exemplifies a common type of the Queen Anne Style characterized by a predominant hipped roof with lower intersecting gables that emphasized projecting rooms such as the front room and bedroom 1 with their projecting octagonal bays (refer to Appendix A – Floor Plans and Roof Plan).

As it was first constructed, the two-story portion extended only two rooms deep to the north of its Auburn Avenue front facade. At the rear, there was a one-story, gable-roofed portion with a long, narrow side porch along the east elevation (refer to Figure 22). Because of the narrow sloped lot down to the north from Auburn Avenue, several of the houses on the north side of the street had a tall crawl space or a basement. At 510 Auburn Avenue, the basement was finished space, perhaps living quarters for a maid or a tenant. By 1932, the basement is no longer identified at 510 Auburn Avenue on the Sanborn map, which may signify that the space was no longer used (refer to Figure 23).

The interior remained mostly unaltered until it was converted to rental units by 1940 when Alice T. Francis, her employment agency, and Arthur Robinson occupied the house. The interior duplex configuration of one dwelling unit on each floor continued until 1993 when the “fire escape” and the exterior door from the second-floor apartment were removed from the west side of the building.¹²³

The fire escape was a stair that was clearly depicted on the 1985 HABS Auburn Avenue Street Facades drawing (Figure 130).¹²⁴ Five years later, it is not shown on the illustration of the historic and existing conditions of 510 Auburn Avenue in the 1995 CLR (refer to Figure 9, Chapter 2).¹²⁵



FIGURE 130. 510 Auburn Avenue’s front (south), street, facade drawing. Note second-floor “fire escape” on the left (west) side of the facade. (Source: HABS, 1985, sheet 4 of 11)

Although exterior repair and rehabilitation projects were implemented in 1979, 1990, 1992, 1993, 1994–1995, 2014, and 2017, the interior received limited attention until 1994 when the house was rehabilitated and returned to a single-family residence. Remaining original elements were the north-south central hall, primary rooms on the west side of the hall, and a stair and ancillary spaces to the east. Significant interior renovations included demolition of some non-original walls, repair and stabilization of masonry fireboxes, stabilization and leveling floors, stair repairs, removal of remaining plaster on walls and ceilings followed by installation of gypsum board, new tile and resilient flooring, updated kitchen and bath, and the installation of new plumbing, electrical and heating, ventilating and air conditioning systems (HVAC).

The first floor of 510 Auburn Avenue has four primary rooms on the west side of a linear north-south hall. The front room (likely a parlor or living room) has a projecting octagonal bay that faces Auburn Avenue, a middle room, a kitchen, and a back room in the single-story portion of the house. The narrow spaces on the east side of the hall include an open stair to the second floor, a utility closet under the stair, a powder room, and a laundry closet (Figure 131). A door in the rear hall

123. Chief, Historic Architecture Division to Superintendent, Martin Luther King, Jr. National Historic Site through Deputy Associate Regional Director, re: Task Directive for Stabilization Work at 510 Auburn, November 18, 1992, 1-2, Sires 5, Subseries G, Box 1, Folder 15.

124. HABS, Sheet 4.

125. Lawliss.

leads to a covered porch and a stair to grade on the east side of the house.

Upstairs, two bedrooms are directly above the front and middle rooms of the first floor below. Both bedrooms are entered from a short hall that is parallel to the stair. At the southeast corner of the second floor is a small space (study) with a single, south-facing window, and opposite it is a contemporary bathroom in the northeast quadrant at the head of the stair.

The design and interior configuration of rooms on both floors of 510 Auburn Avenue are very similar to the interior configuration of 535 Auburn Avenue. Not surprisingly, both houses were built in the early 1890s in the same Queen Anne Style as the Martin Luther King Jr. Birth Home and several others on the Birth Home block.

General. Because the interior was rehabilitated in the mid-1990s, which returned 510 Auburn Avenue to its original single-family configuration, recent repairs and periodic maintenance have not resulted in significant changes inside. A 1991 historic structure assessment report prepared by the Center for Architectural Conservation of the College of Architecture at Georgia Tech found that interior materials were generally sound and in good condition. Consequently, there seems to be a substantial amount of original, historic materials remaining even after the major rehabilitation in 1995.

The following description and condition of those materials, finishes, equipment, and systems applies to both floors unless specifically noted otherwise. The basement is addressed separately.



FIGURE 131. First-floor hall looking north. Original wood flooring ends where the one-story portion of the house begins.

Walls and Ceilings. Walls and ceilings throughout the structure are painted gypsum board that was first installed after the original wood lath and plaster were removed during the rehabilitation project in 1995. Exterior walls were also thermally improved with insulation before the gypsum board was installed, and blown-in insulation was added to the attics after gypsum board was placed on the ceilings (Figure 132). Flat ceilings on the main floor and the upper floor are approximately 10 feet 8 inches high (refer to Figure 131), except in the powder room and upstairs bathroom where the ceilings are lower, at 8 feet high. A 2-inch picture rail exists about 18 inches below the ceilings in the first-floor front and middle rooms only (Figure 133). Currently, there is no crown molding in the house, a feature that is not uncommon in other Queen Anne-Style residences on Auburn Avenue.

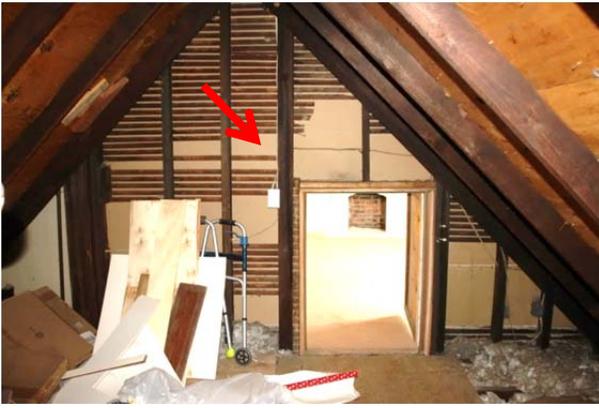


FIGURE 132. Attic above one-story north portion of the house, looking south into bedroom 2. Note the back of gypsum board on the wall over the remaining horizontal wood lath.



FIGURE 133. Typical picture rail in front and middle rooms, first floor. Also character-defining wood strip flooring.

Floors. There are several different flooring materials throughout the building, and only one of them appears to be original—wood strip flooring in the front and middle rooms and the front hall on the first floor (refer to Figure 131). Other non-original materials on the first floor include off-white, ceramic mosaic tile in the powder room, sheet vinyl in the kitchen, laundry, and water heater closet, and carpet in the back room and rear hall (Figure 134, Figure 135, and Figure 136). Carpet is the predominant floor material on the upper floor and on the stair (Figure 137 and Figure 138), except for the bathroom which has the same ceramic mosaic tile as the powder room on the floor below.



FIGURE 134. Ceramic mosaic tile floor in the first-floor powder room and the second-floor bath.



FIGURE 135. Sheet vinyl flooring in the kitchen and carpet in the rear hall.



FIGURE 136. Carpet in the back room on the first floor.



FIGURE 137. Carpet in bedroom 1 and the second-floor hall.



FIGURE 138. Carpeted stair.

Stair. At the south end of the front hall inside the front door is a straight-run stair to the second floor (Figure 139). A landing at the base of the stair is one step up from the front hall. Above the landing and centered on the stair is a distinctive diamond-shaped, stained glass window (Figure 140). The stair, which appears to be an original feature, is simply detailed starting with a turned newel post at the first riser and another matching turned newel post at the second floor. The handrail has evenly-spaced, fluted balusters that are 1-3/4 inches square and match balusters found at the front porch. The top rail appears to be a traditional milled piece that was probably readily available from local millwork shops or lumber yards. The top and bottom portions are a flattened oval shape that transitions to a concave cross section in the center (Figure 141). The stair rail is consistent as it rises to the newel post at the second floor where the top rail terminates at the newel post. From the opposite side of the newel post, it continues along the east edge of the upstairs hall and ends at a wall just to the left of the cased opening at the study (Figure 142).



FIGURE 139. Interior stair.



FIGURE 141. Character-defining turned newel post and square balusters which sit on paneled stair stringer in front hall.



FIGURE 140. Character-defining stained glass window at the base of the stair in the front hall.



FIGURE 142. Newel post and railing along second-floor hall.

Woodwork and Trim. Originally, all of the woodwork and trim was finished with a dark-brown stain or paint and high-gloss varnish, a common design feature in buildings from the late 1800s and early 1900s. This was documented in a 1991 Historic Structure Assessment Report prepared by the Center for Architectural Conservation of the College of Architecture at Georgia Tech. Presently, the painted interior

wood trim, moldings, woodwork, doors, and windows are painted off-white throughout the house. Door openings are trimmed with traditional 5-1/2-inch-wide, two-piece casings (Figure 143). Windows are also trimmed with similar 3-1/2-inch-wide, two-piece casings and 5/4-inch-thick sills with rounded edges and flat 5 inch aprons (Figure 144). Only the front and middle rooms on the first floor have 2-inch picture rails.



FIGURE 143. Typical door casing.



FIGURE 144. Typical window casing, sill and apron.

Baseboards are 11-1/2 inches high and have a traditional, top-edge profile. Quarter-round base shoe is present in the rooms that have hardwood flooring and sheet vinyl (Figure 145 and Figure 146).



FIGURE 145. Typical baseboard.



FIGURE 146. Typical baseboard.

Modern, wood cabinets line the east and south walls of the kitchen. They have a medium-tone, stained-wood finish and flush door and drawer faces. Wood vanities in the powder room and upstairs bathroom have a similar modern style. Kitchen countertops and vanity tops are post-formed plastic laminate (Figure 147 and Figure 148).

Doors and Hardware. Interior wood doors are stile-and-rail units with four raised panels (Figure 149). Like the front entrance door, the doors of the front room and middle room on the first floor have single-light transoms with clear glass (Figure 150). There is also a cased opening with a single-light transom between the front and rear halls. Further, the side door to the rear porch has a transom with a single, painted, opaque panel above the door. None of the other doors on both floors have transoms.



FIGURE 147. Wood cabinets and plastic laminate countertop in the kitchen.



FIGURE 149. Typical four-panel door.



FIGURE 148. Wood vanity and plastic laminate vanity top.

There are non-original louvered bi-fold doors at the laundry and the water-heater closet on the first floor (Figure 151). Bi-fold doors were likely added to the house during the major rehabilitation project in 1994, and the existing ones may be even newer given the vulnerability of the louvered bi-fold doors compared to the other doors. There is no specific reference to these doors in recent FMSS reports other than general preventative maintenance and repairs to doors and windows.



FIGURE 150. Door with transom.

Door hardware is a mixture of passage and privacy latch sets with knobs. A few interior doors also have deadbolts. Most of the hardware is not original or historic (Figure 152, Figure 153, and Figure 154). Polished brass is the finish on door hardware and hinges. Cabinet doors and drawers do not have pulls, only overlay, partial wrap-

around hinges with a burnished or antique brass finish.

The front and rear exterior doors are further discussed in the Exterior portion of this section.



FIGURE 151. Louvered bi-fold door at the water-heater closet. Note the awkward clipped corner of the door trim under the paneled stair stringer.



FIGURE 152. Latch set with round knob trim.



FIGURE 153. Lockset with round knob trim.



FIGURE 154. Old lockset and contemporary deadbolt at exterior door. Note "Best" cylinder in deadbolt.

Fireplaces. There are six original coal-burning, brick masonry fireplaces in the house, three on the first floor, two on the second floor, and one in the basement. (The latter will be addressed in the "Basement" section of this report.) The five primary fireplaces are remarkably intact; although, the flues have been sealed and the coal grates and cast-iron registers are missing (Figure 155, Figure 156, and Figure 157). All three fireplaces on the first floor have shallow, rectangular fireboxes, but the second-floor fireplaces have fireboxes with arched tops (Figure 158 and Figure 159). Hearths are painted Portland cement plaster trimmed with painted wood molding. The one exception is in the

first-floor front room. Here the hearth is covered with decorative, glazed ceramic tile in an alternating pattern of plain tiles and tiles embossed with a foliage scroll motif (Figure 160).¹²⁶ When the house was constructed in the 1890s, the other first-floor fireplaces may have also been embellished with ceramic tiles like the fireplaces in the Martin Luther King Jr. Birth Home and other homes along Auburn Avenue. However, there is no visible evidence of ceramic tile on the hearths or the firebox surrounds of the other fireplaces.



FIGURE 155. Fireplace in the front room, first floor. Unique and character-defining asymmetrical overmantel and ceramic tile hearth.

The other notable aspect of the fireplaces are the mantels, which are likely original and historic, even though they were probably finished with a dark-brown stain or paint and high-gloss varnish like the other woodwork and trim, a common design feature in Queen Anne-Style buildings of this period.



FIGURE 156. Fireplace in the middle room, first floor, with rectangular firebox and painted Portland cement plaster hearth. The mantelpiece is character-defining.



FIGURE 157. Fireplace in the kitchen, first floor, with rectangular firebox and plain, but character-defining, mantelpiece.

126. Dora Ware and Maureen Stafford, *An Illustrated Dictionary of Ornament* (New York: St. Martin's Press, 1974), 190-193.



FIGURE 158. Fireplace in bedroom 1, second floor, with arched firebox, painted Portland cement plaster hearth, and mantelpiece almost identical to the one in the kitchen.



FIGURE 159. Fireplace in bedroom 2, second floor, with arched firebox and mantelpiece identical to the one in bedroom 1 and the kitchen.



FIGURE 160. Fireplace in front room, first floor, decorative tile on hearth.

The mantelpieces in the kitchen and the two upstairs bedrooms are modestly detailed and virtually identical (refer to Figure 157, Figure 158, and Figure 159), but the mantels and overmantels

in the front and middle rooms on the first floor are extraordinary. In contrast to more traditional mantels and overmantels that can appear substantial and robust, these are exuberant with distinctive and delicate details (refer to Figure 156). In particular, the fireplace in the front room has a symmetrical lower half with thin, scroll-cut legs that visually support the mantel shelf and the unique, asymmetrical overmantel resulting in an unusual Mannerist design (refer to Figure 155). The asymmetry of the overmantel is accentuated by two rectangular, inset, beveled-edge mirrors of varied sizes and the discontinuous bead and reel crown molding that steps up above the taller mirror. In addition, the transition from the lower crown molding to the upper crown molding is gracefully accomplished with an elegant ornamental scroll of carved foliage (Figure 161). It may not be a coincidence that this carved wood scroll detail is also found in the foliage scroll motif of the ceramic tile on the hearth (refer to Figure 160).



FIGURE 161. Detail of asymmetrical overmantel with stepped bead and reel crown molding and ornamental scroll of carved foliage at the transition.

Attic. There are two attics. One above the two-story portion of the house and one above the single-story portion at the rear. The former is accessed by a pull-down folding ladder in the ceiling of the second-floor hall, and the latter is entered through an access door in the north wall of bedroom 2 (Figure 162 and Figure 163). The roofs are stick-framed, and the dark patina of original structural members makes them distinguishable from the newer, more recent wood braces and plywood sheathing added during reroofing projects in 1990 and 2014. A single chimney extends through the

Physical Description and Condition Assessment

attic and penetrates the ridge of the roof that is over the kitchen and back room (Figure 164). Another chimney in the attic above the second floor is centered on the front gable and is visible on the west side of the main roof (Figure 165).

In the attics, thermal insulation is achieved with blown-in fiberglass insulation that covers the ceiling joists (Figure 166).



FIGURE 162. Pull-down folding ladder in second-floor hall provides access to the attic above.



FIGURE 163. Attic access door in bedroom 2.

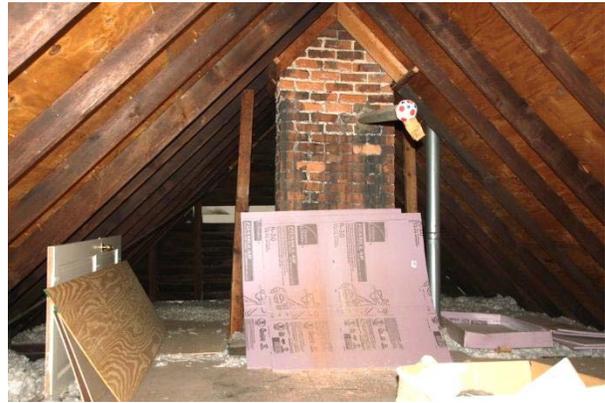


FIGURE 164. Attic of rear, one-story portion of 510 Auburn Avenue.



FIGURE 165. Second-floor attic looking toward north gable.



FIGURE 166. Second-floor attic looking toward south gable. Note blown-in insulation covering ceiling joists.

Basement. About 15 to 20 percent of the area under the house is a walk-out basement that is below the one-story portion at the back of 510 Auburn Avenue. The basement was finished space, perhaps living quarters for a maid or a tenant. By 1932, the basement was no longer identified at 510 Auburn Avenue on the Sanborn map, which may signify that the space was no longer used (refer to Figure 23).

The two-room basement is accessible at grade at the rear of the house. In the north wall, there is a two-over-two, double-hung wood window beside a four-panel wooden door with a concrete stoop outside (Figure 167). The west wall also has a two-over-two, double-hung window. Inside the north room, there are wood slats on the floor, which appear to be on top of a concrete slab. Vinyl floor cloth covered the wood strip flooring (Figure 168). The walls in both spaces have badly deteriorated plaster with degraded green paint (refer to Figure 167).



FIGURE 167. Basement entrance into north room. Note deteriorated plaster and exposed ceiling joists.



FIGURE 168. Wood flooring and vinyl floor cloth on top in the north room of the basement.

There is a section of a wall adjacent to the fireplace that has wood bead board on wood studs. The bead board is also painted green (Figure 169). Exposed joists of the floor above have marks from wood lath indicating that the ceiling was also plaster; although, none of it remains. Fiberglass batt insulation fills the spaces between joist, and round, insulated ducts are strapped to the joists as they run across the ceiling.



FIGURE 169. Bead board wood partition and door opening flanking the fireplace.



FIGURE 170. Fireplace between the two basement rooms.

Between the two rooms is a coal-burning fireplace flanked by wood-framed walls (mentioned above) that extend east and west across the width of the basement. The brick chimney is plastered, and there are remnants of a wood mantelpiece and a Portland cement hearth. The firebox was filled in with brick at some point in time (Figure 170).

In addition to the exterior door and window in the north room, there is a closet door and frame in the east wall, and a framed opening to the other room in the south wall. Here the door is missing, and the wood frame has rotted near the floor. The closet

door and frame are intact, but they are in poor condition. All of the baseboards are gone except under the window in the north room and along the bead board wall flanking the fireplace.

The south room has plastered masonry walls, on the east, south, and west, and a rough concrete floor. Most of the plaster has spalled off the lower sections of the walls, probably because of moisture migrating through the masonry foundation walls that are at or below grade. And, there are water stains and standing water on the floor (Figure 171).



FIGURE 171. South basement room looking east.

One two-over-two double-hung wood window is in the east wall, but there is no wood trim around it. Just to the north of the window, in the room, is an 8-inch-by-16-inch brick pier that has a decaying plaster finish, and in the middle of the space is an up-flow gas furnace and air handler that provides conditioned air to the first floor above.

Just inside the door between the two basement rooms is a wall-hung, porcelain enameled, cast-iron sink. To the left of the sink are two openings in the brick foundation wall that were infilled with CMU. It appears that one was a door and the other a window (Figure 172).



FIGURE 172. West basement wall with wall-hung sink and infilled door and window openings.

Condition Assessment

The interior of 510 Auburn Avenue is in good condition overall. The following items represent conditions that need periodic monitoring and cyclic maintenance or require attention and warrant corrective action.

Walls and Ceilings

- Gypsum board walls are in good condition. No significant cracks at joints or extensive delamination of joint compound at fastener heads is evident. The last confirmed cyclic painting occurred in 2014. However, exterior repairs and painting were in progress during the site visit for this report in August 2017. The house was vacant, and the interior was clean. The good condition of painted surfaces inside the house suggests that the interior walls and trim were recently painted.
- Ceilings had water stains and damage from roof leaks (refer to the exterior condition assessment above for a description of the deteriorated roof) (Figure 173 and Figure 174).
- The ceramic tile bathtub surround in the second-floor bathroom is durable and requires little maintenance. It is in good condition (Figure 175).

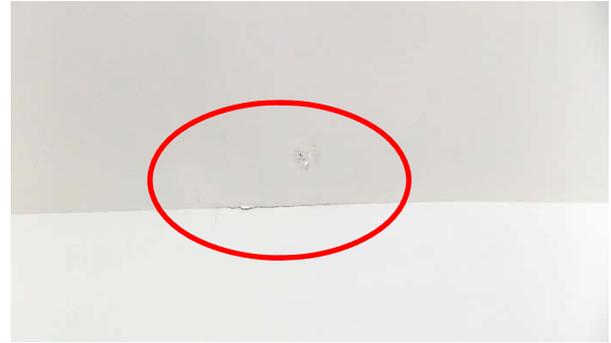


FIGURE 173. Gypsum board ceiling damage from roof leaks—fracture in wall-to-ceiling joint, paint blister and staining.



FIGURE 174. Bathroom: gypsum board ceiling damage from roof leaks—paint blister and linear staining along joint line and ceiling joist.



FIGURE 175. Ceramic tile surround at bathtub/shower in second-floor bath.

Floors

- Floors are covered with several different materials: hardwood (possibly heart pine), ceramic mosaic tile (powder room and bath), sheet vinyl (first-floor stair landing, kitchen, laundry closet, and water heater closet), and carpet (rear hall, back room, the stair, and all other rooms on the second floor). All flooring materials are contemporary except for the hardwood, which appears to be original and a significant interior feature of the house.
- Generally, the carpet is in satisfactory condition. It did not show signs of prolonged use or wear, and it may have been recently cleaned.
- Original, hardwood strip flooring on the first floor is another hard-wearing material. It has a natural, high-gloss finish that is in fair condition because it is subjected to the highest use and traffic. Cyclical maintenance should continue in order preserve this historic feature. Plan for repairs and refinishing in the near term to fix areas of degradation and foster longevity (Figure 176 and Figure 177).
- If any original hardwood flooring remains under carpeted areas, its condition could not be determined, but further investigation would contribute to recommendations for restoring original flooring concealed by the carpet.



FIGURE 176. Degradation of hardwood flooring.



FIGURE 177. Degradation of hardwood flooring around floor register.

- Ceramic mosaic tile floor was installed in wet areas like the powder room and bath (Figure 178). No major cracks or delamination were observed, and these floors have also held up well since they were put in. Because installation was done over a wood substrate, the type of waterproof membrane applied to the substrate will affect the long-term performance of these tile floors. Maintaining stiffness of the floor framing will also aid long-term performance.



FIGURE 178. Typical ceramic mosaic tile flooring installed in first-floor powder room and second-floor bath.

- Sheet vinyl is a floor covering that has been widely used in different formulations since the 1930s. It is inexpensive and easy to install, and it is available in a wide range of colors and patterns. The tan-color, square tile pattern in the kitchen, laundry, and water-heater closet is in good condition, but it requires periodic cleaning to maintain a neat appearance. It can crack and tear when impacted and moving

heavy furniture and equipment like appliances over it can scratch and mar the surface (Figure 179).



FIGURE 179. Ordinary sheet vinyl flooring in the laundry closet.

Woodwork and Trim

- Painted cased openings and door and window trim are consistent throughout the house, and some of it may be original. Historically, trim and woodwork in homes of this vintage were finished with a dark-brown stain or paint and high-gloss varnish. It is all painted an off-white color now, which makes it difficult to visually distinguish original material from non-original material. It is very likely that most if not all of the stair and stair components are original along with most of the trim along the stair. Some window and door trim are also original. Besides the effects of normal wear-and-tear the trim and woodwork is generally in good condition.
- Perhaps the most distinctive and unusual features of 510 Auburn Avenue are the two mantels in the front and middle rooms on the first floor. Both should be considered contributing historic features of the house, and both are very unique. In particular, the mantel with asymmetrical overmantel in the front room should be recognized for its Mannerist design and protected.
- Baseboards are consistent throughout the house and some may be historic. Joints have separated, and there are splits and checks in the base trim that were caulked and painted

rather than repaired properly (Figure 180 and Figure 181). Baseboards have several layers of paint and scarring, scratches, and abrasions that have accumulated over time.



FIGURE 180. Misaligned baseboard joint. Perhaps an attempt to merge original baseboard with new baseboard.



FIGURE 181. Misaligned joint in baseboard that was caulked and painted.

Doors and Hardware

- All interior doors are stile-and-rail units with four raised panels. Many of them may be original, but, if not, they have been in use for some time given their condition. The two exterior doors on the first floor are only in fair condition mostly because of the poor condition of the edges where hardware was and is barely attached. These doors and frames are vulnerable and should soon be replaced with new stile-and-rail doors that match the extant design (Figure 182 and Figure 183).

Physical Description and Condition Assessment

- Generally, door hardware (locksets, latch sets, deadbolts, and hinges) is functional but not in good condition. Doorknobs are not in compliance with the regulations of the revised Architectural Barriers Act (ABA) and Americans with Disabilities Act (ADA). However, historic properties can, in some circumstances, receive waivers from strict compliance; although, none of the locksets and latch sets are historic.
- The brass finish on the door hardware is tarnished and scratched, and brass hinges and strike plates are marred by excess paint (Figure 182, Figure 183, Figure 184, and Figure 185).



FIGURE 182. This rear hall exterior door edge is damaged to the extent that the stile is no longer solid enough to hold the screws for the lockset and deadbolt. The brass finish on the deadbolt and lockset is tarnished and scratched.



FIGURE 183. This door jamb at the rear hall exterior door is split to the extent that it is not sound enough to secure the strike plates for the lock and deadbolt.



FIGURE 184. Excess paint on brass door hardware.



FIGURE 185. Multiple coats of paint on brass hinge. Also note split door jamb.

Structural System

The previously described masonry pier foundation and supplemental posts support the wood-framed structure of the house. The structure consists of 4x8 wood beams that span north-south at the perimeter wall and along the line of masonry foundation piers (Figure 186). The 2x8 wood floor joists span east-west and are spaced 16 inches on center. The ends of each floor joist are notched to rest on the beams and a cementitious mud sill. The joists extend approximately 4 inches above the top of the beam (Figure 187). Some of the floor joists and portions of the mud sill at the south end of the building have been replaced (Figure 188). Joist pockets are filled with batt insulation. The wood tongue-and-groove subflooring is anchored to the joists.

During the survey, no inspection openings were made, and the existing wall framing was not visible. Thus, existing conditions could not be documented or assessed. However, based on conditions observed at 518 Auburn Avenue, a nearby wood-framed structure of similar design and period of construction, the structure is most likely balloon-framed consisting of 2x4 framing spaced 24 inches on center. As is typical of balloon framing, second-floor framing would be nailed to the continuous wall framing.



FIGURE 186. Overview of first-floor framing as viewed from crawl space.



FIGURE 187. Notched floor joist at wood floor beam.



FIGURE 188. Non-original wood floor joists at north end of building.

As was the case at 518 Auburn Avenue, there is evidence that portions of the exterior cladding had been removed and either replaced or reinstalled. As evidenced at 518 Auburn Avenue, this repair

may have also included the installation of a weather barrier.

The second-floor ceiling is constructed of 2x6 joists spaced 16 inches on center. Wood kickers are anchored to the end of the joists to support the roof cornice and overhanging roof eave. The joist pockets are filled with blown-in insulation (Figure 189).

There are two primary roof areas where the structural framing was assessed; the roof of the main, two-story portion and north extension roofs. The main building roof is constructed of actual 2x6 rafters spaced 24 inches on center with blocking installed at the mid-span between adjacent rafters (Figure 190). The roof has a 2x6 ridge beam at the hip ridge but no main ridge beam. On top of the framing is non-original plywood sheathing secured with sheathing clips between panels. There is 2x4 diagonal bracing at the east and west-facing slopes of the roof. The bracing is anchored to every other rafter. There was evidence of repairs to some of the rafters and wood kickers attached to ceiling joists. All ductwork was supported by nylon straps hung from the rafters.

The north extension also has 2x6 ceiling joists spaced 16 inches on center, and the joists pockets are filled with blown-in insulation. The gable roof is constructed of 2x4 rafters spaced 24 inches on center and has non-original plywood sheathing secured with sheathing clips (Figure 191). There is no ridge beam for the roof; however, there is a diagonal bracing member that is anchored to the rafters at both sides of the roof. Some of the rafters have been repaired with new rafters sistered to the existing.



FIGURE 189. Overview of main building ceiling and roof structure.



FIGURE 190. Hip portion of main building roof with plywood sheathing and hip ridge beam.



FIGURE 191. North extension gable roof framing.

Condition Assessment

In general, the structure is in fair condition.

- Missing roof cross ties were noted at the main building and north extension gable roofs. Typically, the gable roof is tied to the end gable with diagonal bracing. The ties were not present at either roof area and the end gable framing was left unbraced.
- Some of the supplemental wood foundation posts did not fully extend to the concrete footing (Figure 192). Where observed, the posts appeared to stop approximately 1/2 inch above the footing. The area was filled with dirt and gravel.
- Small checks and horizontal cracks were observed at the center of a few of the floor joists (Figure 193). The cracks were approximately 1/16 inch wide, were located at the mid-height, and extended approximately 1 foot from the end of the beam.
- Localized areas of charring and previously burnt wood rafters were observed (Figure 194). The charred members indicate previous fire damage to the roof. All structural members with evidence of fire damage appeared to have supplemental structural reinforcing.



FIGURE 192. Base of wood post framing does not meet concrete footing.



FIGURE 193. Small check in the wood at the end of the joint.

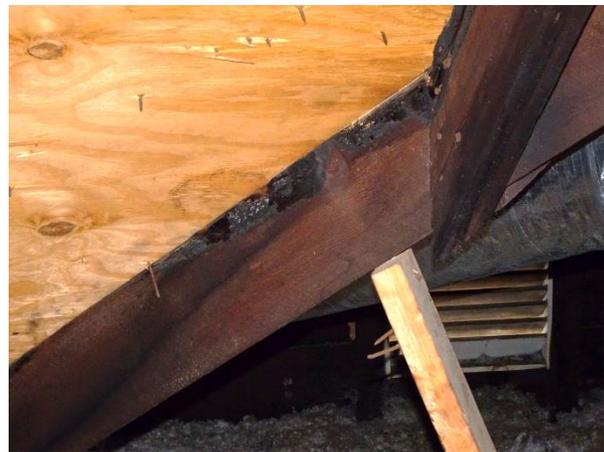


FIGURE 194. Wood roof rafter with evidence of previous fire damage.

Mechanical and Plumbing Systems

The house is heated and cooled by two split (direct expansion [Dx]) systems. One gas-fired, up-flow furnace and fan unit was installed in the attic and coupled with an outdoor condensing unit (Figure 195). Insulated ducts in the attic carry heated or cooled air from the fan coil unit to second-floor ceiling registers (Figure 196). A return air grille is in the ceiling of the upstairs hall. The second gas-fired, up-flow furnace and fan unit is in the basement, and it is coupled with another outdoor condensing unit (Figure 197). Insulated ducts from the basement unit run to floor registers in the kitchen and back room and through the crawl space to additional floor registers in the south half of the house (Figure 198). Condensing units for both split systems are located at grade on the west side of the house (Figure 199).



FIGURE 195. Up-flow, gas-fired furnace and fan unit in the attic above the second floor.

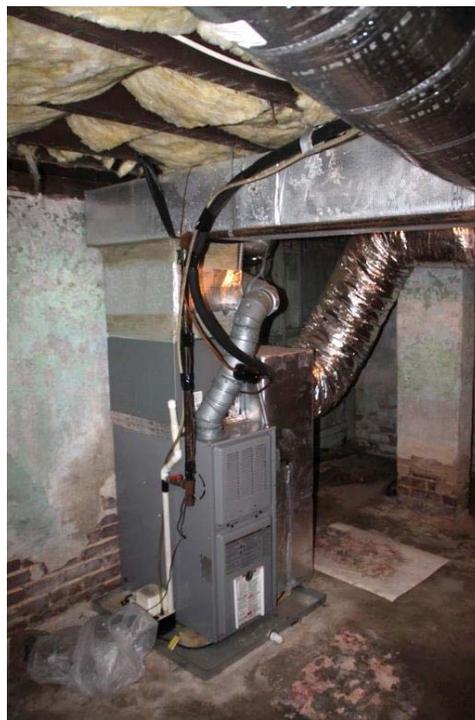


FIGURE 197. Up-flow, gas-fired furnace and fan unit in the basement.



FIGURE 196. Insulated, flexible HVAC ducts in the attic carry heated or cooled air to second-floor ceiling registers.



FIGURE 198. Insulated HVAC ducts in the crawl space carry heated or cooled air to floor registers.



FIGURE 199. Two condensing units on the west side of the house.



FIGURE 200. Non-programmable thermostat.

Each floor has a non-programmable, digital thermostat centrally located in hallway (Figure 200). In addition, ceiling fans augment air movement in the building and aid environmental comfort inside (Figure 201). The powder room and upstairs bath are equipped with exhaust fans.



FIGURE 201. Office with ceiling fan.

Domestic plumbing in the house was also extensively updated in 1994 when the interior was updated. The white plumbing fixtures are contemporary. Bathroom and powder room sinks

are a self-rimming-type set in a vanity cabinet with a plastic laminate vanity top (Figure 202). The standard-size bathtub on the second floor has a glazed ceramic tile tub and shower enclosure, but there was no shower curtain or rod (Figure 203).



FIGURE 202. Self-rimming sink in contemporary bathroom vanity.



FIGURE 203. Bathtub with ceramic tile surround.

Physical Description and Condition Assessment

The kitchen is equipped with a double-bowl, stainless-steel sink and a dishwasher. Domestic water and drain lines are PVC (Figure 204).



FIGURE 204. Kitchen with dishwasher and stainless-steel sink. Countertop is post-formed plastic laminate.

Domestic water, drain, and waste lines are PVC. Schedule 40 PVC pipe is code-approved for most sanitary waste systems because of long-term performance and ease of installation (Figure 205.). Domestic water is provided by the City of Atlanta through a meter on Auburn Avenue. A 40-gallon, electric water heater is in a closet under the stair. No records were found to document when the current water heater was installed (Figure 206). PVC waste lines are routed in the crawl space and, from there, to the public sanitary sewer system in Auburn Avenue (Figure 207).

Natural gas is used for heating, cooking, and drying clothes. Hot water is supplied by an electric water heater. The gas meter is on the east side of the house near the front porch (Figure 208).



FIGURE 205. PVC drain and waste lines.



FIGURE 206. Electric hot water heater beneath the stair.



FIGURE 207. PVC waste lines in the crawl space.



FIGURE 208. Gas meter.



FIGURE 209. Electric meter base at the southeast corner of the house.

Electrical System. According to Park records, the electrical system was updated and upgraded as part of the major renovation project in the early 1990s. Electrical service comes from the pole on Auburn Avenue to a weather head, conduit and meter base at the southeast corner of the house (Figure 209). The primary breaker panel is on the west side of the first-floor central hall opposite the stair (Figure 210). In addition, new receptacles, switches, and light fixtures were installed.



FIGURE 210. Main breaker panel in the first-floor hall.



FIGURE 211. Non-original chandelier in middle room, first floor.



FIGURE 212. Modern fluorescent light fixture in the kitchen.

Currently, a few light fixtures and ceiling fans in the house have a vintage style but may not accurately represent fixtures from the period of significance (Figure 211). However, some light fixtures are conventional surface-mounted, 1 foot by 4-foot, fluorescent fixtures with wraparound plastic lenses (Figure 212).

It is assumed that when the electrical system and electrical devices (receptacle, switches, fixtures, etc.) were last updated they complied with the requirements of the building code.

There is a security system with the central monitoring station in the laundry closet and a key

pad in the front hall on the wall next to the water heater closet (Figure 213 and Figure 214). Sensors are dispersed throughout the house. The date of installation is unknown.

Life safety systems include electrically powered, ionization-type smoke and fire detectors (Figure 215).



FIGURE 213. Security system panel and monitoring station.



FIGURE 214. Security system key pad in the front hall.



FIGURE 215. Ceiling-mounted smoke and fire detector.

Data, Television, and Communication Systems. Cable television, communication, and data service comes from a line on Auburn Avenue to the southwest corner of the house. From that point, cables drop down to weather-resistant junction boxes and from there to locations along the west wall where the cables penetrate the wood siding and enter the building (Figure 216). Co-axial cable is exposed and haphazardly attached to the siding before it goes the exterior walls (Figure 217).



FIGURE 216. Data, cable television, and communications service drops down to weather-resistant junction boxes at the southeast corner of the house.

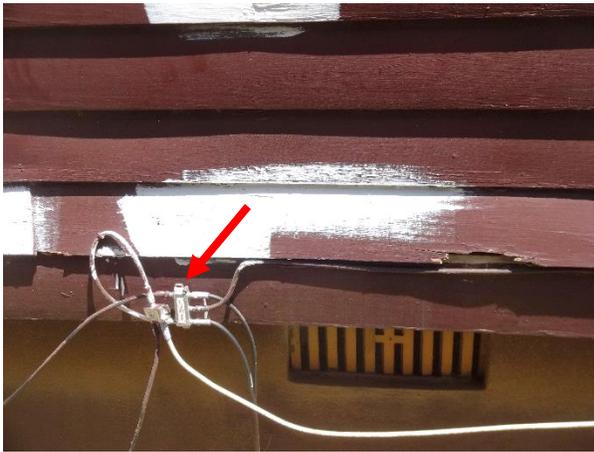


FIGURE 217. Exposed co-axial cable attached to wood siding.

Condition Assessment

Mechanical and Plumbing Systems

- The house at 510 Auburn Avenue is heated and cooled by two Dx split-systems, with blower coil unit, gas heat, and outdoor condensing unit. Documents for the 1994 rehabilitation project indicated that new HVAC systems were installed, but existing equipment is much newer. The dates when the existing equipment was installed were not found. However, the date of manufacture for the unit in the attic is July 2007, so it is reasonable to assume that it has been in operation about ten years. The HVAC unit that serves the first floor is in the basement, and its date of manufacture is September 2008. It has probably been in operation for approximately nine years. Incomplete park records show HVAC maintenance at 510 Auburn Avenue was performed periodically from 2008 to 2017.
- During the on-site visit for this report, no problems with the HVAC systems were mentioned by the park staff. Performing cyclic preventative maintenance will continue to extend the operation of both HVAC units.

Electrical Systems

- It is reasonable to assume that the existing electrical system was installed in compliance with the current electrical / building code in

the early 1990s. Substantial changes to the building or a change in occupancy classification may require upgrades to bring the building and the electrical systems into compliance with present codes.

- The main electrical panel has sufficient capacity and space for more circuit breakers (Figure 218).



FIGURE 218. Main electrical panel on the first floor.

Plumbing

- Plumbing in the house was completely replaced in 1994. It appears that PVC piping was used for domestic water lines instead of copper. Copper is a proven, long-lasting material for domestic water piping, and it is the preferred standard. PVC and copper must be insulated to prevent freezing. Observation in the crawl space did reveal abandoned PVC pipe with an attached valve lying on the ground, but other PVC water lines were not visible. It could not be determined if water pipes in the crawl space are insulated. Further investigation may be necessary if problems arise (Figure 219).
- The hot water heater is plumbed with PVC pipes (Figure 220).



FIGURE 219. Abandoned section of PVC water pipe with red-handled valve attached.



FIGURE 220. PVC water piping at the water heater.

- Sanitary waste lines in the house and in the crawl space are PVC. The main waste line exits the crawl space at the west side of the house and ties into the public sewer line in Auburn Avenue (Figure 221). Schedule 40 PVC pipe is code-approved for most sanitary waste systems because of long-term performance and ease of installation.
- From a city water meter along Auburn Avenue, the main domestic water line enters the crawl space and runs horizontally and then vertically to a 40-gallon gas water heater in a closet under the stair. From there, hot and cold water are distributed to the kitchen, the laundry, the powder room, and the bath on

the second floor. The water heater is in serviceable condition, but it does not have an insulation jacket, and there is no drain pan (Figure 222). For tank-type water heaters, current building and plumbing codes require drain pans with a drain line to the outside.



FIGURE 221. PVC waste line in the crawl space.



FIGURE 222. Water heater without a drain pan.

Fire Protection and Life Safety

- Fire protection is limited to electrically powered, ionization-type detectors mounted on ceilings. At the time 510 Auburn Avenue was surveyed, operation of the smoke and fire detectors could not be determined. Records of installation, periodic maintenance, and detector replacement were not available. A portable fire extinguisher was purchased and placed in the kitchen under the sink in 2012, according to facility management data.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹²⁷

Properties are nominated to the National Register of Historic Places through preparation of documentation related to the historical development, current conditions, and historic integrity of its resources. National Register nominations also include a significance evaluation that identifies the important historical associations of the property, and comments on its architectural, archeological, and social values as they relate to the criteria for listing in the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

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

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

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

Criteria Considerations

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

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

127. National Park Service, "National Register of Historic Places," accessed May 22, 2019, <https://www.nps.gov/subjects/nationalregister/index.htm>.

- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.¹²⁸

National Register Status of 510 Auburn Avenue, NE

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

- *National Register nomination documentation for Martin Luther King, Jr. Historic District*, bounded approximately by Irwin, Randolph, Edgewood, Jackson, and Auburn Avenues. Documentation prepared by Elizabeth Z. Macgregor, Architectural Historian, and Carole A. Summers, Coordinator, Historic Sites Survey, Historic Preservation Section,

128. *Code of Federal Regulations*, Title 36, Part 60, "The National Register Criteria for Evaluation."

Department of Natural Resources, Atlanta, March 25, 1974; entered in the National Register May 2, 1974.¹²⁹

The National Register form used at the time allowed preparers to select date ranges as significant periods. The preparers of the NHL documentation selected 1800—1899 and 1900—as significant periods. The form identifies areas of significance including Architecture, Education, Political, Religion / Philosophy, and Other: History. The nomination documentation cites several structures that together “comprise an identifiable and definable historic district”; these structures include Ebenezer Baptist Church, the gravesite of Martin Luther King Jr; King’s birthplace and boyhood home at 501 Auburn Avenue; shotgun row houses and Victorian houses on Auburn Avenue; the Alexander Hamilton House at 102 Howell Street; the Atlanta Baptist Preparatory Institute at 535 Auburn Avenue; Our Lady of Lourdes Catholic Church Mission; and Fire Station No. 6.¹³⁰ Although 510 Auburn Avenue was not specifically named in the document, the “Victorian Houses” that lined the Birth Home block were indicated as contributing resources.¹³¹ This would include 510 Auburn Avenue.

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

129. Macgregor and Summers. The nomination form notes that the Atlanta Baptist Preparatory Institute site was, at the time the nomination documentation was prepared, occupied by apartments.

130. Ibid.

131. Ibid.

1973. The historic district was listed in the National Register on May 2, 1974. The historic district was designated a National Historic Landmark on May 5, 1977.

The National Historic Landmark nomination was prepared using a National Register form, as was the convention at the time. As noted above, the form allowed preparers to select date ranges as significant periods. The National Historic Landmark documentation cites the period of significance as 1800–1899 and 1900–, and relevant areas of significance as Architecture, Education, and Religion. An inventory of individual buildings provided with this documentation is entitled, “Martin Luther King National Historic Landmark – Inventory.”¹³²

The building at 510 Auburn Avenue is included in the inventory with the following notation:

510 Auburn Avenue. pre-1892. After 1905 this building was occupied by a series of black tenants, including Alice T. Francis (1940-55). The Alice Francis Employment Agency was operated from here from 1940 to 1945.¹³³

- *National Register documentation for Martin Luther King, Jr. National Historic Site*, which comprises a historic district approximately bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue. This documentation was prepared by Robert Blythe, Maureen A. Carroll, and Steven H. Moffson, National Park Service, Southeast Regional Office, and certified by the Keeper of the National Register on May 4, 1994.¹³⁴

132. Levy, n.p. See also Mendinghall, n.p.

133. Ibid.

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

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

- A. The Development of a Black Community and Leader: Atlanta's Auburn Avenue Neighborhood and Martin Luther King, Jr., 1906–1948
- B. Martin Luther King, Jr.'s Leadership of the American Civil Rights Movement, 1955–1968
- C. Architectural Resources of the Martin Luther King, Jr., National Historic Site, ca. 1880–1950

The 1994 documentation notes that the district lists thirty-five contributing buildings. It includes 510 Auburn Avenue as a contributing building and offers the following specific commentary:

510 Auburn Avenue, ca. 1890 (IDLCS #090014). A two-story house with a hip roof, a front-facing gable over a cutaway bay, and a single-story, full-facade porch. Surviving Queen Anne features include turned porch posts and sawn brackets, a diamond-shaped window next to the main entrance, and decorative shingles in the gable end. Alterations include asphalt siding over weatherboards, an exterior stair to the second floor on the west, boarded up windows, and probable removal of brackets over the cutaway bay. In the back yard is an eighteen-inch-high, thirty-foot-long rubble stone wall running parallel to back lot line, built ca. 1895–1945.¹³⁵

The residence at 510 Auburn Avenue is included as a contributing building under

135. Ibid., Section 7, 12–13.

Context A, “The Development of a Black Community and Leader: Atlanta’s Auburn Avenue Neighborhood and Martin Luther King, Jr., 1906–1948.” Under this context, 510 Auburn Avenue—together with other residences in the historic district—are listed as contributing to the historic district’s national significance.

In this documentation, 510 Auburn Avenue is also listed as a contributing building under Context C, “Architectural Resources of the Martin Luther King, Jr., National Historic Site, circa 1880–1950.” This context addresses buildings within the historic district possessing local architectural significance. The documentation notes that although these buildings do not represent high-style architecture, they do “. . . represent residential and commercial buildings common in urban areas in the late nineteenth and early twentieth centuries,” and they also “serve as good examples of local adaptations of popular methods of construction which often incorporate elements of nationally popular architectural styles.”¹³⁶ The rear site wall of mixed rubble material is noted as a distinctive landscape feature.¹³⁷

The 510 Auburn Avenue residence is included under the category “single-family houses with Queen Anne elements,” together with several other buildings nearby on Auburn Avenue.

The 510 Auburn Avenue building and other neighborhood residences are not contributing under Context B, “Martin Luther King, Jr.’s Leadership of the American Civil Rights Movement, 1955–1968.” This context includes as contributing resources the nationally significant Ebenezer Baptist Church and Martin Luther King Jr. grave site.

- *National Register documentation for Martin Luther King, Jr. Historic District Boundary Increase and Additional Documentation*, for an area approximately bounded by Freedom

Parkway and John Wesley Dobbs Avenue on the north, Decatur Street on the south, the Southern Railway line on the east, and Interstate 75/85 on the west. This documentation was prepared by Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia. The documentation was certified by the National Register on June 21, 2001.¹³⁸

The documentation cites a period of significance of 1853–1968, beginning with the opening of Auburn Avenue (then called Wheat Street), and citing specific dates including 1906, the Atlanta Race Riot; 1917, the Atlanta fire; 1929, the birth of Martin Luther King Jr.; 1964, the strike at the Scripto plant and the opening of the Wheat Street Gardens I Housing Complex; 1968, the death of Martin Luther King Jr.; and 1976, construction of the Martin Luther King Jr. grave site.

The Boundary Increase and Additional Documentation indicates that there are 443 contributing buildings, 1 contributing site, and 1 contributing structure (not including 37 previously listed resources) and 79 non-contributing buildings. The building at 510 Auburn Avenue is not specifically addressed in this documentation, as it is within the boundaries of the previously established historic district.¹³⁹

In 2018, Martin Luther King, Jr. National Historic Site was designated Martin Luther King, Jr. National Historical Park. The status of 510 Auburn Avenue remains a contributing resource.

The findings of this Historic Resource Study concur with those of previous National Register and National Historic Landmark documentation. The 510 Auburn Avenue building is a contributing structure to the historic district, as a part of the Sweet Auburn neighborhood and as a resource

136. *Ibid.*, Section 8, 21.

137. *Ibid.*, Section 8, 56.

138. Moffson and Kissane.

139. *Ibid.*

present during the years in which Martin Luther King Jr. lived, grew up, and visited in the neighborhood. The 510 Auburn Avenue building survives with sufficient integrity to convey its historic associations.

Period of Significance

The period of significance for 510 Auburn Avenue is associated with the development of the Auburn Avenue neighborhood and surrounding community, as well as with Martin Luther King Jr.'s life there. The park interprets resources including the residences on the Birth Home block to 1929–1941, representing Martin Luther King Jr.'s formative years living at 501 Auburn Avenue, NE. As noted above, National Register documentation prepared in 1994 identified a period of significance of 1880–1968, and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968, for the overarching historic district. A period of significance of circa 1890–1968 is relevant for 510 Auburn Avenue, as the building was constructed circa 1890. This period addresses the local historical and architectural significance of the 510 Auburn Avenue building, from its date of construction through the death of Dr. King.¹⁴⁰

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.¹⁴¹

140. Prior National Register documentation, including most recently the 2001 Boundary Extension and Additional Documentation, indicates a period of significance for the historic district ending in 1968, with the death of Dr. King.

141. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC:

The following list identifies existing character-defining features found on the exterior and interior of 510 Auburn Avenue.

Exterior

- General configuration, massing, and orientation of the building.
- Brick pier foundation.
- Original horizontal wood siding.
- Decorative woodwork.
- Covered porches at south and east elevations.
- Wood-framed exterior doors (where original).
- Original double-hung wood windows.
- Gable and hipped roofs over the residence.
- Two masonry chimneys.

Interior

- General configuration of the interior of the original two-story portion of the house circa 1890s, including the projecting octagonal bay of the front room, the central hall and stair.
- Diamond-shape, stained glass window at first-floor stair landing and adjacent to the front entry door.
- Some original finishes including plaster, wood flooring, wood trim, and millwork that remain.
- Original coal-burning fireplaces and tiled hearth in front room.
- Unique wooden mantels and overmantels.
- Some door openings with single-light transoms.

National Park Service, Technical Preservation Services, 1988).

Assessment of Integrity

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

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.¹⁴²

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."¹⁴³

The historic integrity of 510 Auburn Avenue has been assessed within the context of its local architectural and historical significance, as well as

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

143. *Ibid.*

a contributing resource within the historic district associated with the life and work of Martin Luther King Jr.

Integrity of Location. The residence at 510 Auburn Avenue retains integrity of location in relationship to its site. The location of the building has remained unchanged since it was originally constructed.

Integrity of Design. The building exterior retains integrity of design. Recent repair and restoration efforts have maintained the original exterior appearance of the building. The integrity of design of the interior is diminished by the extensive previous renovation work; however, the exterior is considered more important as part of the context of the Birth Home block.

Integrity of Setting. The residence at 510 Auburn Avenue retains integrity of setting. The Sweet Auburn neighborhood continues to consist of single-family and multi-unit residences, as it did during the building's period of significance. Additionally, most of these residences date to the period of significance.

Integrity of Materials and Workmanship. The building exterior retains integrity of materials and workmanship. The restoration performed in the 1990s reused existing historic materials where possible; however, replacement was performed for much of the original wood siding, brick masonry at the foundation and chimneys, and some windows and doors. The integrity of materials and workmanship of the interior is diminished by extensive previous renovation work.

Integrity of Feeling. The residence at 510 Auburn Avenue retains integrity of feeling. The structure was originally constructed as a residence and the exterior of the building still reflects a residential building. Alterations to the building have not significantly altered the exterior character of the residence.

Integrity of Association. An important aspect of the significance of the residence at 510 Auburn Avenue is its association with the Old Fourth Ward and Sweet Auburn neighborhoods during

the time Martin Luther King Jr. resided in the area. The residence remains an integral part of the neighborhood and helps to strengthen the connection to the neighborhood's period of significance. As a result, 510 Auburn Avenue retains a high degree of integrity of association.

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Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the building at 510 Auburn Street has been prepared based on historical research, condition assessment, and discussion with the National Park Service to understand intended current and future use of the building. The house is considered a contributing structure to the immediate neighborhood of the Martin Luther King Jr. Birth Home and survives with sufficient integrity to convey its historic associations.

As such, treatment and use of the house should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28), as well as the *Secretary of Interior's Standards for the Treatment of Historic Properties*, for the protection of cultural resources. The house should be understood as a contributing context structure for the Birth Home neighborhood, although it is not in itself individually significant. The exterior of the house is therefore more important in providing historic context than the interior, although original features of the interior are character-defining. The building at 510 Auburn Avenue is expected to remain in use as market-rate rental housing.

Laws, Regulations, and Functional Requirements

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

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act, which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

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

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

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

With historic structures, attempts to achieve strict conformance with model building code standards that are intended for new buildings can lead to destruction of the historic fabric. Alternative compliance procedures, such as Chapter 12 of the IEBC relating to historic buildings, should be referenced in determining code compliance. For 510 Auburn Avenue, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the structure.

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

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

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

507.3 Flood hazard areas. Within flood *hazard areas* established in accordance with Section 1612.3 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable, where the work proposed constitutes *substantial improvement*, the building shall be brought into compliance with Section 1612 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable:

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

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

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

Exceptions:

1. The *code official* shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of *substantial structural damage* is not required to comply with Sections 405.2.3, and 405.2.4. *Substantial structural damage* shall be repaired in accordance with Section 405.2.1¹⁴⁴

The IEBC exceptions noted above pertain to Martin Luther King, Jr. National Historical Park as a property listed in the National Register. In addition, Executive Order 13693 issued in 2015

144. International Code Council, Inc., *International Existing Building Code 2018* (Country Club Hills, Illinois: International Code Council, 2017).

directs all federal agencies to implement sustainable design and construction practices, including reducing agency building energy intensity by 2.5 percent annually through the end of fiscal year 2025, relative to the baseline of the agency's building energy use in fiscal year 2015, and reducing agency potable water consumption intensity by 36 percent by fiscal year 2025 through reductions of 2 percent annually through fiscal year 2025, relative to a baseline of the agency's water consumption in fiscal year 2007.¹⁴⁵

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

Alternatives for Treatment and Use

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

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

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.¹⁴⁶

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the 510 Auburn Street building. This treatment would allow for the repairs necessary to stabilize and preserve the buildings, while permitting minor renovation to meet the needs of contemporary park visitation, interpretation, and National Park Service management needs.

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

146. Grimmer.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park, and is considered overly limiting for a contributing but not individually significant building within the historic district. Further, similar preservation efforts would be incorporated in the overarching rehabilitation treatment approach. *Restoration*, which would return the building to its appearance during the period of significance, is also considered overly limiting for a contributing but not individually significant structure. In addition, sufficient documentation has not been discovered to support accurate restoration of the house.

Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in the use of 510 Auburn Street to interpret the Birth Home neighborhood to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for 510 Auburn Street have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

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

property and its environment would be unimpaired.¹⁴⁷

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

- Undertake all work on the structure in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.
- Retain the character of the historic structure and environs by protecting the building and significant site features.
- Ensure that proposed new elements or construction are compatible with the historic character of the structure and its site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the building and its immediate site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in National Park Service archives.
- Retain features and materials at both the exterior and interior of the buildings that survive from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Recommendations

The following specific recommendations for treatment of 510 Auburn Street respond to the overarching treatment approach of *rehabilitation*, which involves making possible a compatible use for the building through repair, alterations, and additions while preserving those portions or

features that convey its historical, cultural, or architectural values.

Exterior

- Diamond-shaped asphalt-shingles on roofs on the main body of the house, north wing, and south and northeast porches should be replaced in kind. The repairs should include removal and replacement of deteriorated plywood sheathing as well as structural repairs.
- Structural roof repairs should be performed which include repair or replacement of deteriorated structural wood-framing members, installation of new diagonal bracing members and cross ties, and installation of end gable ties. Prior to repairs, a structural analysis of the roof and identify should be conducted, and potential sources of deterioration should be addressed. Repairs should include sistering of deteriorated wood framing members, replacement or installation of new diagonal bracing and cross ties that are deteriorated or undersized, and installation of new cross ties between the roof rafters and the end gable framing.
- The sagging and displaced roof at northeast porch should be repaired. Based on existing conditions, the repair may include shoring and resetting of the roof structure prior to re-roofing, or construction of a new roof structure.
- All deteriorated wood siding at the end gable elevations where gaps exist between siding elements should be replaced. All gaps between wood siding members should be sealed.
- Bowed, checked, deteriorated, and displaced wood siding, trim boards, window casings, porch box beams, fascia boards, and balustrades should be repaired where possible, or replaced with matching new wood elements. At fascia boards, the gutters will need to be removed and reinstalled in association with the repairs.

147. Ibid.

Treatment and Use

- Buckled and cupped tongue-and-groove deck boards should be removed and replaced. Boards on all faces should be primed prior to installation and painted to match existing.
- Deteriorated wood window sills should be replaced with new wood sills to match existing window sill profile.
- Cracked, eroded, and open mortar joints in the foundation piers and brick infill walls should be repaired. Depending on the type and extent of cracking, repairs may include routing and repointing cracks and open joints with mortar or creating vertical expansion joints with elastomeric sealant. Prior to repairs, potential sources of water leakage, such as from adjacent downspouts, should be investigated and repaired.
- Scope and rout storm drains to clear of debris which may result in clogging or overflows at the drain, or flooding of the adjacent soil.
- Localized spalled brick units along the top of the brick foundation wall with brick units should be replaced to match original.
- Landscaping such as turf, groundcover, or low shrubs should be planted to mitigate erosion at side yards and reduce undercutting of the concrete footings. (Treatment recommendations for the site and landscape were provided in the 1995 Cultural Landscape Report prepared by Lucy Lawless. The CLR is being updated concurrently with preparation of this HSR.)
- At locations where loss of paint is observed, the wood should be scraped to remove loose material, and the substrate primed and painted to match the original color scheme, using alkyd-based paints formulated for the particular substrate.
- Displaced window sash and units with broken glazing should be removed, deglazed, repaired as required to make square and plumb, reglazed, and reinstalled.
- Screws securing exterior window screens to window sash at the second-floor level should be removed and the screens removed. Window screens should be repaired as required and secured with new exterior-mounted hardware.
- Broken and deteriorated rope sash cords at double-hung windows should be replaced. As part of the repair, hardware and window sash should be checked to verify that they are operational.
- Sections of the gutter where surface corrosion is present should be replaced with galvanized sheet metal gutters that match the size and shape of the existing gutters and downspouts.
- Displaced interior wood trim at window jambs should be removed and reset.
- Cracked and spalled cementitious parge coating at the chimney should be removed, repairs should be performed to the underlying brick as required, and a new cementitious parge coating should be installed and painted to match the existing.
- Loose downspout straps and loose and missing gutter brackets should either be re-secured using stainless steel fasteners installed in sound wood, or replaced with new hardware to match existing.
- Loose and damaged screens at screen windows and doors should be removed and the screens replaced with new metal screens (if historically present).
- Insect and bird nests should be removed from the exterior walls regularly.

Interior

Guidelines and recommendations for interior conditions address issues resulting from general wear, focusing primarily on sustained maintenance, essential repairs, and code compliance.

- Future interior alterations and changes should retain historic fabric and not contribute to the loss of the remaining character-defining features and materials as listed in Chapter 4.
- The character-defining floor plan configurations of both floors, which appear to be compatible with the current use of the building, should be preserved.
- A paint analysis should be conducted of the walk-in basement to estimate the dates of occupation of the living quarters. Consideration should be given to protecting the remaining original features, where present in the basement space, from areas used for mechanical equipment and general storage.
- Loose wood baseboards and trim should be secured into place with finishing nails. Baseboards should be cleaned. Scuffed or damaged areas should be sanded, repaired, and painted. Sealant in joints should be removed, trim work tightened to the wall, and new sealant installed.
- Stained, loose, cracked, and blistered paint should be removed, sanded as needed to prepare the surface, primed, and repainted.
- At future repairs to wet areas such as the bathroom, powder room, and kitchen, and at exterior walls, replacement of non-original gypsum board with moisture-resistant gypsum board should be considered. Walls and ceilings at bathrooms should be protected with an anti-microbial paint.
- Minor damage to gypsum board surfaces should be patched, sanded, and painted to match adjacent surfaces.
- The extent and condition of wood floors should be evaluated when carpet is replaced to determine the feasibility of refinishing original wood floors where present. Isolated rotted or damaged wood flooring should be repaired, replacing deteriorated flooring boards with new material to match original size, species, and grain pattern. Holes from abandoned penetrations should be repaired.
- Split or damaged stile and rail doors should be repaired.
- A new threshold should be installed, and weatherstripping and insulation should be provided at the access door to the attic space.
- The joint between baseboards and floor tile at bathrooms should be sealed.
- Quarter-round trim at cabinets should be painted or stained to match the wood cabinet finish.
- Programmed cyclical maintenance and essential repairs, such as painting, carpet replacement and sheet-flooring replacement, and cleaning, should be completed.
- A code compliance assessment of 510 Auburn Avenue should be conducted and compliance issues addressed as determined appropriate by the National Park Service.
- Consideration could be given to alterations and upgrades as needed to make the first floor accessible and to comply with the requirements of the ABAAS, if determined appropriate by the National Park Service. For example, a ramp or a lift for first-floor accessibility (the second floor is not accessible without an elevator or a lift, but that may not be necessary depending of the use of the building and the second floor). The kitchen, powder room, and bathroom will require significant modification to meet the requirements of the ABAAS. These modifications can be accommodated in the kitchen within the footprint of the existing room. The bathroom and powder room will require additional space to meet the clearance required; such expansion could result in a significant modification to the original floor plan layout of the units.

Treatment and Use

- An airtight seal should be provided around all piping, conduit, and cable penetrations at walls and ceilings.
- Watertight and airtight seals, such as applied exterior-grade sealants, should be provided at all penetrations through the exterior envelope. For example, provide seals where television, internet, and data cables enter the building.
- Consideration could be given to installation of an updated wireless, monitored security system to include intrusion detection, fire, smoke, and carbon monoxide alarms.
- Non-functioning burners on existing cooktops should be evaluated and repaired.
- The one non-functioning attic light fixture should be repaired or replaced.
- Covers and electrical devices should be replaced as required to provide consistent ivory or white color throughout the house.
- The abandoned metal flue pipe in attic should be properly terminated.

Current and forthcoming work

The Park has not currently identified work in progress or planned to be completed at the building.

Recommendations for Further Research

Mechanical and Electrical Systems

- Programmed cyclical maintenance and essential repairs, particularly for mechanical and electrical systems, fixtures, equipment, and devices, should be completed.
 - HVAC equipment should be monitored for proper and efficient operation, and failing equipment should be replaced with modern, energy-efficient systems planned.
 - Conditioning and dehumidifying the interior of a historic structure can result in unexpected consequences that may accelerate the deterioration of interior materials and finishes and the potential for mold and mildew. Consideration should be given to factors such as air and moisture infiltration and vapor and moisture barriers at the building envelope when new HVAC systems are required.
 - Insulation should be installed at domestic hot water lines.
 - Overflow drain pans should be provided at the hot water heater.
 - Consideration should be given to installation of a programmable thermostat at each zone.
 - Sufficient airflow should be confirmed into the attic to supply roof mounted attic fans.
1. Conduct finishes analysis of painted wood on the exterior of the house to identify historic original / historic color schemes.
 2. Conduct further research into the sources and availability of additional archival materials related to 510 Auburn Avenue, such as photographs, documents, contracts, drawings, landscape plans, other illustrations, newsletters, brochures, etc. All current and former places of Park storage, administrative offices, former maintenance sites, and any location that may have served as Park administrative, interpretive, maintenance, or shop space should be searched for documents related to this structure. Consideration should be given to requesting the transfer of materials from other Park departments to the main Park archive. If items such as original drawings need to be retained in a department, then a copy should be made for the main archives with a notation as to the location of the original.
 3. Space in 510 Auburn Avenue was used by Alice T. Francis for a successful employment agency from about 1940 to 1950. This period during and immediately after World War II was one of great change—socially, economically, and politically—for the African American community in Atlanta and the United States.

The park's interpretive plan seeks to expand the traditional interpretive tours and programs by including more information on Dr. King's childhood and the formative role the Old Fourth Ward community played in the development of his character.¹⁴⁸ To support this goal, more research needs to be conducted on Alice T. Francis and her employment agency. This will provide the opportunity to celebrate more fully her accomplishments and tie them to Dr. King's life in Sweet Auburn and the Old Fourth Ward after his return to Atlanta. In so doing, the Park can expand its interpretive program and create new educational experiences.

Resilience to Natural Hazards

Although the Martin Luther King, Jr. National Historical Park is located in urban Atlanta and is not sited in a coastal location, the site is still considered vulnerable to current and future threats associated with natural hazards.

Increasingly frequent strong storms and heavy rainfall have been noted for several years in the southeastern United States. Studies of effects of natural hazards on the State of Georgia and the Atlanta area have also indicated a predicted significant rise in average temperatures, coupled with periods of intense rainfall and associated flooding.¹⁴⁹ However, the more significant threat to the region may be drought, together with increased water demand in the Atlanta region.

Weather and climate related threats to resources have already been felt in the Atlanta area. For example, the remnants of Hurricane Frances

caused extensive damage estimated at \$41 million in the region, primarily from flooding, and 2007 saw a severe drought and the largest forest fire in over a century, with damage estimated at \$1 billion.¹⁵⁰

Although threats are more immediate to coastal historic sites, inland historic sites similarly require identification of the resources anticipated to be threatened—both buildings and landscapes—and planning for protection as well as mitigation in the face of increased storms.

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

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

In addition to threats to the historic resources, natural hazards will affect visitation patterns. A park-specific brief has been prepared on this issue, and notes the historical relationship between visitation and temperature, finding that temperature was a significant predictor of

148. National Park Service, *Martin Luther King, Jr. National Historic Site Long-Range Interpretive Plan* (National Park Service: Harpers Ferry Center Interpretive Planning and Martin Luther King, Jr. National Historic Site staff and partners, 2011), 93–94.

149. Judith Curry, "Local Warming: Consequences of Climate Change for Atlanta," Georgia Tech University, accessed February 12, 2018, http://curry.eas.gatech.edu/climate/pdf/atlanta_rev.pdf.

150. Ibid.

visitation. The brief further notes that understanding this relationship, and taking advantage of continued study, will help park management “adapt to the effects of natural hazards and remain effective resource stewards while promoting visitor experience.”¹⁵¹

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

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

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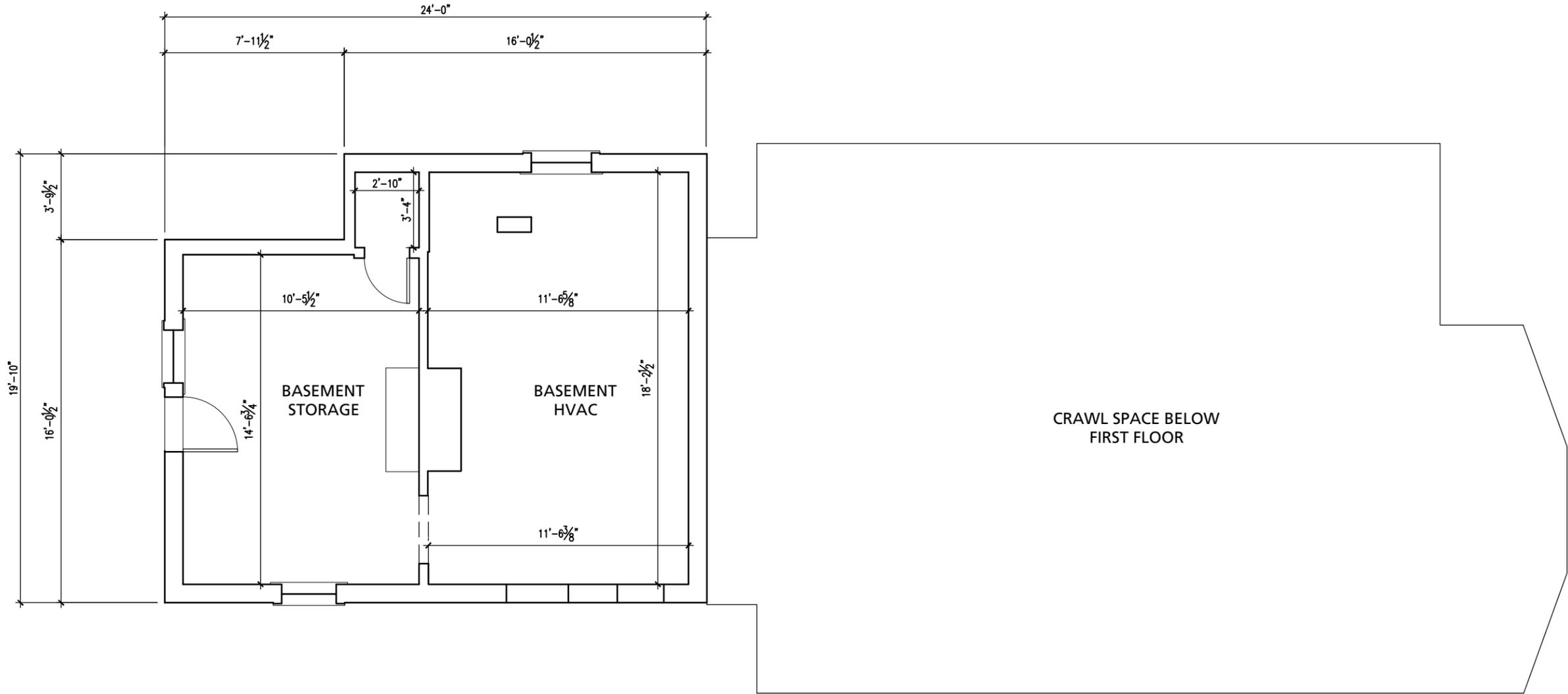
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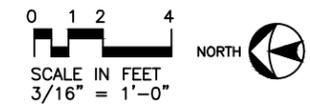
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Appendix A: Measured Drawings



BASEMENT PLAN



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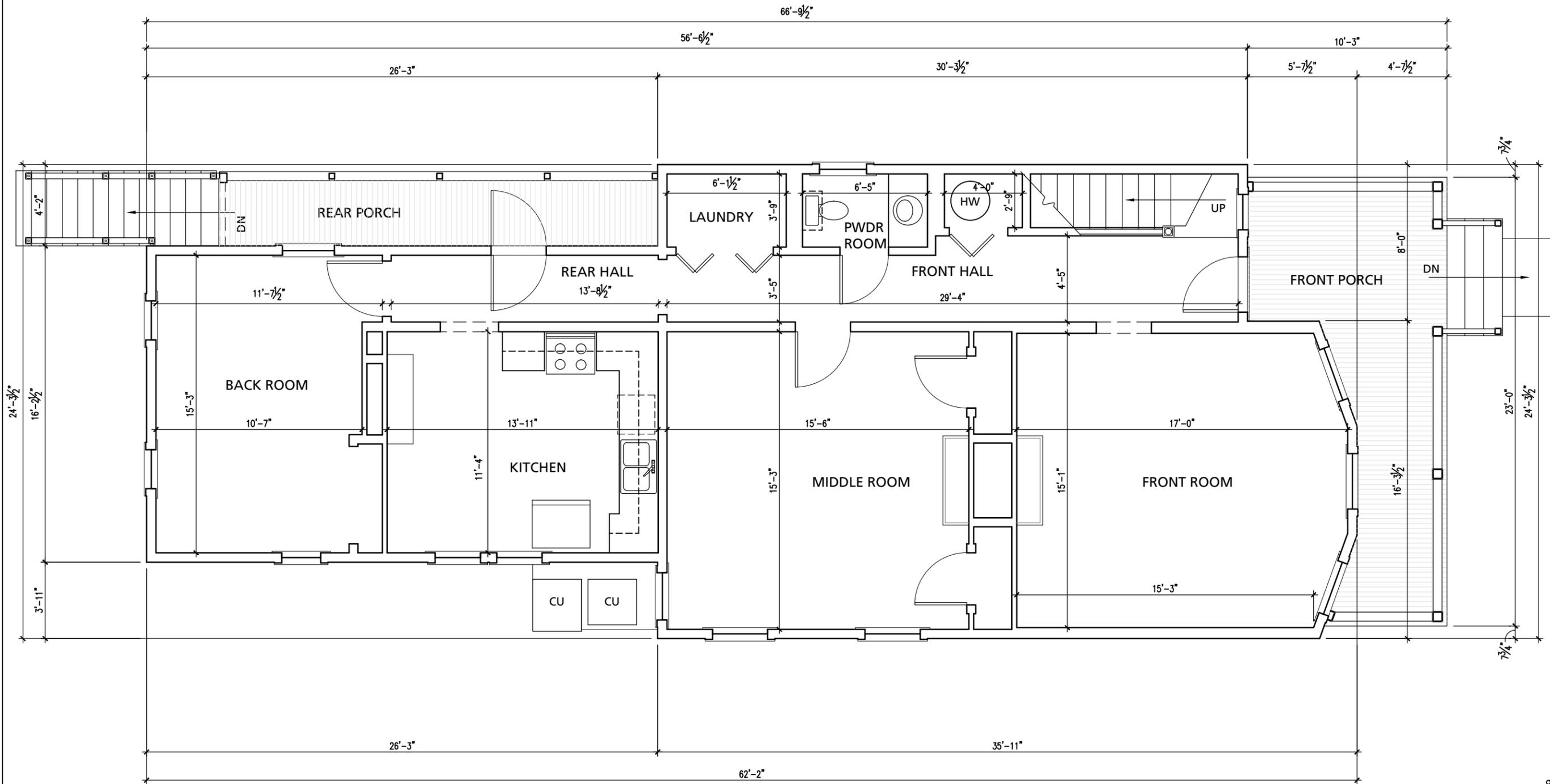
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FULTON COUNTY

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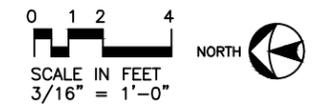
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FIRST FLOOR PLAN



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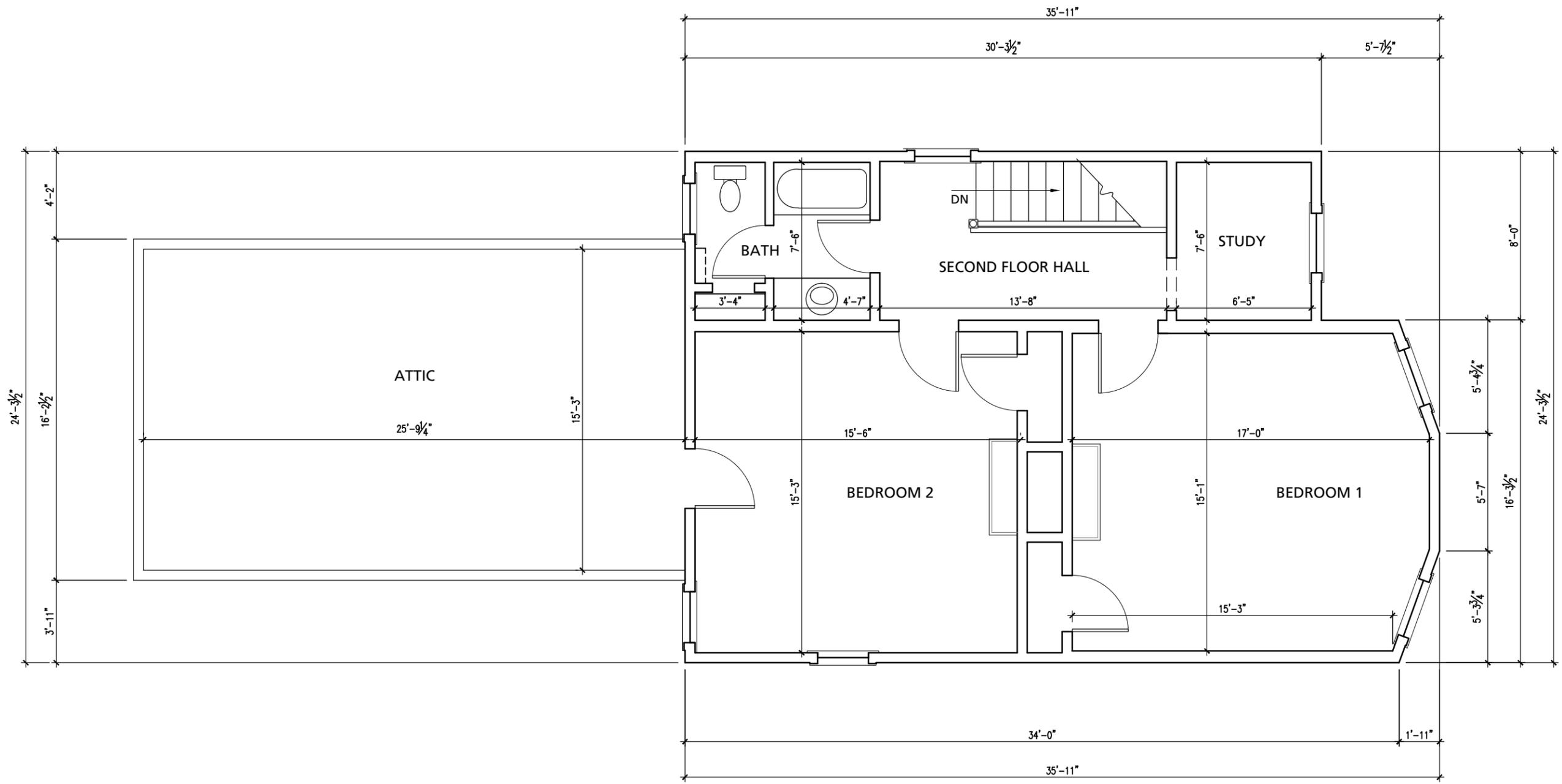
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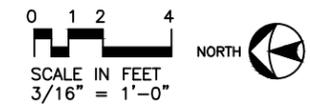
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SECOND FLOOR PLAN



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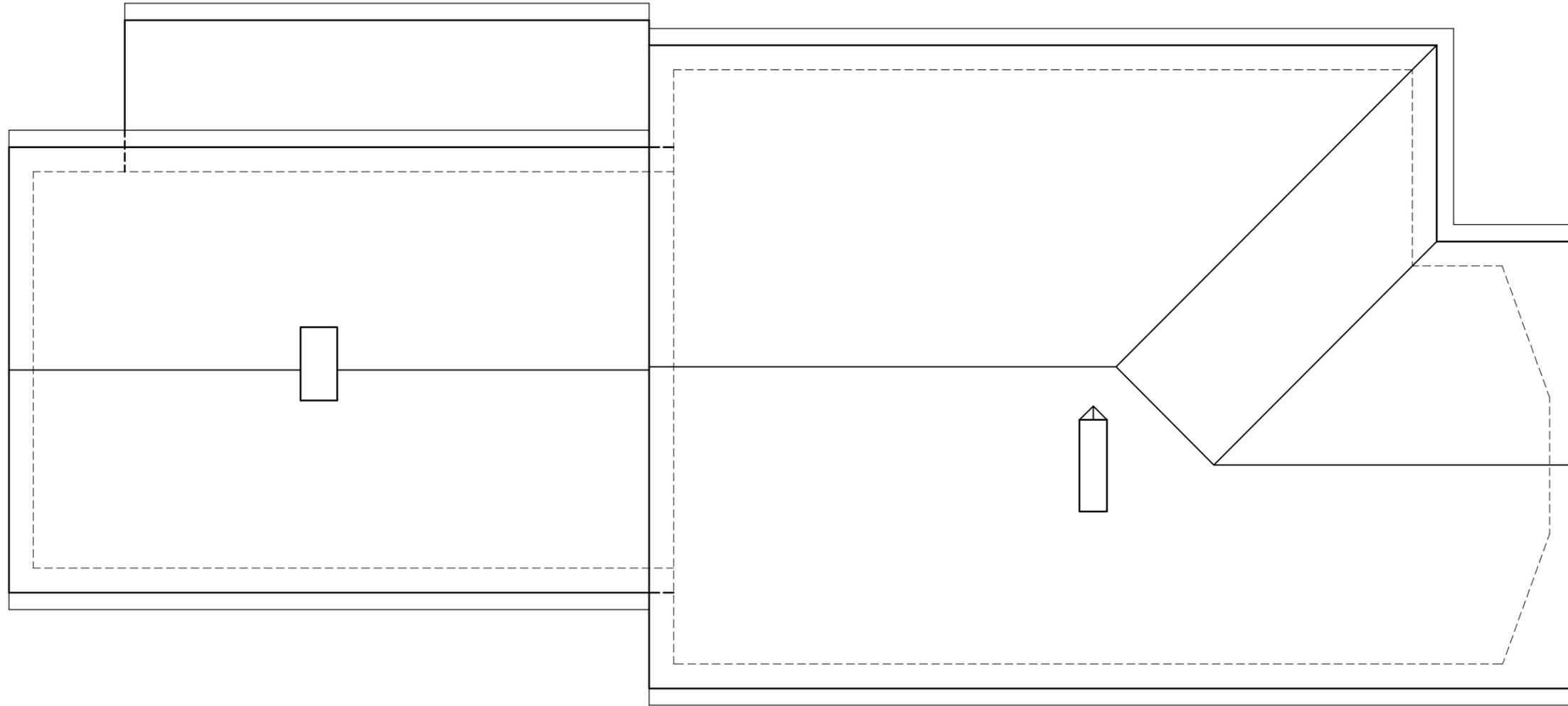
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SHEET
3 OF 8



ROOF PLAN

0 1 2 4
 SCALE IN FEET
 3/16" = 1'-0"



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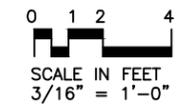
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SHEET
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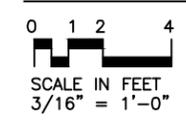


SOUTH ELEVATION





WEST ELEVATION



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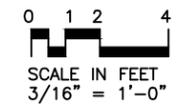
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NORTH ELEVATION



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HISTORIC STRUCTURE REPORT

SHEET
7 OF 8



EAST ELEVATION

0 1 2 4
 SCALE IN FEET
 3/16" = 1'-0"

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U.S. Department of the Interior

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