



518 Auburn Avenue, NE Historic Structure Report



August 2019
Cultural Resources, Partnerships and Science Division
Southeast Region

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

Historic Structure Report

August 2019

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

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

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

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



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

About the front cover: View of the 518 Auburn Avenue, NE, looking north, April 2019.

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

Historic Structure Report

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

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

Recommended by: Janice Hatz 7/16/19
Deputy Regional Director, Southeast Region Date

Approved by: Michelle Vogel 7/17/19
Regional Director, Southeast Region Date

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Project Team

National Park Service – Southeast Regional Office

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

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

Judy Forte, Superintendent
Reginald Tiller, Deputy Superintendent
Leah Berry, Museum Technician
Rebecca Karcher, Chief of Interpretation, Education and Cultural Resources

Panamerican Consultants, Inc.

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

Wiss, Janney, Elstner Associates, Inc.

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

WFT Architects, PA

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

HAZCLEAN Environmental Consultants

Joseph Drapala CIH, CHMM, CIEC, CMC

Foreword

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

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

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

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

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

Management Summary

At the request of the National Park Service (NPS), Panamerican Consultants, Inc. and its subconsultants, Wiss, Janney, Elstner Associates, Inc. (WJE) and WFT Architects (WFTA), have developed this Historic Structure Report (HSR) for 518 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 518 Auburn and Martin Luther King, Jr. National Historical Park. Figure 1 is a map of the state of Georgia showing the location of 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. **Error! Reference source not found.** is a map of Martin Luther King, Jr. National Historical Park showing the location of 518 Auburn Avenue, NE.

The dwelling at 518 Auburn Avenue is listed on 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. The property is important within the park as an example of a two-story, single-family dwelling that was converted into a multi-family dwelling on the Birth Home Block, the block of houses surrounding Dr. King's birth home, 501 Auburn Avenue. The house at 518 Auburn Avenue is typical of the large, single-family dwellings with late Victorian architectural details that lined Auburn Avenue and were attractive to the African American middle class moving into the Sweet Auburn community.

Historical Data

Martin Luther King, Jr. National Historical Park is in the Old Fourth Ward and Sweet Auburn

neighborhoods on the east side of the City of Atlanta. Sweet Auburn is centered on a mile and 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].¹

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

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

childhood and his return to Atlanta as an adult. Earlier, in 1957, he established a base of operations in Atlanta for the Southern Christian Leadership Conference of which he was the first president.²

By the end of the nineteenth century, predominantly white, middle-class families had built new houses or moved into the recently constructed houses along Auburn Avenue east of Jackson Street.³ Built about 1886, the oldest building on the Birth Home Block stands at 521 Auburn Avenue.⁴ 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 had been constructed, but the housing tended to be single-family, the majority of which were large, modestly decorated houses. Many of the properties had stables and wood and coal sheds in the rear.

Residences in the Birth Home Block are representative of vernacular adaptations of popular domestic architectural styles of the 1890s and 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.⁵ Occupying half of the block between Boulevard and Hogue, the one-story, frame, double-shotgun houses contrasted with the existing houses on the block, but were typical of the dwellings to the north. Inexpensive shotgun-type housing was a popular vernacular housing type built across the urban South. The double-shotgun house consisted of two shotgun houses joined by a party wall with separate front entrances.

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.⁶ Several multiple-family dwellings were constructed on the Birth Home Block and adjacent streets. Apartment houses were built at 509 Auburn Avenue (1925) and 506 Auburn Avenue (1933), and a quadraplex was constructed at 54 Howell Street (1931), which subdivided an already crowded house lot. A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home Block was occupied by African Americans, though only 13.3 percent of the buildings were owner occupied and 67.4 percent needed major repairs or were unfit for use.⁷

The house at 518 Auburn Avenue was constructed between 1893 and 1895. The architect, builder, and original owner are not known. Census records reveal that by 1920 Reverend R.A. Carter was

2. Robert W. Blythe, Maureen A. Carroll, and Stephen Moffson, *National Register of Historic Places documentation for Martin Luther King, Jr., National Historic Site*, certified by the Keeper of the National Register on May 4, 1994, (NRIS 80000435; National Archives Identifier 93208246), 2.

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

4. *Ibid.*, Section 8, 14.

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

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

7. *Ibid.*

living at the property. Carter, a bishop in the Colored Methodist Episcopal (CME) Church, is not as well known at present, but during this period he was a significant representative of the church and was considered a great orator whose skills were much in demand. Carter, who served in many administrative capacities within the CME Church, traveled widely in these roles, including as a church presentative to the Ecumenical Conference of Methodism held in London in 1901. During his life, Carter's work was characterized as: "clear in thought, precise in expression, he succeeds in impressing his audience as but few speakers can do. He is a writer, pulpiteer, and scholar."⁸

By 1925, Rev. Alfred and Harriet Dunn Lawless were living in the property. Reverend Lawless, an African American Congregationalist minister, became the principal of Fisk Colored School in 1913, the first public school in New Orleans to provide modern instructional equipment and adult education classes to African Americans.⁹ Lawless and his wife went on to become important figures in the church. He eventually became the Superintendent of black Congregational Churches in the South in 1917.¹⁰ They had one son, Theodore Lawless, who became a successful dermatologist, teacher, and researcher at Northwestern University Medical School, Chicago, where he made many successful contributions to the field of dermatology

particularly in the treatment of leprosy. Theodore became a philanthropist, donating funds for equipment at many hospitals, especially Jewish hospitals in appreciation for the support he received from Jewish physicians, who helped him with letters of reference when he studied in Europe.¹¹

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."¹² When the NPS acquired the properties that make up the Historical Park, the house at 518 Auburn is one of those properties.¹³

In 1994, the house underwent exterior stabilization. The house is currently vacant and awaiting interior rehabilitation.

Treatment and Use

Located within the Birth Home Block, the house at 518 Auburn Avenue is significant for its association with the neighborhood in which Martin Luther King Jr. grew up and is a contributing property to the historic district. The building is part of the context of the Birth Home neighborhood. It is anticipated that it will become part of the Historic Lease Program once the interior is rehabilitated, and its exterior will continue to be interpreted as part of the historic neighborhood. The recommended overarching

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8. Isaac Lane, *Autobiography of Bishop Isaac Lane, LL.D.; With a Short History of the C.M.E. Church in America and of Methodism* (Nashville, TN: Publishing House of the M.C. Church, South, 1916), 175; in *Documenting the American South*, University of North Carolina, accessed May 28, 2019, <http://docsouth.unc.edu/fpn/lane/lane.html?highlight=WyBdWd1c3R1cyBM3VpcyBDaGV0bGFpbiJd>.
 9. Alfred Lawless High School Class of 1995, "Reverend Alfred Lawless July 16, 1872- Spetember 9, 1933," 20th Year Reunion, July 17-July 19, 2015, New Orleans, LA, accessed May 28, 2019, <http://alfredlawless95.wixsite.com/20thyear/about-alfred-lawless>.
 10. *Ibid.*, n.p.

-
11. African American Registry, "Tue, 12.06.1892, Theodore Lawless, A tireless Medical Icon," Today's Articles, accessed May 28, 2019, http://www.aaregistry.or/historic_events/view/theodore-lawless-tirelss-medical-icon/.
 12. Public Law 96-428, October 10, 1980.
 13. Thomas J. Cassidy, Jr., Barbara Pahl, Sharee Williamson, Elizabeth Merrit, and T. Destry Jarvis, *Historic Leasing in the National Park System: Preserving History through Effective Partnership* (Washington, DC: National Trust for Historic Preservation, 2013), n.p.

treatment for the structure is therefore
Rehabilitation.

The exterior of the 518 Auburn Avenue house is generally in good condition, typically requiring only maintenance-type repairs. Certain areas of the exterior wood elements, such as the porch, exhibit more severe deterioration and require repair. The interior of the residence requires extensive work prior to reuse, as the plaster and lathe have been completely removed, exposing the wood framing. The electrical, plumbing, and heating systems have also been removed, thus replacement will be required before the building is returned to use. Further, clean-up and possibly hazardous materials abatement will be required to remove the animal remains and bird guano, and to address the insect infestation observed in the building. Despite the removal of wall and ceiling finishes, a number of significant architectural elements remain and are suitable for repair and / or restoration. Thus, a complete and comprehensive interior rehabilitation, which incorporates appropriate treatment of remaining significant architectural elements, is needed before the building can be reused.

Administrative Data

Locational Data

Building Name: 518 Auburn Avenue

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

LCS Number: 090016

Related Studies

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

_____. National Park Service, Southeast Regional Office. *National Register documentation for Martin Luther King, Jr., National Historic*

Site. Certified by the Keeper of the National Register on May 4, 1994 (NRIS 80000435; National Archives Identifier 93208246).

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

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

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

Lucy A. Lawliss, *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 Regional Office, 1995.

In addition to the above studies and other publications and archival documents noted in the Bibliography, the *Martin Luther King, Jr. National Historic Site Long-Range Interpretive Plan* (2011) and *Martin Luther King, Jr. National Historic Site*

Foundation Document (2017) were referenced in preparation of this report.

Cultural Resource Data

In 1974, National Register of Historic Places nomination documentation was prepared for the Martin Luther King, Jr. Historic District.¹⁴ Although 518 Auburn Avenue was not specifically named, the “Victorian Houses” that lined the Birth Home Block were indicated as contributing resources.¹⁵ This includes the residence at 518 Auburn Avenue.

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.”¹⁶ In 1993, National Register nomination documentation was completed for the Martin Luther King, Jr. National Historic Site, comprising a district bounded by Jackson, Howell, and Old Wheat Streets and Edgewood Avenue. In this documentation, 518 Auburn Avenue was listed as a contributing building under Criteria A and C.¹⁷

In 1985, the Birth Home Block street facades were recorded for the Historic American Building Survey (HABS, GA 62-ATLA, 49). During this recordation, 518 Auburn Avenue’s front, street, facade was drawn to scale, and its location on the

block indicated on a master Auburn Avenue Birth Home Block map.¹⁸

Period of Significance. The period of significance of circa 1893–1968 begins with the date of construction of 518 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 Dr. King Jr. grew up.¹⁹ The National Register documentation prepared in 1994 identified a period of significance of 1880–1968, and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968, for the overarching historic district.²⁰

Proposed Treatment. Rehabilitation

Project Scope and Methodology

The goal of the HSR 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

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14. 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).
 15. 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.
 16. Public Law 96-428, October 10, 1980.
 17. *National Register documentation*, Section 8, 33 and 66.

18. Historic American Buildings Survey, *Martin Luther King, Jr. National Historic Site Birth Home Block Survey* (Washington, DC: HABS, 1985), Sheet 5.
19. Note that the park interprets the Birth Home Block to the period 1929–1941, Martin Luther King Jr.’s formative years in Atlanta.
20. *National Register documentation*, 4; Steven H. Moffson, Architectural Historian, Historic Preservation Division, Georgia Department of Natural Resources, with John A. Kissane, Historic Preservation Consultant, Historic District Development Corporation, Atlanta, Georgia, *National Register documentation for Martin Luther King, Jr., Historic District Boundary Increase and Additional Documentation* (Accepted by the National Register on June 21, 2001), 30.

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.²¹

This HSR addresses key issues specific to 518 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. 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 history of the City of Atlanta, Sweet Auburn, Rev. Alfred and Harriet Dunn Lawless, African American commercial, religious, and education activities 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. The condition assessment addressed the exterior and primary interior spaces and features of the building as well as the building's hazardous materials.

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

Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of the building's significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.²² 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 buildings, as well as for the features of the landscape included in this study. Following the overall treatment

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

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

approach of *Rehabilitation* for the house, 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.²³

Preparation of Historic Structure Report.

Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.²⁴

23. 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 Historic Preservation Services, 2017).

24. Slaton.



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



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

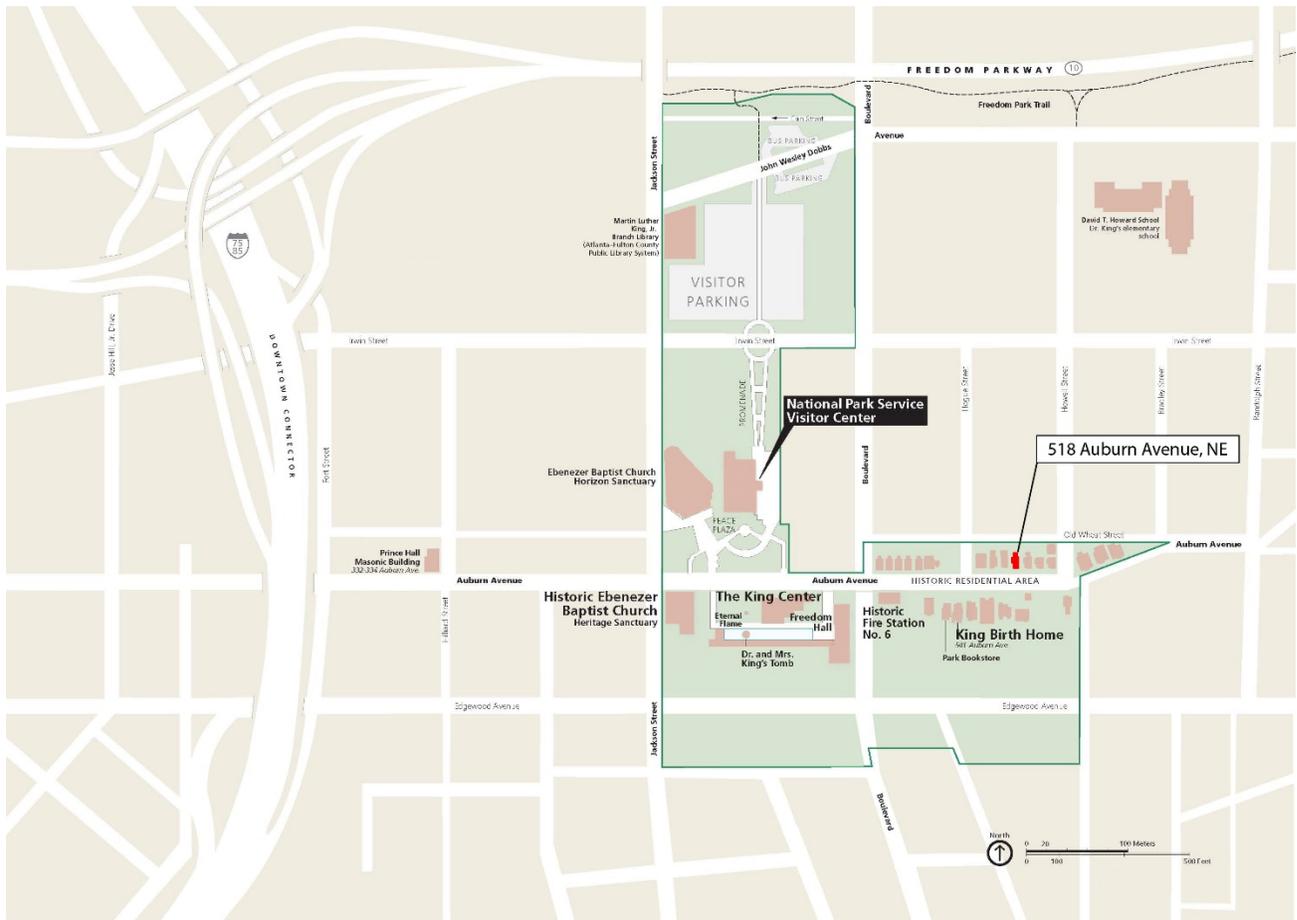


FIGURE 3. Martin Luther King, Jr. National Historical Park showing the location of 518 Auburn Avenue. (Source: National Park Service baseline map, annotated by the authors)

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Developmental History

Historical Background and Context

Situated in the Sweet Auburn neighborhood and the Old Fourth Ward on Atlanta's east side, the building at 518 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 early twentieth century. At the time of Dr. King's birth in January 1929, Auburn Avenue was a thriving center of African American commercial, social, religious, and political activity.²⁵

The National Historical Park is an irregularly-shaped tract roughly bounded by Jackson Street on the west (and now includes 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 the last Atlanta home of Dr. King and his family on 234 Sunset Avenue. The neighborhood surrounding the Birth Home on Auburn Avenue includes a cohesive grouping of residential buildings constructed from 1893 through 1931.

25. 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.

The block also contains Fire Station No. 6 and an extant circa 1920 store building.²⁶

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.²⁷ 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.²⁸

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.²⁹ With only a few exceptions, enslaved persons in Atlanta were forbidden to

26. *National Register documentation, Section 8, 32-33.* For this context, the Birth Home Block includes the section of Auburn Avenue located between Boulevard NE and Howell Street NE.

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

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

29. *Ibid.*, 2-1.

engage in entrepreneurial activity unless their owners or representatives were present.³⁰ Most of the enslaved population in Atlanta worked as general laborers and domestic servants. Others labored in skilled trades as brick masons, carpenters, and blacksmiths.³¹ Free African Americans in antebellum Atlanta, though few in number, were also prohibited by law from participating in the city's commercial life. Census data reveals Atlanta's free black people did not own real estate or personal property.³²

In 1860, 1,939 African Americans were reported to be living within Atlanta's municipal boundary, only twenty-five of whom were free.³³ 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 citizens constituted more than 45 percent of the population.³⁴ Many in Atlanta's black communities continued to live in the post-bellum period as they had during the years of slavery: in servant's homes or quarters located to the rear of a white person's residence. An increasing number of others began to settle in developing African American tenements and settlements throughout the city. These clusters of black settlements developed along railroads and in low-lying areas where land was less expensive and generally considered by the greater population as undesirable.³⁵ 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.³⁶

During the late nineteenth century, African Americans established a variety of successful retail trades and services. The most popular black enterprises in the city included grocery stores, dry goods stores, and eating establishments. In the 1880s and early 1890s, the largest number of African American businesses operated along Marietta Street in the central business area with others scattered along Alabama, Broad, Forsyth, Peachtree, Pryor, and Whitehall streets. Few black businesses were located on Wheat Street (Auburn Avenue) during this time, since it was still primarily a residential street; the few that did exist were mostly grocery stores. In 1896, the Old Fourth Ward had the greatest proportion of African Americans, who constituted 46 percent of the ward's population.³⁷

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 economic and political decline.³⁸ Retaliation by white supremacists at the end of Reconstruction and federal rule followed by the disenfranchisement of African American voters triggered a rise in racial segregation in the city. Booker T. Washington, president of Tuskegee Institute and an African American proponent of the "New South," gave his famous "Atlanta Compromise" speech in Atlanta at the 1895 International Cotton States Exposition.³⁹

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

30. Ibid, 1-1.

31. 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>.

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

33. Ibid., 2-1.

34. Ibid.

35. Ibid, 2-2.

36. Ibid.

37. Ibid., 2-4.

38. Lawliss, 12.

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

defined areas of the city intensified. In 1913, Atlanta passed a segregation ordinance and became the first city in Georgia to legislate residential segregation.⁴⁰ Two years later, the Georgia Supreme Court ruled against racial zoning ordinances.⁴¹ 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 1922.⁴² 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 1928.⁴³ 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.⁴⁴ Laura Lavinia (Kelly) Combs, a free black woman in pre-Civil War Atlanta, was the first African American property owner on Auburn Avenue.⁴⁵ One of two African American landowners in the antebellum period, Combs purchased a lot at the intersection of Wheat and Peachtree streets prior to 1854.⁴⁶ She sold the property in 1856 to buy her husband's freedom

from slavery.⁴⁷ 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.⁴⁸ The Atlanta City Council officially changed the name on April 17, 1893.⁴⁹

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.⁵⁰ 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.⁵¹ By the mid-1890s, the Auburn Avenue community

40. 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.

41. *Ibid.*, 14.

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

43. *Ibid.*

44. Henderson and Walker, 5.

45. *Ibid.* 6.

46. 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.

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

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

49. *Ibid.*

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

51. *Ibid.*

had direct transportation to downtown, where many residents worked and shopped.⁵²

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.”⁵³ 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.⁵⁴ 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.⁵⁵ 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.⁵⁶

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.⁵⁷ 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.”⁵⁸ From 1910 to 1930, Auburn Avenue became the center of African American business, institutional, religious, and social life.⁵⁹ However, during the 1920s, some African Americans started to migrate to the west side of Atlanta.⁶⁰ 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. The West Side replaced the Auburn Avenue residential district as the preferred neighborhood by the 1950s.⁶¹

Birth Home Block

By 1899, most of the lots along Auburn Avenue between Jackson and Howell streets were developed.⁶² Residences in the Birth Home Block are representative of vernacular adaptations of popular domestic architecture of the 1890s and early twentieth century found in American cities.⁶³ 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.

52. Ibid.

53. Ibid., Section 8, 24.

54. Moffson and Kissane, 30.

55. 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).

56. Moffson and Kissane, 30.

57. Ibid.

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

59. Ambrose et al., *Historic Resource Study*, 1-24.

60. Ibid., 2-21.

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

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

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

The Empire State Investment Company developed the northeast corner of Auburn Avenue and Boulevard in 1905 with the construction of nine duplex buildings.⁶⁴ 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.⁶⁵

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.⁶⁶ Martin Luther King Jr.'s maternal grandfather, Reverend A.D. Williams purchased the circa 1894 single-family house at 501 Auburn Avenue in 1909.⁶⁷ 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.⁶⁸

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.⁶⁹ 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.⁷⁰ 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.⁷¹

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.⁷² 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.⁷³

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."⁷⁴ Historic resources within the park include the houses on the Birth Home Block, Ebenezer Baptist Church, Fire Station No. 6, Our Lady of Lourdes Catholic Church, and commercial buildings along Edgewood Avenue.

The 1980 legislation creating Martin Luther King, Jr., National Historic Site authorized a 23.78-acre park. The Reclamation Projects Authorization and Adjustment Act of 1992, enacted October 30, 1992, expanded the park boundaries to include properties located between Jackson Street and Boulevard north to Cain Street. The Martin Luther King, Jr. Preservation District, also established by the 1980 legislation, adjoins the site (now National

64. *Ibid.*, 8, 57.

65. Lawliss, 17.

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

67. *Ibid.*

68. *Ibid.*

69. Lawliss, 21.

70. *Ibid.*, 14.

71. *Ibid.*

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

73. 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).

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

Historical Park) on the east, north, and west and embraces the larger Auburn Avenue African American community in which Dr. King grew up. The Preservation District links Dr. King's career to the African American business, religious, social, and political organizations that flourished along Auburn Avenue prior to and during his lifetime.

Martin Luther King, Jr. Historic District was placed in the National Register of Historic Places on May 2, 1974, and it was designated a National Historic Landmark on May 5, 1977.⁷⁵ The Sweet Auburn Historic District was designated a National Historic Landmark on January 8, 1976.⁷⁶ 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.⁷⁷

In 2001, the original boundary of Martin Luther King, Jr. Historic District was increased.⁷⁸ The purpose of the addition was to expand the district's boundaries to include contiguous and intact portions of the Old Fourth Ward neighborhood not included in the original National Register nomination. The boundary increase includes historically residential properties as far as the Interstate 75/85 corridor. The elevated interstate was rebuilt and widened three times its original width since 1980 and is a large visual and physical barrier between Martin Luther King, Jr. Historic District and the Sweet Auburn Historic District farther west. Historically, these two historic districts were once part of a single African American community. Sweet Auburn is now considered downtown, while the Auburn Avenue community is generally viewed as a residential neighborhood on the east side of Atlanta. Freedom Parkway forms the northern boundary of the

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

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, the Martin Luther King, Jr. National Historical Park Act which redesignated Martin Luther King, Jr. National Historic Site a National Historical Park.⁷⁹ Additionally, H.R. 267 further modifies the boundaries 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."⁸⁰ 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 NPS has rehabilitated many of the dwellings on the Birth Home Block, restoring the exteriors to the 1929-1941 period. The historic streetscape features and the major spatial relationships that define the streetscape within the Birth Home Block have remained relatively constant since its development in the late nineteenth century. The residential buildings on the Birth Home Block are used as park offices or private residences.

The house at 518 Auburn Avenue is currently vacant because the interior has been completely demolished, and pieces of it (and possibly pieces to have been used in an interior renovation) are stacked randomly around the house generally

75. Macgregor and Summers; and Benjamin Levy, *National Register Landmark Documentation for Martin Luther King, Jr., Historic District (Landmark)*, 1976, designated May 6, 1977 (National Archives identifier 80000435_NHL).

76. *National Register documentation*.

77. *Ibid.*

78. See Moffson and Kissane.

79. 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>.

80. 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>.

blocking ingress and egress. It is the intention of the NPS to restore the interior and to place 518 into the Historic Leasing Program.⁸¹

History of 518 Auburn Avenue (LCS #090016)

The house at 518 Auburn Avenue is located on the northside of the Birth Home Block of Martin Luther King, Jr. National Historical Park. The single-family house was constructed between 1893 and 1895 and originally occupied by a white family. The NPS describes the house as a

two-story frame Queen Anne style residence with double gable facade. [The house features a] single-story porch with square fluted Doric columns; octagonal bay on one side of the front facade; shingled overhang projecting slightly from gables; [and] louvered vents” [Figure 4].⁸²

The western gable projection is believed, by some, to be an addition.⁸³ Leading to the porch is a three-to four-foot-wide concrete front walk with a rolled curb and V shaped gutter built probably built between 1895 and 1915 (Figure 5).⁸⁴ The front and side yards of the house are small and narrow. The house exhibits many of the same decorative features found throughout the historic district, including: large horseshoe-shaped louvers with a crown molding, decorative diamond-shaped shingles on the gable projections, house-width front porch, corner boards topped with a simple square capital, 1/1 windows with wide surrounds topped by a simple overhang mirroring the capital of the corner boards, and steeply pitched rooflines (Figure 6 and Figure 7).

The architect and the builder of the house are not known.



FIGURE 4. 518 Auburn Avenue (built between 1893 and 1895), LCS #090016, front, south facade, Martin Luther King, Jr. National Historical Park. (Source: All photographs by authors in 2016 unless otherwise noted)



FIGURE 5. 515 Auburn Avenue and sidewalk associated with house, front, south facade.

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81. Personal communications with Leah Berry, NPS.
82. Division of Facilities Management, *Martin Luther King Jr. National Historic Site, Series V, Subseries D – 1944-2019, Building Inventory Files 1971-2004, Box 2, Folder 23 – 518 Auburn Avenue* (Atlanta: Martin Luther King, Jr. National Historical Park, 2016), n.p.
83. *Historic Resource Study*, n.p.
84. *Ibid.*, Appendix B, n.p.



FIGURE 6. Close-up view of the roof-line of 518 Auburn Avenue; note large horseshoe-shaped louver with a crown molding, decorative diamond-shaped shingles on the gable projections, corner boards topped with a simple square capital, 1/1 windows with wide surrounds topped by a simple overhang mirroring the capital of the corner boards, and steeply pitched rooflines, circa 1994. (Source: *MALU Series 8 Image Collection, circa 1940s-2006, 518 Auburn Ave – Maintenance, Undated Box 1, Folder 64027*)



FIGURE 7. 518 Auburn Avenue, far left, showing the same general decorative features, set-back, and landscaping as 522 and 526 Auburn Avenue, circa 1994. (Source: *MALU Series 8 Image Collection, circa 1940s-2006, 518, 522 and 526 Auburn Ave – Maintenance, Undated Box 1, Folder 65028*)

Occupants of 518 Auburn Avenue

The 1932 Sanborn map indicates that 518 Auburn Avenue was a duplex, and this may be when the western projection was added to the house.⁸⁵ As previously noted, the original occupants of the house were white people, but by 1915, reflecting

85. *Ibid.*, Figure 89.

the movement of African American people into Sweet Auburn, the house was occupied by African American residents. The following lists the occupants of the house by date:

- 1895 E. Christian (W)⁸⁶
- 1900 Mrs. K.B. Talbot (W)
- 1905 Dr. William J. Cater (W)
- 1910 Arthur Armstrong (no race or home ownership listed)
- 1915 Alice Hury [Hory?] (C)
- 1920 Rev. R.A. Carter (C)
- 1925 Rev. Alfred Lawless (C)
- 1930 Rev. Alfred Lawless (C)
- 1936 Harriet Lawless (C-HO)⁸⁷
- 1940 Harriet Lawless (C-HO)
- 1945 Harriet Lawless (C-HO)
- 1950 Mrs. Mozelle J. Robinson (C)
- 1955 Mrs. Mozelle J. Robinson (C)
- 1960 Charles Jones (C)
- 1965 Mrs. Lennette P. Stephens (C)
- 1970 Daisy R. Johnson (C)
- 1975 Roosevelt Williams (C)
- 1980 Roosevelt Williams (C) and Robert L. Fambro (C).⁸⁸

Reverend R. A. (Randall Albert) Carter. In the early 1920s, 518 Auburn Avenue was occupied by Bishop R.A. Carter and possibly his wife, Janie S. Hooks Carter. Although Rev. Carter is not a well-known African American pastor today, his work within the Colored Methodist Episcopal (CME) Church is significant, and during his lifetime he was known for his great oratorical skills. Carter was born in Fort Valley, Georgia, to Tobias and Grace Chivers Carter, but he was taken to his maternal grandparent’s home in Columbia, South Carolina, so he could attend public school. He attended the newly founded Allen University

86. Census records indicate ethnicity by letters – W = white, C=colored.

87. HO = Home Owner

88. Division of Facilities Management, 518 Auburn Avenue, n.d.

in Columbia from 1880 - 1884. He matriculated at Paine College, Augusta, Georgia, in the fall of 1887; and, in 1891, he was one of the first students to graduate from that institution. He attained a Doctor of Divinity (D.D.) degree in 1891 from Paine. While at Paine, he met Janie S. Hooks, an alumna of the college, and they were married in April 1891. The couple had one child, a daughter.⁸⁹

Rev. Carter was received in the CME Church in 1887 in Green Pond, South Carolina, and began pastoring small and large churches in South Carolina and Georgia. He was elected Epworth League Secretary in 1898 and was a member of CME delegation to the Ecumenical Conference of Methodism held in London in 1901. He was also a delegate to the General Conference of CME Church held in Chicago, Illinois, in 1900. For twenty years he was a member of the Committee of the Episcopacy of the General Conference, and he served as chairman five consecutive times for the Georgia Conference delegation to the General Conference. He was elected bishop at St. Louis, Missouri, in May 1914.⁹⁰

Bishop Carter was in great demand as a speaker. "Clear in thought, precise in expression, he succeeds in impressing his audiences as but few speakers can do."⁹¹ Carter is best known for his "Whence and Whither" commencement speech given at his alma mater, Paine College, in 1923. The "whence and whither" of the title refers to the social and political movement of the "Negro Race." Carter used this occasion to challenge the graduates to set lofty personal goals and maintain high ethical standards even in the face of overwhelming racial bigotry.⁹² This speech is included in Carter Godwin Woodson's 2010 collection of *Negro Orators and the Orations*, as an

example of a famous African American oration.⁹³ Bishop Carter was also the author of several books of religious devotions.

Reverend Alfred Lawless. In the mid-1920s, Reverend Alfred Lawless and his wife, Harriet Dunn Lawless, moved into 518 Auburn Avenue. The Lawlesses, either as a couple or Harriet alone, lived there from about 1925 to 1945. Rev. Lawless was born in Thibodeaux, Louisiana, in 1872, and attended Straight University (now Dillard University) in New Orleans. He graduated with a Bachelor of Arts degree in 1900 and a Bachelor of Divinity degree in 1902. In 1904, he founded Beecher Memorial Congregational Church in New Orleans, and in 1913 he became the principal of Fisk Colored School, the first public school in New Orleans to provide modern instructional equipment and adult education classes to African Americans.⁹⁴

Rev. Lawless and Harriet Dunn Lawless, a teacher, became important figures in the Congregational Church. He eventually became the Superintendent of Negro Congregational Churches in the South in 1917.⁹⁵ They had one son, Theodore Lawless, who became a successful dermatologist, teacher, and researcher at Northwestern University Medical School, Chicago, where he made many successful contributions to the field of dermatology, particularly in the treatment of leprosy. As a philanthropist, Theodore Lawless donated funds to many hospitals for equipment, especially Jewish hospitals in appreciation for the support he received from Jewish physicians who helped him with letters of reference when he studied in Europe. Theodore was a founder and director of the Service Federal Savings and Loan Associations. He was also a director of the Supreme Life Insurance Company as well as the Marina City Bank, all of Chicago.⁹⁶

89. Lane, 174.

90. *Ibid.*, 174-175.

91. *Ibid.*, 175.

92. Bishop Randall Albert Carter, "Whence and Whither," (1923), at BackPast.org, last updated January 28, 2007, accessed May 28, 2019, <https://www.blackpast.org/african-american-history/1923-bishop-randall-albert-carter-whence-and-whither/>.

93. Carter Godwin Woodson, *Negro Orators and the Orations* (Mansfield Center, CT: Martino Publishing, 2010).

94. Alfred Lawless High School 1995.

95. *Ibid.*, n.p.

96. African American Registry.

The Lawless family and the King family likely had much in common. As pastors and educators, the adults would have shared experiences, and Theodore's success in life likely would have been held up as an example to all young men in the neighborhood.

Rev. Lawless died on September 9, 1933, "at his residence."⁹⁷ His small obituary in the *Atlanta Constitution* newspaper indicated that Professor O.G. Lawless of Baton Rouge, Louisiana (relationship unknown), Dr. T.K. Lawless, his son, and Miss Gertrude Lawless, possibly Theodore's daughter, both of Chicago, Illinois, and "little" Gertrude E. and Olla Marie Lawless, both of New York, New York, extended an invitation to friends and relatives to attend Rev. Lawless's funeral, which was scheduled for 2:15 pm at the First Congregational Church, Atlanta. His body was to lie in state beginning at 1:00 pm Sunday until the time of the funeral. The funeral was conducted by Reverends William John Faulkner and H.S. Barnwell.⁹⁸ The importance of Rev. Lawless to the Congregationalist and African American communities was marked by the fact that Reverend Doctor William J. Faulkner, renowned in his lifetime as a Congregationalist minister, folklorist, author, and Fisk University dean, presided at the funeral.⁹⁹

Harriet remained in the house until at least 1945, possibly the year of her death. It is possible that the house was divided about the time of Rev. Lawless' death as a way of making money or managing a large property. When the house became a duplex, it was divided into two units. One was a four-room apartment, and the other a five-room apartment.

97. *The Atlanta Constitution*, Lawless [obituary], September 10, 1933, Atlanta, Georgia.

98. *Ibid.*

99. Ida Jones, "Faulkner, William J." Manuscript Division Paper 71, Howard University, last updated October 1, 2015, accessed May 28, 2019, https://dh.howard.edu/cgi/viewcontent.cgi?referer=&httpsredir=1&article=1070&context=finaid_manu.

In 1955, the duplex was given two addresses – 518 Auburn Avenue and 518 ½ Auburn Avenue. From 1955 to 1960, the following individuals were residing in 518 ½:

1955 Rossie Harris (C)

1960 Rossie Harris (C).¹⁰⁰

Historical Recordations of 518 Auburn Avenue

In 1974, a National Register of Historic Places Nomination Form was prepared for the Martin Luther King, Jr. Historic District, and, although 518 Auburn Avenue was not specifically named, 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.¹⁰¹

The Victorian-style houses on the block would include 518 Auburn Avenue.

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 and worshipped, and where he is buried."¹⁰² When the NPS acquired the properties that comprise the National Historical Park, it was with the intention that some of them would enter into the Historic Lease Program, and some of them would be retained for use as NPS administrative properties. The house at 518 Auburn is one of those properties retained for the Historic Lease Program.¹⁰³

In 1985, the Birth Home Block street facades were recorded for the Historic American Buildings

100. *Ibid.*, n.p.

101. Macgregor and Summers, 3.

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

103. Cassidy et al.

Survey (HABS). During this recordation, 518 Auburn Avenue's front, street, facade was drawn to scale, and its location on the block indicated on a master Auburn Avenue Birth Home Block map (Figure 8).¹⁰⁴

A Cultural Landscape Report was initiated for the Birth Home Block in 1993 by Lucy Lawliss, and the yard at 518 Auburn was included (Figure 9).¹⁰⁵ In 1994, a National Register Nomination was completed for Martin Luther King, Jr. National Historic Site and Preservation District, and 518 Auburn Avenue is listed as a contributing building and described as

A two-story house with Queen Anne elements. Two front-facing gables project from the hip roof. The western gabled projection is probably an addition, and a three-sided cutaway bay is beneath the eastern gable end. Both gable ends have decorative shingles, horseshoe-shaped vents, and pent eaves. One-story, full-facade porch has fluted square posts and deep entablature. Leading to the porch is a three- to four-foot-wide concrete front walk with a rolled curb and V-shaped gutter, built ca. 1895-1915.¹⁰⁶

In 1994, 518 Auburn Avenue was included in a Historic Resources Study by Blythe, Carroll, and Moffson.¹⁰⁷

The house at 518 Auburn Avenue is currently vacant because the interior has been completely demolished, and pieces of it (and possibly pieces to have been used in an interior renovation) are stacked randomly around the house generally blocking ingress and egress. There is currently no electrical power or water within the house. It is the intention of the NPS to restore the interior and to place 518 Auburn Avenue into the Historic Leasing Program.¹⁰⁸

Physical Changes to 518 Auburn Avenue

The house at 518 Auburn Avenue has undergone a number of changes since its construction circa 1893 - 1895. In 1978, the owner, Gertrude Martin,

4311 S. King Drive, Chicago, IL, through the Cornelius King Realty Company, contracted for \$4,000 worth of work to be completed at 516 and 518 Auburn Avenue by Norwood Construction Company, Atlanta, Georgia. The work was completed October 20, 1978 but its exact nature is not known.¹⁰⁹

A circa 1983 condition survey found the following:

Foundation (Brick pier):	Fair
Foundation Infill (Vertical Wood):	Fair
Façade / siding (Clapboard):	Fair (Tan)
Trim (Original wood):	Fair (Dark Green)
Roof (Rolled roofing):	Fair (Green)
Dormer (Clapboard / Decorative Shingle / Shutter):	Fair
Chimney (Brick):	Fair
Soffit / cornice (Original):	Fair
Windows (Original 1/1):	Fair
Doors (Original with glass):	Fair
Porch (Original):	Fair
Steps (Concrete):	Good
Front walk (Concrete):	Good
Sidewalk (Aggregate):	Good
Retaining Walls:	NA
Driveway:	NA
Fencing (Hedge – 2 feet)	
Curb (Granite):	Good. ¹¹⁰

104. HABS, Sheet 5.

105. Lawliss, 118.

106. *National Register documentation*, 18.

107. *Historic Resources Study*, Appendix B.

108. Personal communication with Leah Berry, NPS.

109. Division of Facilities Management, Box 2, Folder 23, n.p.

110. *Ibid.*



FIGURE 8. Historic American Buildings Survey Streetscape, Birth Home Block, Auburn Avenue: 518, 522 and 526 Auburn Avenue. (Source: Alexander Hamilton, *472-550 Auburn Avenue & 39 Boulevard, Atlanta, Fulton County, Georgia. Martin Luther King Jr., National Historic Site. HABS GA, 61-ATLA, 49-[Sheet 5 of 13], 1985*)

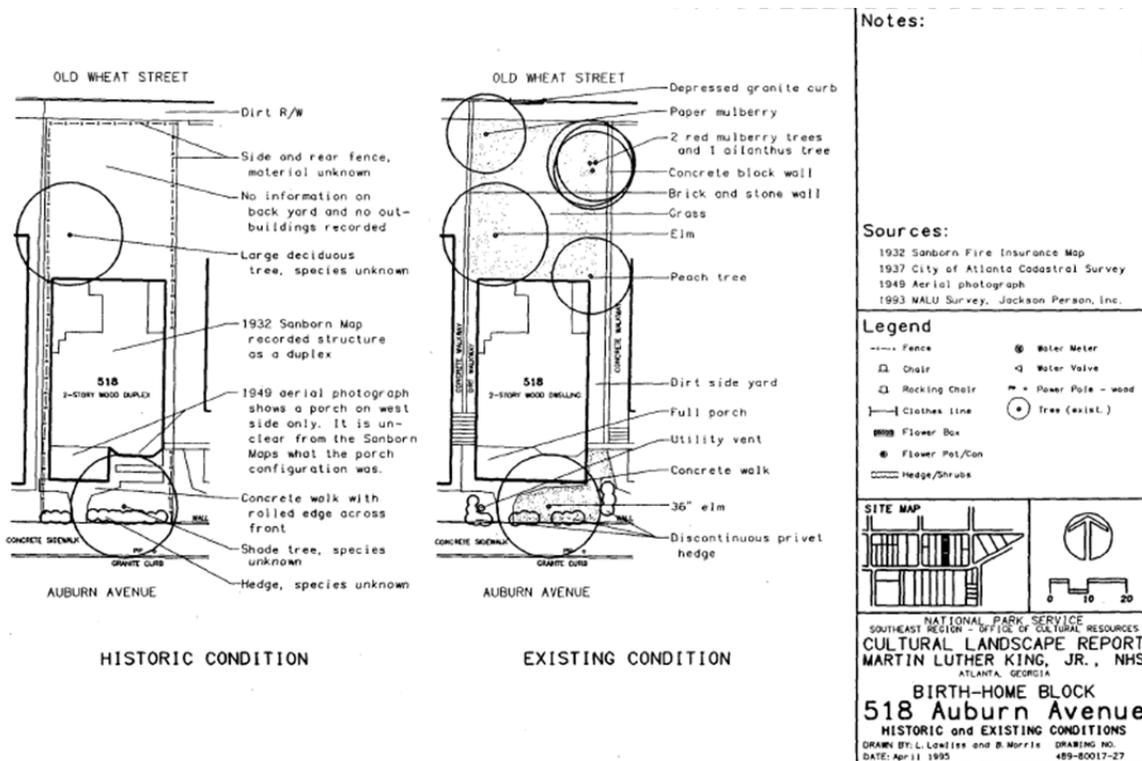


FIGURE 9. 1995 Proposed Landscape Treatment Plan, showing location of house, hedges, walls, fences, and other landscape elements at 518 Auburn Avenue. (Source: Lawliss: 119, Figure 89)

By 1992, a National Park Service inspection noted the inspector could not gain entry to the house, and the exterior inspection revealed several problems including:

- an inoperative heating unit
- inadequate fire protection
- decaying door frames
- doors that were not weather tight
- holes in the ceiling
- deteriorated ceilings
- broken and missing windows
- broken and missing window screens
- soiled wall surfaces.¹¹¹

In 1994, an exterior stabilization of the house was undertaken.¹¹² In 2014, Northwest Pest Control cored holes, 3 to 4 inches deep, through the soil around 518 Auburn Avenue within which to place Sentricon® as a termite treatment. Gray caps were placed on top of the holes.¹¹³ In 2014, 518 Auburn Avenue received an upgrade of its drainage system to carry water away from the building as did many other buildings in the National Historical Park.¹¹⁴

111. Ibid.

112. Division of Facilities Management, *Drawer A4, Folder 8- Birth Home Block, 518 Auburn Avenue Exterior Stabilization* (Atlanta: Martin Luther King, Jr. National Historic Site, 1994), n.p.

113. National Park Service, *Categorical Exclusion Form: Termite Treatment Throughout Historic District, PEPC Project No. 53364* (Atlanta: Martin Luther King, Jr. National Historic Site, 2014).

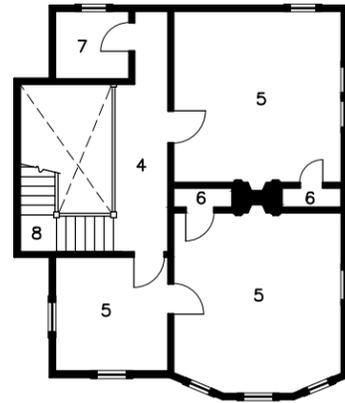
114. National Park Service, *Categorical Exclusion Form: Update Drainage System in Birth Home Block, PEPC Project No. 59324* (Atlanta: Martin Luther King, Jr. National Historic Site, 2015).

Chronology of Development and Use: 518 Auburn Avenue Timeline

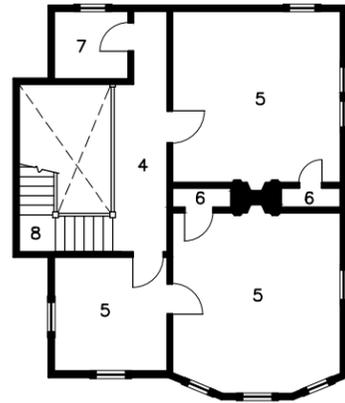
1893-1895	Single-family house constructed
1932	Sanborn map indicates the house was now a duplex
1955	House has two addresses 518 and 518 ½ Auburn Avenue
1974	Becomes a contributing resource to the Martin Luther King, Jr. Historic District
1977	Becomes part of the Martin Luther King, Jr. National Historic District (Landmark).
1978	Unknown work completed by Norwood Construction Company, Atlanta
1980	House becomes property owned by the National Park Service Martin Luther King, Jr. National Historic Site and Preservation District created
1985	Facade Recordation for HABS, HABS GA, 61-ATLA, 49-(Sheet 5 of 13)
1992	Exterior NPS house inspection noted multiple problems
1993	Yard mapped and recorded in CLR Named as a contributing resource in Martin Luther King, Jr. National Historic Site National Register Nomination
1994	Named in Historic Resource Study Exterior stabilization undertaken
2014	House, along with other historic properties, is treated for termites through ground pesticide application
2015	Drainage system upgraded, along with other historic properties, to carry water away from house
2018	Martin Luther King, Jr. National Historical Park created

Figure 10 illustrates the evolution of the house over time, based on available archival documentation and physical evidence. The house at 518 Auburn Avenue and its sidewalk are contributing resources under Criteria A and C to the Martin Luther King, Jr. National Historical Park.¹¹⁵

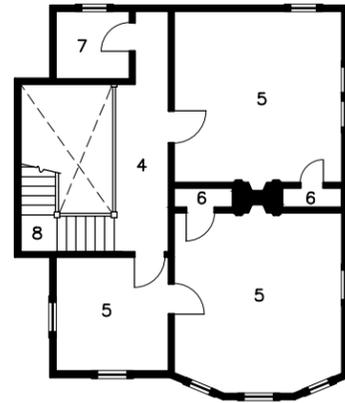
115. *National Register documentation*, Section 8, 32 and 66.



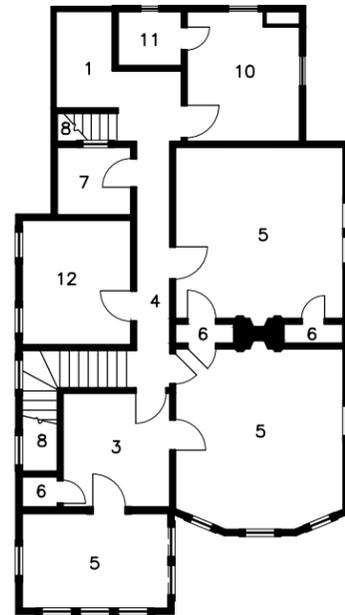
1899 SECOND FLOOR PLAN



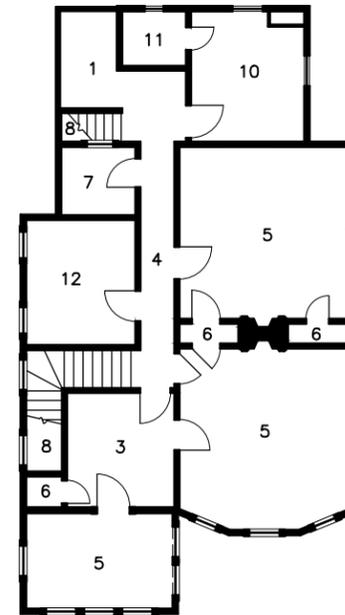
1911 SECOND FLOOR PLAN



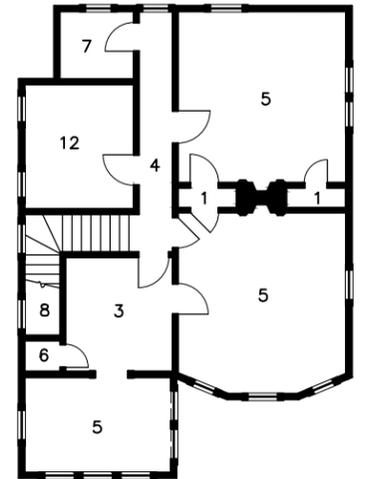
1932 SECOND FLOOR PLAN



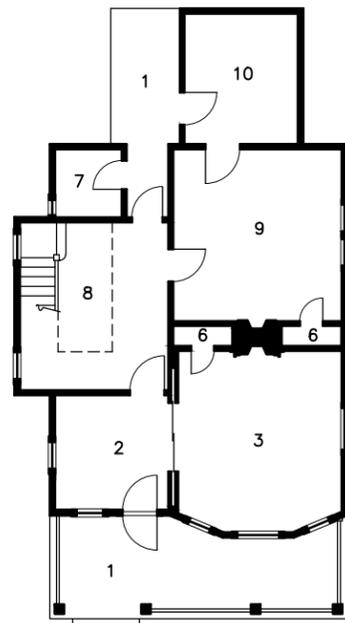
1949 SECOND FLOOR PLAN



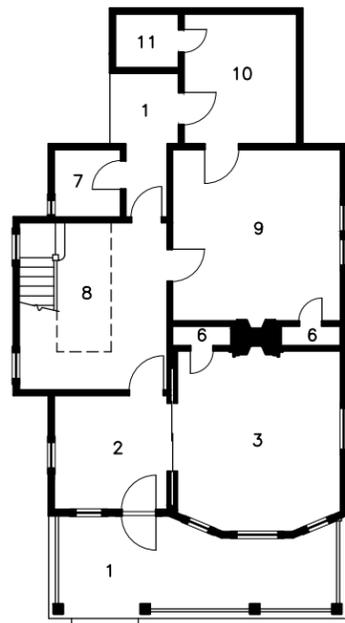
1993 SECOND FLOOR PLAN



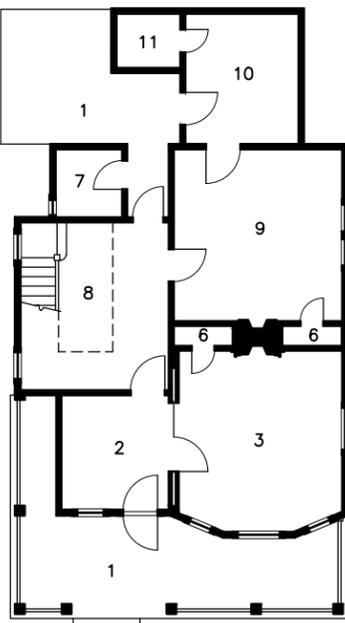
2002 SECOND FLOOR PLAN



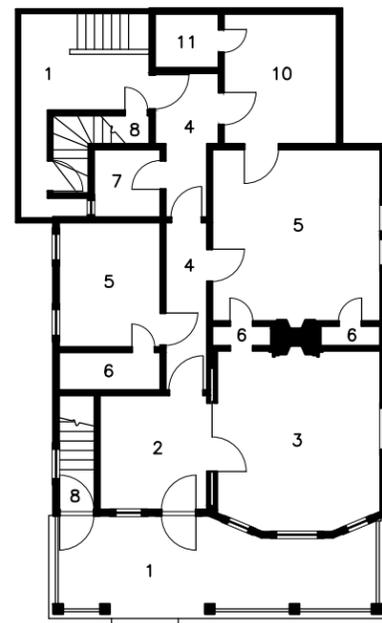
1899 FIRST FLOOR PLAN



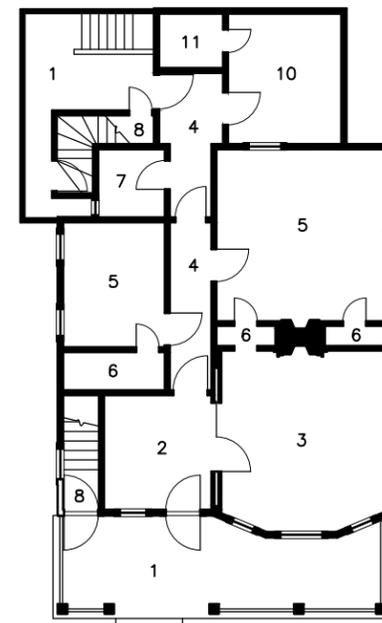
1911 FIRST FLOOR PLAN



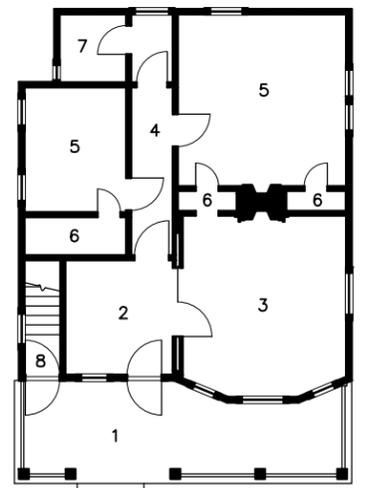
1932 FIRST FLOOR PLAN



1949 FIRST FLOOR PLAN



1993 FIRST FLOOR PLAN



2002 FIRST FLOOR PLAN

SOURCE:
 SANBORN FIRE INSURANCE COMPANY
 ATLANTA, GEORGIA, 1899
 HABS GA,61-ATLA,51
 MARTIN LUTHER KING, JR.
 NATIONAL HISTORICAL SITE
 526 AUBURN AVENUE (HOUSE)
 526 AUBURN AVENUE,
 ATLANTA, FULTON COUNTY, GA

SOURCE:
 SANBORN FIRE INSURANCE COMPANY
 ATLANTA, GEORGIA, 1911

SOURCE:
 SANBORN FIRE INSURANCE COMPANY
 ATLANTA, GEORGIA, 1932

SOURCE:
 AERIAL SURVEY
 ATLANTA, GEORGIA, 1949

SOURCE:
 NATIONAL PARK SERVICE
 SOUTH EAST REGIONAL OFFICE
 HISTORIC ARCHITECTURE DIVISION
 THE EXTERIOR STABILIZATION OF
 518 AUBURN AVENUE, JULY 1993

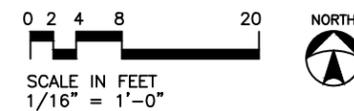
SOURCE: GOOGLE EARTH
 AERIAL PHOTO
 APRIL 2002
 NOTE: DATE OF DEMOLITION OF
 KITCHEN STRUCTURE IS
 NOT KNOWN

CHRONOLOGICAL FLOOR PLAN LEGEND

- | | |
|----------------|----------------|
| 1. PORCH | 7. BATHROOM |
| 2. FOYER | 8. STAIR |
| 3. LIVING ROOM | 9. DINING ROOM |
| 4. HALL | 10. KITCHEN |
| 5. BEDROOM | 11. PANTRY |
| 6. CLOSET | 12. PARLOR |

FIGURE 10. CHRONOLOGICAL DEVELOPMENT FLOOR PLANS

518 AUBURN AVE, NE



MARTIN LUTHER KING, JR.
 NATIONAL HISTORICAL PARK
 ATLANTA, FULTON COUNTY, GA

Physical Description and Condition Assessment

Site

Martin Luther King, Jr. National Historical Park is located in the Sweet Auburn neighborhood in eastern 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. 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 National Park Service 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 11). 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.

The house at 518 Auburn Avenue is situated on the northside of Auburn Avenue at the middle of the block between Hogue and Howell streets. It is approximately 200 feet east and across Auburn Avenue from the Martin Luther King Jr. Birth Home. It sits on a mown-turf site measuring approximately 35 feet wide by 110 feet deep. The site, while relatively flat, consists of an upper yard to the south and a lower yard to the north,

separated by a 6-foot-tall retaining wall. The front of the house faces Auburn Avenue from which it is setback 15 feet and separated by an 8-foot-wide concrete sidewalk and a manicured hedgerow and mature elm tree (Figure 12). This portion of the site is at grade with the street. A retaining wall, as noted, separates the upper yard from the lower yard. The adjacent houses are of similar size, scale, setback, and architectural design to 518 Auburn Avenue. The house at 518 Auburn and the neighboring buildings are separated by approximately 6 feet.

The house sits alongside three nearly identical Queen Anne-style homes.¹¹⁶ The buildings first appear on the 1899 Sanborn map as two-story, wood-framed dwellings with a single-story front porch and single-story kitchen with basement at the rear (Figure 13).¹¹⁷ At each building, the two-story rectangular footprint is augmented by a two-story octagonal bay projecting into a single-story front porch, a two-story gabled projection to the west, and a single-story kitchen projection to the rear. The common exterior forms are reflected in the simple plans of the interiors.

The house is accessed from a concrete walk with curb that extends from the sidewalk along Auburn Avenue to the main entrance porch on the south elevation of the house. Curbed drainage gutters extend from the concrete walk and wrap around the perimeter of the porch (Figure 14). The retaining wall that separates the upper and lower yards is constructed primarily of random-coursed stone with the top two feet brick (Figure 15). At the lower yard, a concrete masonry unit (CMU) wall, approximately 4 feet tall, runs north-south

116. *National Register documentation*, n.p.

117. Sanborn Maps, 1899.

Physical Description and Condition Assessment

along the east property line (Figure 16). At the west side of the site is a concrete stair that connects the upper and lower yards (Figure 17). Old Wheat Street, an asphalt-paved thoroughfare that runs parallel to Auburn Avenue, is to the north of the site.



FIGURE 11. Overview of Auburn Avenue looking northwest in 2016.



FIGURE 12. Overview of 518 Auburn site in 2016.

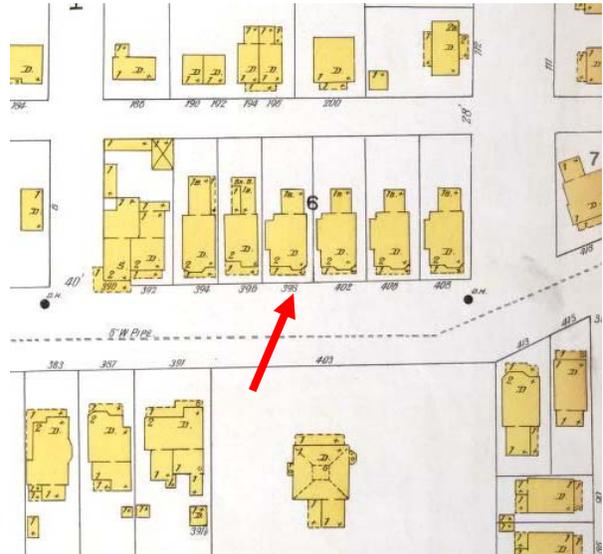


FIGURE 13. Detail of Auburn Avenue between Howland and Howell streets from 1899 Sanborn insurance map. 518 Auburn Avenue indicated. (Source: Sanborn Map Company 1899)



FIGURE 14. Concrete drainage gutter.



FIGURE 15. Random-coursed stone retaining wall adjacent to structure separates the upper and lower yard.



FIGURE 16. CMU retaining wall extends along the east property line.



FIGURE 17. Concrete stair located at the west side of the site.

House

The structure at 518 Auburn Avenue is a two-story residential building constructed with influences of the Queen Anne Style (Figure 18). It has a brick pier foundation (portions of which are infilled or clad over), wood clapboard siding, and an asphalt-shingle hip roof. It features an asymmetrical front elevation with projecting gable roof bays on the south and west elevations, decorative shingle siding and applied wood ornament, and a one-story front porch. The house is situated on the site so that the main entrance at the first-floor level is accessed from the street level. The foundation is exposed to view and the crawl space is accessed from a lower yard at the north portion of the site.

The building has a mostly rectangular plan oriented on a north-south axis with the main hip

roof portion of the building measuring 26 feet wide by 32 feet 5 inches deep. Projecting gable roof bays on the south and west elevation extend 3 feet to the west and 8 feet 10 inches to the south beyond the otherwise rectangular footprint. From roof ridge to grade, the building measures approximately 37 feet tall.



FIGURE 18. South, main entrance, elevation of 518 Auburn.

The south elevation is the primary, street-facing elevation for the house. It features a one-story non-original porch which extends the full width of the building and two projecting gables that differentiate the east and west half of the facade. The projecting gables both have a decorative surround at the louvered attic vent and a wood shingle-clad cornice. The west half of the elevation includes the two primary entrances to the building, both accessed from the front porch. One entrance is located at the east end of the west bay and opens to the first-floor level. The other entrance is located at the west end of the elevation and provides access to an interior stair to the second-floor level. The doors are separated by a double-hung window. At the second-floor level, the projecting gable roof bay is non-original to the structure. It projects 8 feet 10 inches beyond the building and is supported on the porch roof structure. At the center of the end gable are three ganged double-hung windows.

The east half of the south elevation features an original projecting octagonal bay that extends the full height of the building and is capped by a gable roof. The bay projects 1 foot 11 inches from the face of the building. Windows are located at all

three faces of the octagonal bay at both the first- and second-floor level. All windows are double hung with the exception of the center window at the first-floor level which is a fixed single-light window.

The east elevation of the building includes four window openings, two at the first floor and two at the second floor. The windows at the south side of the elevation are single double-hung windows and those on the north end are paired double-hung windows (Figure 19). A wood band extends across the lower portion of the building and separates the wood-framed building from the foundation and crawl space. The foundation is clad with painted plywood. Also visible from the east elevation are the side elevation of the front porch and both projecting gable roof bays on the south elevation. A multi-light double-hung window is located at the return face of the non-original projecting gable. In addition to window openings, the elevation has an interior brick chimney.



FIGURE 19. East elevation of 518 Auburn.

The north elevation has four double-hung windows, two at the first floor and two at the second floor, which are centered on the elevation. In addition, there is a smaller double-hung window located at the far west side of the second-floor level (Figure 20). Similar to the east elevation, a wood band extends across the lower portion of the building and defines the break between the wood-framed house and the foundation clad with grooved plywood. A wood-framed door is located at the foundation-level and provides access to the crawl space. Also, part of the north elevation is the return face of the projecting gable roof bay at the

west elevation. The bay projects 3 feet and is recessed approximately 7 feet from the rest of the north elevation.



FIGURE 20. North elevation of 518 Auburn.

The west elevation is divided into three bays. The north bay is part of the hip roof portion of the building. It is 7 feet wide and has a double-hung window centered at the first-floor level. The middle bay is defined by a gable roof bay which projects 3 feet from the main hip roof portion of the building. There are five windows on the bay; two at the first-floor level, two at the second-floor level, and one between floor levels at the south end of the bay corresponding to an interior stair (Figure 21). The windows at the first- and second-floor levels are aligned and centered on the bay. The south bay consists of the return face of the previously described non-original projecting gable bay at the south elevation. The bay is flush with the center bay and has a double-hung window at the first-floor level and two small double-hung windows at the second-floor level (Figure 22). As with the east and north elevations, a wood band extends across the elevation and separates the wood-framed building from the foundation which is clad with painted grooved plywood.

The building has been owned by the National Park Service since 1990. The interior finishes and fixtures were removed in 1994, and the building currently sits vacant and is used as storage.



FIGURE 21. North end of the west elevation of 518 Auburn.



FIGURE 22. South end of the west elevation at 518 Auburn.

Exterior Description

Foundation. The building has a masonry pier foundation with piers measuring 16 inches square and average 4 feet tall. The piers are organized to form a grid; 10 feet on center in the north–south direction and 15 feet on center in the east–west direction; and support 6x6 wood posts (Figure 23). The posts in turn support 6x8 beams. At the bottom of the beams is a 2x4 ledger strip that supports the floor joists.

The area between the perimeter brick piers has been infilled. Typically, the lower 24 inches of the infill consists of clay brick or non-original CMU (Figure 24). A 6x8 wood sill plate is anchored to

the masonry and provides a substrate upon which the wood cladding, either non-original vertically oriented 1x8 boards or non-original grooved plywood, is anchored (Figure 25). The clay brick masonry and wood framing members appear to be original. There are two brick chimney foundations located in the crawl space, one at the center of the west wall of the foundation and one near the northeast corner of the crawl space (Figure 26).

Within the enclosed crawl space, the northeast corner has been separated with 1x8 wood planks mounted to wood framing that extends between brick piers. This enclosed portion of the crawl space is accessed by a wood-framed door at the west elevation of the enclosure (Figure 27).



FIGURE 23. Brick masonry perimeter piers with wood post supports.



FIGURE 24. Area between piers at perimeter wall is infilled with brick or CMU (as seen in image).



FIGURE 25. Area above the masonry infill wall includes a sill plate and vertically oriented wood cladding.



FIGURE 26. Brick chimney foundation.



FIGURE 27. Door access to enclosed portion of crawlspace.

Walls. The exterior walls are clad with horizontal wood siding, painted light green, with a 4-1/2-inch exposure and nailed with spiral nails spaced 16

inches on center (Figure 28). At the corners, there are vertical trim boards, painted yellow.



FIGURE 28. Overview of wood siding.

A horizontal wood trim band wraps around the base of the wood-framed portion of the building on the east, north, and west elevations and visually distinguishes the upper portion of the building from the foundation (Figure 29). The trim consists of a 6-inch-wide skirt board and projecting molding. The top of the molding forms a drip cap that is sloped to shed water away from the building.



FIGURE 29. Wood trim at base of wood-framed portion of building.

A wood cornice, measuring approximately 12 inches, wraps around the eave of the house (Figure 30). Below the cornice is a horizontal trim board measuring approximately 6 inches wide. At the octagonal and projecting bays, there are two cornice bands; one that follows the profile of the gable roof, and one that wraps around the bay creating a horizontal cornice. Above the horizontal

cornice at both end gables are five courses of decorative wood shingles painted yellow and arranged to create a hexagonal exposure (refer to Figure 30). The end gables also feature upside-down teardrop-shaped attic louvers. The louver openings have wood trim, painted yellow, and projecting hood molding (refer to Figure 30).



FIGURE 30. End gable at south elevation of building.

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 1994.¹¹⁸ During that time, it is likely that the building wrap, a weather-resistive barrier (WRB), located between the cladding and stud framing, was installed (Figure 31). Differences in the kind and type of building wrap used suggest that the cladding and WRB at the north elevation were installed as part of a post-1994 alteration (Figure 32).¹¹⁹



FIGURE 31. Evidence of non-original building wrap installed behind non-original wood siding.



FIGURE 32. A different vintage of non-original, vapor impermeable building wrap observed in the building.

Porch. The front porch extends the full width of the south elevation (Figure 33). It is a one-story wood-framed structure with an asphalt shingle hip roof. The porch has a rectangular plan measuring approximately 9 feet by 29 feet. It appears that much of the porch was reconstructed as part of the 1994 stabilization and restoration.¹²⁰

The porch is supported on masonry piers with the finish floor approximately 7 inches above grade and is accessed from a concrete step which is aligned with the concrete walk. The floor framing consists of 2x6s with a perimeter skirt board, painted grey. The porch floor consists of 3-inch tongue-and-groove wood decking, painted grey (Figure 34). The boards are oriented north-south and extend 2 inches over the south edge of the porch framing. A wood quarter round trim

118. *The Exterior Stabilization of 515 Auburn Avenue*, dated December 30, 1994.

119. R-Wrap Protective House Wrap, a breathable weather-resistant barrier, was observed between the cladding and stud framing at the east, west, and south elevations. A thick mil plastic was observed between the cladding and stud framing at the north elevation.

120. *The Exterior Stabilization of 515 Auburn Avenue*, dated December 30, 1994.

conceals the joint between the decking and the main portion of the house.



FIGURE 33. Overview of front entrance porch at south elevation.



FIGURE 34. Tongue-and-groove decking at front porch.

Along the south edge of the porch are five fluted square columns, each measuring approximately 10 inches by 10 inches (Figure 35 and refer to Figure 33). The columns are painted yellow and have a decorative base and column cap. Mounted to the columns are wood balustrades consisting of 4x4 bottom rails, 3x3 spindles spaced 6 inches on center, and a 7 inch by 3-1/2 inch top rail with a rounded profile (Figure 36). The balustrade is 26 inches tall and is painted yellow.



FIGURE 35. Fluted pilaster at southeast corner of the front porch.



FIGURE 36. Wood balustrade at south porch.

The columns support the roof structure including the perimeter soffit and closed eave. The perimeter soffit measures approximately 12 inches tall by 8 inches deep and is painted green (Figure 37). A horizontal molding, painted yellow, extends across the lower portion of the soffit. The roof eave is clad with wood, painted yellow, and extends approximately 16 inches beyond the soffit.

The porch ceiling consists of 4-1/2-inch bead board oriented east-west and painted light blue and perimeter molding, painted tan. One surface-mounted light is centered on the ceiling, although the fixture has been removed (Figure 38).



FIGURE 37. Perimeter soffit at south porch.



FIGURE 38. Bead board ceiling at south entrance porch.

Exterior Doors. There are two non-original exterior doors on the south elevation of the building which are accessed from the porch (Figure 39). The door opening at the center of the elevation provides direct access to the first-floor level. The door at the west end of the elevation opens to an interior stair that extends to the second-floor level. Both door openings have wood trim, a wood-framed screen door, and a glazed wood door.

The trim is located at the jambs and header of the openings (Figure 40). It measures approximately 5 inches wide and is painted yellow. The headers are

capped by a wood cornice. Bird spikes are mounted to the top rail above the door opening.



FIGURE 39. Exterior entrance doors at south elevation. Note non-original screen doors.



FIGURE 40. Entrance door at west end of south entrance porch. Note wood trim at jambs and header and single-light glazing.

The screen doors at both door openings are non-original (refer to Figure 39). The mesh screen doors have an intermediate band consisting of an upper and lower horizontal rail separated by turned wood spindles. The band divides the door

into an upper and lower section with a vertical mullion separating the lower section into two halves. Doors are mounted to the exterior face of the wood trim with spring-loaded, self-closing hinges and have a brass knob. The door frame and handle are painted yellow.

Both door openings have a glazed wood-framed door consisting of 5-inch-wide stiles, a top rail measuring approximately 5 inches tall, a bottom rail measuring approximately 18 inches tall, and a single pane glazed panel (refer to Figure 40). The doors are painted yellow and have non-original brass escutcheon plates and mortise locks, ball-tip hinges, and single-cylinder lock deadbolts. At both doors, the door knob is missing.

In addition to the features described, the door opening at the center of the south elevation has a single-light transom with clear glass (Figure 41).



FIGURE 41. Main entrance door at south elevation. Note single-light transom.

A third non-original exterior door is located at the north elevation of the building and provides access to the enclosed crawl space. The door measures approximately 24 inches wide by 66 inches tall and has a chamfered upper right corner (Figure 42). The door consists of 2x4 framing clad with grooved plywood, painted green. The hardware includes two strap hinges mounted to the exterior cladding and a metal latch with a padlock.



FIGURE 42. Door at north elevation provides access to crawl space.

Windows. The existing windows are non-original wood-framed units installed as part of the 1994 stabilization and repairs or later. Based on conditions observed during the survey, many of the existing window openings are not original to the structure and were likely added as part of later renovations. In addition, some previously existing windows were removed, and the openings concealed behind new siding. Significant alterations to the configuration of the windows were observed at the north, west, and south elevations (Figure 43).



FIGURE 43. Interior conditions indicate significant alteration to the window configuration including addition of the north elevation window opening seen here.

The exterior of all window openings is framed with wood trim at the jambs and header and includes a projecting lug sill (Figure 44). Typical window trim includes flat trim measuring 5 inches wide and a projecting cornice molding. The sill projects approximately 1-3/4 inches from the face

of the wall and extends 1 inch beyond the wood trim at the jambs.



FIGURE 44. Typical double-hung window at the south elevation and typical exterior trim at window openings.

Window units are wood-framed with mortise and tenon joinery. There are two window types observed; double-hung and fixed (although only one of the window units was observed to be of the fixed type).

Double-hung windows have sash members that measure approximately 1-3/4 inches wide with the bottom rail of the lower sash measuring approximately 2-1/2 inches. The glass is set with glazing putty. Where present, vertical wood muntins, measuring 1 inch wide, separate the glazing units. Typical double-hung window openings measure approximately 27 inches wide by 69 inches tall at the first-floor level and 27 inches wide by 62 inches tall at the second-floor level (refer to Figure 44). Within the double-hung window type, window openings differ by the size of the window opening, the number of window units within each opening, and the glazing light configuration.

One-over-one, single unit, double-hung windows are located at the south elevation, specifically at the first-floor level and at the octagonal bay (refer to Figure 44). Windows at the octagonal bay are

slightly taller and narrower than the typical window opening and measure approximately 24 inches wide by 78 inches tall (Figure 45). The first-floor windows at the octagonal bay extend to the porch ceiling and do not have a cornice molding.



FIGURE 45. Windows at the octagonal bay are taller and narrower than typical windows on the building.

Two-over-two windows are located throughout the west, north, and east elevations as well as portions of the south elevation (Figure 46). In general, the windows are single-unit openings and have typical trim, dimensions, and hardware. However, there are a few exceptions. The two window openings at the north end of the east elevation have paired window units instead of single units (Figure 47). The window units are separated by a 6-inch-wide mullion. At the north elevation, window openings have a smaller lug sill (Figure 48). Instead of extending beyond the trim at the jamb, the sill extends so that it is flush with the edge of the trim. Based on physical evidence, it appears that these windows were installed as part of the post-1994 renovation. Also present at the north elevation, specifically at the west end of the second-floor level, is a single unit double-hung window which measures approximately 27 inches wide by 50 inches tall, shorter than the typical window opening (Figure 49).



FIGURE 46. Typical two-over-two double-hung window at west, north, and east elevations.



FIGURE 48. Window openings at the north elevation have a shorter lug sill than typical windows throughout the building.



FIGURE 47. Window openings at the north end of the east elevation consist of paired units.



FIGURE 49. Smaller two-over-two double-hung window at north elevation.

Other configurations and variations of the typical two-over-two double-hung window type are located at the projecting bay at the south elevation. The projecting bay features a paired window on the east elevation and a triple window on the south elevation (Figure 50). The ganged window units measure approximately 50 inches tall and are separated by a 6-inch-wide mullion.

A single fixed window unit is centered on the first-floor level of the octagonal bay (Figure 51). It has a 4-1/2-inch wood trim at the jambs with projecting cornice molding along the top. Bird spikes are mounted to the top of the cornice molding. The lug sill projects 1-1/2 inches from the face of the

wall. The window unit has a 1-1/4-inch wood frame and single pane clear glazing.



FIGURE 50. Triple window unit at south elevation end gable.



FIGURE 51. Fixed window at octagonal bay.

Approximately seven of the window units have screens (refer to Figure 44). The wood-framed screens, constructed of 1-3/4-inch-wide mitered wood framing, have a horizontal mullion that divides the screen into two sections. The mesh screen is set in place with exterior wood stops. The frames are exterior mounted and secured with two metal hooks at the top of the opening.

Roof. The roof, gutters, downspouts, and roof vents were replaced in 1994 as part of the stabilization and repairs. All roof areas are covered with asphalt shingles including the hip roof at the main portion of the house, the gable roofs at the west elevation and at the octagonal and projecting bays on the south elevation, and the hip roof at the front porch (Figure 52). All ridges are covered with asphalt shingles and valleys are sheet metal with

the asphalt shingle overlapped. Sheet-metal flashing was also observed at the interface between the chimney and roof. The flashing is stepped and the top edge of the flashing set into the mortar joint of the adjacent brick.



FIGURE 52. Overview of hip roof at main portion of the building, looking south. Note asphalt shingle roofing.

Roof features, such as attic fans, are located primarily at the south facing slopes of the main hip roof. The attic fans are located immediately below the peak of the hip roof at the main portion of the building and consist of low-profile fan boxes.

There are two brick chimneys for the building. One chimney is located on the east-facing slope of the hip roof and measures 36 inches by 20 inches (Figure 53). Another chimney, the interior portion of which has been dismantled and removed, is located on the south-facing slope of the west gable roof and measures 16 inches square (Figure 54). Both chimneys are constructed of clay brick masonry, have a sheet metal cap, and project to a height equal with the roof ridge.



FIGURE 53. View of roof looking northwest. Note chimney at east-facing slope.



FIGURE 54. View of roof looking northeast. Note chimney at west-facing slope.

The roof drains to half-round hanging sheet-metal gutters, supported on semicircular galvanized brackets; the gutters drain to circular sheet-metal downspouts that discharge at grade (Figure 55). The gutters are painted yellow and the downspouts are painted either yellow or green to match the adjacent wood siding and trim.



FIGURE 55. Gutter and downspout assembly along roof edge.

Condition Assessment

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

Masonry Foundation

- In general, the foundation is in fair condition. Observed distress conditions are typically

located along the west elevation and are moisture-related.

- At one location on the east elevation, a wood support post was observed to be significantly offset and not aligned with the masonry foundation pier. The post was supported by an adjacent brick infill wall (Figure 56). The brick at the infill wall was observed to be displaced.
- Efflorescence and evidence of rising dampness was observed at the original brick piers. The efflorescence was typically located at the bottom 20 inches of the piers and at the full height of some masonry wall infill (Figure 57). At some locations, the efflorescence was severe and was associated with deterioration of the brick.
- Spalled and deteriorated brick was observed at some brick piers and was most pronounced at piers along the west elevation of the building (Figure 58). Some of the piers were rebuilt with CMU (Figure 59).
- Evidence of water leakage, such as moisture staining, was observed at some of the wood framing members, specifically at the bottoms of wood sill plates that are anchored to the masonry infill and masonry piers (Figure 60).
- Cracked and open mortar joints were observed at many of the brick piers. While the joints appeared deteriorated, in general, the setting bed appeared sound.
- Joint separation and displacement were observed at the joint between the masonry piers and the infill wall. At some locations the displacement was approximately 1 inch.
- Previous repairs were observed at the foundation including replacement of some brick piers at the west elevation with CMU, replacement of some infill walls with CMU, and sistering of some wall studs at the north elevation.



FIGURE 56. Foundation pier (circle) and structural post (arrow). Note that pier and post do not align.



FIGURE 57. Brick foundation piers with efflorescence.



FIGURE 58. Deteriorated brick at brick foundation piers.



FIGURE 59. Foundation pier rebuilt with CMU.



FIGURE 60. Staining and deterioration of wood at brick foundation piers. Note general deteriorated condition of brick.

Concrete

- Deterioration and cracking were observed at the concrete walk and drainage gutter that extends from the public sidewalk to the front porch (Figure 61). The distress includes hairline cracking that extends perpendicular across the full width of the walk and drainage gutter, deterioration of the perimeter curb along the walk, and deterioration of localized areas of concrete. At one location, the concrete walk has been repaired with new concrete.



FIGURE 61. Cracking of concrete at main sidewalk.

Wood Elements

- In general, the wood elements are in fair condition. Typical distress conditions include failure of surface coatings and general deterioration of the wood. The most severe deterioration is located at the front porch and at areas where the end grain of the wood is exposed. Areas of previous siding replacement are evident due to the tight grain and presence of more knots in the replacement wood as well as less build-up of previous surface coatings.
- Moderate to severe decay and deterioration were observed at various elements of the front porch. The deterioration was most pronounced at the porch fascia and eave adjacent to gutters and downspouts, at caps and bases of porch columns, porch balustrades, and at the porch flooring and floor framing (Figure 62 through Figure 64). The distress consisted of splitting or splintering wood that appeared wet and felt soft when probed. The deterioration was typically accompanied by peeling paint, corrosion of anchorage, and biological growth. At some locations, the wood was friable and fell apart when touched. In general, the deterioration appeared related to the presence of moisture. At some locations, such as at column bases, balustrades, and floor boards, the deteriorated wood was removed and either repaired with a wood dutchman or replaced with new (Figure 65 and Figure 66).

- Mild to moderate decay and deterioration were observed at some wood siding, trim, and roof eave (Figure 67). The deterioration was most pronounced at the north elevation. Typical distress included checking and splitting of wood near the end grain and along the bottom edge.
- Cupping was observed at approximately 50 percent of the decking boards. The cupping was approximately 1/8 inch. At most locations, the tongue-and-groove between the boards were still engaged.
- Bowing was observed at the wood siding at localized areas. The area of bowing was typically located at the east elevation, and it consisted of 12-inch-long gaps between fasteners where the lower cladding board separated from the adjacent cladding board (Figure 68). The gap was approximately 3/8 inch to 1/2 inch wide.
- Cracking, debonding, and peeling paint was observed at wood siding, grooved plywood, trim, porch, and decorative elements (Figure 69). The distress was most pronounced at the north elevation and at the front porch.
- Bleaching and discoloration of the paint coating were observed at multiple locations on the east and west elevations (Figure 70). The distress was typically located at knot holes in the wood siding or at areas where the wood was observed to be more tightly grained. In general, wood, where this condition was observed, appeared to be non-original replacement boards.
- Biological growth was observed at wood soffits and eaves, at the porch ceiling, and at wood siding at the lower portion of the building (Figure 71 through Figure 73). Areas with biological growth typically appeared wet and were either adjacent to gutters and downspouts or at grade.



FIGURE 62. Wood deterioration at soffit, adjacent to gutter.



FIGURE 65. Dutchman repairs at base of balustrade columns.



FIGURE 63. Wood deterioration at balustrade column base.



FIGURE 66. Unpainted replacement balusters at balustrade.



FIGURE 64. Deteriorated wood floor boards.



FIGURE 67. Deterioration of wood at trim board.

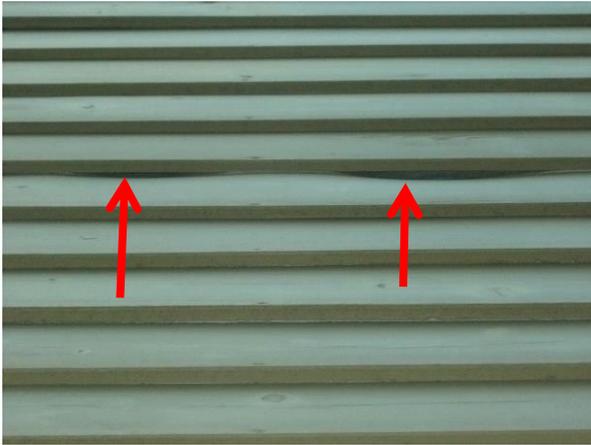


FIGURE 68. Bowing and separations between adjacent siding boards.



FIGURE 71. Biological growth at roof soffit adjacent to gutters.



FIGURE 69. Peeling paint at wood porch floor boards.



FIGURE 72. Biological growth at porch ceiling.



FIGURE 70. Bleaching of paint coating at wood siding. Note knot holes in wood are visually apparent.



FIGURE 73. Biological growth at base of grooved plywood siding near grade. Note adjacent downspout.

Windows

- In general, the windows are in fair condition. Distress conditions primarily consisted of mild to moderate distress at the window trim or sash.
- Deteriorated and decayed wood was observed at a few of the window sills (Figure 74). The distress consisted of split and checked wood which appeared wet and was soft when probed. The deterioration was most pronounced at west elevation windows.
- Discontinuous glazing was observed at the fixed windows unit on the south elevation as well as at windows on the east elevation (Figure 75). The condition resulted in gaps, measuring 1/8-inch wide, which extended a couple inches along the edge of the sash. Despite the gap, the glazing appeared to be secure.
- A displaced window sash was observed at one octagonal bay window on the south elevation (Figure 76). The displacement was located at the upper sash and was evidenced by a gap, measuring approximately 1/4-inch wide, between the sash and frame.
- A window with a missing sill was identified at the first-floor level of the north elevation (Figure 77). The entire length of the sill was missing, and the underlying building wrap was exposed to view.
- Cracked and peeling paint was observed at a handful of locations. The distress included craze cracking and flaking of the surface coating. Distress was concentrated at the sill and bottom of the window trim.
- Missing window screens were identified on approximately 75 percent of window openings. With the exceptions of windows on the north elevation, all windows were observed to have two screen hangers mounted to the header trim.



FIGURE 74. Deteriorated wood at window sill.



FIGURE 75. Glazing at fixed window does not extend to glazing stop. Arrow indicates edge of glass.



FIGURE 76. Top of sash (dashed line) at window opening (solid line) is displaced.



FIGURE 77. Missing sill at north window.

Doors

- The doors are non-original. In general, the doors are in good condition.
- The door knobs for both south elevation doors were observed to be missing.

Roofing

- In general, the roof is in good condition; gutters and downspouts were connected and secure at the time of the survey except for the downspout at the northwest corner of the house. It was not connected to the gutter (refer to Figure 55). During rainy weather, water flows out of the gutter at this location and runs down the side of the building. There was no other evidence or report of water leakage.
- Loose and displaced downspout straps were observed at a few locations on the north elevation (Figure 78). Despite the straps being loose, the downspout remained in place.
- Loose or missing gutter brackets were observed at a few locations (Figure 79). The condition was typically associated with areas of distress where the wood fascia and soffit had deteriorated to the point that it could no longer support the bracket.



FIGURE 78. Loose strap at base of downspout.



FIGURE 79. Loose bracket at gutter. Note adjacent area of wood deterioration.

Other Elements

- Pest infestations were observed at one location at the soffit of the porch (Figure 80). The infestation included what appeared to be a mud dauber nest. No evidence of termite infestation was observed.



FIGURE 80. Mud dauber nest at porch soffit.

Interior Description

The house at 518 Auburn Avenue is currently unoccupied, and it is used for the storage of architectural salvage and construction material from rehabilitation projects in the park. Plaster and lathe at interior walls and ceilings have been completely removed exposing the wood framing, electrical and plumbing systems, and the back side of the repaired exterior sheathing at exterior walls. Rehabilitation techniques appear consistent with those implemented in other buildings in the park since the mid-1990s; however, interior renovation beyond the stabilization of the structure has not been completed.

In its present state, the interior of the home is valuable as an example of the balloon-frame construction techniques used in area homes of the period. Millwork and trim elements remain nearly complete and in their original configuration. Heating and lighting systems remain from all periods of the home and may be useful in dating additions and major interior changes. At 518 Auburn Avenue, modifications from the late 1920s through the 1950s reflect the neighborhood's transition from single-family homes to residential structures subdivided into rental units as the population grew, tenancy increased, and the neighborhood slipped into decline.¹²¹ The changes made to the interior of 518 Auburn Avenue reflect cultural and economic shifts in the neighborhood during the period of significance. In this regard, the building contributes to the completeness and understanding of the character of the Birth Home Block.

The original double-pile plan is two rooms deep from front to rear on either side of a structural wood framed wall along the centerline of the north-south axis, which also approximates the ridgeline of the primary hipped roof above. To the west are circulation and support spaces (e.g., foyer, hallway, stair, and bathroom), and to the east are two main rooms on each floor divided by back-to-back fireplaces with a common chimney.

The south-facing entry door, just to the west of the projecting octagonal bay, opens into an approximately square foyer. In the foyer, a pair of pocket doors in the center wall opens into a living room occupying the southeast quadrant of the first floor. A second door from the foyer, in line with the entry, opens into a north-south hall that leads to the rear of the house, where there is a large bedroom to the east and a smaller bedroom and closet to the west. At the end of the hall is a bathroom (refer to First Floor Plan, Appendix A).

Once the center of circulation of the home, the west bay originally had an open stair connecting the two floors. A major change occurred between 1933 and 1949, when the second floor was converted to a rental unit accessed directly from the porch. The central stair was removed and relocated to the front of the house, accessed from a new exterior door at the west end of the front porch. The relocation of the original stair and infill of the stair opening at the second floor allowed for the creation of a bedroom and a hall on the first floor and a parlor along the west side of the central hall on the second floor. It is possible that the single-story kitchen wing at the rear of the house was also expanded to include a second-floor kitchen around this time. Demolition drawings from the 1993 stabilization of the building indicate nearly identical kitchen and pantry spaces opening off of the current north-south hall on both floors (Figure 81 and Figure 82).¹²² The kitchen addition, along with a partially enclosed rear stair, was demolished as part of the stabilization project.

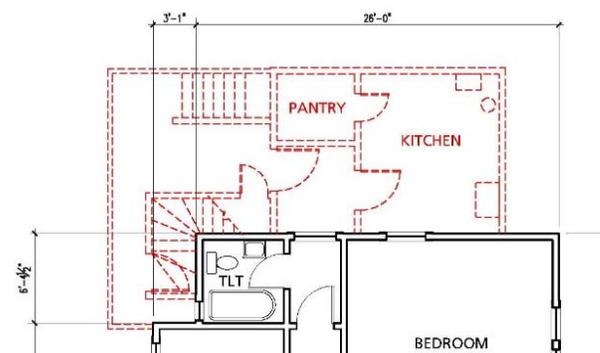


FIGURE 81. Red lines indicate plan of first floor kitchen and rear stair at time of demolition.

121. *National Register documentation.*

122. *Stabilization of 518 Auburn Avenue, SERO, Historic Architecture Division, dated 1993.*

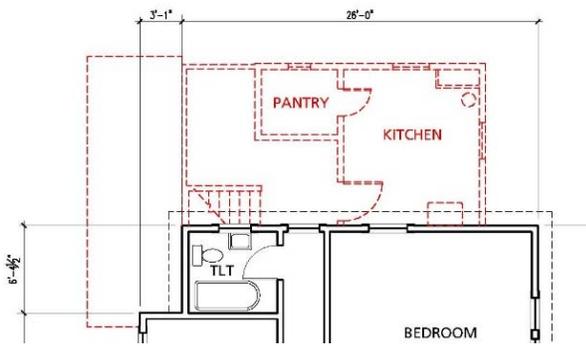


FIGURE 82. Red lines indicate plan of second floor kitchen and rear stair at time of demolition.

The two rooms on the east side of each floor are divided by back-to-back fireplaces flanked by closets. The front (south) rooms project from the house as an octagonal bay and serve as the primary living room space on the first floor and a bedroom on the second floor. The rooms on the north are nearly identical, serving as bedrooms or perhaps dining rooms in the earlier configuration.

The date of the conversion of the house to a duplex could not be confirmed by historical records. Sanborn maps revealed that the house was used as a duplex prior to 1932.¹²³ Ownership records indicate that the home was given two addresses (518 and 518-1/2) in 1955.¹²⁴ (Refer to Figure 10 for drawings showing the possible physical evolution of the house, based on limited archival and physical evidence.)

The conversion to a duplex significantly altered the exterior form of the house. The footprint was expanded on the west facade from the original west wall of the foyer to meet the wall plane of the west projecting bay. A new ridge was added to the roof south of the west gable, forming a new, second gable facing the street. This expansion allowed for the installation of a new stair that wrapped around the west and north sides of the foyer and included a door opening directly from the porch. The second floor of the house was expanded over the new stair with the addition of a bedroom and small closet for this new southwest

bedroom. Associated work likely included lengthening the porch to the west to cover the new stair door, removal of the fireplace and chimney from the foyer, and removal of the original central stair and infill of the floor opening where this original stair was located. The renovation work also appears to have included installation of a new electrical system to replace much of the previous knob and tube wiring and gas lighting, particularly on the second floor where access from the attic was convenient. It is possible that concurrent renovations involved updating fixtures in the bathrooms and adding a second-floor kitchen.

The configuration of doors and their signage indicate that the three rooms on the second floor were most recently rented separately, sharing a parlor, bathroom, and kitchen. It is not clear from available records and physical evidence when 518 Auburn Avenue was used as a rooming house. To facilitate the three-unit arrangement of the second floor, another door was added to the southeast bedroom, opening to the hall and directly across from the stair. The communicating door between the two original south bedrooms appears to have been locked and fixed in the closed position (refer to the Second Floor Plan, Appendix A).

Modifications and repairs after the period of significance have primarily affected only the exterior of the building, the most significant being the stabilization project completed by the National Park Service in 1993–1994.¹²⁵ This work included the repair and replacement of windows and siding and the demolition of the two-story kitchen wing on the north elevation. After the demolition, two, two-over-two double-hung windows were added in place of the doors at both floors on the north elevation. Interior work since the stabilization appears to have been limited to the complete removal of plaster and wooden lath on the walls and ceilings leaving the studs and back side of the exterior siding and the air / moisture barrier exposed. Remnants of crumbling plaster and lath remain behind original baseboards and some door and window trim.

123. *Historic Resource Study*, Figure 89.

124. Division of Facilities Management, *Series V, Subseries D – 1944-2109, Building Inventory Files 1971-2004*, Box 2, Folder 23 – 218 Auburn Avenue, n.p.

125. *Stabilization of 518 Auburn*, *SERO, Historic Architecture Division*, dated 1993.

Interior Finishes. Most of the interior finishes remaining in the house are original to the building. Wood trim and millwork appears to have been originally stained and later painted with opaque finishes that are now peeling and in poor condition (Figure 83). Coatings on trim elements vary in age, type, color and sheen from room to room. Isolated portions of plaster remain which may provide evidence of historic paint colors.



FIGURE 83. Original stained finish at door casing and rosette and later white paint finish.

Floors throughout the building are stained tongue-and-groove wood, likely original to the building. Wood floors are installed directly on the joists and are 3-3/4 inches wide. Where major renovation has occurred, such as at the infill of the original stair and the subsequent bedroom expansion over the front porch, the flooring is 2-1/2-inches wide (Figure 84). Floor finishes are in poor condition, but the wood material appears to be sound and suitable for refinishing (Figure 85). Transitions from hallways to bedrooms are achieved with wood thresholds.

In general, where observed, framing members are in good condition and suitable for reinstallation of wall finish material. Plaster and lath have been removed to the edges of baseboards and trim members, leaving plaster intact behind these elements. There is typically no blocking installed between the wood stud framing. Ceilings, now removed, appear to have been installed directly to the underside of the joists, at a height of approximately 9 feet.



FIGURE 84. The transition of flooring boards from 3-3/4 inches thick to 2-1/2 inches thick at the infill of the original stair. Arrows indicate beam at edge of original stair opening and gas line for light fixture.



FIGURE 85. Typical condition of tongue-and-groove wood flooring and wood threshold.

At the exterior walls, most wood siding appears to have been removed and replaced in previous stabilization and repair projects. Where siding was entirely removed, an air / moisture weather barrier has been installed over the studs. The type of weather-barrier material varies from black plastic sheeting to asphalt saturated felt to non-woven polyolefin house wrap, like DuPont™ Tyvek®.

Original 10-1/2-inch-tall baseboards throughout the building are compound assemblies with a profiled base, cap, and shoe. The baseboard has a back-to-back quirked ogee profile creating a

concave, symmetrical reveal. The cap consists of a double cove tapering to nearly flush with the wall at the top. The shoe mold is painted to match the trim and has an ogee profile. Baseboards at interior corners butt to a square corner block topped by a quarter-round ball finial (Figure 86). A second type of baseboard is installed at the expansion of the second floor over the porch and stair. These rooms have a 9-inch-tall flush baseboard with an integral ovolo profile at the top and an applied ogee shoe mold (Figure 87).



FIGURE 86. Typical baseboard with corner block and finial.



FIGURE 87. Wall base at the second-floor bedroom addition above the front porch.

No evidence of crown molding was found on the interior. A few rooms have sections of a picture rail consisting of a solid ovolo rail with a cove profile along the bottom edge (Figure 88). It is not clear if the picture rail is original and if it occurred in all the rooms throughout the house.



FIGURE 88. Picture rail at second-floor bedroom.

Plinth blocks at original doors are also 10-1/2 inches tall and have a complex profile consisting of a wide ogee with a large top bead (Figure 89). Plinth blocks at the doors added during the second-floor expansion have a simpler profile with a mostly smooth face and a wide rounded profile at the top (Figure 90).

Head and jamb casings at doors and windows are 5-1/2 inches wide, and they are consistent throughout the house. The typical profile has a concave panel with back to back quirked ogee profiles matching the baseboard. A quirked molding, like the baseboard in Figure 90, is characterized by a sudden and sharp return from its prominent projection or set off by a quirk (a linear indentation or groove) running parallel to it. The sides of the casing trim are symmetrical, consisting of a cove and ovolo profile on the outside of the front face. A 5-1/2-inch rosette corner block, with two concentric grooves around a convex center, joins the head and jamb casings at all doors and at the original windows (Figure 91).

Interior doors are consistently four raised-panel stile and rail doors. Some may be original to the house, and most are in suitable condition for refurbishment. Several doors, particularly those at the second-floor rooms, show significant wear and damage specifically from surface applied hardware.



FIGURE 89. Profile of original door plinth block.



FIGURE 90. Typical flush plinth block at non-original door.



FIGURE 91. Typical door head, rosette with some intact plaster at ceiling and wall.

Door hardware on the original interior doors consists of a decorative escutcheon at the mortised latchset with separate skeleton keyhole (Figure 92). Knobs are missing at most doors. Knobs that remain are painted metal or have a black lacquer finish. Various non-original locks were installed on second-floor hall doors when 518 Auburn Avenue was a rooming house. This typical hardware consists of a surface-mounted security bolt on the interior of the door which is keyed on the hall side (Figure 93 and Figure 94). These doors have disparate surface mounted components such as security chains, door bells and coat hooks (Figure 95). Some interior closet doors have cloth strapping serving as a pull where knobs have been removed.



FIGURE 92. Painted escutcheon of original door hardware.



FIGURE 93. Typical condition of door hardware at second-floor room doors. Arrow indicates surface mounted deadbolt which dates from use as a rooming house.



FIGURE 94. Typical poor condition of the doors and hardware on the second floor.



FIGURE 95. Bent wire coat and hat hook mounted on door stile after last painting.

A second style of door hardware occurs at the doors added in later renovations. Doors at the second-floor bedroom built over the front porch and at the closet and the two exterior doors have mortised latchsets with missing knobs.

Escutcheons are lacquered steel or painted steel with a simple beveled edge (Figure 96 and Figure 97).



FIGURE 96. Typical non-original door hardware.



FIGURE 97. Non-original door hardware at interior of entry door, base of stair.

Most exterior window frames appear to be original. An extensive repair and replacement of window sash occurred during the 1993–1994 stabilization project.¹²⁶ Original interior trim remains at most of the windows; although, many are missing some pieces. Head and jamb casings are identical to those found at the doors, with a matching rosette corner block. Joined windows have an interior mull cover with a profile matching the jamb trim (Figure 98). Window stools have a radiused edge with a double cove below and are returned to the wall. Aprons consist of a flush board with an integral ovolo profile at the bottom, and they also return to the wall (Figure 99).

Non-original windows in the bathrooms and the second-floor bedroom, added above the front porch, have flush 5-1/2-inch painted wood casings and aprons with no rosette corner blocks. New, premanufactured windows have been installed in the north wall where doors led to the demolished kitchen and rear stair. These windows are unpainted on the interior and have no interior trim.

The lower sash appears to have been removed and repaired or replaced at most windows.¹²⁷ They are

typically only coated with primer or painted white. Hardware consists of a brass cam lock at the meeting rail and a pair of brass sash lifts. No weather-stripping was installed at the jambs, the meeting rails or along the bottoms of the lower sash. The windows on the street elevation have temporary vinyl roll-up shades.



FIGURE 98. Paired window at east of first-floor bedroom with profiled center mull cover.



FIGURE 99. Typical window trim, stool, apron with replaced lower sash and new hardware.

126. *Stabilization of 518 Auburn, SERO, Historic Architecture Division*, dated 1993.

127. *Ibid.*

First Floor – Foyer and Living Room. The foyer and living room overlook the front (south) porch of the home. The wall dividing the rooms lies on the centerline of the building, providing structural support for the second-floor framing above. The wall is thicker to the east to accommodate a pair of pocket doors that originally separated the foyer and the living room. Currently, the pocket doors are not operable, and a single swinging door has been installed at the south jamb.

The approximately 10-foot-square foyer opens to the porch on the south and to the central hall on the north. The exterior door frame in the south wall has a single-light transom above and a non-original single-light, wood door below. This is the only exterior door serving the first floor of the home. Adjacent to the door is a non-original one-over-one, double-hung window that appears to have been installed when the porch and home were expanded to include the new stair at the southeast corner.

The wall between the stair and the west side of the foyer also appears to have been constructed at the same time as the new stair (Figure 100). The wood framing does not appear consistent with the original framing in the house, and fire-blocking at mid-height is not consistent with the original interior wall construction. To the north, the wall framing and door locations appear original; however, metal lathe remains at the left head of the door (Figure 101). This non-original lathe may also date to the construction of the stair and patching of the north foyer wall. No evidence was found to confirm the position of the abandoned chimney or fireplace that was removed.



FIGURE 100. Stair beyond west wall of foyer.



FIGURE 101. Wire lathe above door frame at foyer. West room and hall beyond, closet ceiling at left.

To the east of the foyer, the living room projects south onto the porch as an octagonal bay. Single, one-over-one, double-hung windows in the angled side walls of the bay extend vertically to the underside of the porch ceiling and flank a single-light, fixed central window. The head of the central window is lower, and the sill is higher than the typical windows, giving it an approximately square proportion (Figure 102). A single, two-over-two, double-hung window remains at the original location in the center of the east wall of the living room (Figure 103).



FIGURE 102. Overall view of the octagonal bay interior at the first-floor living room.



FIGURE 103. Overall view of first-floor living room and the single window to the left in the east wall. Arrow indicates the open stud cavity and the porch attic beyond.

A chimney serving back-to-back fireplaces separates the living room from the bedroom to the north. Closets fill the small spaces on either side of the chimney between the fireplace and the east and west walls of the room. The closet to the west is accessible from the living room, and back to back doors allow communicating access through the closet to the northeast bedroom. The closet to the east is accessed from the bedroom.

Because the living room is filled with stored building materials, architectural elements and demolition debris, only a portion of the wood fireplace surround was visible behind the stored materials (Figure 104). The dark-stained, wood mantel appeared to be in salvageable condition. The mantel's egg and dart detailing looked similar to the one found in the northeast bedroom on the

second floor. The firebox surround has a mottled, rectangular, glazed ceramic tile set in a running bond pattern. It appears to be original.



FIGURE 104. View of first-floor living room and fireplace. Only the corner of the mantel is visible beyond.

Finishes in the room are consistent with those found elsewhere in the building. All the plaster and wood lathe has been removed from the interior walls, roughly to the edges of the trim elements. Baseboards are two-piece moldings with a cap and a shoe mold consistent with the original profiles. Trim at the interior doors and windows, including sills and aprons, is stained a dark brown, which is nearly black in appearance. Blue and tan paint layers were exposed on remaining portions of the plaster in the foyer. Window sash appear to have been replaced in the 1993-1994 stabilization project. On the interior, they are painted white or only have a coat of white primer. All windows and door lights in the foyer and living room have obsolete roll-up vinyl shades on the interior.

The electrical panel serving the house is recessed in the west wall of the foyer, just behind the door when it is fully open. A single, original, gas-light connection in the center of the living room is the only remaining evidence of the type of fixture that once illuminated this space.

During the 1993-1994 stabilization, an air and moisture barrier was installed over the wall framing where siding was replaced along the east wall.¹²⁸ No air and moisture barrier is present at

128. Ibid.

the porch (south) wall, indicating that the siding on the porch wall was probably not completely removed. In addition, the attic space above the porch ceiling is open to the balloon-framed wall cavity of the living room (refer to Figure 103). This condition provides a path for detrimental warm humid air to bypass the recently added air and moisture barrier on the east wall and enter the building.

First Floor – Hall & West Room. Prior to the removal and infill of the original stair, the room occupying the west projecting bay was the central circulation space. It was open to the floor above and to the foyer, the dining room (or current bedroom), and the north wing, which contained a bathroom, a rear stair and a kitchen. After the original main stair was removed, another room on the west side of the house was created by erecting a new wall on the east side of the space and adding a door from the rear hall. The use of this room by the last occupants of the home is not certain, but this is the current configuration of the first floor.¹²⁹

An original gas-light fixture remains along the beam at the first-floor ceiling that framed the original stair opening. Its placement suggests that the room was originally open with no wall along the west side of the hall (refer to Figure 84). The remnants of a more recent electric light fixture are attached to the floor framing further towards the west wall in the center of the existing room where the stair opening once was.

The two windows in the west exterior wall may have been repositioned after the original stair was removed. The north wall, separating the west bedroom from the bathroom, appears to have been constructed more recently because the framing members are different than the adjacent original framing. However, it is not apparent when this interior segment of wall was constructed, or whether the current space in the northwest corner of the first floor was a bathroom when the home was first constructed.

Along the south wall, metal lathe remains, likely from infill and plaster repairs related to the

removal of a fireplace and chimney. A door in the south wall opens to a closet below the current stair. Only the ceiling in the closet remains, and it consists of painted wood boards applied to the underside of the stair stringers (refer to Figure 101).

A door at the north end of the rear hall opens into a small vestibule outside of the bathroom (refer to Figure 101). The framing across the door opening appears to be non-original. No trim remains on the south side of the door. In the vestibule, a new two-over-two wood window unit was installed in the north wall where a door previously led to a rear stair and the north wings that was demolished in the mid-1990s.¹³⁰ The interior of the window is not finished, and it has no trim.

First Floor – North Bedroom. The north bedroom remains in the original configuration except for a window installed in the north wall where a door previously led to the demolished first-floor kitchen.¹³¹ A joined pair of double-hung windows occurs on the east wall exhibiting a profiled center mull cover with detailing similar to the jamb casing original to the home (refer to Figure 98). Closet doors swinging into the bedroom on the south wall flank the central masonry fireplace which still has a tile surround and a black cast-iron coal register but no mantelpiece (Figure 105). The mottled brown, encaustic tile appears consistent with the date of construction of the home and is likely to be original to the room. The firebox inside the cast-iron coal register has been infilled with portland cement plaster that is painted black, and the hearth and was concealed by a pile of used lumber and wood trim (Figure 106).

129. Ibid.

130. *Stabilization of 518 Auburn, SERO, Historic Architecture Division, dated 1993.*

131. Ibid.



FIGURE 105. Overall view of first-floor north bedroom and fireplace.



FIGURE 106. First-floor northeast bedroom and fireplace with missing mantelpiece. Note encaustic tile surround.

The plaster and wood lath that was on the walls and ceilings was removed completely from the bedroom and the two adjoining closets. Trim elements and doors remain and are consistent with others on the first floor; although, they have several layers of opaque paint over the original dark stained finish (Figure 107). The top coat on all moldings and millwork in the bedroom is a greyish pink. No evidence of a picture rail or crown molding was found in the bedroom.

Both closets have baseboards with corner blocks and finials and door casings with rosette corner blocks and plinth blocks that match the main rooms. The trim at the east closet has a light grey-blue color on the room side, but inside the closet the trim is a dark brown-black stain that matches the color found in the living room. Both closets have wood framed ceilings lower than the ceiling

height of the adjacent room. A blue painted plaster ceiling remains at the east closet.



FIGURE 107. Detail of closet door at first-floor north bedroom.

The new window on the north wall is unfinished with no interior trim. The lower sash on the paired east windows appears to have been replaced with units that have a white primer finish. A portion of the rosette corner block in the upper left corner of this window is missing.

At the center of the bedroom is a ceiling-mounted junction box with knob and tube wiring for a now-missing electric light fixture that probably replaced an earlier gas light. Vestiges of gas piping are also present in the center of the room.

Bathrooms. The two bathrooms in 518 Auburn Avenue are stacked in the northwest corner of the house. Their presence at the time of construction and a history of their renovation is not certain given the lack of documentation. Bath fixtures have been removed from the first-floor bathroom, but the probable layout appears to match the layout found at the second-floor bathroom directly above. The second-floor bathroom retains a freestanding, white enameled tub with a metal skirt closure (Figure 108), a water closet with a white wall-mounted tank on the west exterior wall, and a white wall-hung lavatory on the north exterior wall (Figure 109). The remaining but derelict water supply pipes are galvanized steel. Sanitary drains were removed and appear to have been corroded below the floor level.



FIGURE 108. View of second-floor bathroom from the west bedroom. First-floor bathroom was likely similar.



FIGURE 109. View of second-floor bathroom from the hall.

There is a small one-over-one window in the west wall of the first-floor bathroom and a larger two-over-two window in the north wall of the second-floor bathroom (Figure 110). The original window locations and their relationship to the demolished rear stair are not certain. Visual evidence on the exterior suggests that an original window at the first-floor level may have been removed and the opening filled in.

Plaster and lathe on walls and ceilings was completely removed from the bathrooms, except

for the plaster behind a surface-mounted medicine cabinet. Windows are trimmed with flush 5-1/2-inch casing at the head and jambs. There are no corner blocks. Several layers of paint are present on the wood trim in the second-floor bathroom. The topcoat of paint on the trim and on a recessed medicine cabinet is light blue. The surface mounted cabinet is painted white.

Flooring in the upstairs bathroom is sheet vinyl over tongue-and-groove wood which is rotten beneath the water closet. Floor framing below the bathroom appears to have been repaired during the 1990s stabilization project (Figure 111). The first-floor bathroom was largely inaccessible at the time of the site visit due to stacks of discarded building materials.



FIGURE 110. Recessed medicine cabinet with mirrored door, lavatory and window in the second-floor bathroom.



FIGURE 111. Underside of rotten floor boards below second-floor bathroom. Note spliced floor joist and abandoned drain piping from bathtub (left) and water closet (right).

Stair. The stair at 518 Auburn Avenue was relocated to the front west corner of the home to allow access to the second-floor rooms directly from a door on the porch. With the recent demolition of the kitchen and rear stair, the front stair currently provides the only access to and egress from the second floor.

The west exterior wall and infill of the interior walls around the stair are platform-framed with a built-up perimeter beam between the first- and second-floor framing and no rim joist (Figure 112 and Figure 113).

The door at the base of the stair is a single light, non-original door similar to the main entrance door. A small landing inside the door has wood-tongue-and-groove flooring. From there, the stair ascends to the north, then turns 90 degrees to the east, and terminates at the second-floor hall. Windows along the west facade were positioned relative to the rise of the stair.

Plaster and lathe on walls and ceilings inside the stair were removed approximately to the top of the stair stringer, which consists of a 1-inch-thick wood board nailed to continuous blocking between the studs. The treads and risers are solid wood with a profiled nosing. They are painted a red-brown color. No record or evidence of an original handrail was found; although, it may have been removed with the lathe and plaster.



FIGURE 112. Overall view of stair looking south. Extant electrical panel is to the left of the door.



FIGURE 113. Overall view of stair looking north from base of stair.

Second Floor – Hall. The second floor of the building was used as a rooming house, possibly as early as the late 1930s. The three rented rooms on the second floor were accessed from the front porch by the new stair described above. By 1949, the second-floor boarders most likely shared a common parlor and bathroom on the west side of the central hall and a kitchen in the north wing (Figure 114). The kitchen, a partially enclosed

porch and a rear stair in the north were removed during the 1993–1994 stabilization. Similar to the floor below, the door opening from the hall to the north wing was infilled with a two-over-two wood window unit and wood framing.¹³² The interior of this window is unfinished, and there is no trim (Figure 115 and refer to Figure 114).



FIGURE 114. Overall view at second-floor hall, looking north.



FIGURE 115. View through north end of the hall to the bathroom door. Contemporary infill window is to the right.

Plaster and lathe at walls and ceilings have been completely removed in the hall, roughly to the edges of the baseboards and door casings. Baseboards are consistent with those original to the home. They have several layers of paint over the original stained and varnish finish. The top layer of paint on the doors and trim is light blue. Plaster remaining above the south door was painted white (Figure 116). Casing on the door openings is consistent with those found on the other doors in the house. Flooring in the hall is the same wood strip as that found throughout the house.

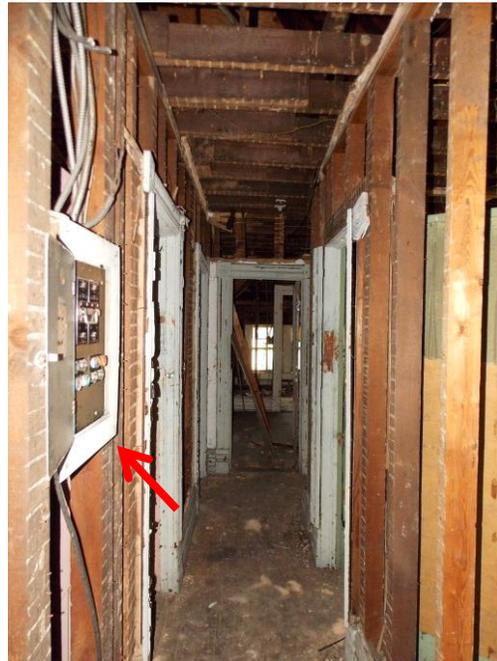


FIGURE 116. Overall view at the second-floor hall, looking south towards the front of the house. Note an electrical panel on the left.

Single bulb, porcelain light fixtures are aligned in the center of the ceiling along the hall (Figure 117). There is flexible, metal electrical cable at these fixtures which indicates that they were installed about the time the front stair, the southwest bedroom, and the extant electrical panel were added (refer to Figure 116).

132. Ibid.



FIGURE 117. Ceiling-mounted, porcelain light fixture on the second floor.

Second Floor – South Living Room and Southwest Bedroom.

As discussed in the sections above, the bedroom and stair enclosed by the west gable that was added to the front of the house are not original to the home, but they are significant to an understanding of the changes that occurred along the Birth Home Block during the period of significance, particularly the conversion of single-family homes to rental occupancies later in the period.

The finishes remaining in the upstairs rooms, particularly in the expanded, southwest bedroom over the porch, represent the latest identifiable modifications to the house, which remain virtually unchanged from when 518 Auburn Avenue was used as a rooming house. The two southwest rooms, a living room and a bedroom, apparently unit number 1, likely served as the primary unit on the second floor.

The living room occupies the space directly above the first-floor foyer. It was originally a bedroom (Figure 118). With the expansion of rooms along the original west and south facades, the nearly square living room is now completely internal, with no widows. Only the chimney from a demolished fireplace remains precariously suspended in the attic from ceiling joists just to the north of the stair. It may have originally served this room. No evidence of the original fireplace, hearth or continuation of the chimney below the attic remains (Figure 119).



FIGURE 118. View looking south into the second-floor bedroom beyond from the living room.



FIGURE 119. Chimney supported only by second-floor ceiling joists and metal straps.

When the house was expanded sometime between 1933 and 1949, a bedroom was constructed over the porch, and a small closet was added above the new front stair at the west wall of what was a bedroom that became the living room of this two-room rental unit. Dates for this expansion and the later conversion to a rooming house are not certain, but physical evidence suggests that the expansion of the rooms coincided with the installation of the second electrical system in the building. A wall switch in the expanded bedroom appears to have been installed during the construction of the room, and it has the same flexible metal conduit observed at the

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electrical panel in the stairway below and at other light fixtures connected to that electrical panel.

Like the rest of the house, plaster and lathe on walls and ceilings were removed to the face of the studs and up to the edges of baseboards and door trim. In the second-floor living room, the baseboards are consistent with those original to the home because this was an original bedroom. A picture rail, painted light blue, remains attached to the east and west walls (Figure 120). The bedroom to the south was constructed over the front porch roof (Figure 121). Wood flooring in this bedroom is 2-1/2-inch tongue-and-groove strips. Baseboards in the bedroom and the added closet in the living room are simpler than the original baseboards, with a flush face, an ovolo top edge and an applied ogee base shoe (refer to Figure 89). The bedroom has two-over-two double-hung windows on three sides: a single window centered in the west wall, three joined windows centered under the south-facing gable and a joined pair of windows above the porch roof on the east. The windows on the east and the south have temporary roll-up vinyl shades. The interior casings and aprons consist of flat 5-1/2-inch boards and no rosette corner blocks. Window and door trim are painted white.



FIGURE 120. Partial picture rail in the second-floor living room.



FIGURE 121. View of the southwest bedroom addition from the living room. A door for the closet above the stair is to the right.

Along the west wall of the bedroom, exterior siding appears to have been removed and replaced after an air and moisture barrier was installed over the wall framing. On the south wall, some of the siding was replaced with new, back-primed siding and no air and moisture barrier (Figure 122). On the east wall, new framing was installed around the window openings over black asphalt-saturated building felt, which is again visible from the interior. The ceiling, now removed, followed the slope of the eave on the east and west sides of the room up to collar beams installed horizontally at a height of 9 feet to match the typical ceilings. There is a decorative two-bulb light fixture at the center of the ceiling.



FIGURE 122. Southwest corner of bedroom addition with air and moisture barrier visible. The arrow indicates back-primed lap siding and no air and moisture barrier.

An original door and frame remain in the east wall between the living room and the southeast bedroom which has the octagonal bay. Some existing door hardware suggests that this door was secured during the time when boarders occupied the upper floor. Paint on each side of the door and frame does not appear to continue onto the jamb faces, indicating that the most recent coats were applied with the door closed and probably locked (Figure 123).



FIGURE 123. Original door between second-floor living room and bedroom. Note lack of white paint on the jamb and head faces.

Although the head and jamb casing have the same profile as those at the original doors, the plinth blocks are significantly different at the non-original doors of the southwest bedroom (refer to Figure 118) and closet (Figure 124). The door between the bedroom and the living area was missing leaving only the door frame and trim.



FIGURE 124. Door to the closet built in above the stair at the second-floor living room.

Second Floor – Southeast Bedroom. The southeast bedroom remains in its original configuration. Located directly above the first-floor living room, both rooms have a projected octagonal bay accented on the south facade by the main cross-gable of the roof. Three one-over-one double-hung windows provide views to Auburn Avenue (Figure 125). A fourth, two-over-two, window is located in the east wall. The four windows contain segments of casing trim, stools, aprons, and rosette corner blocks matching other original windows to the home; however, only the window trim on the west side of the octagonal bay is intact. The center window is missing the head casing and corner blocks, and the east window of the octagonal bay and the window in the east wall are missing sills and aprons. Non-original, vinyl roll-up shades cover the south-facing windows (refer to Figure 125).

Plaster and lathe were removed from the walls and ceilings up to the edges of the wood trim. Baseboards match those that appear to be original to the home, although there are broken and missing pieces. No picture rail was present in the southeast bedroom. The door trim and baseboards have several layers of opaque, mostly white paint over the original dark-stained finish.



FIGURE 125. Overall view of octagonal bay in the second-floor southeast bedroom. These windows facing Auburn Avenue have roll-up shades.

As discussed previously, the communicating door between the southeast bedroom and the adjacent living room to the west appears to have been closed and locked with the door knobs removed so the two rooms could ostensibly be rented separately. When the upstairs rooms were rented, a second door was added in the west wall of the room, providing access to the southeast bedroom from the center hallway. This door has signage indicating room number “2” (Figure 126). The door was secured on the room side with a surface-mounted deadbolt positioned above the original mortised hardware (refer to Figure 94).

Much like the first-floor room below, closets flank the fireplace which is in the center of the north wall (Figure 127). The west closet has back-to-back doors allowing communicating access, through the closet, to the northeast bedroom. The plaster ceiling and a portion of the wall remain near the top of the closet. Inside the closet there is an unusual sub-ceiling consisting of a pair of sheet-metal arches that form a concave soffit above the two doors (Figure 128). The purpose of this metal soffit is not known, and it does not occur in the other closet or anywhere else in the house. Original door casings and baseboards in the closet are painted light blue (Figure 129).

Door knobs and other components of the latch are missing from the south door of the closet, and a hole remains where a mortised deadbolt was also removed. A stained wood strip is attached to the outside face of the closet door trim used to hang a

fabric covering or curtain over the door (refer to Figure 126).



FIGURE 126. The non-original entrance door (left) and closet door (right) at the northwest corner of the second-floor south bedroom. Note the number “2” on the door’s center stile.



FIGURE 127. Fireplace and surround in the second-floor southeast bedroom. The right-side shelf bracket lies on the hearth.



FIGURE 128. Painted sheet-metal soffit inside the west closet between the southeast and northeast bedrooms.



FIGURE 129. Detail of baseboard with corner block and finial inside the west closet.

The decorative wood fireplace surround in the southeast bedroom remains nearly complete (refer to Figure 127). The construction and detailing match the complete unit remaining in the northeast bedroom. The mantel shelf is missing, and one shelf bracket lies on the hearth below. The cast-iron register and plastered firebox surround have been painted a blue-grey. The register is missing its front grille and the firebox has been infilled with unpainted portland cement plaster on brick infill. A gas-fired space heater is located on the portland cement plaster hearth. The

white paint on the wood fireplace surround matches the paint color on the doors and trim.

A single-bulb, porcelain light fixture is located in the center of the ceiling where knob and tube wiring is still present.

It appears that lap siding on the east exterior wall was completely removed and replaced by new exterior siding over an air and moisture barrier. There is no wall sheathing behind the air and moisture barrier. Wood lap siding is attached directly to the vertical framing members. The siding on the south octagonal bay appears to have been partially replaced without an air and moisture barrier (Figure 130).



FIGURE 130. View of the east windows in the second-floor southeast bedroom.

Second Floor – Northeast Bedroom. The northeast bedroom on the second floor is nearly in its original configuration except for modifications to the north wall resulting from the demolition of the north wing during the 1993–1994 stabilization project.¹³³ The plaster and lathe on walls and ceilings were completely removed, roughly to the edge of the baseboards and trim elements. Baseboards are consistent with original elements found throughout the home, as are door and window casings. A picture rail exists between the ceiling and the head of the doors. Flooring in the bedroom is consistent with the original 3-1/2-inch tongue-and-groove boards found throughout the house.

133. *Stabilization of 518 Auburn, SERO, Historic Architecture Division*, dated 1993.



FIGURE 131. View of the south wall in the northeast bedroom.

The wood mantel in this bedroom is intact and matches the one in the southeast bedroom on the opposite side of the fireplace (Figure 131 and Figure 132). A coal register, without a front grille, is set in a painted plaster surround. The black paint on the plaster is heavily blistered and flaking. The firebox is filled in with unfinished common brick. The mantelpiece is complete and in good condition even though the original dark-stained and varnished wood is now covered with peeling pink paint. The single mantel shelf has a grooved perimeter edge, and it is supported by a single shelf bracket at each end. The entablature and pilasters have a similar five-groove face pattern.



FIGURE 132. Intact fireplace in northeast bedroom on the second floor.

The hearth also appears to be intact. Despite being heavily soiled, it is likely a good representation of the typical original hearth in the home (Figure 133). Portland cement plaster applied over brick surrounds the firebox and the cast-iron register. A gas valve was installed through the

baseboard on the left side of the fireplace for a space heater that was probably placed on the hearth.



FIGURE 133. Surface of the portland cement plaster hearth in the northeast bedroom.

Two closets are accessed through doors on either side of the fireplace (refer to Figure 131). The wood lathe and plaster are gone, but inside the closets, trim and baseboards with corner blocks and finials remain. Light blue paint covers all of the finished surfaces in both closets.

The door from the hall into this bedroom appears to be in its original location. On the hall side, it is labeled with the number “3” (Figure 134). Oddly, it appears that it was secured with a surface-mounted deadbolt on the interior side as well as with a padlock and hasp on the hall side.

Similar to the other bedrooms, a single-bulb, porcelain light fixture is located in the center of the ceiling where knob and tube wiring is present (Figure 135).

The north wall of the bedroom is treated similarly to the one in the room below. A new window was added to infill a previous door opening in the north wall after the north wing was demolished.¹³⁴

134. Ibid.



FIGURE 134. Door from second-floor hall to northeast bedroom. Note the number “3” on the door’s center stile.



FIGURE 135. Common ceiling-mounted, single-bulb porcelain light fixture and knob and tube wiring.

New siding was installed on the exterior of the north wall over common, black plastic sheeting that presumably serves as an air and moisture barrier. Behind the wood lap siding, different materials were apparently applied to the exterior walls as air and moisture barriers, and seams and gaps in these materials were not properly sealed (Figure 136).



FIGURE 136. Northeast corner of second floor, air and moisture barriers change from white building wrap on the east elevation to black plastic sheeting on the north elevation.

Second Floor – West Parlor. As described previously, the space below the west projecting cross gable of the roof contained the central stair. The stair was removed, and the second floor was extended into the original two-story space. Installation of a wall along the west side of the upstairs hall created a small room that may have been used as a shared parlor when the house accommodated boarders (Figure 137). The door separating the room from the hall is a non-original, 15-light door with hardware similar to latchsets found on doors at the southeast bedroom addition, which was constructed between 1933 and 1949. It is assumed that the room was shared by the tenants, because the door does not have a lock or a deadbolt like the other second-floor rooms. A fabric drapery nailed to the top rail covers the parlor side of the door, presumably for privacy (Figure 138). In addition, a sheet of plywood was applied over the glass lights, perhaps to protect them or for extra privacy.

Hardwood flooring in the west parlor is 2-1/2-inch tongue-and-groove, matching that in the southwest bedroom. The flooring transitions to the original, wider hardwood flooring in the hall occurs at a wood threshold under the door.

Baseboards and window trim appear consistent with those found elsewhere in the house.



FIGURE 137. View of the second-floor west parlor, originally the location of a central stair. The 15 panel non-original door is visible on the right.



FIGURE 138. Fabric drapery and plywood covering west parlor door lights.

Wood trim is painted green, and small sections of white painted plaster remain above the baseboards. There is no picture rail. Here again, plaster and wood lathe on the walls and ceilings was completely removed to the edges of the trim.

Both two-over-two double-hung windows in the west wall are likely not in the position of original windows when the main stair ascended to the upper floor along this wall.

Walls on the north, adjoining the bathroom, on the east, adjoining the hall, and on the south, adjoining the stair, look as though they may have been installed later than the original walls of the house. It is likely that these three walls were modified or reconstructed when the original stair was dismantled, and a new one was constructed in conjunction with the addition of the southwest bedroom above the front porch. The detached chimney that now only rises through the attic and terminates above the roof is visible just inside the south wall of the parlor (refer to Figure 119). It is not clear from observations on-site or available documentation when the fireplace(s) connected to this chimney was removed. A single porcelain light fixture is the sole ceiling light in the parlor.

A square, framed opening for access to the attic is in the northeast corner of the parlor ceiling, and a ubiquitous, single porcelain light fixture is the sole source of artificial light in the room (Figure 139).



FIGURE 139. Attic access opening in the ceiling of the second-floor west parlor.

Condition Assessment

Baseline drawings with approximate dimensions are provided in Appendix A.

The exterior of the house 518 Auburn Avenue was stabilized and weather protected in the early 1990s; however, the interior is not in habitable condition. Wall and ceiling finishes were removed entirely leaving most of the doors and wood trim. The two-story north wing, which consisted of kitchens, pantries, a rear stair, and upper and lower porches, was completely demolished prior to rehabilitating the north wall of the house. Utilities were disconnected, and the house has since become a repository for discarded building material and furnishings from around the park.

Since the 1993–1994 stabilization project, the house has received only critical maintenance; no work has been done to rehabilitate the interior since the lathe and plaster were taken out. Due to the age of the house and the lack of substantial renovation work after the period of significance, quite a few original materials and historically and significant architectural features remain. In general, those that do remain are in good condition and suitable for restoration. The following items represent conditions that need periodic monitoring and cyclic maintenance or require attention and some conditions under localized distress that warrant prompt corrective action.

Finishes.

- Nearly all of the finished plaster on walls and ceilings was removed along with the wood lathe. Some remnants of plaster were found on closet ceilings and behind baseboards and other trim elements (Figure 140). These locations may be useful for the documentation of wall paint colors and the textures of the original plaster finishes if they will be replicated.
- Most of the wood tongue-and-groove flooring is in fair condition, but it is suitable for refinishing. Floors are heavily soiled and are probably damaged in places from haphazard

placement of building materials and miscellaneous furnishings throughout the house. Hardwood floors will first require appropriate cleaning to document original stains and finishes and then careful refinishing (Figure 141).

- Baseboards are in fair condition throughout the house, but they are suitable for repair and refinishing. Some pieces are missing and will require replacement in kind. In most places, the plaster and lathe have only been removed to the top of the baseboard cap, but baseboards may have to be carefully removed and reinstalled after the new wall finish is applied. (Figure 142). Existing baseboards and inside corner blocks should be salvaged for reuse.



FIGURE 140. Plaster ceiling remaining in the closet. Original stained wood door trim is also visible inside the closet.



FIGURE 141. Typical condition of wood flooring.



FIGURE 142. Typical baseboard condition and inside corner block with finial. The arrow indicates original plaster remaining behind the baseboard.

- Wooden mantelpieces should be retained, repaired and refinished. They are significant, character-defining features (refer to Figure 132).
- Glazed encaustic tile surrounding the firebox in the northeast bedroom on the first floor appears to be in sound condition and suitable for restoration (Figure 143). It should be used as a reference for restoring tile surrounds at the other remaining fireplaces.
- The removal of the interior finishes from the exterior walls allows for the observation of the air and moisture barriers installed during previous stabilization and repair projects. At many locations the barrier material is not continuous around corners or behind exterior trim elements such as frieze boards, which may not have been removed and reinstalled when the air and moisture barrier and the siding were replaced (Figure 144). Significant gaps were noted at many locations that will allow humid air and moisture to enter the exterior wall cavities (Figure 145). When a modern heating, ventilation, and air conditioning (HVAC) system is installed in the building, dew point conditions could be reached in the exterior wall cavity that will be detrimental to historic and contemporary materials, even when exterior walls are insulated. Consideration should be given to repairing or completing the air and moisture barrier system or addressing the vulnerability

by installing interior finishes that are not sensitive to deterioration from moisture or susceptible to mold and mildew.

- The balloon frame construction of the exterior walls consists of a 2x4 ribbon joists supporting the floor joists (Figure 146). (Structural concerns are included in the following structural assessment section). However, there is no blocking to provide fire stops at the wall cavity between the floors. The ceiling space between the joists will be exposed to the wall cavity where the floor joists frame into the exterior walls. A similar condition occurs where the porch framing is exposed to the wall cavity (refer to Figure 102). Consideration should be given to installing a mechanical system designed to avoid negative interior pressure that will draw moisture from the exterior wall cavity into the ceiling cavity where the dew point temperature of surfaces will result in condensation and moisture damage to sensitive interior finishes. This has occurred in the Birth Home.
- The siding in some places appears to be separated or split (Figure 147). Moisture entering the wall cavity at these locations could cause an increase in humidity in the wall cavity where the air and moisture barrier is not continuous or has gaps as described above. Moisture entering the wall could collect in the wall cavity and cause framing members, window and door frames, or other building components to deteriorate.
- Based on observation from inside the house, it is not apparent what type of material the black plastic sheeting is that has been installed on the north wall (Figure 148). The permeability characteristics of the material should be determined before interior finishes are applied to the wall.
- Flooring in the bathrooms is in poor condition and requires replacement.



FIGURE 143. Glazed encaustic tile surround at first-floor northeast bedroom.



FIGURE 146. Balloon framing at the second floor. This condition consists of a ribbon joist nailed to the face of the wall studs that supports the floor joists above.



FIGURE 144. Air and moisture barrier material does not continue behind frieze board. Daylight gaps were noted between exterior trim members.



FIGURE 147. Typical framing condition at second-floor level (looking down into the wall cavity). Here, a gas pipe rises in the wall cavity, and daylight gap can be seen at joints and at splits in the exterior siding.



FIGURE 145. Daylight penetration at roof valley flashing, seen from interior.



FIGURE 148. Two types of plastic air and moisture barrier membranes installed on the north elevation. If these membranes are not permeable and prevent moisture vapor from passing through them, condensation will occur on one or both sides and become trapped behind the siding or in the wall cavity.

Windows and Doors.

- Window sash were replaced or repaired during the 1993–1994 stabilization project and appear to be generally in good condition. In most locations, the lower sash were repaired and primed but not completely painted. Hardware consisting of a sash lock and two sash lifts was present at most of the windows. Interior casing, stools, and aprons are complete at all but a few new windows. At some locations, the interior stool and apron are missing, exposing the interior to significant air and moisture infiltration where gaps are present between the sill and the lower sash (Figure 149). Trim has not been installed on the interior of new windows in the north wall, which were installed at the time of the stabilization repairs. There was no weatherstripping noted at jambs, sills, or meeting rails.
- At several windows, significant gaps were apparent at the bottom of the lower window sash. At some, the unfinished sill has been exposed to the weather, resulting in deterioration of the sill, surrounding wood

framing, and the bottom rail of the lower sash (Figure 150). The air and moisture barrier installed over the wall framing and behind the siding is not continuous around window openings, and no necessary flashing was observed at the jambs or sills.

- The two exterior doors are in fair condition and are not original to the building. Both are secured with deadbolts. There are no knobs on these doors (refer to Figure 40 and Figure 41).
- Many interior doors are original and appear to be in good condition. Some, particularly the doors from the central hall to the second-floor rooms, have undergone a great deal of abuse and have been fitted with multiple locking hasps and deadbolts (refer to Figure 93 and Figure 94). There is an assortment of door hardware, mostly on the second floor, and it is questionable whether the mortise latchsets can be successfully restored. Escutcheons at original latchsets appear consistent and could be refurbished. Most knobs and splines have been removed, so many doors will require non-original replacement hardware (Figure 151).
- Makeshift fabric coverings remain on a few second-floor doors (Figure 152).



FIGURE 149. Refurbished lower sash do not fully seat against the sill. Weatherstripping, a stool, and an apron are also missing.



FIGURE 150. Deterioration of the window sill and interior of this replacement window sash.



FIGURE 151. Typical interior door with missing hardware.



FIGURE 152. Fabric drapery covering door lights.

Other.

- The building is currently being used as a repository for all sorts of salvaged building material from other projects and buildings in the park. The first floor is nearly full of haphazardly stored materials, making observation of the existing interior conditions difficult (refer to Figure 100, Figure 101, and Figure 105). Stored materials include some items that may be valuable for future rehabilitation projects; however, they did not appear to be catalogued or organized for that purpose. The second floor is relatively free of stored material, but it is dirty, and it has copious amounts of bird droppings and the skeletal remains of animals that entered the house. Both floors will require thorough cleaning before final determinations of the appropriate treatments and evaluations of salvageable materials can be made.
- The detached chimney that currently rises through the attic and terminates above the roof is supported by ceiling joists and steel straps at the bottom of the masonry (Figure 153). The steel straps have surface rust, but they do not appear to be in immediate danger of failing. Because the straps are vulnerable to moisture seeping through the masonry above, care should be taken to

Physical Description and Condition Assessment

maintain the masonry, the chimney cap, and the stepped flashings at the roof. This should include the pointing of exposed masonry and maintenance of sealants at flashing reglets.

- Insect and rodent screens have been dislodged on the interior of some attic louvers (Figure 154). The screens should be replaced or reinstalled.
- There is currently only one means of egress from each floor, and the first floor is elevated nearly the height of a full story above grade at the rear (Figure 155). There is no interior communicating stair between the floors. A stair at the rear (north) of the home will likely be required to provide egress from the first- and second-floor levels to grade when the house is rehabilitated and occupied.
- There is currently no provision for Americans with Disabilities Act (ADA)-compliant access to or egress from the main floor of the house, and the second floor is also not accessible. The existing bathrooms are not large enough to be ADA accessible in their current configurations.
- During the period of significance, the rear (north) wing, which was demolished during the 1993-1994 stabilization project, was the location of the kitchen at each floor.
- Currently, door openings on the north elevation have been infilled with windows (refer to Figure 155). If the building is to be rehabilitated for residential use, consideration is needed as to how best to include a kitchen while meeting the interpretive goals for the house and the park.
- Refer to Hazardous Materials Report in Appendix B.

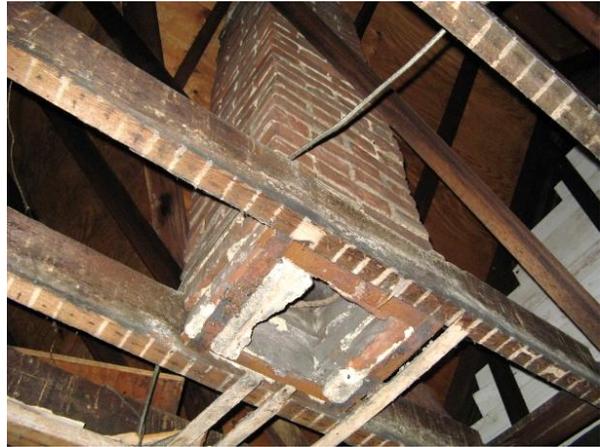


FIGURE 153. Steel straps supporting the bottom of an abandoned masonry chimney in the attic.

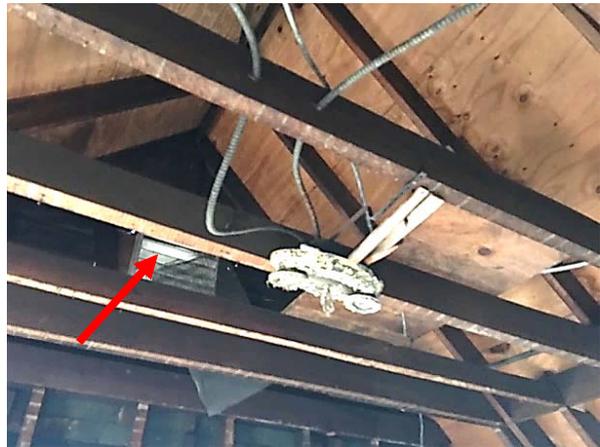


FIGURE 154. Insect and rodent screen dislodged at interior of gable vent.



FIGURE 155. New windows in north wall at the previous location of doors to kitchen and rear stair in the demolished north wing.

Structural System

The floor is supported by joists, measuring 8-1/4 inches by 2-1/2 inches, which span east–west and are notched to rest on a 2x4 ledger nailed to a structural beam at the foundation level (Figure 156). The floor joists are spaced 20 inches on center and span approximately 15 feet with supplemental bridging at the midpoint. The 3-inch-wide tongue-and-groove finish flooring is supported by the floor joists, there is no subfloor present.

The exterior walls are balloon framed consisting of actual 2x4 framing spaced 16 inches on center. Floor joists, measuring 6-1/2 inches by 2 inches, for the second-floor level are nailed directly to the wood studs and support the tongue-and-groove finish floor boards. As with the first-floor level, there is no subfloor present. The studs are topped by a double top plate, and it supports the roof framing.

The roof at the main two-story portion of the house is constructed of 2-inch by 3-3/4-inch rafters spaced 24 inches on center with a 1x6 ridge beam. On top of the framing is 3/4-inch plywood roof sheathing. While similar in construction, the projecting gable roof at the south elevation of the building is constructed using nominal 2x4 framing and appears to be of a newer vintage compared to the rest of the roof structure.



FIGURE 156. Floor structure showing wood joints meeting a separating beam between the main portion of the house and the front porch.

Mechanical and Electrical Systems

Lighting Systems. Portions of the lighting and heating equipment that remain in 518 Auburn Avenue provide some insight into the history of its original construction and subsequent renovations and additions. The earliest appears to be a gas lighting system on the first floor. Where unused gas lines remain, the original gas fixtures were converted to electricity at some time in the past. For example, the second-floor light fixture shown in Figure 157 probably dates to the late nineteenth century or early twentieth century. (Further archival research would be required to date the existing fixtures.) A gas line rises in the southwest corner of the living room and travels along the east side of the corridor wall to the rear of the house. The first lateral branch goes east to a gas fitting for a pendant fixture in the center of the living room. The second lateral branch is to the west to a similar gas fitting near the original stair opening (Figure 158). A third lateral branch leads east to a junction box where there is both a gas fitting and knob and tube electrical conductors. The junction box currently houses a porcelain light fixture but may have originally been a gas fixture in the bedroom (Figure 159). (Further archival research would be required to date the porcelain light fixtures found throughout the house.)



FIGURE 157. Light fixture, possibly an original gas fixture, later converted to electricity, now served by flexible metallic conduit in the expanded second-floor bedroom.



FIGURE 158. Gas fitting for pendant fixture in the current west room on the first floor. Note location of later electrical junction box with flexible metallic conduit in the lower left. The locations reflect the shift of the center of the ceiling before and after the original stair was removed.

The earliest electrical lighting system present in the home consists of knob and tube conductors that remain in isolated locations, primarily in the joist space below the second floor. It appears that a majority of the original system, including the original fuse box and most of the wiring in the attic, was replaced. The date of the installation of this system is unknown.



FIGURE 159. Junction box and light fixture served by gas piping and knob and tube electrical system. Northeast bedroom, first floor.

A second electrical system consists of flexible metallic cable for a later type of light fixture (Figure 160; also refer to Figure 157). A wooden panel box of unknown date, possibly the interior side of an early electric service entrance, is located on the west exterior wall of the current stair

(Figure 161). Flexible metallic conduit runs from early model fuse boxes in the foyer (and the second-floor hall (Figure 162 through Figure 164). The flexible metallic cable appears to have been abandoned and coiled in the attic, where it formerly fed the kitchens in the north wing. It is possible that the flexible conduit system was installed when a second floor with a kitchen was added to the north wing.



FIGURE 160. Electrical junction box for ceiling mounted light fixture served by flexible metallic conduit.



FIGURE 161. Wood enclosure at exterior wall, possibly electrical service entrance connection.



FIGURE 162. Electrical fuse panel located in the foyer.



FIGURE 163. Back of first-floor electrical panel at the bottom of the stair.



FIGURE 164. Second-floor electrical panel.

Flexible metallic conduit also serves the southwest bedroom above the porch. Here there is a wall-mounted switch box that was installed with a type of mounting bracket designed for new construction (Figure 165), indicating that the switch was installed concurrent with the new bedroom.



FIGURE 165. Wall switch in southwest room of the second floor.

A third, and presumably later system, consists of shielded, “Romex®”-type grounded wiring that runs to additional light fixtures (Figure 166) and grounded receptacles located in the baseboards (Figure 167). Most of this system is found on the second floor with wiring run loosely across the attic (refer to Figure 166). A heavy gauge cable with similar silver shielding appears to have entered the house at the west cross gable above the second-floor ceiling. Electrical cable is now abandoned in that area. A more recent type of “Romex®” wiring was noted connecting a few devices on the second floor.



FIGURE 166. Porcelain light fixture at second-floor ceiling.



FIGURE 167. Grounded outlet in decorative faceplate at baseboard.

Heating Systems. The original home appears to have been heated by four, back-to-back coal-burning fireplaces (refer to Figure 132) and another demolished fireplace on the west side of the house. A natural gas system with space heaters is evident on the second floor. A gas pipe rises in the northeast corner of the house and runs along the baseboard on the east wall of the second floor, and from there the pipe extends to space heaters set on the hearths of the back-to-back fireplaces in the bedrooms on the east side of the house (Figure 168). The gas system also served space heaters in the bathrooms (Figure 169). Fireplaces on the first floor were not accessible at the time of the site visit due to the stockpiles of stored material, so tracing gas pipes to space heater locations at those fireplaces was not possible (Figure 170).



FIGURE 168. Infilled coal-burning fireplace with gas space heater turned over on the hearth.



FIGURE 169. Gas space heater and bathtub in the second-floor bathroom.



FIGURE 170. Salvaged construction materials strewn around the fireplace in the northeast bedroom.

Plumbing. Domestic water and sanitary sewer connections for 518 Auburn Avenue are not functional. Fixtures in the bathrooms have been removed or are not in serviceable condition. Drain pipes were disconnected from second-floor fixtures, and kitchens were demolished during the 1993–1994 stabilization project (refer to Figure 111). Future rehabilitation will require a completely new plumbing system with connections to public utilities in Auburn Avenue.

Gas service was disconnected years ago, but the two gas systems mentioned above remain, although they are not be suitable for reuse.

Fire Protection and Security. The building is not sprinklered, and there is no fire detection and alarm system or any type of security system in the building at present.

Interior and exterior wood stud partitions do not have fire-blocking. The current balloon framing provides no fire blocking of the wall cavity between floors.

The extensive work that will be necessary to rehabilitate the interior of 518 Auburn Avenue will require provisions for life safety, egress, and fire

separation to achieve compliance with applicable codes.

Mechanical and Electrical Systems Condition Assessment

- There is no central HVAC system in the house. The present gas systems do not comply with current codes and must be replaced.
- The house does not have power, and the electrical systems in the building are old and non-functional. New service from the grid on Auburn Avenue and a complete new electrical system is necessary to meet current codes.

The remaining plumbing system and components are not useable at all. A completely new system and new fixtures will be necessary before the building can be occupied.

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Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹³⁵

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social value as they relate to the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and 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
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving

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

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.¹³⁶

National Register Status of 518 Auburn Avenue, NE

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

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

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

March 25, 1974; entered in the National Register May 2, 1974.¹³⁷

The National Register form used at the time allowed preparers to select date ranges as significant periods. The preparers of the National Register 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. 6.¹³⁸ The residences along Auburn Avenue near the Birth Home are described as “Victorian houses.”

- *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), January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

137. 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.

138. *Ibid.*

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.” The 518 Auburn Avenue building is included in the inventory with the following notation: “518 Auburn Avenue, 1893–95. This building has been occupied by a series of black tenants since 1910. The longest term resident was Harriet Lawless (1925–45). The building is an example of the Queen Anne style of architecture.”¹³⁹

- *National Register documentation for Martin Luther King, Jr., National Historic Site*, comprised of 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, 1994.¹⁴⁰

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 explores three historic contexts, as further discussed below.

The documentation notes that the district includes thirty-five contributing buildings. It includes 518 Auburn Avenue as a contributing building and offers the following specific commentary:

518 Auburn Avenue, ca. 1893 (IDLCS #090016). A two-story house with Queen Anne elements. Two front-facing gables project from the hip roof. The western gabled projection is probably an addition, and a three-sided cutaway bay is beneath the eastern gable end. Both gable ends have decorative shingles, horseshoe-shaped vents, and pent eaves. One-story, full-facade porch has fluted square posts and deep entablature. Leading to the porch is a three- to four-foot-wide concrete front walk with a rolled curb and V-shaped gutter, built ca. 1895–1915.¹⁴¹

The 518 Auburn Avenue residence is included as a contributing building under Context A, “The Development of a Black Community and Leader: Atlanta’s Auburn Avenue Neighborhood and Martin Luther King, Jr., 1906–1948.” Under this context, 518 Auburn Avenue—together with other residences in the historic district—is listed as contributing to the site’s national significance.

In this documentation, 518 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 also “serve as good examples of local adaptations of popular methods of construction which often incorporate

139. Levy.

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

141. *National Register documentation*, 7, 18.

elements of nationally popular architectural styles.”¹⁴²

The 518 Auburn Avenue residence is included under the category “single-family houses with Queen Anne elements,” together with the Martin Luther King Jr. Birth Home and several other buildings nearby on Auburn Avenue. The 1994 documentation notes that most residences in the Birth Home block constructed in the 1890s exhibit Queen Anne features. Specifically, 518 Auburn Avenue is noted as representing a Queen Anne-style variation that incorporates two front-facing gables.¹⁴³

The 518 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. It was accepted by the National Register on June 21, 2001.

The 2001 documentation cites a period of significance of 1853–1968, beginning with the opening of Auburn Avenue (then called Wheat Street), and citing specific dates including 1906, the Atlanta Race Riot; 1917, the Atlanta

fire; 1929, the birth of Martin Luther King Jr.; 1964, the strike at the Scripto plant and the opening of the Wheat Street Gardens I Housing Complex; 1968, the death of Martin 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 518 Auburn Avenue is not specifically addressed in this documentation, as it is within the boundaries of the previously established historic district.¹⁴⁴

The findings of this Historic Structure Report concur with those of previous National Register and National Historic Landmark documentation. The 518 Auburn Avenue building is a contributing structure to the historic district, as a part of the Sweet Auburn neighborhood and as a resource present during the years in which Martin Luther King Jr. lived, grew up, and visited in the neighborhood. The 518 Auburn Avenue building survives with sufficient integrity to convey its historic associations.

Period of Significance

The period of significance for 518 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 fire station and the residence on the Birth Home Block to 1929–1941, representing Martin Luther King Jr.'s formative years living at 501 Auburn Avenue, NE. As noted above, National Register documentation prepared in 1994 identified a period of significance of 1880–1968, and a boundary increase and additional documentation prepared in 2001 identified a period of significance of 1853–1968, for the overarching historic district. As 518 Auburn Avenue was constructed circa 1893, a period of

142. *Ibid.*, 8, 21.

143. *Ibid.*, 8, 55.

144. Moffson and Kissane.

significance of circa 1893–1968 is relevant for this particular building. This period addresses the local architectural and historical significance of the building, from its date of construction through the death of Dr. King. The residence was present during the period of primary significance (national) for the historic district, 1929–1968, which reflects the association of the site with the life and work of Martin Luther King Jr.¹⁴⁵

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.¹⁴⁶

The following list identifies existing character-defining features found on the exterior and interior of 518 Auburn Avenue:

Exterior

- General configuration and orientation
- Brick pier foundation
- Horizontal, wood siding
- Covered porch along the south elevation, including shed roof and wood columns and railings
- Double-hung wood windows
- Hip and gable roofs over the residence

145. 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 Martin Luther King Jr.

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

- Masonry chimneys projecting above the roof

Interior

- General configuration of rooms
- Wood balloon frame construction
- Extant wood millwork and trim
- Tongue-and-groove wood flooring

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in *National Register Bulletin 15: 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.¹⁴⁷

The property must retain the essential physical features that enable it to convey its historical

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

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.”¹⁴⁸

The historic integrity of 518 Auburn Avenue has been assessed within the context of the contribution of the building to the Martin Luther King, Jr. National Historical Park.

Integrity of Location. The residence at 518 Auburn Avenue retains a high degree of integrity of location in relationship to its site. The location of the building has remained unchanged since it was originally constructed.

Integrity of Design. The residence at 518 Auburn Avenue retains a moderate degree of integrity of design. The residence was originally constructed as a single-family home, and it was subsequently modified for use as a multi-resident structure.

Integrity of Setting. The residence at 518 Auburn Avenue retains a high degree of 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 residence at 518 Auburn Avenue retains a moderate degree of integrity of materials and workmanship. While the historic appearance of the exterior of the building is generally intact, some exterior modifications were made, potentially when the house was converted to a multi-resident building. In addition, much of the interior finishes have been removed.

Integrity of Feeling. The residence at 518 Auburn Avenue retains a moderate degree of integrity of feeling. The structure was originally

constructed as a residence and, while it no longer retains that function today, 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 518 Auburn Avenue is its association with the Sweet Auburn neighborhood 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, 518 Auburn Avenue retains a high degree of integrity of association.

148. Ibid.

Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the 518 Auburn Avenue 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. At the time of this study, the interior of the building at 518 Auburn Avenue had been gutted, and the interior rehabilitation was included in future plans but had not yet been initiated. Based on our current understanding of park planning, the house at 518 Auburn Avenue is expected to be rehabilitated for use as offices for park staff, or it will be added to the park lease program.

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)

Treatment and Use

- 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 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 518 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 405.2.1.¹⁴⁹

The IEBC exceptions noted above pertain to Martin Luther King, Jr. National Historical Park as a property listed in the National Register. In addition, the National Park Service provides guidance on sustainability in work on historic structures, in terms of energy efficiency, technology, and sustainable preservation in practice, as described in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.¹⁵⁰

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.

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.

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.

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.¹⁵¹

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the building at 518 Auburn Avenue. This treatment would allow for the repairs necessary to stabilize and preserve the building, while permitting minor renovation to meet the needs of contemporary park visitation, interpretation, and National Park Service management needs.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park, and it is considered overly limiting for a contributing but not individually significant building within the historic district. Further, similar preservation

149. International Code Council, Inc., *International Existing Building Code 2018* (Country Club Hills, IL: International Code Council, 2018).

150. Anne E. Grimmer with Jo Ellen Hensley, Liz Petrella, and Audrey T. Tepper, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 2011).

151. Grimmer.

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 it will also assist in the use of 518 Auburn Avenue to interpret the Birth Home neighborhood to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for 518 Auburn Avenue 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 special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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.¹⁵²

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

152. Ibid.

- Undertake all work on the structure in compliance with the *Secretary of the Interior's Standards for Preservation*.
- Undertake all work on the landscape 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 NPS archives.
- Retain features and materials at both the exterior and interior of the buildings that survive from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.
- Deteriorated structural wood framing members should be repaired or replaced. Sister deteriorated wood framing or remove and replace with new wood framing members. Prior to repairs, identify and address potential sources of deterioration, if possible.
- Deteriorated wood at windows, siding, eaves, soffits, and decorative elements at the porch, such as column caps and bases and balustrades, should be repaired. For small areas of deterioration, remove deterioration, cut square, and install new wood dutchman. For more extensive decay and deterioration, replacing the wood element in its entirety. Repairs should match the existing wood in profile and should be primed and painted to match the existing material.
- Displaced window sash and those with discontinuous glazing should be removed, deglazed, repaired as required to make square and plumb, re-glazed, and reinstalled.
- Missing hardware at doors and windows, such as door knobs, should be replaced with new hardware to match original.
- Missing window sills should be replaced with new wood sills to match window sill profile of adjacent windows or the original windows.
- Deteriorated concrete at the walk and drainage gutter should be removed and repaired with new concrete to match the existing in color, texture, and profile.

Recommendations

Exterior

- Perform a structural analysis of the foundation wall and post support system. Based on the analysis, additional post supports or repairs may be recommended.
- Remove and replace deteriorated brick units at foundation piers. At the west elevation, where more extensive deterioration was observed, rebuild foundation piers with new brick masonry as well as with a moisture barrier to prevent increasing dampness.
- Open mortar joints at brick piers and between brick infill walls and piers should be treated. At brick piers, open joints should be repointed with mortar. The consistency and appearance of the new mortar should match the existing / original mortar. At the vertical joint between brick piers and infill walls, where further differential movement is anticipated, the joints should be sealed with backer rod and sealant to accommodate movement.
- Split, cracked, deteriorated, and warped wood siding and trim boards should be repaired

Treatment and Use

where possible, or replaced with matching new boards.

- Cupped, buckled, and deteriorated tongue-and-groove deck boards should be removed and replaced. Prime boards on all faces prior to installation and paint to match existing boards.
- At locations where loss of paint or bleaching of the paint are observed, the wood surface should be scraped, spot primed, and painted to match the original color scheme, using alkyd-based paints formulated for exterior wood.
- Biological growth and mildew at structural wood framing members should be washed with a biocide.
- Loose downspout straps and loose and missing gutter brackets should be either re-secured using stainless steel fasteners in sound wood or replaced with new hardware to match existing.
- In areas of siding and trim that experience heavy mildew or organic growth, the wood surface should be washed with a biocide and repainted using alkyd-based paints. For difficult areas where mildew recurs rapidly, consideration could be given to stripping the surface to bare wood and repainting using alkyd-based paints containing anti-microbial additives. A paint analysis should be performed prior to the removal of paint to bare wood to determine the historic paint color of the building.
- The asphalt shingle roof should be maintained and periodically monitored for indications of water infiltration. Plant debris that accumulates on the roof should be removed, and gutters and downspouts should be cleaned and routed seasonally.
- The building should be inspected and treated regularly for termites and other insect pests that are endemic in the region.

- Insect nests should be removed from the exterior walls regularly.
- Consideration should be given to providing new wood-framed screens at all operable windows.

Interior

Guidelines and recommendations for interior conditions focus on sustained maintenance and repairs to prevent deterioration of the stabilized structure and its contributing features, and to protect the building for its future rehabilitation.

- As determined by the National Park Service program, funding, and schedule for work on 518 Auburn Avenue, plans should be developed for a complete rehabilitation of the interior of the building. The planning process should start with an inventory of the stored materials and furnishings inside to identify what items may be historically significant and salvageable. Also, all unusable materials and trash should be removed to permit a final evaluation of the interior prior to the development of final treatment recommendations and a rehabilitation strategy. Clean-up and possible abatement measures are required to remove dead animals and bird guano and to treat insect infestation on the building interior.
- Future rehabilitation of the interior should not contribute to the loss of the remaining character-defining features and materials discussed in Chapter 3 and those listed in Chapter 4 of this report.
- The current floor plan configuration, which appears to represent the period of significance, should be retained.
- The condition of the house should be regularly monitored, and maintenance and repair issues promptly addressed to prevent the deterioration of the building's exterior envelope and significant interior materials.

- Holes in the exterior envelope should be sealed, weather-stripping should be installed on all doors and windows, and bird and insect screens should be replaced on louvers and vents to prevent the intrusion of birds and insects that have contaminated the interior.
- Before insulating exterior walls and installing new interior finishes, consider replacing existing air and moisture barriers that do not comply with moisture vapor permeability standards. To the greatest extent possible, ensure that the air and moisture barrier is continuous when applied to exterior walls and floors at interior spaces. Minimize or eliminate gaps in the barrier membrane and seal seams in accordance with installation recommendations of the air and moisture barrier manufacturer.
- Available methods and materials for insulating exterior walls and the crawl space should be evaluated. Controlling air and moisture infiltration and the dew point in the wall cavities will affect the performance of the HVAC system, but, more importantly, these factors will affect the stabilization and preservation of historic interior materials. Also refer to *Preservation Brief No. 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*.
- Considering the previous treatment recommendation, as part of future rehabilitation efforts, consider finishing walls and ceilings with plaster, the original wall finish. Refer to *Preservation Brief No. 21: Repairing Historic Flat Plaster Walls and Ceilings*. Paint new plaster with an alkaline-resistant primer and a compatible acrylic latex paint. Gypsum board and / or moisture resistant gypsum board are alternatives, especially if air and moisture infiltration issues at the exterior envelope cannot be adequately resolved. Paint gypsum board with a system of finish coats of acrylic latex paint over a compatible primer.
- Most of the original running trim, doors, hardwood flooring, and millwork (e.g., mantelpieces) remain in the house. Priority should be given to retaining, cleaning, repairing, restoring, and refinishing these materials when rehabilitating the interior. Where historically significant features or materials are missing, replace them in kind to match the design, profile, and finish of the adjacent material.
- Original materials and finishes and historically significant features remain in the house. They should be studied (e.g., through finishes analysis) and referenced to determine the colors, textures, and finishes appropriate for rehabilitation of the interior.
- Evaluate the structural integrity of the west chimney, which is currently suspended above the second floor by metal straps attached to ceiling joists (refer to Chapter 3). The masonry chimney rises through the attic and terminates above the roof, where it is capped, but there is visual evidence of rust on the steel straps. Add the necessary structural modifications recommended by a structural engineer to permanently support and secure the chimney, and continue to monitor the chimney for signs of moisture that could eventually compromise the masonry and the supporting wood and steel structural members.
- A complete new and energy-efficient HVAC system should be planned. The attic and the crawl space have adequate space for equipment and concealed ducts. Comply with relevant codes and refer to *Preservation Brief No. 3 – Improving Energy Efficiency in Historic Buildings*.
- A completely new plumbing system should be planned that connects to the public water and sanitary sewer systems and complies with current applicable codes.
- Natural gas service is available and should be considered for heating and hot water.
- New electrical service and new electrical power and interior and exterior lighting systems should be planned that comply with

the applicable electrical code. New light fixtures should be historically appropriate and compatible with the period of significance.

- Consideration should be given to a wireless security system and monitoring service compatible other systems in the park.
- A state-of-the-art smoke and fire detection and alarm system should be incorporated.
- Depending on the ultimate use and / or occupancy of 518 Auburn Avenue, the building and life safety codes may require a fire-suppression (sprinkler) system.
- Regulations governing the removal of lead-based paint should be complied with during rehabilitation work.
- Repairs and upgrades should be considered as needed to make the building more accessible and to comply with the requirements of ABAAS.
- Consideration should be given to replacing non-historic door hardware with historically appropriate hardware. Remove mismatched and inappropriate hardware. Identify and catalog original operable door hardware before removing it for cleaning, repair, and refinishing, if necessary. Replace inappropriate hardware and components with period hardware that closely replicates the original hardware.
- Consideration should be given to sensitively including future cable and wi-fi / internet system in the building, or to incorporating wireless systems to benefit from the latest technology and to minimize the impact on the historic fabric. Wireless technology is also less likely to contribute to the loss of character-defining features and materials.
- Watertight and airtight seals, such as applied exterior-grade sealants, should be provided where penetrations through the exterior envelope are made. For example, penetrations

where television, internet, and data cables enter the building should be properly sealed.

Current and forthcoming work.

The park has not identified work in progress or planned for completion at the house. However, we understand that the long-term goal for the building is to complete rehabilitation and return it to use, similar to NPS programming for other houses in the Birth Home Block.

Recommendations for Further Research

1. Conduct finishes analysis of painted wood on the exterior of the house to identify historic original / historic color schemes.
2. Very limited information is available through archival research about the history and evolution of 518 Auburn Avenue, and park files do not document at what date the National Park Service obtained the house. There are only two historic photos of the house on file in the park archives, both of which appear to date from the 1970s. Documentation of the stabilization and gutting of the interior also was not found in park archives during research conducted for this study. In response to this lack of available documentary information, a thorough review of all files in all departments throughout the park should be conducted to look for records and photographs related to 518 Auburn Avenue. If offices and archival storage areas for the park were moved in the past, these areas and any associated attics, basements, closed rooms, annexes, and storage facilities should be closely searched for files, records, photographs, or other documentation. Park departments should be asked to search their files for archival materials, including but not limited to files, photographs, log books, materials lists, contracts, contractor information, etc., pertaining to 518 Auburn Avenue or any of the park's historic buildings and structures. If found, documents should be transferred to the park's archives. If the park has any off-site record keeping facility, it

should also be investigated for files pertaining to 518 Auburn Avenue or any of the park's historic buildings and structures.

3. During Dr. King's childhood, the house at 518 Auburn Avenue was home to two significant church leaders and their families: CME Church Reverend (Bishop) Randall Albert Carter and, possibly, his wife Janie S. Hooks Carter; and Negro Congregational Church Reverend Alfred Lawless and Harriet Dunn Lawless and, possibly, their son, Theodore Lawless, who became a successful dermatologist specializing in the treatment of leprosy. Bishop Carter was nationally known in his lifetime for his oratorical skills, and he is still featured in African American literature for his 1923 commencement speech at his alma mater, Paine College. Reverend Lawless and his wife, Harriet, were significant figures in the First Congregational Church and the Negro Congregational Church; he as a teacher and ultimately Superintendent of Negro Congregational Churches in the South, and she as a teacher. Their son, Theodore, studied medicine in Europe and Israel, and settled in Chicago, where he established a number of successful businesses.

Only the broad outlines are known about the lives of the Carter and Lawless families. Certainly, these persons, living across the street from the King family, would have had much interaction with the Kings. One of the finest African American orators of the day would not have escaped the attention of a house full of preachers, nor would a pastor's son who became a physician specializing in the treatment of leprosy. The park's interpretive plan seeks to expand the park's traditional interpretive tours and programs by including more information on King's childhood, the formation of his character, and the role that the Sweet Auburn community played in his early life and development. More research needs to be conducted on the Carter and Lawless families to celebrate their accomplishments and to tie them to King's life in Sweet Auburn. 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.¹⁵³ 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.¹⁵⁴

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

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

153. Judith Curry, "Local Warming: Consequences of Climate Change for Atlanta," Georgia Tech University, accessed June 2017, http://curry.eas.gatech.edu/climate/pdf/atlanta_rev.pdf.

154. Ibid.

associated with natural hazards. This Historic Structure 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 Structure Report, the National Park Service should consider such approaches as more detailed documentation resulting from new three-dimensional scanning technology, monitoring weather-related deterioration, updating emergency and disaster planning to address resiliency to natural hazards, and 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 visitation. The brief further notes that understanding this relationship, and taking advantage of continued study, will help park management “adapt to the effects of climate change and remain effective resource stewards while promoting visitor experience.”¹⁵⁵

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 climate change should be anticipated and considered in planning for protection and maintenance of the site and its resources.

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

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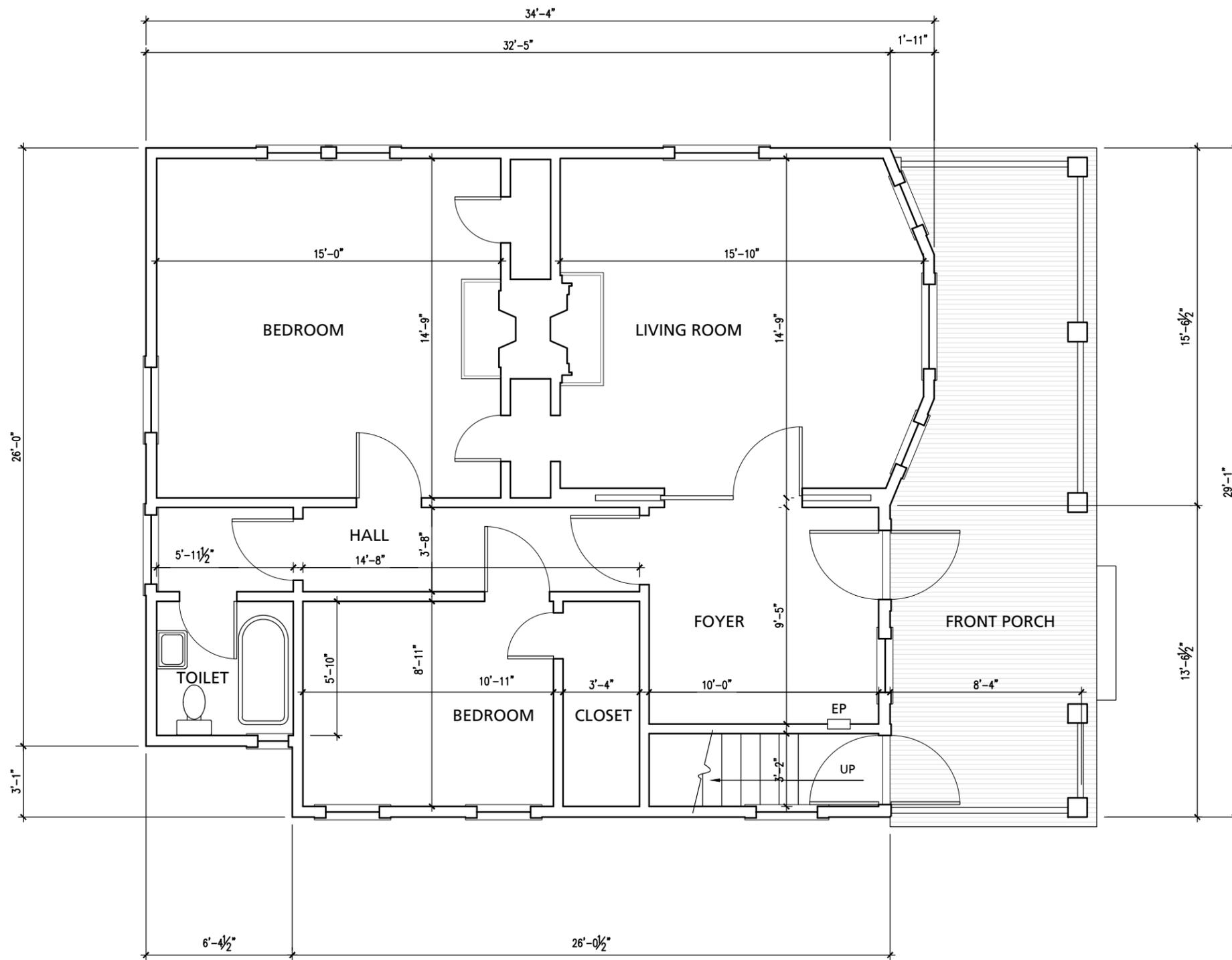
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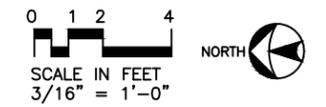
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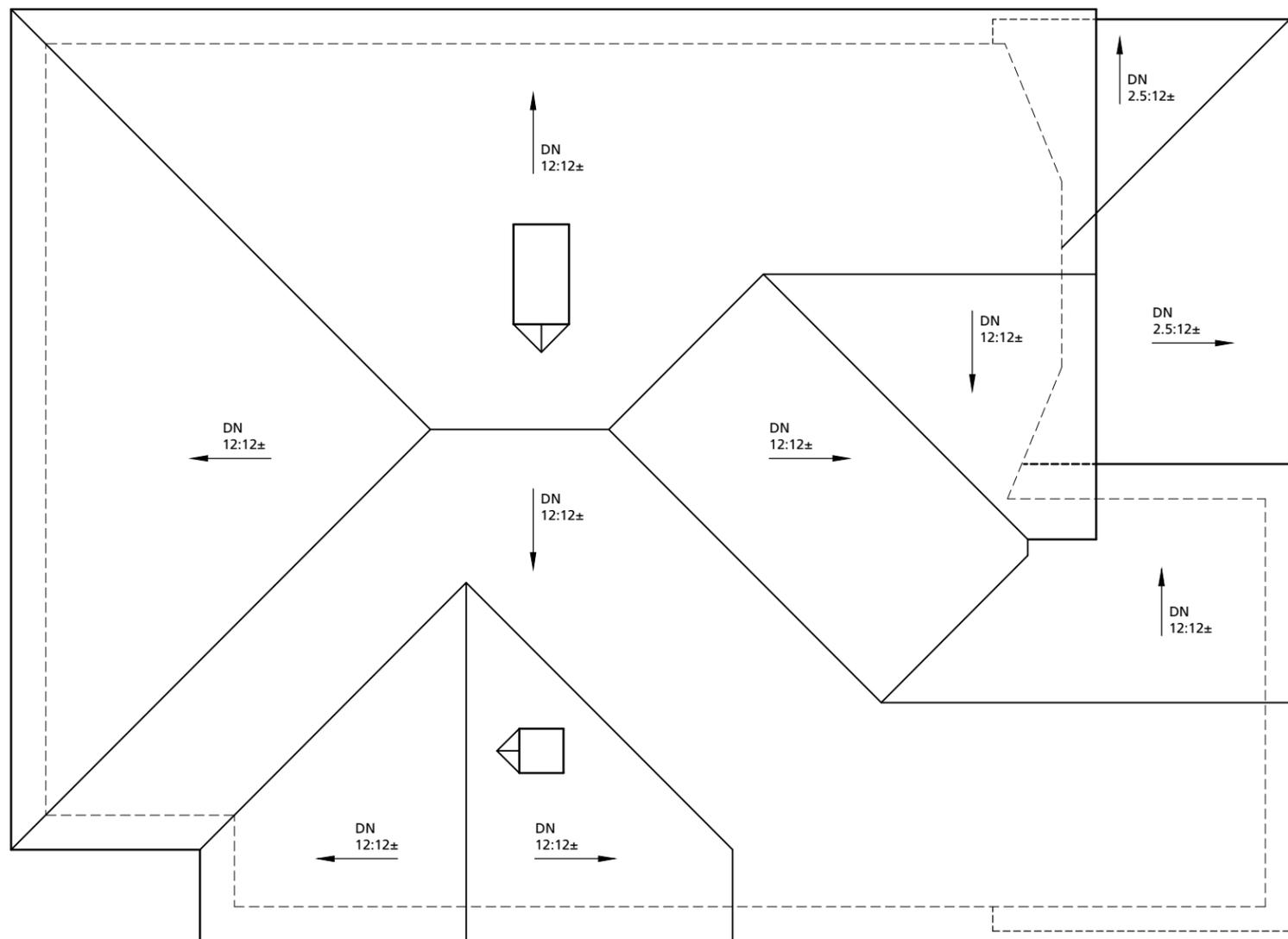
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Appendix A: Measured Drawings

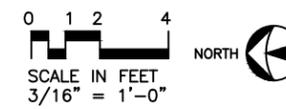


FIRST FLOOR PLAN





ROOF PLAN



DRAWN BY: WFT, NOVEMBER 2018

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

ATLANTA
FULTON COUNTY

518 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

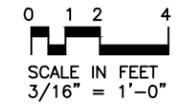
GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
3 of 7



SOUTH ELEVATION



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

ATLANTA
FULTON COUNTY

518 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

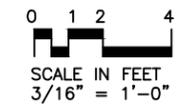
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HISTORIC STRUCTURE REPORT

SHEET
4 OF 7



EAST ELEVATION



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ATLANTA
FULTON COUNTY

518 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

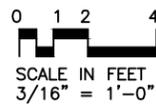
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HISTORIC STRUCTURE REPORT

SHEET
5 OF 7



NORTH ELEVATION



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ATLANTA
FULTON COUNTY

518 AUBURN AVENUE, NE
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

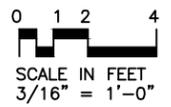
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HISTORIC STRUCTURE REPORT

SHEET
6 OF 7



WEST ELEVATION



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 NATIONAL PARK SERVICE
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 SOUTHEAST REGIONAL OFFICE

ATLANTA
 FULTON COUNTY

518 AUBURN AVENUE, NE
 MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK

GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
 7 OF 7

Appendix B: Hazardous Materials Survey Report

A REPORT FOR A QUALITATIVE SURVEY
FOR
SUSPECT ASBESTOS-CONTAINING MATERIALS,
LEAD-CONTAINING MATERIALS
AND
HAZARDOUS MATERIALS AND UNIVERSAL WASTE AND OTHER
ENVIRONMENTAL CONDITIONS
OF
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK
518 AUBURN AVENUE
ATLANTA, GEORGIA
MLK HSR PCI # 36145

Requested by

PANAMERICAN CONSULTANTS, INC.
149 NEEDLES COURT
NASHVILLE, TENNESSEE

TELEPHONE NO. (615) 232-3963

Prepared by

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

HAZCLEAN Report No. 18.1813.01.03
May 2018

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Asbestos-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a facility Qualitative Survey to identify suspected Asbestos-Containing Materials (ACM) at a residential-type building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park.

Specifically, the scope of services rendered included the following:

Scope of Work:

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

2.0 SITE DESCRIPTION

HAZCLEAN, under the direction of Panamerican Consultants, Inc., Nashville, Tennessee conducted a site investigation on September 21, 2016, to identify suspected Asbestos-Containing Materials (ACM) at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park. 518 Auburn Avenue is a two-story residential building with a total area of approximately 3000 square feet. The structure is a wood frame covered by wooden siding with a shingle pitched roof. The interior has all interior finishes removed with only the structure framing present. The building is used for storage of building components.

3.0 DISCUSSION OF OBSERVATIONS

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

This is a residential building and is not subject to compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M, as given in the Definitions § 61.141.

The following summary of findings is based on the results from the physical observation during the field investigation:

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

Material	Location	Comment
Roofing System	Roof	No documentation was provided to refute the presence of Asbestos.
Interior Walls Roll felt /paper	Rear Wall	No documentation was provided to refute the presence of Asbestos or that ACM was installed during renovation.

This building has the interior walls, trim and finishes removed with only structural components exposed throughout the building. There was no documentation provided to address previous asbestos inspections or abatement of asbestos-containing materials.

Inspection Report Limitations

This report shall not be used as a substitute for National Emissions Standards for a Hazardous Air Pollutants (NESHAP) thorough inspection prior to renovation of demolition activities (40 CFR Part 61 Subpart M) if this building is converted to public or institutional use.

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

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations

The following recommendations are made concerning the suspect building materials located at the residential structure, 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park.

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

Lead-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee, to conduct a Qualitative Survey to identify suspected Lead-Based Paint (LBP) or Lead-Containing Materials (LCM) at a residential building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park.

Specifically, the scope of services rendered included the following:

Scope of Work:

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

2.0 DISCUSSION OF OBSERVATIONS

This building is considered a Target Housing, Child-Occupied Facility or pre-1978 Housing and is subject to comply with Housing and Urban Development (HUD) 24 CFR Part 35 and USEPA 40 CFR Part 745. This building is subject to compliance with OSHA 29 CFR Part 1926.62 and 29 CFR 1910.1025 for renovation and demolition projects.

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

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

Component	Location	Comment
Door and Door Frames	Exterior	No documentation was provided to refute the presence of Lead-Based Paint
Siding; Apron; Porch floor, ceiling, railing, columns	Exterior	<p>The East and West sides of the building were reported to have been removed and the paint sanded from the surface and replaced.</p> <p>No documentation was provided to refute the presence of Lead-Based Paint</p>
Eaves, Overhangs and Trim	Exterior	No documentation was provided to refute the presence of Lead-Based Paint

This building has large quantities of painted building components (i.e. doors, trim and moldings, boards) that are subject to Georgia Department of Environmental Protection Solid Waste and Hazardous Waste regulations depending if Lead-Based Paint is present on the surfaces and the ultimate use or disposal of these building components.

Inspection Report Limitations

This inspection report shall not be used as a substitute for a HUD Lead-Based Inspection and Risk Assessment Inspection Report or as a removal specification.

3.0 SUMMARY OF RECOMMENDATIONS

The following recommendations are made concerning the building materials for the residential-type building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King Jr., National Historical Park:

1. **HAZCLEAN** recommends that prior to demolition or renovation of any of the listed suspect building materials that will be disturbed by these activities that

an X-Ray Fluorescence (XRF) multi-spectrum analysis or laboratory paint-chip analysis confirm if lead is present or absent. The inspection should be in compliance with HUD 24 CFR Part 35, EPA 40 CFR Part 745, and the State of Georgia LBP Abatement and Certification Rules Chapter 391-3-24, GA, DNR, (2002).

2. **HAZCLEAN** recommends that if any painted surfaces are confirmed to be LBP or LCM that all personnel performing work on the lead-containing materials be aware of the presence of lead and to implement the Occupational Safety and Health Administration (OSHA) safety measures. OSHA regulation 29 CFR 1910.1025 and 29 CFR 1926.62 establishes protection guidelines for workers who may be exposed to airborne lead, including a permissible exposure limit (PEL) for airborne lead particles averaged over an eight (8)-hour time-weighted average (TWA) period. OSHA has identified manual demolition of structures with lead content as a potential health hazard in the Construction Safety and Health Outreach Program.
3. **HAZCLEAN** recommends that in the event the accumulated painted building materials that are stored inside the building are to be disposed that the appropriate waste characterization and procedures for compliance with the Georgia Department of Environmental Protection Solid Waste and Hazardous Waste regulations be followed.
4. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

Hazardous Materials and Universal Waste and Other Environmental Conditions

1.0 INTRODUCTION

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee, to conduct a Qualitative Survey for potential hazardous waste and universal waste and environmental conditions identified at a residential building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park.

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

Background:

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

1.1 Hazardous Materials

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

OSHA's definition includes any substance or chemical which is a "health hazard" or "physical hazard," including: chemicals which are carcinogens, toxic agents, irritants, corrosives, sensitizers; agents which act on the hematopoietic system; agents which damage the lungs, skin, eyes, or mucous membranes; chemicals which are combustible, explosive, flammable, oxidizers, pyrophorics, unstable-reactive or water-reactive; and chemicals which in the course of normal handling, use, or storage may

produce or release dusts, gases, fumes, vapors, mists or smoke which may have any of the previously mentioned characteristics. (Full definitions can be found at 29 Code of Federal Regulations (CFR) 1910.1200.)

1.2 Universal Waste

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

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

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

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

a. Batteries

A battery is defined in Title 40 CFR 273.9, "Definitions," as a device designed to receive, store, and deliver electric energy that consists of one or more electrically connected electrochemical cells. The term also includes an intact, unbroken battery from which the electrolyte has been removed. In short, many kinds/types of batteries are covered under the universal waste regulations as long as they are hazardous waste. Spent lead-acid batteries, which are managed under Title 40 CFR Part 266, Subpart G, "Spent Lead-Acid Batteries Being Reclaimed," are exempt from universal waste regulations. However, if spent lead-acid batteries are not managed under Title 40 CFR Part 266, Subpart G, then they are subject to management under universal waste regulations.

b. Lamps

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

c. Pesticides

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

d. Mercury-Containing Equipment

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

2.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN proposed to conduct a Qualitative Assessment for potential hazardous waste, universal waste and environmental conditions located at a residential-type building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park.

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

Scope of Work:

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

3.0 DISCUSSION OF FINDINGS

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

3.1 Hazardous Materials

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

1. **HAZCLEAN** determined by site interview and a records search and verification of Georgia Environmental Protection Division records that no underground storage tanks were registered to the City of Atlanta for this site.
2. **HAZCLEAN** did not observe areas of chemical/hazardous materials or waste storage in the form of bulk containers on the property. However, there were large quantities of painted building components stored inside the building. These items are subject to Georgia Department of Environmental Protection Solid Waste and Hazardous Waste regulations depending on if Lead-Based Paint is present on the surfaces and their ultimate use or disposal.

3.2 Universal Waste

1. **HAZCLEAN** did not observe any batteries that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.
2. **HAZCLEAN** did not observed lamps as defined as a universal waste.
3. **HAZCLEAN** did not observe any pesticides that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.
4. **HAZCLEAN** did not observe one zone control thermostats that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations:

The following recommendations are made concerning universal waste and environmental conditions identified at a residential-type building located at 518 Auburn Avenue, Atlanta, Georgia at the Martin Luther King Jr., National Historical Park:

1. **HAZCLEAN** recommends that in the event the accumulated painted building materials that are stored inside the building are to be disposed that the appropriate waste characterization and procedures for compliance with the Georgia Department of Environmental Protection Solid Waste and Hazardous Waste regulations be followed.
2. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

QUALIFYING STATEMENT

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

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

National Park Service
U.S. Department of the Interior

518 Auburn Avenue, NE
Martin Luther King, Jr. National Historical Park
450 Auburn Avenue, NE
Atlanta, Georgia 30312
www.nps.gov/malu