



535 Auburn Avenue, NE Historic Structure Report



August 2019
Cultural Resources, Partnerships and Science Division
Southeast Region

535 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 535 Auburn Avenue, NE, looking south, September 2016.

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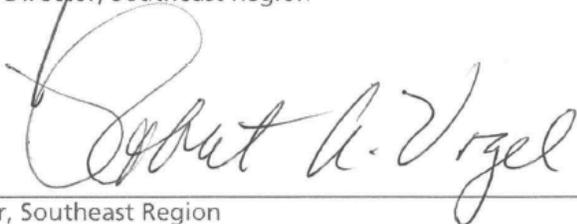
535 Auburn Avenue, NE
Martin Luther King, Jr. National Historical Park
Atlanta, Georgia

Historic Structure Report

Approved by:  7/19/19
Superintendent, Martin Luther King, Jr. National Historical Park Date

Recommended by:  8/7/19
Chief, Cultural Resources, Partnerships and Science Division, Southeast Region Date

Recommended by:  8/19/19
Deputy Regional Director, Southeast Region Date

Approved by:  8/16/19
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
Ali Miri, PhD, Historical Architect and Contracting Officer's Representative (former)

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
Weston 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 535 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 535 Auburn and the 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 a map of Martin Luther King, Jr. National Historical Park showing the location of 535 Auburn Avenue. **Error! Reference source not found.** is a map of Martin Luther King, Jr. National Historical Park showing the location of 535 Auburn Avenue, NE.

The dwelling at 535 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, African American continually occupied dwelling on the Birth Home Block, the block of houses surrounding Dr. King's birth home, 501 Auburn Avenue. The house at 535 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

The 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 quadruplex was constructed at 54 Howell Street (1931), which subdivided an already crowded house lot. A *Real Property Survey* conducted by the Works Progress Administration in 1939 reported that 100 percent of the Birth Home Block was occupied by African Americans, though only 13.3 percent of the buildings were owner occupied and 67.4 percent needed major repairs or were unfit for use.⁷

By 1910, Charles Lincoln Harper became the owner of 535 Auburn Avenue and lived in the

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.*

house until circa 1950.⁸ Harper is best known for and celebrated as the first principal of the first African American high school in Atlanta, Booker T. Washington High School.⁹ Harper is credited with laying a firm foundation for the school by hiring well-educated teachers who were also concerned with the welfare of their students.

Harper was a tireless advocate for the school and its students. He expanded the school building, organized educational tours for honor students, initiated student government, purchased adjoining land for the construction of athletic fields, constructed a stadium, and organized the Musical Festival and Dramatic Association for Secondary Schools in Georgia. He also raised the funds for the erection of an exact copy of Tuskegee Institute's Booker T. Washington statue, *Lifting the Veil of Ignorance*, to be placed in front of the Atlanta high school.¹⁰ When Harper retired in 1942, Booker T. Washington was considered the largest black high school in the United States with an enrollment of 4,200 students.¹¹

Harper was also influential in the larger African American education community. He served as president and executive secretary of the Georgia Teachers and Education Association (GTEA) from 1941 to 1942. In 1943, he became the executive secretary and president of the Atlanta chapter of the National Association for the Advancement of Colored People (NAACP), a position he held until his death in 1955.¹² For a period he was also the NAACP state chapter vice president.¹³

National Park Service records indicate 535 Auburn Avenue became a rooming house, but census records do not record more than one person occupying the house after Harper's death.

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.”¹⁴ When the NPS acquired the properties that make up the park, it was with the intention that part of them would enter the Historic Leasing Program; the house at 535 Auburn Avenue is one of those properties.¹⁵

In 1992, the house underwent exterior stabilization. The following year, in 1993, during a rehabilitation project, a kitchen in the rear wing caught fire, which almost destroyed the kitchen wing and caused serious damage to the main house and the roof. The NPS began work almost immediately to continue the rehabilitation. The house interior underwent rehabilitation again in 2003.

The house at 535 Auburn Avenue is currently occupied as part of the Historic Leasing Program.

Treatment and Use

Located within the Birth Home Block, the house at 535 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 to remain in use as a leased single-family home by the National Park Service, and its exterior will continue to be interpreted as part of the historic neighborhood. The recommended overarching treatment for the structure is therefore *Rehabilitation*.

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8. Division of Facilities Management, Series V, Subseries D – 1944-2019, Building Inventory Files 1971-2004, Box 2, Folder 30, np.
 9. Atlanta Public Schools, Charles Lincoln Harper (1877–1955) Inspiring Principal and Activist, About Us, accessed April 14, 2017.
 10. *Ibid.*
 11. *Ibid.*
 12. *Ibid.*
 13. *Ibid.*

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14. Public Law 96-428, October 10, 1980.
 15. Thomas J. Cassidy, Jr., Barbara Pahl, Sharee Williamson, Elizabeth Merritt, 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.

The 535 Auburn Avenue residence is generally in good condition, requiring maintenance-type repairs. Examples include exterior repairs to the siding and to deteriorated trim, and repair and / or replacement of window sash, sills and some frames. Decaying porch railings and floor boards are in need of repair, and the exterior should be scheduled for cyclical painting. Minor maintenance is needed on the building interior. The heating, ventilating, and air conditioning (HVAC) equipment should be routinely checked and maintained to extend its life cycle, and its replacement with new, energy-efficient systems should be anticipated in the future together with installation of new moisture barriers and insulation in the crawl space below conditioned spaces only and in the attic.

Administrative Data

Locational Data

Building Name: 535 Auburn Avenue, Charles Lincoln Harper House

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

LCS Number: 090020

Related Studies

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

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

Benjamin Levy, Historic Sites Survey, National Park Service, Washington, DC (based on the work of Elizabeth Z. Macgregor and Carole A. Summers, Historic Preservation Section, Department of Natural Resources, State of

Georgia, and Joseph S. Mendinghall, Afro-American Bicentennial Corporation). *National Historic Landmark documentation for Martin Luther King, Jr., Historic District*, January 5, 1976. The historic district was designated a National Historic Landmark on May 5, 1977.

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

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

Lawliss, Lucy A. *Martin Luther King, Jr. National Historic Site Cultural Landscape Report: Birth-Home Block*. Prepared under Cooperative Agreement between National Park Service and Georgia State University. Atlanta: National Park Service, Southeast 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.¹⁶ Although 535 Auburn Avenue was not specifically named, the “Victorian Houses” that lined the Birth Home Block were indicated as contributing resources.¹⁷ This includes the residence at 535 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.”¹⁸ In 1993, National Register 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, 535 Auburn Avenue was listed as a contributing building under Criteria A and C.¹⁹

In 1985, the Birth Home Block street facades were recorded for the Historic American Buildings Survey (HABS, GA 62-ATLA, 49). During this recordation, 535 Auburn Avenue’s north, front, facade was drawn to scale, and its location on the block indicated on a master Auburn Avenue Birth Home Block map.²⁰

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16. 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)
 17. 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.
 18. Public Law 96-428, October 10, 1980.
 19. *National Register documentation*, Section 8, 33 and 66.
 20. Historic American Buildings Survey, *Martin Luther King, Jr. National Historic Site Birth Home Block Survey* (Washington, DC: HABS, 1985), Sheet 13.

Period of Significance. The period of significance of circa 1895–1968 begins with the date of construction of 535 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.²¹ 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.²²

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 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

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21. Note that the park interprets the Birth Home Block to the period 1929–1941, Martin Luther King Jr.’s formative years in Atlanta.
 22. *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.

document alterations made through that treatment.²³

This HSR addresses key issues specific to 535 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 house. 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, Charles Lincoln Harper, African American education in the South, and other pertinent cultural and social topics.

Condition Assessment and Documentation.

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

Development of History, Chronology of Construction, and Evaluation of

Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of the building's significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.²⁴ 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 approach of *Rehabilitation* for the house, the specific recommendations were developed to address the observed existing distress conditions

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

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

as well as the park's intended future use and long-term objectives.²⁵

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.²⁶

25. 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).

26. 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)

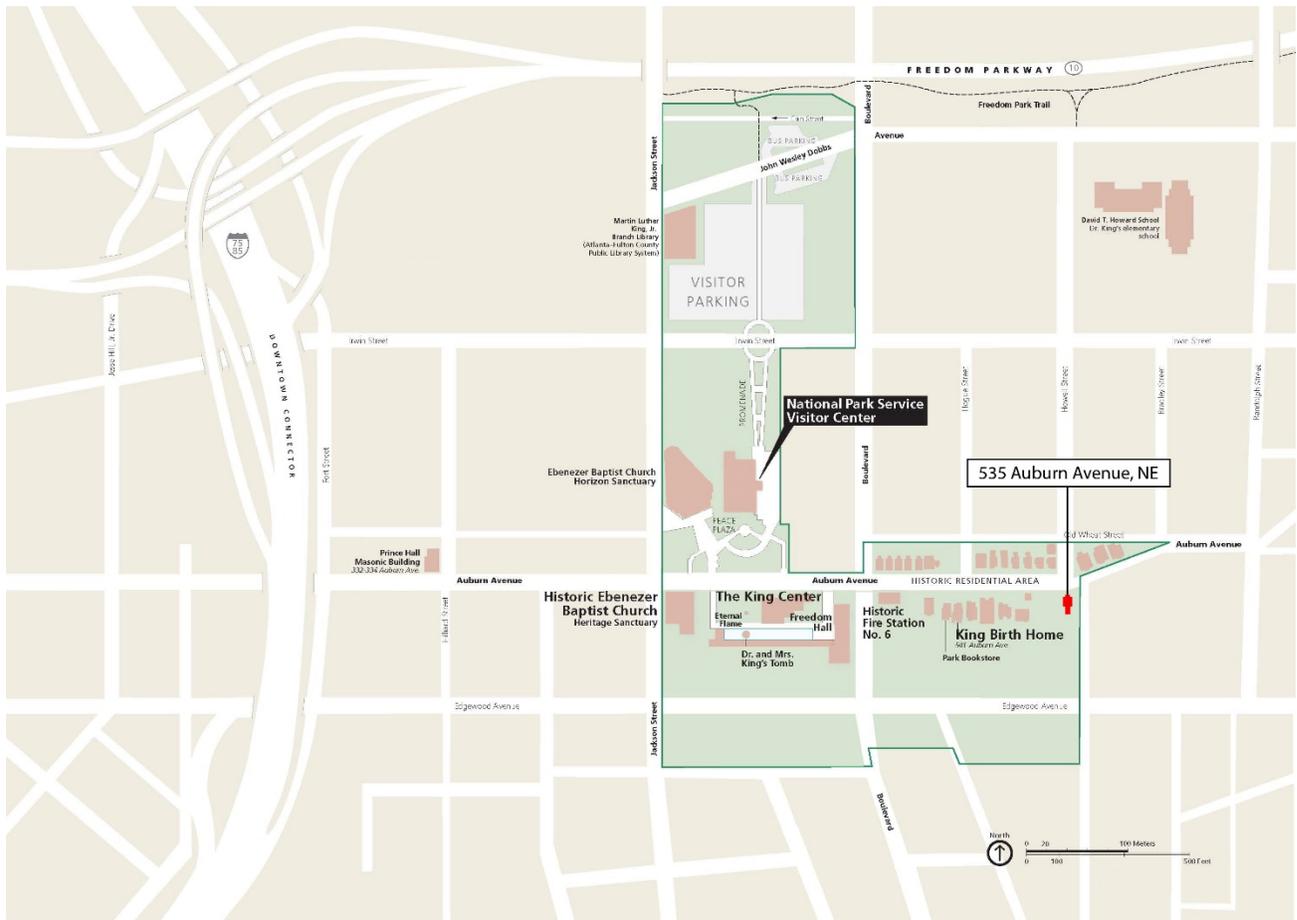


FIGURE 3. Martin Luther King, Jr. National Historical Park showing the location of 535 Auburn Avenue. (Source: National Park Service baseline map, annotated by the authors)

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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 535 Auburn Avenue is part of the 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.²⁷

The National Historical Park Site 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 established its initial headquarters), Auburn Avenue on the north from Jackson Street to Boulevard, Wheat Street on the north between Boulevard and Howell Street, Howell Street on the east, and the rear property lines on the south side of Edgewood Avenue (refer to Figure 3). The National Historical Park also includes 234 Sunset Avenue, the last home of Dr. King, located in west Atlanta. The neighborhood surrounding the Birth Home on Auburn Avenue includes a cohesive grouping of residential buildings constructed from 1893 through 1931.

27. 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.²⁸

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.²⁹ 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.³⁰

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.³¹ With only a few exceptions, enslaved persons in Atlanta were forbidden to

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28. *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.
29. Alexa Henderson and Eugene Walker, *Sweet Auburn: The Thriving Hub of Black Atlanta* (Atlanta: US Department of the Interior, National Park Service, 1983), 3.
30. Ambrose et al., *Historic Resource Study*, 1-1.
31. *Ibid.*, 2-1.

engage in entrepreneurial activity unless their owners or representatives were present.³² Most of the enslaved population in Atlanta worked as general laborers and domestic servants. Others pursued skilled trades as brick masons, carpenters, and blacksmiths.³³ Free African Americans in antebellum Atlanta, though few in number, were also prohibited by law from participating in the city's commercial life. Census data reveals Atlanta's newly free black people did not own real estate or personal property.³⁴

In 1860, 1,939 African Americans were reported to be living within Atlanta's municipal boundary, only twenty-five of whom were free.³⁵ After the Civil War, the African American population of Atlanta increased as the newly freed from the surrounding countryside came to the city seeking opportunities for education and employment. By 1870, the city's 9,929 African Americans constituted more than 45 percent of the population.³⁶ 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.³⁷ 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.³⁸

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.³⁹

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.⁴⁰ 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.⁴¹

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-

32. Ibid, 1-1.

33. 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>.

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

35. Ibid., 2-1.

36. Ibid.

37. Ibid, 2-2.

38. Ibid.

39. Ibid., 2-4.

40. Lawliss, 12.

41. 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.⁴² Two years later, the Georgia Supreme Court ruled against racial zoning ordinances.⁴³ 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 1922.⁴⁴ 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 1928.⁴⁵ 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.⁴⁶ Laura Lavinia (Kelly) Combs, a free black woman in pre-Civil War Atlanta, was the first African American property owner on Auburn Avenue.⁴⁷ One of two African American landowners in the antebellum period, Combs purchased a lot at the intersection of Wheat and Peachtree streets prior to 1854.⁴⁸ She sold the property in 1856 to buy her husband's freedom

from slavery.⁴⁹ 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.⁵⁰ The Atlanta City Council officially changed the name on April 17, 1893.⁵¹

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.⁵² 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.⁵³ By the mid-1890s, the Auburn Avenue community

42. 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.

43. *Ibid.*, 14.

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

45. *Ibid.*

46. Henderson and Walker, 5.

47. *Ibid.* 6.

48. 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.

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

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

51. *Ibid.*

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

53. *Ibid.*

had direct transportation to downtown, where many residents worked and shopped.⁵⁴

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.”⁵⁵ 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.⁵⁶ 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.⁵⁷ 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.⁵⁸

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.⁵⁹ The

section of Edgewood Avenue at the east end of the community consisted of both commercial establishments and some residential development.

Auburn Avenue reflected “the changing nature of southern race relations in the late nineteenth and early twentieth centuries.”⁶⁰ From 1910 to 1930, Auburn Avenue became the center of African American business, institutional, religious, and social life.⁶¹ During the 1920s, some African Americans started to migrate to the west side of Atlanta.⁶² 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.⁶³

Birth Home Block

By 1899, most of the lots along Auburn Avenue between Jackson and Howell streets were developed.⁶⁴ 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.⁶⁵ 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.

54. Ibid.

55. Ibid, Section 8, 24.

56. Moffson and Kissane, 30.

57. 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).

58. Moffson and Kissane, 30.

59. Ibid.

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

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

62. Ibid., 2-21.

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

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

65. *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.⁶⁶ 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.⁶⁷

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.⁶⁸ Martin Luther King Jr.'s, maternal grandfather, Reverend A.D. Williams purchased the circa 1894 single-family house at 501 Auburn Avenue in 1909.⁶⁹ 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.⁷⁰

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.⁷¹ 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.⁷² 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 repair work or were unfit for use.⁷³

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.⁷⁴ 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.⁷⁵

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.”⁷⁶ 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

66. *Ibid.*, 8, 57.

67. Lawliss, 17.

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

69. *Ibid.*

70. *Ibid.*

71. Lawliss, 21.

72. *Ibid.*, 14.

73. *Ibid.*

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

75. 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).

76. 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, 1977.⁷⁷ The Sweet Auburn Historic District was designated a National Historic Landmark on January 8, 1976.⁷⁸ 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.⁷⁹

In 2001, the original boundary of Martin Luther King, Jr. Historic District was increased.⁸⁰ The purpose of the addition was to expand the district's boundaries to include contiguous and intact portions of the Old Fourth Ward neighborhood not included in the original National Register nomination. The boundary increase includes historically residential properties as far as the Interstate 75/85 corridor. The elevated interstate was rebuilt and widened three times its original width since 1980, and it is a large visual and physical barrier between Martin Luther King, Jr. Historic District and the Sweet Auburn Historic District farther west. Historically, these two historic districts were once part of a single African American community. Sweet Auburn is now considered downtown, while the Auburn Avenue community is generally viewed as a residential neighborhood on the east side of Atlanta. Freedom Parkway forms the northern boundary of the

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

On January 8, 2018, President Donald J. Trump signed into law H.R. 267, the Martin Luther King, Jr. National Historical Park Act which redesignated Martin Luther King, Jr. National Historic Site a National Historical Park.⁸¹ Additionally, H.R. 267 further modifies the boundaries of the park to include the Prince Hall Masonic Temple, where the Southern Christian Leadership Conference (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."⁸² 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.

77. 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).

78. *National Register documentation.*

79. *Ibid.*

80. See Moffson and Kissane.

81. 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>.

82. 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>.

History 535 Auburn Avenue (LCS #090020)

The house at 535 Auburn Avenue is located on the southside of the Birth Home block at the corner of Howell Street in the Martin Luther King, Jr. National Historical Park. This single-family house was constructed circa 1895. In 1980, when the house became part of the Martin Luther King, Jr. Historic Site, the building was described as a

Two-story frame Queen Anne Style house with single-story porch and double bay; tansomed entry; pyramidal roof with projecting gable. Porch has a row of spindles under the eaves, turned posts with brackets. Sawn trim above 2nd floor bay window [Figure 4].⁸³

The house exhibits many of the same decorative features found throughout the historic district, including: house-width front porch, corner boards, 1/1 windows with wide surrounds topped by a simple overhang, sawn decorative wood scroll-type applications, sawn carpentry work, and steeply pitched rooflines (Figure 6, Figure 5, and Figure 7).



FIGURE 4. 535 Auburn Avenue (circa 1895), Martin Luther King, Jr. National Historical Park, circa 1980; note the 1960s apartment complex next door. (Source: MALU: Series 8 Image Collection, circa 1940s-2006 535 - Auburn Ave Restoration Harper House, undated Box 2, Folder 4051)

83. 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 30 – 534 Auburn Avenue, 1981-1995 (Atlanta: Martin Luther King, Jr. National Historic Site 2016), n.p.



FIGURE 5. One of the outstanding design elements of 535 Auburn Avenue is the large front window surrounded by a stained-glass border. (All photographs by authors in 2016 unless otherwise noted)

NPS records indicate that it received title to the house on August 17, 1994, from the Trust for Public Land which had received the property from Reverend Carl F. Flipper.⁸⁴ Prior to NPS acquisition the dwelling was used as a rooming house. It is not clear when the property became a rooming house. The architect and the builder of the house are not known.⁸⁵



FIGURE 6. Front elevation of 535 Auburn Avenue.

84. Ibid., and Deed Book 18366, page 93, et seq., Office of Clerk of Superior Court, Fulton County GA. The property was conveyed to the NPS for \$4,500.

85. Division of Facilities Management, *Series V, Subseries D*, Building Inventory Files 1971-2004, Box 2, Folder 30, n.p.



FIGURE 7. Details of brackets, sawn decorative wood scroll-type applications, eaves, and window surrounds on 535 Auburn Avenue.

Occupants of 535 Auburn Avenue

While the original occupants of the house were white people, the family of Charles L. (Lincoln) Harper, African Americans, lived in the house the longest, from approximately 1910 through 1945.

The occupants of the house by date are as follows:

1895	J.M. Collier (W) ⁸⁶
1900	E.L. Grant (not indicated)
1905	William Haynes (W)
1910	Charles L. Harper (C – HO) ⁸⁷
1915	Charles L. Harper (C – HO)
1920	Charles L. Harper (C – HO)
1925	Charles L. Harper (C – HO)
1930	Charles L. Harper (C – HO)
1935	Charles L. Harper (C – HO)
1940	Charles L. Harper (C – HO)
1945	Charles L. Harper (C – HO)
1950	Charles L. Harper (C – HO)
1955	Eleazar Buckins (race and home ownership not indicated)
1960	Luther Lundy (race and home ownership not indicated)

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

87. HO = Home Owner

1965	Luther Lundy (race and home ownership not indicated)
1970	Luther Lundy (race and home ownership not indicated)
1975	Luther Lundy (race and home ownership not indicated)
1980	Arrie Pope (race and home ownership not indicated). ⁸⁸

Although NPS records indicate that 535 Auburn was a rooming house, the occupancy list does not support this observation, although the occupancy list alone is not proof. No other information could be found on the dwelling becoming a rooming house.

Charles Lincoln Harper. Charles L. Harper was born March 22, 1877, in Sparta, Hancock County, Georgia. He graduated from Morris Brown College, the first Georgia educational institution to be owned and operated by African Americans, which was part of the African Methodist Episcopal (AME) Church.⁸⁹ Upon graduation, Harper worked as a clerk for the US Post Office in Atlanta and as an instructor at Morris Brown College. Later, he became the first principal of the Young Street Night School. However, he is best known and celebrated for his service as the first principal of the first African American high school in Atlanta, Booker T. Washington High School.⁹⁰

Although public education in Atlanta started in 1872, the first public secondary school for African Americans did not open until 1924, and it remained the only high school for African Americans in Atlanta until 1947. Until the opening of the high school, black students who wanted to

88. Division of Facilities Management, *Series V, Subseries D – 1944-2019*, Building Inventory Files 1971-2004, Box 2, Folder 30, np.

89. The African American Registry, “Morris Brown College Founded” at The African American Registry. Accessed June 15, 2019. http://www.aaregistry.org/historic_events/view/morris-brown-college-founded.

90. Atlanta Public Schools, “Charles Lincoln Harper (1877-1955) Inspiring Principal and Activist,” City of Atlanta. Accessed April 20, 2017, <http://www.atlanta.k12ga.us/Page/28670>.

attend secondary school enrolled in the high school departments of colleges in the Atlanta University Center. These schools were private and charged a modest tuition. Nevertheless, this fee prevented many African American students from getting a high school education.⁹¹

The opening of Booker T. Washington High School was the culmination of the dreams and actions of many of Atlanta's African American leaders, and it was the result of a voter-registration drive that brought many new African American voters out to pass a school bond referendum. The successful passage of the bond referendum meant that the new school would play a vital role in the development of the black community in Atlanta and the nation.⁹²

Harper, as the school's first principal, is credited with laying a firm foundation for the school by hiring well-educated teachers who were also concerned with the welfare of their students. The teachers and principal did not tolerate mediocrity, and their strong leadership had a significant influence on the lives of their students.

Harper was a tireless advocate for the school and its students. He expanded the school building, organized educational tours for honor students, initiated student government, purchased adjoining land for the construction of athletic fields, constructed a stadium, and organized the Musical Festival and Dramatic Association for Secondary Schools in Georgia. He also raised the funds for the erection of an exact duplicate of the Tuskegee Institute Booker T. Washington statue, *Lifting the Veil of Ignorance*, to be placed in front of the Atlanta high school.⁹³ When Harper retired in 1942, B.T. Washington was considered the largest African American high school in the United States with an enrollment of 4,200 students.⁹⁴

91. City of Atlanta. "Booker T. Washington High School. Historic Preservation Information and FAQ." Accessed April 12, 2017, <http://www.atlantaga.gov/index.aspx?page=433>.

92. *Ibid.*

93. *Ibid.*

94. Atlanta Public Schools, 28670.

Harper was also influential in the larger African American education community. He served as president and executive secretary of the Georgia Teachers and Education Association (GTEA) from 1941 to 1942. In 1943, he became the executive secretary and president of the Atlanta chapter of the National Association for the Advancement of Colored People (NAACP), a position he held until his death in 1955.⁹⁵ For a period he was also the NAACP state chapter vice president.⁹⁶ In his NAACP position, Harper was able to lobby for higher pay for African American teachers and for more state aid for African American graduate students.⁹⁷

During Martin Luther King Jr's life on Auburn Avenue, Harper lived just down the block from the King family, and exerted a significant influence on the life of the African American community in Sweet Auburn, the Old Fourth Ward, and Atlanta. Upon his death, then Supreme Court Justice Thurgood Marshall said, "There have been others devoted to causes; however, Professor Harper stood out head and shoulders above others because of his complete lack of fear of physical and economic repercussions."⁹⁸ Harper's legacy lives on in Harper-Archer Middle School (formerly Charles Lincoln Harper High School), Collier Drive, Atlanta, and Charles L. Harper Memorial Park, Ashby Circle, NW and Mayson Turner Road, Atlanta, which features a full size bronze statue of Harper by Ed Dwight, an African American artist who specializes in African American subject matter and figures.⁹⁹

Historical Recordations of 535 Auburn Avenue

In 1974, a National Register of Historic Places Nomination Form was prepared for the Martin Luther King, Jr. Historic District, and, although

95. *Ibid.*, and Atlanta Public Schools, 28670.

96. Atlanta Public Schools, 28670.

97. City of Atlanta, 433.

98. Atlanta Public Schools, 28670.

99. City of Atlanta, Office of Cultural Affairs, Charles Lincoln Harper. Accessed April 12, 2017, http://www.oaatlanta.com/public_art/charles-lincoln-harper/.

Developmental History

535 Auburn Avenue was not specifically named in the document, the “Victorian Houses” that lined the Birth Home Block were indicated as contributing resources. The nomination stated,

Row houses, two-family dwellings built in 1920 are typical of property rented by Blacks during this period. They are located across the street from the birthplace. Others across the street from the birthplace were originally built as two-story single family dwellings in the 1880s in a simple Victorian style the same as King's birthplace.¹⁰⁰

The Victorian-style houses on the block would include 535 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.”¹⁰¹ 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 535 Auburn is one of those properties retained for the Historic Lease Program.¹⁰²

In 1985, the Birth Home block street facades were recorded for the Historic American Buildings Survey (HABS). During this recordation, 535 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).¹⁰³

A Cultural Landscape Report was initiated for the Birth Home block in 1993 by Lucy Lawliss, and the yard at 535 Auburn Avenue was included in the report (Figure 9).¹⁰⁴ In 1994, a National Register

Nomination was completed for Martin Luther King, Jr. National Historic Site and Preservation District, and 535 Auburn Avenue is listed as a contributing building and described as

Two-story frame house with Queen Anne elements. House has a rear addition, a hip roof with front-facing gable over a cutaway bay, and one-story full-facade porch with brackets, stick frieze, and a balustrade with missing sections. Asbestos shingles cover weatherboards. House is severely deteriorated with boarded-up windows and some uncovered openings and broken windows. Former home of Charles L. Harper, first black high school principal in Atlanta.¹⁰⁵

The house at 535 Auburn is currently being leased.

Physical Changes to 535 Auburn Avenue

The house at 535 Auburn Avenue has undergone a number of changes since its construction circa 1895. NPS records reveal that the house was reroofed between 1925 and 1930, going from “shingles to composition,” and an outbuilding was constructed in the rear.¹⁰⁶ NPS records also indicate that \$1,000 in repairs by Cornelius King & Son were undertaken in 1977, but the nature of those repairs is not known.¹⁰⁷

In approximately 1983, an exterior condition survey of the property was completed by the NPS, and the following conditions were noted:

- Foundation (piers – brick and concrete): Fair
- Foundation infill (brick): Poor
- Facade / siding (siding – rest illegible): Fair (very light green)
- Trim (ornamental wood): Fair (Very light green)

100. *National Register of Historic Places Registration Form: Martin Luther King Jr. Historic District*, entered in the National Register May 2, 1974 (National Archives Identifier 93208244), 3.

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

102. Cassidy et al.

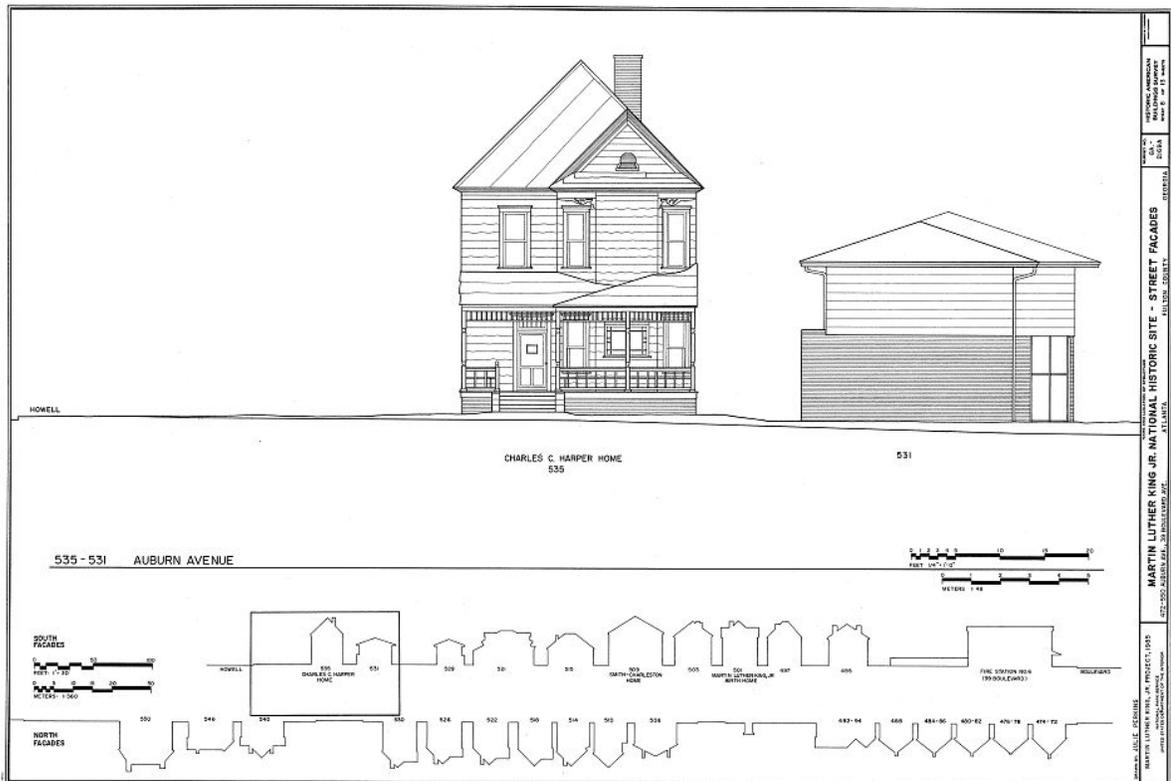
103. HABS, Sheet 5.

104. Lawliss, 118.

105. *National Register documentation*, 18.

106. Division of Facilities Management, *Series V - 1944-2010, Subseries D – Building Inventory Files – 1972-2004, Back of Building Inventories for 515, 518 and 535*, np.

107. *Ibid.*



- Roof (rolled): Fair (black)
- Dormer (plywood siding vent – drawing): Good (2 light greens)
- Chimney (brick): not indicated
- Soffit / cornice (ornamental wood with decorative): Good (light green)
- Windows (2/2 front, 6/2 side and top): Good
- Doors (ornamental wood: Good (light green)
- Porch (ornamental wood decorative): Good (light green)
- Steps (concrete): Good (light grey)
- Front Walk (concrete): Good
- Sidewalk (concrete): Good
- Retaining Walls (NA)
- Driveway (concrete): Poor
- Fencing (chain link on right side of property line): Fair (hedges 3')
- Curb (granite): Poor¹⁰⁸

A note on the bottom of the form indicated that there was a “stained glass window right of the front door.” A cryptic line followed with “decorative details,” and “chain linked [sic] . . . [illegible word] . . . on [arrow pointing left] side.”¹⁰⁹

According to NPS files, the roof and underlayment of the building at 535 Auburn Avenue was replaced after Georgia State Historic Preservation Office (SHPO) review in 1988.¹¹⁰ In 1992, the interior of the house was rehabilitated because it

108. *Ibid.*

109. *Ibid.*

110. Elizabeth A. Lyon to Paul B. Hartwig, *Letter re: proposed reroofing of 510 and 535 Auburn Ave, MALU* (Atlanta: Department of Natural Resources, Office of Cultural Resources, June 15, 1988) np.

was in an advanced state of deterioration. The rehabilitation included plaster walls, doors, millwork, plumbing, and electrical and mechanical systems.¹¹¹ Also in 1992, the exterior was stabilized.¹¹² In April 1993, as the house was being rehabilitated, the rear addition, which housed the kitchen, burned damaging the main house and the roof (Figure 10).¹¹³ The NPS began work almost immediately rebuilding the kitchen and repairing the interior and roof (Figure 11). In 1994, the house was deeded to the NPS for the consideration of \$4,500 by the Trust for Public Land which had acquired the property from Reverend Carl F. Flipper.¹¹⁴ According to NPS records, in 2003, the interior once again underwent a SHPO-reviewed demolition and rehabilitation episode¹¹⁵ In 2005, the exterior was pressure washed, scraped, sanded, and painted as a Categorical Exclusion project as part of cyclic maintenance.¹¹⁶ In 2014, Northwest Pest Control cored holes, three to four inches deep, through the soil around 535 Auburn Avenue in order to place

111. Deputy Associate Regional Director, *Cultural Resources, Section 106 Clearance Rehab of 535 Auburn Avenue, MALU 93-3* (Atlanta: National Park Service, Southeast Regional Office 1992a).

112. Deputy Associate Regional Director, *Cultural Resources, Section 106 Clearance Stabilization of Structures at 535 Auburn Avenue, MALU 92-01* Atlanta: National Park Service, Southeast Regional Office 1992b).

113. Division of Facilities Management, *Series V, Subseries D – 1944-2019, Building Inventory Files 1971-2004, Box 2, Folder 30*, np.

114. *Ibid.*; a note is also made in the records that the ca. 1960s/1970s Mansard roof apartment complex next door at 531 Auburn is still standing at this date.

115. *Ibid.*

116. National Park Service, *Categorical Exclusion Form: Programmatic CE for Repainting Three Historic Structures (540, 535 & 492 Auburn Avenue), Project No. 103369* (Atlanta: Martin Luther King, Jr. National Historic Site, 2005).

Sentricon® as a termite treatment. Gray caps were placed on top of the holes.¹¹⁷



FIGURE 10. 535 Auburn Avenue showing fire damage, circa 1993. (Source: MALU, Series 8 Image Collection, circa 1940s-2006 - 535 Auburn Ave Restoration Harper House, undated Box 2, Folder 4068)



FIGURE 11. Renovation and restoration of 535 Auburn Avenue begins by the NPS. (Source: MALU, Series 8 Image Collection, circa 1940s-2006 506 - 535 Auburn Ave, undated Box 1, Folder 57010)

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

Chronology of Development and Use: 535 Auburn Avenue Timeline

ca. 1895	535 Auburn Avenue constructed
by 1910	Charles Lincoln Harper in residence
ca. 1925 – 1930	Roof changed from shingles to composition
By 1930	Outbuilding in backyard
1955	Harper died
1973	The Birth Home Block, which includes 535 Auburn Avenue, included in National Register of Historic Places nomination as contributing element
1977	Unknown changes by Cornelius King & Son Becomes part of the Martin Luther King, Jr. National Historic District (Landmark)
1980	Martin Luther King, Jr. National Historic Site and Preservation District created
1985	HABS recordation of front facade
1983	NPS Condition Survey
1988	Roof replaced
1992	Interior rehabilitated; exterior stabilized
1993	April - wing burns, kitchen destroyed, some rooms and roof of main house involved 535 Auburn Avenue landscape recorded as part of Birth Home Block CLR
1994	535 Auburn Avenue deeded to the NPS 535 Auburn Avenue named as a contributing resource in Martin Luther King, Jr. National Historic Site National Register Nomination
2003	Interior demolition and rehabilitation
2005	Exterior power washed, scraped, sanded, and painted.
2014	Termite treatment with Sentricon®
2018	Martin Luther King, Jr. National Historical Park created

The house at 535 Auburn Avenue is a contributing resource under NRHP criteria A and C to the Martin Luther King, Jr. National Historical Park.¹¹⁸

118. *National Register documentation*, Section 8, 33 and 66.

Physical Description and Condition Assessment

Site

Martin Luther King, Jr. National Historical Park is located in the Sweet Auburn neighborhood of southeast Atlanta in Fulton County, Georgia. The 38.38-acre historical park consists of one- and two-story residential, commercial, religious, and 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 NPS buildings, such as the Ebenezer Baptist Church, Martin Luther King, Jr. Center for Nonviolent Social Change, and the visitor center, are along the west end of Auburn Avenue, and residential buildings are concentrated along the east half of Auburn Avenue and Howell Street (Figure 12). 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 building at 535 Auburn Avenue is situated at the intersection of Auburn Avenue and Howell Street at the east end of the park. It is located approximately 300 feet east of the Martin Luther King Jr. Birth Home. It sits on a relatively flat, mown-turf, corner lot, measuring approximately 95 feet by 75 feet (Figure 13). According to archival documentation, the land immediately adjacent to the east of the building had a

residential structure that has since been demolished. The front of the house faces Auburn Avenue from which it is set back 15 feet and separated by an eight-foot-wide concrete sidewalk and a manicured hedgerow. The east elevation, along Howell Street, is set back 40 feet and is separated from the street by a six-foot-wide brick-paved sidewalk and wood-framed perimeter fence with wire mesh (Figure 14). A residential lot with a one-story wood-framed house is to the south of the house. The property to the west of the house was historically the location of the Bryant Preparatory School, which Martin Luther King Sr. attended, but presently consists of a mown-turf site.



FIGURE 12. Overview of the Auburn Avenue streetscape looking northwest in 2016.



FIGURE 13. 535 Auburn Avenue site from the east, across Howell Street.



FIGURE 14. Wood-framed perimeter fence along Howell Street, at the east side of the site.

A wood-framed, post fence with vertical boards encloses a portion of the side yard east of the building and defines the west property line. The house is accessed from a concrete walk that extends from the sidewalk along Auburn Avenue to the main entrance on the north elevation of the house (Figure 15). Buried in the earth adjacent to the front walk are three brick pavers, evidence of a previously existing entrance walk.



FIGURE 15. A concrete walk extends to the house from Auburn Avenue.

House

The structure at 535 Auburn Avenue is a two-story residential building constructed with influences of the Queen Anne Style (Figure 16). It features an asymmetrical front elevation, a cornice, a front porch, and applied decorative wood ornament. The building has a rectangular plan oriented on a north-south axis and consisting of the main two-story portion of the house, a front porch, and an enclosed one-story south wing addition.

The main portion of the building measures approximately 30 feet wide east to west and 35 feet deep north to south. It has an asphalt-shingle hip roof and is elevated above grade on a concrete masonry unit (CMU) foundation. The building, from roof ridge to grade, is approximately 30 feet tall. Attached to the south elevation of the house is a south wing addition measuring 25 feet wide by 22 feet deep. The south wing addition has an asphalt-shingle gable roof with a roof extension to the east side and is set back five feet from the west elevation of the house and features an entrance stoop. To the north of the main portion of the house is a one-story porch that extends the full width of the building and has a shed roof.

The primary entrance is located at the east side of the main two-story portion of the house on the north elevation and is accessed from the front porch (refer to Figure 16). The west two-thirds of the north elevation features a projecting octagonal bay that extends the full height of the building and

is capped by a gable roof. Three windows are located at both the first- and second-floor levels. At the first floor, windows are found in the three faces of the octagonal bay and include a fixed art-glass window at the center face and double-hung windows at the return faces. At the second-floor level, one double-hung window is located above the door and the remaining two double-hung windows are located at the return faces of the octagonal bay.

From the east elevation, the main portion of the house and the south wing addition are visible (Figure 17). Four double-hung windows are evenly spaced and positioned at the first- and second-floor levels of the main portion of the house. The south wing addition has a central door that is flanked by double-hung windows on either side. The door is accessed from a small wood-framed stoop, measuring three feet square, which is access from a wood-framed stair (Figure 18). The stoop has wood post framing that supports a shed roof structure and wood handrails.

The south elevation includes the end gable of the south wing addition as well as the second-floor level of the main portion of the house (Figure 19). The south wing addition has two double-hung windows centered under the gable roof portion of the addition. At the main portion of the house, there are two second-floor windows –one on either side of the gable– which include a fixed window at the east end of the elevation and double-hung window at the west end.

The west elevation is similar to the east elevation with a few exceptions (Figure 20). The south wing addition does not have an entrance or stoop and one of the four double-hung windows at the main portion of the house is paired rather than a single unit. Also, a brick chimney extends above the hip roof along the centerline of the main portion of the house. A small, wood access door, located at the foundation on the north end of the south wing addition, provides access to the crawl space.

The building has been owned by the National Park Service since 1990, was restored in 1994, and currently serves as a rental property.



FIGURE 16. Main, north elevation, of the 535 Auburn Avenue residence.



FIGURE 17. East elevation of the 535 Auburn Avenue residence.



FIGURE 18. Wood-framed stoop at the east elevation entrance.

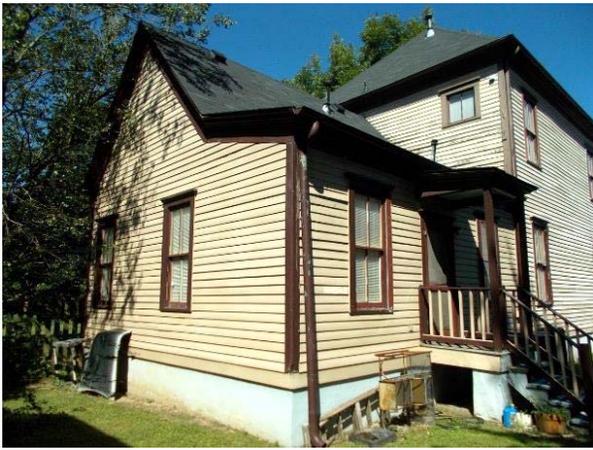


FIGURE 19. South elevation of the 535 Auburn Avenue residence.



FIGURE 20. West elevation of the 535 Auburn Avenue residence.

Exterior Description

Foundation. The building has a continuous masonry foundation wall that extends along the perimeter of the building. Supplemental masonry piers are found along the center of the foundation plan and at the joints between the front porch, main portion of the house, and south wing addition. The foundation wall raises the building approximately 30 inches and provides a crawl space under the structure.

It appears that the original foundation was constructed of brick; however, the foundation has undergone extensive repairs and is now mostly non-original CMU. The continuous foundation wall consists of a base of original brick masonry, set at or below grade, upon which are four courses of open-cell CMU (Figure 21 and Figure 22). At

several locations, a four-inch-thick concrete sleeve wall was observed at the interior face of the brick foundation. The exterior of the foundation wall is clad with a cementitious parge coating and has a light blue surface coating (Figure 23). Vent openings, measuring 8 inches-by-16 inches (or one CMU unit), have cast-metal grates.

Masonry foundation piers, spaced 8 to 10 feet apart, support the floor beam and chimneys. The piers include original 8-inch-by-16-inch brick piers as well as non-original 16-inch-square piers (Figure 24 and Figure 25). Some of the original brick piers have been partially repaired with CMU or non-original brick (Figure 26).



FIGURE 21. Continuous brick foundation wall at perimeter of building.



FIGURE 22. Four courses of CMU constructed on top of brick foundation wall.



FIGURE 23. Cementitious parge coating covers foundation wall and is painted blue.



FIGURE 24. Non-original CMU foundation piers.



FIGURE 25. Brick foundation piers.



FIGURE 26. CMU repairs at original brick foundation piers.

Within the crawl space is a recessed sump area where a previously existing boiler was located. The sump is lined with brick and is approximately 36 inches deep (Figure 27).



FIGURE 27. Recessed sump area within crawl space.

Walls. The exterior walls at the main portion of the house and rear addition are clad with horizontal wood siding, painted beige, with a 4-1/2-inch exposure and nailed with spiral nails spaced 16 inches on center (Figure 28). At corners of the walls, there are vertical trim boards, painted dark brown.

A wood cornice, measuring approximately 12 inches, wraps around the eave of the main two-story portion of the house (Figure 29). Below the cornice is a horizontal trim board measuring approximately six inches wide. At the octagonal bay, there are two cornice bands; one that follows the profile of the gable roof, and one that wraps

around the bay to form a soffit from which sawn-wood gingerbread trim is applied. At the end gable, defined by the area between the two cornices, is a round louvered opening. The trim around the opening is painted dark brown. At the upper floor of the octagonal bay is an applied sawn-wood ornament of curvilinear design framed with trim around the opening is painted dark brown. At the upper floor of the octagonal bay is an applied sawn-wood ornament of curvilinear design framed with trim (see Figure 29). The cornice, trim, and ornamental woodwork are painted dark brown. The rear addition has a wood cornice measuring eight inches with a trim board, measuring six inches, below. Gable returns are located at the south end gable (Figure 30).



FIGURE 28. Overview of horizontal wood siding.

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 1994.¹¹⁹

Porch. The front porch extends the full width of the north elevation (Figure 31). It is a one-story wood-framed structure with raised foundation and compound shed roof. The porch has an irregular rectangular plan with the west half projecting approximately 18 inches beyond the east half. Much of the porch was reconstructed as part of the 1994 stabilization and restoration.¹²⁰

119. *Architectural Drawings for the Rehabilitation of NPS Structures 54 Howell St. and 535 Auburn Ave.*, dated September 30, 1992.

120. *Ibid.*



FIGURE 29. Ornamental wood panel with curvilinear pattern at octagonal bay.



FIGURE 30. Gable return at south elevation end gable.



FIGURE 31. Overview of front porch.

The porch has a compound asphalt-shingle roof consisting of two shed roofs that are parallel but offset and connected by a valley. The sides of the shed roof are enclosed and clad with vertical 4-1/4-inch bead board, painted beige, upon which is an applied sawn-wood ornament of curvilinear design (Figure 32). At the perimeter of the roof is a fascia board, painted dark brown. The porch ceiling consists of 4-1/2-inch bead board that is oriented east and west, and painted light blue (Figure 33). There are two ceiling-mounted light fixtures (Figure 34).



FIGURE 32. Wood ornament applied to enclosed sides of shed roof.



FIGURE 33. Bead board ceiling at porch with ceiling-mounted light fixture.



FIGURE 34. A ceiling-mounted light fixture at the porch.

The roof structure is supported by five turned wood posts located along the north end of the porch positioned at the corners of the roof structure and at the mid-span of the west shed roof (Figure 35). The front and sides of the porch have decorative wood trim and a wood balustrade (Figure 36). The decorative trim spans between the top of posts, directly below the fascia, and consists of wood rails and spindles. The balustrade is approximately 30 inches tall and consists of a top and bottom rail with fluted spindles and a cross rails. All posts and rails are painted dark brown and spindles are painted beige.



FIGURE 35. Partial view of front porch showing the turned wood posts.



FIGURE 36. The wood balustrade along the front porch.

As previously described, the porch is supported on the perimeter foundation wall and has wood floor framing. The porch floor consists of three-inch tongue-and-groove wood decking, painted grey (Figure 37). The boards are oriented north-south and extend two inches over the edge of the porch framing. A wood quarter round trim conceals the joint between the decking and the main portion of the house.

The porch is accessed from a concrete stair that ascends 30 inches from the concrete walk to the raised porch level. The stairs are framed by CMU cheek walls clad with a cementitious parge coating and painted light blue (Figure 38).



FIGURE 37. Porch tongue-and-groove floorboards, painted light blue.



FIGURE 38. The concrete stair with cheek walls extending to the porch.

Exterior Doors. There are two doors on the building; one at the main entrance on the north elevation and one at the east elevation of the south wing addition. Both door openings have wood trim, a wood-framed screen door, and a half-glazed two-panel wood door.

The trim is located at the jambs and header of the openings. It measures approximately five inches wide and is painted dark brown. The jamb has a separate edge trim that creates a raised edge along the jamb. Headers are capped by a wood cornice.

The screen doors at both door openings are non-original (Figure 39). The doors have an intermediate rail that divides the door into an upper and lower half and has mesh screening. Doors are mounted to the exterior face of the wood trim with spring-loaded self-closing hinges and have a metal handle. The door frame and handle are painted brown.

The main entrance door is located at the west end of the north elevation and is accessed from the front porch. In addition to the previously described trim and screen door, the entrance has a wood door and a single-light transom. The door is painted brown and consists of two recessed panels at the lower half of the door and a large single-light glazed opening at the upper half (Figure 40). The panels and glazed opening are trimmed with applied fluted moldings and bullseye rosettes. In addition to the molding, the glazed opening also features a sill molding and a cornice with fanlight.

The door has brass hardware including knobs, escutcheon plate, and mortise lock. Above the doorknob is a non-original brass single-cylinder deadbolt. Above the door is a wood-framed single-light transom, painted brown (Figure 41).



FIGURE 39. Non-original screen door at the front entrance.



FIGURE 40. Front entrance of 535 Auburn Avenue.



FIGURE 41. Transom above front entrance.

The rear door is non-original to the structure and is accessed from the rear stoop. In addition to the trim and screen door, the entrance has a half-glazed two-panel wood door, painted dark brown (Figure 42). The wood panels are beveled and located at the bottom half of the door. The upper half of the door consists of a single-light clear glass window. A venetian blind is mounted to the interior face of the door. Adjacent to the door is a wall-mounted light fixture with twist-on glass shade.



FIGURE 42. Non-original rear door.

Windows. The existing windows are non-original wood-framed units installed as part of the 1994 stabilization and repairs. All window openings are framed with wood trim at the jambs and header and

a projecting sill. The trim consists of two components; a flat trim and a projecting edge trim. At the main building, the trim measure 5-1/4 inches wide but at the south wing addition, the trim is only five inches wide. At the jamb, the edge trim consists of a one-inch wide trim which projects one inch from the face of the wall. At most window openings, the jamb edge trim is missing. The edge trim at the header is wider and has an ornate profile that creates a cornice across the top of the window. The sill projects approximately 1-1/2 inches from the face of the wall. At the main portion of the house, the sill measures 1-1/2 inches wide and at the south wing addition is 1-1/4 inches.

Window units are wood-framed with tongue-and-groove joinery. Sash members 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 mullions, measuring one inch wide, separate the glazing units. There are two window types observed; double-hung and fixed. Within each window type there are differences in window opening size and window light configuration which corresponds to the location on the building.

Over 90 percent of the windows are wood-framed double-hung. The most prevalent window type are the two-over-two single unit windows which are located throughout the east elevation as well as most of the south and west elevations and at the second-floor level, above the door, on the north elevation (Figure 43).

Double-hung windows are also located at the return walls of the octagonal bay on the north elevation (Figure 44). At both the first- and second-floor levels, the windows at these locations are slightly narrower than the typical window and are one-over-one. At the first-floor level of the west elevation, one of the window openings consists of a paired one-over-one double-hung window (Figure 45). The individual units are separated by a wood mullion measuring 5-1/4 inches wide and painted dark brown.



FIGURE 43. Typical two-over-two double-hung windows.

Fixed windows are located at the north and south elevation. The window at the center face of the octagonal bay at the first-floor level is a fixed window with art glass (Figure 46). The lights are separated by wood muntins. A double-light fixed window with clear glazing is located at the second-floor level of the south elevation (Figure 47).



FIGURE 44. One-over-one double-hung window at octagonal bay.



FIGURE 45. A set of paired one-over-one double-hung window at west elevation.

Approximately four of the window units have screens (Figure 48). The screens are wood framed, have a horizontal mullion that divides the screen into two sections, and have a mesh screen. The frames are exterior mounted and secured with two metal hooks at the top of the opening.



FIGURE 46. Fixed art glass window at octagonal bay.



FIGURE 47. Double-light fixed window at south elevation.



FIGURE 48. Detail of typical window screen.

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 roof at the south wing addition, and the shed roofs at the front porch (Figure 49). All ridges and valleys are covered with asphalt shingles. Sheet-metal flashing was observed at the interface between the chimney and roof. The flashing was stepped, and the top edge of the flashing was sealed. Lapped sheet-metal flashing is located at the transition between the south wing addition roof and the wall of the main portion of the house. The vertical leg of the flashing is concealed by the wood siding. As previously described, the edge of the roof has a wood cornice that conceals the edge of the roof assembly.

Physical Description and Condition Assessment

Roof features such as waste vents and attic fans are located primarily at the south wing addition roof and south and east elevations of the roof at the main portion of the house (Figure 50). The vents are metal pipes that project approximately 24 inches above the roof and have sheet metal or rubber boots. Some of the vents are capped with vent hoods. The attic fans are located adjacent to the ridgeline and consist of low-profile fan boxes.

A brick chimney is centered on the west slope of the roof at the main two-story portion of the house (Figure 51). The chimney has a brick coping, measures 20 inches by 40 inches, and extends approximately 7 feet above the roof.

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 52). The gutters and downspouts are painted dark brown to match the wood trim.

As noted above, the roof was re-sheathed in 1994 with 1/2-inch plywood. In preparation for the work, approximately half of the original sheathing was removed.



FIGURE 49. Overview of main hip roof structure with gable roof over the octagonal bay.



FIGURE 50. The roof as viewed from the southwest. Note waste vents and attic fans.



FIGURE 51. Brick chimney at the west-facing slope of the roof.



FIGURE 52. Half-round hanging gutter with circular downspout.

Condition Assessment

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

Masonry Foundation

- In general, the foundation is in good condition. The majority of the conditions described are associated with the CMU and cementitious parge coating installed as part of the stabilization and rebuilding of the foundation performed in 1994, as further discussed below.
- Evidence of water leakage, such as moisture staining, biological growth, and standing water was observed at the northwest corner of the foundation and at the floor framing under the front porch. Sources of water leakage in the crawl space include ground water and rainwater migrating through cracks in the parge coating and CMU of the foundation wall, as well as moisture collected by the vapor barrier fastened to the underside of the floor joints. During the site visit, water was observed to have collected in the vapor barrier and the batt insulation was deteriorated (Figure 53). In addition, the condensate line for the heating, ventilation, and air conditioning (HVAC) system located in the crawl space is directing water to a depression in the soil next to the HVAC equipment, where it adds moisture to the crawlspace.
- Debonding of the parge coating from the CMU back-up masonry was observed at the stair cheek walls as well as at the base of the foundation wall along the east elevation (Figure 54). The debonding was typically associated with cracking and at some locations, the parge coating had fallen loose and the underlying CMU was exposed to view.
- Step cracking was observed in the CMU parge coating (Figure 55). The pattern of cracking appears to follow the joint lines of the underlying CMU.
- Vertical cracking was observed at the northeast corner of the foundation wall, under the porch (Figure 56). The crack extends from grade and is approximately 1/8-inch wide. Portions of the crack have been painted over.
- Open CMU cells were observed at vent openings (Figure 57). The vent openings extend through the foundation wall. At these locations, the cells of the CMU unit below the opening were open and exposed to the weathering. Hairline cracking was typically observed at these openings (Figure 58).
- Efflorescence was observed at the original brick piers and remaining portion of the foundation wall. The efflorescence was typically located at the bottom 20 inches of the piers and at the full height of the wall section (Figure 59 and Figure 60).
- 3/8-inch-diameter holes, two per CMU, have been drilled in the interior face of the bottom course of CMU (Figure 61). The intent of this unknown but believe to be associated with providing weeps for moisture trapped in the open-cell CMU.
- Some of the cast-metal vent grates at the west elevation have been replaced with new wire mesh grates (Figure 62).



FIGURE 53. Vapor barrier at underside of porch deck is collecting water and is a location of biological growth.



FIGURE 54. Debonding of the cementitious parge coating at the porch foundation wall.



FIGURE 55. Step cracking observed through parge coating aligns with joints between CMU.



FIGURE 56. Vertical cracking at parge coating near corners of the foundation.



FIGURE 57. Open cells in CMU below vent openings.



FIGURE 58. Vertical cracking in parge coating below vent openings.



FIGURE 59. Efflorescence at brick foundation piers.



FIGURE 60. Efflorescence at brick foundation walls below porch.



FIGURE 61. Holes drilled in bottom course of CMU foundation wall, one at each cell.



FIGURE 62. Non-original replacement vent grate.

Concrete

- Heaving was observed at three of the concrete footings for the wood post perimeter fence. The heaving measured a couple inches and

resulted in the vertical post being tilted and out of plane and the entrance gate being out of plumb and difficult to close.

- Cracking was observed at the concrete walk that extends from the public sidewalk to the front porch (Figure 63). The crack is located at the center of the walk and extends perpendicular across the full width. The crack was approximately 1/16 inch wide.



FIGURE 63. Cracking at the concrete sidewalk.

Wood Elements

- In general, the wood elements are in fair condition. Typical distress conditions include failure of surface coatings and mild to moderate deterioration of the wood. The most severe deterioration is located at areas where the end grain of the wood is exposed. Areas of previous siding replacement are evident due to the presence of more knots, delamination, and defects on the newer boards as well as less paint build-up.
- Decay and deterioration of the wood siding, potentially related to the presence of moisture, was observed at the east and west elevations (Figure 64 and Figure 65). Decay was also observed at the vertical trim and trim members below gutters and downspouts and at porch decking boards (Figure 66 and Figure 67). The deteriorated boards were typically located at the lower portion of the building and distress was concentrated at the edges of the boards or at the end grain. The distress consisted of splitting or splintering wood that appeared

Physical Description and Condition Assessment

wet and felt soft when probed. At some locations, the wood was friable and fell apart when touched.

- An area of missing siding boards was observed at the west side of the south elevation, adjacent to the rear addition roof (Figure 68). Approximately four boards were missing.
- Deterioration was observed at approximately half of wood decking boards and balustrade rails and at some of the flute balustrade spindles (Figure 69). The deterioration was typically located at the ends of boards where fasteners are located, and the end grain was exposed.
- Cupping was observed at approximately 50 percent of the decking boards (Figure 70). The cupping was approximately 1/8 inch. At most locations, the tongue-and-groove between the boards were still engaged.
- Mild buckling was observed at the porch decking (Figure 71). The buckling was observed at a few locations and has the potential to be a tripping hazard.



FIGURE 64. Decay and deterioration of wood at horizontal siding.



FIGURE 65. Decay and deterioration of wood at horizontal siding.



FIGURE 66. Decay and deterioration of wood at vertical trim boards.



FIGURE 67. Decay of wood floorboards at the porch.



FIGURE 68. Missing horizontal siding members.



FIGURE 71. Buckling of floorboards.



FIGURE 69. Decay and deterioration at bottom of wood balustrade spindles.



FIGURE 72. "Walking out" of nails at horizontal siding



FIGURE 70. Cupping of porch floorboards.

- The walking out of nails was observed at the wood siding and applied wood ornament (Figure 72). At a few locations, nails were observed to be walking out and were no longer sunk into the wood nor providing an attachment to the underlying structure. At some locations, the nail head was projecting 1-1/2 inches from the face of the wall.
- Bowing was observed at approximately three of the balustrade bottom rails. The bowing consisted of a 1/2-inch sag at the center of the wood member.
- Divots and checks were observed at the face of the posts (Figure 73). The distress consisted of 1/2-inch deep irregular divots in the wood. At some locations, the divots had been painted over. The divots were typically located at the lower portion of the post and aligned with the balustrade.

Physical Description and Condition Assessment

- Cracking, debonding, and peeling paint was observed at wood siding, trim, porch, and decorative elements (Figure 74 and Figure 75). For the siding, the distress was most pronounced at the main two-story portion of the building, specifically at the upper level of the south elevation and at the end gable on the north elevation. Peeling paint was also noted at various components of the front porch and at windows. The paint failure may be related to poor surface preparation.
- Bleaching and discoloration of the paint coating was observed at multiple locations (Figure 76). 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.
- Open joints were observed between some of the ceiling boards (Figure 77). Where present, the joints were typically 1/8-inch wide and the paint coating was cracked.
- Deterioration was observed at approximately a third of the vertical fence boards at the east fence enclosure. Where deteriorated, the boards have detached from the fence framing.



FIGURE 73. Divots in wood porch posts.



FIGURE 74. Peeling paint at wood siding.



FIGURE 75. Peeling paint at end gable horizontal siding.



FIGURE 76. Bleaching and discoloration of paint at horizontal siding.



FIGURE 77. Opening joints between ceiling boards.

Windows

- In general, the windows are in fair condition. Distress conditions are primarily associated with the window opening trim; however, significant deterioration was also observed at the sash and screens.
- Deteriorated and decayed wood was observed at most window sash, screens, and trim (Figure 78 and Figure 79). The deterioration ranged from splitting along the grain to full deterioration of wood and was most pronounced at the joints between framing members and at the end grain. At some locations, previous repairs were performed to address the distress.
- Gaps were observed between the window sash and the frame (Figure 80). A cold air draft could be felt at the gaps in the window system. The gaps indicate that the sash or the frame are not plumb.
- Detached and loose trim boards were observed at the windows along the east elevation (Figure 81). Loose boards exhibited signs of twisting and bowing but were still attached to the wall. At partially detached boards, the top of the board was displaced two

inches and the nails were no longer engaged with the trim.

- Peeling, debonded, and blistering paint was observed at all windows on the east, south, and west elevations as well as at second-floor windows on the north elevation (Figure 82). The distress was concentrated at the bottom of window opening trim and at the side and bottom rails of the sash. At many locations, the paint had a bubbled appearance of had peeled, exposing the underlying wood to weathering.
- Missing or deteriorated glazing putty was observed at many of the windows (Figure 83). At many locations, the glazing putty had been painted. Where the paint was loose or had been removed, the putty was observed to be cracked, deteriorated, or completely missing. Typically, the area of distress was a few inches long. Where missing, the edge of the window glazing was exposed to view.
- Detached screening was observed at two of the wood-framed window screens (Figure 84). At both locations, a portion of the screen edge was observed to have detached from the framing and was loose.
- Missing window screens were identified on approximately 75 percent of window openings. At most locations, two screen hangers were observed mounted to the header trim.



FIGURE 78. Deteriorated wood at sash. Note wood repair at corner.



FIGURE 79. Deteriorated wood at bottom of trim.



FIGURE 82. Peeling paint at window sash and sill.



FIGURE 80. Gap between the window sash and frame.



FIGURE 83. Deteriorated glazing putty at window.



FIGURE 81. Loose trim boards at window.



FIGURE 84. Damaged window screen.

- Missing edge trim was identified on over half of the window openings. The projecting wood edge trim adjacent to the slat window trim was observed to be missing at nearly all of the window openings on the south, east, and west elevations. The trim remained at window openings located on the north elevation.

Doors

- The doors are in good condition.
- Small tears and holes were observed at the screen door on the main entrance. The holes located at the upper portion of the screen door, near the door handle, and were typically a couple inches wide.

Roofing

- In general, the roof is in good condition. Distress conditions were associated with gutters and downspouts.
- A disconnected downspout was observed at one location on the southeast corner of the building (Figure 85). The two straps and anchorage keeping the downspout vertical and tied to the wood trim were both removed. The downspout extended at an angle from the building.
- Depressions were observed at the soil below many of the downspouts (Figure 86). The depressions were approximately three inches deep. There were no splash pads present.



FIGURE 85. Downspout is no longer secured to the building.



FIGURE 86. Depression in the soil adjacent to the building at the downspout.

Other Elements

- Pest infestations were observed at the cornice on the north and east elevations (Figure 87). The infestation included what appeared to be a mud dauber nest. No evidence of termite infestation was observed.



FIGURE 87. Mud dauber nest at roof eave.

Interior Description

First Floor. The house at 535 Auburn Avenue has a floorplan parti that is commonly found in Queen Anne-style residential structures of the late nineteenth and early twentieth centuries. Internally, the house is organized around a main north-south hallway which bisects the floorplan and connects all the rooms (refer to Appendix A: Measured Drawings). Primary, first-floor living

spaces (e.g., living room, dining room, and kitchen) are on the west side of the hall whereas spaces such as the foyer, stairs, laundry, and first-floor bathroom occupy the east portion of the plan. This simple plan arrangement is also clearly expressed on the exterior. As noted above in the description of this house, the north elevation is differentiated by a projecting octagonal bay to the west that is approximately two-thirds of the total width and emphasizes the arrangement of primary living spaces behind it. The “front” entrance, which is located just to the left of the octagonal bay, opens from the front porch into a square foyer (Figure 88). It is on axis with a tall cased opening in the south wall that has a transom grille composed of decorative spindlework supported by a bracket at each side (Figure 89). Beyond this opening, the main interior hall widens to accommodate a centrally located stair. It rises along the east wall of the house and is open to the main hall (Figure 90 and Figure 91) on both the first and second floors.



FIGURE 89. Transom grille with supporting brackets. View from the foyer to the rear hall.



FIGURE 88. Front door and foyer (currently used as a study/office).



FIGURE 90. Central stair and view along main hall toward the foyer and the front door.



FIGURE 91. Central stair. Note newel drop detail.

At the south end, the main hall narrows at a cased opening in the wall that separates the two-story portion of the house from the single-story south wing. The main hall terminates at a bedroom door in the south wing addition. A laundry room, rear entry hall, closet and bath are aligned on the east side of the main hall in the south wing. The living room, dining room, kitchen and a bedroom occupy the west side of the house (refer to Figure 89).

In the foyer, the primary entry door from the front porch has a clear glass transom, and the stile and rail door has a single, clear glass light above two

raised panels. There is a two-over-two double-hung wood window in the east wall and a pair of tall paneled wood pocket doors on the west wall which provide access to the living room. Door and window openings are trimmed with traditional moldings, plinth blocks, and corner blocks with rosettes. Walls and ceiling are painted plaster on riven laths. The traditional, two-piece wood baseboards are 10-1/2 inches tall throughout the first floor (Figure 92). Wall-to-wall carpet covers the original hardwood flooring (Figure 93). Carpet is prevalent throughout the first floor, except in wet areas like bathrooms where there is ceramic tile, and the kitchen and laundry which have sheet vinyl.



FIGURE 92. Typical door casing, plinth block and baseboard.



FIGURE 93. Original hardwood flooring beneath wall-to-wall carpet.

Adjacent to the foyer is the living room which is approximately 14 feet 6 inches by 15 feet in size. A pair of pocket doors in the east wall provide a

generous six-foot wide entrance to the living room from the foyer (Figure 94). To the north, the living room has a projecting octagonal bay window. In the center is a nearly square fixed window of clear glass set within a simple art-glass border. To the right and left are larger, one-over-one double-hung windows with clear glass (Figure 95). On the south wall is a shallow, coal-burning fireplace with cast-iron register surrounded by a painted wood mantelpiece. Above it is an overmantel with a rectangular mirror at the center. The west wall has a single two-over-one window directly opposite the pair of pocket doors that open to the foyer. Gaps were observed between the window sash and the frames (Figure 96). An air draft could be felt, and light comes through gaps in the window system. The gaps indicate that the sash or the frame are not plumb and proper weather stripping is lacking. This is a problem common to many of the windows throughout the house. Carpet covers the floor; although, original hardwood flooring was observed underneath (refer to Figure 93). Painted wood baseboards and window and door trim are consistent with the traditional moldings found in most of the rooms on the first floor. Walls and ceiling are plaster.



FIGURE 94. View of the living room looking east into the foyer. Note cased opening with pocket doors recessed in the wall.



FIGURE 95. View of the living room and the projecting octagonal bay.



FIGURE 96. Gap between window sash and frame and lack of weather-stripping.

The dining room is accessed through a cased opening in the west wall of the main hall, and a pair of one-over-one windows is centered in the west exterior wall across from the cased opening. These windows were installed as part of an early 1990s repair project and are not original.¹²¹ On the north wall is another non-functioning, shallow, coal-burning fireplace that backs up to the one in the living room. It also has a cast-iron register surrounded by a painted wood mantelpiece, and the hearth appears to be Portland cement plaster painted to match the color of the mantelpiece. To each side of the fireplace are recessed bookshelves framed with the same casing and rosette corner blocks as the other doors on the first floor. Wall-to-wall carpet covers original hardwood flooring, and painted wood baseboards and casings match

121. Ibid.

those in other rooms. The size of the dining room is 14 feet 8 inches by 15 feet.

When the house was extensively repaired in 1993, the kitchen was completely remodeled. The east and south walls were reconstructed to accommodate plumbing and new electrical wiring, and the finished surfaces were painted gypsum board. There is a 36-inch-wide cased opening to the main hall in the east wall. Contemporary stained wood cabinets and appliances wrap around the east and south walls (Figure 97) and terminate at the edge of a non-original two-over-one double-hung window in the west wall (Figure 98).¹²² Painted casings and base are consistent with wood trim on the first floor; however, the base shoe molding appears to be more recent, most likely installed along with the current sheet vinyl flooring.



FIGURE 97. Kitchen after 1993 rehabilitation project.



FIGURE 98. View of the kitchen looking west.

The only first-floor bedroom is at the south end of the main hall in the single-story south wing. Here the north wall, which separates the bedroom from the kitchen, was reconstructed and a new raised panel door was installed during the 1993 rehabilitation and repair project. A non-original, louvered bi-fold door was added to a small bedroom closet that projects to the east into the adjacent bathroom (Figure 99). Two windows are symmetrically spaced in the south wall, and there is one window in the west wall. All three are two-over-two double-hung windows that are not original to the house. The floor has wall-to-wall carpet, and the painted wood trim matches other trim on the first floor (Figure 100).



FIGURE 99. First-floor bedroom: non-historic four-panel door to the left and bi-fold closet door in the east wall.

122. Ibid.



FIGURE 100. First-floor bedroom looking toward the window in the west wall.

East of the main hall are utilitarian spaces. A laundry room across from the kitchen can be closed off from the hall by a pair of louvered bi-fold doors installed in the early 1990s. Other changes included plumbing and electrical in the north wall for a washer and dryer, sheet vinyl flooring, and a new south wall between the laundry and a closet next to the rear entrance. There is a window in the east wall of the laundry (Figure 101).



FIGURE 101. Laundry room.

The first-floor bathroom is in the southeast corner of the house. It was part of the 1993 rehabilitation project. Repairs were made to the north wall

which included a new raised panel door to “match original door in design, material and size.”¹²³ Other changes involved plumbing for a fiberglass shower stall, water closet, and sink in addition to a ceramic tile floor and base. A recessed medicine cabinet was added next to the vanity. There is a two-over-two double-hung window in the east wall, and painted window and door trim are consistent with the traditional moldings observed on the first floor (Figure 102).

A small rear entry hall connects the main hall to the rear door and porch on the east side of the house. To the south is the bathroom. A closet with a pair of non-original, louvered bi-fold doors from the 1993 rehabilitation project is on the north side of the rear hall. The rear stile-and-rail door has a single, clear glass light above two raised panels. Narrow, one-inch blinds cover the glass. The floor is carpeted and door casings and baseboards correspond to wood trim throughout the first floor.



FIGURE 102. First-floor bathroom.

At the center of the house in the stair hall, a single two-over-two double-hung window is in the east wall just above the first stair tread. An odd pair of

123. *Architectural Drawings for the Rehabilitation of NPS Structures 54 Howell St. and 535 Auburn Ave.*, dated September 30, 1992.

unequal height, four-panel doors conceals storage space beneath the ascending stair (Figure 103). These two doors are not original and are poorly modified, standard height doors made to fit under the slope of the stair stringer.

The stair, which appears to be an original feature, is simply detailed with a turned newel post at the first riser, a square newel at the turn, and another matching turned newel post at the second-floor landing. Stair treads have rounded nosings and returns that are trimmed with cove molding where they extend beyond the stringer on the open side of the stair. It appears that this same cove molding was removed where the treads and risers meet to allow for the installation of carpet on the stair (Figure 104).



FIGURE 103. Non-original doors at storage closet beneath central stair.



FIGURE 104. Main hall and central stair.

The handrail has two fluted balusters at each tread that are 1-3/4 inches square and match balusters found at the front porch. The top rail appears to be a traditional milled piece that was probably readily available from local millwork shops or lumber yards. The top portion is a smooth oval shape which flattens near the bottom where it transitions to a rectangular cross section with vertical edges that are milled with a convex curve. The lower portion of the handrail is the same width as the balusters that support it. This stair rail is consistent as it rises to the newel post at the second floor, where the top rail changes to a very different shape as it continues along the edge of the upstairs hall and terminates at the north wall of the bathroom. On the hall side, the top rail has a plain, flat face that is rounded at the top edge (Figure 105), while the face on the opposite side is milled with a compound curve (Figure 106). Only the mantelpiece in the living room has the same compound curve profile.



FIGURE 105. Stair newel-post and handrail at second floor.



FIGURE 106. Odd handrail at second floor hall.

Second Floor. Like the arrangement of spaces on the floor below, the open stair and short north-south hallway are at the center of the second floor on the east side. Two large bedrooms are on the west side of the hall with a bathroom, closet, and smaller office / study on the east side.

Both bedrooms are approximately 14 feet 8 inches east to west and 15 feet 0 inches north to south. The front bedroom is directly above the living room and has a similar octagonal bay oriented to the north and accented by a cross gable roof on the exterior. The center segment of the projecting bay does not have a window. To the right and left are one-over-one double hung windows with clear

glass panes. One two-over-two double hung window is centered in the west wall (Figure 107).



FIGURE 107. Northwest (front) bedroom on the second floor above the living room. Projecting octagonal bay is to the right.

On the south wall is a shallow, coal-burning fireplace with a cast-iron register surrounded by a painted wood mantelpiece. The mantel shelf is supported on each side by a pair of brackets, and the hearth appears to be Portland cement plaster painted the same color as the mantelpiece. To the right of the fireplace, a shallow closet in the southwest corner of the room has a non-original, louvered bi-fold door (Figure 108). To the left of the fireplace in the east wall is the door to the hall. It was labeled as existing on the drawings for the 1992 rehabilitation project and may be original.¹²⁴ The floor is carpeted, and walls and ceiling are plaster. Painted wood baseboards and window and door trim are traditional moldings that are found in other rooms in the house.

124. Ibid.



FIGURE 108. Bi-fold door at closet in the northwest bedroom upstairs. A non-functioning fireplace and closet are on the south wall.



FIGURE 109. Southwest bedroom on the second floor.

A second bedroom is in the southwest quadrant of the upper floor (Figure 109). The door from the hall in the east wall was labeled as existing on the 1992 drawings and may be original.¹²⁵ On the north wall is a shallow, coal-burning fireplace that backs up to the one in the front bedroom. It has a cast-iron register missing its arched-top front grille. The brick firebox is surrounded by a painted wood mantelpiece with details similar to the mantelpiece in the other bedroom (Figure 110 and Figure 111). The hearth appears to be Portland cement plaster painted to match the color of the mantelpiece; however, fireplaces in both upstairs bedrooms are not functional. The west and south walls in this room each have a two-over-two double-hung window, both of which are in fair condition. An air draft could be felt, and light comes through gaps in the window system. The

125. *Ibid.*

gaps indicate that the sash or the frame is not plumb and proper weather stripping is lacking. On the exterior, these windows are exhibiting deterioration that is contributing to the lack of weathertightness.



FIGURE 110. Fireplace at the southwest bedroom, second floor. Note missing arched-top front grille of cast-iron register.



FIGURE 111. Detail of fireplace in the southwest bedroom, second floor.

At the east end of the south wall is an access door to an attic that is above the single-story south wing. The door has four raised panels and the trim is consistent with other moldings throughout the dwelling, but at approximately six feet high, it is shorter than other doors in the house. Drawings for the 1993 rehabilitation project show this door but do not indicate any changes to it, so the door

and trim may be original. The polished brass doorknob appears to be a recent addition (Figure 112 and Figure 113). Immediately to the left of the attic access door is a closet with a pair of non-original sliding doors that were installed during the early 1990s. Walls and ceiling are plaster and the floor is carpeted. Painted wood baseboards and window and door trim are traditional moldings that are found throughout the house.



FIGURE 112. Door to the attic in the southwest bedroom.



FIGURE 113. Attic above the south wing accessed from the southwest bedroom upstairs.

On the east side of the central stair hall at the south end is a bathroom that was substantially renovated during the 1993 rehabilitation project (Figure

114).¹²⁶ Existing fixtures—bathtub, sink and toilet—were replaced with new ones, and the room was reconfigured with the bathtub / shower along the south wall and the toilet relocated to the west wall next to the tub. A new cultured marble sink and backsplash on a stained wooden vanity cabinet sits in the northeast corner of the bathroom (Figure 115). This type of vanity is commonly available in most home improvement stores and is of recent vintage. A frameless mirror is mounted to the wall above the vanity. Ceiling and walls are painted plaster except at the bathtub. Three walls surrounding the tub have 4-inch-by-4-inch, beige-colored ceramic tile that rises to a height of 78 inches from the floor. Smaller, 2-inch-by-2-inch tile covers the floor, and the wall base is also ceramic tile. A white marble threshold terminates the floor tile at the door. According to the 1992 rehabilitation project drawings, the four-panel door to the bathroom is not original but was specified to “match original door in design, material and size.”¹²⁷ Painted wood moldings found throughout the house are also used here to trim the single, divided light window in the south wall above the bathtub, the two-over-two double-hung window in the east wall and the door opening.

On the east side of the central stair hall at the north end is an office or study approximately 10 feet square that is currently used as a television room (Figure 116). One two-over-two double-hung window is centered in both the north and east walls and a door in the south wall opens into the room from the stair hall. This door may be original as it was not replaced during the last major interior rehabilitation project in the early 1990s. Walls and ceiling are plaster and the floor is carpeted. Painted wood baseboards and window and door trim are the same as other trim used in the house.

126. Ibid.

127. Ibid.



FIGURE 114. Upstairs bathroom.



FIGURE 115. Contemporary vanity in upstairs bathroom.



FIGURE 116. Second-floor office / study space currently used as a television room.

The attic of the two-story portion of the house can be accessed by a pull-down folding ladder in the ceiling of the second-floor hall. The roof is stick framed, and the dark patina of original structural members make them distinguishable from the newer, more recent wood braces and plywood roof deck added when the roof was replaced with asphalt shingles in 1993 (Figure 117). Roof replacement included installing 1/2-inch thick plywood continuously over the original wood strapping. Wooden shingles, which are no longer extant, were fastened to these nailing strips that are clearly visible in the attic running over and perpendicular to the roof rafters. A brick chimney extends through the attic and penetrates the roof on the west side. Mortar in the chimney has deteriorated and some joints in the masonry appear to have very little if any remaining mortar (Figure 118). Insulation is provided by fiberglass batts placed between ceiling joists; however, some of the batts have been disturbed resulting in a loss of effective insulation.

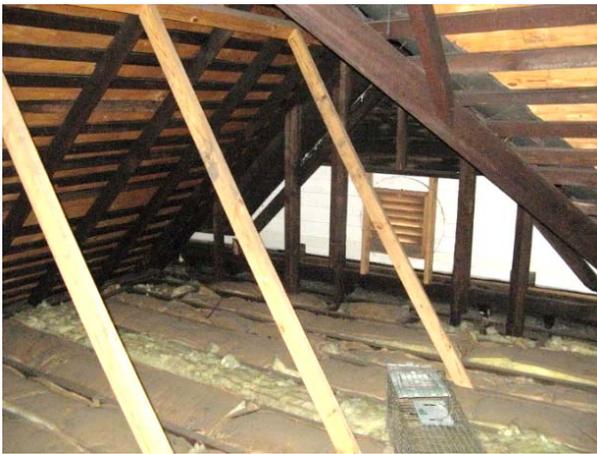


FIGURE 117. Attic in two-story portion of 535 Auburn Avenue.



FIGURE 118. Masonry chimney in attic. Note open mortar joints.

Mechanical and Electrical Systems. The house is heated and cooled by two split systems. One is in the crawl space under the house. The other one is in the attic, and it serves the upper floor. A gas-fired furnace and fan unit was installed in the attic with insulated ducts running from the unit through the attic to ceiling registers. A return air grille for the second floor is in the ceiling of the stair hall. Heating and air conditioning for the first floor is supplied by a gas-fired furnace and fan unit located in the crawl space. It is supported on bricks barely a few inches above the soil (Figure 119), and a small electric

pump removes condensate from the crawl space (Figure 120). Insulated ducts carry heated or cooled air to floor registers, and the return air register is in the floor of the main hall adjacent to the stair. Condensing units for both split systems are located at grade on the west side of the house just south of the access door to the crawl space.



FIGURE 119. Horizontal flow Dx-type HVAC unit in the crawl space.



FIGURE 120. Condensate sump pump adjacent to HVAC unit in crawl space.

The age of both of these systems is unknown, but the 1992 rehabilitation project drawings contain notes pertaining to the design and installation of new HVAC systems (10.0 S.E.E.R.) that were to be submitted to the contracting officer for approval.¹²⁸ Other documentation regarding subsequent maintenance and repairs to or replacement of the equipment is not available. Both units were operating.

128. Ibid.

According to the same 1992 rehabilitation project drawings, the electrical system was upgraded with a new weather head and entrance cable and a new 200-amp main panel. In addition, new receptacles, switches and light fixtures were specified and subject to approval by the contracting officer. Currently, light fixtures in the house do not represent fixtures from the period of significance.

Domestic plumbing in the house was updated during the early 1990s rehabilitation project. Both the drain lines and insulated water supply lines are polyvinyl chloride (PVC). The first-floor and second-floor bathrooms were also reconfigured and renovated as part of that project, but neither one is universally accessible. Water is provided by the city of Atlanta through a meter on Auburn Avenue. A 40-gallon gas water heater was placed in the closet at the rear hall across from the first-floor bathroom during the 1993 rehabilitation project. No records were found to document when that water heater was replaced with the current one.

Condition Assessment

The interior of the house is in relatively good condition overall. The following items represent concerns that warrant attention or localized distress that warrant corrective action. These notable interior conditions were observed in September 2016.

Walls and Ceilings

- Some linear and hairline cracks can be seen in plaster wall finishes. Most cracks occur at corners of some doors and windows, particularly windows that have experienced distress because of moisture intrusion and air infiltration (Figure 121). Except where these cracks are associated with delamination of the plaster, they are not considered significant.



FIGURE 121. Common hairline crack in plaster at lower corner of window.

- More recent gypsum board walls and ceilings are in good condition. No significant cracks at joints or extensive delamination of joint compound at fastener heads are evident.
- Walls and ceilings in original portions of the house that were not damaged by fire in the early 1990s and were not substantially replaced or repaired during the 1993 rehabilitation project exhibit signs of surface wear and tear that can be addressed by periodic maintenance of painted surfaces.¹²⁹
- Walls surrounding the bathtub in the upstairs bathroom are partially finished in glazed ceramic tile installed during the 1993 rehabilitation project. The ceramic tile has held up well. As can be expected, grout and caulk joints have minor mold and mildew growth because of exposure to this moist environment.

129. Photo documentation, oral histories with maintenance staff, and observed conditions; and *Architectural Drawings for the Rehabilitation of NPS Structures 54 Howell St. and 535 Auburn Ave.*, dated September 30, 1992.

Wooden Windows and Window Trim

- As discussed above in the description and condition assessment of the exterior. A majority of the windows are not original, except for those in the octagonal bay on the north (front) elevation. The windows in the octagonal bay have not been replaced likely because they are protected from the weather by the front porch. Visible sash cords are also an indication of an original window frame, if not the entire window. Most of the other windows have been repaired or are replacement double- or single-hung wood windows. On the interior, deterioration of the windows is less obvious, but closer observations reveal evidence of air and moisture infiltration because of open joints (Figure 122), misaligned sash, and missing or non-existent weather-stripping (refer to Figure 96).
- Paint on some window sash and adjacent trim is peeling and delaminating as exterior deterioration progresses (Figure 123).



FIGURE 122. Air and moisture infiltrate through gap under the windowsill.



FIGURE 123. Deterioration of interior window frame and trim.

Wooden Doors and Trim and Architectural Woodwork

- Several existing interior doors were replaced during the rehabilitation project in the early 1990s, particularly those in the single-story rear addition that was damaged by fire. Architectural drawings indicate that the current exterior door and screen door at the east porch, the bathroom door, and bedroom door were new in 1993. They are replicas of the four-panel, stile-and-rail doors they replaced. On the second floor, doors to the bathroom and office are also four-panel, stile-and-rail replacements. Closet doors and the laundry room door are wood, stile-and-rail louvered doors and louvered bi-fold doors installed in 1993 (Figure 124). These newer doors are in reasonably good condition requiring only fresh paint.
- The two doors at the storage closet in the main hall beneath the stair date from the early 1990s. Both four-panel doors were oddly modified to fit the trapezoidal shapes of the openings under the slope of the stair stringer (Figure 125). Both doors appear to be functional.
- Original four-panel, stile-and-rail doors remain at the two second-floor bedrooms and at the office. All three doors are in satisfactory condition after years of use.



FIGURE 124. Non-original louvered bi-fold doors at closet in rear hall.



FIGURE 125. Standard-height, non-original four-panel doors poorly cut to fit below main stair.

- A pair of tall, paneled, wood pocket doors in the east wall of the living room is original. The doors are a defining interior feature of the house. Neither of the doors glides easily or operates properly, and both apparently remain open (retracted in the wall pockets) as a result. Over time, operation is hampered as their weight and frequent movement put stress on the hardware from which they are suspended.

- The front door is unique and appears to be an original defining feature. The interior face of this stile-and-rail door has two raised panels below a single clear glass light (Figure 126). It is painted an off-white color that matches the color of other interior doors and trim. The round brass doorknob and escutcheon with keyhole are tarnished but operational. They may be original, but the deadbolt lock above it is a more recent addition. On the interior, the doorknob is not original. This unique Victorian door is in good condition.



FIGURE 126. Interior side of front door.

- Generally, door hardware (locksets, latch sets, deadbolts, and doorknobs) is in functional condition. Only the lockset on the front entry door has components that appear to be original as noted in the paragraph above. Other hardware in the house is contemporary and is largely polished brass (Figure 127). There are a few different, modern styles of doorknobs, which probably indicate that not all of the hardware was replaced or repaired at the same time (Figure 128).
- Painted cased openings and door trim (Figure 129 and Figure 130) are consistent throughout the house. Painted window trim is also the same throughout (Figure 131). Beside the effects of wear and tear and multiple coats of paint applied over time the trim is generally in

Physical Description and Condition Assessment

good condition but in need of cleaning and painting. Interior window trim is subject to more degradation than other interior wood trim because of the distressed condition of some windows and exterior trim.



FIGURE 127. Polished brass interior doorknob.



FIGURE 128. Hardware on rear entry door.



FIGURE 129. Typical door and cased opening trim with rosette corner blocks.



FIGURE 130. Typical door and cased opening trim with plinth block.



FIGURE 131. Typical window trim with rosette corner blocks, sill and apron.

- Another character-defining feature associated with the Queen Anne Style is the spindlework in the transom of the cased opening in the foyer (Figure 132). This rectangular grille, supported on each end by brackets, has fifteen thin vertical spindles with alternating knob-like beads. It appears to be an original architectural element, and it is in very good condition.



FIGURE 132. Queen Anne Style spindlework transom grille.

- Baseboards are consistent throughout the house and most are original. The original base shoe was likely removed in the kitchen and rear hall and replaced with common quarter round molding when sheet-vinyl flooring was installed (Figure 133). Not surprisingly, baseboards have several layers of paint and extensive scarring, scratches and abrasions that have accumulated over time (Figure 134).



FIGURE 133. Common quarter round molding as base shoe.



FIGURE 134. Typical condition of baseboards.

- The four fireplaces (no longer functional) and their mantelpieces are significant original features, and each one is slightly different. Mantelpieces are relatively simple designs with a mantelshelf supported by a single bracket or a pair of brackets on each end (Figure 135 and Figure 136) except for the mantelpiece in the living room. At this location, the mantelshelf is supported by 7-inch-wide fluted side pieces flanking the firebox and an identical 7-inch horizontal spandrel below the shelf (Figure 137). The living room mantelpiece is the only one with an overmantel. The other three mantelpieces are differentiated by design and the application of decorative moldings and ornamental details. Mantelpieces and fireplaces are in very good condition.



FIGURE 135. Dining room fireplace.



FIGURE 136. Mantelpiece detail at southwest bedroom, second floor.



FIGURE 137. Mantelpiece at living room fireplace.

- The central stair has woodwork details that make it a defining feature of the house. Although the wooden treads and risers are covered with carpet, the steps are not totally obscured by it. Visible portions of the treads and risers appear to be good condition. What was not visible was where treads and risers receive the most abrasion. It is reasonable to assume that carpet was installed to conceal the wear on the treads and risers. The stair rail is composed of 1-3/4-inch-square balusters that are fluted on two faces, and they match the baluster on the front porch railing. Two balusters per stair tread support a top rail that has a smooth oval shape that flattens near the bottom where it transitions to a rectangular

cross section with vertical edges that are milled with a convex curve. The stair rail begins with a turned newel post at the first riser, ascends to a square newel at the turn and then to another matching turned newel post at the second-floor landing. From that point, the railing continues along the upstairs hall ending at a wall at the south end. All the components of the stair are painted the same off-white color as other interior woodwork (Figure 138). No major repairs are needed currently.



FIGURE 138. Central stair.

Floors

- Floors in most first- and second-floor rooms have wall-to-wall carpet except for the kitchen (sheet vinyl), bathrooms (ceramic tile), and the laundry (sheet vinyl). Generally, the carpet is soiled and worn from normal use. There is original hardwood flooring beneath the carpet that could be refinished (Figure 139). However, it was not possible to discern the full extent of hardwood flooring or its overall condition.
- Sheet-vinyl floor covering in the kitchen and laundry are in serviceable condition currently.
- Ceramic tile floors and tile base in bathrooms were installed in the early 1990s. Only minor staining of grout joints was observed.



FIGURE 139. Original hardwood flooring beneath wall-to-wall carpet.



FIGURE 140. Wood 2x10 floor framing.

Structural System

The floor is constructed of 2x10 joists which span east and west, and rest on double 2x4 sill plates at the foundation wall. At the main portion of the house, the 2x10 joists are actual dimensions while at the front porch and rear addition the joists are a nominal 2x10 (Figure 140). A 6x6 wood floor beam spans north-south at the mid-span of the joists and is supported by foundation piers. The joist pockets are filled with batt insulation and covered with a non-permeable vapor barrier fastened to the underside of the joists.

During the survey, no inspections openings were made, and the existing wall framing was not visible. Thus, existing conditions could not be documented or assessed. However, based on conditions observed at 518 Auburn Avenue, a nearby wood-framed structure of similar design

and period of construction, the structure is most likely balloon-framed consisting of 2x4 framing spaced 24 inches on center. As was the case at 518 Auburn Avenue, there is evidence that portions of the exterior cladding had been removed and either replaced or reinstalled. Also as evidenced at 518 Auburn Avenue, this repair may have also included the installation of a weather resistive barrier (WRB). As is typical of balloon framing, second-floor framing would bear on a ledger that is nailed to the continuous, vertical wall framing.

The second-floor ceiling is constructed of 2x6 joists spaced 16 inches on center. The joist pockets are filled with batt insulation (Figure 141).

The roof at the main two-story portion of the house is constructed of actual 2x4 rafters spaced 30 inches on center with a 1x6 ridge beams. On top of the framing is 1x4 tongue-and-groove nailers, spaced approximately 8 inches apart and overlaid with 3/4-inch plywood (Figure 142). It appears that approximately half of the tongue-and-groove sheathing boards were removed when the plywood sheathing was installed. In addition to the plywood sheathing, other non-original supplemental bracing includes 2x4 diagonal cross bracing, spaced 32 inches on center. The diagonal bracing extends from the ceiling joints to a non-original wood plate, consisting of doubled 2x4s, that spans across the midpoint of the rafters (Figure 143). There is no cross bracing at the end gable.



FIGURE 141. Overview of second-floor ceiling framing showing 2x6 ceiling joists with batt insulation at joist pocket.



FIGURE 142. Ceiling framing including 2x4 rafters and 1x4 sheathing overlaid with plywood.



FIGURE 143. Diagonal 2x4 bracing extending from ceiling joists to roof rafters.

Mechanical Systems

Heating and Air Conditioning. The house at 535 Auburn Avenue is heated and cooled by two, Dx split systems, with blower coil units, gas heat, and outdoor condensing units. This system was initially installed during the 1993 rehabilitation project. The age of these current units is unknown, but the 1992 rehabilitation project drawings contain notes pertaining to the design and installation of new HVAC systems (10.0 S.E.E.R.) that were to be submitted to the contracting officer for approval. It is highly unlikely that any of the equipment from the early 1990s remains. Other documentation regarding subsequent maintenance and repairs to or replacement of the equipment is not available. Unless additional repair and maintenance records are found, it may be reasonable to assume that some or all of the

components of these two systems are ten years old or less.

Air handler number one is in the crawl space below the central hall (refer to Figure 119). It serves the first floor of the house. Conditioned air is supplied through insulated round ducts to metal grilles in the floor. Grille locations indicated on the 1992 architectural drawings remain.¹³⁰ Return air is pulled through a grille in the floor of the rear hall. Air handler number two is in the attic and serves the second floor. Conditioned air is supplied through insulated round ducts in the attic to metal grilles in upstairs ceilings. Grille locations indicated on the 1992 architectural drawings remain. A return air grille is in the ceiling of the upstairs hall. A single, low-tech thermostat on each floor controls the heating and air conditioning system for that floor. Condensing units for both systems are located at grade on the west side of the house next to the crawl space access door (Figure 144).



FIGURE 144. Two condensing units on the west side of 535 Auburn Avenue.

An exhaust fan in each bathroom provides ventilation. The fans are ducted through the attic to a roof cap. There is a dryer vent in the east wall of the laundry room, and in the kitchen, above the range is a common, non-vented range hood that recirculates air through a charcoal filter.

130. Ibid.

Electrical. Single-phase electrical service comes from a power pole on Auburn Avenue to a weather head and meter base on the west side of the house (Figure 145). A 200-amp electrical panel is positioned in the east wall of the rear hall just south of the laundry room door. According to the architectural drawings, a new weather head, meter base, entrance cable and main electrical panel were newly installed as part of the 1993 rehabilitation project. These drawings also indicate locations for new interior and exterior light fixtures, a doorbell, telephone jacks, smoke detectors, and various electrical devices such as receptacles and switches. It is not known if all new wiring and electrical devices were installed in 1993 or if the drawings also indicated some locations of existing electrical fixtures and devices. The electrical service and main panel are approximately twenty-four years old, and it is likely that wiring, most electrical fixtures and devices are the same age. If so, then the electrical system may not be in compliance with current building codes.



FIGURE 145. Electric power, gas, and telecommunications connections on the west side of 535 Auburn Avenue.

Wiring for telecommunication and internet services enters the house through a weather resistant junction box adjacent to the electrical meter on the west wall of the house.

Plumbing. Plumbing in the house was entirely replaced in the 1990s. Domestic water lines are insulated in the crawl space and in exterior walls,

so it was not possible to see if the lines are copper or PVC. Sanitary waste lines are PVC (Figure 146). In the crawl space under the house the main sanitary waste line is connected to the kitchen waste line and to waste lines from both bathrooms and the laundry. It is assumed that the main line exits from the crawl space through the east side of the foundation, turns north and ties into the public sewer line in Auburn Avenue.

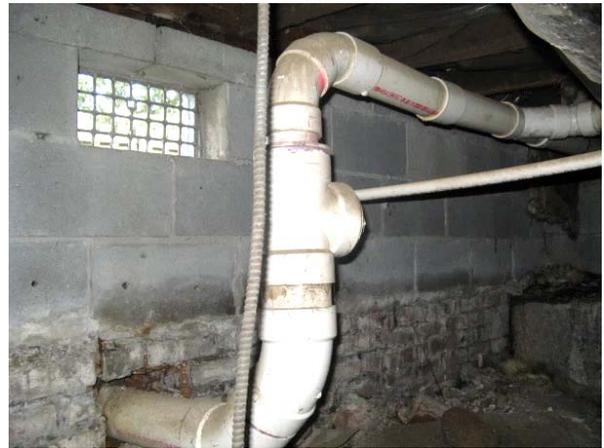


FIGURE 146. Main PVC sanitary waste line exiting the crawl space.

From a city water meter set into the sidewalk along Auburn Avenue, the main domestic water line enters the crawl space and runs vertically to a 40-gallon gas water heater in the rear hall closet. From there hot and cold water are distributed to two bathrooms, the kitchen, and the laundry. A few exterior hose bibs are also connected to the cold-water supply. The water heater is in serviceable condition, but it does not have an insulation jacket. No leaks in the drain pan were noted.

The house has natural gas service. A gas meter is set near the foundation wall adjacent to the electric meter and the telecommunications service box on the west side of the house (refer to Figure 145). Gas is delivered through black steel pipes in the crawl space and wall cavities to two gas-fired heaters, a water heater, a stove, and a clothes dryer.

Fire Protection. Fire protection is limited to electrically powered, ionization-type detectors mounted on ceilings. At the time 535 Auburn Avenue was surveyed, operation of the smoke detectors could not be determined. Records of periodic maintenance and detector replacement were not available.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹³¹

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

Significance Criteria

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

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

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

Criteria Considerations

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

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

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

- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.¹³²

National Register Status of 535 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,

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

Department of Natural Resources, Atlanta, March 25, 1974; entered in the National Register May 2, 1974.¹³³

The National Register form used at the time allowed preparers to select date ranges as significant periods. The preparers of the NHL documentation selected 1800—1899 and 1900—as significant periods. The form identifies areas of significance including Architecture, Education, Political, Religion / Philosophy, and Other: History. The nomination documentation cites several structures that together “comprise an identifiable and definable historic district”; these structures include Ebenezer Baptist Church, the gravesite of Martin Luther King Jr; King’s birthplace and boyhood home at 501 Auburn Avenue; shotgun row houses and Victorian houses on Auburn Avenue; the Alexander Hamilton House at 102 Howell Street; the Atlanta Baptist Preparatory Institute at 535 Auburn Avenue; Our Lady of Lourdes Catholic Church Mission; and Fire Station No. 6.¹³⁴ 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.

133. 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.

134. 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 535 Auburn Avenue building is included in the inventory with the following notation: “535 Auburn Avenue. ca 1895. From 1910 to 1945, Charles L. Harper, the first black high school principal in Atlanta, lived here. Since 1945 a series of tenants have occupied this building.”¹³⁵

- *National Register documentation for Martin Luther King, Jr., National Historic Site*, comprising a historic district approximately bounded by Jackson, Howell, and Old Wheat streets and Edgewood Avenue. This documentation was prepared by Robert Blythe, Maureen A. Carroll, and Steven H. Moffson, National Park Service, Southeast Regional Office, and certified by the Keeper of the National Register on May 4, 1994.¹³⁶

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 follows:

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

The 1994 documentation notes the district includes thirty-five contributing buildings. It includes 535 Auburn Avenue as a contributing building and offers the following specific commentary:

535 Auburn Avenue, ca. 1895 (IDLCS #090020). Two-story frame house with Queen Anne elements. House has a rear addition, a hip roof with front-facing gable over a cutaway bay, and one-story full-facade porch with brackets, stick frieze, and a balustrade with missing sections. Asbestos shingles cover weatherboards. House is severely deteriorated with boarded-up windows and some uncovered openings and broken windows. Former home of Charles L. Harper, first black high school principal in Atlanta.¹³⁷

The 535 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, 535 Auburn Avenue—together with other residences in the historic district—is listed as contributing to the site’s national significance. The 535 Auburn Avenue residence is of particular interest in this context as the home of Charles Harper, as noted above.

In this documentation, 535 Auburn Avenue is also listed as a contributing building under

135. Levy.

136. *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.

137. *National Register documentation*, Section 7, 14.

Context C, “Architectural Resources of the Martin Luther King, Jr., National Historic Site, circa 1880–1950.” This context addresses buildings within the historic district possessing local architectural significance. The documentation notes that although these buildings do not represent high-style architecture, they do “. . . represent residential and commercial buildings common in urban areas in the late nineteenth and early twentieth centuries” and also “serve as good examples of local adaptations of popular methods of construction which often incorporate elements of nationally popular architectural styles.”¹³⁸

The 535 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, 535 Auburn Avenue has a hipped principal roof; a front-facing gable projection that extends over a three-sided cutaway bay, with decorative sawn brackets in the overhangs; and a porch with turned posts and a stick frieze, which extends across the front of the house.¹³⁹

The 535 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 535 Auburn Avenue is not specifically addressed in this documentation, as it is within the boundaries of the previously established historic district.¹⁴⁰

In 2018, Martin Luther King, Jr. National Historic Site was designated Martin Luther King, Jr. National Historical Park. The status of 535 Auburn Avenue remains a contributing resource.

The findings of this Historic Resource Study concur with those of previous National Register and National Historic Landmark documentation. The 535 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 in the neighborhood. The 535

138. *Ibid.*, 8, 21.

139. *Ibid.*, 8,55.

140. Moffson and Kissane.

Auburn Avenue building survives with sufficient integrity to convey its historic associations.

Period of Significance

The period of significance for 535 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 535 Auburn Avenue was constructed circa 1895, a period of significance of circa 1895–1968 is relevant for this building. This period addresses the local historical and architectural significance of the building, from its date of construction through the death of Dr. King.¹⁴¹

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.¹⁴²

141. 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.

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

The following list identifies existing character-defining features found on the exterior and interior of 535 Auburn Avenue:

Exterior

- General configuration and orientation
- Horizontal, wood siding
- Covered porch on the north elevation
- Wood-framed exterior doors
- Fixed window with art glass
- Gable and hip roofs over main portion of the residence, and gable roof at the south wing addition
- Masonry chimney extending above the centerline of the hip roof

Interior

- General configuration of the house, including the central hall and stair
- Original finishes including plaster, wood flooring, wood trim and millwork that remain
- Transom grill with supporting brackets at opening between the foyer and central hall
- Coal-burning fireplaces that remain in the living room, dining room, and west bedrooms

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.¹⁴³

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as “the ability of a property to convey its significance.”¹⁴⁴

The historic integrity of 535 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 535 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 535 Auburn Avenue retains a high degree of integrity of design, despite alterations that have been made to the interior of the structure as well as the addition of the south wing.

Integrity of Setting. The residence at 535 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 535 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 materials were replaced during rehabilitation work that occurred circa 1994, including the replacement of the windows.

Integrity of Feeling. The residence at 535 Auburn Avenue retains a high degree of integrity of feeling. The structure was originally constructed as a single-family residence and retains that function today. Additionally, alterations to the building have not significantly altered the character of the residence.

Integrity of Association. An important aspect of the significance of the residence at 535 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, 535 Auburn Avenue retains a high degree of integrity of association.

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

144. *Ibid.*

Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the building at 535 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. Based on our current understanding of park planning, the residence at 535 Auburn Avenue is expected to remain in use as housing, likely as a rental unit.

Laws, Regulations, and Functional Requirements

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

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

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

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

The State of Georgia has adopted the 2012 IBC with Georgia Amendments (2018) for statewide applicability. The State of Georgia has also permitted local jurisdictions the option of adopting the 2012 IEBC with Georgia State Amendments (2015); however, based on information available on the county web site, Fulton County has not adopted this code. (Based on the county web site, Fulton County has adopted the National Electrical Code [NEC] with Georgia State Amendments.) The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Martin Luther King, Jr. National Historical Park is therefore not legally subject to local or state building code requirements. When undertaking repairs to buildings 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 535 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 405.2.1.¹⁴⁵

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

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

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*.¹⁴⁶

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. New exterior additions are not within the scope of this treatment; however, 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.

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.¹⁴⁷

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 535 Auburn Avenue. This treatment would allow for the repairs necessary to stabilize and preserve the buildings, while permitting minor renovation to meet the needs of contemporary park visitation, interpretation, and National Park Service management needs.

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

146. 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).

147. Grimmer.

Retention of original materials and character-defining features during rehabilitation work is practical and appropriate and will also assist in the use of 535 Auburn Avenue to interpret the Birth Home neighborhood to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for 535 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.¹⁴⁸

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

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

148. Ibid.

- 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.

Recommendations

Exterior

- Remove and replace the plastic vapor barrier as well as insulation at the underside of the first-floor joists in the crawl space. Replace with properly installed insulation, seal perimeter of ducts, and ensure that insulation and vapor barrier are continuous. (Note recommendations for repair of mechanical system, specifically the condensate drain, as discussed below.)
- At the north porch, remove the vapor barrier, as well as batt insulation set within the floor-joist pockets. Do not replace vapor barrier and insulation at this location. Evaluate the floor joists and subfloor for general deterioration and organic growth, and repair as discussed below.
- At locations where decay and deterioration of structural wood framing members is observed, framing member 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.
- Locations of missing trim and siding in the exterior envelope should be repaired by the addition of matching wood siding or trim. Repairs to siding should be integrated with the existing clapboard siding.
- Deteriorated wood window and screen sash should be repaired or replaced. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash removed and replaced with new wood dutchman and epoxy. Window and screen sash should be adjusted, and joinery reinforced so that frames are square.
- Decay at wood siding, trim, and decorative elements should be removed and new wood dutchman installed. The dutchman should match the existing wood in profile and primed and painted to match the existing.
- Split, cracked, and warped wood siding and trim boards should be repaired 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.
- Cracked and spalled cementitious parge coating at the foundation walls should be removed, repairs performed to the underlying CMU, and a new cementitious parge coating should be applied to match existing.
- Cracked mortar joints and CMUs in the foundation wall should be repaired. Depending on the type and extent of cracking, repairs may include routing and repointing cracks and open joints with mortar or creating vertical expansion joints with elastomeric sealant.

Treatment and Use

- Exposed voids in the CMU foundation wall at vent openings should be filled with mortar. Install mortar shelter coat at perimeter of vent openings to shed water from the opening.
- Loose nails at the wood siding and trim should be removed and replaced with stainless steel ring shank nails.
- Loose and damaged screens at screened windows and doors should be removed and the screens replaced with new metal screens.
- Loose and displaced wood trim should be either re-secured or removed and reinstalled with stainless steel ring shank nails.
- 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.
- In areas of siding 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.
- Install concrete splash pads or drain leaders at each downspout to keep rainwater away from the building foundation. While not a historic element, leaders and splash pads have a low visual impact and can be effective in diverting water away from the building.
- Displaced wood fence posts with concrete foundations should be removed and either

reset or replaced. Upon repair, the perimeter fence should be rebuilt.

- 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 address issues resulting from general wear and tear, focusing primarily on sustained maintenance, essential repairs and code compliance.

- Future interior alterations and changes should not contribute to the loss of the remaining character-defining features and materials listed in section discussing significance and integrity.
- The character-defining floor plan configuration, which appears to be compatible with the current temporary residential use, should be preserved.
- Historically appropriate cast-iron register components should be obtained to replace missing components at fireplaces.
- Stained, loose, cracked, and blistered paint should be removed, sanded as needed to prepare the surface, primed, and repainted.

- Minor damage to plaster and gypsum board surfaces should be patched, sanded, and painted to match adjacent surfaces.
- Mildew or organic growth on sound but water-stained plaster walls and ceilings should be mitigated with a biocide before applying a stain-hiding, alkaline-resistant primer and finish coats of compatible acrylic latex paint.
- Hairline cracks in plaster walls and ceilings (generally less than 1/32 of an inch wide) do not require repair, but these minor cracks should be monitored and repaired if they widen over time because of interior environmental changes, moisture intrusion, or structural problems.
- Linear cracks in plaster walls and ceilings that are wider than 1/16 inch should be patched with a compatible patching plaster mixture, sanded, and painted. Patching plaster can be reinforced with fiberglass glass mesh when repairing cracks that tend to reappear. Patching should be done after the condition(s) causing the crack are addressed.
- Larger cracks, particularly those associated with delamination of the finish plaster coat from the base coat or separation from the wood-lath substrate, are serious, and repairs should be a priority. Larger cracks appear to have been caused by moisture intrusion, foundation movement, or deterioration of structural members. To minimize recurrence, treatment recommendations for the structural system listed above should be implemented before the larger cracks are addressed.
- Repair plaster cracks in accordance with NPS *Preservation Brief No. 21: Repairing Historic Flat Plaster Walls and Ceilings*. Where delamination of the plaster occurred, remove the smallest amount of existing plaster necessary to achieve proper re-keying of new plaster to the existing wood lath or new metal lath attached to the wood lath. Apply new plaster to the delaminated area and repaint the entire wall or ceiling from corner to corner with an alkaline-resistant primer and compatible acrylic latex paint.
- Consideration should be given to removing wall-to-wall carpet and then repairing and refinishing original wood floors, where present.
- Consideration should be given to removing carpet from the central stair and rehabilitating the wood stair treads and risers. Where the varnish and paint on stair treads and risers is scuffed and scratched, only light sanding and refinishing are necessary. Gouges, cracks, and open joints can be filled with paintable wood filler, sanded and re-finished to match the adjacent wood surface.
- Woodwork, including baseboards, chair rails, picture rails, stairs and stair railings, mantels, and window and door trim, is in good condition and does not need extensive repairs. Scheduled, periodic cleaning and preservation treatments for fine woodwork are advised. Where prolonged wear-and-tear has abraded the finish or damaged the woodwork, first gently clean the affected area and inspect it to ascertain the appropriate treatment.
- Accomplish programmed cyclic maintenance and essential repairs, such as painting, carpet replacement (where original hardwood floors are not repaired and refinished) and tile flooring replacement, and cleaning.
- During future rehabilitation of the interior, repair the original pocket doors between the foyer and the living room to make them fully functional.
- Consider repairs and upgrades as needed to make the building more accessible and to comply with the requirements of ABAAS.
- Consider replacing non-historic door hardware with historically appropriate hardware when existing contemporary hardware requires repair or replacement. Remove mismatched and inappropriate hardware. Identify and catalog original

operable door hardware before removing it for cleaning, repair, and refinishing, if necessary. Stationary pulls, like the hardware on the pocket doors between the foyer and the living room, can be cleaned in place. Reinstall restored hardware in its previous location.

Replace inappropriate hardware and components with period hardware that closely replicates the original hardware.

- Provide watertight and airtight seals, such as applied exterior-grade sealants, at all penetrations through the exterior envelope. For example, where television, internet, and data cables enter the building.
- During future rehabilitation of the interior and when existing lighting requires repair or replacement, consider replacing non-historic light fixtures with historically appropriate fixtures.

Building Systems

- Accomplish programmed cyclic maintenance and essential repairs, particularly for mechanical and electrical systems, fixtures, equipment, and devices.
- The current HVAC system appears to be approximately five to ten years old (maintenance records are not available to substantiate the date of installation). Therefore, monitor HVAC equipment for proper and efficient operation. Accomplish programmed cyclic maintenance and essential repairs, and plan for future replacement of failing equipment with modern, energy-efficient systems.
- A new condensate pump and condensate line should be installed for the HVAC unit in the crawl space, designed to remove condensate (moisture) from the space.
- Conditioning and dehumidifying the interior of historic structure can result in unexpected consequences that may accelerate the deterioration of interior materials and finishes and the potential for mold and mildew.

Consider factors such as the level of insulation, air and moisture infiltration, and proper vapor and moisture barriers at the building envelope when new HVAC systems are required.

- The current plumbing and electrical systems were installed in the early 1990s, and they are in serviceable condition. Monitor plumbing and electrical fixtures and equipment for proper and efficient operation. Accomplish programmed cyclic maintenance and essential repairs.
- Consider future cable and WiFi / internet upgrades or a transition to a wireless system to benefit from the latest technology. Wireless technology is also less likely to contribute to the loss of character-defining features and materials.

Current and forthcoming work.

The National Park Service has not indicated any work currently in progress or planned to be completed by the park at this time.

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 little is known about the history and evolution of 535 Auburn Avenue. The park archival records for the building are incomplete. The kitchen wing of the house burned in 1993, and the only archival evidence of the fire and associated damage are about two dozen photographs. There are no reports of action and repairs to address the fire damage, other than as incorporated in the ongoing rehabilitation of the building. However, the fire seriously damaged the roof and other parts of the house, and it is not clear how or whether the building was changed in addressing the damage. A thorough review of all files in all departments throughout the park should be conducted to look for records and

photographs related to 535 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 remaining boxes, files, records, photographs, or any other past record keeping. Park departments should be asked to search their files for historic materials such as files, photographs, class schedules, log-books, materials lists, contracts, contractor information, etc., pertaining to 535 Auburn Avenue (or the park's other historic buildings and structures) and, if found, to transfer them to the park's archives. If the park has any off-site record keeping facility, it should be investigated for files pertaining to 535 Auburn Avenue or any of the park's historic buildings and structures.

3. Only the broad outlines are known about Charles Lincoln Harper's life. Harper was the first principal of the first African American high school in Atlanta and occupied 535 Auburn Avenue for the longest period of any occupants of the house. The park's interpretive plan seeks to expand the park's traditional interpretive tours and programs by including more information on the development of Dr. King's childhood and character, and the role the Sweet Auburn community played in his early life.¹⁴⁹ Certainly, Dr. Harper would have been a significant person in that community and in the life of young Martin. Dr. Harper was an educational force in Atlanta, ultimately creating what was believed to be the largest black high school in the United States with active sports and arts programs; today an Atlanta school and park bear his name.¹⁵⁰ Nevertheless, more research needs to be conducted to more fully celebrate Harper's accomplishments and 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.¹⁵¹ 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.¹⁵²

Although threats are more immediate to coastal historical parks, 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

149. Martin Luther King, Jr. National Historic Site, 93 and 94.

150. Atlanta Public Schools, 2017, 28670.

151. Judith Curry, "Local Warming: Consequences of Climate Change for Atlanta," Georgia Tech University, accessed February 13, 2018, http://curry.eas.gatech.edu/climate/pdf/atlanta_rev.pdf.

152. Ibid.

diminishment, or to plan for the impacts associated with natural hazards. This Historic Structures Report, including the historical narrative, condition assessment, and recommendations, together with photographs and measured drawings, is an important part of the documentation process.

As part of future efforts to build on and update the documentation provided in this Historic 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.”¹⁵³

Efforts conducted for Martin Luther King, Jr. National Historical Park, will benefit from coordination with other planning and documentation projects to address effects of climate change under consideration or in the

process of being implemented by the National Park Service in the Southeast Region. Future severe weather events, rising sea levels, and other impacts related to natural hazards should be anticipated and considered in planning for protection and maintenance of the site and its resources.

153. 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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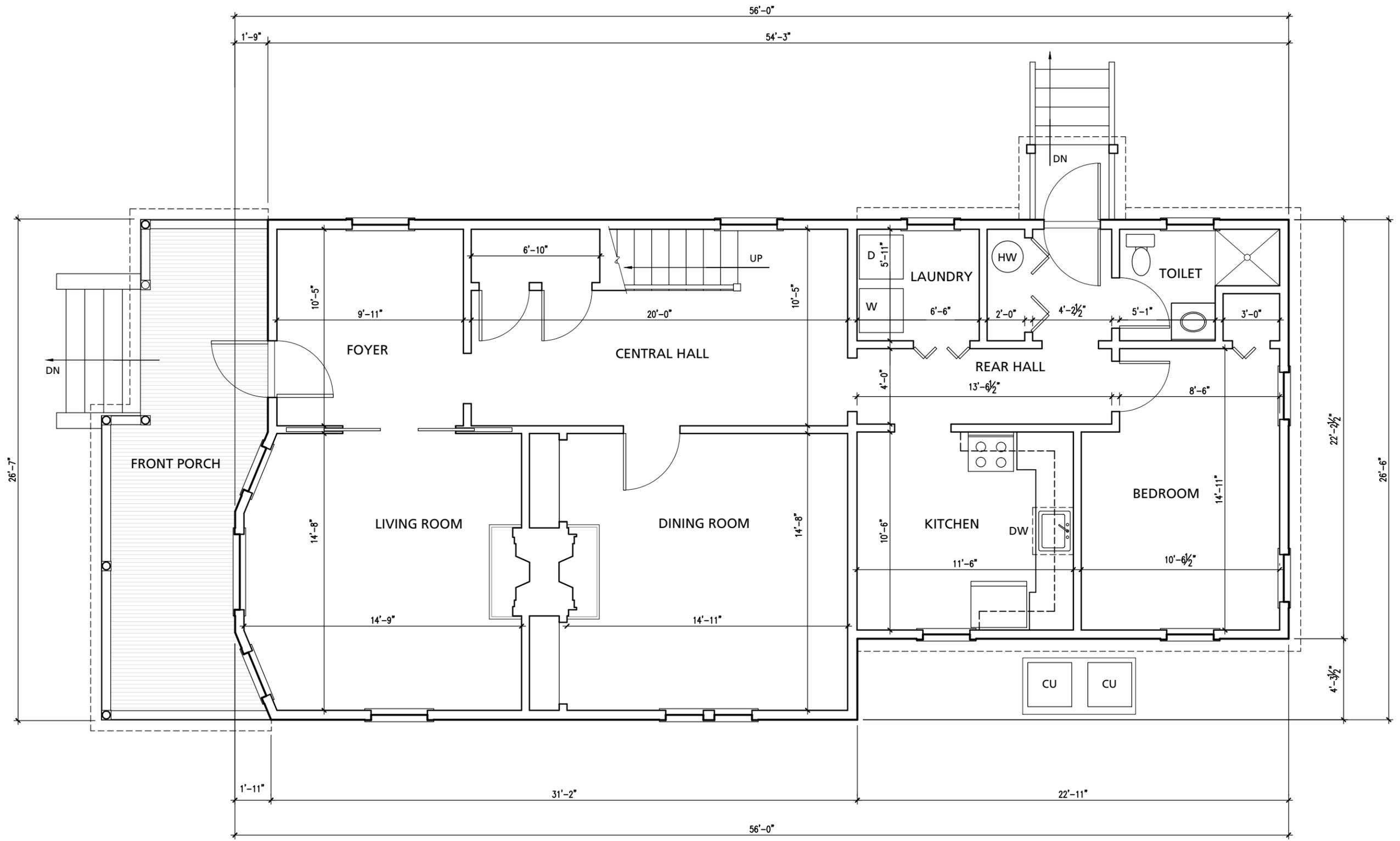
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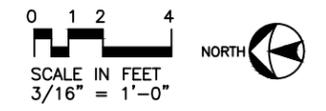
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Appendix A: Measured Drawings



FIRST FLOOR PLAN



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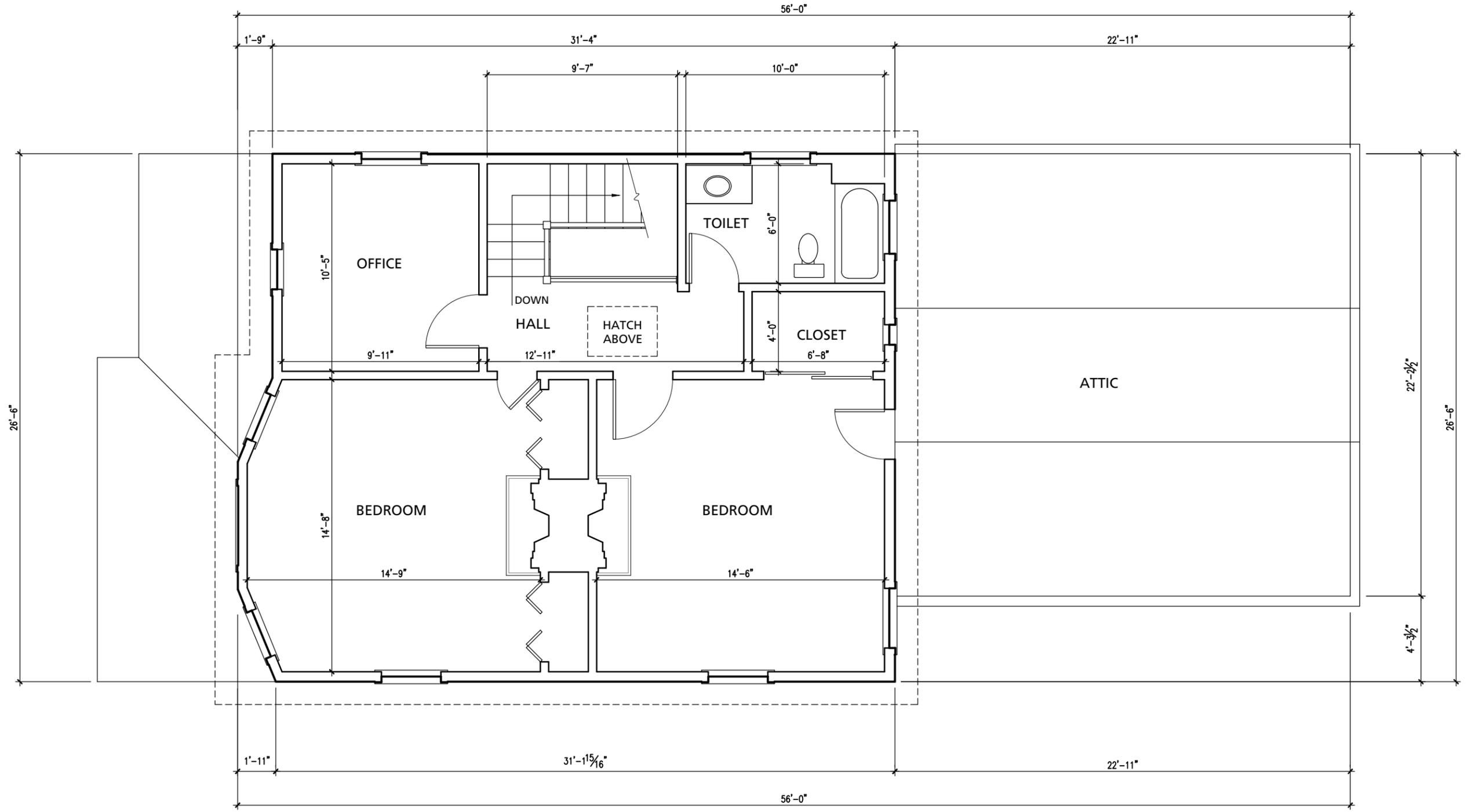
ATLANTA
FULTON COUNTY

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

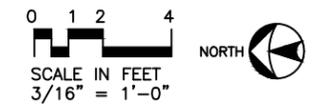
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SHEET
1 OF 7



SECOND FLOOR PLAN



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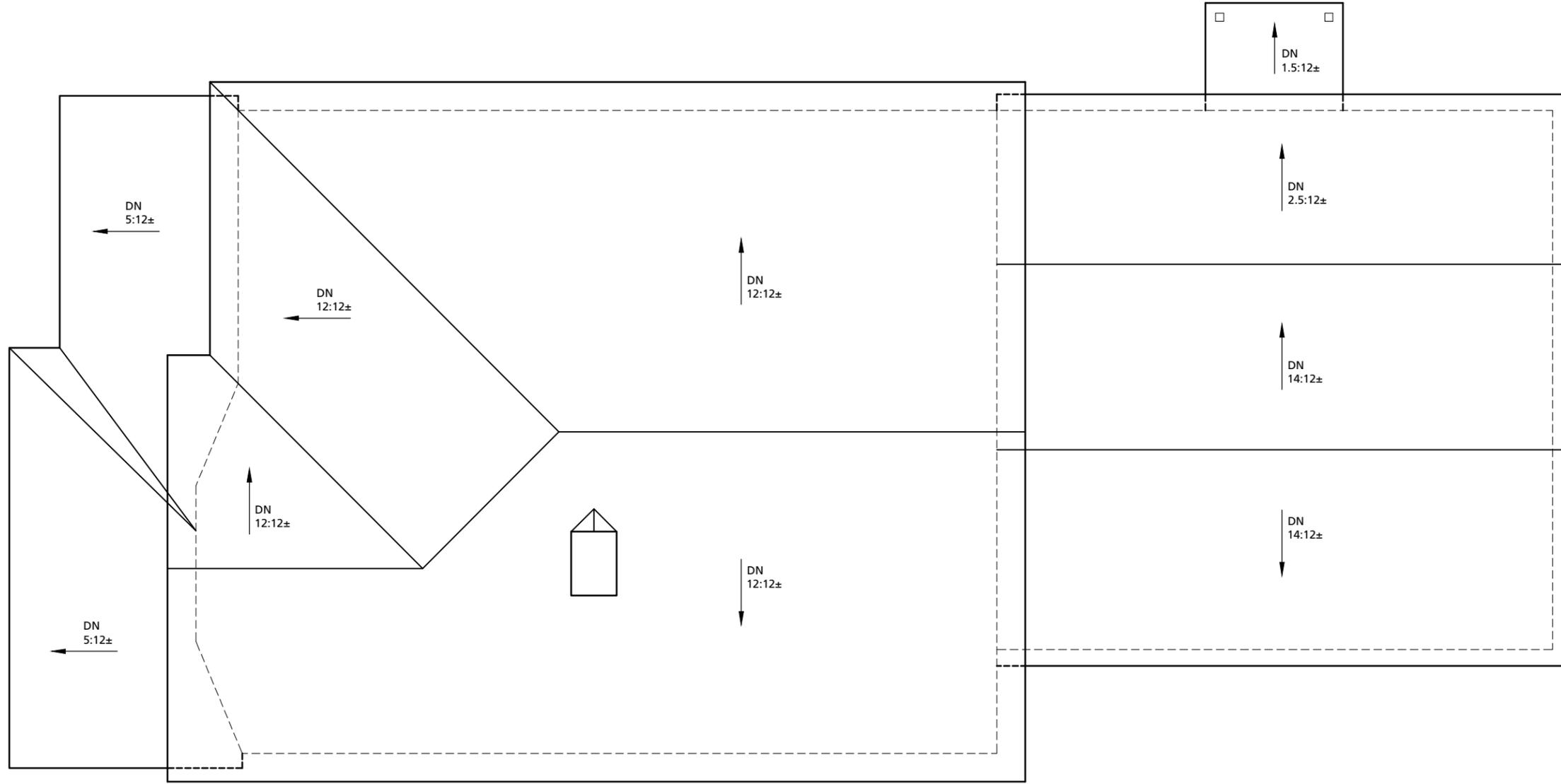
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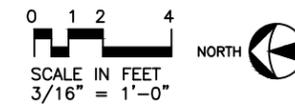
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 2 OF 7



ROOF PLAN



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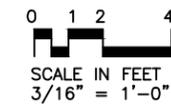
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3 OF 7



NORTH ELEVATION



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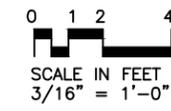
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4 OF 7



WEST ELEVATION



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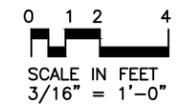
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5 OF 7



SOUTH ELEVATION



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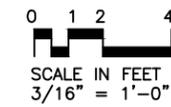
GEORGIA

HISTORIC STRUCTURE REPORT

SHEET
6 OF 7



EAST ELEVATION



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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,
HAZARDOUS MATERIALS AND UNIVERSAL WASTE,
AND OTHER ENVIRONMENTAL CONDITIONS
OF
MARTIN LUTHER KING, JR. NATIONAL HISTORICAL PARK
535 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. 18.1813.01.04
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 535 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 535 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park. 535 Auburn Avenue is a two-story residential building with a total area of approximately 2900 square feet. The structure is a wood frame covered by wooden siding with a shingle pitched roof. The interior is finished with drywall and hardwood flooring or vinyl tile of roll sheet flooring.

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 (new)	Roof	No documentation was provided to refute the presence of Asbestos or that ACM was installed during renovation.
Insulation (Plumbing and Building)	Interior and Attic (inaccessible during the site visit)	No documentation was provided to refute the presence of Asbestos
Flooring	Kitchen and Bathroom	No documentation was provided to refute the presence of Asbestos

This building has renovated interior walls, trim and finishes 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, 535 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 535 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 and the S&ME reports:

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

Component	Location	Comment
Walls and Ceiling	Interior and Exterior	No documentation was provided to refute the presence of Lead-Based Paint
Wood Trim, Fireplace Mantels, Stairway, Bathroom tile floor and walls	Interior	No documentation was provided to refute the presence of Lead-Based Paint
Siding; Crawlspace Apron; Porch floor, ceiling, railing, columns, stairs	Exterior	No documentation was provided to refute the presence of Lead-Based Paint
Eaves, Overhangs and Trim	Exterior	No documentation was provided to refute the presence of Lead-Based Paint

This building is currently occupied; however, children under the age of six (6) years old are not in the family population.

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 535 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 a 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** 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 535 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 535 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

3.2 Universal Waste

1. **HAZCLEAN** did not observe any batteries that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.

2. **HAZCLEAN** observed lamps as defined as a universal waste. The common universal waste lamps were noted throughout the facility included standard fluorescent lighting units. These units potentially contain mercury and appear to be in good condition; however, all fluorescent lighting units should be handled with caution when removing.
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 535 Auburn Avenue, Atlanta, Georgia at the Martin Luther King, Jr. National Historical Park:

1. **HAZCLEAN** recommends that all fluorescent lamps, be managed during renovation activities as provided in USEPA 40 CFR 273 Standards for Universal Waste Management. All other bulbs, lights and components may be recycled or disposed of as solid waste in accordance with 40 CFR Parts 260 and 261.
2. **HAZCLEAN** 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

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