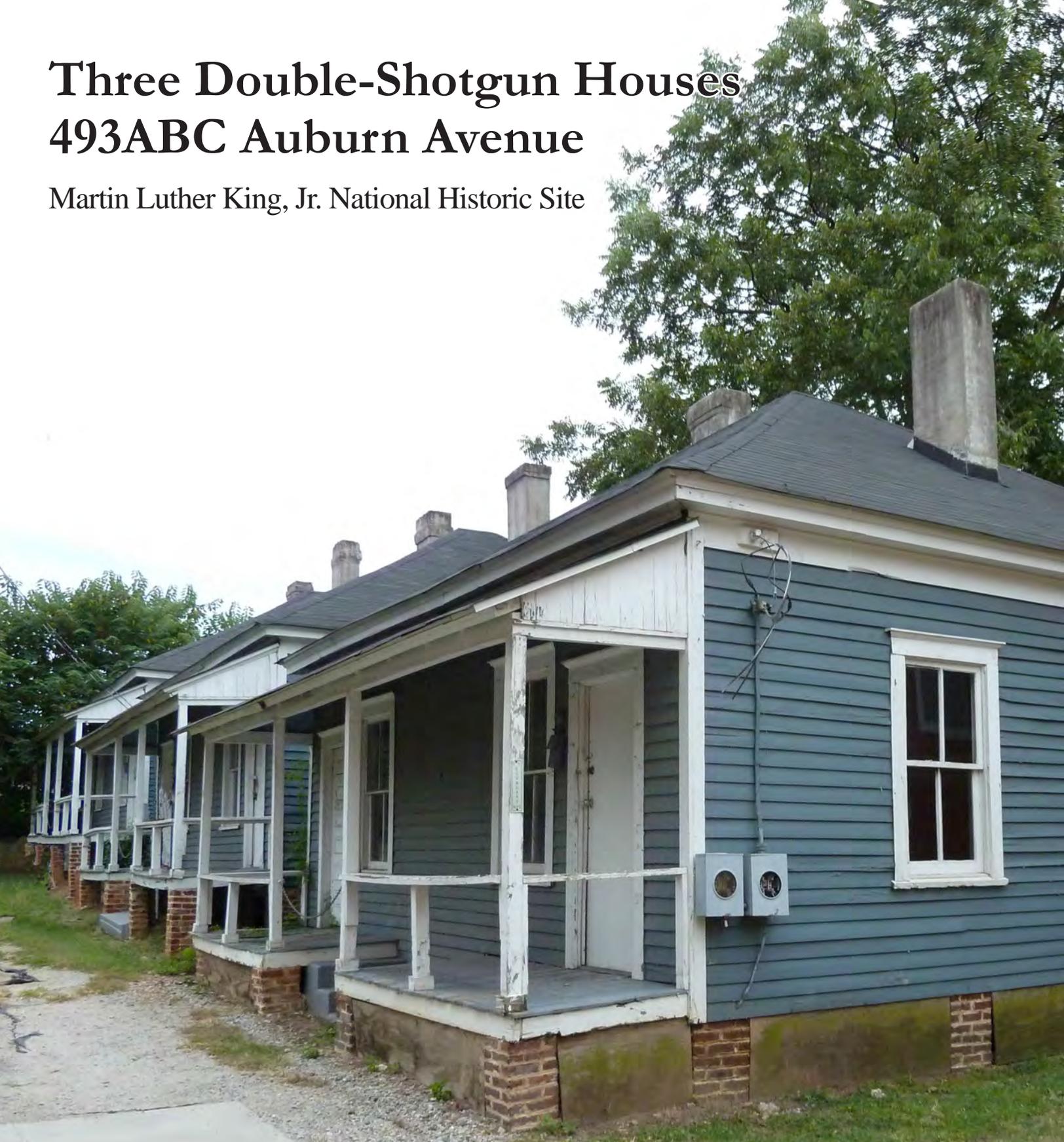


Three Double-Shotgun Houses 493ABC Auburn Avenue

Martin Luther King, Jr. National Historic Site



Historic Structures Report

May 2017

JOSEPH K. OPPERMAN-ARCHITECT, P.A.

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Martin Luther King, Jr. National Historic Site
Southeast Region, National Park Service

by

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

2017
Historic Structures Report
Three Double-Shotgun Houses
493ABC Auburn Avenue
Martin Luther King, Jr. National Historic Site (MALU)

493A Auburn Avenue, Units 1 & 2
LCS#: 90007
493B Auburn Avenue, Units 3 & 4
LCS#: 90008
493C Auburn Avenue, Units 5 & 6
LCS#: 90009

Foreword

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

Dan Scheidt, Chief
Cultural Resources, Partnerships and Science Division
Southeast Regional Office
2017

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Rebecca Karcher, Chief of Interpretation, Education and Cultural Resource Management

Leah A. Berry, Museum Technician

Management Summary

This Historic Structures Report (HSR) documents the development, use, and current condition of the three double-shotgun houses at 493ABC Auburn Avenue in the Martin Luther King, Jr. National Historic Site (NHS). It examines options for potential uses and treatments. The National Park Service (NPS) will use this report to inform and guide its stewardship of these historic buildings.

The report is divided into two major segments, Part I: Developmental History, and Part II: Treatment & Use. Part I is organized into three sections that address in sequence the historical background and context of the Auburn Avenue neighborhood, a chronology of development and use of the three double-shotgun houses of 493 Auburn Avenue, and assessment of current condition.

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

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

Historical Overview

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



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

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

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

493ABC Auburn Avenue

The three double shotguns at 493 Auburn Avenue were built as workers' housing in 1911-1912, just after the neighborhood shifted from white to black. They were behind an apartment house and close to Queen Anne houses built a decade earlier for middle-class whites. The 1911 deed created a perpetual ten-foot-wide alley, extending to the back of the lot, to provide access to the three "alley houses" and the back yard of the house next door.

A building permit for ten rental units, four in the apartment house, and six in the three double shotguns, identifies the contractor as the noted African-American builder Alexander Hamilton. Though small and only four-feet apart, the alley houses show an attention to detail not typical of shotguns. Molded crown and drip caps, mantels and ornamental firebox surrounds, and smaller elements, including ornamented doorknob escutcheon plates, are the same as those used in the apartment house and even the neighboring Queen Anne. Still, the shotguns' two small rooms were by necessity multipurpose, without a separate kitchen or indoor toilet. Today, they are important and rare examples of a once-common housing type in Atlanta: two-room dwellings crowded in an alley.

Few changes were made before 1951 when electricity was introduced. Major alterations in the 1960s finally added bathrooms to the six units; they were not the only small rental units in the city to lack indoor bathrooms until after midcentury.

The surrounding landscape contained features that supplemented life in these small houses as late as the 1990s. Three NPS planning documents found them of high significance, the only cultural landscape left in the Birth-Home Block to represent the yards familiar to King. The NPS plans stressed their importance for interpretation and the need to preserve them. Unfortunately, by 2008, all these features had been removed.

NPS purchased the property in 2003 after several years of negotiations. The double shotguns were severely deteriorated, and tenants were given options for better housing in the neighborhood or elsewhere. Since then, the houses have remained vacant.

In 2008, the exteriors were stabilized, reroofed, and made weathertight, and remain in stable condition. The interiors have not changed since NPS acquisition and retain an impressive amount of original fabric.



Figure M2. The three double-shotgun houses at 493ABC Auburn Avenue. Photographed 2016.

Methodology

This HSR, which complies with NPS-28 guidelines, offers a comprehensive, scholarly assessment of the three buildings' history, fabric, and current physical condition.

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

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

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

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

Physical investigation of the buildings to determine their evolutionary histories was a large component of the work. It included features and details such

as framing methods and materials, the relationship of finish treatments, the variety of siding, ghost marks, and the stylistic differences of architectural elements and utility services' components. These physical investigations were integrated with documentary research in a correlative approach to determine how the buildings were used and adapted over their history and to understand the people involved.

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

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

During a follow-up site visit, November 15-18, 2016, standard assessment methodology was used to survey the condition of each exterior feature and each interior room, itemizing features and elements and photographing them in detail. Visual observation of surface conditions, supplemented with a 20-power magnification loupe and Protimeter BLD 2000 moisture meter, were used to assess the physical condition of building materials. In accordance with the NPS scope of work, no building system components were tested, and no invasive investigation methods were employed.

Tape measure and digital cameras were used to record the size, characteristics, location, and condition of components.

Findings

Initial construction of the three double-shotgun houses and the phases of modification are not well documented. Building permits provide the date of construction but address all four buildings on the property with little specificity and were rarely issued for subsequent work. Other documents are likewise scarce. The earliest photographs of the shotguns were taken in 1992. Oral histories from neighborhood residents, transcribed in Park archives, provide glimpses of midcentury life in the Birth-Home Block but sparse information on these buildings. Most of the information was gathered from the building fabric itself through building archaeology.

Identifying the people who lived here was hampered in part by the transient nature of the laborer-occupants and the location of the shotgun houses at the rear of the property lot.

We conclude on the basis of our combined research that the three double shotguns were originally essentially identical in design, building materials, and construction techniques. Their intended use was as rental housing for African-American tenants, which continued until the buildings were purchased by NPS.

Maintenance over the years used mostly similar or identical materials for the same replacement purposes in all the units.

Major modifications are primarily limited to one phase in the early 1960s, when a building permit, a loan and characteristics of building material suggest that a bathroom and rear hall were added to each of the six housing units. Their look and layout remained essentially the same, though fixtures, doors, and windows varied, in large part because architectural elements were salvaged from other buildings.

Unfortunately, the wood framing and brick foundation piers of all three buildings suffered serious damage at this time.

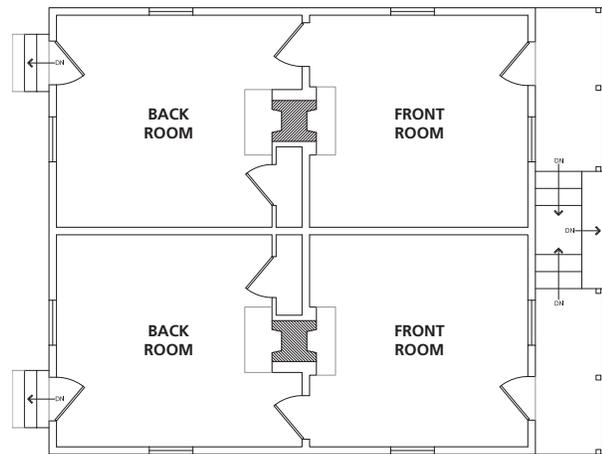


Figure M3. Floor plan showing original configuration.

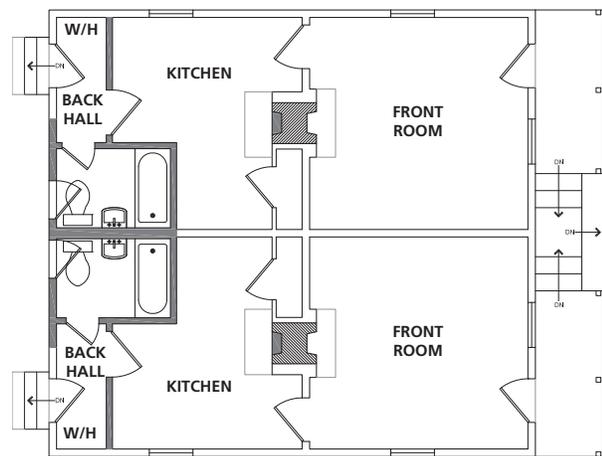


Figure M4. Floor plan showing configuration after creation of new rooms.

In addition, long-term roof leaks have caused extensive damage to roof, wall, and floor framing, wall and ceiling plasters, wood trim, wood flooring, and applied finish coatings. All these materials have probably sustained other, unseen damage.

Chimney fires and long-term plumbing leaks have damaged several of the units

The presence of lead paint is a distinct possibility on both interior and exterior surfaces. Asbestos may be present in the flooring tile and sheet coverings, the glue for those materials, certain later plasters, cementitious coatings such as the hearths, and the fabric casing for the early wiring.

The three buildings are historically and architecturally significant to the Birth-Home Block and the National Historic Site as a whole.

This parcel of property close to the Birth Home is critical as a backdrop to the story of Dr. King's youth. It can educate the public about an increasingly rare housing type, the double-shotgun house, and the diversity of residents in Dr. King's neighborhood. Fortunately, all three houses retain most of their original historic building fabric, both on the exterior and interior, though the building site has lost many character-defining features from the historic period.

Recommended Treatments and Uses

Recommendations for treatments and uses of the three double-shotgun houses echo the strategies outlined in the Park's 1986 General Management Plan (GMP) and its 2011 Long-Range Interpretive Plan (LRIP):

The Recommended Ultimate Treatment for the exteriors of all three dwellings is Restoration to the period of Dr. King's youth.

The Recommended Ultimate Treatment for the interior of at least one of the dwellings is Restoration to the period of Dr. King's youth.

The Recommended Ultimate Treatment for the interiors of the other dwellings is Rehabilitation.

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

The Recommended Ultimate Use for the other dwelling(s) with restored exterior and rehabilitated interior is housing.

Recommended specific actions to support these treatments and uses include:

General Recommendations:

- Consult regularly with the NPS Southeast Region (SER) Climate Change, Socioeconomics, and Adaptation Coordinator to inform management policies. Use results from climate change studies to inform management decisions.

Recommendations for the Site:

- Prepare or update the Topographic Survey for the site. Prepare and maintain a Site Drainage Log. Use reduced drawings of the Topo Survey to record, at the very least, the dates of storms, duration, direction of runoff, and approximate size and location of pooling. Retain these marked survey sheets for correlation with weather data.
- Observe the site's drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from the buildings, adding fill where erosion occurs, and modifying the grade to prevent pooling.
- Secure clearance from an archaeologist before commencing work that might require ground disturbance
- Assess site for route options for the handicapped. Use the CLR to guide site treatment.

Recommendations for Pre- Restoration Activities:

- Limit access to the interiors of the buildings to staff and contracted personnel.
- Avoid all entry to the bathrooms and attics specifically. Avoid contact with wall framing in areas of noted deterioration.
- Cordon off or cover with plywood the areas where the structural integrity of the wood flooring has been compromised. Periodically clean (broom sweep and HEPA vacuum) the interior rooms.
- Test for lead paint.
- Test for asbestos in suspect materials.
- Conduct a plaster analysis to inform future plaster repairs. File records in the Park archives. Conduct a historic paint and finish analysis in conjunction with selective dismantling of building parts to confirm the sequence and time frame of changes. Catalogue colors (Munsell Color System) of the historic period (1929-1941) on a room-by-room and feature-by-feature basis and file in Park archives.
- Conduct a mortar analysis. Locate, sample, and test the composition of the original/early bedding and pointing mortars and parging materials (brick piers, chimneys, fireboxes and hearths) to inform future repair of masonry features. File the records in the Park archives.

- Test methods for safely removing Portland cement-rich stucco from the face brick of the chimneys.
- Selectively dismantle portions of the front entrance steps to determine when they were built.
- Selectively dismantle building fabric to better date the installation of portions of the electrical system.
- Selectively dismantle the enclosure that covers the original back room fireplace to search for physical evidence of the design, size, and other characteristics of the original mantel.
- Regularly monitor for signs of damage, deterioration, and wear, both inside and out, at least annually.
- Plot the areas of concern on a set of plan drawings; periodically spot check and update notations.
- When designing to adapt the interior for modern uses, strive to maintain the major components of the early floor plans.
- When designing to accommodate changes in lifestyle, strive to retain early interior features and character-defining qualities.
- In light of climate change, evaluate the capacity of each building and its significant features to withstand the increased frequency and severity of storms. A weathertight exterior envelope capable of withstanding wind-driven rain is critical as are hurricane clips to secure roof framing against increased uplift.
- Evaluate each building's potential, based on design and use, to temporarily house large groups during storms. Develop a contingency plan for emergency use.

Recommendations for Foundation Piers:

- Repoint brick piers beneath the central girder. Some piers may need to be relaid.

Recommendations for Floor, Wall, Ceiling and Roof Framing:

- Lift girder segments back into position and make Dutchman repair where severed for the bathroom/kitchen installation.
- Lift slumping floor joists back into position and secure. Sister new framing onto old where strengthening is needed.

- Where the wall, ceiling, or roof framing is compromised or stressed, retain and sister on new framing.
- Install hurricane clips at roof framing.
- Remove supplemental wood-post supports.

Recommendations for Exterior Siding and Trim:

- Renail loose siding and trim.
- Replace in-kind missing or severely compromised elements.
- Repaint based on the paint analysis.

Recommendations for Exterior Doorways:

- Repair and return doors to their original locations based on the paint analysis and other physical evidence.
- Retain, repair, and make operable all door hardware.
- Repaint doors and door casings based on the paint analysis.

Recommendations for Wood Windows:

- Remove all sash on the west elevation (added in the 1960s), and reinstall a reproduction of the original double-hung sash window and window hardware. Return all other sash to working order.
- Retain, clean, repair, and make operable the early sash-cord roller and latch.
- Install reproduction screen sash and hardware.
- Repaint window sash, screen sash, and casing based on the paint analysis.

Recommendations for Roofing:

- Maintain composition shingle roofing and replace with roll roofing when approaching the end of its life expectancy.
- Reflash based on physical and photographic evidence.

Recommendations for Chimneys:

- Remove stucco from chimney stacks following the predetermined method. Rebuild caps based on physical and photographic evidence.
- Repoint chimney bases below the houses, at the fireboxes, and at attic levels using the previously determined mortar mix(es).
- Parge fireboxes using the previously determined mortar mix.

- Flash chimneys with the material and in the pattern indicated by physical and photographic evidence.

Recommendations for the Front Porch:

- Replace porch posts, deck boards, and railing with elements that are dimensionally correct for the period of interpretation.
- Renail loose elements.
- Replace in kind the missing elements.
- Replace exposed plywood roof deck with tongue-and-groove boards.
- Repaint porch elements according to the paint analysis.
- Address the concrete front entrance as appropriate based on the pre-restoration investigations and paint analysis.

Recommendations for the Rear Entrance Steps:

- Reconstruct steps based on physical and photographic evidence.
- Paint based on paint analysis and photographic evidence.

Recommendations for Interior Wood Flooring:

- Retain original tongue-and-groove flooring where possible, and infill with matching replacement boards where board flooring will be exposed.
- Avoid sanding.
- Apply finish based on the historic paint and finish analysis.

Recommendations for Interior Plaster Walls and Ceilings:

- Retain original wood lath when feasible, and make infill plaster repairs based on the plaster analysis.
- Where damaged but intact, consolidate to retain as much original plaster as possible.
- Ascertain the compatibility of the applied paint types, and prepare surfaces accordingly. Use the paint analysis to guide

the choice of period-appropriate type and colors.

Recommendations for Interior Wood Trim:

- Retain even small sections of period trim in place if possible.
- Replace in kind missing elements.
- Repaint based on the paint analysis.

Recommendations for Interior Doorways:

- Repair and return doors to their original locations based on the paint analysis and physical evidence.
- Retain, repair, make operable all door hardware.
- Repaint doors and door casings based on the paint analysis.

Recommendations for Fireplaces

- Reopen the fireplace in the back rooms to make repairs to the masonry. If investigation indicates the fireplace remained intact during the period of historic significance, install a reproduction fireplace mantel based on the physical evidence.
- Patch hearths based on the mortar analysis.

Recommendations for Plumbing and Electrical Systems:

- When feasible, retain, retrofit, if necessary, and reuse fixtures and other components of the utility system that date to the period of interpretation.
- When abandoning previous utility systems, leave portions in place as physical evidence of the building's history.
- Strive to cause the least damage to the historic building fabric in the repair, removal, installation, and operation of utilities.
- Identify critical services (e.g., fresh water supply, waste disposal, energy sources), evaluate options, and develop a contingency plan to address the increased possibility of severe storms interrupting utility systems.

Administrative Data

Locational Data

Building Name: Three Double-Shotgun Houses

Location: 493ABC Auburn Avenue, Atlanta
Martin Luther King, Jr. National Historic Site

County: Fulton County

State: Georgia

Real Property Information

Acquisition Date: 2003

Numbering Information

LCS ID:

493A Auburn Avenue, Units 1 & 2: LCS 90007
493B Auburn Avenue, Units 3 & 4: LCS 90008
493C Auburn Avenue, Units 5 & 6: LCS 90009

Size Information

Total Floor Area: 353 square feet ± per unit/ 706 square feet ± per building

Roof Area: 1200 square feet ± per building

Number of Stories: 1

Number of Rooms: 4

Number of Bathrooms: 1

Cultural Resource Data

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

Period of Significance: 1929-1941.

Proposed Treatment

The Recommended Ultimate Treatment for the exteriors of all three dwellings is Restoration to the period of Dr. King's youth.

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Related NPS Studies

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Management Summary

1 This Historic Structures Report (HSR) documents
2 the development, use, and current condition of the
3 three double-shotgun houses at 493ABC Auburn
4 Avenue in the Martin Luther King, Jr. National
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6 potential uses and treatments. The National Park
7 Service (NPS) will use this report to inform and
8 guide its stewardship of these historic buildings.

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Historical Overview

27 The city of Atlanta started in the 1820s as a
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32 Civil War. During the war, it was burned, and
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35 black population also prospered, leading to
36 worsened race relations and strict segregation
37 that affected Atlanta’s development patterns. A
38 black commercial area grew east of downtown
39 on Auburn Avenue, near a white residential area,



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

40 but after the Race Riot of 1906, whites fled to
41 other parts of the city, and in 1909-1910, the street
42 shifted from white owners and tenants to black
43 owners and tenants. The neighborhood became
44 a diverse mix of African-American professionals
45 and workers, owners and tenants, large houses and
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493ABC Auburn Avenue

1 The three double shotguns at 493 Auburn Avenue
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43 options for better housing in the neighborhood or
44 elsewhere. Since then, the houses have remained
45 vacant.

46 In 2008, the exteriors were stabilized, reroofed,
47 and made weathertight, and remain in stable
48 condition. The interiors have not changed since
49 NPS acquisition and retain an impressive amount
50 of original fabric.



Figure M2. The three double-shotgun houses at 493ABC Auburn Avenue. Photographed 2016.

Methodology

1 This HSR, which complies with NPS-28 guidelines, 48
 2 offers a comprehensive, scholarly assessment of the 49
 3 three buildings' history, fabric, and current physical 50
 4 condition. 51
 5 Our findings and recommendations for 52
 6 preservation rely on research of primary and 53
 7 secondary sources, early photographs, oral 54
 8 histories, and physical investigation of the extant 55
 9 building fabric. 56

10 In accordance with the NPS provision for "limited" 57
 11 historical research, we relied for the most part on 58
 12 primary and secondary research conducted in 59
 13 Park archives, though additional primary records 60
 14 were studied in local and online collections. Oral 61
 15 histories were conducted with longtime Park staff 62
 16 and others. Building archeology was a critical 63
 17 component of identifying the scope and time 64
 18 frame of various changes. Ultimately, however, 65
 19 the scarcity of documentation led us to conduct 66
 20 additional primary research to gain an adequate 67
 21 understanding of the site's history. 68

22 History itself hampers investigations of African- 69
 23 American history. Early public records reflect what 70
 24 was deemed worthy of recording at the time; city 71
 25 directories and even the Census are known for 72
 26 errors about, and omissions of, not only individual 73
 27 African Americans but entire streets with black 74
 28 concentrations, and houses in alleys are often 75
 29 overlooked entirely. At least city directories identify 76
 30 race; deeds rarely do. 77

31 Our discussion of background and context was 78
 32 aided by our 2013 HSR on 530 Auburn Avenue. 79
 33 Secondary sources generally concentrated on the 80
 34 development of Atlanta, the history of its African- 81
 35 American communities, the rise and decline of 82
 36 the commercial Sweet Auburn neighborhood, and 83
 37 the distinct rise and decline of the Auburn Avenue 84
 38 residential neighborhood. Additional secondary 85
 39 research addressed the Civil Rights Movement 86
 40 and the life and work of Martin Luther King, 87
 41 Jr. We consulted books, both of the period and 88
 42 contemporary; NPS publications; other published 89
 43 or printed studies and reports; periodicals; and 90
 44 newspapers. Some are in digital format online. 91

45 Physical investigation of the buildings to determine 92
 46 their evolutionary histories was a large component 93
 47 of the work. It included features and details such 94

48 as framing methods and materials, the relationship 95
 49 of finish treatments, the variety of siding, ghost 96
 50 marks, and the stylistic differences of architectural 97
 51 elements and utility services' components. These 98
 52 physical investigations were integrated with 99
 53 documentary research in a correlative approach 100
 54 to determine how the buildings were used and 101
 55 adapted over their history and to understand the 102
 56 people involved.

57 The firm of Joseph K. Oppermann–Architect, 103
 58 P.A. (JKOA) prepared this HSR. The project team 104
 59 included Joseph K. Oppermann, FAIA, historical 105
 60 architect and principal-in-charge; Christopher 106
 61 M. Woollard, Associate AIA, assisting architect; 107
 62 and Langdon E. Oppermann, architectural 108
 63 historian. This team researched, investigated, 109
 64 and documented these buildings and wrote this 110
 65 HSR. The interdisciplinary approach broadens 111
 66 the understanding of the history and conditions, 112
 67 aiding the development of appropriate treatment 113
 68 recommendations.

69 An initial visit to the site and Park archives 114
 70 was made from September 11-16, 2016. Park 115
 71 documents and photographs were gathered with 116
 72 the considerable help of Park staff. Building 117
 73 measurements were compiled using manual 118
 74 measuring tape, a carpenter's ruler, digital 119
 75 camera, and digital Leica Disto laser distance 120
 76 meter. General photographic field-reference 121
 77 documentation was prepared using digital 122
 78 cameras. Detailed field drawings were made and, 123
 79 upon return to the office, used to create digitized 124
 80 AutoCAD drawings of floor, foundation, and roof 125
 81 plans, a site plan, and a sampling of architectural 126
 82 trim. The digitized floor plans became the base 127
 83 documents on which the physical condition 128
 84 and evolutionary phases of the buildings were 129
 85 recorded.

86 During a follow-up site visit, November 15-18, 130
 87 2016, standard assessment methodology was used 131
 88 to survey the condition of each exterior feature 132
 89 and each interior room, itemizing features and 133
 90 elements and photographing them in detail. Visual 134
 91 observation of surface conditions, supplemented 135
 92 with a 20-power magnification loupe and 136
 93 Protimeter BLD 2000 moisture meter, were used to 137
 94 assess the physical condition of building materials. 138

95 In accordance with the NPS scope of work, no 139
 96 building system components were tested, and no 140
 97 invasive investigation methods were employed. 141

1 Tape measure and digital cameras were used to
2 record the size, characteristics, location, and
3 condition of components.

Findings

4 Initial construction of the three double-shotgun
5 houses and the phases of modification are not well
6 documented. Building permits provide the date
7 of construction but address all four buildings on
8 the property with little specificity and were rarely
9 issued for subsequent work. Other documents
10 are likewise scarce. The earliest photographs of
11 the shotguns were taken in 1992. Oral histories
12 from neighborhood residents, transcribed in Park
13 archives, provide glimpses of midcentury life in the
14 Birth-Home Block but sparse information on these
15 buildings. Most of the information was gathered
16 from the building fabric itself through building
17 archaeology.

18 Identifying the people who lived here was
19 hampered in part by the transient nature of the
20 laborer-occupants and the location of the shotgun
21 houses at the rear of the property lot.

22 We conclude on the basis of our combined
23 research that the three double shotguns were
24 originally essentially identical in design, building
25 materials, and construction techniques. Their
26 intended use was as rental housing for African-
27 American tenants, which continued until the
28 buildings were purchased by NPS.

29 Maintenance over the years used mostly similar
30 or identical materials for the same replacement
31 purposes in all the units.

32 Major modifications are primarily limited to one
33 phase in the early 1960s, when a building permit,
34 a loan and characteristics of building material
35 suggest that a bathroom and rear hall were added
36 to each of the six housing units. Their look and
37 layout remained essentially the same, though
38 fixtures, doors, and windows varied, in large part
39 because architectural elements were salvaged from
40 other buildings.

41 Unfortunately, the wood framing and brick
42 foundation piers of all three buildings suffered
43 serious damage at this time.

44

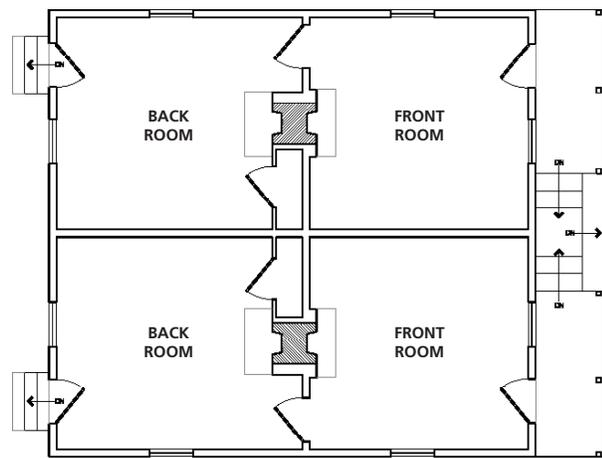


Figure M3. Floor plan showing original configuration.

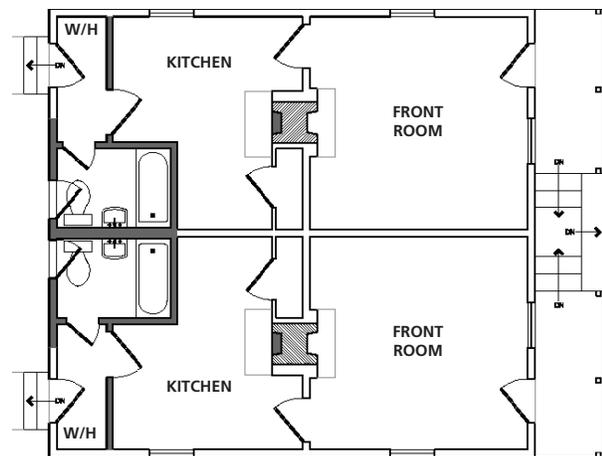


Figure M4. Floor plan showing configuration after creation of new rooms.

45 In addition, long-term roof leaks have caused
46 extensive damage to roof, wall, and floor framing,
47 wall and ceiling plasters, wood trim, wood flooring,
48 and applied finish coatings. All these materials have
49 probably sustained other, unseen damage.

50 Chimney fires and long-term plumbing leaks have
51 damaged several of the units

52 The presence of lead paint is a distinct possibility
53 on both interior and exterior surfaces. Asbestos
54 may be present in the flooring tile and sheet
55 coverings, the glue for those materials, certain later
56 plasters, cementitious coatings such as the hearths,
57 and the fabric casing for the early wiring.

58 The three buildings are historically and
59 architecturally significant to the Birth-Home
60 Block and the National Historic Site as a whole.

1 This parcel of property close to the Birth Home
 2 is critical as a backdrop to the story of Dr. 42
 3 King’s youth. It can educate the public about an 43
 4 increasingly rare housing type, the double-shotgun 44
 5 house, and the diversity of residents in Dr. King’s 45
 6 neighborhood. Fortunately, all three houses retain 46
 7 most of their original historic building fabric, both 47
 8 on the exterior and interior, though the building 48
 site has lost many character-defining features from 49
 the historic period. 50

9 **Recommended Treatments and**
 10 **Uses** 54

11 Recommendations for treatments and uses of the
 12 three double-shotgun houses echo the strategies 56
 13 outlined in the Park’s 1986 General Management 57
 Plan (GMP) and its 2011 Long-Range Interpretive 58
 Plan (LRIP): 59

14 *The Recommended Ultimate Treatment* 60
 15 *for the exteriors of all three dwellings is* 61
 16 *Restoration to the period of Dr. King’s*
 17 *youth.* 62

18 *The Recommended Ultimate Treatment for* 63
 19 *the interior of at least one of the dwellings* 64
 20 *is Restoration to the period of Dr. King’s*
 21 *youth.* 65

22 *The Recommended Ultimate Treatment* 66
 23 *for the interiors of the other dwellings is* 67
 24 *Rehabilitation.* 68

25 *The Recommended Ultimate Use for the* 69
 26 *dwelling(s) with restored exterior and* 70
 27 *interior is interpretation of its historic role* 71
 28 *in the neighborhood Dr. King knew in his* 72
 29 *youth.* 73

30 *The Recommended Ultimate Use for the* 74
 31 *other dwelling(s) with restored exterior and* 75
 32 *rehabilitated interior is housing.* 76

33 Recommended specific actions to support these 77
 34 treatments and uses include: 78
 35 81

36 **General Recommendations:** 84

- 37 • Consult regularly with the NPS 85
- 38 Southeast Region (SER) Climate Change, 86
- 39 Socioeconomics, and Adaptation 87
- 40 Coordinator to inform management policies. 88
- 41 Use results from climate change studies to 89
 inform management decisions. 90

Recommendations for the Site:

- Prepare or update the Topographic Survey for the site. Prepare and maintain a Site Drainage Log. Use reduced drawings of the Topo Survey to record, at the very least, the dates of storms, duration, direction of runoff, and approximate size and location of pooling. Retain these marked survey sheets for correlation with weather data.
- Observe the site’s drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from the buildings, adding fill where erosion occurs, and modifying the grade to prevent pooling.
- Secure clearance from an archaeologist before commencing work that might require ground disturbance
- Assess site for route options for the handicapped. Use the CLR to guide site treatment.

Recommendations for Pre- Restoration Activities:

- Limit access to the interiors of the buildings to staff and contracted personnel.
- Avoid all entry to the bathrooms and attics specifically. Avoid contact with wall framing in areas of noted deterioration.
- Cordon off or cover with plywood the areas where the structural integrity of the wood flooring has been compromised. Periodically clean (broom sweep and HEPA vacuum) the interior rooms.
- Test for lead paint.
- Test for asbestos in suspect materials.
- Conduct a plaster analysis to inform future plaster repairs. File records in the Park archives. Conduct a historic paint and finish analysis in conjunction with selective dismantling of building parts to confirm the sequence and time frame of changes. Catalogue colors (Munsell Color System) of the historic period (1929-1941) on a room-by-room and feature-by-feature basis and file in Park archives.
- Conduct a mortar analysis. Locate, sample, and test the composition of the original/early bedding and pointing mortars and parging materials (brick piers, chimneys, fireboxes and hearths) to inform future repair of masonry features. File the records in the Park archives.

1	• Test methods for safely removing Portland cement-rich stucco from the face brick of the chimneys.	47 48 49	• Where the wall, ceiling, or roof framing is compromised or stressed, retain and sister on new framing.
2			• Install hurricane clips at roof framing.
3			• Remove supplemental wood-post supports.
4	• Selectively dismantle portions of the front entrance steps to determine when they were built.	50 51	
5			
6			
7	• Selectively dismantle building fabric to better date the installation of portions of the electrical system.	52 53	<i>Recommendations for Exterior Siding and Trim:</i>
8			• Renail loose siding and trim.
9			• Replace in-kind missing or severely compromised elements.
10	• Selectively dismantle the enclosure that covers the original back room fireplace to search for physical evidence of the design, size, and other characteristics of the original mantel.	54 55 56	• Repaint based on the paint analysis.
11			
12			<i>Recommendations for Exterior Doorways:</i>
13			• Repair and return doors to their original locations based on the paint analysis and other physical evidence.
14	• Regularly monitor for signs of damage, deterioration, and wear, both inside and out, at least annually.	57 58 59	• Retain, repair, and make operable all door hardware.
15			• Repaint doors and door casings based on the paint analysis.
16	• Plot the areas of concern on a set of plan drawings; periodically spot check and update notations.	60 61 62	
17			
18	• When designing to adapt the interior for modern uses, strive to maintain the major components of the early floor plans.	63	<i>Recommendations for Wood Windows:</i>
19			• Remove all sash on the west elevation (added in the 1960s), and reinstall a reproduction of the original double-hung sash window and window hardware. Return all other sash to working order.
20	• When designing to accommodate changes in lifestyle, strive to retain early interior features and character-defining qualities.	64 65 66	• Retain, clean, repair, and make operable the early sash-cord roller and latch.
21			• Install reproduction screen sash and hardware.
22	• In light of climate change, evaluate the capacity of each building and its significant features to withstand the increased frequency and severity of storms. A weathertight exterior envelope capable of withstanding wind-driven rain is critical as are hurricane clips to secure roof framing against increased uplift.	67 68 69 70 71 72 73	• Repaint window sash, screen sash, and casing based on the paint analysis.
23			
24	• Evaluate each building's potential, based on design and use, to temporarily house large groups during storms. Develop a contingency plan for emergency use.	74 75 76 77	<i>Recommendations for Roofing:</i>
25			• Maintain composition shingle roofing and replace with roll roofing when approaching the end of its life expectancy.
26			• Reflash based on physical and photographic evidence.
27			
28			<i>Recommendations for Chimneys:</i>
29			• Remove stucco from chimney stacks following the predetermined method. Rebuild caps based on physical and photographic evidence.
30			• Repoint chimney bases below the houses, at the fireboxes, and at attic levels using the previously determined mortar mix(es).
31			• Parge fireboxes using the previously determined mortar mix.
32			
33			
34			
35			
36			
37			
38			
39	<i>Recommendations for Foundation Piers:</i>	78	
40	• Repoint brick piers beneath the central girder. Some piers may need to be relaid.	79	
	<i>Recommendations for Floor, Wall, Ceiling and Roof Framing:</i>	80 81	
41	• Lift girder segments back into position and make Dutchman repair where severed for the bathroom/kitchen installation.	82 83 84	
42			
43	• Lift slumping floor joists back into position and secure. Sister new framing onto old where strengthening is needed.	85 86 87	
44			
45			
46			

- 1 • Flash chimneys with the material and 35
- 2 in the pattern indicated by physical and 36
- 3 photographic evidence.

the choice of period-appropriate type and colors.

Recommendations for the Front Porch: 37

- 4 • Replace porch posts, deck boards, and 38
- 5 railing with elements that are dimensionally 39
- 6 correct for the period of interpretation. 40
- 7 • Renail loose elements.
- 8 • Replace in kind the missing elements.
- 9 • Replace exposed plywood roof deck with 41
- 10 tongue-and-groove boards. 42
- 11 • Repaint porch elements according to the 43
- 12 paint analysis. 44
- 13 • Address the concrete front entrance as 45
- 14 appropriate based on the pre-restoration 46
- 15 investigations and paint analysis. 47

Recommendations for Interior Wood Trim:

- Retain even small sections of period trim in place if possible.
- Replace in kind missing elements.
- Repaint based on the paint analysis.

Recommendations for Interior Doorways:

- Repair and return doors to their original locations based on the paint analysis and physical evidence.
- Retain, repair, make operable all door hardware.
- Repaint doors and door casings based on the paint analysis.

Recommendations for the Rear Entrance Steps:

- 16 • Reconstruct steps based on physical and 48
- 17 photographic evidence. 49
- 18 • Paint based on paint analysis and 50
- 19 photographic evidence. 51

Recommendations for Fireplaces

- Reopen the fireplace in the back rooms to make repairs to the masonry. If investigation indicates the fireplace remained intact during the period of historic significance, install a reproduction fireplace mantel based on the physical evidence.
- Patch hearths based on the mortar analysis.

Recommendations for Interior Wood Flooring:

- 20 • Retain original tongue-and-groove flooring 52
- 21 where possible, and infill with matching 53
- 22 replacement boards where board flooring 54
- 23 will be exposed. 55
- 24 • Avoid sanding. 56
- 25 • Apply finish based on the historic paint and 57
- 26 finish analysis. 58

Recommendations for Plumbing and Electrical Systems:

- When feasible, retain, retrofit, if necessary, and reuse fixtures and other components of the utility system that date to the period of interpretation.
- When abandoning previous utility systems, leave portions in place as physical evidence of the building's history.
- Strive to cause the least damage to the historic building fabric in the repair, removal, installation, and operation of utilities.
- Identify critical services (e.g., fresh water supply, waste disposal, energy sources), evaluate options, and develop a contingency plan to address the increased possibility of severe storms interrupting utility systems.

Recommendations for Interior Plaster Walls and Ceilings:

- 27 • Retain original wood lath when feasible, 60
- 28 and make infill plaster repairs based on the 61
- 29 plaster analysis. 62
- 30 • Where damaged but intact, consolidate to 63
- 31 retain as much original plaster as possible. 64
- 32 • Ascertain the compatibility of the 65
- 33 applied paint types, and prepare surfaces 66
- 34 accordingly. Use the paint analysis to guide 67

Administrative Data

Locational Data

Building Name: Three Double-Shotgun Houses
Location: 493ABC Auburn Avenue, Atlanta
Martin Luther King, Jr. National Historic Site
County: Fulton County
State: Georgia

Real Property Information

Acquisition Date: 2003

Numbering Information

LCS ID:

493A Auburn Avenue, Units 1 & 2: LCS 90007
493B Auburn Avenue, Units 3 & 4: LCS 90008
493C Auburn Avenue, Units 5 & 6: LCS 90009

Size Information

Total Floor Area: 353 square feet ± per unit/ 706 square feet ± per building
Roof Area: 1200 square feet ± per building
Number of Stories: 1
Number of Rooms: 4
Number of Bathrooms: 1

Cultural Resource Data

National Register Status: Contributing structures in National Historic Landmark district.
Listed in National Register 1974.
Designated Historic Landmark 1977.
Additional Documentation accepted 1994.
Boundary Increase 2001.
Period of Significance: 1929-1941.

Proposed Treatment

The Recommended Ultimate Treatment for the exteriors of all three dwellings is Restoration to the period of Dr. King's youth.

The Recommended Ultimate Treatment for the interior of at least one of the dwellings is Restoration to the period of Dr. King's youth.

The Recommended Ultimate Treatment for the interiors of the other dwellings is Rehabilitation.

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

The Recommended Ultimate Use for the other dwelling(s) with restored exterior and rehabilitated interior is housing.

Related NPS Studies

- Ambrose, Andy, Vincent Fort, Alexa Henderson, Dean Rowley, Carole Stevens, and Barbara Taggart. *Historic Resource Study, Auburn Avenue Community of Atlanta, 1865-1930*. National Park Service, nd.
- Blythe, Robert W., Maureen A. Carroll, and Steven H. Moffson. National Register of Historic Places Registration Form. "Martin Luther King, Jr., National Historic Site." Southeast Regional Office, National Park Service, 1994.
- _____, *Martin Luther King, Jr. National Historic Site Historic Resource Study*. Cultural Resources Planning Division, Southeast Regional Office, National Park Service, 1994.
- Hartrampf, Inc., "Condition Assessment Report for 13 Buildings in the Martin Luther King, Jr. National Historic Site" (National Park Service Southeast Regional Office, 2009).
- Henderson, Alexa, and Eugene Walker. *Sweet Auburn: The Thriving Hub of Black Atlanta, 1900-1960*. National Park Service, Martin Luther King, Jr. National Historic Site, 1983.
- Jones, Tommy. *Historic Structure Report, 491 Auburn Avenue, the Delbridge-Hamilton Apartments*. Atlanta: National Park Service, 2015.
- Lawliss, Lucy A. *Cultural Landscape Report: Birth-Home Block. Martin Luther King, Jr., National Historic Site*. Cultural Resources Planning Division, Southeast Region, National Park Service, May 1995.
- National Park Service. *Alternatives Study, Completion of Resource Protection and Facility Development in Time for the 1996 Olympic Games*. June 1991.
- National Park Service. *General Management Plan and Development Concept Plan, Martin Luther King, Jr. National Historic Site and Preservation District, Atlanta, Georgia*, Southeast Regional Office, 1986.
- Oppermann, Joseph K. *Historic Structure Report, 530 Auburn Avenue*. Atlanta: National Park Service, 2013.
- Preliminary Architectural Reconnaissance, Martin Luther King, Jr. National Historic Site and Preservation District*. Compiled for the National Park Service by Georgia Institute of Technology, Center for Architectural Conservation, 1983.

I.A Historical Background and Context

Built in 1911-12 on an alley off Auburn Avenue, the three double-shotgun houses are important and rare examples of a once-common housing type in Atlanta. The two-room rental dwellings housed African-American workers for ninety years. Electricity and bathrooms were introduced in midcentury. The houses are closely associated with Civil Rights leader Martin Luther King, Jr., who was born and grew up just two houses away. The National Park Service bought the shotguns in 2003 as part of the Martin Luther King, Jr. National Historic Site. They are contributing buildings in the Martin Luther King, Jr. Historic District, a National Historic Landmark district, and the City of Atlanta's Martin Luther King, Jr. Landmark Historic District.

Founding and Growth of Atlanta

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

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

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

John Thrasher later recounted the town's beginnings:

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



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

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

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

3. "Everybody's Cousin."

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

In 1842, as new rail lines approached from the east and south, the terminus point was moved to a new site; the new village was named Marthasville in honor of the daughter of former Governor Wilson Lumpkin, who was instrumental in bringing railroads to the area. Marthasville was incorporated in 1843, but reincorporated as the town of Atlanta in 1845 and the city of Atlanta in 1847.⁵

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

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

Reconstruction and its Aftermath

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

Rebuilding of the burned city started with the population's return, even before the war's end in 1865. Atlanta remained the hub of three of the



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

South's most important rail lines, and the 1868 move of the state capital from Milledgeville to Atlanta solidified the shift of Southern political and economic power from the now stagnant cities of Charleston and Savannah.⁹ Sharecroppers and those formerly enslaved came from surrounding areas until by 1870, the black population of Atlanta surged to 46 percent of its 22,000 residents.¹⁰

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

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

Growth and expansion continued through the 1880s and 1890s. The black population alone soared to 35,000 by 1900.¹² Race relations became more strained with each decade as the white power structure, feeling threatened, created a social system to separate the races. In *The Strange Career of Jim Crow*, C. Vann Woodward explains, "Jim Crow laws were initiated by white politicians in the South

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

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

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

8. Ibid.

9. National Park Service, "Atlanta: Industrial Atlanta," www.nps.gov/nr/travel/atlanta/industrial.htm.

10. "Atlanta: African American Experience."

11. "Atlanta: Industrial Atlanta."

12. New Georgia Encyclopedia, www.georgiaencyclopedia.org. Overall population was 89,000 in 1900 and 150,000 in 1910.



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

to circumscribe black voting rights and to exclude them from participation in various social arenas which would have to be shared with white people.”¹³

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

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

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

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

The Race Riot of 1906

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

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

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

15. “Atlanta Race Riot of 1906,” New Georgia Encyclopedia, georgiaencyclopedia.org.

16. New Georgia Encyclopedia.

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

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

19. Clarissa Myrick-Harris, “The 1906 Atlanta Race Riot: An Explanatory Timeline,” www.oneworldarchives.org/CMH_Coalition_Timeline.pdf. New Georgia Encyclopedia.

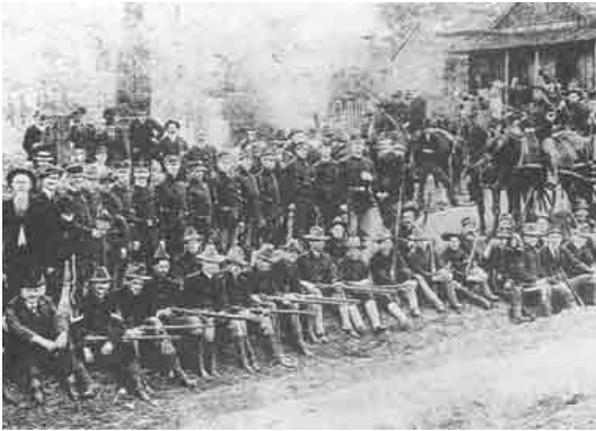


Figure A4. The State Militia, called to restore order during the 1906 riot. (“Sweet Auburn Avenue, Triumph of the Spirit,” sweetauburn.us/rings/raceriot.htm)

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

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

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

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

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

21. *Ibid.*

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



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

An Emerging Middle Class

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

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

23. In 1929, the university joined a consortium later known

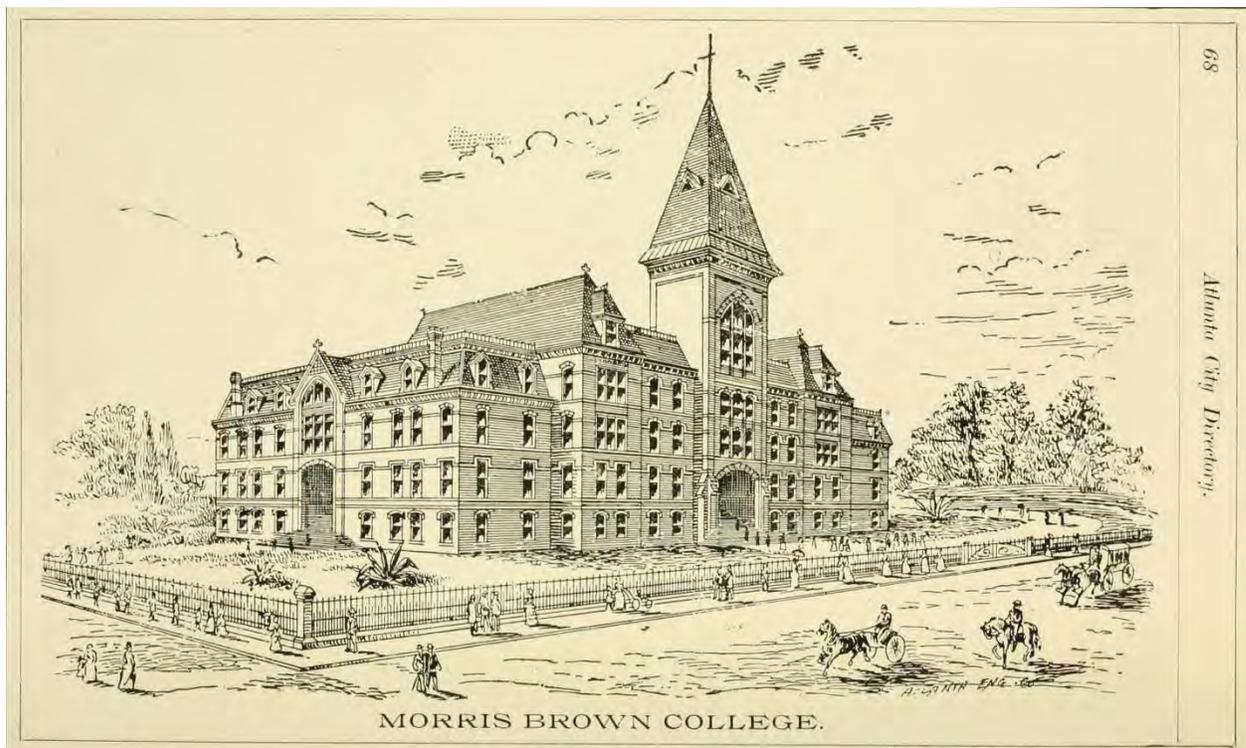


Figure A6. Morris Brown College as depicted in 1892 Atlanta city directory.

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

Among those who moved to Atlanta was Henry Rutherford Butler. Born in North Carolina, he attended Lincoln University and graduated from Meharry Medical College in Nashville in 1890. He moved first to Atlanta as a physician and in 1895, studied at Harvard to specialize in children's

diseases and surgery. In 1897, at Atlanta's First Congregational Church, Butler, with Dr. Thomas H. Slater and others, organized the National Medical Association.

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

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

Wesley C. Redding was an African-American bank teller serving the black customers of one of Atlanta's white banks. In the 1890s, he helped establish the first black hotel, located on the

as the Atlanta University Center with Morehouse College and Spelman College. Clara M. DeBoer, "Blacks and the American Missionary Association," United Church of Christ, 1973, www.ucc.org/about-us/hidden-histories/blacks-and-the-american.html.

24. Morris Brown College, "Our College History," www.morrisbrown.edu.

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

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

27. *Lincoln University Herald*, February 1921.



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

northeast corner of Auburn and Bell, and served as its manager. He became a founder and president of the 1891 Atlanta Loan and Trust Company.²⁸ He is said to have been the first black man to move into the white residential section of Wheat Street (later Auburn Avenue), buying a house east of Jackson Street in 1884.²⁹

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

Perhaps the most notable story is that of former slave Alonzo F. Herndon. He left a sharecropping family and, like Rucker, studied barbering, eventually owning a string of barbershops in downtown Atlanta serving white patrons. One was said to be elegant with marble floors and a chandelier.³¹ Herndon invested in real estate and by 1900 was the largest black property owner

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

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

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

31. *Ibid.*



Figure A8. John Wesley Dobbs (1882-1961). (www.georgiaencyclopedia.org)

in Atlanta. He later founded the Atlanta Life Insurance Company on Auburn Avenue and became Atlanta's first black millionaire.³²

Auburn Avenue thrived, with businesses generally west of Jackson Street and residences east.³³ In the commercial section, small businesses, such as groceries and cleaners, operated next to banks and large insurance companies.

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

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

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

34. Ambrose et al., *Historic Resource Study, Auburn Avenue Community*, introduction.

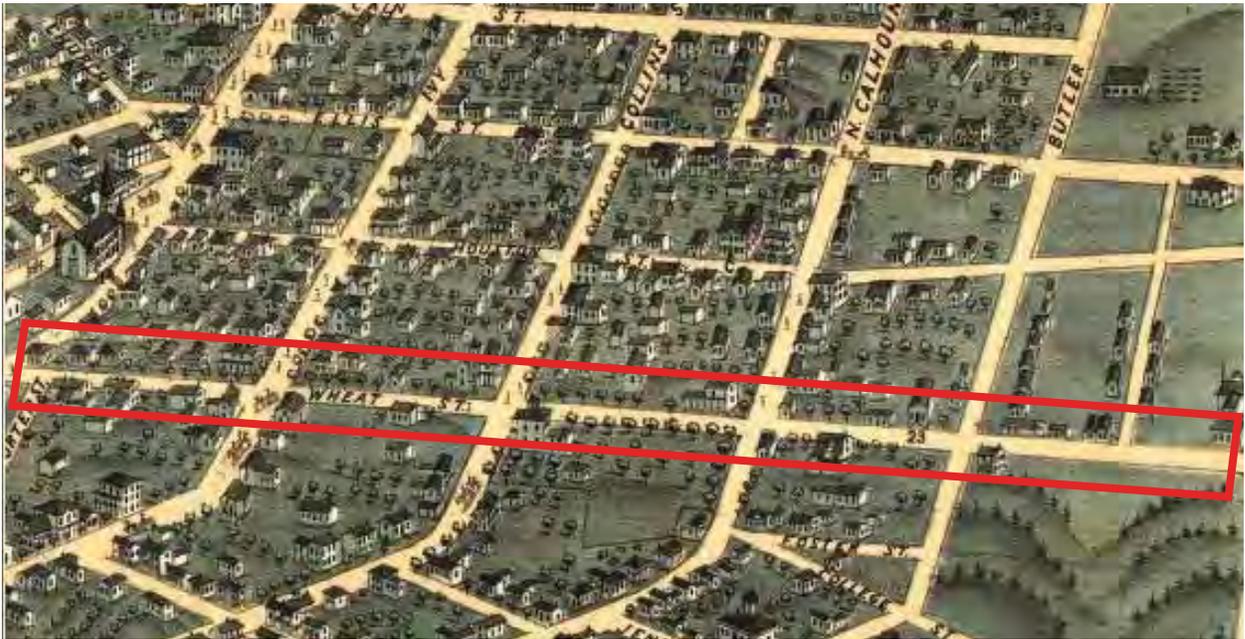


Figure A9. Albert Ruger's Bird's-Eye View of Atlanta, 1871. Rectangle shows Wheat Street. (Atlanta History Center)

Together with businesses, several service-oriented associations were organized here, and church congregations increased. The area was dubbed “Sweet Auburn” by John Wesley Dobbs, a respected civil and political leader known as the Mayor of Auburn Avenue.³⁵ The name stuck as Sweet Auburn became recognized as one of the more significant black commercial districts in the United States.

Residential Development of Auburn Avenue

Auburn Avenue's residential use began long before Sweet Auburn. Named for Augustus M. Wheat, a local merchant, it opened as Wheat Street as early as 1853; the first ethnic population was German American.³⁶

Wheat Street is depicted on several early maps. The first is an 1871 Bird's Eye map of Atlanta, showing the street only to Fort Street with scattered residential structures extending east past Butler (*Fig. A9*). A series of Sanborn Fire Insurance Maps traces the street's development eastward from its main business district at the intersection of

Peachtree Street. In 1884, a horsecar line ran from the central business district along Pryor Street to Wheat Street and along Wheat to Jackson Street, then north on Jackson.³⁷ Two years later, the 1886 Sanborn Map shows Wheat Street to Ivy (now Peachtree Center). By 1892, the map covers the newly named Auburn Avenue extending three

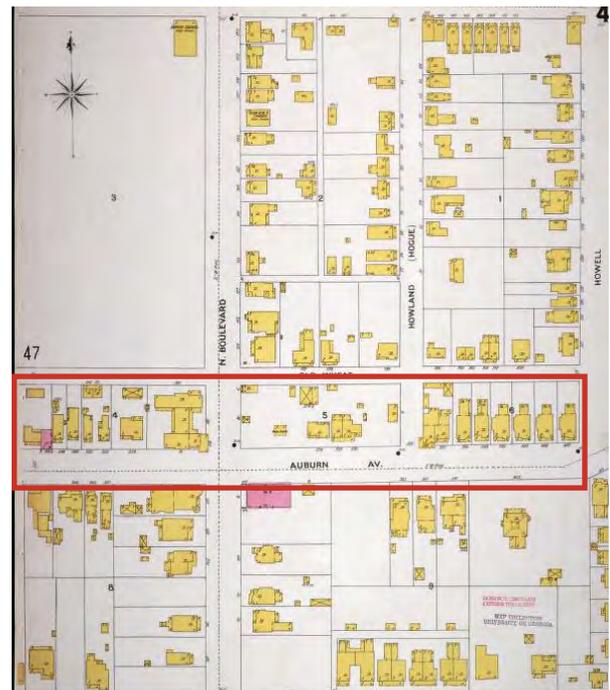


Figure A10. Sanborn Map 1899, p. 48. Rectangle shows Auburn Avenue and Old Wheat Street.

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

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

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

blocks further east. The 1899 Sanborn Map shows Auburn Avenue all the way to Howell Street (*Fig. A10*). The progress of development can be attributed, in part, to electrification of the streetcars starting in 1889.³⁸

The street developed as a white neighborhood. After petitions from residents to change the name, the city council on 17 April 1893 approved the change to Auburn Avenue. The change apparently was anticipated when city directories and the Sanborn Map listed Auburn Avenue in 1892.³⁹

Lined with elms and sycamores, the street was characterized by fashionable houses and smaller houses for the less well-to-do. Most residences were owned and occupied by whites, though the 1890 city directory shows 52 African Americans living among them.⁴⁰

The Race Riot of 1906 contributed to changes in the city and on Auburn Avenue. A remarkable turnover occurred in 1909-1910 as the black population grew. White residents left the neighborhood, replaced by affluent middle-class African Americans who moved in almost immediately. By 1909, black houses on Auburn Avenue, both owned and rented, outnumbered white 117 to 74.⁴¹ A year later, the neighborhood's makeup had become almost completely African American.

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

In the 1910s, the now-black neighborhood was socially and economically diverse, home to professionals, service workers, and laborers. The houses were similarly diverse; several double shotguns—duplexes—had been built in 1905 near single-family dwellings at the corner of Boulevard, and more multifamily residences were built between 1911 and 1928 behind Auburn Avenue and on side streets and alleys. Small stores shared the blocks between Jackson and Howell Streets with these dwellings.⁴²

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



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

Between 1910 and 1930, the commercial part of Auburn Avenue remained robust, but the black residential area began to decline. In May 1917, Atlanta's Great Fire burned across 300 acres of Atlanta, including much of the Fourth Ward. Spread by a strong southern wind, the fire broke out at a store near the corner of Fort and Decatur Streets, then raged northeasterly through parts of the main residential area around Auburn Avenue.⁴³ By the time the fire was extinguished it had consumed a large part of the Fourth Ward, burning the blocks west and north of Ebenezer Baptist Church, destroying nearly 2,000 buildings and leaving 10,000 people homeless, most of them African Americans.⁴⁴ The devastation caused many black residents to relocate to the city's west side, where land was more available and where a thriving black community had developed around Atlanta University.

Other factors contributed to the changing face of the neighborhood. Morris Brown College left the neighborhood in 1932 for the west side where buildings were made available by Atlanta University. In part a result of this move and in part due to overcrowding in the Auburn Avenue neighborhood, many professionals and the more affluent African Americans also moved west.⁴⁵

43. "The Atlanta Fire," www.gpb.org/georgiastories/videos/atlanta_fire.

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

45. Blythe et al, *Historic Resource Study*, pp. 20-21. Atlanta University Center Consortium, Inc., www.aucenter.edu/history.php.

These moves left Auburn Avenue with a less diverse population.⁴⁶ By 1930, few middle-class families remained, and the neighborhood suffered greatly from the Depression.⁴⁷ In the 1930s, during the period of significance of the Birth-Home Block, several single-family dwellings on Auburn Avenue were subdivided into apartments as fewer remained occupied by their owners. Between 1930 and 1950, the street became home to an increasingly poor working-class population of tenants.

By 1939 the neighborhood was in severe decline. In that year, the WPA completed a *Real Property Survey of Atlanta* that gives an indication of the worsening physical condition of houses on the block. Its figures show that in the “Birth-Home Block,” only 13 percent of the buildings were owner-occupied, and 67 percent were “in need of major repairs or unfit for use.” The north side of the street between Hogue and Howell Streets, where 530 Auburn is located, fared better. Even so, only 36 percent of those houses were owner-occupied and almost one quarter required major repairs.⁴⁸

The 1940 census reports that three-fourths of the dwelling units in the National Historic Site lacked a private bath,⁴⁹ reflecting their subdivision into multifamily units and boarding houses, and the diminishing socioeconomic status of their occupants. By the next year, “running down” was the way Martin Luther King, Sr. described the block when he moved his family to Boulevard several blocks away. Martin Luther King, Jr. was twelve years old.⁵⁰

Distinct from the failing residential section, the commercial part of Auburn Avenue had its heyday from the 1930s through the 1950s. A 1956 article in *Fortune* cited it as “the richest Negro street in the world,” pointing to the wealth and achievement of



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

its businesses, including the Atlanta Life Insurance Company, Mutual Federal Savings and Loan Association, and the Citizens Trust Company.⁵¹

Martin Luther King, Jr. and the Civil Rights Movement

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

A Civil Rights Movement gradually formed in response to Jim Crow laws. The National Association for the Advancement of Colored People (NAACP) was formed in 1909 and opened its Atlanta branch in 1917 with offices in the Odd Fellows Building on Auburn Avenue.⁵² The struggle for equality and integration was well underway by 1947 when John Wesley Dobbs and Austin Walden established the Atlanta Negro Voters League.⁵³ Dobbs had coined the name Sweet Auburn, and through voter registration, he was to “make it even sweeter.”⁵⁴

51. Emmet John Hughes, “The Negro’s New Economic Life,” *Fortune*, 54 (September 1956), p. 248.

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

53. *Ibid.*

54. “Sweet Auburn Avenue, Triumph of the Spirit,” www.sweetauburn.us.

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

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

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

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

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

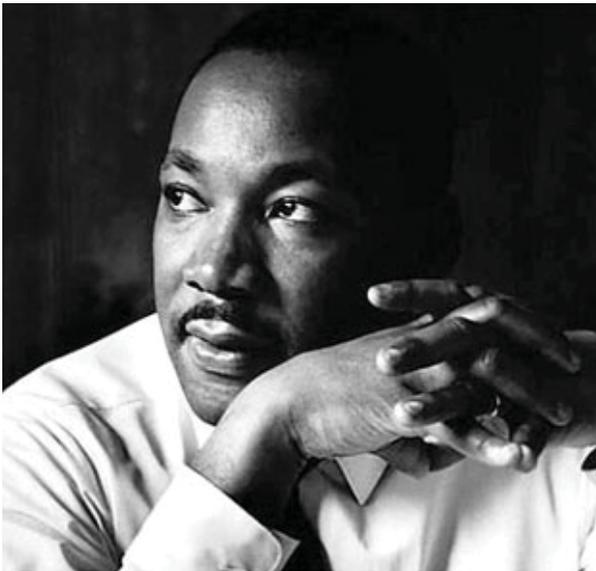


Figure A13. Martin Luther King, Jr.

As Martin Luther King, Jr. grew up, he experienced the richness of Auburn Avenue's diverse residents, although under the repressive constraints of racial prejudice and infringement. He had close ties to Ebenezer Baptist Church; his father and maternal grandfather were both ministers there and leaders in the black community. After completing his undergraduate work at Morehouse College in 1948, King left Atlanta to study at Crozer Theological Seminary in Pennsylvania. From there he went to Boston University to continue his study of ethics and philosophy, earning his Ph.D. in systematic theology in 1955.⁵⁵

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

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

55. www.bu.edu/admissions/bu-basics/who-we-are/mlk/. He became "Dr. King" upon earning his doctorate.

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

Decline of Sweet Auburn

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

Other contributors to Sweet Auburn's decline were its age and the vibrancy of development on the west side. The newer buildings were there. An Atlanta planning map shows the west side's African-American community doubling in area every decade from 1920 to 1970.⁵⁶ Businesses followed consumers as the city's increased African-American population outgrew Sweet Auburn. At the same time, construction of Atlanta's Downtown Connector (I-75/I-85) cut the once thriving area in half.⁵⁷

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

56. Information provided by MALU park staff, 1 November 2011.

57. "Auburn Avenue (Sweet Auburn," www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2507.

National Historic Site

Several historic designations identify the Auburn Avenue area, though with different boundaries. Two National Register historic districts were established in the 1970s: the Martin Luther King, Jr. Historic District (1974) and the Sweet Auburn Historic District. The latter was designated a National Historic Landmark in 1976; the MLK district in 1977.⁵⁸

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

The legislated mandate of the Site is to:

protect and interpret for the benefit, inspiration, and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked, and worshipped, and where he is buried.⁵⁹

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

In 1980, as a result of the national designation, the Historic District Development Corporation (HDDC) was organized by residents and the King Center as a nonprofit, all-volunteer neighborhood association to rehabilitate both residential and commercial buildings in the historic area. It focused first on houses surrounding the Birth Home and then aimed to work outward. The HDDC emphasizes redevelopment and restoration

of the neighborhood as mixed-income without displacing existing residents. It has rehabilitated existing structures and built hundreds of new housing units on vacant lots.⁶⁰

In 1986, the National Park Service developed a General Management Plan for the area. All vacant and tenant-occupied structures on the Birth-Home Block were to be acquired and rehabilitated by the NPS and, in some cases, resold to individuals. The Birth-Home Block is noted as “the primary cultural resource of the national historic site,” with a stated goal in the GMP to “restor[e] the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [i.e., 1929-1941].”⁶¹

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

In 1994, a Historic Resource Study was completed for the entire MLK National Historic Site, followed by a 1995 Cultural Landscape Report on the Birth-Home Block. The CLR addressed the streetscape and yards within the Birth-Home Block in anticipation of the expanded scope of rehabilitation planned before the 1996 Atlanta Olympics.⁶²

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

In the 1980s after the HDDC was in place, the Trust for Public Land (TPL) began buying neighborhood properties to preserve them. In the mid-1990s, the National Park Service’s preparations for the 1996 Olympics included the purchase of several historic properties on Auburn Avenue, and in 2016 and again early in 2017, legislation was introduced in Congress to change the name of the National Historic Site to National Historical Park, and to extend its boundaries.⁶³

58. The various designations have different boundaries.

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

60. Historic District Development Corporation, www.hddc.net; Atlanta History Center neighborhood files.

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

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

63. Leah A. Berry, MALU, personal communication.

Records from the 1930s and 1940s demonstrate that most structures in the district during King's boyhood years were in only fair if not poor condition. It was not an untroubled neighborhood of well-kept residences, but instead the blighted reality of many black communities across America. The GMP of 1986 called for the restoration of the neighborhood to the period appearance of Dr. King's pre-1942 years. The anticipation of large numbers of visitors to the Olympics led instead to the renovation of a number of the houses, some to an appearance of comfortable success in contrast

to the conditions experienced by Dr. King in the neighborhood of his youth.

In 2003, the NPS bought the property at 491-493 Auburn Avenue, which includes the three double shotguns on the alley. They have been vacant since that time. The houses remain as an example of the deplorable housing conditions widespread among African-American communities during Dr. King's lifetime. These conditions gave impetus to Dr. King's March on Washington in 1963.

I.B Chronology of Development and Use

The three double shotguns, or “alley houses,” were built in 1911-12 as workers’ housing behind an apartment house on Auburn Avenue. Originally numbered 375-377, the four buildings were the last constructed on that block. The eastward expansion of Auburn Avenue had begun after 1880 when the heirs of John Lynch, a wealthy merchant, began to divide and sell his large holdings on Wheat Street.⁶³ In 1884 a new horse car line provided direct access to downtown Atlanta and promoted the construction of residences along then-named Wheat Street east of Jackson Street, which included the properties offered for sale by the Lynch heirs.⁶⁴

The 1892 Sanborn map shows portions of Wheat Street and the nearby Old Wheat Street running

parallel to its north. This block appears to have been laid out, but not yet developed. By 1894, Lynch’s lots had been sold and construction of the predominantly white residential neighborhood was underway. The city built Fire Station #6 on the corner of Auburn Avenue and Boulevard the same year, and the 1894 *Atlas of Atlanta* identified property owners of the subdivided lots. C.R. Swint is shown as owner of the lot east of and just behind the fire station, the future site of the three double shotguns (Fig. B1). The area developed rapidly as Queen Anne houses appeared in rapid succession in the 1890s. By 1899, most of Auburn Avenue between Jackson and Howell was developed; Swint’s was one of the few vacant lots, and would remain so for over a decade.⁶⁵

63. Wheat Street was renamed Auburn Avenue in 1893.

64. Robert Blythe, Maureen A. Carroll, and Steven H. Moffson, *Martin Luther King Jr. National Historic Site Historic Resource Study* (Atlanta: National Park Service, 1994), pp. 57-58.

65. E. B. Latham and H. B. Baylor, *Atlas of Atlanta*, n.p., 1894, Kenan Research Center, Atlanta History Center, box G1314.A8L3. Sanborn Fire Insurance Map, 1899.

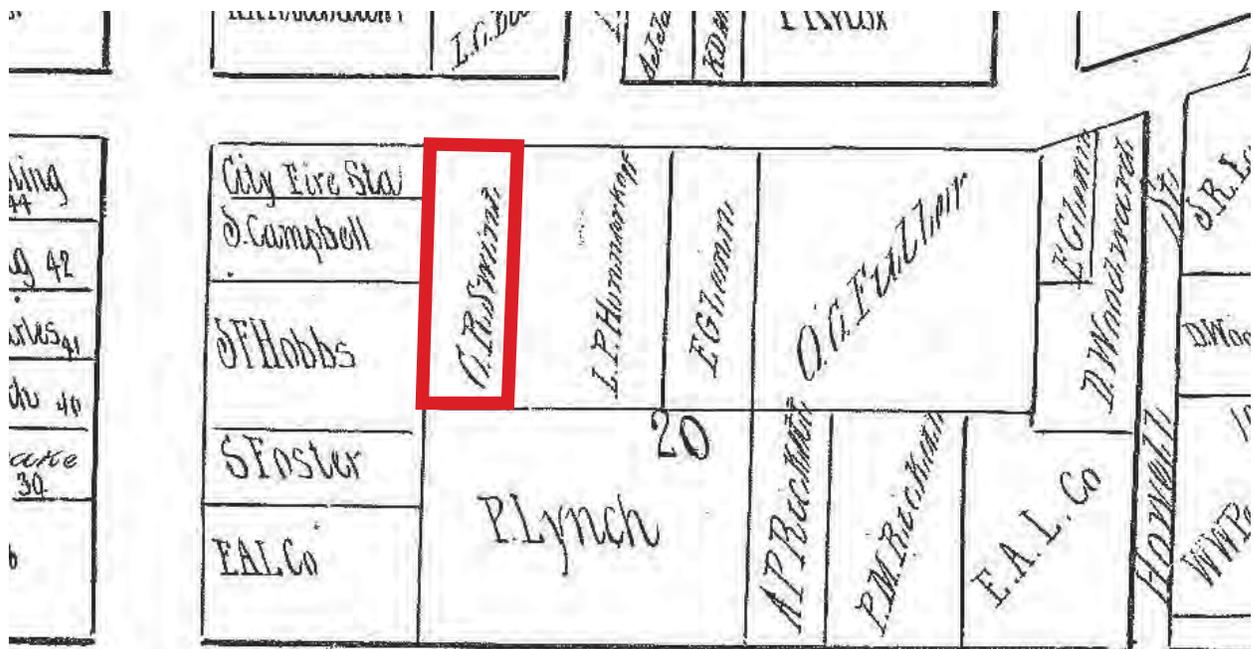


Figure B1. Latham and Baylor’s *Atlas of Atlanta*, 1894, showing property ownership. Red outline indicates Swint’s property, the future site of the double-shotgun houses.

On September 4, 1911, Swint sold the still-vacant land, lot 51 of the Lynch property, to Henry M. Reid for \$1,600. Reid made a quick profit, selling the lot the same day to Mary Motes Delbridge for \$1,800.⁶⁶ Mary Delbridge was a widowed white woman who bought the property as an investment and quickly built an apartment house and the row of double shotguns for rental income.

Mary Motes Delbridge⁶⁷

Mary Marion Motes Delbridge (1867-1927) was the daughter of well-known photographer Columbus Washington Motes (1837-1919) and Emily T. White Motes (1843-1897), who moved to Atlanta in 1872 when Mary was a young child. In about 1890, Mary married Thomas James Delbridge (1858-1896), son of a noted physician who became dean of Atlanta's Southern Medical College.

Mary and Thomas had two children, a daughter Emily Helena Ash Delbridge (1891-1979) and a son Thomas James Delbridge Jr. (1894-1968), who became a successful New York artist.⁶⁸ Neither married, and would become joint owners of the Auburn Avenue property. Mary Delbridge's husband Thomas Sr. died of unknown causes in 1896, not yet forty years old. By 1900, the census shows Mary and her children living with her parents on Whitehall Street, but by 1910 they had moved to a house on Spring Street. She died there in 1927.

The lot purchased by Mary Delbridge measured 60' by 188' with an important condition. The parties to the sale "expressly agreed" that the eastern ten feet of the lot "shall be kept perpetually open" as a ten-foot-wide alley "extending back the full depth of the lot for use as an alley and passageway for the joint benefit of this lot and the

66. Reid's signature on the deed has in some reports been misread as Harvey Reid. He was Henry Maurelle Reid, known as Harry, a judge in the Circuit Court of Atlanta and son of a Georgia state senator. Deed book 308/231 and 308/232. 1913 city directory; Lewis Dwinell McPherson, "The Brotherhood of Man: in some of the families if iv. Reid... etc." typed manuscript, pp. 1, 10; <https://www.scribd.com/doc/35444202/The-brotherhood-of-man-in-some-of-the-families-of-IV-Reid-V-Gaston-and-VI-Simonton-in-America>.

67. Most of Delbridge's biography is from Tommy Jones, *Historic Structure Report, 491 Auburn Avenue, the Delbridge-Hamilton Apartments* (National Park Service, 2015), p.7, and from findagrave.com.

68. Smithsonian American Art Museum, <http://www.americanart.si.edu/collections/search/artwork/?id=6622>.

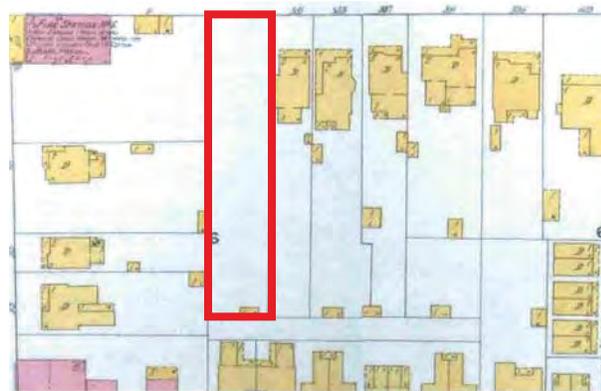


Figure B2. Sanborn map of 1911 shows the lot still vacant. Construction started later that year.

lot lying immediately east. . . and this agreement shall be a covenant running perpetually.”⁶⁹

The alley is not mentioned in the Swint deed executed earlier the same day, but its inclusion in the Delbridge transaction indicates the existing use of the space for access to the back yard of the house next door, and anticipates her development plans: creating the alley in perpetuity also provided access to the “alley houses” Mary Delbridge would build on her own lot.

She proposed ten rental units for the land, four in the two-story apartment house facing Auburn, and six in the three double-shotgun houses on the alley. She hired noted African-American builder Alexander D. Hamilton, Jr. to design and construct the buildings.

Alexander D. Hamilton⁷⁰

Alexander Daniel Hamilton (1870-1944) and his father Alexander Hamilton (ca. 1840-1911) were a father-and-son building team active in Atlanta in the late nineteenth and early twentieth centuries. The elder Hamilton was born into slavery and served in the Union army before marrying Martha “Mattie” Ann Coker. The couple moved to Eufaula, Alabama where Hamilton became involved in local and state politics and served as state legislator and city councilman.⁷¹

69. Deed book 308/231.

70. Most of Hamilton's biography is from Jones, *HSR, 491 Auburn Avenue*, pp. 7-8.

71. Gary Pomerantz, *Where Peachtree Meets Sweet Auburn: A Saga of Race and Family*. 4th ed. (New York: Penguin, 1997). Robert Craig, “Alexander Hamilton and Son,” *New Georgia Encyclopedia*. <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-1070>.



Figure B3. Alexander and Nellie Hamilton, nd. (Auburn Avenue Research Library)

In 1877 the Hamiltons moved to Atlanta. Hamilton Sr. soon became a respected contractor and a part of Atlanta's growing black middle class. Their son Alexander attended Atlanta University in the late 1880s, joined his father, and in 1890 became partner in the new firm Alexander Hamilton and Son. Two years later, the younger Hamilton married Nellie Marie Cook, and soon built a house for his family at 102 Howell Street on one of the area's most elite blocks (*Figs. B3-B4*).⁷² The couple would eventually have seven children.⁷³

The firm was prominent and prosperous. After the elder Hamilton's death in 1911, the company continued to thrive under A.D. Hamilton's leadership, constructing residences both large and small, civic buildings, schools, and churches. Hamilton died in 1944.

72. Nancy C. Curtis, *Finder's Guide to Black Heritage Sites: Uncovering the Trail of Black Life in the United States* (Chicago: American Library Association, 1995), p. 84. LeeAnn Lands, "A City Divided," in *Southern Spaces: An Interdisciplinary Journal about Regions, Places, and Cultures of the American South and Their Global Connections*. <http://www.southernspaces.org/2009/city-divided>.

73. One of A. D. Hamilton's sons, Henry Cooke Hamilton, would marry Grace Towns who in 1965 became the first African-American woman elected to the Georgia State legislature.



Figure B4. The Hamilton's house at 102 Howell Street. Photographed 2013.

Construction, 1911-1912

On September 6, 1911, just two days after Mary Delbridge's purchase of the land, Hamilton obtained a building permit for construction of a two-story, four-unit apartment house and three double-shotgun houses at 375-377 Auburn Avenue (*Fig. B5*). Estimated cost of the shotguns was \$1,900 for all three. The apartment house was completed quickly, its finished construction approved on November 1, 1911; the three shotguns are believed to have been completed in 1912. Auburn Avenue by then had completed its transition to a predominantly black neighborhood, and it was clear the tenants of all ten rental units would be African American.⁷⁴

The apartment house and shotguns were not the first in the neighborhood. In 1905, a row of double-shotgun houses was built across the street, and the 1911 Sanborn map shows numerous groups on nearby streets, but most of these were larger, containing three rooms, and faced the street. Hers were two rooms each, in a back yard and facing an alley.

74. Atlanta Building Department, Fulton County, Georgia, Permit #3179, -80, -81, -82, 6 September 1911, on microfilm in Kenan Research Center, Atlanta History Center. The city renumbered street lots to current addresses in 1927, changing 375-377 to 491-493. From the start, the units in the double shotguns were numbered 1 through 6, though the street numbering was inconsistent, sometimes confusing, because the apartment house used 491 and 491½ for the two west side apartments, and 493 and 493½ for the east side. More recently, 491 is used to designate the front house and 493ABC to designate the shotguns at the rear.

APPLICATION FOR BUILDING PERMIT.

Atlanta, Ga., Sep 6th 1911 1911

To the Inspector of Buildings:

Mr. I hereby make application for permit in

Build (4) dwellings, one two-story & (3) one story,

and if same is granted, I agree to conform to all City Ordinances regulating same and in accordance with plans submitted:

Ward 431

Location 375677 Auburn Ave. C. rear

Owners Mrs. H. M. Delbridge

Architect

Builder J. Hamilton & Son

No. of Buildings

Dimension of Ground Plan: 10 Rooms, 4 Rooms

No. of Stories and Heights of same

Material in Walls and Thickness of same

Material in Roof Shingle

Material in Ceiling

If girders or stils are used to carry floor, state size

Give Distance between supports of girders

State longest span of floor joist

Give size of floor joist, each floor

State what projection, if any, over sidewalk

State for what purpose to be used Dwelling

No. of Fire Escapes

Estimated Cost, \$ 7,000, 6000, 00 & 2000, 00

Approved and Granted

191 Name J. Hamilton & Son

Address 69 St., N.E.

Figure B5. Building permit for construction of front apartment house and the three shotgun houses at rear. Permit indicates roofs were wood shingle and each shotgun residence had two rooms (four per building).

Two-room houses were not ignored by sociologist and historian W.E.B. DuBois, for many years a professor at Atlanta University, who completed a series of sociological studies on African-American life in the early twentieth century. A 1908 report on housing conditions, *The Negro American Family*, made note of backyard alleys and their dwellings:

The nucleus of Negro population in Southern cities is the alley.... It represents essentially a crowding—a congestion of population—an attempt to utilize for dwellings spaces inadequate and unsuited to the purpose, and forms the most crushing indictment of the modern landlord system.... The typical alley is a development of the backyard space of two usually decent houses. In the backyard spaces have been crowded little two-room dwellings, cheaply constructed, badly lighted and ventilated, and with inadequate sanitary arrangements. In Atlanta the badly drained and dark hollows of the city are threaded with these alleys, usually unpaved and muddy, and furnishing inviting nests for questionable characters.⁷⁵

75. W.E. Burghardt DuBois, ed., *The Negro American Family* (Atlanta University Publications, Issue 13, Atlanta University Press, 1908), p. 58.



Figure B6. Apartment house facing Auburn Avenue. To the left is the alley leading to the three double shotguns. Photographed 2010.

But Mary Delbridge’s shotguns, though small and only four feet apart, show an attention to detail not typical of shotguns. The shotguns were of course far simpler in design than her front building, itself relatively straightforward, two stories tall with inset front porches, the only embellishments the decorative front doors and 15-over-1 front windows.

The shotguns’ two small rooms were by necessity multi-purpose, without a separate kitchen or indoor toilet. This is the housing type described in DuBois’s study, the two-room dwellings crowded in an alley. However, the Delbridge buildings show more ornamentation than most of the smaller shotgun houses, possibly because they were built by Hamilton, the prominent contractor, and perhaps because he built them at the same time as his work on the apartment house.

Whether Hamilton included these features at the urging of Mary Delbridge is not known. On the exterior, the molded crown and drip caps at doors and windows match those of the front building. Inside, the mantels and ornamental cast iron firebox surrounds in the shotguns are the same design as a mantel and surround in the front building, and in the living room of the Queen Anne house next door. Smaller matching elements include an ornamented doorknob escutcheon plate, and a built-in closet was a modern amenity Hamilton included in each shotgun unit (Figs. B7-B9).



Figure B7a. Window crown of front apartment house.



Figure B7b. Window crown of double shotguns.



Figure B8a. Mantel in bedroom of front apartment house.



Figure B8b. Mantel in front rooms of double shotguns.



Figure B9a. Doorknob escutcheon in front apartment house.



Figure B9b. Doorknob escutcheon in double shotguns.

It appears that the three shotguns were identical when constructed in design, materials, and construction method, with the exception of the height of the foundation piers that corresponded to the sloped topography. The general design is typical of double shotguns in Atlanta: one story under a wood-shingled high hipped roof, twin chimneys, weatherboarded, and four bays wide. In these three houses the entrance doors are in the outer bays, providing greater privacy for tenants. Large two-over-two windows are positioned on two walls of each room to provide cross-ventilation, and rear fenestration mirrors the front, a window and back door in line with the front.

Different from most shotguns is the single full-front porch roof that covers two individual porches and an unusual configuration of steps descending from each towards the middle to a central landing. This placement was necessitated by the proximity of the alley, which could not accommodate steps extending from the front (*Figs. B10-B12*). Other shotguns in Atlanta were built instead with individually-roofed front porches and an inset corner back porch, whereas these lacked back porches.

The first graphic depiction of the shotguns is not until the Sanborn Map of 1932, where they are shown at the rear of 491-493 Auburn Avenue in accordance with the city's revised street numbering system (*Fig. B13*). The map shows the row of three east-facing buildings, each one-story and divided into two units of rectangular plan. A full-width porch roof extends across the front elevation of each building. By that time, all roofs were composition, either shingles or more likely roll roofing. The notation o.u. (open underneath) indicates that the buildings sat on foundation piers.



Figure B10. Steps of each porch descend towards the center to be within the east line of the porches rather than extending into the alley. Photographed 2016.



Figure B11. Narrow alley between the shotgun porches and the fence of the yard next door. (Portion of 1992 photograph in 1994 HRS and NRHP nomination)



Figure B12. Alley looking north. (Undated, probably 1992. MALU collection)

Residents

City directories and the U.S. Census provide limited information on those who lived in the shotguns, with research impeded by gaps and errors in the records. Census takers often missed multiple occupants in smaller residences; similarly, city directories frequently do not address the weekly or monthly boarders typical in this neighborhood, especially in later years. Records are particularly limited when researching African-American history; they reflect what was thought important at the time, and the compilers of city directories across the country notoriously underreported African-American communities.

Atlanta's available directories confirm that those living in the shotguns were of a lower economic

class than most in the neighborhood, and, in contrast to the long-term tenants in the larger houses, moved frequently. However, after 1914 the directories for the most part do not distinguish which residents were in the front apartment house and which in the shotguns. The 1912 city directory is missing. The 1913 directory shows three of the four units in the apartment house occupied but no listings for the shotguns (data collected in September 1912). In 1914 the shotguns are identified as #379, units 1-6, with residents shown in five of the six. All are African American, their occupations listed as laundress, coal company driver, laborer, cook, pastor. These entries confirm that the shotguns were occupied by 1914, though probably earlier; however, a frustrating aspect of research on these “alley houses” is their omission from the directories for at least the next ten years, although the four front apartments are listed. None of the five 1914 occupants is listed in Atlanta in 1913, 1916, or 1919 (1915 and 1917 directories are missing). The 1920 census shows all six units filled and often crowded, though again the city directories of the 1920s do not specify the shotguns, and the 1930 census is incomplete in its listings of the alley.

More is known of one early tenant. John Sims (b. 1890), was living in one of the shotgun units with his wife Fannie (b. 1891) and their three daughters Mary Lou (b. 1910), Johnnie May (b. 1912), and Agnes (b. 1918). In 1926, Sims, at that time a 34-year-old railroad machinist, moved his family from the two-room dwelling to a second-floor apartment in the front apartment house, where they remained for twenty-one years.⁷⁶

Changes Over Time

Little documentation of changes to the buildings has been found. The earliest known alteration is replacement of the roofs, which the 1911 building permit indicates were sheathed with wood shingles. After the 1917 fire, the city of Atlanta required replacement roofs of fire-resistant materials, and by 1931-32, the Sanborn map shows composition, in either roll roofing or shingles, on the shotgun houses. Evidence confirms the original roofing material; wooden shingles still litter the attic floors, and the original roof nailers are sized and spaced for wood shingles (Figs. B13-B14). Another

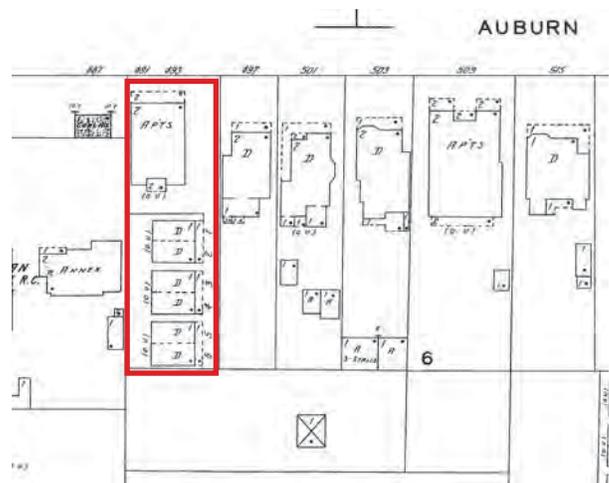


Figure B13. Sanborn map of 1932 shows the shotguns on the alley behind Auburn Avenue. Composition roofs, either shingles or more likely the roll roofing so common in the neighborhood, have replaced wood shingles on the shotguns and the front apartment house.



Figure B14. Wood shingles from original roof remain scattered on the attic floor, and nailers above are sized and spaced for wood shingles. Photographed 2016.

alteration was replacement of the wood porch steps of all units with cement and parged concrete blocks in the original configuration, though the date is not known. No other alterations can be documented before the 1950s, though changes were to come.

1950s-1960s

Mary Delbridge died in 1927 and left the property to her children Emily and Thomas, neither of whom apparently ever married. The neighborhood had declined significantly, increasingly so in the Depression, so that by 1941, Martin Luther King, Sr. described it as “running down,” and moved

76. Jones, *HSR, 491 Auburn Avenue*, p. 21.

his family out of the neighborhood.⁷⁷ Most houses were rented and many were allowed to deteriorate, including some of the larger shotguns across Auburn Avenue from the Delbridges' property. In a 1991 interview, former resident Lavata Lightner remembered that the Delbridges' shotguns "were not painted or fixed up-to-date, but they weren't rundown. . . . They had wooden porches and banisters, and had hedges and flowers, and grass in the yards."⁷⁸

In the 1950s and 1960s the Delbridges made significant improvements to the shotguns. In 1951, they granted an electrical easement to Georgia Power Company, and two electrical poles were installed on the east side of the alley to supply the shotguns.⁷⁹ An identification tag and 1951 date nail on the northernmost pole correspond to the date of the easement (Fig. B15).⁸⁰ Electricity may have been provided to the units earlier, though not when first built. Wiring in 1911 was typically knob-and-tube type. No evidence of that wiring type or original installation was found. The earliest

77. Stephen B. Gates, *Let the Trumpet Sound: The Life of Martin Luther King, Jr.* (New York: Mentor, 1985), p. 12.
 78. Lavata Shaw Lightner, interviewed 28 June 1991, p. 16, MALU Oral History transcripts, Box 2 Folder 14.
 79. Deed book 2709/533? and 2709/540, December 1951.
 80. A date nail is a nail with the date stamped in its head for the power company's records.



Figure B15. Identification tag and 1951 date nail on northernmost of the two poles installed in the alley under an electrical easement of the same date. Photographed 2016.



Figure B16. Sanborn Map of 1950 shows layout unchanged from the 1932 map, with added clarification "rear of 493." The 1954 map is identical.

wiring found in the buildings is cloth wrapped, which became popular in the 1930s and continued in common use through the 1950s, consistent with the easement and new poles.

Telephones were added to the units at an unknown date, possibly at this time. Any other changes specific to the 1950s are unknown, and the 1950 and 1954 Sanborn maps are identical to the 1932 depiction except the clarification "rear of 493" (Fig. B16).

Bathrooms

Physical investigations conducted for this report provide the majority of information on changes, though the dates of most alterations are not known and the earliest known photographs were taken in 1992. The physical evidence together with documents suggests that bathrooms were introduced to the dwellings perhaps as late as the 1960s. In 1959, the Delbridge siblings applied for a building permit to replace the back stairs on the apartment house at 491.⁸¹ Two years later, Emily Delbridge applied for another permit, this one for "general repairs" using day labor, but providing

81. Atlanta Building Department, Fulton County Permit #7311, 1959, on microfilm in Kenan Research Center, Atlanta History Center.



Figure B17. Thomas Delbridge was a successful artist in New York. Above is his oil, *Lower Manhattan*, painted in 1934 under the Public Works of Art Program (PWAP), a component of the New Deal. (Smithsonian American Art Museum 1964.1.51, transfer from US Department of Labor)

no information on the work proposed.⁸² Because repair work was often more extensive than stated on a permit application, substantial renovations made to the apartment house were probably conducted at that time, and may have extended to the shotguns.⁸³ Then in 1963 the Delbridges took out a \$7,500 mortgage on the property. Whether a portion of the loan went to improvements is not known, but the changes to the shotguns appear consistent with the early to mid-1960s.

The changes were concentrated in the back room of each unit and significantly altered that space and the symmetry of fenestration. The room when built was the same size as the front room, and the back window was nearly centered in the wall of the room. The work added partitions at the back of the room to create, in the outer corner near the back door, a partial enclosure for a small back hall and space for a gas hot water heater, and in the inner corner a larger space for a full bathroom wide enough to hold a built-in tub (*Figs. B18-B19*). Plumbing pipes were placed in the widened wall cavity between units. To accommodate the new partition, the original back window was removed

82. Thomas Delbridge was a successful artist living in New York and may not have been in Atlanta when Emily applied for the second permit. (His signature on the 1951 electrical easement was notarized in New York.) Atlanta Building Department, Fulton County Permit #7168, 5 September 1961, on microfilm in Kenan Research Center, Atlanta History Center.

83. Jones, *HSR*, 491 Auburn Avenue, p. 22.

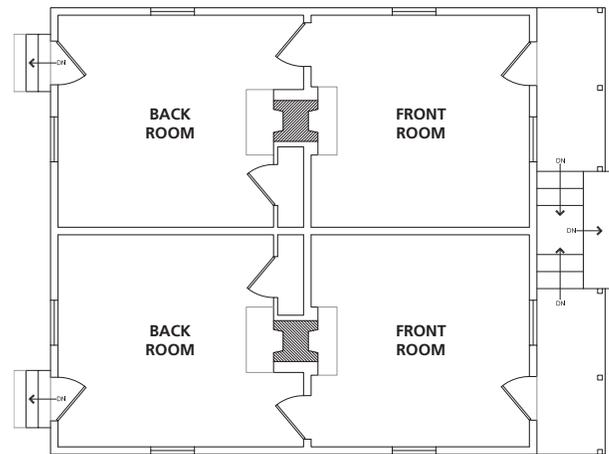


Figure B18. Floor plan showing original configuration.

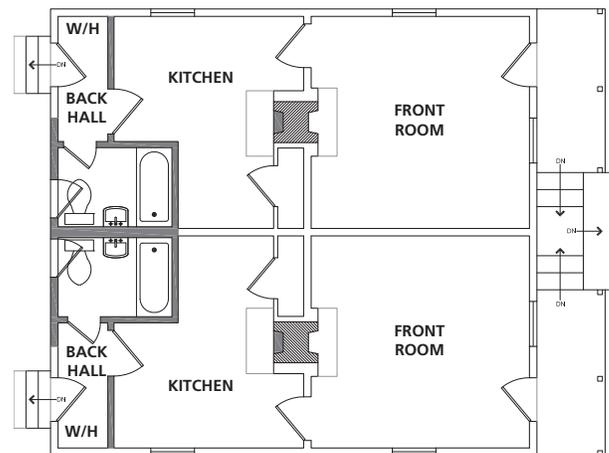


Figure B19. Floor plan showing configuration after creation of new rooms.

and a smaller window installed, closer to the adjoining unit, to light the bathroom. While most changes are similar in all units, the “new” rear windows appear salvaged, of different sizes and design even when next to each other in the same building (*Figs. B20-B21*).

The location of a ceiling light in the center of the original back room indicates the light was in place before the partitions, the light probably installed in 1951.

While the bathrooms were certainly a welcomed addition, the alterations to the floor plan of each unit reduced the interior ventilation so necessary in the summer heat. The partition for the back hall and water heater blocked the straight flow between the front door, interior door and back door, and the loss of the back window eliminated cross-ventilation in the room. All three rooms now lacked cross ventilation.



Figure B20. Original windows nearer the doors were removed for installation of a bathroom window for each unit. The new windows appear to be salvaged and do not match. Seams in the siding show the original rear window location, circled in red.



Figure B21. Unmatched single sash salvaged from the double-hung sash of other buildings. Above are the pairs from Buildings A (top), B (middle), and C (bottom).



Figure B22. Placement of the toilet directly above the foundation pier caused it to be cut to accommodate the waste pipe. Photographed 2008 for Condition Assessment Report.

One of the 1960s building permits identified day labor for the work, and it appears that this work was performed by unskilled workers. In contrast to the careful craftsmanship of original construction, the poor quality is particularly evident beneath the buildings. In each structure, the new plumbing was placed inappropriately, directly above the central girder between units rather than to the side. The workers then cut and removed a section of the girder to accommodate the pipes, weakening the support framing of the building. Workers also removed the brick foundation pier supporting the now-compromised girder, and built two small, inadequate piers and a wood pier under the bathroom. As the floors began to sag, supplemental wood supports were added haphazardly, and remain inadequate today. The perimeter foundations were also affected. In each unit, the unfortunate placement of the toilet required a rear foundation pier to be cut to accommodate the waste pipe (*Fig. B22*).

Though installation of the bathrooms and associated plumbing obliterated any evidence of



Figure B23. Row of privies along back fence in an Atlanta neighborhood, photographed 1940s before demolition. (AU Collection, Atlanta History Center)

earlier water supply or sink, the evidence that the waste pipes were later additions strongly suggests that the shotguns were built without indoor toilets, as was typical. Most low-income housing depended on privies in the back or side yard, as seen in 1940 photographs of Atlanta's poorer neighborhoods (*Figs. B23-B25*). Oddly, Sanborn maps do not show privies on the Delbridge property or elsewhere on this part of Auburn Avenue, including the larger shotguns across the street. The 1995 Cultural Landscape Report (CLR) references a 1949 aerial photograph that shows outbuildings behind these shotguns, perhaps privies or coal sheds; however, the photograph is not included in that report and the Park is unable to locate it in its files (*Fig. B26*).⁸⁴ The lack of supporting documentation in the Sanborn insurance maps is puzzling, as both privies and coal sheds would be expected for the shotguns, whether individual or communal. However, some issues of Sanborn maps did not show privies or small outbuildings.

84. City water and sewer were available on Auburn Avenue before 1911, and the four apartments in the front house were built with full bathrooms.

In addition to the bathroom and gas-fired hot water heater, each unit gained a kitchen sink in the back room attached to the east bathroom wall and supplied with both hot and cold water. The back room had now become quite small. The gas piping may have been introduced at this time, as well as a gas-fired kitchen stove that likely sat in front of the original fireplace where a gas line was installed. The gas stove may have replaced a wood- or coal-burning stove. Either way, the original firebox was closed, the mantel removed, and a flue attached for the stove.

Gas piping was also installed in each front room for free-standing natural-gas heaters set on the hearth. These may have been added when gas-fired stoves were installed in the front apartment house, though the date is not known.⁸⁵ Evidence of fire damage is visible in one of the shotgun attics; avoidance of additional chimney fires may have prompted the switch to natural gas.

85. Jones, *HSR, 491 Auburn Avenue*, p. 20.



Figure B24. Another row of backyard privies, these on Atlanta's Chapel Street, photographed 1940s before demolition. (Atlanta History Center)



Figure B25. Privy in yard on Spring Street, photographed ca. 1940 before demolition. (Atlanta Housing Authority collection, Atlanta History Center)

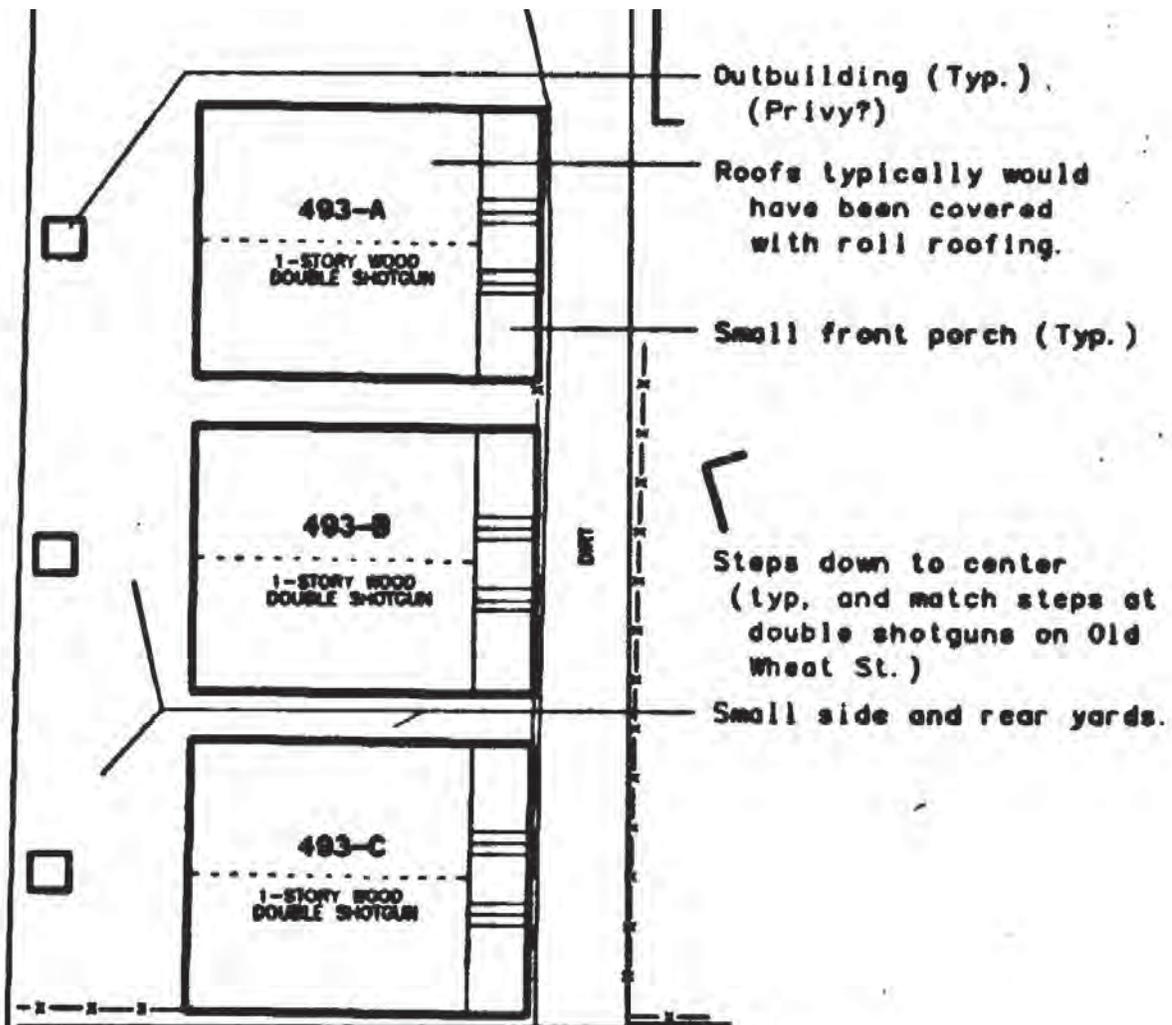


Figure B26. Drawing made for the 1995 CLR interprets the 1949 aerial photograph and shows unidentified outbuildings behind each shotgun. The photograph is not included in the CLR report and cannot be found in Park archives. (Cultural Landscape Report, p. 85)

From Delbridge to NPS

The Delbridges used the apartment house and shotguns as rental properties until they sold the property in June 1968, a few months before Tom Delbridge's October death. Though whether by the Delbridges or later owners, there is evidence of additional work to the buildings, including added electrical wiring and ceiling fans. In some units, gypsum board and plywood panels were installed as stopgap repairs to cover open lath and water-damaged plaster.

After a succession of owners, Johnnie Haugabrook purchased the property in 1987 and continued its rental use. The shotguns deteriorated until in 1993 they were cited by the city for building code violations; some residents were families with children. A fresh coat of exterior paint belied the conditions within.

The Park Service tried for several years to buy the property, only two doors from the Birth Home and just behind the historic fire station, both heavily visited buildings in the National Site.⁸⁶ A 1999 newspaper highlighting the healthy resurgence of the neighborhood noted the poor condition of these buildings. Haugabrook told the reporter, "If the price is right I'll sell. . . . If they want to give me a million plus for it, yeah, I'll take it."⁸⁷ Finally in 2003, the Park Service was able to buy the shotguns, apartment house, and perpetual alley for \$270,000.

86. In 1997 Haugabrook transferred ownership to JMES Holding, Inc. He and his wife Mary were President and Secretary. Domestic Profit Corporation K742842, incorporated 1 December 1997.

87. Patricia J. Mays, "King Neighborhood Restoration Just Shy of Completion," *Athens Banner-Herald*, 22 August 1999, http://onlineathens.com/stories/082299/new_0822990015.shtml#.WD8uWLIrLIU.



Figure B27. Front elevation of Unit 1 photographed from the neighboring yard; the buildings had been painted green by 1999. (MALU Collection, Series 8 Subseries A Slides, box 1 folder 61019)



Figure B28. Metal grills and wood lattice for tenant security remained on Building B when photographed in 2008. (Condition Assessment Report, p. 56)

Despite the squalid conditions, all six units of the shotguns were occupied at the time of the sale. The Park Service gave the tenants the option of moving to other NPS-owned apartments nearby, or accepting money and finding housing on their own. Some tenants chose the former, most the latter. The shotguns were boarded up and have remained vacant since that time.⁸⁸

88. Interviews, MALU staff, September 2016.

The 2003 deed transferring ownership to NPS includes the retention of the alley in perpetuity, specified as ten feet wide and extending back the full depth of the lot. The passage became known as Reid’s Alley, presumably named for Daniel W. Reid, an African-American drayman who owned 497 Auburn next to the alley, and lived there with his wife Mary from 1909 to 1930. Street listings in city directories reflect the name, in some years listing Reid’s Alley next to the Auburn Avenue entries for the front apartment house, in other years listing it alphabetically as a separate street. The 1958 directory lists Reid’s Alley almost 30 years after the Reids moved away.⁸⁹

1995 Cultural Landscape Report

The 1995 Cultural Landscape Report (CLR) for the Birth-Home Block was completed while Johnnie Haugabrook still owned the three double shotguns on the alley. The report included all buildings on the block regardless of owner. It makes particularly important findings about the shotguns, noting the buildings and alley as “the most important space on the Birth-Home Block both for its historic integrity and as the only alley of its kind remaining in the area.” The CLR notes the location of the shotguns in the backyard of a streetfront residence, stressing, “This is the one place where a priority on preserving and interpreting the larger backyard landscape is important, if not essential, to the visitor’s understanding of the cultural landscape of the Birth-Home Block. Special care should be taken to preserve the historic materials and setting that are extant here but that have been lost at most other locations.”⁹⁰

The Historic Resource Study (HRS), published the year before, made a similar assessment, noting that “paved and unpaved alleys and their associated infill structures were once common in the area; the alley and three double shotgun residences behind 493 [now 491] Auburn Avenue are the only surviving examples within the Site.”⁹¹ The HRS explains,

89. Henry “Harry” M. Reid sold the Swint property in 1911; however, although he was also named Reid, he owned it for less than a day.

90. Lawliss, *Cultural Landscape Report: Birth-Home Block*, pp. 85, 156.

91. Blythe et al., *Historic Resource Study*, p. 72.



Figure B29. Double shotguns on Craven Alley, one of the many alleys in Atlanta destroyed for highways and the urban renewal program, photographed ca. 1940. (Atlanta Housing Authority Collection, Atlanta History Center)



Figure B30. Another row of double shotguns, destroyed ca. 1940. All have the roll roofing typical of the time. (Atlanta Housing Authority Collection, Atlanta History Center)

[T]he alley duplexes behind 493 [now 491] Auburn Avenue are the last remnants, within the Site, of a formerly common residential spatial arrangement and housing type. During the period of significance, large numbers of inexpensive multiple-family dwellings, often on alleys, were constructed in Atlanta to accommodate working-class blacks. These resources are important because they represent the intensive land use and crowding that characterized the Auburn Avenue black community.⁹²

These two-room shotguns pressed against an alley reflect this aspect of the neighborhood as it was when Martin Luther King, Jr. was a boy living two doors away. Former residents in a series of oral history interviews made in the mid-1980s commented on the unity between neighbors regardless of economic status, and remembered that all the children of the neighborhood, including those on the alley, played together.

The alley had been paved with asphalt years before the mid-1990s when the two reports were underway, though when it was poured is not known. The alley continued to serve as the stand-in for a front yard for the shotguns, delineated on

the east by a fence along the back yard of 497 next door (*Fig. B31*). Above the fence, a large tree provided shade to the alley, porches, and front walls of the houses. The fence was comprised of rolled wire and different types of chicken wire, mounted on wood and metal supports with a gate allowing access to the 497 yard from the alley. The CLR called that back yard a “one-of-a-kind landscape remnant, . . . remarkably intact.”

Other fences and gates were features of the shotguns’ landscape in the 1990s. Set between the front corners of adjacent shotguns were chain-link gates giving access between the houses to the back yards, which were small utilitarian spaces in the narrow strip behind the shotguns. These would likely have been dirt yards for decades, but by the mid-1990s were planted with grass and showed slight differences in use. At that time a wood fence separated the yards behind the units of Building A; clotheslines were in the yard of Unit 1. Building B had two parallel clotheslines, one for each unit, and no fence, and the yard of Building C was vacant. Wire fences were at the north and south ends of the back strip.⁹³

92. *Ibid.*, p. 95.

93. Lawliss, *Cultural Landscape Report*, p. 85.



Figure B31. The alley running close to the porches; a large tree provides shade. At the left is the fence between the alley and the back yard of 497. At right is a gate to the back yard of Building A and to the fenced garden behind the front apartment house. Exteriors were painted as part of NPS improvements to the neighborhood’s appearance. Photographed 1992 for 1994 HRS and NRHP nomination. (MALU collection)

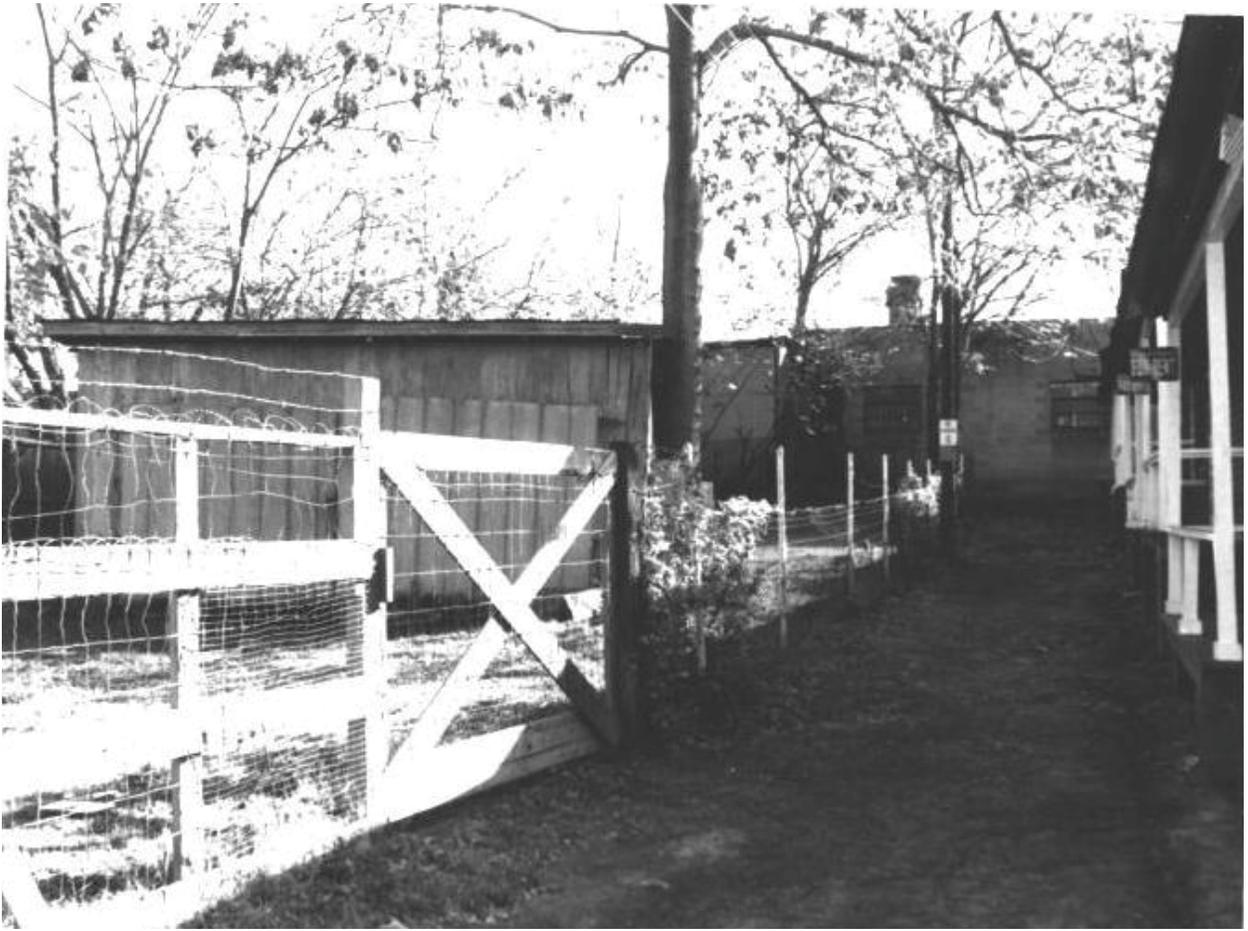


Figure B32. Fence and gate between the alley and the back yard of 497 Auburn Avenue. Photographed 1992 for 1994 HRS and NRHP nomination. (MALU collection)



Figure B33. Chain-link fences are between the buildings, and wire fencing perhaps defines a planting area. Building on the right is the garage in back yard of 497. Photographed 1992 for 1994 HRS and NRHP nomination. (MALU collection)



Figure B34. Later, undated photograph shows changes to garden fencing and to the gate to back yard of Unit 1. (MALU wayside scan, Ex. 22)

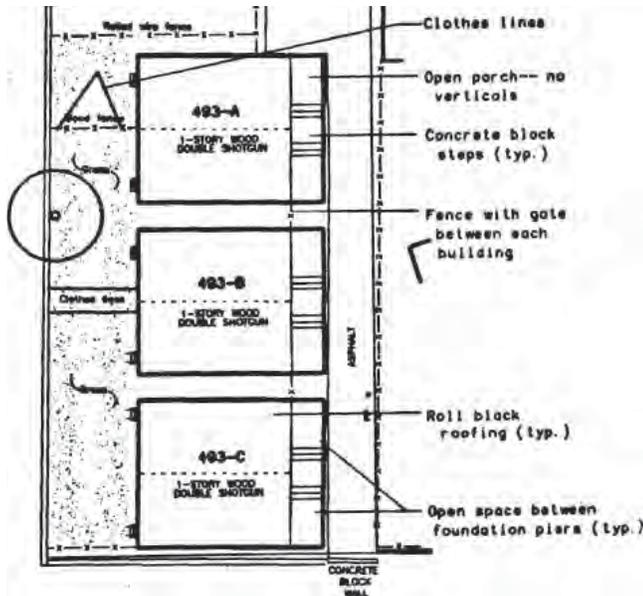


Figure B35. Site plan showing landscape features extant in 1995. (CLR, p. 85)

A gate abutting the northeast corner of Building A provided access to the back yard of Unit 1 and to a fenced garden behind the apartment house. A later photograph shows changes made to the gate and fence (Figs. B32-B35). In a 1985 interview, former resident Charles Willis, who lived on the second

floor of the apartment house, remembered the garden, fenced with rolled wire on wooden poles, where he grew many types of fruits and vegetables and traded vegetables with neighbors.⁹⁴

2008-09 Condition Assessment Report

In the fall of 2008, investigations began for a Condition Assessment Report (CAR) of the three buildings, which remained generally as Haugabrook had left them.⁹⁵ Although deteriorated, they retained most original features. Some doors had been replaced, leaving a mix of five-panel, six-panel, two-panel, and modern hollow-core doors. Some were no longer hung but remained stored in the units. Roll roofing covered Building A; composition shingles had been laid over the roll roofing of Buildings B and C that was still exposed in 1995.

94. Charles Willis, interviewed 5 September 1985 by unidentified interviewer, MALU archives, Oral Histories, Box 3.

95. Hartrampf, Inc., "Condition Assessment Report for 13 Buildings in the Martin Luther King, Jr. National Historic Site" (National Park Service Southeast Regional Office, 2009), passim.



Figure B36. Roll roofing covers most houses in this ca. 1940 photograph taken during the period of significance of the Birth-Home Block. (Atlanta History Center)

Composition roll roofing was a standard, inexpensive roofing material, advertised as a fire-retardant measure and ubiquitous in Atlanta's working class neighborhoods during the period of significance, even after composition shingles became popular. Roll roofing is seen in many ca. 1940 photographs of Atlanta's rundown neighborhoods (*Fig. B36*). The 1995 CLR noted that several houses on the Birth-Home Block retained roll roofing; on others roll roofing remained in the layers of roofing. In 2008, the roofs of the alley shotguns, including the exposed roll roofing of Building A, were replaced or covered with composition shingles. Andrew Callen, who was on the 2008 NPS crew, remembers the roll roofing on the buildings.⁹⁶

The CAR shows that by 2008, although the shotguns showed little change from 1995, the surrounding landscape had been significantly altered and many features previously identified as significant were now absent. For example, trees that shaded the houses were gone. All gates and fencing had been removed from front, side, and rear, as well as the clotheslines in the back yards and the garden between Building A and the apartment house, all of which reflected the activities and needs of the residents during the buildings' time of use (*Figs. B37-B38*).

These were in some cases the only examples of such features left in the larger neighborhood, and were identified in the National Register nomination, the Cultural Landscape Report, and the Historic Resource Study as important to the period of significance; their preservation was recommended. No information on the date or circumstances of removal was found in Park records.



Figure B37. Alley looking north, probably 1992.



Figure B38. Same view in 2010 long after landscape features had been removed.

96. Andrew Callen, personal communication, 11 April 2017.



Figure B39. Building A exterior in October 2008. (CAR, p. 42)

While condition assessments for the CAR were underway in 2008, the Park Service made significant exterior repairs to stabilize the buildings and secure them against weather. The final report therefore lists the work completed by NPS on each building by June 2009. All roofs, including the roll roofing still present, were replaced with composition shingles, siding was repaired, chimneys flashed and perhaps re-parged, porches repaired, and the buildings painted. No interior repairs were made. The CAR lists the additional work specific to each building:

493A

- New composition shingle roofing; no gutters.
- Metal chimney flashing installed.
- Siding repaired.
- Porch flooring repaired.
- Building painted.

The CAR notes that the porch of Unit 2 was not square to the building; the lower tread of the back steps at Unit 2 was missing; window glazing was deteriorated or missing and some glazing was plastic.

493B

- New composition shingle roof; no gutters.
- Metal chimney flashing installed.
- Siding repaired; non-matching replacement siding in some areas.
- Porch flooring repaired; missing porch rail reconstructed.
- Building painted.

The CAR notes that the west window sill on the north elevation sloped to the interior, encouraging rot; the rear wood steps were missing at Unit 3 and badly deteriorated at Unit 4; window glazing was deteriorated or missing; and the jamb molding was detached on one window.

493C

- New composition shingle roof, no gutters.
- Metal chimney flashing installed.
- Rotted soffit crown repaired.
- Siding repaired, had been heavily deteriorated on south side and portions previously replaced.
- Porch flooring repaired.
- Building painted.



Figure B40. Building B exterior in October 2008. (CAR, p. 42)



Figure B41. Building C exterior in October 2008. (CAR, p. 42)

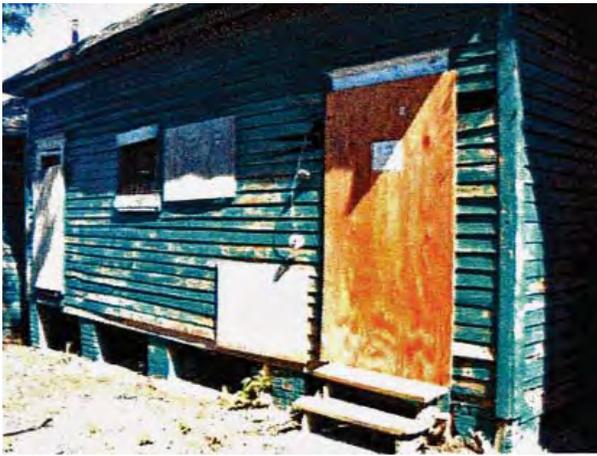


Figure B42. Condition of a west elevation in 2008. (CAR, p. 56)



Figure B43. Condition of rear windows in 2008. (CAR, p. 65)

The CAR notes that the porch posts were out of plumb; the CMU rear steps of Unit 5 and wood steps of Unit 6 were in poor condition; window glazing was deteriorated or missing; sill and sash of north window and sill of south window of west (rear) elevation were rotted; and the west window on the south elevation was missing.⁹⁷

The report notes the significant deficiencies of the foundations of all three buildings, most caused by the cuts made during bathroom installation and by erosion and changes in grade in some areas. It notes new gas service pipes. The CAR also itemizes the interior condition of each unit in 2008. The interiors were not included in the 2008-09 repairs.

97. CMU is the common term for concrete masonry units, informally called cinder blocks in non-technical use.

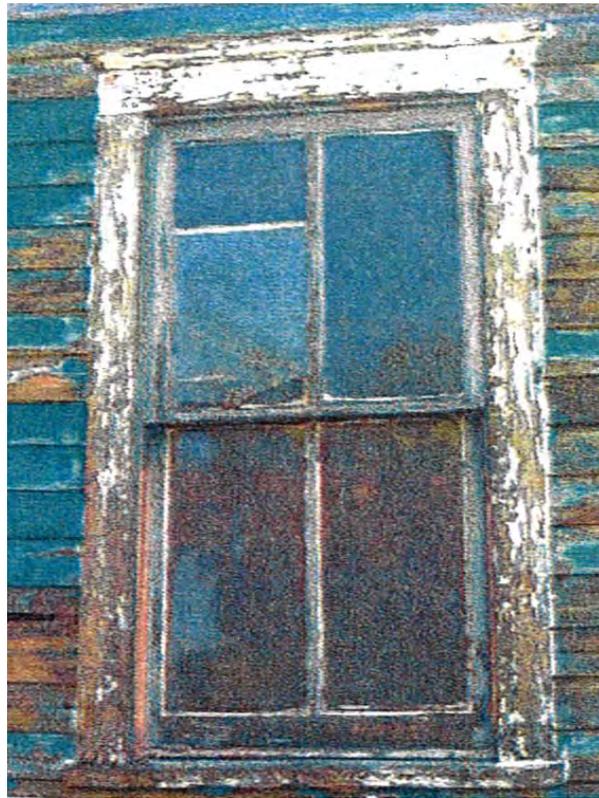


Figure B44. Condition of side window in 2008. (CAR, p. 53)

The report describes an interesting site feature. The grade at Building C slopes from the back of the building down towards the alley. A discontinuous row of bricks in front of the porch at the west edge of the alley, some marked Calhoun Brick Co., may have been evidence of a former retaining wall or yard marker. They were one of the few landscape features extant during preparation of the CAR, which recommended the row be preserved in place; however, they have since been removed, perhaps when new front piers were built a few years later. Calhoun Company bricks were also noted in 2015 behind the Delbridge apartment house, with preservation recommended until archaeological studies could be conducted. They also have been removed (*Fig. B45*).⁹⁸

The repairs made by NPS in 2008-09 did not include work on the foundation piers despite their unsteady condition, perhaps because they were

98. Hartrampf, "Condition Assessment Report," p. 70. Jones, *HSR, 491 Auburn Avenue*, p. 78.

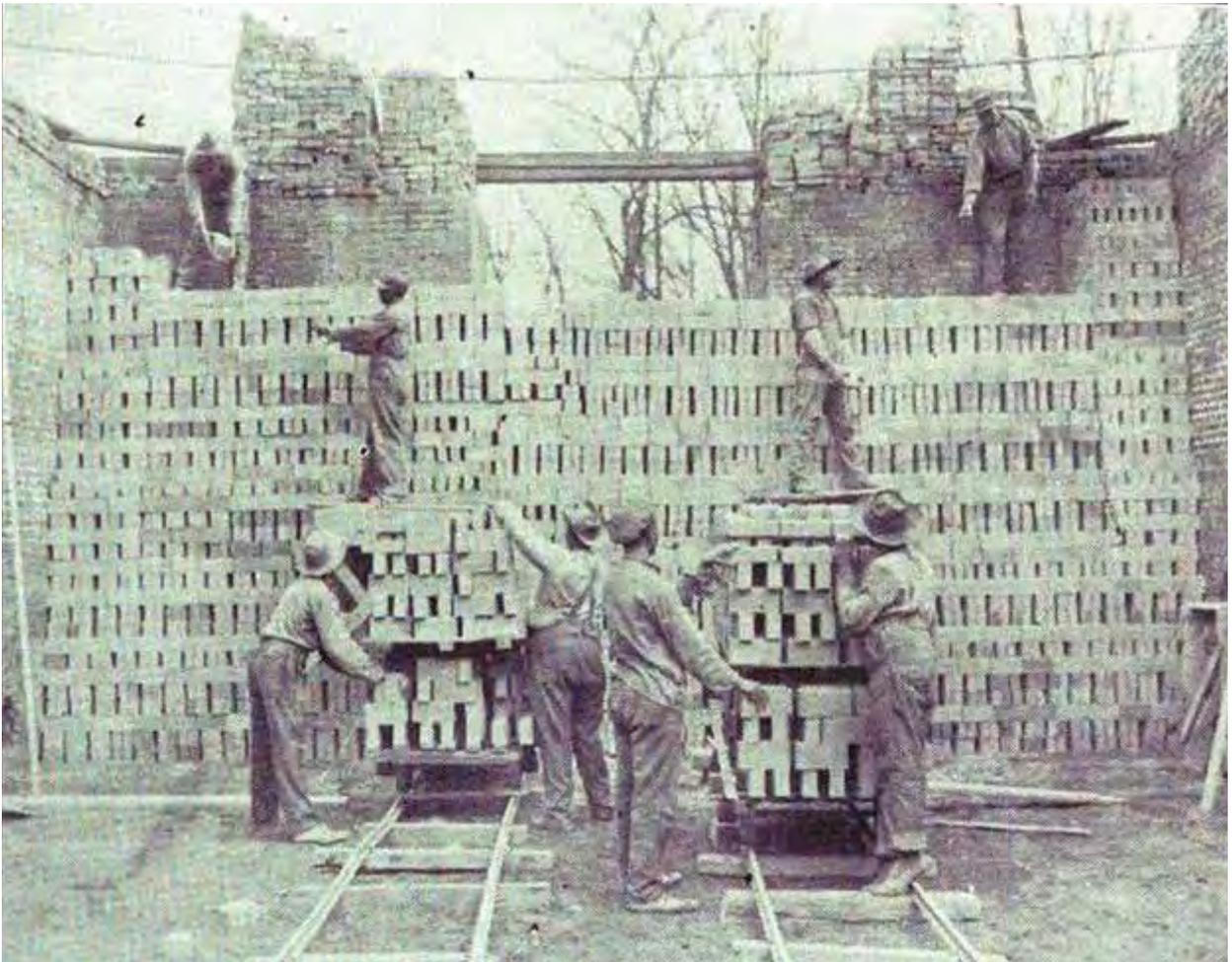


Figure B45. Setting brick at kiln of Calhoun Brick Company, ca. 1909. The company was established in 1899 in Calhoun, Georgia, about 70 miles northwest of Atlanta. By 1909 its main office was in Atlanta and the company had become "one of Georgia's most important commercial enterprises...and an important factor in the growth and progress of Atlanta." (*Clay Record*, Clay Record Publishing Company, 1909, v. 35-36, pp. 69-70)



Figure B46. Failed porch pier. Photographed 2008. (CAR, p. 55)



Figure B47. New porch pier. Photographed 2008. (CAR, p. 55)



Figure B48. The alley today, looking south.

slated for a separate project. The piers were rebuilt between 2010 and 2016, and were left unpainted as they would have been originally, although they had been painted by the 1990s (*Figs. B46-B47*).

A concrete handicap ramp providing access to the back door of 497 along the alley does not extend to the area of the shotguns. Remnants of the asphalt are visible though the alley is dirt and grass today, and there is no visual or physical separation between the alley and the back yard next door.

The condition of the exteriors of the buildings remains generally stable since the work conducted

in 2008, and most importantly, they remain watertight. Inside and out, all six units were severely deteriorated in 2003 when the Park Service acquired the property. By that time, much of the interior had been cannibalized, with bathroom fixtures, water heaters, and built-in kitchen cabinets and sinks removed. No interior repairs have been made since NPS acquisition, but the important replacement of roofs in 2008 has prevented additional water damage.

The exteriors and interiors of the buildings retain an impressive amount of original fabric and allow ample opportunity for interpretation to the period of significance of the Birth-Home Block.

Timeline

- 1871 Ruger’s bird’s-eye map of Atlanta shows little development on Wheat Street (later Auburn Avenue) east of Butler Street.
- 1880 Large holdings of John Lynch available to sale and lead to eastward expansion of Wheat Street.
- 1892 Sanborn map shows portions of Auburn Avenue and Old Wheat Street; 500 block of current-day Auburn Avenue is not included.
- 1893 After petitions from white residents, the Atlanta City Council approves renaming Wheat Street to Auburn Avenue. Name change apparently anticipated when 1892 city directory and Sanborn map list Auburn.
- 1894 *Atlas of Atlanta* identifies C.R. Swint as owner of vacant lot at 375-377 Auburn Avenue.
- 1895 Booker T. Washington delivers the Atlanta Compromise, one of the most influential speeches on race in US history, at the Cotton States and International Exposition.
- 1906 In a four-day race riot, incited, in part, by gubernatorial campaign and related sensationalized news stories of black crime, white mobs attack black people and property, killing dozens.
- 1908 *The Negro American Family* reports negatively on crowded conditions of two-room dwellings in backyard alleys.
- 1908-1910 Most houses on this block of Auburn Avenue, formerly owned or occupied by whites, become owned or occupied by African Americans.
- 1911 Sanborn map shows property still vacant.
- Sept. 4, 1911 C.R. Swint sells property to Henry “Harry” M. Reid. Reid sells to Mary Motes Delbridge the same day with provision for perpetual alley along east property line.
- Sept. 6, 1911 Contractor Alexander Hamilton takes out building permit for construction of four-apartment front apartment house and three houses in rear, each with two units, two rooms each. Apartment house completed by end of year.
- 1912 The three double shotguns, or “alley houses,” probably completed; contain several features identical to those in front apartment house.
- 1914 First listing of double shotguns in city directory.
- May 21, 1917 Great Atlanta Fire starts a few blocks away but does not reach this block.

- 1927 City street numbers change: 375-377 Auburn Avenue becomes 491-493 Auburn Avenue.
- 1927 Death of Mary Delbridge, property inherited by her children Emily and Thomas Delbridge.
- 1929 Martin Luther King, Jr. is born and lives at 501 Auburn Avenue.
- 1932 Sanborn map shows wood shingle roofs on the shotguns replaced by composition, either shingle or more likely roll roofing.
- 1941 Twelve-year-old Martin Luther King, Jr. moves from his birth home at 501 Auburn Avenue; his father says the neighborhood is “running down.”
- 1948 King leaves Atlanta to study at Crozer Theological Seminary in Pennsylvania and at Boston University.
- 1949 Atlanta Negro Voters League is founded.
- 1950 & 1954 Sanborn maps show the houses unchanged from the 1932 map.
- 1951 Delbridges grant electrical easement; two utility poles installed to supply the shotguns.
- early 1960s In the only major alteration of the houses, each back room is subdivided to create a full bathroom and small back hall. Back window removed and replaced with salvaged sash in new location. Hot water heater and kitchen sink added. Probably at this time, gas lines added to supply a heating stove in front room and kitchen stove on hearth of back room; back room mantel removed and firebox enclosed for this stove, or for an earlier wood- or coal-burning stove.
- 1964 Civil Rights Act of 1964.
- 1968 Martin Luther King, Jr. assassinated.
- June 1968 Delbridges sell property; Thomas Delbridge dies a few months later.
- 1973 Maynard Jackson becomes Atlanta’s first black mayor.
- 1974 MLK, Jr. National Register Historic District is listed.
- 1976-77 Two National Historic Landmark districts designated.
- 1980 Martin Luther King, Jr. National Historic Site established.
- 1980 Historic District Development Corporation organized.
- 1980s Trust for Public Land (TPL) begins buying properties in Auburn neighborhood.
- 1986 NPS General Management Plan for the National Historic Site.
- 1987 Johnnie Haugabrook purchases property and continues rental use.
- 1989 MLK, Jr. Landmark District designated by the City of Atlanta.

- 1993 Houses in poor condition; cited for building code violations.
- 1994 Updated National Register documentation approved.
- 1994 Historic Resource Study of the National Historic Site notes that the shotguns and alley “are the only surviving examples within the Site.”
- 1995 Cultural Landscape Report on the Birth-Home Block stresses importance of the shotguns and the alley as “the most important space on the Birth Home Block both for its historic integrity and as the only alley of its kind remaining in the area.” Explains importance of preserving cultural landscape elements there.
- 2001 National Register boundary increased.
- 2003 NPS purchases property, which is in poor condition; offers tenants options of other NPS-owned housing or accepting money and finding housing on their own. Deed includes retention of the alley in perpetuity.
- by 2008 Landscape features have been removed.
- 2008-09 Condition Assessment Report on the shotguns and twelve other properties.
- 2008-09 NPS conducts extensive repairs to exteriors of all three buildings, including reroofing.
- 2015 Historic Structure Report on 491 Auburn Avenue, the front apartment house.
- by 2016 Brick foundations repaired/replaced between 2010 and 2016.
- 2017 Historic Structure Report on the three double shotguns.

I.C Physical Description

The three buildings as originally constructed were essentially identical in design, building materials and construction techniques. The intended function of each of these three double-shotgun houses is also identical: rental housing.

Maintenance has resulted in replacement with mostly similar or identical materials, the same replacement materials used for the same purposes for all the units.

Major modifications are primarily limited to one major phase in the early 1960s, as suggested by building permits and leases when a bathroom and rear hall were added to each housing unit. Even then, the layout for each was essentially the

same, even though the design of fixtures, doors and windows varied, in large part because of the use of architectural elements salvaged from other buildings. Nevertheless, the resulting impression is a continuing similarity of appearance from unit to unit.

The discussion below is designed to describe the three buildings that were identical at construction and later modified. The first section describes the buildings as originally built. The second addresses major changes made to all in the early 1960s. And the third examines lesser modifications and repeated maintenance efforts common to all.

The buildings are then presented one by one with a detailed current-day physical description.



Figure C1. The buildings of 493 A, B & C Auburn Avenue.

The Original Buildings – Shared Design and Construction Characteristics:

The Site

The three identical buildings were built side-by-side, evenly spaced on a North-South axis just four feet apart. They were constructed at the back of their property lot, some twenty feet behind the four-unit apartment house at 491 that faces North Auburn Avenue.

The buildings faced east onto an alley perpendicular to Auburn Avenue that extended southward between the houses at 493 and 497. It continued immediately adjacent to the front porches of the buildings, terminating in front of the southernmost.

The southernmost buildings ran roughly parallel to the south property line approximately two feet away.

To the west, behind the three buildings, was a shallow strip of open ground about sixteen feet

deep, probably where there were outhouses and other ancillary structures.

The Typical Building at Construction

Architectural Design

Architectural Description

Each was built as a one-story, frame building set on low, regularly spaced brick piers. They were clad with weatherboard siding and topped with a wood-shingled hipped roof, two tall, corbelled chimneys flanking the short roof ridge.

At the front, an attached, full-width shed roof, also wood shingled, covered two matching porches (*Fig. C3*).

The exterior elevations of each building are organized with bilateral symmetry. At the front and rear, entry doorways for each residence are set far apart, in the outer bays each next to a single window. At the more public front elevation, matching porches were placed at the out bays. Stairs for each porch descended to a central stair that opened to the alley. At the rear, narrow open

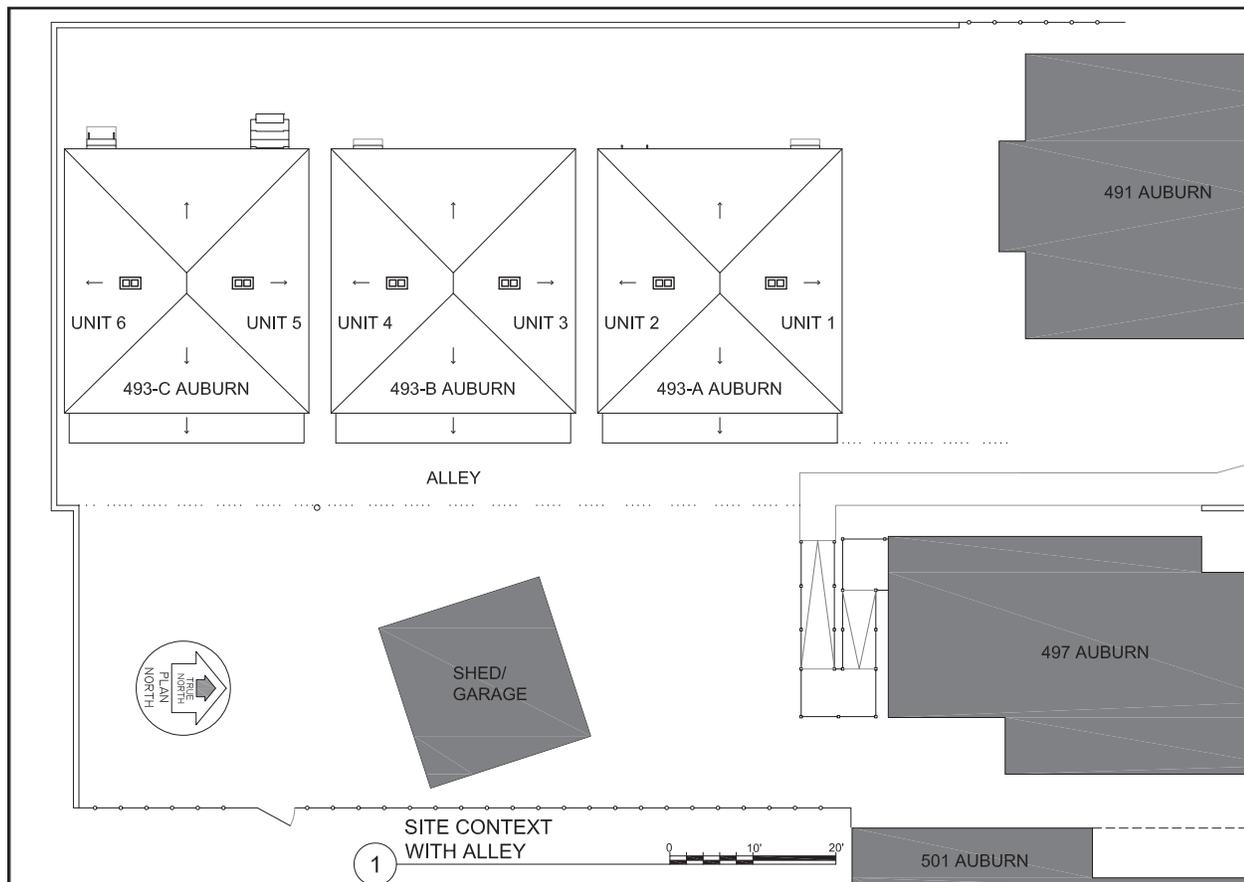


Figure C2. Drawing–Site Plan. (A larger version can be found in the appendix)



Figure C3. Typical front elevation.



Figure C4. Typical side elevation.

stringer steps were placed at the unsheltered doorways.

The side elevations were also arranged symmetrically, the centerline bisecting chimneys and roof hip. Two windows are equally spaced from the centerline (*Fig. C4*).

All windows were identical with tall, two-over-two, double-hung wood sash.

The exterior doors were identical with six raised panels arranged vertically.

Each exterior wall had a decorative cornice comprised of plank boards and moldings, giving visual definition to the top of the walls, the boxed soffits concealing the rafter tails.

Inside, the rooms are large and tall though the finish material is typically austere and unpretentious. The floors were finished with a common tongue-and-groove wood flooring, probably painted instead of varnished. The walls and ceilings were finished with plaster; the flat surfaces apparently relied solely on painted colors for enhancement. Door and window casing were constructed of plank boards. All the plank baseboards were of the same size with the same decorative shoe molding. The fireplace mantelpieces were the principal architectural feature.

Organization of Spaces

The floor plans of the two apartments were symmetrical along the dividing party wall. Each residential unit consisted of two rooms, each approximately square in plan at about thirteen feet square. At the center wall between the two rooms was a chimney with a coal-burning fireplace to serve each room.

Passage between the two rooms was through a doorway near the exterior side wall, in line with the front and back doors. A closet was built into the back room on the interior side of the chimney.

Vernacular Architecture

Architecture built for the common man without formally trained designers is commonly referred to as vernacular architecture, which tends to be straightforward in design and function, utilitarian and economical, austere and unembellished. The occupant tended to be the person of more modest means.

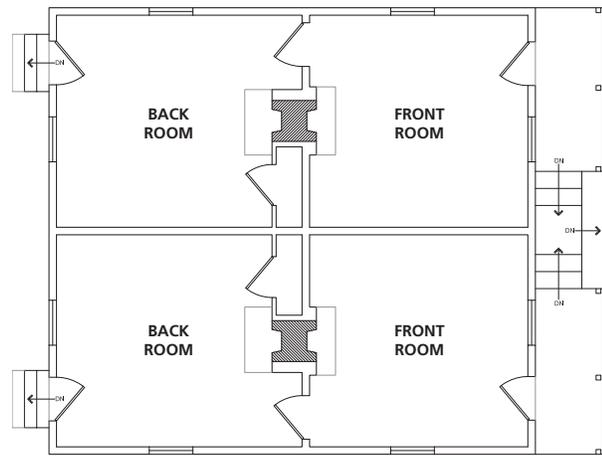


Figure C5. Drawing—typical original floor plan.

Common to the South is the shotgun house, a building type found in usually restrained renditions of various styles. The rooms and their doorways are arranged linearly, one behind the other, creating a long and slender floor plan. Two such residences sharing a party wall under one roof create the double-shotgun house type. And though the origin of both the design and the name are widely debated, there is general agreement that, whether a single or a double shotgun, the shotgun house is an important form of vernacular architecture.

These Auburn Avenue residential units are double shotguns, yet it is worth noting that the owner, contractor and craftsmen who built them didn't always choose the most inexpensive building material or utilitarian construction technique. In several instances, more expensive material or design were used, such as embossed door hardware and decorative carpentry moldings, and, more often, craftsmanship and more complex construction methods provided enhancement. Examples include the mitered returns of the molded drip edges of the doors and windows and the arrangement of plank boards and simple moldings to create the appearance of a complex wall cornice. The craftsmen were skilled and they did more than the minimum necessary to achieve a sound dwelling.

Structural Systems

Foundation Piers

Each building was built on the same symmetrical grid of brick piers. The piers ranged in height above grade from about 1'-6" to 4'-6". The extruded bricks measure 3" by 4" by 8" and range in color from light to dark red.

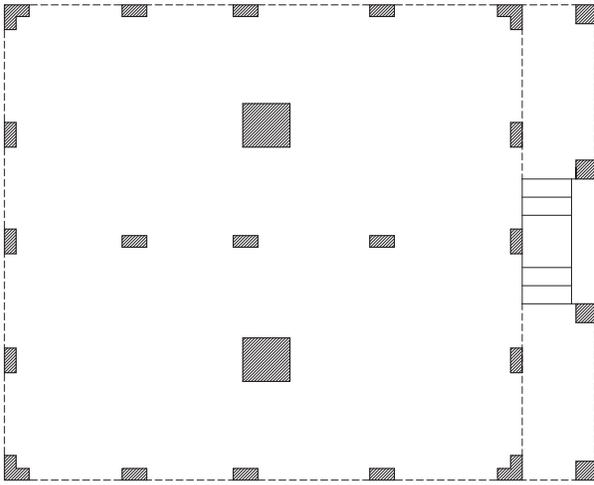


Figure C6. Drawing—typical original foundation plan.

The L-shaped corner piers in horizontal section measure 8" by 1'-5" by 1'-5". The rectangular locations per elevation measure in horizontal section 8" by 1'-5", the same as the three internal piers supporting the center girder.

The porch sat on four piers across the front perimeter, each in horizontal section measuring 8" by 1'-0½" by 1'-0½".

Some piers had an exposed brick footing of unknown depth that extended about 2" beyond the edges of the pier on all four sides.

Floor Systems

The wood wall plate measuring 3¾" by 7¾" with a ledger board measuring 1¾" by 3¾" attached to the interior face was set atop the house's perimeter piers.

A wood girder of same dimensions as the wall plate extended east-west on piers along the centerline of the house. A ledger board of same dimensions as the wall plate ledger was attached to both faces of the girder.

Wood floor joists measuring 1¾" by 7¾" were notched and set atop the ledger boards at 18" o.c. running north-south from wall plate to girder and toenailed into position.

At the front porch, a sill plate measuring 1¾" by 7¾" extended from the corner piers of the house to the corner piers of the porch. A girder of same size extended from each of two intermediate piers of the house to the two interior piers of the front porch. Wood joists of same dimensions set 16" o.c. extended north-south between sill plate and girders.



Figure C7. Typical original brick pier and footing.



Figure C8. Typical house floor framing: joists notched to fit ledger boards at wall plates and girder.



Figure C9. Typical front porch framing.



Figure C10. Typical house roof framing at roof plate.



Figure C11. Typical house roof and deck.

Exterior Walls & Dividing Party Wall

Wood studs measuring 1 $\frac{3}{4}$ " by 3 $\frac{3}{4}$ " were set at 16" o.c. at the building's perimeter walls and at the east-west party wall at the center of the building. The wall top plate could not be accessed for measurement. Wood ceiling joists measuring 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ " were set 16" o.c. running north-south between top plates.

Crosswalls

Though inaccessible for confirmation, the dimensions of the crosswall of each unit (wall between front and back rooms) suggest that the framing elements match those in the exterior walls and party wall.

Roof Systems

The corner diagonals and ridge of the hip roof were framed with lumber measuring 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ ".

The rafters measured 1 $\frac{3}{4}$ " by 7 $\frac{3}{4}$ " and were set 30" o.c. Rafters and ceiling joists are not aligned. Instead, rafters rest on a roof plate comprised of



Figure C12. Typical Front Porch Roof Framing.

two $\frac{3}{4}$ " by 3 $\frac{1}{4}$ " tongue-and-groove flooring boards set side-by-side running across the outside ends of the joists (*Fig. C10*).

Roof deck nailers consisted of $\frac{3}{4}$ " by 3 $\frac{1}{4}$ " tongue-and-groove flooring boards set 8" o.c. (*Fig. C12*).

Rafters of the front porch roof measured 1 $\frac{3}{4}$ " by 3 $\frac{3}{4}$ " and were set 36" o.c. Rafter ends rested on a lintel measuring 3 $\frac{3}{4}$ " by 5 $\frac{3}{4}$ " running north-south atop four square porch posts measuring 3 $\frac{3}{4}$ " by 3 $\frac{3}{4}$ " (*Fig. C12*). The roof deck was probably formed by tongue-and-groove flooring boards measuring $\frac{3}{4}$ " by 3 $\frac{1}{4}$ " set 8" o.c., matching the roofing system of the house.

Utilities

Heating, Cooling & Lighting

Heating was originally provided by two coal-burning fireplaces in each unit.

Cooling was accomplished with the placement of doors and windows and use of operable windows to create flow-through passive ventilation (*Fig. C15*).

It is unclear when screens were first incorporated into the design of the house. The door and window openings were not framed for screen



Figure C13. Nail holes at face of window casing.

door or screen sash. However, it is hard to imagine that such a manufactured product as screening, so essential for Southern summers and readily available by the second and third decades of the twentieth century, would not have been installed very early if not as an original feature. There is physical evidence that screen sash and screen doors were installed, though the date of initial installation is not clear. A stamped-metal lintel hook for a screen sash remains on one window; the type of hook was available throughout the twentieth century (*Fig. C14*). There are also lines of nail holes along the face of window casings; often, screening was nailed across the openings with or without a trim board (*Fig. C13*). And multiple doorways have marks on the face of the exterior casing of small hinges for a lightweight door, most commonly a screen door.

No documentation or physical evidence was found to confirm early-twentieth century gas or electrical service.

Fresh Water Supply & Waste Disposal

While no physical evidence or documentation was found to confirm, fresh water was probably available for each house when built, though hot water only by heating in small quantities at a fireplace or stove. A



Figure C14. Lintel hook for window screen sash.

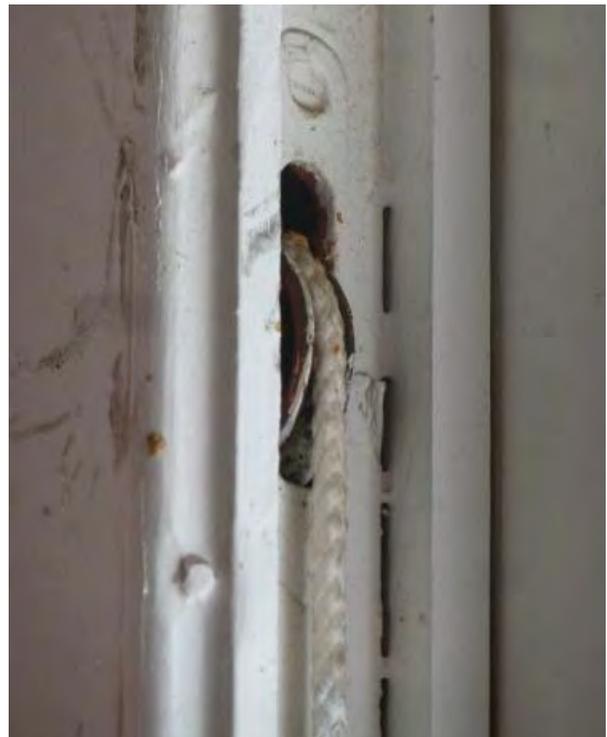


Figure C15. Typical roller and cord plus weights.

small basin would likely have a single supply line and a drain dumping directly onto the ground beneath the house. The basin was probably placed on the party wall and located near the rear of the house for drainage purposes (*Fig. C16*).

An outhouse was probably available for each residential unit though no documentation of location has been found. No physical evidence suggests indoor toilets were an original feature.



Figure C16. Holes in original flooring of southwest corner of Unit 5 may have been for a supply pipe and drain.

Exterior Features

Roofs & Rainwater Collection/Dispersal

The size and spacing of the roof nailing strips, as well as the 1911 building permit, indicate the roofing material was wood shingles. Worn wood shingle fragments remain in the attics.

No evidence of gutters or downspout was identified. The significant height of the brick piers that reduced the effect of splash from roof run-off, combined with the marked slope of the land that led water away from the buildings, may have lessened the need for gutters and downspouts. The natural downward slope of the land is to the Northeast towards the alley.

Chimneys

Two brick chimneys, each with two flues, were centrally placed on each side of the ridge of the hip roof (*Figs. C17-C18*).

Walls

Weatherboards with a 4½" exposure clad the walls.

Cornerboards measuring ¾" by 5" overlapped at the corners.

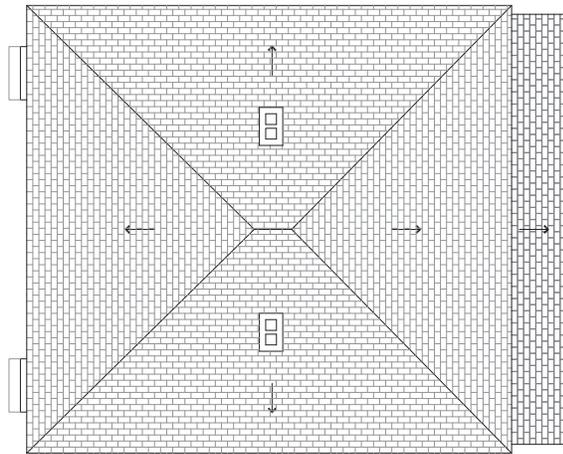


Figure C17. Drawing—typical roof plan.



Figure C18. A pair of central chimneys.

At the top of the walls a cornice was formed using three ¾" plank boards of different widths and two common moldings. The plank boards include the frieze board measuring 9¼", the soffit measuring 9¼" and the fascia 7¼". A 3" by 3" cyma recta served as the fascia molding while a 1½" by 2" base cap, turned upside down, was the bed molding.

Front Porches

Two matching open porches, each measuring about ten feet wide and four feet deep, were set about seven feet apart at opposite ends of the front elevation.

Four square posts, each measuring 3¾" square, one at the front corners of each porch, supported a lintel measuring 3¾" by 5¾" spanning the far posts. Exposed porch-roof rafters rested on the lintel. As at the main roof, the nailers were probably tongue-and-groove (flooring) boards measuring ¾" by 3¼" set 8" o.c.



Figure C19. Cornice.

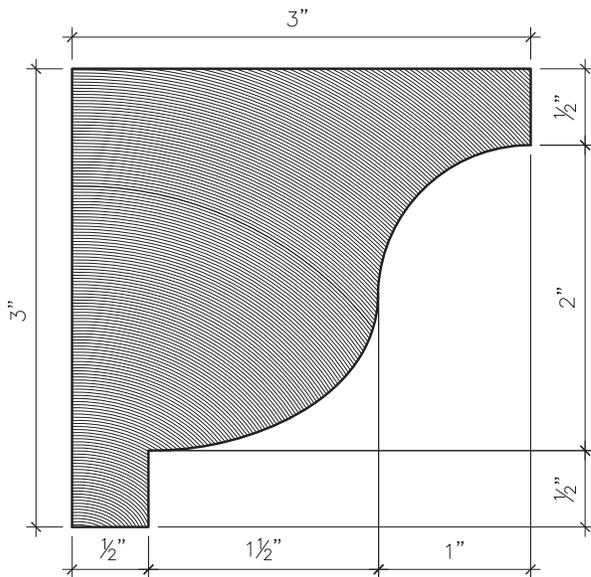


Figure C20. Drawing—fascia molding.

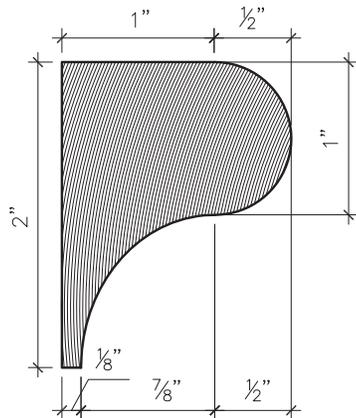


Figure C21. Drawing—bed molding.



Figure C22. Typical porch-end enclosure.



Figure C23. Typical porch deck.



Figure C24. Typical opposing sets of steps to separate porches and separate living quarters.

From the top of the outside corner posts, a 1 $\frac{3}{4}$ " by 3 $\frac{3}{4}$ " framing member extended horizontally to the front wall of the house to form a brace. The space between the brace and the porch roof was enclosed with $\frac{3}{4}$ " by 3 $\frac{1}{4}$ " tongue-and-groove (flooring) boards placed vertically to form a triangular skirt (Fig. C22).

From the front and outer side of each porch was a railing made of a single 1 $\frac{3}{4}$ " by 5 $\frac{3}{4}$ " board laid flat and spanning between two porch posts.

The porch deck appears to have been made of plank boards measuring about 1" by 8" running east-west. The porch deck framing was directly on the brick foundation piers (Fig. C23).

Each porch probably had its own set of wood steps originally, configured much the same as the existing steps constructed of concrete masonry units (CMUs). Placement of the steps was probably determined by the close proximity of the alley. The two sets of steps were built facing each other, descending from the inner side of each porch onto a shared central landing of approximately three feet square. In front of the landing was a shared platform at grade.

Windows

Each exterior elevation had two windows. All window openings measure 2'-8" wide by 5'-2" tall with two-over-two operable double-hung wood sash.

The windows were placed so as to be roughly centered on the interior wall of each room. Therefore, opposite elevations mirror one another.



Figure C25. Typical window exterior.



Figure C26. Typical door and window lintel-cut casing and weather cap.

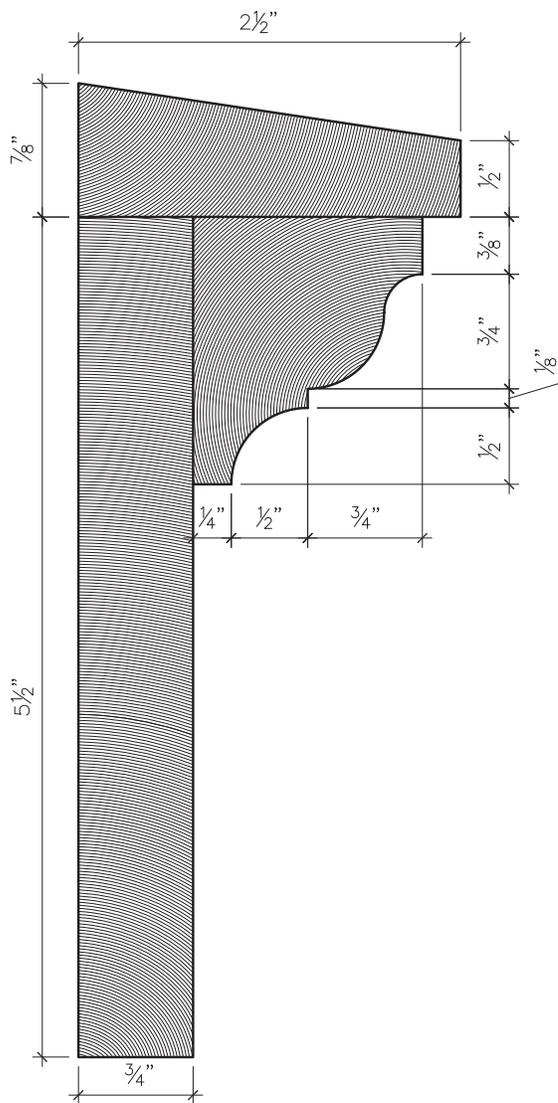


Figure C27. Drawing-section of typical door and window weather cap.



Figure C28. Sash lock at meeting rail.



Figure C29. Typical six-panel exterior door.

Each window had a sash lock (*Fig. C28*).

Window casings consisted of $5/4$ " by 5" lintel-cut plank boards matching the casing of the exterior entrance doorways. Each window casing was topped by a decoratively molded weather cap with mitered returns, again matching the design of the exterior entrance doorways (*Figs. C26-C27*).

While it is uncertain when window screening was first incorporated into the design of the houses, there is abundant physical evidence that it was used in various forms. And it is highly probable that such a basic feature of Southern residences would have been a high priority (see pages 56-57).

No evidence of exterior shutters was found.

Doorways

Each unit has both a front and a rear doorway. The original exterior doors were identical. Each measures $1\ 3/8$ " thick by 2'-8" wide by 6'-8" tall. Each has six horizontal raised panels per face aligned vertically, a mortise lock, the same decoratively embossed doorknobs, embossed doorknob escutcheons measuring $1\ 1/2$ " wide by 8 $1/4$ " tall and two 4", five-knuckle, ball-pin hinges (*Figs. C30*).



Figure C30. Typical exterior/interior hinges.



Figure C31. Typical exterior doorknobs and escutcheon.

Each exterior doorway had $\frac{5}{4}$ " thick by 5" wide plank board, lintel-cut door casing and decorative weather cap matching those of the windows (Figs. C26-C27).

The doorways, like the window openings, likely received a screen covering very early, though the date of introduction is unclear (see pages 56-57).

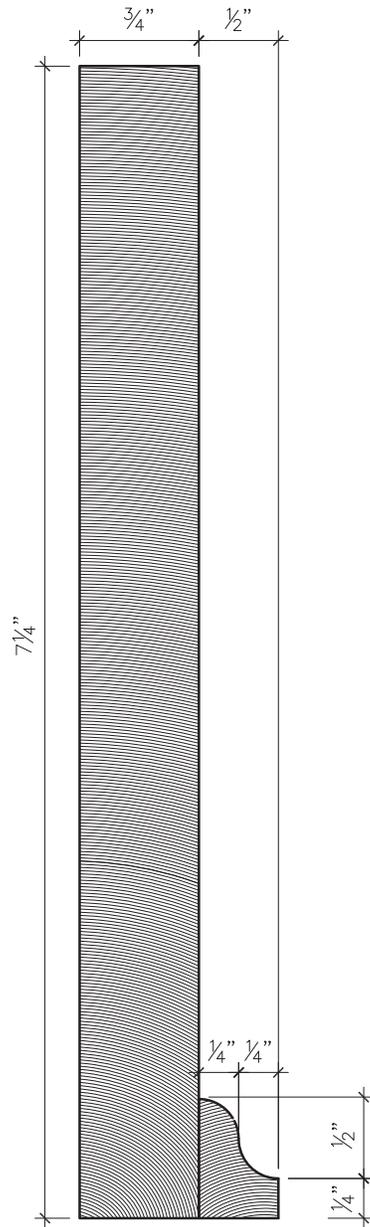


Figure C32. Drawing—baseboard and shoe molding.

Interior Features

Flooring

The finish material for all floor areas was $\frac{3}{4}$ " by $3\frac{1}{4}$ " tongue-and-groove wood flooring laid east-west. A dark red-brown paint visible on much of the flooring and may have been the original and/or long-term color.

Baseboards

All rooms had the same baseboard treatment which included a plank board baseboard measuring $\frac{3}{4}$ " by $7\frac{1}{4}$ " with decorative shoe molding. No evidence was found of an original baseboard cap (Fig. C32).



Figure C33. Typical window interior casing.

Walls

All walls were finished with plaster on wood lath. Plaster surfaces appear to have been painted. The early paints may have been limewashes. No evidence was found of cornices, picture molding, wainscoting or other decorative embellishment.

Ceilings

All ceilings were finished with plaster on wood lath. Plaster surfaces appear to have been painted. The early paints may have been limewashes.

Windows

Interior window casings were plank boards measuring 1" by 5" with a lintel cut at the corners, matching the exterior window casing configuration but thinner and without the decorative cap. The casings appear to have been painted originally (*Fig. C33*).

Window sash have a distinctive muntin profile (*Fig. C34*).

The decorative wood trim used as baseboard shoe molding was also used as sash stops in the window units (*Fig. C35*).

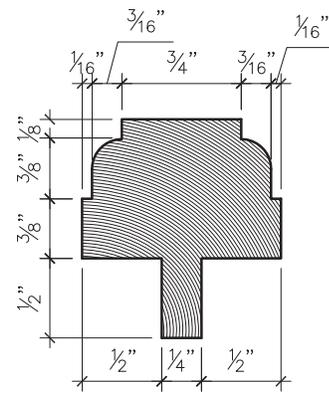


Figure C34. Drawing-window muntin.

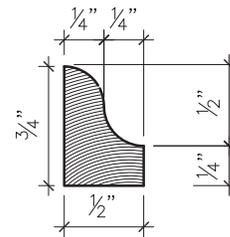


Figure C35. Drawing-window sash stop.



Figure C36. Typical doorknob and escutcheon of crosswall door.

Doorways

The door between rooms matched the exterior doors in design, size and hinges. The embossed doorknobs and escutcheons were a different decorative design (*Fig. C36*).



Figure C37. Typical closet door rim lock.



Figure C38. Typical closet door handle and key escutcheon.

The door to the closet was similar to the other doors but it was smaller, measuring just 1¼" thick by 2'-6" wide by 6'-5" tall. Like the other doors, it had two 4" tall ball-pin hinges. Unlike the other doors which had mortise locks and decoratively-embossed doorknobs and escutcheons on both door faces, this door had a small rim lock on the interior face and key escutcheon and door handle on the room face (Figs. C37-C38). The rim lock measured just ½" thick by 2" tall by 3" wide. The wooden door handle measured ½" wide by 5" tall and was mounted vertically.

All the door casings facing the interior of the building were lintel-cut plank boards measuring 1" by 5", matching the door casing design on the exterior of the building, though the interior casings were slightly thinner and without a decorative cap. And like the casings on the exterior face of entrance doorways, these casings appear to have been painted originally.



Figure C39. Typical Front Room fireplace mantel and hearth.

Fireplaces

The fireplace mantels of the front rooms are identical in design and made of wood. The design is restrained with minimal embellishment. Two simple scroll brackets supported a square-edge shelf. The base has simple plinths with cap. The mantels appear to have been painted originally, probably mono-chromatically. In the back rooms, the fireboxes have been covered and no mantels remain.

All the fireplaces, both the front and back rooms, had a poured cement hearth measuring 1'-2" deep by 4'-2" wide with a ¾" high by 2" wide clam-shell style perimeter trim board (Fig. C39).

Utilities

Potable water for drinking, cooking and bathing was probably the only utility service available (see pages 56-57).

The 1960s Bathroom/ Back Hall/ Kitchen Addition - Shared Design and Construction Characteristics:

The Typical Building

Apparently, in the early 1960s, the period suggested by building permits and the types of construction materials and fixtures, the back room of each unit was divided into three separate rooms. It is not clear whether the changes were created in all units in one phase, or during multiple phases, perhaps when units were vacant between tenants, but the design formula is the same for each of the three buildings. Partitions were added to create a bathroom, another a back hall with alcove for a hot water heater.

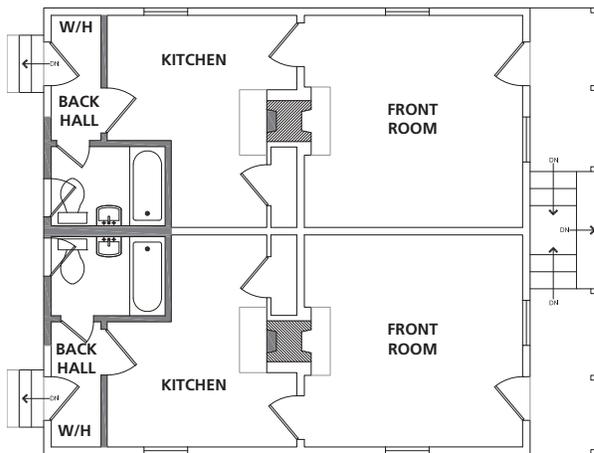


Figure C40. Typical current floor plan.

The Bathroom & The Back Hall

The bathroom in plan measures approximately 7'-0" by 4'-10". It is at the back against the rear wall with the long dimension along the dividing party wall that was made the wet wall containing the water pipes. Against the wet wall at the far west end is a toilet. A drop-in bathtub extends along the entire east wall. And a lavatory is located against the wet wall between tub and toilet (Fig. C40).

Opposite the toilet in a new partition is a new doorway that connects to a newly formed Back Hall. The hall extends across the west end of the unit to the far exterior side wall where a gas water heater is installed. The new hall is 3'-0" in width. Off the hall is the original back entrance doorway to the back yard. Along the new east wall of the



Figure C41. Patches in weatherboard siding indicate original window openings.



Figure C42. Mismatched 1960s west-elevation windows salvaged from other buildings.

new Back Hall close to the bathroom is a door to what remains of the original Back Room (Room 102).

During the work, the original rear window was removed, the opening patched with weatherboard siding on the exterior (Fig. C41). A new smaller window was installed high on the west wall of the new bathroom, closer to the party wall, to provide natural light and ventilation, yet maintain privacy.

The new walls for the bathroom and back hall were made using wood studs that measure 1½" by 3½" and are sheathed on both sides with ½" gypsum board panels. A variety of floorings, mostly sheet coverings, were used to finish the bathroom floors.

The sash installed in the new bathroom window openings were salvaged from other buildings and the design and size varies among units (Fig. C42). All were originally one sash of a double-sash

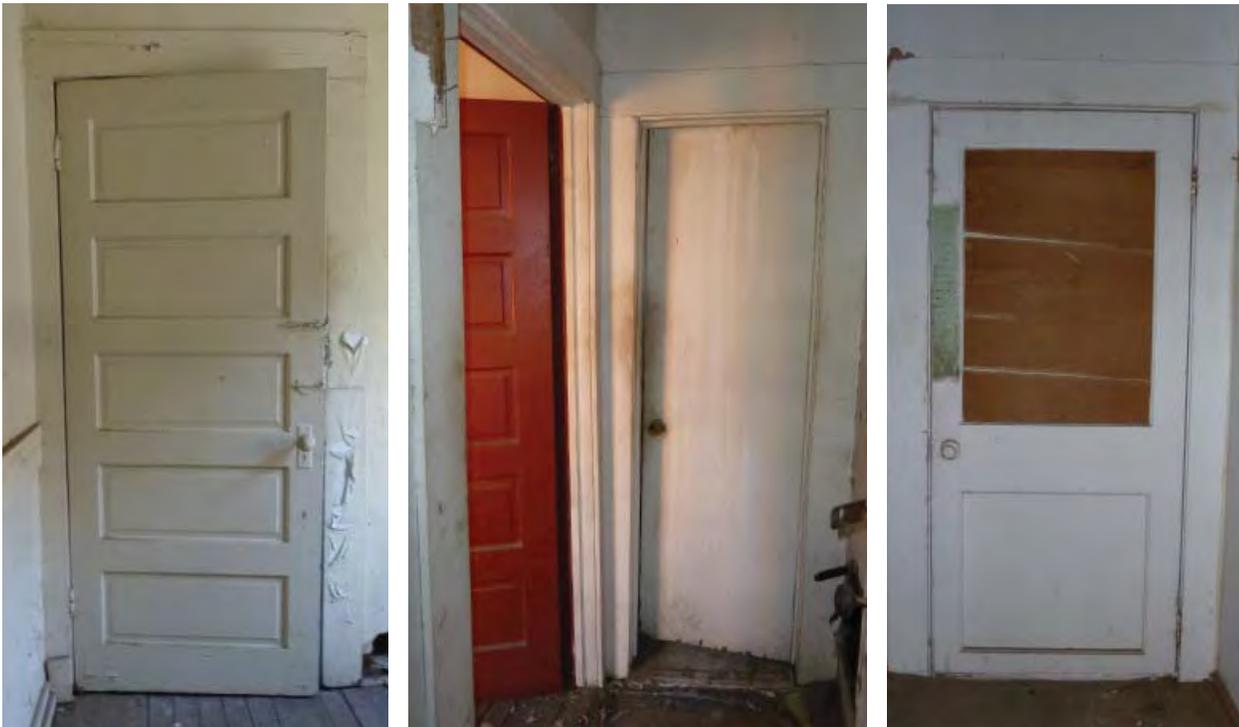


Figure C43. New slab door (center) and doors salvaged from other buildings (left and right).

window. In the reuse, each sash is hinged on one vertical side in casement fashion. The hardware also varies in design and size. However, all these windows were cased with plank boards that measure $\frac{3}{4}$ " thick by 5" wide with lintel cut corners (*Fig. C42*).

The design and hardware of the doors to the new bathrooms and back halls also vary. Some are new and some are salvaged from other buildings (*Fig. C43*). And like the windows, all these doors were cased with plank boards that measure $\frac{3}{4}$ " thick by 5" wide with lintel cut corners.

There also has been an important unintended consequence of introducing bathrooms. The installation of the plumbing lines created serious long-term problems. At each of the three buildings, the center girder, which supports the floor joists of both units, was severed and the supporting brick pier partially dismantled. At the building perimeter, another pier was battered to make way for the drain line. These misguided actions seriously compromised the structural stability of the floor systems of both units. These are the single-most important problems of all the buildings (*Fig. C44-C45*).

The Kitchen

By 1911 when these buildings were built, electricity, gas, fresh water and waste water lines



Figure C44. Severed girder and partially dismantled foundation pier to install plumbing.

were available along Auburn Avenue. It might seem unlikely that they would have been built without potable water being piped to the houses for drinking, cooking and bathing even if indoor toilets were still a luxury for many. But powered water heaters and sanitary facilities were generally not provided to low-income housing.

It is unclear where early water lines entered the buildings. The most likely location would have been at party wall between units.



Figure C45. Battered foundation pier allowing for drain line to be installed.

With the installation of the new bathrooms in the 1960s, a kitchen sink, with both hot and cold water, was installed in the original back room on the east side of the new east wall of the bathroom. Remnant pipes and faucets remain as well as scars and ghost marks that indicate the locations of sink, overhead cabinets and other kitchen elements (*Fig. C46*).



Figure C46. Kitchen pipes, faucets, scars, and ghost marks.

It may have been during this phase of installing bathrooms and kitchens, when a gas-fired hot water heater was installed in the new back hall, that gas lines were run to the two hearths, probably at the front room for a space heater and the back room for a gas-fired cooking stove.

Maintenance Modifications – Shared Design and Construction Characteristics:

The Typical Building

Exterior Features

Roofing

A major fire in 1917 prompted the city to pass an ordinance requiring fire retardant roofs. Some version of asphalt roofing shingle was probably the choice when the switch occurred, which the Sanborn map indicates was before 1932.

Weatherboard Siding

A sizable amount of weatherboard siding is cupping and checking. The failed siding appears to be replacements, similar to the original in size and shape. The cause may be attributable to the quality of the material.

Doors & Hardware

A number of original exterior doors have been replaced; however, the doorways typically remain as originally constructed. The original ball-pin hinges tend to be reused. The mortise locks do not tend to be reused, perhaps because it is easier to install a modern lock than to remove and reinstall an old mortise lock.

An early door with five horizontal panels, similar in design to the original door with six horizontal panels, appears in some of the 1960s doorways as well as in original doorways as a replacement.

Stucco

The cement parging that coats the exterior of the chimneys appears to be an added feature, perhaps to address problems of deteriorating mortar joints or water infiltration. When the application first occurred is not known.

Some applications are uncharacteristically amateurish as compared with the high quality of workmanship evident at original features.

Foundation Piers, Posts & Footings

The original brick piers were constructed in accordance with a grid plan, and at some locations it appears there were brick footings as well. Some piers have been repaired or replaced and some have a recently installed concrete footing.

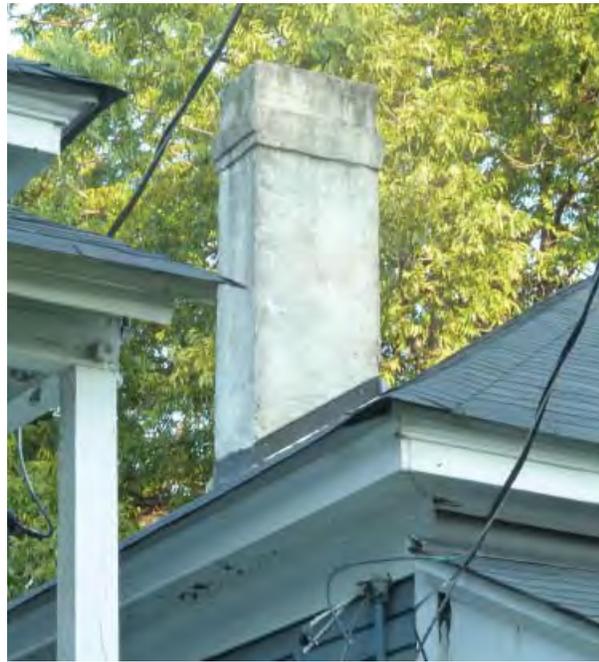


Figure C47. Typical composition shingle roofing, aluminum flashing, and stuccoed chimney.



Figure C48. Cupping, twisting and checking of weatherboard siding.

There are also a variety of supplemental posts and piers that have been added over time, generally beneath the added bathrooms, for additional support to the floor framing system. These supports include wood posts in different sizes and shapes, as well as stacked masonry. The pattern of installation is irregular, apparently based on the conditions being addressed.

Front Porch Roof Decks

Though the original roof decks probably consisted of nailing slats similar to those of the house roofs, all porch roof decks now have a continuous wood surface suitable for applying a modern three-tab



Figure C49. Brick pier with modern concrete footing.



Figure C50. Irregular supplemental support. Extensive rot in flooring and floor framing in Building C attributable to both leaking pipes and failed roofing.

composition shingle roof. Current roof deck materials include tongue-and-groove flooring and beaded boards as well as sheets of plywood.

Interior Features

Flooring

Atop the original wood flooring there are fragments of wall-to-wall carpeting in several rooms.

There are also fragments of sheet linoleum and other sheet flooring materials.



Figure C51. Continuous roof decks of floor boards, beaded-board siding and plywood panels.

Additional wood flooring matching the original $\frac{3}{4}$ " by $\frac{3}{4}$ " tongue-and-groove flooring has been installed in both Building B and Building C. The new flooring was typically laid on top of and perpendicular to the direction of the previous flooring boards.

Chimney fires have been the cause for some of the damages to the flooring.

Widespread persistent roof leaks have caused the most damage, resulting in extensive cupping and, in some instances, rot.

Rot attributable to leaking water pipes has caused extensive damages in Building C, in particular.

Baseboards & Shoe Molding

All units have lost sections of original baseboards and decorative shoe molding.

The shoe molding was typically removed from rooms when wall-to-wall carpets were installed.

In the last round of repairs to Building C, a modern baseboard was installed with gypsum board panels on the original walls.



Figure C52. Typical electric lampholder.

Wall & Ceiling Finish Material

Gypsum board panels have been the preferred repair material for plaster damage in recent decades, used both as infill material where plaster is missing and as the topcoat material to cover an entire plane of damaged plaster.

Painted plywood panels have been used to cover the abandoned fireplaces of the back rooms, to provide a more water-resistant surface at the bathtubs, and to support ceiling plaster.

Electrical Lighting

Electrical service may not have been available to these three houses until 1951 when an easement was granted to Georgia Power to run power to the site. The light poles currently associated with the site have date stamps for installation matching that date. No documentation was found of earlier service.

Physical evidence also suggests a first installation well after initial construction of the houses. No evidence was found of early metal conduit or wire-and-tube wiring, as would be expected for a 1911 installation. Instead, the earliest wiring found is cloth wrapped, which did not become widely available until decades later.

Also, the installation of an electrical outlet on the party wall, where visible in one of the units, indicates the electrical box was cut into the plaster wall between studs rather than attached to a stud, as is common practice if wiring is installed as part of initial construction.

In addition, all the units have ceramic lampholders as its earliest lighting fixture, both as the central ceiling light in each of the two original rooms and



Figure C53. Typical electrical outlet cover.



Figure C54. Typical electrical fuse panel.

as the outside wall sconce at each exterior doorway (*Fig. C52*). The exterior lights are operated by an interior switch just inside the doorway while the interior ceiling lights are operated with a pull cord. While ceramic lampholders were available throughout the twentieth century, the streamline design of these ceramic lampholders, as well as that of the fuse-type panel boxes, typically mounted on a side wall of the front room, suggest a mid-century installation (*Fig. C54*).



Figure C55. Modern ceiling fan and lighting fixture combination.



Figure C57. Typical front room gas connection low to the floor.



Figure C56. Typical clay flue liner of back room chimney.



Figure C58. Typical back room gas connection set 24" - 30" above floor level.

It is noteworthy that the fixtures of the 1960s kitchens and bathrooms are also ceramic lampholders, but of a more modern design.

Mechanical Cooling

In two rooms, the ceramic lampholder has been replaced with a late-twentieth century ceiling fixture combining fan and lights.

No other evidence of mechanical cooling was discovered although window air-conditioning units were widely available by the last quarter of the twentieth century.

Heating & Cooking

At an unknown date, a 6" diameter clay flue liner was added to the chimney of each Back Room (Room 102). The connecting flue was probably

for a cooking stove (*Fig. C56*). It was probably at this time that the original firebox was blocked. This modification may have occurred in the 1960s when Room 102 was divided into three rooms, including a kitchen. Or, the clay flue liner may have been installed earlier for a coal-burning or wood-burning cooking stove.

At some point, a natural gas supply line with valve was installed adjacent to each hearth. In the front rooms, the gas line is typically short, close to the floor, probably for a space heater (*Fig. C57*). In the back rooms, the gas pipe is taller, extending 24" - 30" above the floor, probably for a cooking stove (*Fig. C58*). Whether the gas-fired stove was the first stove or replaced an earlier coal-fired or wood-fired cooking stove is not clear.

Current Conditions:

Site

Description

The alley is clearly visible in front of all three buildings and extends to Auburn Avenue.

The ground surfaces around the buildings slope to the northeast.

Atlanta's weather tends to have long stretches of warm and humid weather combined with relatively mild winters, but with multiple freeze-thaw cycles each year.

Commentary

The alley is an especially significant site feature important to preservation and interpretation (*Fig. C59*).

The slope of the grade away from the buildings and towards the alley, may provide opportunities to direct site runoff to the benefit of the buildings and the site.

Atlanta's weather nurtures the plants and animals that cause harm to old buildings. The damages can occur quickly. The importance of frequent and regular inspections cannot be overstated.

The Buildings

Each building and unit is described individually below, first the building exterior and then each unit on a room-by-room basis.

Building A contains Unit 1 and Unit 2. Building B contains Unit 3 and Unit 4. And, Building C contains Unit 5 and Unit 6.

Building A - Exterior

Commentary

The exterior of this building retains a great deal of its original building fabric and thus possesses a large degree of historic integrity.

Three of the four exterior doors are original; all three are good candidates for preservation. All three retain their original hinges; the two back doors retain their original mortise locks and decorative escutcheons and doorknobs. Only the front door to Unit 1 is a modern replacement, out of character with the historic design, though it reuses the hinges of the original door.

The large, matching double-hung window sash units of the north, east and south elevations are original and good candidates for preservation. The two mismatched windows of the west elevation were added in the early 1960s.



Figure C59. View of 493ABC Auburn Avenue from northeast.



Figure C60. Building A northwest oblique. Checking, twisting, and warping of siding. Missing treads at entrance. Deteriorated thresholds.



Figure C61. Composition shingle roofing and paired chimneys.

The cornerboards, wall cornices and boxed roof soffits are intact and are good candidates for preservation.

A sizable number of weatherboards are checking, twisting or warping and cannot be salvaged. Many appear to be modern replacement boards (*Fig. C60*).

The front porches have a mix of differently sized deck boards in various conditions. Trim pieces are loose and in need of reattaching.

The exterior wood elements, in general, are in need of repainting.

Many of the brick foundation piers have been repaired in recent years. The poor craftsmanship is stark contrast to the high quality of the early masonry work.

At this building only, the spaces between the piers are covered with sheets of plywood (*Fig. C60*).



Figure C62. Northwest oblique of Room 101.



Figure C63. Southeast oblique of Room 101.

Both sets of back stairs are modern replacements in need of extensive repair if not replacement. The thresholds of the two back doorways are also in need of repair (*Fig. C60*).

The new composition shingle roof and aluminum flashing appear to be working well in keeping the interior of the building dry.

The north chimney stack has lost its corbeling. The application of the cement stucco to both chimneys appears to have been a late-twentieth century occurrence and it is unclear why the chimneys were parged. The parging is crudely executed, in contrast to the high quality of the original masonry craftsmanship (*Fig. C61*).

Unit 1 - Interior Room-by-Room

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".



Figure C64. Crosswall doorway to Room 102-A.



Figure C65. Damaged flooring from roof leaks.

The room retains a great deal of original building fabric with little intrusion of modern modifications and thus possesses a large degree of historic integrity.

A large amount of original plaster appears to remain on the walls and ceiling, although there are a number of areas with localized loss primarily from former roof leaks. The areas of ceiling loss include sections above the fireplace, above the doorway to Room 102-A, in the southeast corner of the room and in the southwest corner.



Figure C66. Hearth with replacement trim. Remnant of sheet flooring over cupped wood flooring.



Figure C67. Fireplace mantel and hearth.

Plaster loss at walls occurs at the crosswall north of the fireplace (former roof leak) and below the window on the north wall.

Wood lath remains in most areas of plaster loss on both ceilings and walls, and should be retained for reuse in replastering. Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage are candidates for consolidation, infill repair and preservation.



Figure C68. Southwest oblique of Room 102-A.



Figure C69. Southeast oblique of Room 102-A.

The original wood flooring is mostly intact though there is severe damage from prolonged roof leaks near the doorway to Room 102-A. Nevertheless, the floor is a candidate for repair and preservation.

Near the hearth, there are remnants of modern carpet over sheet flooring on top of the original wood flooring (*Fig. C66*).

All the original baseboards are intact, as well as most of the shoe molding, and are good candidates for preservation.

All windows retain their original casing surrounds and sash and are good candidates for preservation.

Both the front entrance doorway and the doorway to Room 102-A retain their original interior door surrounds (*Fig. C64*). The latter doorway also retains its original door, hinges, mortise lock, and embossed escutcheon plates. The embossed doorknobs have been replaced with crimped steel doorknobs. The front doorway has a hollow-core slab replacement door.

The fireplace mantel, metal surround and hearth with replacement trim are largely intact and are good candidates for repair and preservation. The coal grate has been removed and the coal grate opening has been covered by a metal panel with an opening for a later 6" diameter metal flue; the coal grate is a good candidate for repair and preservation (*Fig. C67*).

A ceramic lampholder with pull cord is at the center of the ceiling.

A wall-mounted fuse-type electrical panel is on the north wall.

There are two duplex electrical outlets, one on the north wall, and the other on the south wall.

A light switch next to the front doorway controls the front porch light.

A gas line connection is on the north side of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss. They are good candidates for cleaning, repainting and preservation.

Room 102-A: Kitchen

The large, original back room, roughly square in plan, was reconfigured in the early 1960s. The resultant T-shaped plan is the east portion of the original room measuring the full unit width of 12'-11" and extending along the north wall some 11'-7"; the floor to ceiling height is 9'-10".

This space includes one original wall (east), parts of two other original walls (most of the east part of the north wall and an east portion of the south wall), and the ceiling framed by these original walls and the three added partition walls.

A large amount of plaster appears to remain on the sections of original walls and ceiling that form this room. However, there are a number of areas with localized loss primarily from former roof leaks. These include sections of ceiling above the fireplace and above the doorway to Room 101, the Front Room. Plaster loss on walls occurs primarily at the crosswall north of the fireplace (former roof leak) and to a much lesser extent below the window on the north wall. Wood lath remains and should be used in replastering if sound. Given the



Figure C70. Northeast oblique of Room 102-A.



Figure C72. Salvaged door with early hardware.



Figure C71. Remnants of modern carpeting over sheet flooring on top of second layer of wood flooring.

apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage are candidates for consolidation, infill repair and preservation.

South of the fireplace is an original closet. The interior retains its original plastered walls and ceiling; they are good candidates for preservation. The original baseboards inside the closet are intact

and are likewise good candidates for preservation. The door to the closet is original and retains its original hinges; all merit preservation. The small original rim lock of the interior face is missing. A much larger salvaged rim lock measuring 3¼" tall by 3¾" wide with matching lock keep has modern doorknobs, one of glass and the other brass plate.

The original doorway from Room 101 and the original closet doorway both retain their original door surround. Both are good candidates for preservation.

The original wood flooring has been covered with matching flooring laid perpendicular. Atop the second layer of wood flooring are remnants of sheet flooring and, above, remnants of modern carpeting (*Fig. C71*).

The original baseboards remain on sections of the north, east and the east end of the south walls, though they appear shorter because of the added flooring; all are good candidates for repair and preservation.

Modern plank baseboards of matching height are present on the two walls shared with Room 102-C, the added Bathroom. Along the west wall shared with Room 102-B, the Back Hall, there is

no baseboard. However, there is a $\frac{3}{4}$ " quarter-round trim.

The original window retains its casing and sash and all are good candidates for preservation.

The original fireplace mantel and coal grate have been removed; the base of the chimney has been covered with a painted sheet of plywood. An added 6" diameter clay pipe in the chimney breast for a flue connection has been infilled with mortar. The hearth with trim remains intact.

Sections of stud walls with painted gypsum board panels, dating to the early 1960s, cordon off the west end of the original room where the Back Room (Room 102-B) was created, as well as its southwest corner, where the new Bathroom (Room 102-C) was fashioned.

The doorway that leads to the Back Room (Room 102-B) has a five-panel door also dating to the early-twentieth century but apparently salvaged from another building. It measures 1 $\frac{3}{8}$ " by 2'-9" by 6'-8". Door hardware includes a mortise lock, two doorknob escutcheons measuring 2 $\frac{1}{8}$ " by 5 $\frac{1}{2}$ ", two crimped-steel doorknobs, two 3 $\frac{1}{2}$ " tall five-knuckle steel butt hinges and a 2" wire hook and eye (*Fig. C72*).

The ceramic lampholder of the ceiling is missing. One is mounted on the south wall.

Duplex electrical outlets are on the west wall shared with the Back Hall (Room 102-B) and on the south party wall.

One galvanized pipe with garden-type utility faucet and handle remains on the west wall shared with the Bathroom (Room 102-C).

A gas line connection is on the south side of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Commentary - Room 102-B: Back Hall

This room is one of three created by the early 1960s reconfiguration of the original Back Room. Long, narrow and rectangular in plan, it measures 9'-10" long by just 3'-0" wide. It is the northwest portion of the original room, its long dimension running along the west wall. This space includes parts of



Figure C73. Room 102-B looking north to water heater alcove.



Figure C74. Room 102-B looking south into bathroom.



Figure C75. Ceiling looking north.

two other original walls (the west end of the north wall and the north end of the west wall) and the ceiling framed by these original walls as well as the added partition walls of the 1960s remodeling.

A large portion of plaster appears to remain on the two original walls and original ceiling that form this room. There is some localized plaster loss, primarily from former roof leaks. The principal area of loss is a section of ceiling at the north end of this room above where the water heater was located and through which its metal flue vented. Wood lath that remains should be retained if sound and reused in replastering. Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage are candidates for consolidation, infill repair and preservation (*Fig. C75*).

There are remnants of multiple layers of sheet flooring applied on top of the original wood flooring. The condition of the original wood flooring is not known (*Fig. C76*).

Along the original north and west walls the original baseboards are intact, as well as some sections of the original shoe molding; all are good candidates



Figure C76. Floor looking north.

for repair and preservation. The 1960s east wall has no baseboard but only a $\frac{3}{4}$ " half-round trim.

The original rear doorway is on the west wall. It retains its original door surround, door and its original hardware, all of which are good candidates for preservation. Modern hardware additions include a 5" clasp and 4" sliding chain latch. There is also the ghost of a 4"-long barrel bolt (*Fig. C77*).

Modern stud walls with painted $\frac{1}{2}$ " gypsum board panels, probably dating to the 1950s-60s, form the east and south walls of this room.

The 1960s south wall containing the doorway that leads to the Bathroom, Room 102-C, has a modern hollow-slab door measuring $1\frac{3}{8}$ " by 2'-0" by 6'-8". It is hung with two modern 3" butt hinges and has a modern brass-plated cylindrical lock set. There is no baseboard or base molding.

There are no lighting fixtures or electrical outlets in this room.

The light switch for the outside light is on the west wall.

A galvanized water pipe for the hot water heater remains in the north end of the room. A 6"



Figure C77. Intact original doorway, door, and hardware.

diameter hole in the ceiling plaster is immediately above for a flue.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-C: Bathroom

This is one of three rooms that were created by the reconfiguration of the original Back Room. Rectangular in plan, it measures 4'-10" wide by 7'-0" long and is located in the southwest corner of the original room. Its long dimension is adjacent to the party wall.

This space includes parts of two original walls (the west end of the south wall and the south end of the west wall) and the ceiling framed by these original walls and the added partition walls (north and east).

Original plaster appears to remain on parts of the original west walls and ceiling. Plaster loss, primarily from former roof leaks, is extensive at the ceiling above the window on the west wall (*Fig. C81*).

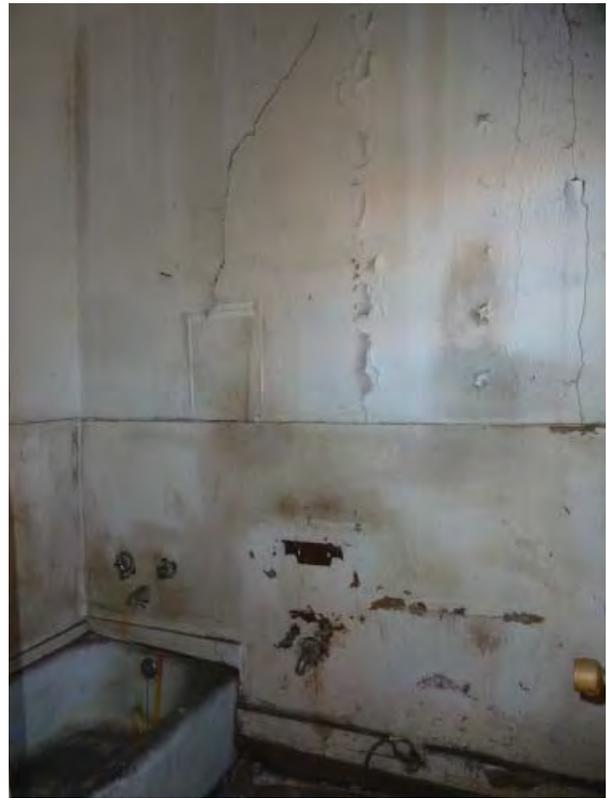


Figure C78. Southwest oblique of Room 102-C.

The wood lath that remains should be evaluated for reuse in replastering.

Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of plaster loss and damage are candidates for consolidation, infill repair and preservation. The other three walls have painted gypsum board panels, except for painted plywood panels above the bathtub.

There are remnants of sheet flooring applied on top of the original wood flooring. The floor has a noticeable slump to the south.

A section of original baseboard remains along the south wall, but the shoe molding is missing. A section of the typical wood floor boards serves as baseboard along the north wall with $\frac{3}{4}$ " half-round trim serving as shoe molding. A section of $\frac{3}{4}$ " trim is on the south wall without a baseboard (*Fig. C80*).

A small window was added to the original west wall when the bathroom was created. The six-light wood sash is one section of a double hung window unit salvaged from another building. The sash is



Figure C79. Northeast oblique of Room 102-C.



Figure C80. Southwest oblique of Room 102-C.

turned perpendicular to its intended orientation and hinged on its south jamb. The sash as installed measures 2'-4" wide by 2'-2" tall. The two T-hinges measure 2½" by 4". A wire toilet-paper holder is on the east side of the door (*Fig. C80*).

There is a hatch measuring 1'-6" by 2'-0" near the southwest corner of the ceiling. The hatch cover is made of the typical flooring boards (*Fig. C81*).

On the south wall, surface-mounted conduit connects a wall switch to a ceramic lampholder on the ceiling. An electrical duplex outlet is on the north wall.

A mid-twentieth century drop-in bathtub with chrome fixtures remains on the east wall.

The lavatory, which was mounted on the south wall, is missing. The chrome pipe shut-off valves remain.

The toilet, also was on the south wall next to the west wall, is missing. The cast iron waste pipe remains.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss but are good candidates for successful cleaning, repainting and preservation.



Figure C81. Failed plaster on walls and ceiling. Note ceiling hatch.



Figure C82. Northwest oblique of Room 101.



Figure C83. Southeast oblique of Room 101.

Unit 2 - Interior Room-by-Room

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".

The room retains a great deal of original building fabric with little intrusion of modern modifications and thus possesses a large degree of historic integrity.

A large amount of original plaster appears to remain on the walls and ceiling although there are a few areas with localized loss primarily at the ceiling due to former roof leaks.

The areas of ceiling plaster loss include small sections above the fireplace and above the doorway to Room 102-A.

Small areas of wall plaster loss occur at the jamb of the front entrance door and below the window on the south wall.



Figure C84. Fireplace mantel and hearth. Note fire damage.

Wood lath remains in most areas of plaster loss and should be considered for reuse in replastering.

There may also be unseen damage to plaster due to a fire that manifested itself in both the chimney and the attic. And given the apparently long period of water infiltration from roof leaks, there may be other unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage, due to fire and/or water, are candidates for consolidation, infill repair and preservation.

The original wood flooring appears to be intact and is a candidate for preservation. There are remnants of carpet over sheet flooring over the original wood floors.

All of the original baseboards and shoe moldings are intact. These elements are good candidates for repair and preservation.

Both windows retain their original surrounds and sash and are good candidates for preservation.

The front entrance doorway retains its original door and hinges but not its mortise lock or doorknobs. The door is a good candidate for repair

and preservation. Modern hardware includes a 2" barrel bolt. The door of the doorway to Room 102-A is missing. Both doorways retain their original casing.

The fireplace mantel has suffered damage from a chimney fire is largely intact and a good candidate for repair and preservation. The metal coal grate has been removed. The firebox opening has collapsed and will require rebuilding (*Fig. C84*).

The original cement hearth and clam style trim board are intact and are good candidates for preservation.

There is modern graffiti on the fireplace mantel.

A modern ceiling fan with lights and pull cord has been installed in the location of the ceramic lampholder at the center of the ceiling.

A wall-mounted fuse-type electrical panel is on the north wall.

A duplex electrical outlet is on the north wall and another in the south-wall baseboard.

A light switch adjacent to the front door operates the front porch light.

A gas line connection is on the south side of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, show widespread paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-A: Kitchen

The large, original back room, roughly square in plan, was reconfigured in the early 1960s. This resultant T-shaped section is the east portion of the original room measuring the full unit width of 12'-11" and extending far along the south wall some 11'-7"; the floor to ceiling height is 9'-10".

This space includes one original wall (east), parts of two other original walls (east part of the north wall and most of the east portion of the south wall), and the ceiling framed by these original walls and the added partition walls.

A sizable amount of plaster appears to remain on the sections of original walls and to a lesser extent the ceiling, where a large portion along the south wall apparently had been covered with plywood prior to the fire. More damage to what remained

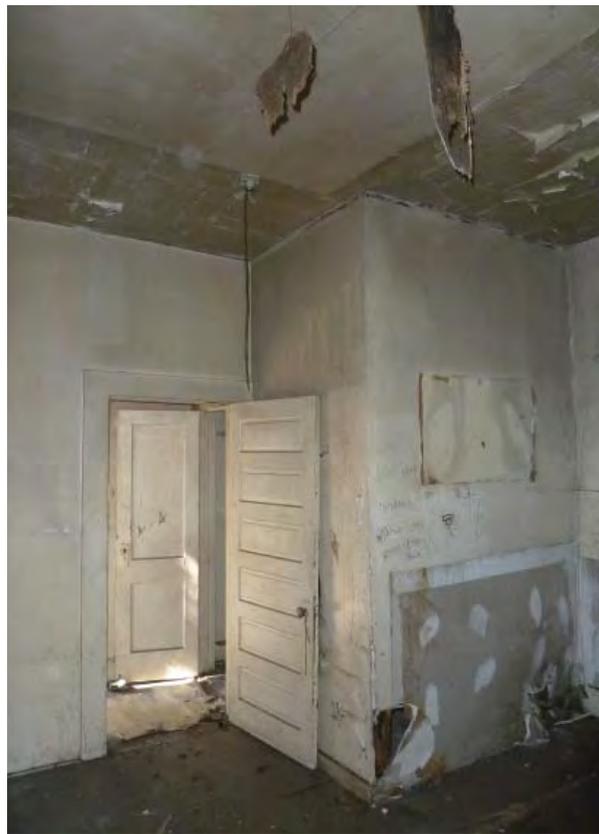


Figure C85. Northwest oblique of Room 102-A.



Figure C86. Southeast oblique of Room 102-A.



Figure C87. Northeast oblique of Room 102-A.

of the ceiling and associated framing was caused by the fire as evidenced by the gaping ceiling hole just south of the chimney and the charred ceiling/roof framing visible from below.

Wood lath may still remain in areas of plaster loss and should be evaluated for possible retention and reuse in replastering.

There may also be unseen damage to plaster due to the fire. And given the apparently long period of water infiltration from roof leaks, there may be still other unseen damage, water damage, to plaster still in place. Nonetheless, the areas of both plaster loss and damage, due to fire and/or water, are candidates for consolidation, infill repair and preservation.

North of the original fireplace is an original closet (Fig. C87). The interior retains its original plastered walls and ceiling; they are good candidates for preservation. The original baseboards inside the closet are also intact and are good candidates for preservation. The door to the closet is original and retains its original hinges; all merit preservation. The small original rim lock of the interior face and wood handle of the room face are missing. A small wood swivel latch



Figure C88. Wooden swivel latch of closet door.

measuring 1¼" wide by 3¾" long by 1" thick has been added to the room face (Fig. C88).

Sheets of plywood are applied to the floor. The condition of the original tongue-and-groove wood flooring is unknown (Fig. C85).

The original baseboard and shoe molding remain along the original north wall. Along the original south wall and west wall shared with Room 102-B, the Back Hall, there is a ¾" quarter-round molding. Along the north wall shared with Room 102-C, the Bathroom, is a section of the typical wood flooring used as baseboard with no molding. Along the west wall shared with Room 102-C, the Bathroom, is neither baseboard nor shoe molding.

The original window on the south wall retains its original casing and sash and is a good candidate for preservation (Fig. C86).

Both the original doorway from Room 101 and the original closet doorway retain their original door casing. Both are good candidates for preservation.

The original fireplace mantel and coal grate have been removed; the base of the chimney including the firebox has been covered with a painted sheet of plywood. An added 6" diameter clay pipe in the chimney breast for a flue connection has been infilled with mortar. The hearth with trim remains intact (Fig. C87).

The 1960s doorway that leads to Room 102-B, the Back Hall, is one of the original six-panel doors. It retains its original hardware except for its hinges which now are modern 3" five-knuckle steel butt hinges (Fig. C85).



Figure C89. Room 102-B looking south.

Modern graffiti is on the north and west walls shared with Room 102-C, the Bathroom, as well as on the north party wall.

The ceramic lampholder on the north wall is missing. The one at the center of the ceiling remains.

An electrical duplex outlet is on the west wall shared with Room 102-B, the Back Hall.

A galvanized water supply pipe remains on the west wall shared with Room 102-C, the Bathroom. Remnants of the drain pipe remain on the party wall.

A gas line connection is adjacent and south of the hearth.

The painted surfaces of the original building trim in general exhibit significant paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-B: Back Hall

This room is one of three that were created in the early 1960s by the reconfiguration of Room 102, the original Back Room. Long, narrow and rectangular in plan, it measures 9'-10" long by



Figure C90. Room 102-B looking north.

just 3'-0" wide. It is the southwest portion of the original room, its long dimension running along the back or west wall. This space includes parts of two other original walls (the west end of the south wall and the south end of the west wall) and the ceiling framed by these original walls, as well as the added partition walls of the 1960s remodeling.

The plaster of the original walls and ceiling appears to be intact at the south end of this room above where the water heater was located and through which its metal flue vented. Given the apparently long period of time of water infiltration, there may be unseen water damage to the plaster. Even if there is damage, the plaster is a good candidate for consolidation and preservation.

Modern stud walls, clad in painted gypsum board panels dating to the 1960s, form the east and north walls of this room.

There are remnants of sheet flooring applied on top of the original wood flooring.

Along the original south and west walls, the original baseboards remain. However, the original shoe molding only remains south of the exterior doorway; all are good candidates for repair and preservation.



Figure C91. Southwest oblique of Room 102-C. Ghost marks of lavatory in foreground.

Along the 1960s east wall, the rectangular flooring trim measures $7/8$ " tall by $3/4$ " wide.

The original rear doorway is on the west wall. It retains its original door surround, door, hinges, mortise lock, both embossed doorknob escutcheons but only the exterior doorknob. All are good candidates for preservation. Modern hardware additions include two 4" barrel bolts and an aluminum cylindrical lock set.

The 1960s north wall contains the doorway that leads to the Room 102-C, the Bathroom. The mid-twentieth century two-panel door, salvaged from another building, measures $1\frac{3}{8}$ " by 2'-0" by 6'-8". It is hung with two modern 4" butt hinges. It retains its beveled doorknob escutcheons but not the doorknobs.

There are no light fixtures or electrical outlets in this room.

A wall switch for the outside light is on the west wall next to the door.

There are two galvanized pipes for the hot water heater at the south end of this room. A 6" diameter round hole in the ceiling for a metal water-heater flue is immediately above.

The painted surfaces of the original building fabric in general, and especially the plaster, exhibit extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-C: Bathroom

This room is one of three that were created in the early 1960s by the reconfiguration of the original Back Room. Rectangular in plan, it measures



Figure C92. Northwest oblique of Room 102-C. Bath faucets at left.

4'-10" wide by 7'-0" long and is located in the northwest corner of the original room. Its long dimension is adjacent to the party wall.

This room includes parts of two original walls (the west end of the north wall and the north end of the west wall) and the ceiling framed by these original walls and the added 1960s partition.

Original plaster remains on about half of the ceiling. Wood lath remains where the plaster has failed and may be a candidate for reuse in replastering. Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place.

The original west and north walls are now covered with gypsum board panels. It is unclear whether any original plaster remains.

Modern stud walls with gypsum board panels, dating to the 1960s, form the east and south walls of this room.

There are remnants of multiple layers of sheet flooring applied on top of the original wood flooring.

Along the original west wall, the original baseboards are intact and are good candidates for



Figure C93. Multiple layers of sheet flooring atop wood floors.

repair and preservation. The original shoe molding has been replaced with a rectangular trim board ½” tall by 1½” wide.

Along the original north wall, the baseboard and shoe molding have been replaced with a section of typical wood flooring serving as baseboard, and the same rectangular trim board ½” tall by 1½” wide as found on the west wall.

A small window was added to the original west wall when the bathroom was created. The six-light wood sash is one section of a double-hung window unit salvaged from another building. The sash is turned perpendicular to its intended orientation and hinged on one side. The sash as installed measures 2’-4” wide by 2’-0” tall. The two hinges are 6” barn hinges. There is a 1½” barrel bolt on the north jamb (*Fig. C92*).

Surface-mounted conduit on the south wall connects a wall switch to a ceramic lampholder on the ceiling.

An electric duplex outlet is on the north wall.



Figure C94. Faucet and handles for bathtub. Note severed girder.

The drop-in bathtub which had been against the east wall is missing. The chrome faucet and handles remain as do the galvanized supply pipes.

The lavatory, which was mounted on the north wall, is missing. The chrome pipe shut-off valves remain.

The toilet, which was on the north wall, and next to the west wall, is missing. The cast iron waste pipe remains.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss but are good candidates for successful cleaning, repainting and preservation.



Figure C95. East (front) elevation of Building B.

Building B - Exterior

Commentary

The exterior of this building retains a great deal of its original building fabric and thus possesses a large degree of historic integrity.

Two of the four exterior doors, the two back doors, are original; both are good candidates for preservation. Both retain their original decorative hinges, mortise lock, both decoratively-embossed doorknob escutcheons but only one decoratively-embossed doorknob.

The front door to Unit 4 is a five-panel door of roughly the same time period as the original six-panel door. The front door to Unit 3 is a modern slab door that is grossly out of character with the building, though it reuses decorative ball-pin hinges, the type used for the original doors.

All of the large double-hung window sash units are original and are good candidates for preservation. The two mismatched windows of the west elevation were added in the early 1960s.

The cornerboards, wall cornices and boxed roof soffits are intact and are good candidates for preservation.

A sizable number of weatherboards are checking, twisting or warping and cannot be salvaged. Many appear to be modern replacement boards.

The front porches have a mix of differently sized deck boards in various conditions. Many of the trim pieces are loose and in need of reattaching.

The rear steps of Unit 3 are missing. The steps of Unit 4 need repair. Both thresholds need repair.

Various trim boards, including sections of wall cornice molding and the box soffits are in need of resecuring.

The exterior wood elements, in general, are in need of repainting.

Many of the brick foundation piers have been repaired in recent years. The poor craftsmanship is stark contrast to the high quality of the early masonry work.



Figure C96. Northwest oblique. Both rear doors are original and retain most of their original hardware.



Figure C97. Southeast oblique.



Figure C98. Porch of Unit 3. Note warped deck boards, loose trim, and repointed pier.



Figure C99. Northwest oblique of Room 101.



Figure C100. Northeast oblique of Room 101.

The grade at the concrete front steps is eroding, apparently from site run-off.

The new composition shingle roof and aluminum flashing appear to be working well.

The north chimney has lost the top coursing of brickwork. The south chimney appears to have had several extra courses added. The application of the cement stucco to both chimneys appears to have been a late-twentieth century occurrence and it is unclear why the chimneys were parged. The parging is crudely executed, in contrast to the high quality of the early masonry craftsmanship exhibited at these buildings (*Figs. C95 & C97*).

Unit 3 - Interior Room-by-Room

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".

The room retains a great deal of original building fabric with little intrusion of modern modifications and thus possesses a large degree of historic integrity.

A large amount of original plaster appears to remain on the walls and ceiling although there are a number of areas with localized loss primarily from former roof leaks. The areas of loss include sections of ceiling above the fireplace and from above the doorway to Room 102-A close to the north wall towards the front door.

Plaster loss at walls occurs at the crosswall north of the fireplace (former roof leak), below the window on the north wall, at several small areas along the



Figure C101. Southeast oblique of Room 101.

north wall, along the south jamb of the front door and near the baseboard of the south wall.

Wood lath remains in most areas of plaster loss and is a candidate for retention and reuse in replastering. Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage are candidates for consolidation, infill repair and preservation.

The original wood flooring is intact and is a candidate for preservation.

All original baseboards are intact as is the shoe molding. All are good candidates for repair and preservation.

All windows retain their original casing surrounds and sash. All are good candidates for preservation.

Both the front entrance doorway and the doorway to Room 102-A retain their original interior door



Figure C102. Metal horseshoe above front door.



Figure C103. Fireplace mantel and hearth are intact.

surrounds. The latter doorway also retains its original door and all its original hardware. A metal horseshoe, a symbol of good luck, is mounted on the door casing above the front door.

The fireplace mantel and hearth are intact and are good candidates for preservation. The firebox opening has been plastered over.

A ceramic lampholder with pull cord is at the center of the ceiling.

A wall-mounted fuse-type electrical panel is on the south wall.

A light switch on the east wall next to the front door operates the front porch light.

A gas line connection is just north of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss. Nevertheless, they are good candidates for cleaning, repainting and preservation.

Room 102-A: Kitchen

The large, original back room, roughly square in plan, was reconfigured in the early 1960s. This resultant T-shaped section is the east portion of the original room measuring the full unit width of 12'-11" and extending far along the north wall some 11'-7"; the floor to ceiling height remains 9'-10".

This room includes one original wall (east), parts of two other original walls (most of the east part of the north wall and an east portion of the south wall), and the ceiling framed by these original walls and the three added partition walls.

A large amount of plaster appears to remain on the sections of original walls and ceiling that form this room. However, there are a few areas with localized damage or loss primarily from former roof leaks. These areas of loss include sections of ceiling above the fireplace and above the doorway to Room 101, the Front Room. Plaster loss on walls occurs primarily at the crosswall north of the fireplace (former roof leak) and to a much lesser extent above the window on the north wall. There is also localized loss of plaster on the south wall. Wood lath remains in most areas of plaster loss and should be reused in replastering if sound. Given the apparently long period of time of water infiltration, there may be unseen water damage



Figure C104. Southwest oblique of Room 102-A.



Figure C106. Northeast oblique of Room 102-A.



Figure C105. Southeast oblique of Room 102-A.

to plaster still in place. Nonetheless, the areas of both plaster loss and damage are candidates for consolidation, infill repair and preservation.

Sections of modern stud walls with gypsum board panels dating to the early 1960s cordon off the west end of the original Room 102 from which the Back Hall (Room 102-B) and the Bathroom (Room 102-C) were created.

South of the fireplace is an original closet. The interior retains its original plastered walls and ceiling; they are good candidates for preservation.



Figure C107. Northwest oblique of Room 102-A.



Figure C108. Original key escutcheon (only extant example) on original closet door.



Figure C109. Multiple layers of sheet flooring over water-damaged original wood flooring.

The original baseboards inside the closet are intact and are good candidates for preservation. The door to the closet is original and retains its original hinges; all merits preservation. The small original rim lock of the interior face is missing, though the ghost of the original remains. The original key escutcheon remains, the only one of the six closet doors; its preservation is important (*Fig. C108*). Modern hardware includes a 7" zinc hasp for padlock.

The original wood flooring is intact but exhibits cupping, a condition created from excessive and prolonged wetting, apparently caused by roof leaks. Remnants of multiple layers of sheet flooring cover the wood floor.

Original baseboards remain along the north, east and south original walls. The original shoe molding also remains along the east and south walls but is missing from the north wall.



Figure C110. Early-twentieth century door salvaged from another building.

Baseboards on the two 1960s walls that form the Bathroom (Room 102-C) are reused sections of the typical wood flooring. None is present on the wall that is shared with the Back Hall (Room 102-B). All three walls have miscellaneous scrap trim for shoe molding.

The original window retains its original casing and sash and all are good candidates for preservation (*Fig. C107*).

Both the original doorway from Room 101 (Front Room) and the original closet doorway retain their original door casings. Both casings are good candidates for preservation

The original fireplace mantel and coal grate insert have been removed; the masonry firebox has been covered with a section of painted plywood.

The cement hearth and clam-shell trim boards remain intact and all are good candidates for preservation.

There is a 6" diameter clay flue at the chimney has been patched (*Fig. C105*).

In the doorway that connects to the Back Hall (Room 102-B) is a five-panel early-twentieth-century door apparently salvaged from another

building (*Fig. C110*). It measures 1 3/8" by 2'-9" by 6'-8". It retains its early hardware, including a mortise lock, two embossed filigree escutcheons measuring 2 1/8" by 5 1/2", two embossed filigree doorknobs, and two 3" five-knuckle butt hinges. Modern hardware includes two barrel bolts, one 4" and the other 5" in length.

A ceramic lampholder is at the center of the ceiling and another is mounted on the south wall.

Ghost marks for a kitchen cabinet remain on the party wall and 1960s west wall shared with Room 102-C (*Fig. C104*).

A duplex electrical outlet is on the west wall shared with the Back Hall and another on the south party wall.

Galvanized pipes for hot and cold water are located on the west wall shared with the Bathroom, Room 102-C. The utilitarian garden-type faucets and broach-type handles remain (*Fig. C104*).

A gas line rises from the floor on the south side of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-B: Back Hall

This room is one of three created by the reconfiguration of the back room in the early 1960s. Long, narrow and rectangular in plan, it measures 9'-10" long by just 3'-0" wide. It is the northwest portion of the original room, its long dimension running along the back (west) wall. This room includes parts of two original walls (the west end of the north wall and the north end of the west wall) and the ceiling framed by these original walls and the added partition walls of the 1960s remodeling.

The plaster of these original walls appears to have remained intact. However, given the apparently long periods of roof leaks and other water intrusion, there may be unseen water damage to plaster still in place but not exhibiting stress. Nonetheless, the plaster is a good candidate for consolidation and preservation.

Modern stud walls, sheathed with painted gypsum board panels dating to the 1960s, form the east and south walls of this room.



Figure C111. Room 102-B looking north. Note pipes for hot water heater and flue collar on the ceiling.



Figure C112. Room 102-B looking south towards bathroom.



Figure C113. Original door of rear entrance.

There are remnants of sheet flooring applied on top of the original wood flooring.

Along the original north and west walls the original baseboards are intact and are good candidates for repair and preservation. The original shoe molding has been replaced with an unpainted trim board measuring $7/8$ " by $1\frac{1}{2}$ ". The 1960s east wall has a 4" vinyl baseboard.

The original rear entrance doorway is on the west wall. It retains its original door surround, door, and original hardware, all of which are good candidates for preservation. Modern hardware additions include a 5" clasp and 4" sliding chain latch (*Fig. C113*).

The 1960s south wall contains the doorway to the Bathroom, Room 102-C. The modern hollow-slab door measures $1\frac{3}{8}$ " by 2'-0" by 6'-8". It is hung with two modern 4" butt hinges and has a modern aluminum cylindrical lock set.

There are no lighting fixtures or electrical outlets in this room. The light switch for the exterior light is on the west wall.

The water heater is missing from the north end of the room. Two galvanized water pipes remain



Figure C114. Northeast oblique of Room 102-C.

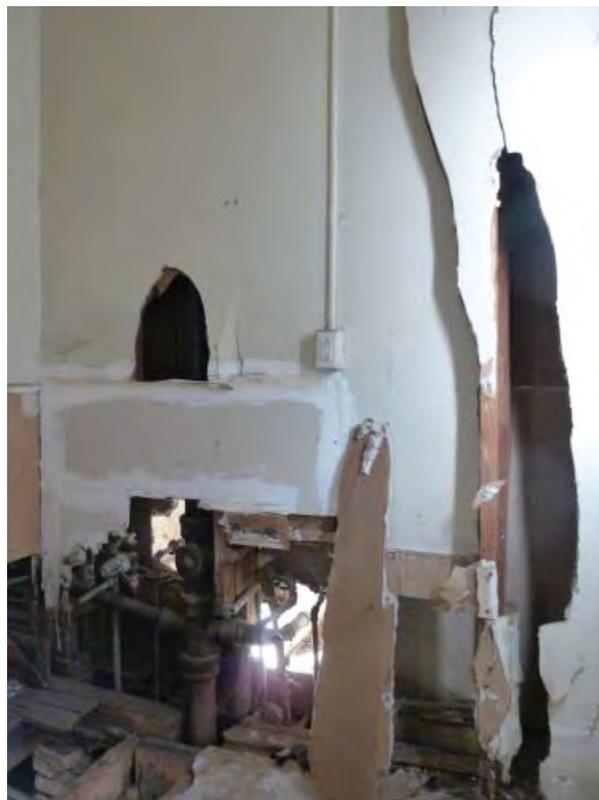


Figure C115. Southeast oblique of Room 102-C.

as well as a steel gas line. A metal flue escutcheon with 6" diameter opening is immediately above in the plastered ceiling.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-C: Bathroom

This room is one of three that were created in the 1960s by the reconfiguration of the original Back



Figure C116. Northwest oblique of Room 102-C.

Room. Rectangular in plan, it measures 4'-10" wide by 7'-0" long and is located in the southwest corner of the original room. Its long dimension is adjacent to the party wall between the two living quarters.

This space includes parts of two original walls (the west end of the south wall and the south end of the west wall), the ceiling framed by these original walls, and the added partition walls of the 1960s remodeling.

Gypsum board panels have been applied to the original south and west walls. Whether any original plaster is beneath the panels is unclear.

Modern stud walls with painted gypsum board panels, dating to the 1960s, form the east and north walls of this room.

There are remnants of sheet flooring applied on top of replacement plywood flooring (*Fig. C119*).

Along the original west wall the original baseboard remains and is a good candidate for repair and preservation. The original shoe molding has been replaced with an unpainted trim board measuring $\frac{7}{8}$ " by $1\frac{1}{2}$ ". There are no sections of baseboards or shoe molding along the other walls.



Figure C117. Window sash salvaged from another building.



Figure C118. Thread spool used for window handle.

A small window was added to the original west wall when the bathroom was created. The six-light wood sash is one section of a double-hung window salvaged from another building. Several muntins are missing and not replaced when reglazed, giving the appearance of one large glass and two small ones. The sash is turned perpendicular to its intended orientation and hinged on its north jamb. The sash as installed measures 2'-6" wide by 2'-7"



Figure C119. During bathroom installation, brick pier partially dismantled for water supply lines and girder severed for drain line.

tall, and is hung on two ball-pin, 2½", five-knuckle, butt hinges. A 1½" diameter wooden thread spool that serves as a handle (Fig. C118).

The new north wall contains the doorway to the Back Hall, Room 102-B. There are no baseboards along the sections of modern partition walls.

Surface-mounted conduit connects a wall switch on the north wall to a ceramic lamp holder on the ceiling.

A modern duplex electrical outlet is on the south wall.

A drop-in type bathtub has been removed from the east wall. The chrome faucet handles and galvanized piping remain.

The lavatory, which was mounted on the south wall, is also missing. The chrome pipe shut-off valves remain.

The toilet, which was placed close to the south wall near the west wall, is missing. The cast iron waste pipe remains.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Unit 4 - Interior Room-by-Room

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".



Figure C120. Southeast oblique of Room 101.



Figure C121. Northwest oblique of Room 101.

The room retains a great deal of original building fabric with little intrusion of modern modifications and thus possesses a large degree of historic integrity.

A large amount of original plaster appears to remain on the walls and ceiling, although there are several areas with localized loss due primarily to former roof leaks.

The areas of ceiling plaster loss include sections adjacent to the chimney and along the wall near the doorway to Room 102-A, the Kitchen.

An area of wall plaster loss is located on the crosswall above the doorway to the Kitchen, Room 102-A.

Wood lath remains in most areas of plaster loss, and should be considered for reuse in replastering.

There may also be unseen damage to plaster due to the apparently long period of water infiltration from roof leaks. Nonetheless, these areas of loss or damage are good candidates for consolidation, infill repair and preservation.



Figure C122. Original six-panel door to Room 102-A retains original hardware.

The original wood flooring appears to be intact, has evidence of red-brown paint and is a candidate for preservation.

All original baseboards and shoe molding are intact. These elements are good candidates for repair and preservation.

Both windows retain their original surrounds and sash and are good candidates for preservation.

The original six-panel door of the front entrance has been replaced with a five-panel door. The door of the doorway to Room 102-A retains its original six-panel door, both decorative ball-pin hinges and both embossed escutcheons. The original embossed doorknobs have been replaced with black mineral knobs. Both doorways retain their original casing (*Figs. C122-C123*).

The mantel is intact and is a good candidate for preservation. The original coal grate surround is present but the grate has been removed; all are candidates for repair and preservation (*Fig. C124*).

The original poured cement hearth is damaged and missing a section of its clam shell style trim board. Both hearth and trim boards are good candidates for repair and preservation (*Fig. C124-125*).



Figure C123. Original interior-door doorknob and escutcheon.



Figure C124. Fireplace mantel.



Figure C125. Damaged cement hearth and clam-shell trim are candidates for repair.



Figure C126. Northeast oblique of Room 102-A.

A ceramic lamp holder is at the center of the ceiling.

A wall-mounted fuse-type electrical panel is on the south wall.

There are two duplex electrical outlets, one on the north wall, the other on the baseboard of the south wall.

The electrical switch which operates the front porch light is on the east wall adjacent to the front doorway.

A gas line with connector rises from the floor on the south side of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, have widespread paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-A: Kitchen

The large original back room, roughly square in plan, was reconfigured in the early 1960s. The resultant T-shaped plan is the east portion of the original room measuring the full unit width of 12'-11" and extending far along the south wall some 11'-7"; the floor to ceiling height remains 9'-10".

This space includes one original wall (east), parts of two other original walls (east part of the north wall and most of the east portion of the south wall), and the ceiling framed by these original walls and the added partition walls.

A large amount of plaster appears to remain on the sections of original walls and ceiling even though there are several areas with localized loss due



Figure C127. Northwest oblique of Room 102-A.



Figure C128. Southwest oblique of Room 102-A.

primarily to former roof leaks. Ceiling plaster loss has occurred near the chimney and the area south of the chimney over the doorway that connects with Room 101. Wall plaster loss has occurred mostly along the crosswall on the south side of the chimney. Other locations of plaster damage are below the window on the south wall, and along the north wall where plumbing pipes have been accessed.

Wood lath remains in some of the areas of plaster loss and should be evaluated for retention and reuse in replastering.

Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. Nevertheless, these areas of both plaster loss and damage are good candidates for consolidation, infill repair and preservation.

North of the original fireplace is an original closet. The interior retains its original plastered walls and ceiling; they are good candidates for preservation.



Figure C129. Multiple layers of flooring due to roof leaks.



Figure C130. Partially collapsed firebox. Hearth covered over with added flooring.

The original baseboards inside the closet are also intact and are good candidates for preservation. The door to the closet is original and retains its original hinges, all of which merit preservation. The small original rim lock of the interior face is missing, as well as the handle and key escutcheon.

Sections of modern stud walls with painted gypsum board panels dating to the 1960s cordon off the northwest end of the original room where Room 102-B, the Back Room, was created, and the southwest corner where Room 102-C, the Bathroom, was fashioned.

A second layer of the typical wood flooring has been added on top of the original flooring and runs north-south, perpendicular to the direction of the original flooring. At the west end of the room is a third (plywood) covering due to roof leaks (Fig. C129).

At the three sections of original walls, the original baseboards remain, although the height is

diminished because of the added second flooring. The shoe molding has been replaced with 1" quarter-round molding.

The 1960s walls also have only the 1" quarter-round molding.

The original window on the south wall retains its original surrounds and sash and is a good candidate for preservation (Fig. C128).

The original doorway to the Front Room, Room 101, and the original closet doorway both retain their original door casing. Both are good candidates for preservation.

The 1960s doorway that connects to the Back Hall (Room 102-B) has a modern hollow-core slab door measuring 1 3/8 by 2'-6" by 6'-8" hung with modern steel 3 1/2", five-knuckle, butt hinges. The door has a modern aluminum cylindrical locking mechanism. Other modern hardware includes a 4" barrel bolt.

The original fireplace mantel and coal grate have been removed; the base of the chimney has been covered with a gypsum board panel, now damaged, to hide a partially collapsed firebox (Fig. C130). Hearth is presumably beneath the added wood flooring and its condition is unknown. A 6" diameter opening in the chimney for a connecting flue has been patched with mortar.

A ceramic lampholder is at the center of the ceiling of the original room and another is on the north wall, the party wall with Unit 3.

An electrical duplex outlet is on the west wall shared with Room 102-B, the Back Hall, and another on the north wall.

A gas pipe with connection is north of the hearth.

The painted surfaces of the original building fabric in general, and especially the plaster, show extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-B: Back Hall

This room is one of three that were created in the early 1960s by the reconfiguration of the original Room 102, the Back Room. Long, narrow and rectangular in plan, it measures 9'-10" long by just 3'-0" wide. It is the southwest portion of the original room, its long dimension running along the back (west) wall. This space includes parts of two



Figure C131. Room 102-B looking south to water heater alcove.

original walls (the west end of the south wall and the south end of the west wall), the ceiling framed by these original walls, and the added partition walls of the 1960s remodeling.

The plaster of the two original (south and west) walls and the ceiling appears to be largely intact except for two locations. One is the south end of this room behind the water heater. The other is a small area adjacent to the back entrance. Nevertheless, the plaster is a good candidate for consolidation and preservation.

The north and east walls are constructed of modern wood studs and gypsum board panels installed in the 1960s.

As in Room 102-A, the Kitchen, a second layer of the typical wood flooring has been installed on top of the original wood flooring, perpendicular to the direction of the original flooring.

Along the south and west original walls, the original baseboards and shoe molding are intact; all are good candidates for repair and preservation.

Along the 1960s east wall, there is no baseboard, but there is a section of $\frac{3}{4}$ " quarter-round molding.



Figure C132. Room 102-B looking north to bathroom.

The narrow north wall with doorway has neither baseboard nor molding.

The original rear doorway is on the west wall. It retains its original door surround, door, hinges, mortise lock, both embossed escutcheons, but its embossed doorknobs are missing. All elements are good candidates for preservation. Modern hardware additions include a 4" barrel bolt and a steel key/swivel deadbolt.

The north wall contains the doorway that leads to the Bathroom, Room 102-C. The mid-twentieth-century two-panel door, salvaged from another building, measures 1 $\frac{3}{8}$ " by 2'-0" by 6'-8". It is hung with two modern 4" butt hinges. It retains its mortise lock, both of its beveled 2 $\frac{1}{8}$ " by 7" doorknob escutcheons and both crimped steel plate doorknobs.

The room has no light fixture or electrical outlets.

A wall switch next to the rear entrance doorway operates the exterior light.

At the south end of the room is a gas-fired, 40-gallon water heater. There also is a PVC pipe, a galvanized overflow pipe and a steel gas pipe.



Figure C133. Southwest oblique of Room 102-C.



Figure C134. Northeast oblique of Room 102-C.

A 6" diameter round opening in the ceiling immediately above accommodated the metal flue for the water heater.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-C: Bathroom

This room is one of three that were created in the early 1960s by the reconfiguration of the original Room 102, the Back Room. Rectangular in plan, it measures 4'-10" wide by 7'-0" long and is located in the northwest corner of the original room. Its long dimension is adjacent to the party wall between the two living quarters.

This space includes parts of two original walls (the west end of the north wall and the north end of the west wall), the ceiling framed by these original walls, and the added partition walls of the 1960s remodeling.

Original plaster remains on the ceiling. Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place.



Figure C135. Window sash salvaged from another building.

Plaster on the original east wall was replaced with gypsum board panels when plumbing was installed for the bathrooms.

On the original west wall, gypsum board panels have been installed atop the plaster. The condition of the plaster is not known.

Modern stud walls with painted gypsum board panels, dating to 1960s, form the east and south walls of this room.



Figure C136. Ceiling hatch adjacent to party wall.



Figure C138. Bathtub and lavatory.



Figure C137. Three-part wall mirror.



Figure C139. Lavatory.

Remnants of sheet vinyl flooring remain on top of the original wood flooring.

Along the north, south and west walls, a plank baseboard has been installed that measures $\frac{7}{8}$ " deep by 5" tall.

A small window was added to the original west wall when the bathroom was created. The six-light wood sash is one section of a double-hung window unit salvaged from another building. The sash is hinged at its north jamb on two T- hinges measuring $2\frac{3}{4}$ " by 4". The sash as installed measures 2'-4" wide by 2'-3" tall. There is a $1\frac{1}{2}$ " barrel bolt at the south jamb (*Fig. C135*).

A ceiling hatch is located close to the north wall and near the west wall. The cover, measuring 1'-4" wide by 2'-2" long, is made of the typical flooring boards (*Fig. C136*).

A three-part mirror installed on the north wall measures 1'-6" tall by 1'-10" wide by $\frac{4}{2}$ " deep.

Surface-mounted electrical conduit connects a wall switch on the south wall to a ceramic lamp holder on the ceiling. An electric duplex outlet is on the north wall.

A drop-in bathtub remains in place against the east wall. The utility garden-type faucets and broach-type handles remain, as do the galvanized water pipes (*Fig. C138*).

A lavatory mounted on the north wall measures 1'-7" wide by 1'-6" deep. The chrome pipes and shut-off valves remain, as do the chrome dual faucets (*Fig. C139*).

A toilet that was located on the north wall, close to the west wall, is missing. The cast iron waste pipe remains.

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint loss but are good candidates for successful cleaning, repainting and preservation.



Figure C140. East (front) elevation of building C.

Building C - Exterior

Commentary

The exterior of this building retains a great deal of its original building fabric and thus possesses a large degree of historic integrity.

None of the four exterior doorways have been modified, although only one original door remains, the back door to Unit 6. The door retains all of its hardware including decorative hinges, both embossed escutcheons and both embossed doorknobs. This door is a good candidate for preservation. The other three are replacement slab doors. Each reuses the decorative hinges of the original door (*Fig. C142*).

All the large double-hung window sash units are original and are good candidates for preservation. The two mismatched windows of the west elevation were added in the early 1960s (*Fig. C143*).

The cornerboards, wall cornices and boxed roof soffits are intact and are good candidates for preservation.

A large number of weatherboards are checking, twisting or warping, especially on the south and west elevations, and cannot be salvaged. Many appear to be modern replacement boards (*Figs. C143-C144*).

Most front porch deck boards measure $\frac{3}{4}$ " by $7\frac{1}{4}$ " and are in various conditions. Associated trim pieces are loose and in need of reattachment.

Various trim boards, including sections of wall cornice molding and the box soffits are in need of resecuring.

The front porch roof deck has lost all its early building material, replaced by sheets of plywood.

The exposed exterior wood elements, in general, are in need of repainting.

Many of the brick foundation piers have been repaired in recent years. The poor craftsmanship is stark contrast to the high quality of the early masonry work.

The ground in proximity to the front steps is eroding, apparently from site run-off (*Fig. C140*).

At the back of the building, the south set of open-stringer wood stairs is intact but in poor condition and unstable. The north set (Unit 5) has been replaced with steps constructed of parged CMUs, which are separating. The thresholds of both back doorways, especially the north threshold, are in need of repair (*Fig. C142*).

The new composition shingle roof and flashing appear to be working well (*Fig. C146*).



Figure C141. Northwest oblique of Building C.

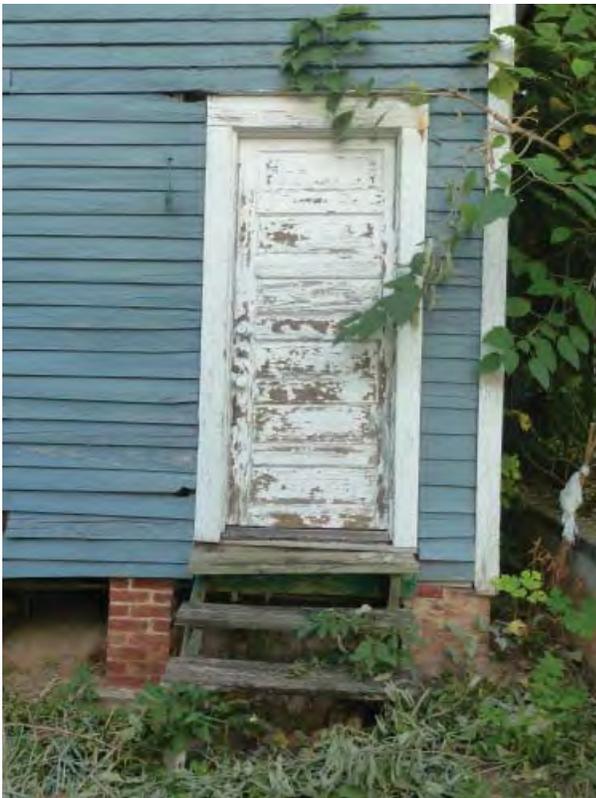


Figure C142. Original Exterior door retains all its original hardware.



Figure C143. Large original windows of west elevation were replaced with small mismatched sash.



Figure C144. Failing weatherboards along south elevation.



Figure C145. North rear entrance steps constructed of CMUs.

The north chimney appears to have had several extra courses added above the corbelling. The application of a cement stucco to both chimneys appears to have been a late-twentieth century occurrence and it is unclear why the chimneys were parged. The parging is crudely executed, in contrast to the high quality of early craftsmanship executed elsewhere (*Fig. C140 & C146*).



Figure C146. Chimneys, roofing, and flashing.

Unit 5 - Interior Room-by-Room

The unit apparently was undergoing a remodeling of the interior when the work was stopped.

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".

Gypsum board panels have been applied to all walls and the ceiling. However, roof leaks continued to be a problem after installation, as indicated by the extensive staining on the ceiling and walls, especially in areas close to the chimney. In addition, a long crack has opened in the ceiling panels, extending east-west from the chimney (*Fig. C147*). It is not clear whether the plaster was left in place or removed before the gypsum board panels were installed.

The original wood flooring is intact but has extensive cupping, a condition that can be caused by repeated wetting, such as from roof leaks.

None of the original baseboards are currently visible. It is not clear whether the baseboards were removed prior to the installation of the gypsum board panels or if they were covered by the added panels.

The original shoe molding was reinstalled along the east, south and west walls.

At the north wall is a much smaller modern replacement board/cap combination measuring just $\frac{3}{8}$ " thick by $3\frac{1}{4}$ " tall (*Fig. C149*).

Both windows retain their original surrounds and sash and are good candidates for preservation.



Figure C147. Southwest oblique of Room 101.



Figure C149. Modern composite baseboard/cap combination molding.



Figure C148. Northeast oblique of Room 101.



Figure C150. Fireplace mantel and hearth.

The casing is missing from the front entrance doorway but remains at the doorway to Room 102-A, the Kitchen. The latter doorway is without a door.

The fireplace mantel is intact and is a good candidate for preservation. The coal grate surround is in place but the grate has been removed and the masonry firebox has partially collapsed. All are good candidates for repair and preservation (*Fig. C150*).

The hearth and trim are intact and are good candidates for preservation.

The ceramic lampholder that was at the center of the ceiling has been replaced with a modern ceiling fan/light combination fixture (*Fig. C148*).

A modern sconce light has been installed on the west wall north of the fireplace mantel (*Fig. C150*).

There is a mid-century wall-mounted fuse-type electrical panel on the south wall (*Fig. C148*).

A duplex electrical outlet is on the south wall; another is in the baseboard of the north wall.

The electrical switch controlling the front porch light is located next to the front doorway.

A gas line and connector is located just north of the fireplace hearth.

All the room's walls, ceiling and trim had been freshly repainted at the time the repair work was apparently stopped, presumably just prior to acquisition by NPS in 2003.

Room 102-A: Kitchen

The large original back room, roughly square in plan, was reconfigured in the early 1960s. The resultant T-shaped plan is the east portion of the original room measuring the full unit width of 12'-11" and extending far along the north wall some 11'-7"; the floor to ceiling height remains 9'-10".

This room includes one complete original wall (east), parts of two other original walls (east part of the north wall and east portion of the south wall), and the ceiling framed by these original walls and the added partition walls. All these original wall and ceiling surfaces have been covered by gypsum board panels; it is not clear whether the original plaster and wood lath are below these panels.



Figure C151. Southeast oblique of Room 102-A.



Figure C152. Southwest oblique of Room 102-A.



Figure C153. Northwest oblique of Room 102-A.

South of the fireplace is the original closet. It is the most intact of any closet of the six apartments. Like the other closets, this one retains its original baseboards and plastered walls and ceiling on the interior, plus entry door with decorative hinges. But this door is the only one to retain its original rim lock. The rim lock is on the interior face and measures ½" thick by 2" tall by 3" long (*Fig. C154*).



Figure C154. Original rim lock of closet door.



Figure C156. Diverse flooring materials of Room 102-A.



Figure C155. Original key escutcheon and handle of closet door.

It is also the only door to retain its key escutcheon and its 1" wide by 5" long door handle on the exterior face for opening and closing the door (*Fig. C155*). The rim lock, key escutcheon, and door handle are one of a kind surviving elements that are a high priority for preservation and interpretation.

The original wood flooring appears to be intact beneath remnants of sheet flooring, but exhibits extensive cupping, a condition that can occur from excessive wetting (*Fig. C156*).



Figure C157. An original interior door in a 1960s doorway.

The floor has a noticeable sag dipping down towards the Bathroom, Room 102-C.

The small modern composite baseboard/cap in Room 101, the Front Room, has also been installed in this room along the original sections of south, east and north walls that have been covered with gypsum board panels.

The modern composite baseboard also has been installed on the 1960s north wall shared with Room



Figure C158. Original interior door escutcheon and knob.



Figure C160. PVC water supply and drain lines.



Figure C159. Deteriorated cement hearth with hardware cloth reinforcement exposed.

102-C, the Bathroom. The east wall that frames the Bathroom has neither baseboard nor molding.

The 1960s east wall shared with Room 102-B, the Back Hall, has a square-edged trim board measuring $\frac{3}{4}$ " by $1\frac{1}{4}$ " to trim the intersection of wall and flooring, as found in other units.

The original window retains its original surrounds and sash and is a good candidate for preservation (Fig. C153).

Both the original doorway from Room 101 and the original closet doorway retain their original door casing. Both are good candidates for preservation.

The 1960s doorway that connects with room 102-B, the Back Hall, has one of the original six-panel interior doors with all its hardware (Figs. C152 & C 157).

The original fireplace mantel has been removed; the firebox has been covered (Fig. C151).

The poured-in-place cement hearth is deteriorating, exposing the hardware cloth used as reinforcement (Fig. C159).

There is a ceramic lampholder at what was the center of the ceiling of the original back room. Another one is mounted on the south wall.

A duplex electrical outlet is on the south wall and another on the west wall shared with Room 102-B, the Back Hall.

A PVC drain line for a sink is on the south (party) wall (Fig. C160).

Two PVC water supply lines are at the west wall shared with Room 102-C, the Bathroom (Fig. C160).



Figure C161. Room 102-B looking north.

A gas pipe with connector is on the south side of the hearth.

Room 102-B: Back Hall

This room is one of three that were created by the reconfiguration of the back room. Long, narrow and rectangular in plan, it measures 9'-10" long by just 3'-0" wide. It is the northwest portion of the original room, its long dimension running along the west wall. This space includes parts of two original walls (the west end of the north wall and the north end of the west wall), the ceiling framed by these original walls, and the added partition walls of the 1960s remodeling.

Shortly before acquisition by NPS, Building C was apparently undergoing a major repair effort. As part of that work, all the original wall and ceiling surfaces of this room were covered with gypsum board panels. It is not clear whether the original plaster was covered by the installation or removed prior to the installation.

Modern stud walls clad in painted gypsum board, dating to the 1960s, form the east and south walls.

Remnants of multiple layers of sheet flooring applied to plywood are on top of original wood flooring.

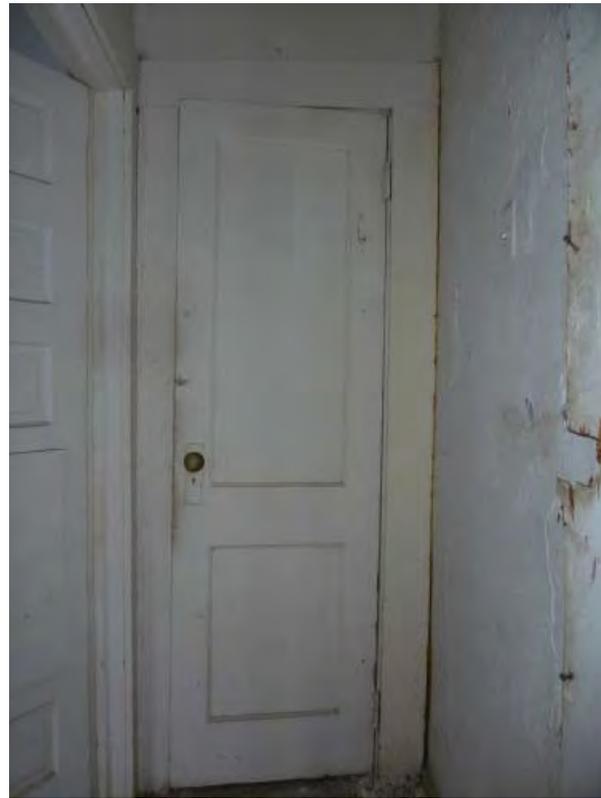


Figure C162. Room 102-B looking south.

Along the original (north and west) walls, the original baseboards are intact. They are good candidates for repair and preservation. The original shoe molding, however, has been replaced with a square-cut 1" by 1½" trim board.

The 1960s east wall has the same trim board but no baseboard.

The narrow east wall has neither baseboard nor trim board.

The original rear doorway is on the west wall. The original door is missing. A modern hollow-core, slab door has been hung as replacement using decorative hinges of the same design as the original. The modern doorknob locking system is missing; the door is screwed in place.

Modern hardware additions on the interior side of the doorway include a 4" wire hook and eye, wood blocking and a metal conduit clip to hold a security bar, and the metal frame for a foot latch.

The south wall contains the doorway that leads to the Bathroom, Room 102-C. Its mid-twentieth century two-panel door measures 1 3/8" by 2'-0" by 6'-8". The door is hung with two 4"



Figure C163. Multiple layers of sheet flooring over plywood on top of the original wood flooring.

five-knuckle, ball-pin butt hinges. It has a mortise lock and both raised plates measuring $2\frac{1}{8}$ " wide by 7" long and two crimped steel doorknobs.

There are no light fixtures or electrical outlets in this room.

A wall switch next to the rear entrance doorway operates the exterior light.

There are two galvanized water pipes at the south end of this room for a hot water heater. There is also a metal flex pipe for the natural gas fuel. A 6" diameter round hole in the ceiling for a metal water-heater flue is immediately above (*Fig. C161*).

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive paint deterioration but are good candidates for repainting and preservation.

Room 102-C: Bathroom

This room is one of three that were created in the 1960s by the reconfiguration of the original Back Room. Rectangular in plan, it measures 4'-10" wide by 7'-0" long and is located in the southwest corner of the original room. Its long dimension is



Figure C164. Northwest oblique of Room 102-C.



Figure C165. Southeast oblique of Room 102-C.

adjacent to the party wall that divides the two living quarters.

This room includes parts of two original framed walls (the west end of the south wall and the south end of the west wall) and the ceiling bordered by these original walls and the added partition walls of the 1960s remodeling. All these original wall and ceiling surfaces have been covered by gypsum board panels; it is not clear whether the original plaster and wood lath are below these panels.

Modern stud walls with painted gypsum board panels, dating to 1960s, form the east and north walls of this room.

There are remnants of 9" by 9" tile flooring applied to plywood panels on top of the original wood flooring. Portions of the original board flooring had also been patched with plywood panels.

Along the original west wall, the original baseboard is intact and is a good candidate for repair and

preservation. As found in Room 102-B, the Back Hall, there is a square cut trim board that measures 1" by 1½".

No baseboards or shoe moldings are on other walls.

A small, single-light sash window was added to the original west wall when the bathroom was created. The sash measures 1'-6" wide by 2'-7" tall. It is hinged on the north jamb with two ball-pin, 2½", five-knuckle, ball-pin, butt hinges. The casing is missing (*Fig. C164*).

A switch on the north wall operates a ceramic lampholder on the ceiling.

A duplex electrical outlet is on the south wall.

A drop-in type bathtub that was along the east wall is missing. The chrome and plastic faucet handles and both galvanized and PVC piping remain (*Fig. C165*).

The lavatory, which was mounted on the south wall, is also missing. The chrome pipe shut-off valves remain (*Fig. C165*).

The toilet, which was located close to the south wall and next to the west wall, is missing. The cast iron waste pipe remains.

Unit 6 - Interior Room-by-Room

The unit apparently was undergoing an interior remodeling when the work stopped. The work included the installation of a modern material, gypsum board panels, to some walls and ceilings. It appears that in some instances these panels may have been added on top of important historic building fabric, the original plaster. Therefore, the potential remains to remove the added layers of modern material and re-expose and repair the historic plaster.

Room 101: Front Room

This room retains its original configuration measuring 12'-11" wide by 13'-4" deep with a floor to ceiling height of 9'-10".

The room retains a large amount of its original building fabric with little intrusion of modern modifications and thus possesses a large degree of historic integrity.

Much of the original plaster appears to remain on the walls and ceiling although there are several



Figure C166. Northwest oblique of Room 101.



Figure C167. Southeast oblique of Room 101.



Figure C168. Fireplace mantel and hearth.

areas with significant loss, primarily on the ceilings, due to former roof leaks (*Figs. C166-C167*).

The areas of ceiling plaster loss include a section above the fireplace adjacent to the chimney, south of the chimney near the doorway to Room 102-A, the Kitchen, near the center of the ceiling, and in the southeast corner near the front entrance doorway.

Areas of staining and damage to wall plaster is primarily at the west wall at the chimney stack and along the south wall near the crosswall.

There may also be unseen damage to plaster due to the apparently long period of water infiltration from roof leaks. Nonetheless, these areas of damage or loss are good candidates for consolidation, infill repair and preservation.

Wood lath remains in most areas of plaster loss and should be evaluated at the time of repair for retention and reuse in replastering (*Fig. C168*).

The fireplace mantel is intact and is a good candidate for preservation. The coal grate and surround are missing; the firebox has been infilled and plastered (*Fig. C168*).

The cement hearth is intact. The original clam shell wood trim is missing a section. The trim is a good candidate for repair and preservation.



Figure C169. An original six-panel door in Doorway to Room 102-A.

There are remnants of carpet strips for a wall-to-wall carpet now removed. The original wood flooring appears to be intact and is a candidate for preservation.

All original baseboards are intact and are good candidates for preservation. Shoe moldings have been replaced with a beveled and varnished carpet molding.

Both windows retain their original casings and sash and are good candidates for preservation.

The original six-panel door of the front entrance has been replaced with a modern, hollow-core, slab door. The door is hung with two modern, 4" five-knuckle, steel, butt hinges and has a modern brass-plated cylindrical lock set. The original doorway to Room 102-A has an original six-panel door. However, the original ball-pin hinges, mortise lock, embossed escutcheons and embossed doorknobs are missing; the door is hung with two modern 4" tall five-knuckle butt hinges (*Fig. C167*). Both doorways retain their original casings.

A ceramic lamp holder is at the center of the ceiling. There is an mid-twentieth century wall-mounted fuse-type electrical panel on the north wall.

There are two duplex electrical outlets; one is in the baseboard of the south wall, the other in the north wall.



Figure C170. Northwest oblique of Room 102-A.

A gas line with connector is on the south side of the hearth.

All the room's walls, ceiling and trim had been freshly repainted at the time the repair work was apparently stopped.

Room 102-A: Kitchen

The large, original back room, roughly square in plan, was reconfigured in the early 1960s. The resultant T-shaped room is the east portion of the original room measuring the full unit width of 12'-11" and extending far along the south wall some 11'-7"; the floor to ceiling height remains 9'-10".

This room includes one original wall (east), parts of two other original walls (east part of the north wall and most of the east portion of the south wall), and the ceiling enclosed by these original walls and the added partition walls.

Plaster appears to remain on much of the original walls and ceiling, though with several areas of localized loss due primarily to roof leaks. Ceiling plaster loss has occurred adjacent to the chimney, in the area south of the chimney over the doorway that connects with Room 101, and west of the chimney near the center of the ceiling.

Wall plaster loss has occurred mostly along the chimney breast, due to a roof leak, and below the window, due probably to a faulty window sill.

Original plaster along the party wall was damaged when plumbing was installed. Repairs were made using gypsum board panels though the work is unfinished. Whether some of the panels were applied over existing plaster is not clear (Fig. C170).



Figure C171. Northeast oblique of Room 102-A.



Figure C172. Southeast oblique of Room 102-A.

Locations of plaster fractures are primarily localized along the chimney breast, the crosswall above the door, and along the ceiling near the chimney.

Wood lath remains in some of the areas of plaster loss and should be evaluated for retention and reuse in replastering.

Given the apparently long period of time of water infiltration, there may be unseen water damage to plaster still in place. These areas of both plaster loss and damage are good candidates for consolidation, infill repair and preservation.

North of the fireplace is an original closet. Gypsum board panels were apparently being applied to its walls and ceiling when the work stopped. The original baseboards and shoe moldings inside the closet remain intact and are good candidates for preservation (Fig. C171 & C173).

The closet door is original, and retains its original hinges though the small original rim lock of



Figure C173. Original closet with new gypsum board panels.

the interior face and the wood handle and key escutcheon of the room face are missing. The door and its surviving hardware merit preservation.

Sections of modern stud walls with painted gypsum board panels, dating to the 1960s, cordon off the west end of the original room where the Back Room was created, as well as its northwest corner where the Bathroom was built.

Due to a severe slump in the floor, sleepers cut from 2x framing stock have been added atop the original flooring and covered with plywood and then carpet. Large sections of wall-to-wall carpeting remain (*Fig. C170*).

Original walls retain their baseboards, but the original shoe molding has been removed. When the sleepers and plywood flooring were added, the shoe molding was replaced by a new beveled carpet strip as found in Room 101. The raised level of the flooring gives the appearance of a baseboard much shorter in height.

The west wall shared with Room 102-C, the Bathroom, has neither baseboard nor molding strip. The north wall shared with the Bathroom

and the west wall shared with Room 102-B, the Back Hall, have no baseboard but have a beveled carpet strip.

The doorway to Room 102-B, the Back Hall, has a mid-twentieth century, two-panel sash door measuring 1 $\frac{3}{4}$ " by 2'-9" wide by 6'-8" tall, hung with modern steel 4", five-knuckle, butt hinges. The door has a brass-plated closet-door latch.

The original doorway to Room 101, the Front Room, and the original closet doorway retain their original door casings. Both are good candidates for preservation (*Fig. C171-C172*).

The original window on the south wall retains its original surrounds and sash and is a good candidate for preservation (*Fig. C172*).

The original fireplace mantel and coal grate have been removed; the firebox has been plastered over. It is unclear whether the hearth remains beneath the added flooring (*Fig. C171*).

There are two ceramic lampholders. One remains at what was the center of the ceiling of the original Room 102, the Back Room. The other lampholder is on the north wall shared with Room 102-C, the Bathroom.

There are two duplex electrical outlets, one on the north wall shared with Room 102-C, the Bathroom, the other on the west wall shared with the Bathroom.

A switch on the west wall shared with the Bathroom operates the lampholder of the same wall.

A PVC drain pipe is at the party (north) wall (*Fig. C171*).

A gas line with connector is just north of the closed-off firebox.

Room 102-B: Back Hall

This room is one of three that were created by the reconfiguration of the original Back Room. Long, narrow and rectangular in plan, it measures 9'-10" long by just 3'-0" wide. It is the southwest portion of the original room, its long dimension running along the west wall. This space includes parts of two original walls (the west end of the south wall and the south end of the west wall), the ceiling enclosed by these original walls, and the added partition walls of the 1960s remodeling.



Figure C174. Room 102-B looking south to water heater alcove.

The plaster of the two original (south and west) walls and ceiling appears to be largely intact, except for the opening at the south end of this room above the water heater through which a metal flue vented.

Given the apparently long period of time of water infiltration, there may be unseen water damage to the plaster. Even if damaged, the plaster is a good candidate for consolidation and preservation.

Modern stud walls with painted gypsum board panels dating to the 1960s remodeling form the east and north walls of this room.

Plywood has been added as flooring, apparently to raise the floor level closer to the height of Room 102-A and to prepare a base for carpeting. Presumably, the original wood flooring remains intact below (*Fig. C176*).

Along the south and west (original) walls the original baseboards remain. The shoe molding has been removed, probably when the plywood flooring was installed. A new 1" by 4" baseboard was added over the original baseboard along the west wall north of the rear entrance doorway, and along the east wall. A 1" by 2" baseboard was

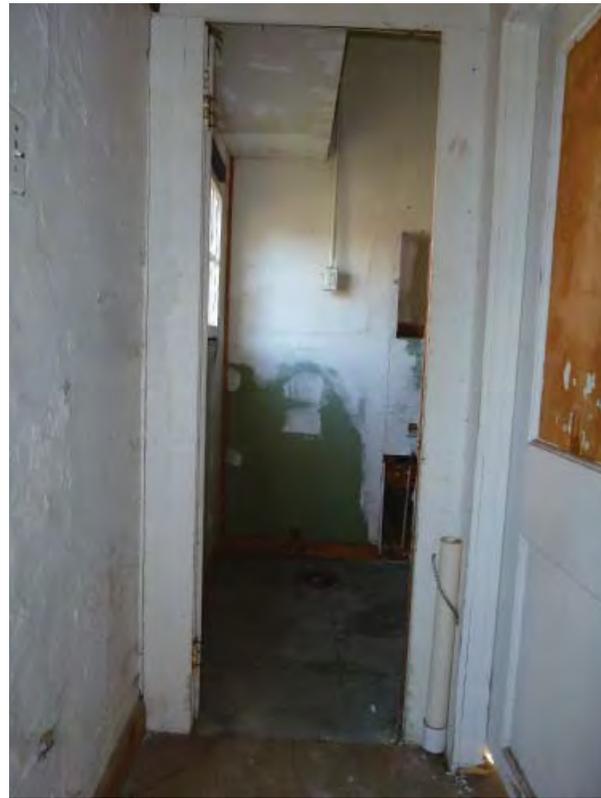


Figure C175. Room 102-B looking north to bathroom.

added to the original baseboards at the south wall and at the west wall south of the rear entrance doorway. The narrow north wall has no baseboard or base molding.

The original rear doorway on the west wall retains its original door surround, door, hinges, mortise lock, and both embossed escutcheons and embossed doorknobs. All are good candidates for preservation. Modern hardware additions include one 4" barrel bolt and a steel cylindrical lock set.

The 1960s north wall contains the doorway that leads to the Bathroom, Room 102-C. The 2'-0" by 6'-8" door is missing.

An electrical switch at the back doorway controls the exterior light.

A steel gas pipe and two PVC water pipes for a water heater remain in the south end of the room (*Fig. C174*).

A 6" diameter hole in the ceiling above the water pipes accommodated a water heater flue (*Fig. C174*).

The painted surfaces of the original building fabric in general, and especially the plaster, have extensive



Figure C176. Plywood added to raise level of slumping floor.

paint loss but are good candidates for successful cleaning, repainting and preservation.

Room 102-C: Bathroom

This room is one of three that were created in the early 1960s by the reconfiguration of the original Room 102, the Back Room. Rectangular in plan, it measures 4'-10" wide by 7'-0" long and is located in the northwest corner of the original room. Its long dimension is adjacent to the party wall that divides the two living quarters of the building.

This room includes parts of two original walls (the west end of the north wall and the north end of the west wall) and the original ceiling enclosed by the two original walls and the two added partition walls of the 1960s remodeling. As part of a remodeling effort apparently underway when the space was vacated, all original wall surfaces were covered with gypsum board panels. Whether any original plaster remains is not clear.

Original plaster does remain on the ceiling. There is a small section of ceiling plaster loss. Wood lath that remains should be retained if sound and reused in replastering. Given the apparently long



Figure C177. Northeast oblique of Room 102-C.



Figure C178. Northwest oblique of Room 102-C.

period of time of water infiltration, there may be unseen water damage to plaster still in place. Nonetheless, the areas of both plaster loss and damage are good candidates for consolidation, infill repair and preservation.

Modern stud walls with painted gypsum board panels, dating to 1960s, form the east and south walls of this room.

There are remnants of 12" by 12" vinyl tile flooring (Fig. C180).



Figure C179. Southwest oblique of Room 102-C.

Along the two original (north and west) walls is a modern 1" by 4" baseboard, matching the ones in Room 102-B, the Back Hall. They are installed on top of the added gypsum board panels. It is not clear whether the original baseboards are still in place beneath the panels. There are no baseboards on the east and south added partition walls.

A small window was added to the original west wall when the bathroom was created. The six-light wood sash is one section of a double-hung window salvaged from another building. The sash is hinged at its north jamb. The sash as installed measures 2'-4" wide by 2'- 3½" tall. There are two modern 3½" long barn hinges on the north jamb. There is a 1½" barrel bolt at the south jamb. There is no window casing present.

A shelf made of nominal 2x4 framing and gypsum board panels is partially constructed along the west wall (Fig. C181).

There is a ceiling hatch close to the north wall. The casing and board hatch are made of ¾" by ¾" plank and v-groove boards.

A surface-mounted metal conduit connects a wall switch on the south wall to a ceramic lamp holder on the ceiling.



Figure C180. Synthetic tile flooring.



Figure C181. Ceiling hatch and partially constructed shelf along west wall.

An electric duplex outlet is on the north wall.

The 1960s drop-in bathtub has been removed from the east wall as part of the remodeling, and a shower was being constructed in its place. The PVC supply pipes, with closed-cell insulation, installed as part of the remodeling, remain (Fig. C177).

The toilet, also located on the north wall, and next to the west wall, is missing. The cast iron waste pipe remains.

The lavatory, which was mounted on the north wall between the tub and toilet, is also missing. The PVC supply pipes, installed as part of the remodeling, are also present (Fig. C177).

Character-Defining Features During the Period of Significance - the MLK Jr Era: 1929 - 41

Research and investigations focused in part on determining the appearance and condition of the three alley houses during the Period of Significance.

The important character-defining features known or believed to be in place during the years 1929 to 1941 are listed below.

The three buildings shared identical features both exterior and interior.

Distinctive Characteristics of the Site

- The gently-sloping grade descending from southwest to northeast.
- The narrow alley with undefined edges.
- The proximity of the three buildings to the alley.
- The orientation of the three buildings to each other, to the alley, to the two houses to the north straddling the alley (one in front at 491 Auburn Avenue and the other next door at 497), to its outbuildings (now missing), to its gardens, walkways, fences and gates, clotheslines and other site features.
- Apparently, an absence of poles carrying electrical power lines.
- And, in general, an unmanicured appearance of the grounds.

Distinctive Characteristics of Each Building's Exteriors

- The grid pattern of exposed brick foundation piers and partially-exposed brick footings.
- The configuration of double sets of steps ascending from the center to each front porch. Probably made of wood originally, later replaced with the current steps of CMUs and poured-in-place concrete landings. (Date of replacement not known.)
- The symmetrical front façade of two matching porches, doorways and windows covered by a single shed-roof porch with simple supporting posts and handrails.

- The rear façade with mirroring fenestration matching that of the front façade.
- Side facades of two evenly spaced windows centered on the hip roof and line of chimneys.
- Front porch decks probably of plank boards.
- Exposed front porch roof framing of widely-spaced rafters supporting roof deck nailers of the typical wood flooring (matching the roof decks of the houses) holding a composition roof, either shingle or roll.
- Front porches with simple plank fascia board and trim as currently found on Buildings A and C and part of B.
- Rear entrance steps were probably simple plank treads on open stringers.
- Tapered weatherboard siding with 5" exposure.
- Plank $\frac{5}{4}$ " by 5" cornerboard trim with overlapping corners not mitered.
- Matching $\frac{5}{4}$ " by 5" plank-board lintel-cut casing and ornate molded drip cap with mitered corners for all doorways and window openings. (These match the caps of the apartment house at 491 Auburn Avenue.
- Uniform size of 2'-8" wide by 5'-2" tall and double-hung two-over-two sash design of all windows, all elevations.
- Uniform size and design of all doors, except the closet door, of solid wood construction with six raised horizontal panels aligned vertically, measuring $1\frac{3}{8}$ " by 2'-8" wide by 6'-8" tall, and the same hardware of mortise lock and two 4" tall ball-pin five-knuckle hinges. The exterior doors have one set of two decoratively-embossed doorknobs and matching embossed doorknob escutcheons. The crosswall doors have a different set of two decoratively-embossed doorknobs and matching embossed doorknob escutcheons (which also match doors of the apartment building at 491 Auburn Avenue.) The closet door is a different size (shorter, narrower and thinner) but uses the same two hinges; it otherwise has a unique set of hardware including metal rim lock, key escutcheon, and wood handle.

- Wall cornice and boxed soffit and fascia with trim as currently found on Buildings A and C and part of Building B.
- Hip roof with roll roofing and flanking brick chimneys with corbeled cap and probably without stucco.
- In general, a high level of carpentry and masonry craftsmanship.

Distinctive Characteristics of Each Building's Interior

- Spatial organization of two equally-sized square rooms separated by a crosswall with a connecting doorway adjacent to the outer wall and aligned with both the front and rear doorways.
- The high floor to ceiling height of 9'-10".
- The same window approximately centered on each exterior wall of each room.
- The closet on the party-wall side of the back room's fireplace has doors of the six-panel design as the exterior and crosswall doors, but in a smaller scale of 1¼" by 2'-6" by 6'-5" and with different hardware, except the hinges. The lock is a rim lock measuring ½" deep by 2" tall by 3" wide, with metal key escutcheon. There is a wooden pull handle on the roof face of the door.
- Tongue-and-groove wood flooring in all rooms measuring ¾" by 3¼" (probably painted).
- Plank board baseboard measuring ¾" thick by 7¼" tall with the same distinctive shoe molding, all rooms.
- Flat plaster surfaces (apparently painted) on wood lath on all walls and ceilings.
- Crosswall door matches the exterior doors in design and size but has a different, less ornate, design for doorknobs and escutcheons.
- The same plank board lintel-cut 1" by 5", all door and window casings.
- Coal-burning fireplace in front room and poured-in-place cement hearth measuring 1'-2" by 4'-2" with ¾" high by 2" wide clam-shell wood trim. The rear rooms may have had a stove, probably for cooking, added by this time, retaining the hearth but probably not the mantelpiece.

- All the front rooms have the same wood mantelpiece in front room matches mantel in the 491 apartment house. The back rooms probably had all matching mantels as well, and maybe matching the mantels of the front rooms.
- Coal or wood-burning kitchen stove in back room had probably been installed by period of significance. Mantel probably removed as well.
- A simple basin with cold water only, probably located along the party wall near the rear of the house.

Summary of Physical Conditions

NPS addressed the most serious immediate threat to the buildings in 2008 - 09, replacing the long time failing roofs of each building. The roof framing was stabilized as part of that effort.

Between 2010 and 2016, NPS reworked the perimeter brick foundation piers.

A number of conditions remain to be addressed, even in the current state of mothballing.

Highest Concern: Immediate Threat to the Life/Safety of People or Immediate and Serious Threat to Building

- Erosion of grade along the fronts of the buildings is undermining stair landings and also creating trip hazards.
- Pooling of roof runoff at the back and sides of some buildings is keeping the ground wet, a condition conducive to infestation by the plants and insects that damage buildings.
- Though the front entrance porches are cordoned off from the public, the rear entrances are not addressed. The steps at each unit are unstable and a threat to people seeking to use them.
- Though the public is not allowed to enter any of the buildings, staff periodically enters for inspection. Several areas of flooring are compromised by rot, the result of old roof leaks. Some areas are covered with loose sheets of plywood as a temporary protective measure.
- At all three buildings, the central girder, which supports floor joists of both housing

units, had a section removed in the 1960s to accommodate the introduction of plumbing. As a result, the flooring system is severely compromised; in all apartment units, there is a noticeable sag that slopes towards the party wall near the rear of the buildings.

- The splitting and curling of exterior weatherboard siding is allowing rain to enter the walls of the building.
- Overdue maintenance of the rear doorway thresholds is allowing rain to enter the walls.
- Overdue maintenance of some original exterior doors is allowing these character-defining features to deteriorate rapidly.
- The locking mechanisms of some exterior doors are not operational. Instead, the doors are being screwed to the jambs, damaging door and door surround with each opening/closing.

High Concern: High Potential for Threat to People or Building

- The chimney stacks from their bases at grade through the houses to the caps are in need of repointing and relaying of some sections, conditions pose a structural compromise.
- Brick piers beneath the central girder are in need of repointing and relaying of some sections, conditions which pose a structural compromise.
- Some wood posts, added below the first-floor framing to give supplemental support, are resting on grade and are susceptible to providing a route for harmful insects, including termites, to enter the buildings.
- The house' original roof framing of the house places the rafter tails offset from the joists, resting on an inadequately-sized plate. The visual effect is the bending of the plate, the attached cornice and the roof deck on all four elevations. The structural effect is a heightened susceptibility to loading, which could pose problems to work crews as well as the structure.
- Paint on exterior and interior surfaces may contain lead, a substance known to be harmful to humans.
- Sheet flooring and flooring tiles may contain asbestos, a substance known to be harmful to humans.

- The glues for adhering sheet flooring and flooring tiles may contain asbestos.
- The cloth-wrapped early electrical wiring may contain asbestos.
- Deteriorated plaster, harmed by the previous roof leaks combined with freeze-thaw cycles, may continue to flake and even separate from the lath. Some plasters and plaster patching materials, especially from the 1950s-60s, may contain asbestos.
- The many unintended openings, primarily at floor level because of failed framing and flooring, provide access into the buildings' interiors by harmful animals and insects.

Medium Concern: Delayed Threat to People or Building

- Yard grasses and other plants can be difficult to control, especially during the summer. When unchecked, the plants themselves can harm the building, and harbor insects that harm buildings.
- The wood and ferrous metal elements of the buildings' exteriors have various degrees of paint deterioration. Paint is an important shelter coat that should be replenished regularly to protect from weather and maximize longevity.
- Chimney stacks above roofline have had a variety of reconfigurations and have been coated with what appears to be a Portland cement-rich stucco, a material known to be deleterious to softer brick.
- A lack of ventilation in an infrequently opened building exacerbates moisture problems when they occur.
- A significant amount of fine-particle building debris has accumulated inside the buildings from deterioration of building fabric by roof leaks and other factors. In addition, some dismantled elements and stored materials remain in the buildings. These hinder inspections to ascertain conditions.

Low Concern: Aesthetics Issues Posing No Threat to People or Building

- There is extensive failure of interior paints and other coatings on all substrates. Some coatings may be non-lead based coatings such as limewash and latex paint. If the quantity of fallen fragments of peeling paint

hinders inspection, then the condition becomes a Medium Concern.

- Deteriorated lime-based plaster, harmed by previous roof leaks combined with freeze-thaw cycles, may continue to flake and even separate from the lath. If the quantity of fallen fragments reach an amount that hinders inspection, then the condition becomes a Medium Concern.

II.A Ultimate Treatment & Use

The three, small double-shotgun houses of 493 Auburn Avenue are part of the physical context, the setting, of the Birth Home. Their exterior appearance has a direct visual impact critical to telling the story of Dr. King's childhood. They are an extension of the Birth Home story.

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

Their location—just two residential lots east of the Birth Home and next door to the Bookstore and Gift Shop—makes them convenient for providing logistical support to the daily functions of both buildings.

These double-shotgun houses are rare survivors of a once-common housing type, built for persons of very modest economic means. They stand in stark contrast to the houses of their more affluent neighbors, among them the King family's house. The LRIP recognizes the importance of this difference. The Plan recommends restoring at least one shotgun interior, so visitors can experience the contrast of its living space to that of the houses nearby, including the Birth Home.

The LRIP encourages exploration of Dr. King's early exposure to the poor of his neighborhood, like the tenants of the shotgun houses. It was a major influence on his dedication to promoting the civil and human rights of all citizens, especially the poor.

The Park administration agrees with these recommendations for the three double-shotgun

houses and hopes to use the interior of one or two of them for housing.

Accordingly, the recommended treatments and uses are as follows:

- *The Recommended Ultimate Treatment for the exteriors of all three dwellings is Restoration to the period of Dr. King's youth.*
- *The Recommended Ultimate Treatment for the interior of at least one of the dwellings is Restoration to the period of Dr. King's youth.*
- *The Recommended Ultimate Treatment for the interior of other dwellings is Rehabilitation.*
- *The Recommended Ultimate Use for the dwelling(s) with restored exterior and interior is interpretation of its historic role in the neighborhood Dr. King knew in his youth.*
- *The Recommended Ultimate Use for the other dwelling(s) with restored exterior and rehabilitated interior is housing.*

II.B Requirements for Treatment & Use

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

National Historic Preservation Act

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

Section 106

Section 106 of the NHPA requires that prior to any undertaking involving National Register or National Register-eligible historic properties, federal agencies “take into account the effect” on the property and give the Advisory Council on Historic Preservation “a reasonable opportunity to comment with regard to such undertaking.”

To satisfy Section 106, published regulations (36 CFR Part 800, “Protection of Historic Properties”) require, among other things, consultation with local governments, State Historic Preservation Officers, and Indian tribal representatives. They also establish criteria under which the Advisory Council may comment, but the vast majority of federal undertakings have not involved Advisory Council review. Section 106 aims to ensure that all interested parties have a voice in the preservation of our nation’s cultural heritage.

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

The Secretary’s Standards

The Secretary of the Interior’s Standards for the Treatment of Historic Properties articulate best practices for protecting a wide range of historic properties. They provide a philosophical rationale for historic preservation that is almost universally accepted in the United States and apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. Revised in 1992, the Standards are codified as 36 CFR Part 68.

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

- **Preservation** places a high premium on retaining the historic fabric through conservation, maintenance, and repair. It reflects a building’s continuum through successive occupancies and any respectful changes and alterations made.
- **Rehabilitation** applies to properties that have deteriorated prior to work and, while emphasizing the retention and repair of historic materials, provides more latitude for replacement. Both Preservation and Rehabilitation standards focus on preserving those materials, features, finishes, spaces, and spatial relationships that together give a property its historic character.
- **Restoration** focuses on retaining materials from the most significant time in a property’s

history, while permitting the removal of materials from other periods.

- **Reconstruction** establishes limited opportunities to re-create with all new materials a site, landscape, building, structure, or object that has not survived.

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

Americans with Disabilities Act of 1990

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

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

International Building Code

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

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

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

NFPA Code 914

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914,

"Code for Fire Protection of Historic Structures." As a matter of policy, NPS recommends installing fire-suppression systems in every historic building.

NPS Management Policies

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

Section 5.3.5, Treatment of Cultural Resources

This section of the General Management Policies provides specific directives, including one stipulating that "the preservation of cultural resources in their existing states will always receive first consideration." It also states:

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

This HSR is the approved planning document.

Park Long-Range Interpretive Plan

The Martin Luther King, Jr. National Historic Site (NHS) Long-Range Interpretive Plan was prepared in 2011 by Harpers Ferry Center

Interpretive Planning and Martin Luther King, Jr. NHS staff and partners. Described in Section II.A of this report, it calls attention to these shotgun houses as a specific housing type for persons with few economic resources and spotlights their importance along with the associated cultural landscape in the historical interpretation of the Birth Home. The plan also urges opportunities for visitors to experience the restored interiors of these small houses and to view exhibits exploring the impact of regular contact with “poorer families” on young Martin.

Park General Management Plan

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

II.C Alternatives for Treatment & Use

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

The First Alternative Treatment for all three buildings is Mothballing.

Upon completion of basic repairs to secure the buildings, park management could simply mothball the houses, following standards and procedures established for that action (see Sharon C. Parks, Preservation Brief 31: Mothballing Historic Buildings. NPS Technical Preservation Services, 1993). In the double-hung windows, one sash would be fixed in the open position and a screened louver insert would be installed in the opening for ventilation. Doors would be repaired and made operable. No visitor access would be allowed.

This approach has the following advantages:

- Is consistent with the intent of the General Management Plan (GMP) and the Long-Range Interpretive Plan (LRIP) to protect the historic character of the neighborhood by protecting the historic fabric of these three buildings.
- Retains maximum flexibility for future park management decisions regarding treatment and use.
- Minimizes costs.

While this approach might be necessary for a short time, it becomes increasingly hard to justify. As a result, it has the following disadvantages:

- While consistent with the intent of the GMP and LRIP to protect the historic character of the Birth Block, it fails to improve the

historic character of the buildings' exterior and thus the Birth-Home Block.

- Some aspects of mothballing diminish the historic character of the buildings and thus interpretation of the life of young Dr. King.
- Risks long-term neglect if not carefully monitored.
- Limits use of the interiors because of the continued unaddressed structural deficiencies.
- Opens NPS to criticism for failure to properly interpret and use the historic resources of the park.

The Second Alternative Treatment is Preservation of the exterior and interior of all three buildings, but in a state of good repair.

After conducting the repairs to the structural systems, it may be attractive to accept the current character of the buildings' exteriors as sufficient for interpreting the life of young Dr. King. It may also be enticing to think of the interiors as expanding interpretation to include another stage in the evolution of the neighborhood.

This approach has the following advantages:

- Is consistent with the current level of maintenance and interpretation of the building exteriors.
- Expands the public's educational opportunities by broadening the period of interpretation.
- Requires less research into, and analysis of, the building fabric than a credible restoration would.
- Requires less extensive design effort.
- Costs less than restoration.

However, it has the following disadvantages:

- Runs counter to the goals of the GMP and LRIP and the mission of the park.
- Retains an inefficient floor plan.
- Delays returning to a more complete and accurate exterior façade design dating to the period of significance.
- Opens NPS to criticism for failure to properly interpret and use the historic resources of the park.

II.D Recommendations for Treatment & Use



Figure II-1. 493 ABC Auburn as viewed from 497 Auburn.

The following Ultimate Treatment and Use recommendations for the three double-shotgun houses at 493 A, B, and C Auburn Avenue echo the treatment and use strategy of the Park's administration, its General Management Plan (GMP), and Long-Range Interpretive Plan (LRIP). All call for restoring the exteriors to their appearance during Dr. King's youth (1928-1941); restoring the interior of at least one to interpret the conditions of the economically disadvantaged at that time; and rehabilitating the other interiors for use as modern housing.

The actions recommended below are intended to provide a conceptual framework for achieving the

treatments and uses recommended. They do not provide and are not intended to provide the level of specific guidance that architectural/engineering plans and specifications present.

The restoration process for a museum interpretation, which the buildings and sites of the Birth-Home Block certainly warrant, would require research, building fabric investigations, and materials testing far beyond the scope of this HSR. Such additional information will be critical in guiding the production of appropriate plans and specifications.

The actions recommended here are made with a future museum-quality restoration/ interpretation in mind.

Complicating the work of Park stewards is the buildings' vulnerability to the increasingly extreme climate, so we include recommendations for addressing predicted climate changes.

493 Auburn Avenue - General

Atlanta weather consists of relatively short, mild winters with occasional freeze-thaw cycles and much longer, hot, humid summers with periodic thunderstorms. These weather conditions are good for a wide variety of plants, insects, and animals that damage buildings. Vegetation must be kept in check; land well drained; and buildings dry.

Worldwide, annual average temperatures are predicted to rise continually, extending the growing season. In Atlanta, summer storms are expected to be more severe, with stronger winds and more intense rainfall. Many countries have noted an increase in the intensity of wind-driven rain, which requires heightened attention to regular maintenance for all buildings.

A 2015 NPS assessment of the correlation between climate and park attendance notes that visitation is generally on the rise and highest in the summer months.

With the projected increase in frequency and intensity of summer storms, visitors may need more places to take shelter.

Recommendations:

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

Site

Though this HSR focuses on the buildings, the character of the site is also important in providing the proper historic setting as advocated in the Cultural Landscape Report (CLR) completed in 1995 and acknowledged in the LRIP.

Today, the grounds around the three double-shotgun houses are open, grassy areas delineated

on two sides, south and west, by property-line walls and along the east by the irregular edge of the remnants of a dirt alley.

Site drainage is a problem. Erosion from rain runoff is undermining the front entrance steps of each building. Other areas, particularly between the buildings, have poor drainage that allows water to pool, creating routinely wet conditions that foster harmful plants and insects.

The uneven and unstable ground conditions are not conducive for access by the handicapped.

The current character of the site is very different than it was in the historic period described in the CLR of 1995, which notes individual yard fences with gates, walkways, clotheslines, and the like. It is important in providing a sense of place; the buildings and the cultural landscape are complementary components of one unified whole. The LRIP expresses concern about its treatment, which, fortunately, the CLR can guide. The recommendations below address site features only insofar as they affect the safety and welfare of the buildings and the public.

Recommendations for the Site:

Prepare or update a Topographic Survey for the site.

- Prepare and maintain a Site Drainage Log. Use reduced drawings of the Topo Survey to mark, at the very least, the direction of runoff and the approximate size and location of pooling runoff during storms. Retain the marked survey sheets, so they can be correlated with weather data.
- Observe the site's drainage patterns during periods of significant rainfall, and evaluate the feasibility of creating shallow swales to promote drainage away from the buildings, adding fill where erosion occurs, and modifying the grade to prevent pooling.
- Secure clearance from an archeologist before commencing work that might require ground disturbance.
- Assess the site for route options for the handicapped.
- Use the CLR to guide site treatment.



Figure II-2. 493 ABC Auburn as viewed from Reid's Alley.

Three Double-Shotgun Houses

The three, one-story buildings, each containing two, two-room housing units, were identical in design when initially constructed. They all evolved in the same way; the rear room in each was eventually subdivided into three to accommodate a bathroom and kitchen.

All three buildings suffered serious damage to their wood framing and brick foundation piers when the bathroom/kitchen remodeling occurred. In addition, long-term roof leaks have caused extensive damage to roof, wall, and floor framing, wall and ceiling plasters, wood trim, wood flooring, and applied finish coatings. All these materials have probably sustained other, unseen damage. Chimney fires and long-term plumbing leaks have caused additional damage.

The presence of lead paint is a distinct possibility on both interior and exterior surfaces. Asbestos may be present in the flooring tile and sheet coverings, the glue for those materials, the plaster,

cementitious coatings, such as the hearths, and the fabric casing for the early wiring.

Deterioration caused by roof leaks, fires, and other factors create a significant amount of fine-particle debris that accumulates inside the buildings. In addition, the storage of dismantled elements and construction materials in parts of the buildings hinder study as well as routine inspections.

The three buildings are historically and architecturally significant. Fortunately, they all retain most of their original building fabric, both on the exterior and interior, which will greatly aid the additional research essential to the restoration process.

Recommendations for Pre- Restoration Activities:

- Limit access to building interiors to staff and contracted personnel.
- Avoid all entry to the bathrooms and attics specifically. Avoid contact with wall framing in areas of noted deterioration.

- Cordon off or cover with plywood the areas where the structural integrity of the wood flooring has been compromised.
 - Periodically broom sweep and HEPA vacuum the interior rooms.
 - Test for lead paint. Test for asbestos in suspect materials.
 - Conduct a plaster analysis to establish mixture components and to inform future plaster repairs. File the records in the Park archives.
 - Conduct a historic paint and finish analysis in conjunction with selective dismantling of building parts to confirm the sequence and time frame of changes. Catalogue colors (Munsell Color System) of the historic period (1929-1941) on a room-by-room and feature-by-feature basis, and file in Park archives.
 - Conduct a mortar analysis. Locate, sample, and test the composition of the original/early bedding and pointing mortars and parging materials (brick piers, chimneys, fireboxes, and hearths) to inform future repairs of masonry features. File the records in the Park archives.
 - Test methods for safely removing Portland cement-rich stucco from the face brick of the chimneys.
 - Selectively dismantle portions of the front entrance steps to determine when they were built.
 - Selectively dismantle the building fabric to better date the installation of portions of the electrical system.
 - Selectively dismantle the enclosure that covers the original back room fireplace to search for physical evidence of the design and size of the original mantel.
 - Regularly monitor for signs of damage, deterioration, and wear, both inside and out, at least annually.
 - Plot the areas of concern on a set of plan drawings; periodically spot check and update notations.
 - When designing to adapt the interior for modern uses, strive to maintain the major components of the early floor plans.
 - When designing to accommodate changes in lifestyle, strive to retain early features and character-defining qualities.
 - In light of climate change, evaluate the capacity of each building and its significant features to withstand the increased frequency and severity of storms. A weathertight exterior envelope capable of withstanding wind-driven rain is critical as are hurricane clips to secure roof framing against increased uplift.
 - Evaluate each building's potential, based on design and use, to temporarily house large groups during storms. Develop a contingency plan for emergency use.
- Recommendations for Foundation Piers:**
- Repoint brick piers beneath the central girder. Some piers may have to be relaid.
- Recommendations for Floor, Wall, Ceiling, and Roof Framing:**
- Lift girder segments back into position and make Dutchman repair where severed for the bathroom/kitchen installation.
 - Lift slumping floor joists back into position and secure. Sister new framing onto old where strengthening is needed.
 - Where the wall, ceiling, or roof framing is compromised or stressed, retain and sister on new framing.
 - Install hurricane clips at roof framing.
 - Remove supplemental wood-post supports.
- Recommendations for Exterior Siding and Trim:**
- Renail loose siding and trim.
 - Replace in-kind missing or severely compromised elements.
 - Repaint based on the paint analysis.
- Recommendations for Exterior Doorways:**
- Repair and return doors to their original locations based on the paint analysis and other physical evidence.
 - Retain, repair, and make operable all door hardware.
 - Repaint doors and door casings based on the paint analysis.
- Recommendations for Wood Windows:**
- Remove all sash on the west elevation (added in the 1960s) and reinstall a reproduction of



Figure II-3. Typical window design.

the original double-hung sash window and window hardware. Return all other sash to working order.

- Retain, clean, repair, and make operable the early sash-cord roller and latch.
- Install reproduction screen sash and hardware.
- Repaint window sash, screen sash, and casing based on the paint analysis.

Recommendations for Roofing:

- Maintain composition shingle roofing and replace with roll roofing when it approaches the end of its life expectancy.
- Reflash based on physical and photographic evidence.

Recommendations for Chimneys:

- Remove stucco from chimney stacks following the predetermined method. Rebuild the cap based on physical and photographic evidence.
- Repoint chimney bases below the house, at the fireboxes, and at attic level using the previously determined mortar mix(es).
- Parge fireboxes using the previously determined mortar mix.

- Flash chimneys with the material and in the pattern indicated by physical and photographic evidence.

Recommendations for the Front Porches:

- Replace porch posts, deck boards, and railing with elements that are dimensionally correct for the period of interpretation.
- Renail loose elements.
- Replace in kind the missing elements.
- Replace the exposed plywood roof deck with tongue-and-groove boards.
- Repaint the porch elements based on the paint analysis.
- Address the concrete front entrance steps as appropriate based on the pre-restoration investigations and paint analysis.

Recommendations for the Rear Entrance Steps:

- Reconstruct the steps based on physical and photographic evidence.
- Paint based on the paint analysis and photographic evidence.

Recommendations for Interior Wood Flooring:

- Retain original tongue-and-groove flooring where possible, and infill with matching replacement boards where board flooring will be exposed.
- Avoid sanding.
- Apply finishes based on the historic paint and finish analysis.

Recommendations for Interior Plaster Walls and Ceilings:

- Retain original wood lath when feasible, and make infill plaster repairs based on the plaster analysis.
- Where damaged but intact, consolidate to retain as much original plaster as possible.
- Ascertain the compatibility of the applied paint types, and prepare surfaces accordingly. Use the paint analysis to guide the choice of period-appropriate paint type and colors.

Recommendations for Interior Wood Trim:

- Retain even small sections of period trim in place if possible.
- Replace in kind missing elements.
- Repaint based on the paint analysis.

Recommendations for Interior Doorways:

- Repair and return doors to their original locations based on the paint analysis and physical evidence.
- Retain, repair, and make operable all door hardware.
- Repaint doors and door casings based on the paint analysis.

Recommendations for Fireplaces:

- Reopen the fireplace in the back rooms to make repairs to the masonry. If investigation indicates the fireplace remained intact during the period of historic significance, install a reproduction fireplace mantel based on the physical evidence.
- Patch hearths based on the mortar analysis.

Recommendations for Plumbing and Electrical Systems:

- When feasible, retain, retrofit, if necessary, and reuse fixtures and other components of the utility system that date to the period of interpretation.
- When abandoning previous utility systems, leave portions in place as physical evidence of the building's history.
- Strive to cause the least damage to the historic building fabric in the repair, removal, installation, and operation of utilities.
- Identify critical services (i.e., fresh water supply, waste disposal, energy sources), evaluate options, and develop a contingency plan to address the increased possibility of severe storms interrupting utility systems.

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Atlanta History Center neighborhood subject files, photographic collection, maps, etc.

Atlanta Urban Design Commission

Auburn Avenue Research Library collections

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Fulton County Property Records, deeds

Georgia State Historic Preservation Office (SHPO) survey files

Georgia State University Special Collections, photographic collection; Sanborn Maps

Historic District Development Corporation

MALU documentary materials, maps, property files, drawings, oral history transcripts

NPS Southeast Regional Office (SERO) documentary materials, drawings, maps

Sanborn Fire Insurance Maps

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Appendix:

Documentation Drawings

Building A

Sheet 1: Foundation Plan

Sheet 2: Floor Plan

Sheet 3: Roof Plan

Building B

Sheet 4: Foundation Plan

Sheet 5: Floor Plan

Sheet 6: Roof Plan

Building C

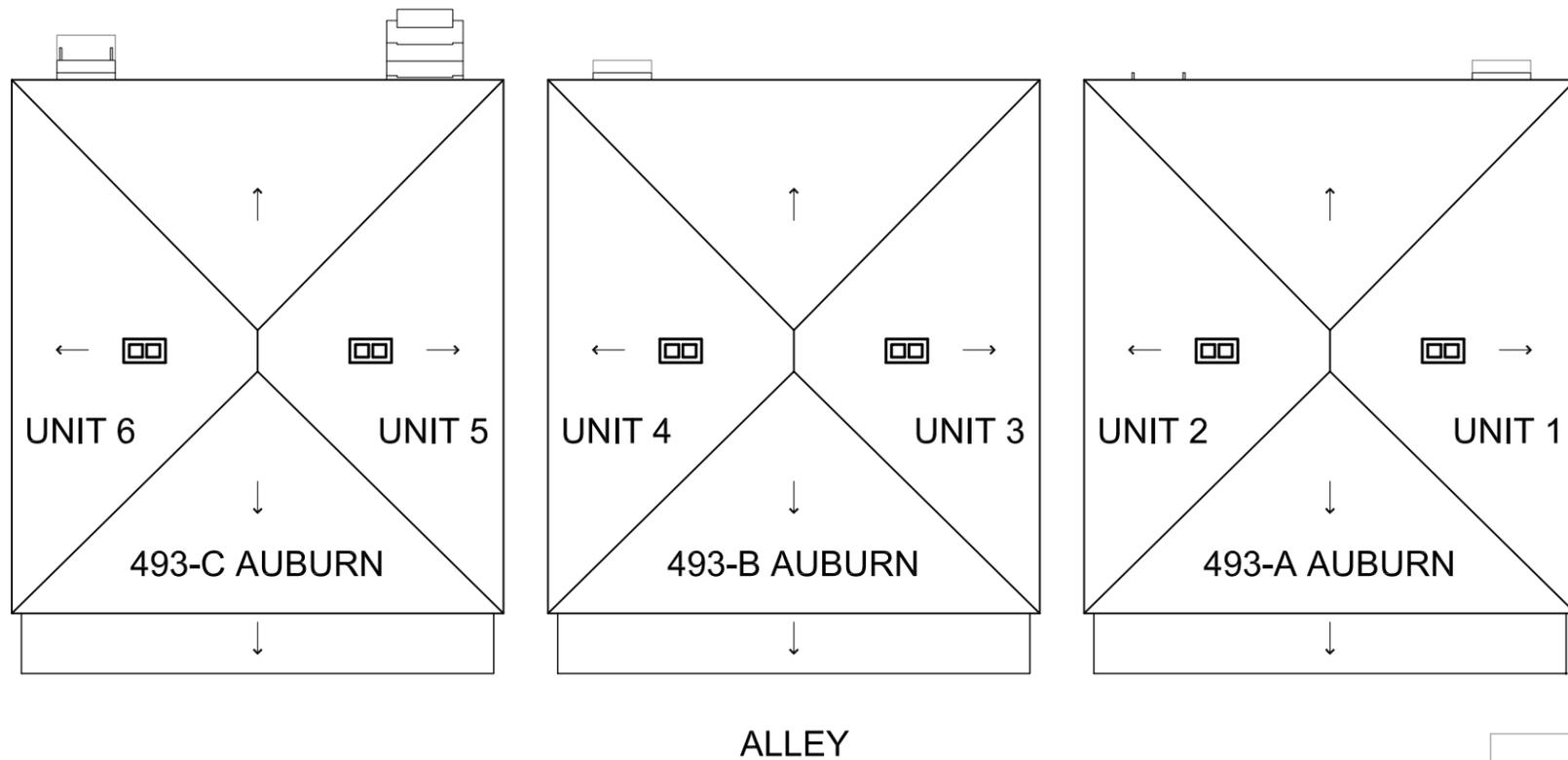
Sheet 7: Foundation Plan

Sheet 8: Floor Plan

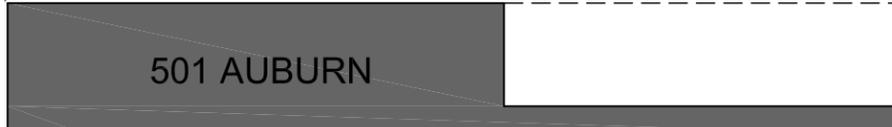
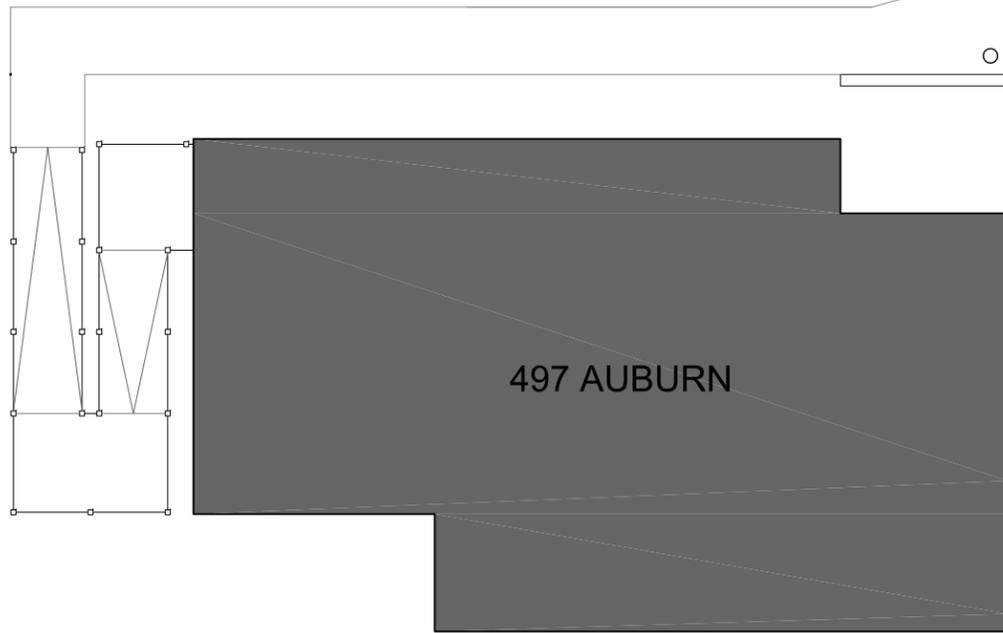
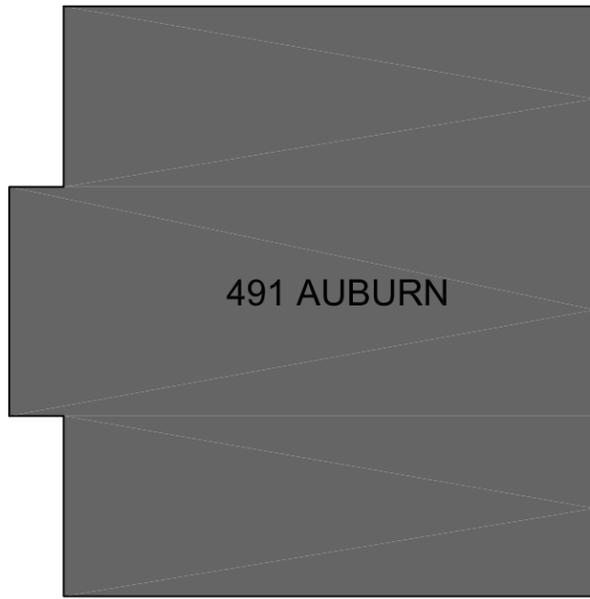
Sheet 9: Roof Plan

Sheets 10-11: Detail Drawings

Sheet 12: Site Context



1 SITE CONTEXT
WITH ALLEY
SCALE: 3/32" = 1'-0"



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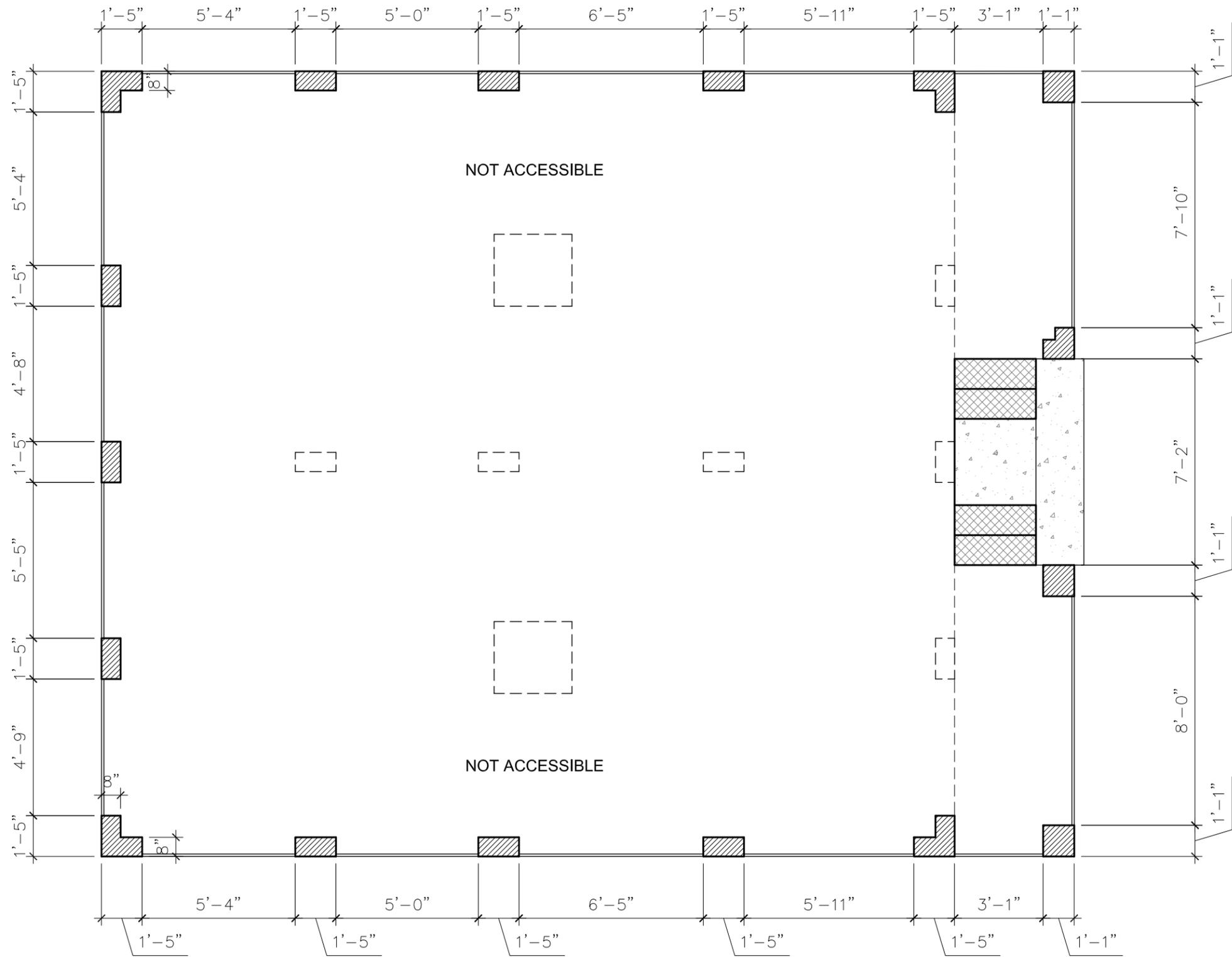
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1 FOUNDATION PLAN
 493-A AUBURN AVE.
 SCALE: 1/4" = 1'-0"



- MASONRY
- CMU
- CONCRETE
- WOOD POST

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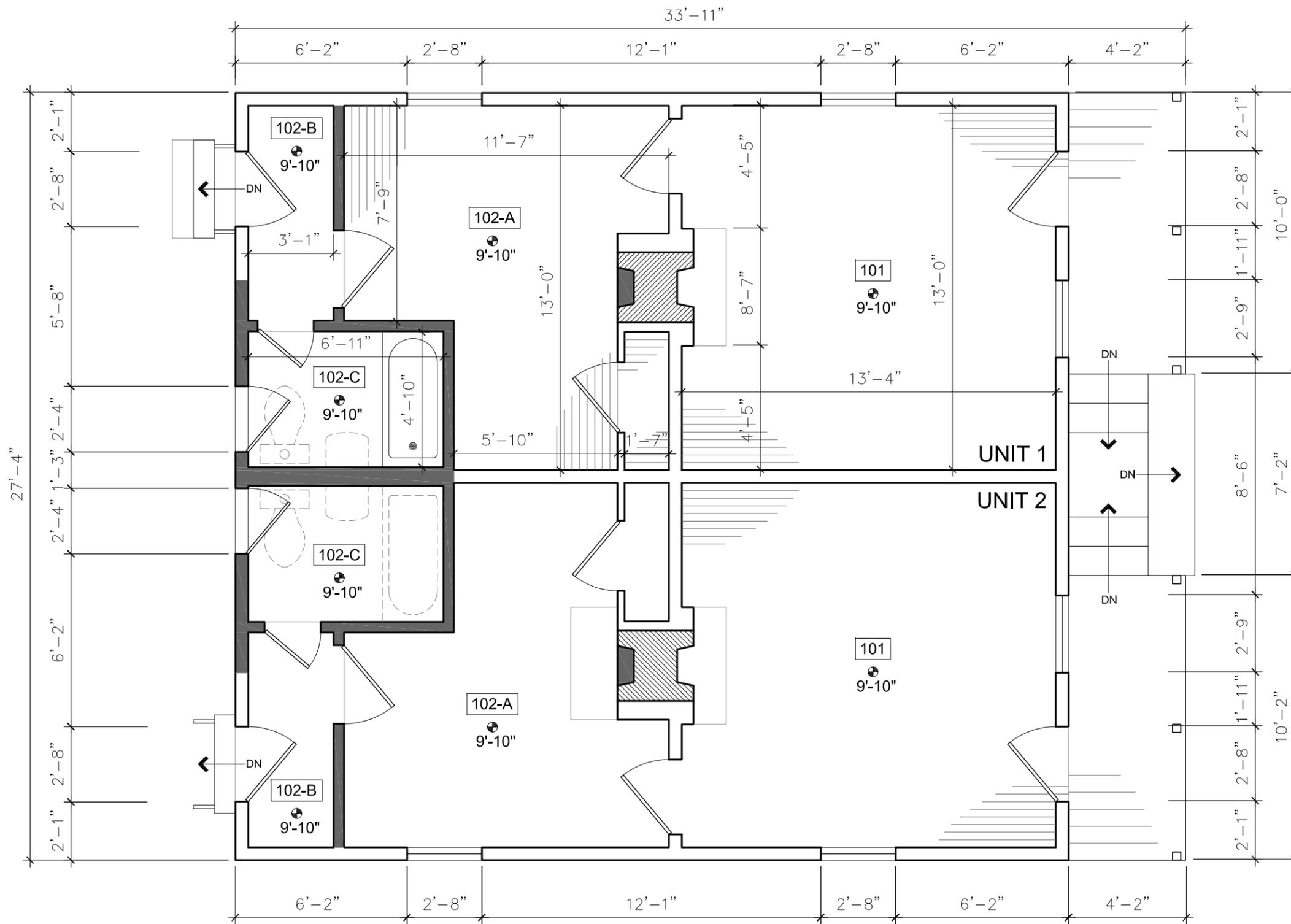
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1 FLOOR PLAN
493-A AUBURN AVE.
 SCALE: 1/4" = 1'-0"



- MASONRY
- ADDED/MODIFIED WALLS
- ORIGINAL WALLS

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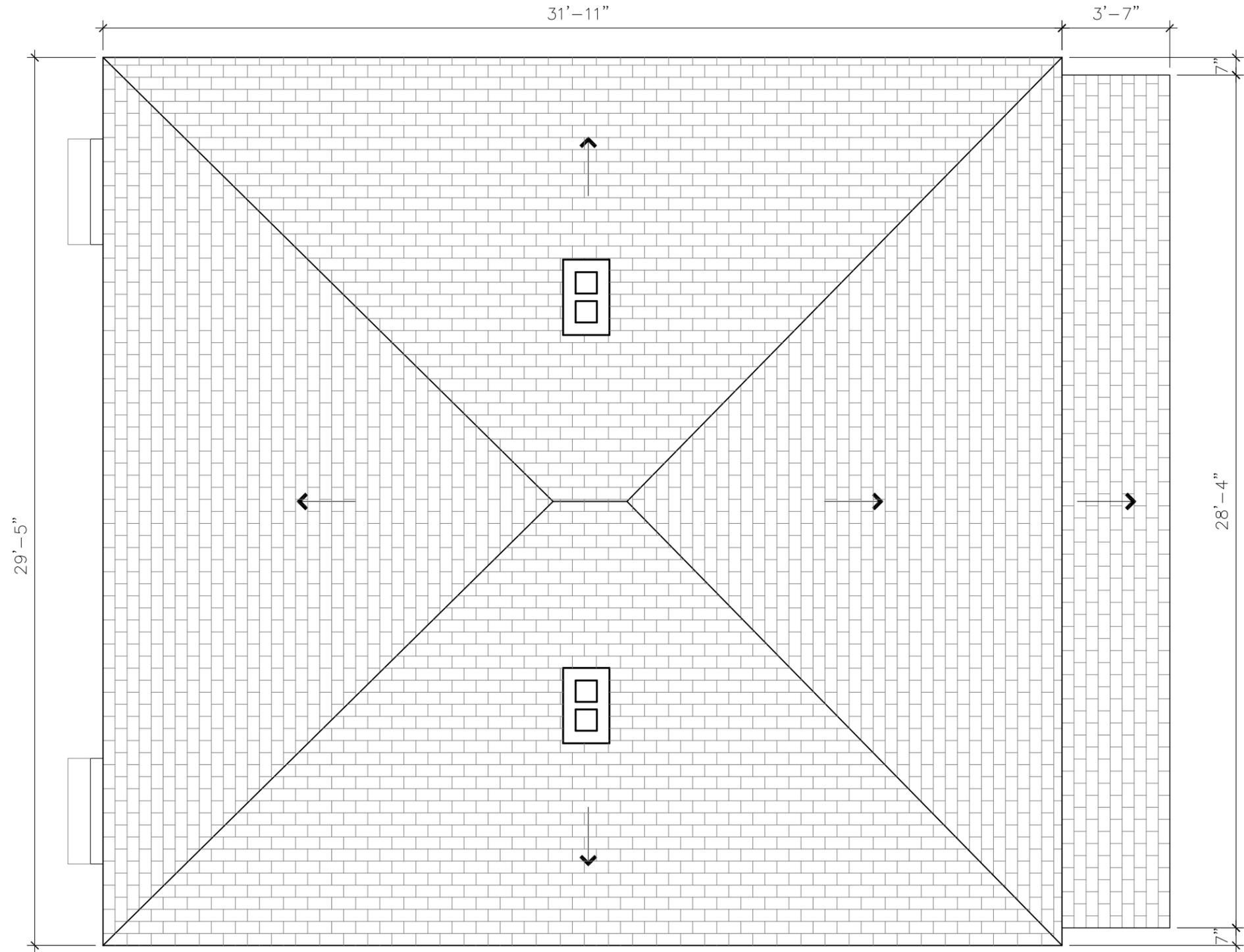
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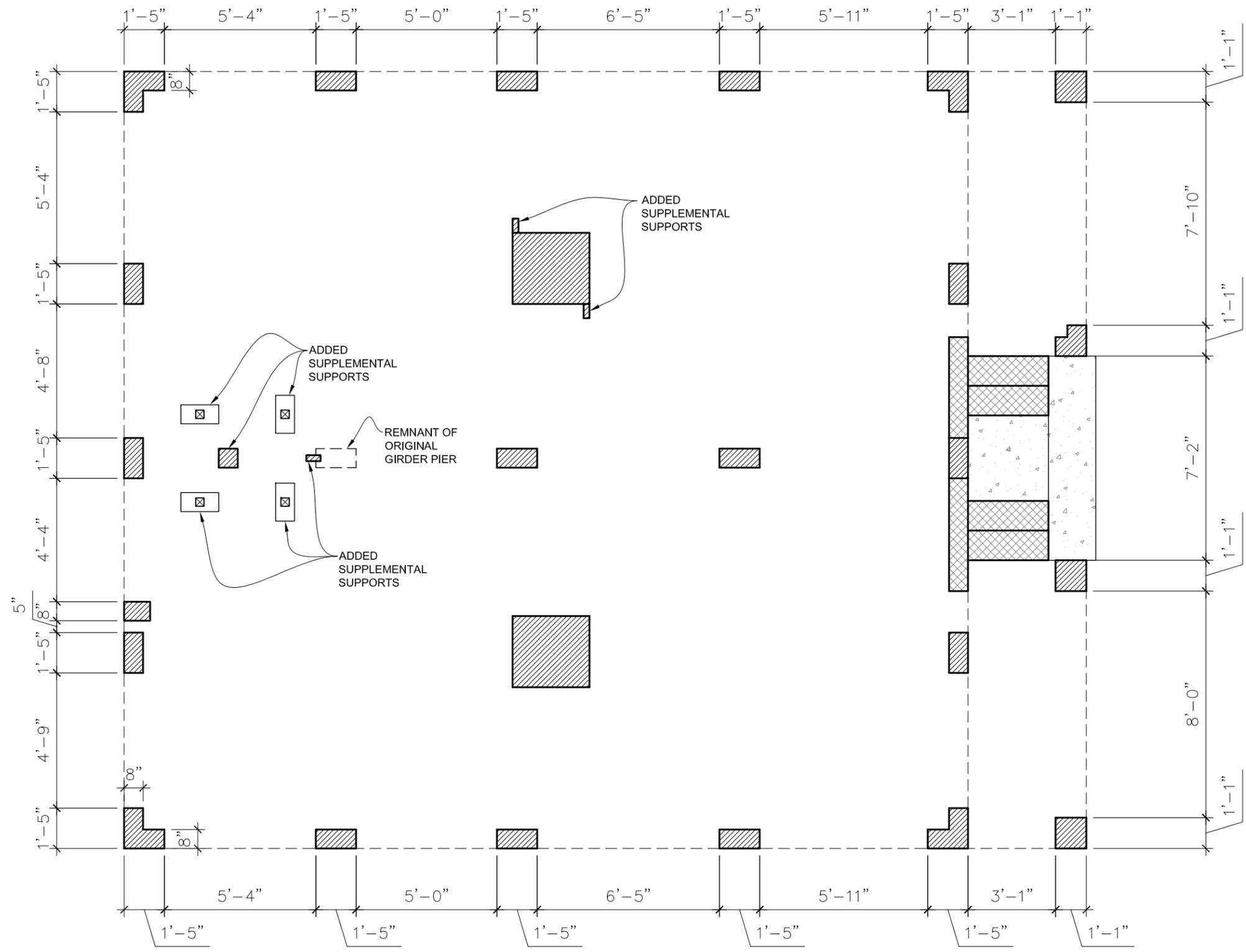
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FOUNDATION PLAN
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SCALE: 1/4" = 1'-0"



- MASONRY
- CMU
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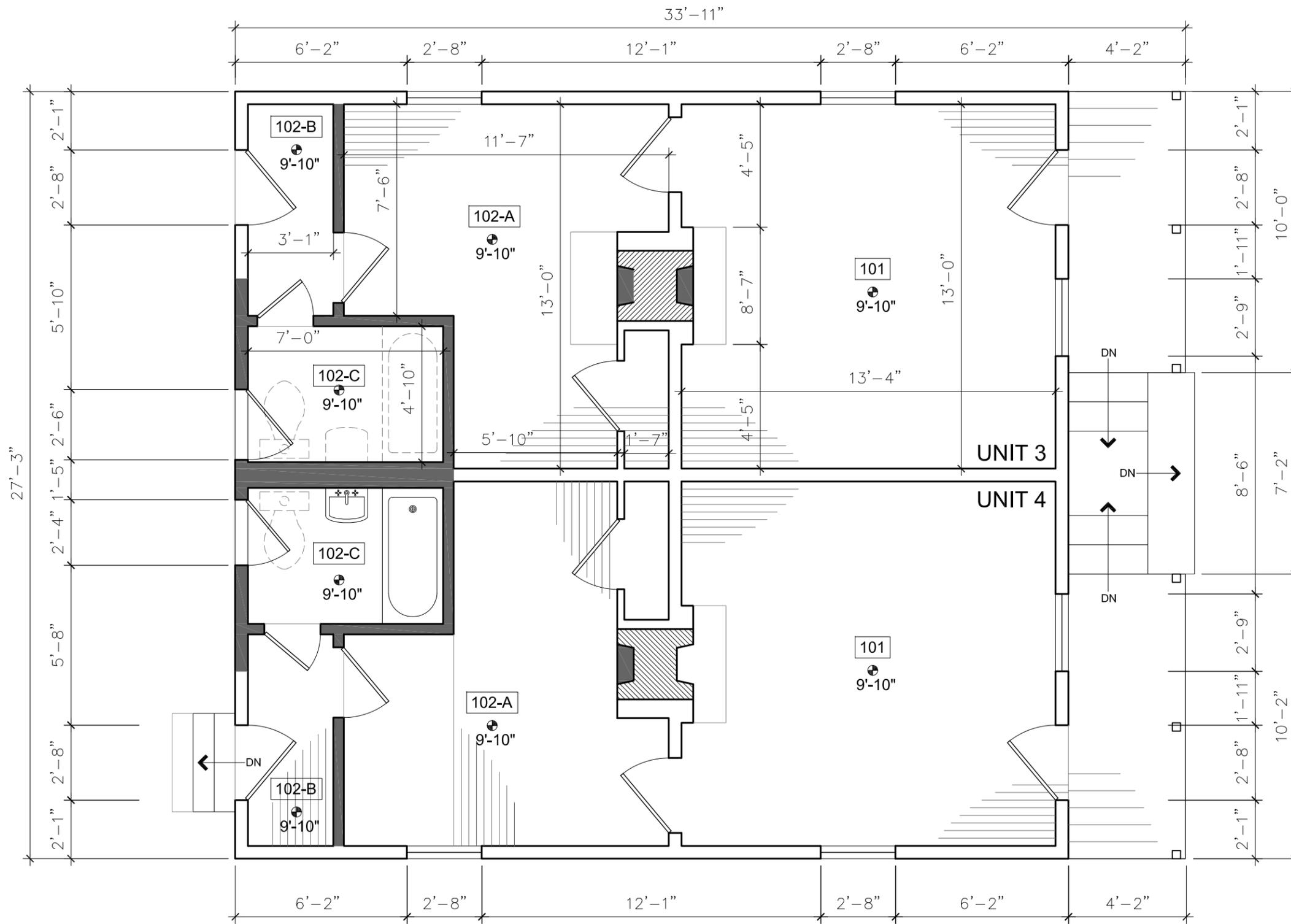
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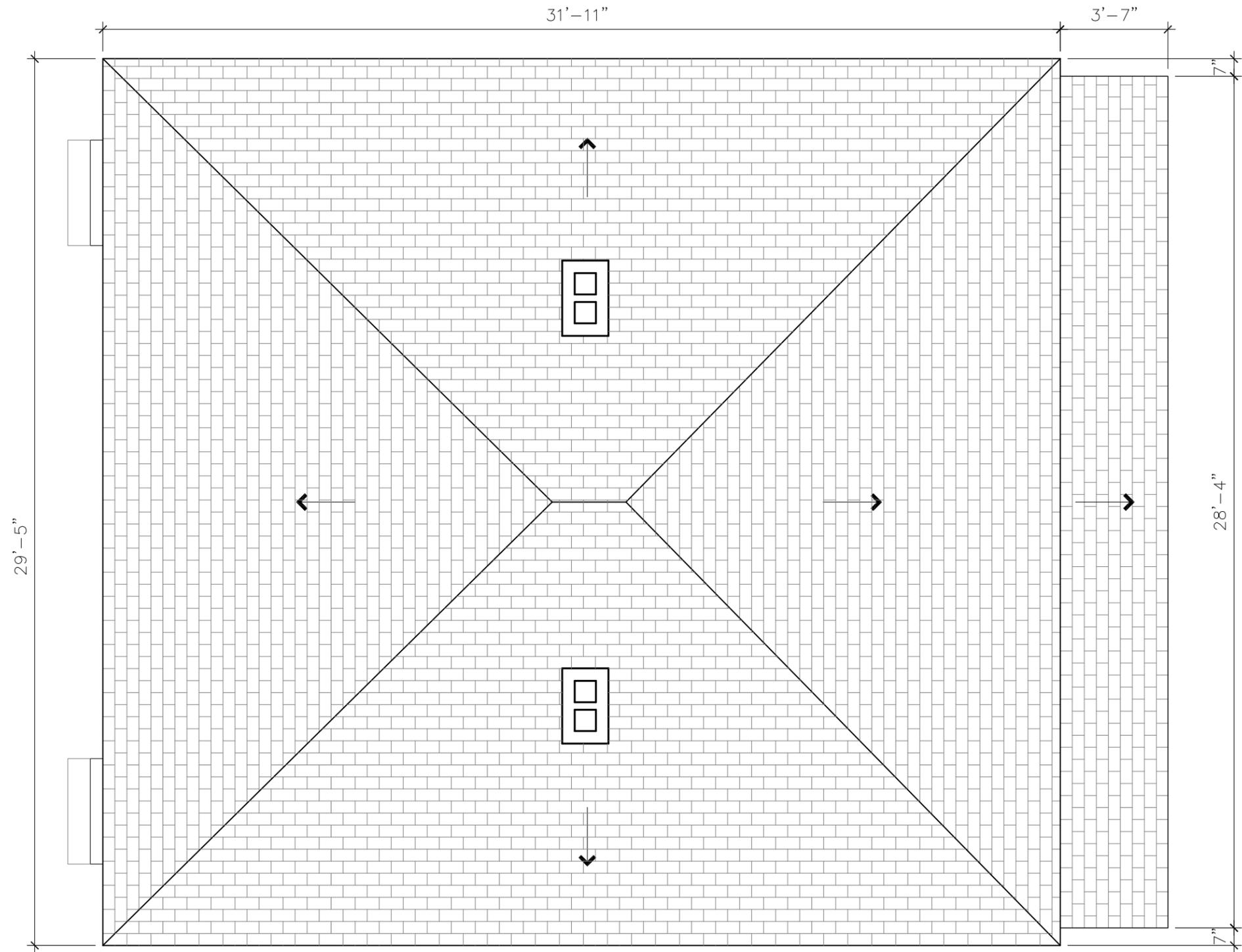
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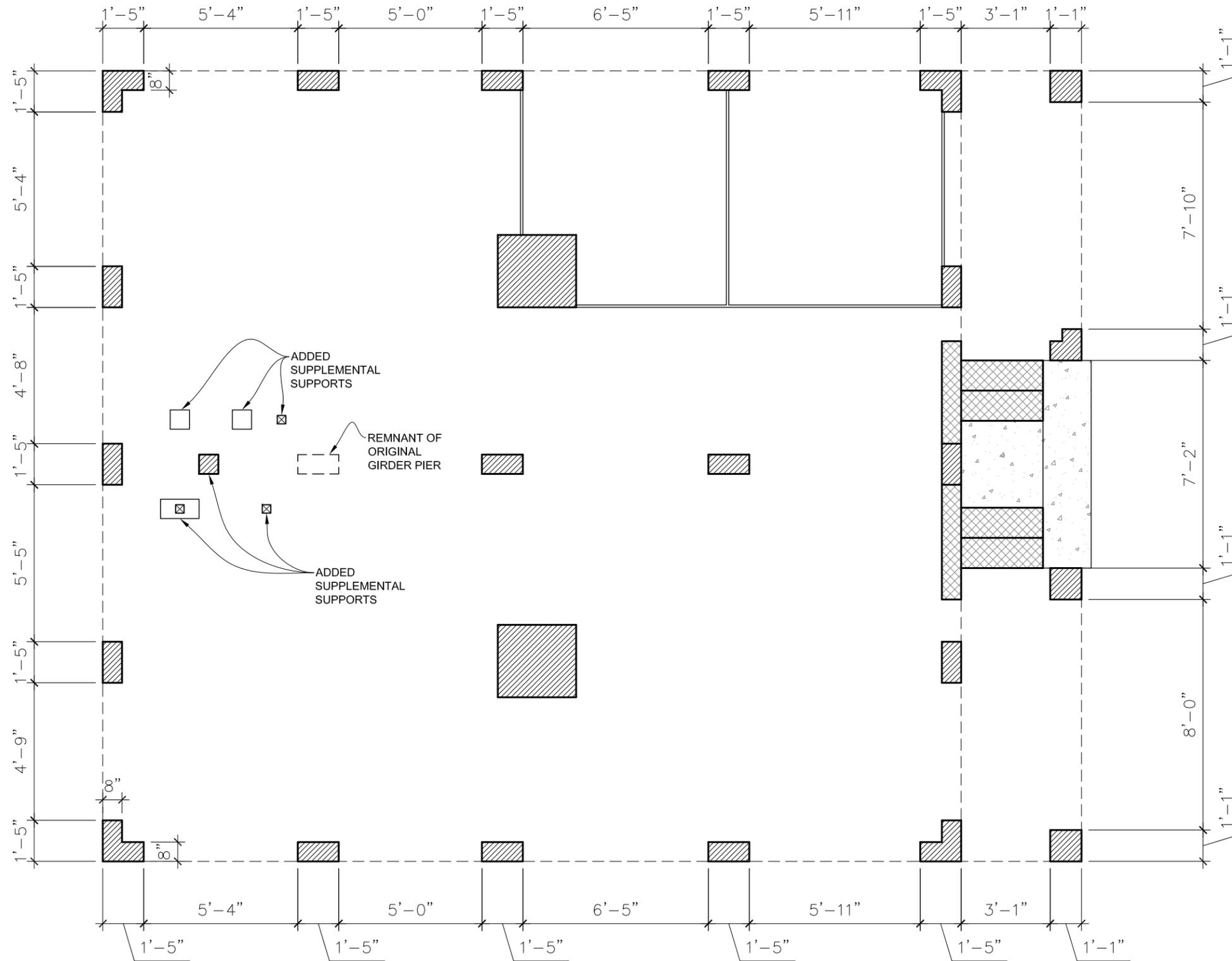
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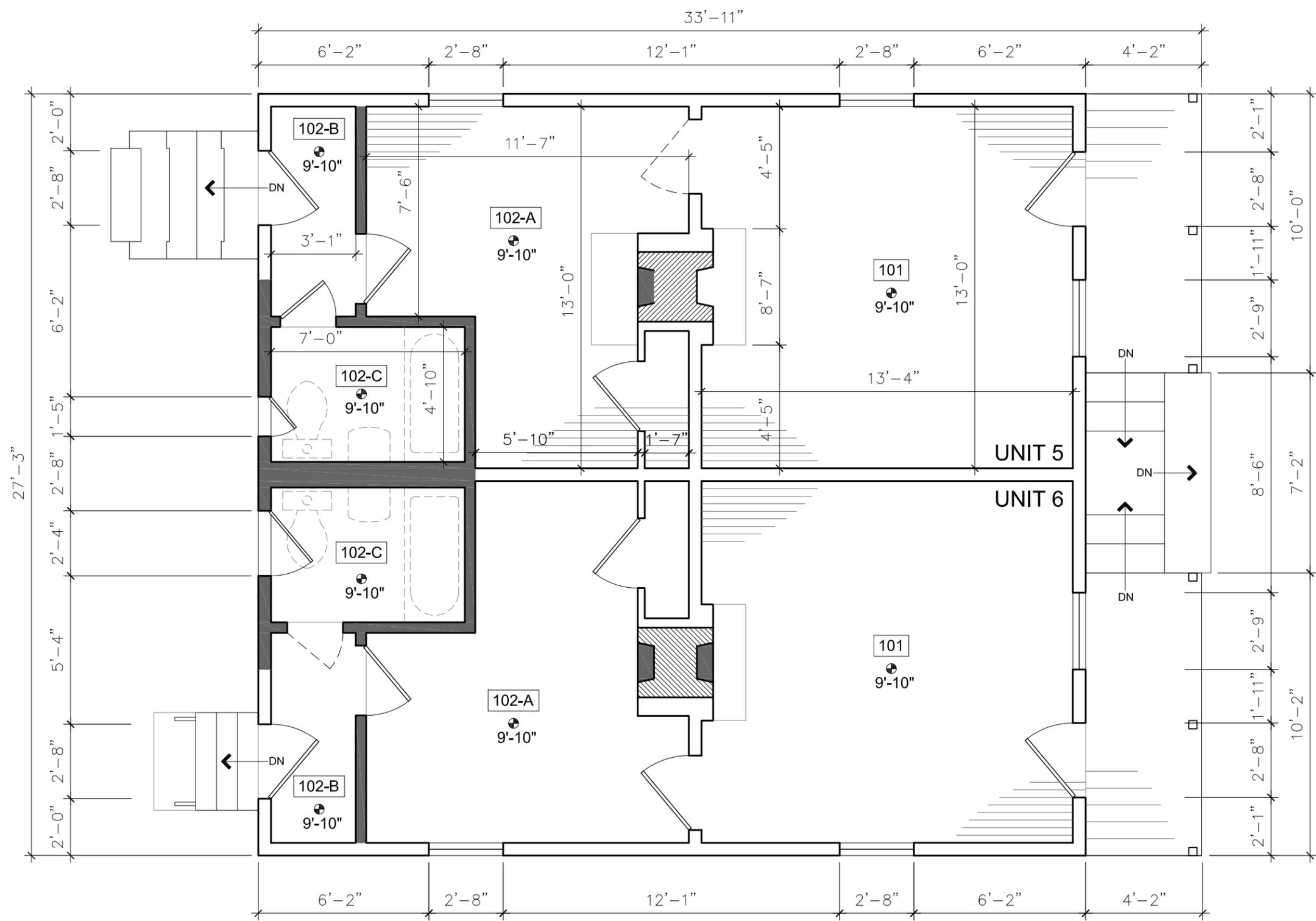
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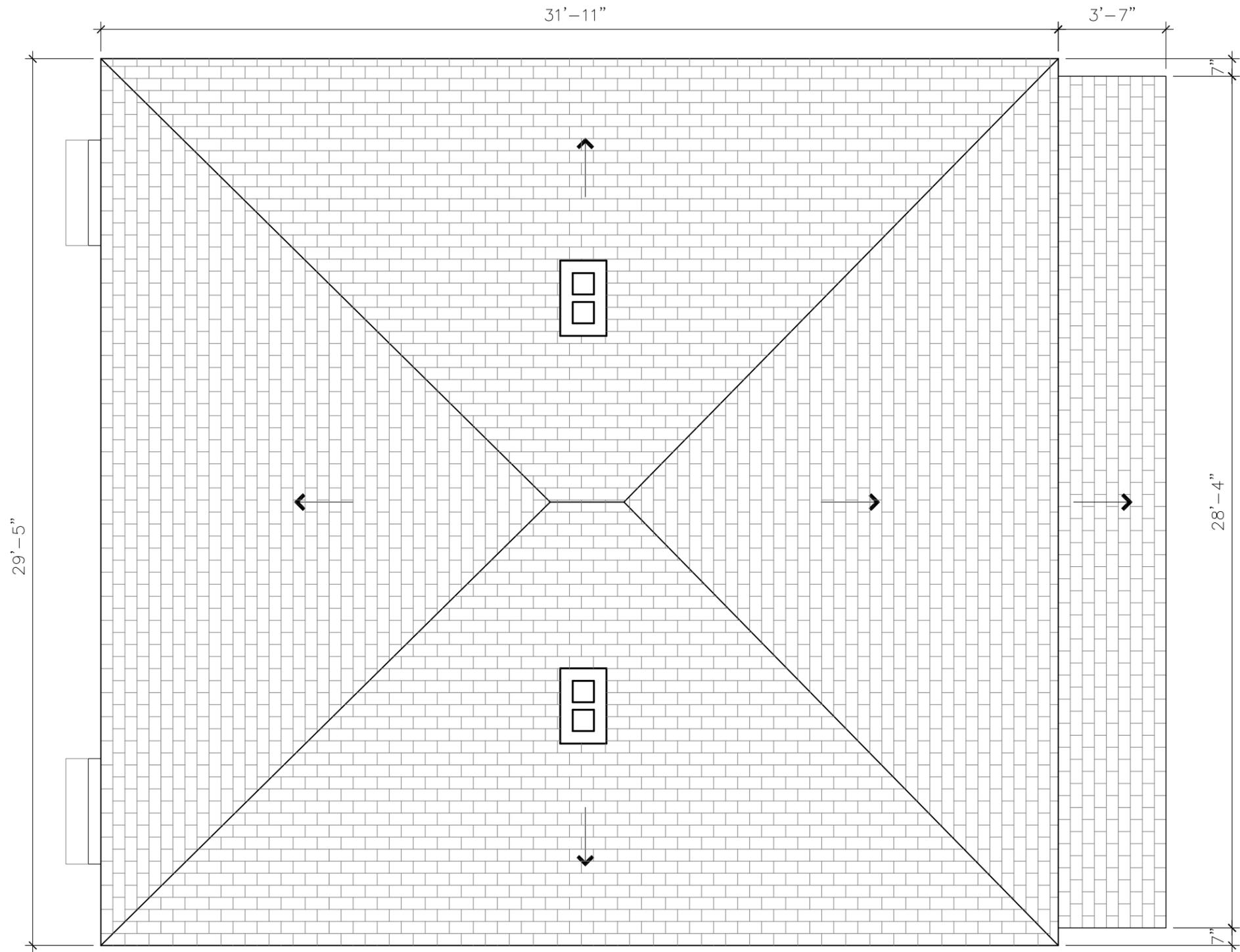
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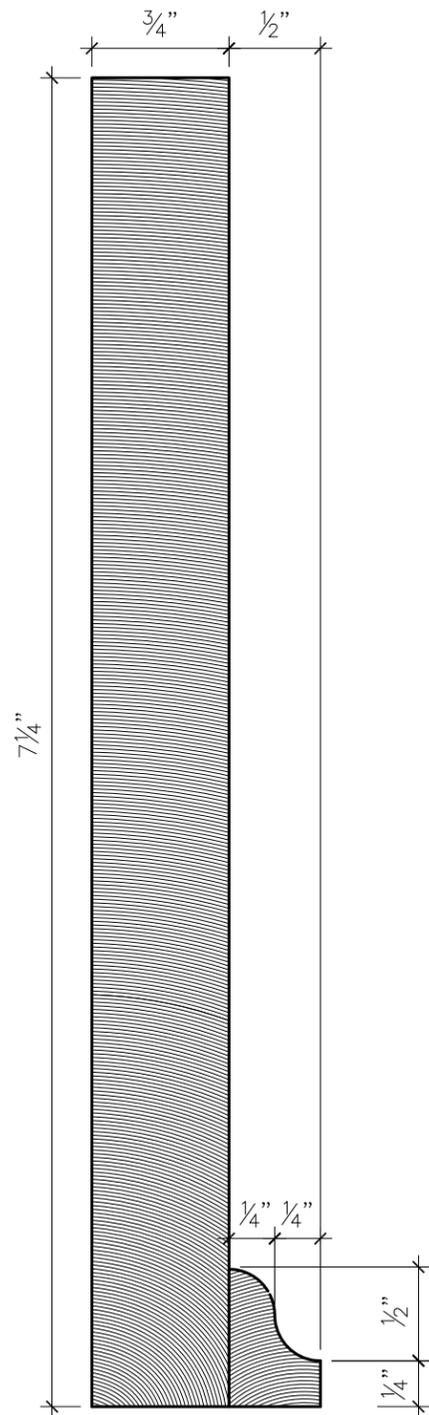
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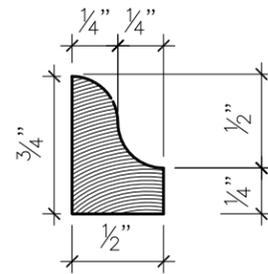
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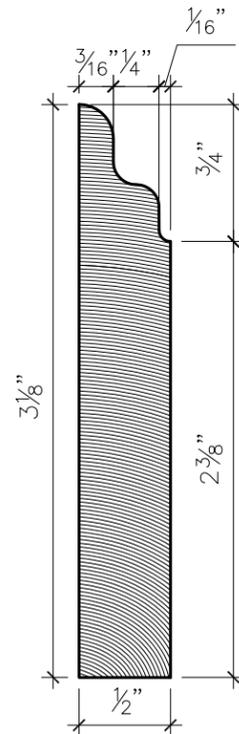
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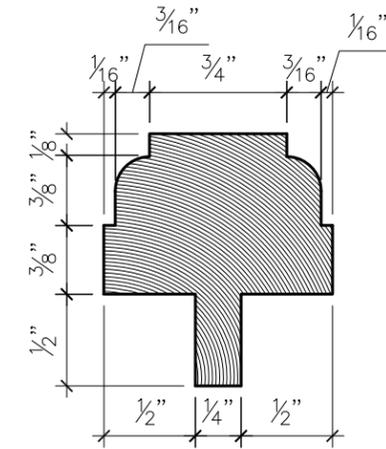
1 ORIGINAL BASEBOARD & SHOE MOLDING
SCALE: FULL SCALE



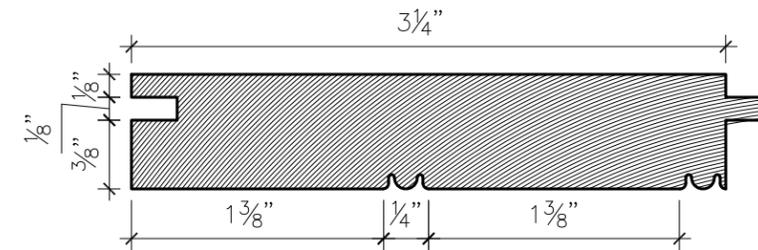
2 ORIGINAL SHOE MOLDING & SASH STOP
SCALE: FULL SCALE



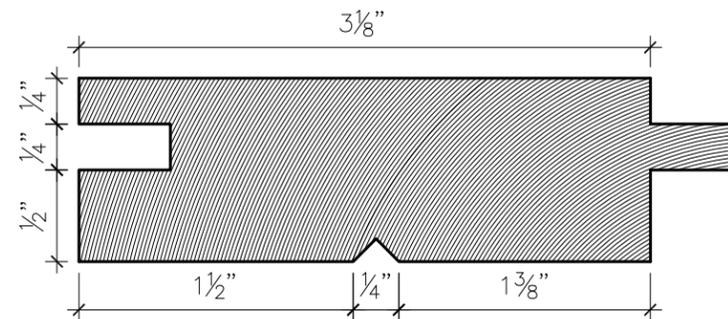
3 MODERN BASEBOARD
SCALE: FULL SCALE



4 ORIGINAL WINDOW MUNTIN
SCALE: FULL SCALE



5 PORCH CEILING BEADED BOARD
SCALE: FULL SCALE



6 PORCH SIDEWALL V-GROOVE BOARD
SCALE: FULL SCALE

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

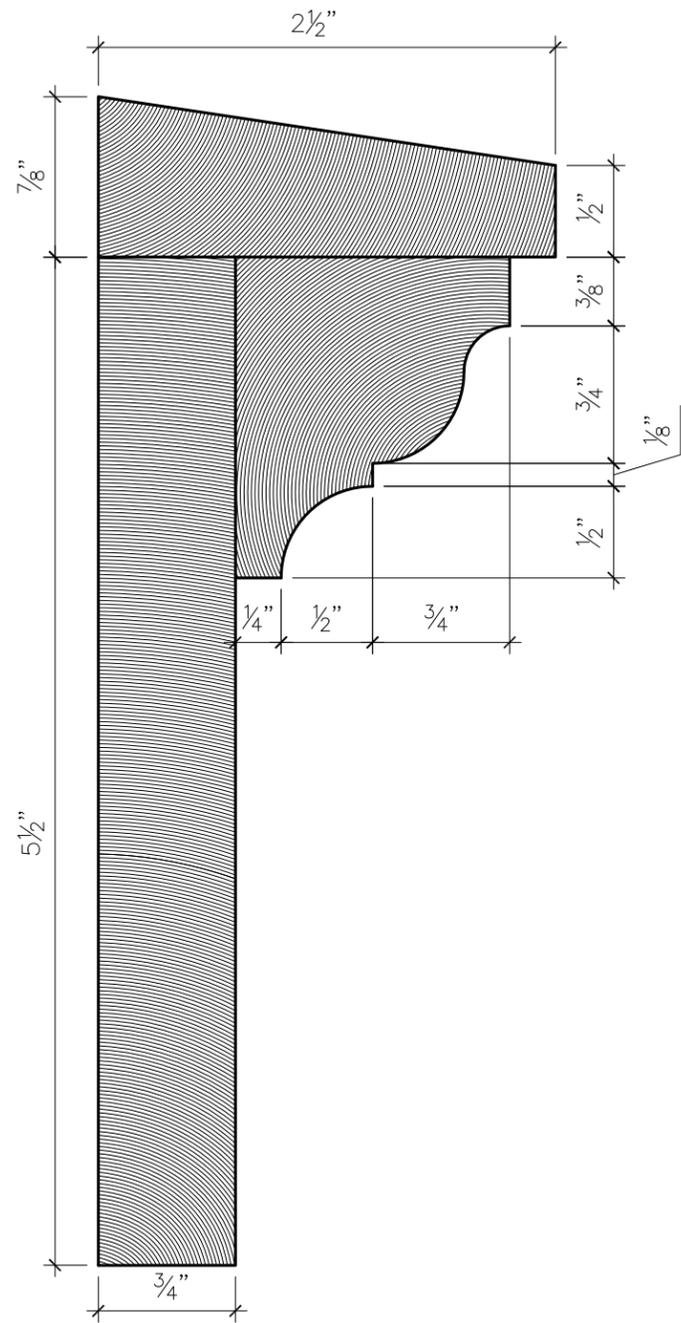
493-A, B, C AUBURN AVENUE
MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE
ATLANTA, GEORGIA
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

RECORDATION DATE:
09.12.2016

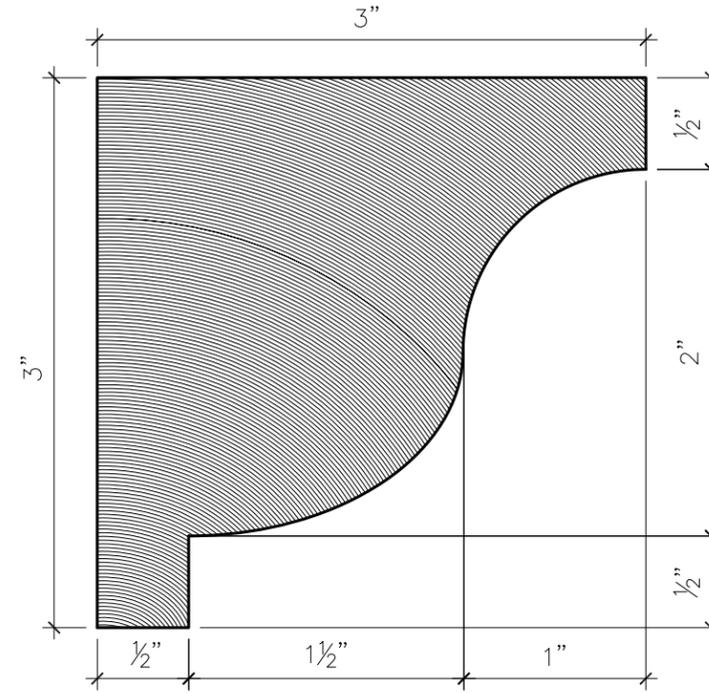
RECORDED BY:
JKO
CMW

SCALE:
1/4" = 1'0"

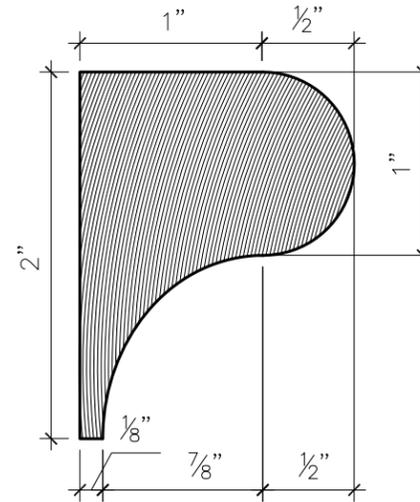
HSR
APPENDIX:
SHEET



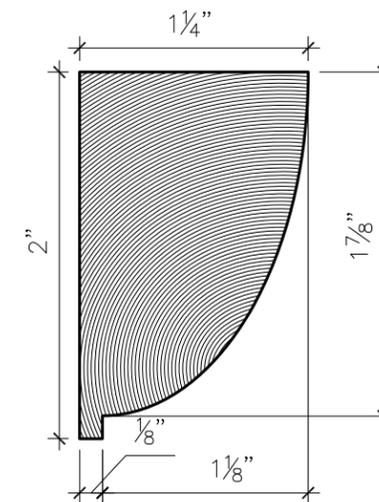
1 DRIP MOLDING, CAP,
AND EXTERIOR CASING
SCALE: FULL SCALE



2 FASCIA MOLDING
SCALE: FULL SCALE



3 BED MOLDING
(TYPICAL)
SCALE: FULL SCALE



4 BED MOLDING
(493-B ONLY)
SCALE: FULL SCALE

JOSEPH K. OPPERMAN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

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RECORDATION
DATE:
09.12.2016

RECORDED BY:
JKO
CMW

SCALE:
1/4" = 1'0"

HSR
APPENDIX:
SHEET