



**Condition Assessment Report
for 13 Buildings in the
Martin Luther King, Jr. Historic District,
a National Historic Landmark**

**Martin Luther King, Jr. National Historic Site
Atlanta, Georgia**

Prepared for

**National Park Service
Southeast Regional Office**

By



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PROJECT TEAM

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PURPOSE

The purpose of this report is to provide a condition assessment of thirteen buildings in the Martin Luther King, Jr. Historic District, which is part of the Martin Luther King, Jr. National Historic Site.

LOCATION

The Martin Luther King, Jr. Historic District is located in downtown Atlanta in the Sweet Auburn neighborhood and is roughly bounded by Jackson Place to the south, Jackson Street to the west, Auburn Avenue and Old Wheat Street to the north, and Howell Street to the east. The buildings in this survey are located on Auburn Avenue and Howell Street.

EXECUTIVE SUMMARY

Summary of Treatment Recommendations

The use and condition of the buildings analyzed in this report varies. An ultimate use has not been identified for every building; therefore, at this time, the official treatment approach established for all the buildings is preservation. In light of this, these recommendations do not attempt to rehabilitate the properties to any specific use but rather strive to stabilize the building structures and preserve the remaining historic character and integrity of the buildings with their long-term protection in mind. In many cases, additional historic research and analysis is necessary to fully document the evolution and provide for the appropriate ultimate treatments for the buildings. In accordance with established National Park Service policies, Historic Structure Reports should be written for 491-493 Auburn Avenue, 493A, B, and C Auburn Avenue, the garage at 497 Auburn Avenue, and 530 Auburn Avenue prior to undertaking any rehabilitation activities on these buildings.

As the purpose of this document is to help facilitate continued maintenance and care for the buildings, the treatment recommendations have been summarized here for quick reference. A full explanation of the existing conditions and treatment recommendations for each building is provided later in this document and should be consulted for a complete understanding of the current issues.

For immediate preservation of the buildings the following treatments are recommended:

39 Boulevard / Fire Station

Site

- Replace asphalt paving in parking lot when lifespan has been exceeded. The current condition does not warrant immediate replacement.
- Repair any uneven sidewalk that occurs around the Fire Station (on NPS property).
- Do not remove tree stump growing at east end of parking lot if it is no longer growing. Removal could damage retaining wall.
- Monitor existing cracks in the southeast stone retaining walls to determine if the cracking is active. If cracks are active, remedy the cause and repair the cracks. If cracks are not active, repair them.
- Adjust drainage grating in the rear parking lot to improve storm water runoff and drainage.
- Clean all masonry surfaces and architectural terra cotta.

- Remove all loose and deteriorated mortar and re-point brick walls to provide a sound surface.
- Replace rotten wood window sills on the east elevation of the building.
- Repair stucco that is spalling off the elevator shaft.
- Paint windows and doors, including frames.
- Secure loose roof decking.
- Secure loose flashing on west side of the roof to promote proper drainage and prevent water damage to underlying framing.
- Replace two of the building condensing units and associated copper condensing lines and insulation.
- Paint metal floor in fire hose storage area
- Re-secure the nails in the drywall of the first floor restroom.
- Patch spalled concrete in the shower area
- Replace missing bolts in front of the storage area and behind the sales desk.
- Secure the loose metal plate closest to the second floor entrance in the hose drying room and paint the plate.
- Replace damaged floor tile in back maintenance room.

491/493 Auburn Avenue Apartments

- Ensure positive drainage away from the building on all sides to prevent water from pooling around the building foundation.
- Protect the two bushes on the north side of the building from damage during any construction activities as they are part of the historic landscape.
- Re-parge two brick chimneys and ensure that metal flashing around chimneys is viable, replacing if necessary.
- Replace roof decking and roof covering with appropriate asphalt shingles and replace all steel drip edges to prevent run-off from penetrating the building interior and protect the structural integrity of the building.
- Install temporary coverings over deteriorated siding, missing and damaged windows, missing and damaged soffits, fascia, and cornerboards, and exterior exposed structural members wherever necessary to protect the integrity of the exterior envelope. Do not attempt to replace these deteriorated features with new until more information has been learned through a Historic Structure Report for this building.
- Repair stairs to porch by removing moss, re-parging CMU blocks with concrete, and re-attaching handrail to provide a safe access to the porch.
- Replace both front porches, including columns, flooring and railings, to match original porches in design, construction, materials, workmanship, and details to provide safe access to the building.
- Stabilize all deteriorated interior floorboards by covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.
- Remove all vines, creeping vegetation, and biological growth from the exterior of the building to help deter further deterioration of the historic fabric.

493 Auburn Avenue / Alley House A

- Remove accumulated site debris and trash.

- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks.
- In its current structural state, this building is recommended for residential use only, as the floor framing is inadequate for loads typically associated with museum and office use.
- Structural analysis of the individual floor joists, roof rafters, and foundation piers was not performed at the time of the original inspection. It is recommended that these analyses be performed prior to occupancy to ensure that the structures are adequate for the ultimate use.

Interior / Unit 1

- Stabilize all deteriorated interior floorboards by covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Interior / Unit 2

- Sister the joists beneath the tub area of the bathroom with new members to provide a stable structure.
- Stabilize all deteriorated interior floors by covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

493 Auburn Avenue / Alley House B

- Remove trash that has accumulated beneath the building and in the yard.
- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks.
- Provide additional temporary shoring at the center beam that supports the joists for both units to provide more stability in this area. Reattach any joists detached from this beam, sistering in new material, if necessary.
- In its current structural state, this building is recommended for residential use only, as the floor framing is inadequate for loads typically associated with museum and office use.
- Structural analysis of the individual floor joists, roof rafters, and foundation piers was not performed at the time of the original inspection. It is recommended that these analyses be performed prior to occupancy to ensure that the structures are adequate for the ultimate use.
- Additional temporary shoring should be added to the floor joists in the crawl space, where it is currently supported by CMU and wood posts with a board across the top, to provide more stability in this area until a Historic Structure Report and a full structural analysis on the floor framing can be completed.

Interior / Unit 3

- Stabilize floor in the bedroom and back hall, covering open areas with plywood to provide a safe walking surface. Do not attempt to replace the flooring until further research into the historic materials is undertaken.

493 Auburn Avenue / Alley House C

- Remove trash from beneath the building and in the yard.
- Do not move or remove the “Calhoun Bricks” lining the former alleyway east of this building. Protect them from damage until it can be determined whether they are from the historic period.
- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks.
- Provide additional temporary shoring in the crawl space beneath Unit 5 to stabilize the flooring structure.
- Install temporary shoring and repair or reconstruct the leaning foundation piers along the west side of the building to increase stability, using the historic brick and new mortar to match the existing in material, color, composition, texture, and profile.
- Replace the missing brick in the chimney base of Unit 5 to increase stability, using mortar to match the existing in material, color, composition, texture, and profile.

Interior / Unit 5

- Stabilize all deteriorated interior floorboards in the bathroom and back porch by covering deteriorated areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Interior / Unit 6

- Stabilize floors in the bedroom and back hall, covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

497 Auburn Avenue / Reid-Zachary Home

- Monitor cracks on front retaining wall to determine if they are active. If they are active, investigate and remedy the underlying cause before repairing the cracks. If they are not active, repair the cracks.
- Repair northeast portion of retaining wall where brick and CMU have deteriorated.
- Repair or replace mortar-filled areas in CMU wall that are missing or damaged.
- Rebuild the retaining wall on the south side of the lot to stabilize the grade.
- Monitor the separation between the front stairs and the cheek walls to determine if it is active. If it is active, investigate and remedy the cause, and repair the separation crack. If it is not active, seal the separation crack to prevent moisture infiltration.

- Remedy the poorly-executed repair to the south end of the front porch railing on the west side. Remove blocking below the balustrade. Replace the wood section closest to the wall, and nail the railing directly to trim.
- Remove hornets' nest from porch ceiling and clean debris. Repair and caulk front porch ceiling and soffit.
- Seal siding wherever necessary.
- Paint the exterior.
- Repair front door and trim, retaining as much historic fabric as possible.
- Ensure a proper seal at the door on the interior southeast corner of the house.
- Install a moisture barrier beneath the floor joists of the rear addition to the house to prevent moisture infiltration to the house from the ground below.
- Do not reconstruct the stoop at the rear entrance until decisions about ABAAS access have been made.
- Repoint the stone hearth and tile chimney cheeks of the fireplace in the front parlor
- Make minor repairs to the pocket doors to the front parlor.
- Properly attach the handrail at the top of the interior stairs to provide adequate lateral stability.
- Where the intermediate bracing between the joists and the rafters in the attic has been cut and no longer provides support to the roof, sister new material to the intermediate bracing members to provide actual support to the roof.
- Seal around the pipe and ventilation fan roof penetrations and the existing electrical penetrations to prevent moisture damage.
- Install remaining mechanical systems, equipment, and fixtures.
- Clean main electrical panel.
- Due to closer joist spacing and the addition of supplemental support, this residence could be used for office space on the first floor. Additional investigation of the floor supports under the second floor should be undertaken before using the second floor for office space.

497 Auburn Avenue Garage

- Structure is unstable: prevent visitors from entering by securing the doors and providing Caution tape around structure.
- Remove all trash and debris from the interior of the garage to help to keep retained moisture levels down.
- Shore stud wall above collapsed and destabilizing foundation wall at on the west side of the building, and repair this foundation only as needed to stabilize the structure until more information is obtained about this historic building through a Historic Structure Report.
- Repair header above east garage door, or, if repair is not feasible, secure the garage door to the structure until more information is obtained about the history of this building.
- Repair by sistering or, if repair is not feasible, replace rotted central rafter over the center support wall to provide adequate support for the roof.
- Replace metal roof with same gauge galvanized metal roofing as existing to help protect the interior from further moisture infiltration.

- Install temporary covering over openings in building pending further information from a Historic Structure Report. Do not attempt to reconstruct this structure until more information is obtained about its history.

501 Auburn Avenue / Martin Luther King, Jr. Birth Home

- Repair the wood fence on the west lot line.
- Repoint brick piers and exterior foundation walls.
- Cut in a reglet at kitchen ceiling and add counter flashing to help effectively shed water from roof.
- Replace missing roof shingles.
- Clean gutters and re-secure to the building where they have pulled away; re-hang gutters where they are too low or too far away from the building to function properly.
- Secure lightning protection to structure.
- Replace front porch roof; ensure flashing is provided.
- Repair rotted bottom of newel post cap on front porch stair handrail.
- Re-stretch screens on doors and windows that have become loose.
- Replace deteriorated window glazing putty, as necessary.
- Repaint exterior window trim, as necessary, where existing finish is deteriorating.
- Replace deteriorated steel exit stairs from the back of the residence.
- Paint interior window, door, and wall trim, and wainscot, as necessary, where existing finish is deteriorating.
- Reseal ceiling paper in locations throughout the dining room and front and rear parlors where it has come loose. .
- Paint ceiling in kitchen.
- Repair window sashes in rear parlor and kitchen.
- Re-hang door between hall and back laundry area.
- Re-secure beaded boards on ceiling in back laundry area.
- Provide additional anchorage at the base of the shoring post adjacent to the stairs in the cellar to prevent displacement.
- Replace worn stair tread of stair to cellar.
- Re-secure the supports for intermediate rafters in the attic to the joists and rafters where they are loose.
- Provide additional sealing around opening for exhaust fan to prevent moisture penetration.
- Replace temporary receptacle in electrical room with a permanent receptacle with permanent wiring.
- Terminate two loose wires in the fire alarm panel.
- Relocate splices in the attic to junction boxes per the National Electrical Code.

503 Auburn Avenue / Darden Home

- Monitor vertical cracks on the west and north side retaining walls for activity. If cracks are active, investigate and remedy the cause before repairing the cracks. If they are not active, repair them.
- Seal any separation of approach stairs from cheekwalls to prevent moisture infiltration between these features.
- Re-point existing porch piers and masonry foundation, as necessary.

- Replace missing chimney bricks to provide a sound surface.
- Re-point and provide flashing for south chimney.
- Repair or replace broken and deflecting roof decking; replace any shingles removed for this repair.
- Repair gutter leak of main roof gutter at inside corner of bay.
- Complete the repair of corner boards on east elevation.
- Repair two balusters and bottom rail of balustrade on rear porch.
- Paint all exterior wood surfaces.
- Repair crack along the wall in the men's restroom on the second floor.
- Paint all deteriorated areas of the interior wood baseboards at the stair landing, in the second floor hall, and in the middle office on the west.
- Paint the deteriorated interior eastern wall of the southwestern office on the second floor and the eastern wall of the stair landing.
- Set existing wood columns in crawlspace on concrete pads and cap with termite shields to improve structural stability and provide termite and pest protection for the framing.
- The brick ash chimney in the crawl space should be preserved; do not remove bricks for use elsewhere.
- To ensure proper structural stability to the floor, sister with new members beams which have been cut to allow piping to pass through. Reinstall and reconfigure piping as necessary so it does not interfere with the floor beams.
- Seal stud walls on either side of the chimney on the south side of the building in the attic to prevent moisture and pest infiltration.
- Clean dirt and dust out of electrical panels. Remove paint from circuit breakers and wiring connections inside the upstairs panel.
- Investigate cause of non-working light fixtures in upstairs office and remedy.
- Replace receptacles in the upstairs and downstairs Men's Restrooms with GFCI-type receptacles per the National Electrical Code.

526 Auburn Avenue / Kirk Home

- Stabilize the stone and brick retaining wall which separates 526 Auburn Avenue from 54 Howell Street and 530 Auburn Avenue. Do not remove or rebuild this wall pending more information about the property at 530 Auburn Avenue.
- Consider providing weep holes at a maximum spacing of 3'-0" o.c. vertically and horizontally on all retaining walls to facilitate drainage.
- Crack monitors should be installed on vertical cracks in west side retaining wall and in rear stair stoop to determine if the cracks are active. If the cracks are active, investigate and remedy the cause before repairing the cracks. If the cracks are not active, seal them to prevent moisture infiltration.
- Ensure that the grade of the yards slopes away from the house and the retaining walls.
- Consider providing swales or French drains to direct water away from the rear yard and towards the drains in Old Wheat Street.
- Repair broken pavers along back walkway, or replace with new matching the existing, as necessary to provide a sound walking surface.
- Repair rotten window sashes and replace all deteriorated glazing putty.
- Repaint all wood and masonry surfaces except chimney to match existing finish

- Re-connect downspout on southwest corner.
- Repair and repoint all stone and brick retaining walls.
- Repoint foundation at north and west sides of the house where deterioration has occurred.
- Investigate on the interior of the building to ensure that the foundation and joists which support the first floor level of the house are not damaged due to moisture penetration.

530 Auburn Avenue / Nowell Home

- Remove debris from exterior concrete stairs to prevent it from retaining moisture.
- Replace rusted galvanized roof flashing.
- Replace, as necessary, half-round roof gutter where missing or damaged.
- Install temporary shoring at the exterior of the house on the east side to support the wall and prevent further separation of the first floor base plate and the foundation.
- Install temporary coverings over deteriorated siding, missing and damaged windows and sashes, missing and damaged soffits, fascia, and cornerboards, and exterior exposed structural members wherever necessary to protect the integrity of the exterior envelope. Retain the asphalt composition board (ACB) siding that is currently laid over earlier installations of asphalt composition siding (ACS) and clapboard siding. Install covering so as not to damage this siding. Do not attempt to replace deteriorated materials or features with new until more information has been learned through a Historic Structure Report.
- Repair and repaint front porch floor (repair about 10%) to provide a safe walking surface.
- Repair front door jamb to ensure building security.
- Basement wall along east side of house requires repointing and filling of gaps between piers and CMU infill wall to prevent moisture infiltration.
- Ensure all windows are securely closed.

Main Floor Apartment

- Provide temporary shoring of the fireplace in the front parlor to prevent additional subsidence and separation of the decking below the fireplace. Ensure that any repairs made are temporary and result in as little damage to the historic fabric as possible.
- Install temporary shoring at the back hall joists where they have been cut and replaced with CMU to ensure adequate support until further investigation of the property can be undertaken.
- Install plywood covering over any holes in floors to provide a safe walking surface.

Upper Floor Apartments

- Install plywood over the hole in the floorboards in the southeast bedroom to provide a safe walking surface.

Basement Apartments

- Black mold was evident at the time of inspection and should not be aerated. Provide proper mold remediation before performing any work in the basement.

- Install temporary bracing for the joists/beams above the column adjacent to the east basement entrance to help offset the load on this column and provide structural stability for the building above.
- Provide additional sealant at the joint between the pier and the built-up CMU wall in the hall between the south apartments and the north apartment to prevent moisture penetration into the basement.
- Seal the entrance and open roof of the south access stairs to the basement apartments with plywood and a moisture barrier to prevent ponding of water and accumulation of mud and debris in this stairwell and the adjacent basement apartments.
- Stabilize the wall in the basement bathroom by repairing and re-pointing the brick and stone where it has separated.

54 Howell Street / Apartment House

- Consider either providing weep holes in retaining wall shared with 526 Auburn Avenue or providing a French drain along the eastern edge of this wall to handle potential runoff.
- Stabilize the stone and brick retaining wall which separates 526 Auburn Avenue from 54 Howell Street and 530 Auburn Avenue. Do not remove or rebuild this wall pending more information about the property at 530 Auburn Avenue.
- Seal the pipe penetrations in the west and east foundation walls.
- Monitor the lean in the north chimney in the attic and at the roof level to ensure there is no active cracking.
- Provide additional bracing to the joists resting directly over the crawl space door on the east side of the building to offset gravity loading so that it does not crack the door frame.
- Secure (or remove, if it is abandoned) the loose hanging pipe in the crawl space.
- Repair parging and paint on east porch foundation.
- Repair or replace rotted siding on north elevation
- Repair damaged soffit at corners of east porch.
- Re-putty second story windows.
- Repair or replace rotted bracket on north elevation
- Paint exterior walls. Approximately two square feet on the east wall, 22 square feet on the west wall, and eight square feet on south wall need to be scraped to a sound surface before repainting.
- Scrape and paint the second story east porch floor (approximately 40 sq. ft.).
- Paint downspouts
- Repair wall stop on east door to Unit A
- Patch screening on north elevation
- Secure the south stair handrail to the east porch.
- Replace the existing electrical receptacle near the kitchen sink with a GFCI-style receptacle.

479 Old Wheat Street

This building was demolished in 2009.

39 BOULEVARD / FIRE STATION



Background History

The city of Atlanta constructed Fire Station #6 in 1894, one of the first decentralized fire stations in the city. Designed by Bruce & Morgan in the Richardsonian Romanesque style, the building was constructed by contractors Wagener & Gorenflo. It is the oldest existing Fire House in the City of Atlanta.¹

Property Description

Site

Yard: The building sits on a narrow lot on the corner of Auburn Avenue and Boulevard, facing west toward Boulevard, and covers almost the entire lot. The remainder of the lot is completely paved with concrete in the front and asphalt in the rear.

Walls and Fences: Retaining walls of brick, rock rubble, and concrete masonry units (CMU) topped by chain-link fencing define the north and south lot boundaries, and a chain-link fence encloses the rear parking lot on the east side.



East entrance to Fire Station #6

Sidewalks and Stairs: From the asphalt parking area at the rear of the building, a set of concrete stairs with a simple metal pipe railing down the center descends into a formed

¹ Franklin M. Garrett, *Yesterday's Atlanta* (Atlanta: Cherokee Publishing Co., reprinted 1994), p. 100.

concrete stair well that provides access to the back door of the building. Metal drainage grates are set into the asphalt surface and the lower landing of the stairwell.

Architecture

Exterior

Overall Description:

This two-story, Richardsonian Romanesque building is rectangular with a slight projection on the front.

Foundation: The foundation is slab-on-grade.

Walls: The walls are brick with a stone water table, stone lintels and quoins, and architectural terra cotta accent panels. All exterior stone is coursed ashlar granite. Parapets extend above the roof on all sides except the back, where there is no parapet.

Roofing and Chimneys: The flat roofs of the building and the elevator shaft are covered with single-ply EPDM which overlaps the flashing except at the back of the building main building. There are no chimneys.

Doors and Windows: All doors are wood. Except where noted, all windows are four-over-four, double-hung wood sashes with granite sills. Where screens are indicated, they are all wood-framed, one-over-one, top-hinged wire-mesh screen windows.

Finishes and Trim: All exposed wood is painted. None of the masonry is painted, but the architectural terra cotta tiles are painted.

Gutters: Scuppers at the rear of the building and the elevator shaft collect water from the flat roofs and direct it down the east elevation to the ground.

Exterior Lights: Mounted over the entrance doors are wall-mounted, metal, swan-neck electric lights with round, white glass globe lamps and a "coolie-hat" style metal shades.



West elevation detail showing masonry details, doors, and windows



Fire truck doors on west elevation

West Elevation

The front elevation of the building is asymmetrical, with a projecting bay on the south end and the large fire engine doors in the middle. The fire engine doors are flanked by a window to the south and the entrance door to the north. The projecting bay has a double door centered on the first story and elevated about three feet above the sidewalk with no stoop or stairway to access the door. Above the double door opening is a two-light, fixed transom. Centered above that is a two-light, fixed-sash window with a screen. Centered over the window and embedded in the wall is a glazed architectural terra cotta panel bearing the year the building was constructed, 1894.

The arched double door for fire engines at the center of the building is wood with wrought-iron bands mounted on wrought iron hinges.

South of the fire engine door is a single, one-over-one double-hung window with a screen. Centered over the window is a glazed architectural terra cotta panel set into the brick wall and bearing the fire station number, "6."

North of the fire engine door is the front entrance door to the building. There is no stoop; the door opens directly onto grade. North of the door, a carved marble identification tablet is embedded in the wall. Also embedded in the wall, above the belt course and centered on the door, is another glazed architectural terra cotta panel bearing the letters, "AFD" for "Atlanta Fire Department."



Window south of fire engine doors, showing typical screen construction



Architectural terra cotta tiles identify Atlanta Fire Department Station No. 6.

The second story of the west elevation is dominated by a ribbon of five arched windows. At the base of each arch is an impost of glazed architectural terra cotta. The windows are one-over-one double-hung sashes, with the top light fixed.

North Elevation

The north elevation has three windows on the first story and a ribbon of five windows on the second story, with single windows at each end of the second story. All of the windows except the fixed windows on the first story have screens.

East Elevation

A two-story elevator shaft is located south of the rear entrance door. South of the elevator shaft, a first story window has been in-filled with brick, and conduits to the second story are attached to the wall. Above the in-filled window, on the second story, is a single window. Five air conditioning condensers mounted on a concrete pad are located in the space between the elevator shaft and the retaining wall to the south.

The building is accessed from the rear by a set of arched double doors in the concrete stairwell from the back parking area. The awning attached above the doors is fabric stretched on a metal frame. All windows on this elevation except the northernmost window on the second story have screens.

South Elevation

At least three window openings were at one time located on this elevation as evidenced by the brick infilled openings that stair-step up the first story wall, rising higher from west to east. The second story shows no evidence of former windows. Electrical weather heads, conduits, and the electric meter are mounted on the west end of the south side of the building.



North elevation of Fire Station #6



East elevation of Fire Station #6



Right: In-filled window on south side with HVAC duct missing a grille

Interior

Building Arrangement

This two-story building has one main room on the first floor. A vestibule on the south side of the room leads to the two restrooms and a utility room with electrical and mechanical closets. The hydraulic elevator is located on the east side of the building. A dog-leg wood staircase with wooden newel posts, turned balusters and handrail, and recessed wood panels on the exterior face of the stringer ascends on the north side to the second floor. A metal column provides additional support beneath the staircase. The second floor is divided into three rooms: a main function room, a kitchen/break room at the east end, and a bathroom at the southwest corner of the main function room. A "fire hose chase" runs the length of the south elevation. This chase slopes downward from east to west so that the floor of the chase is on the second level at the east end and on the first level at the west end. It contains racks along each side for drying out the fire hoses. An arched opening built at the east end of the main room on the second level leads to the elevator access.

Floors

The main room on the first floor is smooth concrete with "ghosts" of former floor tiles. The mechanical room also has a smooth concrete floor. The pebble-dashed concrete floor in the electrical room has been patched in places. Downstairs vestibule and bathroom floors are covered with ceramic tile, with stone thresholds into the bathrooms. The upstairs floors are wood covered in utility grade carpet except for a small area of vinyl tile in the break area. The fire hose chase has a metal-panel floor.

Walls and Ceilings

Most of the ceilings on the first floor are single-bead, tongue-and-groove wood boards. This ceiling is also in the fire hose chase on the second floor. The walls of the main room, the utility room, and the mechanical room on the first floor and most of the rooms on the second floor are painted gypsum board. Wall studs in the first floor telco and electrical closet located off the women's bathroom are exposed. The walls of the fire hose chase are



Interior of Main Floor of Fire Station #6



Typical bathroom finishes

metal panels on the lower half and gypsum board on the upper half. The bathrooms have painted gypsum board and ceramic tile walls.

Doors and Windows

Doors are all solid wood unless otherwise noted. The doors to the utility room on the first floor and the hose chase on the second floor are both wood with historic three-light operable transoms above them. Doors to the bathrooms are metal with metal louvers in the lower half. See the Exterior Description for information on exterior doors and windows.



Original door, transom, and trim

Trim

The doorway to the utility room on the first floor is boxed out and paneled with four wood recessed panels on each side. Baseboards in all rooms are painted wood except for those in the bathrooms, which are ceramic tile. Baseboard in the mechanical room is beaded, but the baseboard in the main room has no bead. Baseboard in the utility room is a combination of plain (north and east walls) and beaded (south and west walls). Wood trim around windows and doors is recessed and painted.

Light Fixtures

The main rooms on each floor feature “school-house” style light fixtures. The bathrooms have strip lighting over the sinks. A single strip fluorescent light fixture centered on the ceiling runs the length of the fire hose chase.

Specialty Features

There are two fire poles at the west end of the building running from the second floor to the first.

Mechanical Systems

Fire suppression and mechanical ductwork are surface mounted on the ceilings of this building.

Water: Water piping inside the building is copper. The water heater is a slow-state, 40-gallon electric heater about twelve years old located in the upstairs mechanical room. A remote chiller for the water fountain is located in the storage/mechanical room.

Gas: There is no gas service. All equipment is electric.

Heating, ventilating, and air conditioning (HVAC): The three air conditioning units serving the building are Carrier brand units with ceiling grilles and metal ductwork. Bathrooms have electric wall heaters and exhaust fans.

Plumbing and fixtures: Drains and vents are cast iron hub-and-spigot type. Men’s and Women’s bathrooms have tank-type toilets and wall-hung sinks with wing handles, faucets, and floor drains. The mechanical room has a floor-type mop sink and a wall-hung faucet.

A combination kitchen unit in the second floor break room contains a single sink, a double-burner electric range top, and a refrigerator.



Fire hose chase, looking west from second floor to first floor door



First floor exhibit display of firemen's pole, uniforms, and equipment



Main floor, second level

Existing Conditions

Site Observations

- The retaining walls on the southwest corner of the property exhibit some deterioration of mortar, as well as cracking at the top and middle of the wall. In addition, bricks and mortar have been replaced inappropriately.
- Some areas of the sidewalk have been replaced with concrete that does not match the original. The patching has resulted in uneven areas in the pavement.
- The drainage grating in the back parking lot is raised above the finished grade, so it does not drain properly.
- The grating in the stairwell outside the back door appears to provide adequate runoff. The sidewalk is properly sloped to the drain, and there is no apparent damage to the retaining wall around the stairwell.
- The asphalt paving is cracked, but this appears to be due to normal wear and tear, not to problems with the subsurface.
- The rock retaining wall on the south side of the parking area has been cracked by tree growth. The tree has been cut down, but the stump remains in the wall.



Stress cracks in retaining wall at southwest corner of building



Tree stump growing out of retaining wall on south side property line, with stress cracks in lower wall

Architectural Observations

Exterior

- Earlier re-pointing of exterior masonry used mortar that does not match the historic mortar in color or composition.
- Efflorescence is evident beneath architectural terra cotta panels and stone sills.
- All brick walls, plaque, and architectural terra cotta on front façade exhibit



Inappropriate brick and mortar replacement

accumulations of grime from the urban environment.

- Mortar is deteriorated on all sides of the building.
- Bricks have been replaced on the north side of the building that do not match the historic bricks in color or size.
- Damaged bricks are located at the west end of the south side of the building.
- The roof of the elevator shaft is in good condition, but base flashing does not extend to counter flashing.
- Recent repairs are evident in the roof of the main building. Cuts in the material at the north and south parapet walls have allowed water to penetrate to wood blocking, which has begun to deteriorate. The roof, which is carried over onto the metal flashing, is detached from the flashing at the east end. Ponding is evident in a low spot at the east end of the roof.
- Chimneys have been abandoned. Mortar is deteriorated on the east chimney, which has been stabilized with “uni-struts” and “all-thread.”
- The prefabricated steel gutter is rusting on the interior.
- Stucco is spalling off the elevator shaft exterior.
- Window sills on the east side of the building are rotted.
- Paint is deteriorated at windows and doors, including frames.
- Vent cover from mechanical room is missing on the south side of the building.



Ponding at east end of roof

Interior

- The first floor fire engine bay finishes are in good repair, although the paint on the metal floor panels in the vicinity of the hose storage area is deteriorated. No other rust or damage was in evidence.
- The gypsum board walls of the first floor restroom exhibit some minor damage at the corners. Some of the nails securing the drywall have come loose.
- The women's restroom is not ABAAS compliant.
- There is evidence of cracking and some damage to floor tile in the back maintenance room.
- Spalling is occurring in concrete where bolts have been cut off in the shower area. A bolt is missing in front of the storage area and behind the sales desk.
- At the hose drying room, the metal plate closest to the second floor entrance is loose. The plates appear to be in stable condition, but the paint has deteriorated.

Structural Observations

- Decking at the middle joist of the roof structure is not nailed down properly.
- There are small areas of damage to the foundation, all due to normal wear and tear.
- The concrete slab floor on the first floor is worn in several places and has been patched. The slab shows no evidence of stress cracks.
- The concrete floor in front of the elevator has been replaced.

- The interior walls are in good condition.
- The stairs from the first to second floor creak, indicating some area or areas of loose boards. However, no damage was observed.

Mechanical Observations

- HVAC equipment inside building is in good condition.
- One of the exterior condensing units is not running, and the controls are exposed on another unit. Some of the copper condensing lines are old and pitted, and insulation is worn and missing in some places.
- Plumbing fixtures are in good condition, but toilets are not ABAAS-compliant. Centerline of handicapped toilets should be eighteen inches from the wall.
- The handle of the toilet in the Men's Room should be on the wide side of the toilet.
- Water heater appears to be in good condition.
- Water piping is copper in good condition.



Fire Station condenser units

Fire Protection Observations

- The building is completely sprinkled with both pendant and upright heads.

Electrical Observations

- All observed wiring, receptacles, and lighting fixtures appear to be in good condition. New emergency fixtures are in place and properly located. The panelboard is new, and wiring appeared to be installed correctly.
- Disconnects for HVAC units were (3) 60-amp 3-pole disconnects and (2) 30-amp disconnects, all wired without any code infractions.
- Discussions with staff revealed some complaints about false alarms from the security system.



Condenser unit controls and damaged insulation

Treatment Recommendations for Preservation

Site

- Monitor stress cracks in retaining walls for activity. If the cracks are active, investigate the cause and remedy it before repairing the cracks. If the cracks are inactive, repair the cracks.
- Repair any uneven sidewalk that occurs on NPS property.
- Adjust the drainage grating in the rear (east) parking lot so that storm water runoff can access the drain properly.
- Replace the asphalt surface of the parking lot when its lifespan has been exceeded (i.e., when the parking lot no longer drains properly or becomes unduly worn).
- Removal of the tree stump located in the south end of the rear (east) parking lot is not recommended unless the stump is still growing, which did not appear to be the case. Such removal would cause additional damage to the wall.



Drainage grate in east parking lot is improperly set

Architectural

Exterior

- Clean all masonry surfaces and architectural terra cotta with a non-abrasive cleaner appropriate for use on historic masonry.
- Remove all loose and deteriorated mortar and re-point brick walls to provide a sound surface. Do not attempt to replace any non-historic mortar that is deemed incompatible unless it is soft and deteriorated to a point where it can be easily removed. Attempting to remove mortar that is very hard and likely rich in Portland cement can cause irreversible damage to the historic brick and is not recommended.
- Repair stucco that is spalling off the elevator shaft
- Replace rotten wood window sills on the east elevation of the building.
- Paint windows and doors, including frames.
- Secure loose flashing on the west side of the roof to promote proper drainage and prevent water damage to underlying frame

Architectural

Interior

- Paint metal floor in fire hose drying shaft
- Re-secure the nails in the drywall of the first floor restroom.
- Patch spalled concrete in the shower area
- Replace missing bolts in front of the storage area and behind the sales desk.
- Secure the loose metal plate closest to the second floor entrance in the hose drying room and paint the plate.
- Replace damaged floor tiles in back maintenance room.

Structural

- Secure loose roof decking.

Mechanical

- Repair or replace two of the condensing units behind the building. Replace associated deteriorated copper condensing lines and insulation.

Fire Protection

- No recommendations.

Electrical

- No recommendations.

491-493 AUBURN AVENUE / APARTMENTS



Background History

Alexander Hamilton, a prominent African-American builder in Atlanta, constructed this four-unit apartment house about 1911. According to the *Atlanta City Directories* for the years between 1934 and 1941, the year the King family moved out of the neighborhood, the apartments remained fully tenanted, but the tenants varied. Of the tenants, only John Sims, who lived at 493 1/2, remained through the entire period.

Property Description

Site

Yard: The building sits on a narrow lot facing north on Auburn Avenue. The building and associated hardscape consume nearly the entire lot. The west side of the building fronts almost directly on the driveway to the church parking lot to the west. On the east side of the building, the lot is a graveled driving surface. Only the south side has any yard space.

Sidewalks: The sidewalk to the building from the city sidewalk is brick, spanning the width of the double stairway leading to the front porch. There are no other sidewalks.

Walls and Fences: The front yard is surrounded by low brick retaining walls. A stone wall topped by a chain-link fence defines the western lot line between the apartment building property and the church parking lot.



Front yard, west side of sidewalk

Landscaping: A large bush grows on either side of the sidewalk approach to the front porch within the square formed by the retaining walls. The National Park Service has installed an informational panel at the northeast corner of the front yard. A single tree grows at the southern lot line, and the back yard has grass growing sparsely in it.

Architecture

Exterior

Overall Description

This wood-framed, rectangular, two-story building is a vernacular four-unit apartment residence. It has full-length front porches on both levels.

Foundation: The foundation is brick piers which have been infilled with CMU and brick to enclose the crawlspace. Entry to the crawlspace is on the east and west sides of the building.

Cladding: The structure is clad in clapboard siding covered with concrete composition shingle with plain corner boards.

Roofing and Chimneys: The building has a hipped roof finished with French Method asphalt shingles. Four stucco-covered brick chimneys penetrate the roof, one chimney for each living unit.

Doors and Windows: Unless otherwise noted, all exterior doors are wood with a single-pane fixed transom above the opening and plain wood trim. All windows are two-over-two double-hung unless noted otherwise.

Finishes and Trim: All siding and exterior wood and masonry surfaces, except the parged chimneys, are painted. The building has boxed eaves and simple molded wood window and door trim

Gutters: There are no gutters.

Exterior Light Fixtures: The first floor porch has a modern light fixture attached at the ceiling in front of the door to Unit 493. The other doors have wall-mounted ceramic light fixtures next to them.



Detail of east foundation, crawlspace entrance, and composition shingle siding



Front porch stairs



First floor porch floor and balustrade

Front Porch

The north elevation of the building is covered with a full-width, two story porch supported by square, one-story boxed columns. The porch has a continuous brick foundation. The porch stairs are CMU overlaid with a concrete topping. A simple pipe handrail is installed on the east and west sides of the stairway, but it is not securely fastened to its supports. All porch floors are wood, both tongue-and-groove and butt-jointed. The wood balustrade surrounding the lower front porch is composed of vertical uprights with cross-bracing and a simple handrail. The balustrade on the first story porch that divides the western units from the eastern units is similar, if not identical, to the balustrade that surrounds the second story porch. This balustrade consists of both a rounded top rail and a bottom rail, with square pickets between them.

Evidence remains in the tongue-and-groove porch ceilings of possible former porch swings. Unit 491 has two small strips of wood secured to the porch ceiling, centered on the front window and parallel to the building, with holes in the wood strips where hooks to hang a porch swing might have once been. Unit 493 has a board nailed perpendicular to the building, centered on the front window and secured and braced at the building wall. Two hooks and the ceiling-mounted light fixture are attached to this wood strip. The light appears to be no longer powered. Porch swing hooks are screwed directly into the porch ceiling in front of the front window of Unit 493 1/2.

North Elevation

Door openings to the apartments are on the east and west ends of the building, with the windows immediately next to them on both levels. The two door openings providing access to the upstairs apartments from the first story are centered on the building and separated by the balustrade that runs across the center of the porch from the central column



First floor ceiling, light, and porch swing brackets.



Entrance doors to upstairs apartments



Typical fifteen-over-one double-hung windows with combination storm/screens in north elevation

to the wall. These openings have only screen doors; the exterior doors to the upstairs units are at the top of the stairs. The doors to Units 491 and 491 1/2 are modern flat panel doors. All the doors on the first story have wood screen doors with simple metal door pulls. The screen door to Unit 493 also has a wrought iron grate inserted in the panels, and the screen doors to the upstairs apartments have heavy-gauge wire mesh across the screens. The doors on the upper level do not have screen doors. Unit 491 has a metal mailbox mounted on the door casing.



North and east elevations

East and West Elevations

The east and west elevations have identical arrangements of windows on both the first and second stories. Most of the windows on the east elevation have metal-framed screens mounted over them. On the west elevation, the only windows that have metal-framed screens are the southernmost double windows on the first story, the northernmost double windows on the second story, and the southernmost single window on the second story. The lower windows on both sides also have plywood panels installed over them. Both elevations have two galvanized pipes penetrating to the exterior of the building at the second story level and running down the side of the building to the ground. The west elevation is the side on which the utilities enter the building. The piping for four water meters is mounted on the west side of the front porch foundation, but the water meters have been removed.



Remnant of former electrical box on west elevation

South Elevation

The south elevation of the building has a two-story bay centered on the back. It appears that this bay was originally a two-story porch that was later mostly enclosed. The shed roof of the enclosed porch is covered with rolled asphalt

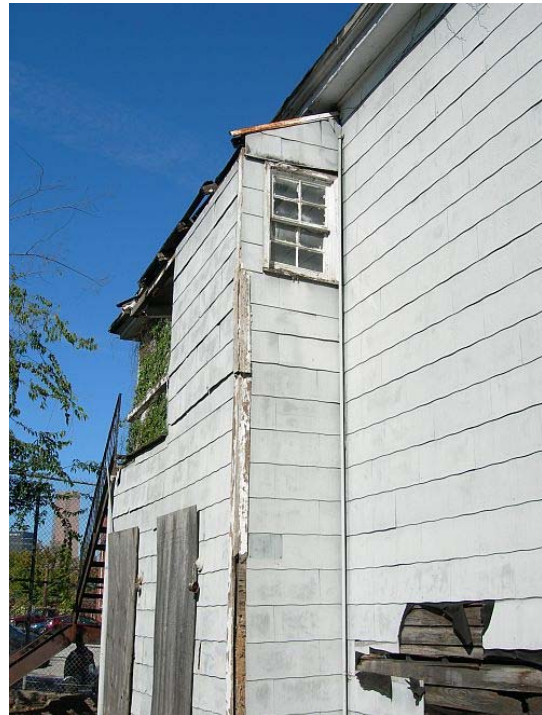


South elevation with metal fire stairs

roofing. There are two door openings on the first story and one door opening and a small window on the second story of the bay. All doors are single-light, three-panel doors, but the openings are covered with plywood on the exterior. The doors on the first story have concrete stoops. The back porch for the second story apartments is accessed by a metal stairway with a wrought-iron handrail along one side only. The stairway is supported by a board nailed to the exterior siding of the house, by the cornerboard on the southwest corner of the enclosed porch, and by two hollow metal poles, one under the landing and one at the south edge of the top of the stair stringer. The single rail wood handrail across the south edge of the upper porch is unsupported at the stairway. A galvanized pipe protrudes from the building wall beneath the stairway and runs to ground.



Detail of metal stairway attachment to south elevation of building



West elevation of enclosed back porch



Metal stairway support and deteriorated composition siding over wood siding beneath back stairway

Interior

Building Arrangement

This two-story building has four apartment units, two downstairs and two upstairs. Two stairways separated by a central wall lead from the first floor porch to the upstairs units. The units on each level are nearly identical in arrangement except that those on the west side are opposite hand from those on the east side. The arrangement of the units on the first

story is similar, but not identical, to those on the second story due to the central stairways accessing the upstairs units. Each unit consists of three rooms in a linear arrangement from the front (north end) of the building to the back (south end), followed by a fourth room or space at the back. In the upstairs units, the southernmost room is divided into a kitchen, a small vestibule, and a bathroom. In the downstairs units, the vestibule and bathroom are to the side of the fourth room, under the rise of the central stairways to the second floor. A fireplace is located in the wall between the front room and the second room in each unit.

Floors

All floors and the stairs to the second floor apartment are wood. Some floors have remnants of rolled linoleum floor covering. Plywood sheets cover other areas of the floors where the walking surface is deteriorating. In some cases, only the plywood underlayment of the floor remains.

Walls and Ceilings

The majority of the walls and ceilings are painted plaster on lath. Some of the original ceiling and wall lath in Units 491 and 491-1/2 has been covered with plasterboard and/or later gypsum board. Some walls are covered in wallpaper. The walls of the kitchen in Unit 491 and the stairwells to the second floor apartments are covered with double-beaded boards. The upstairs rooms of the enclosed porch at the south end of the house, have exposed roof decking and joists and lapped wood siding walls where the walls were originally exterior to the house. The rest of the walls of these rooms are gypsum board.

Doors and Windows

Doors between the rooms are wood six-panel doors except for the door between the second and third room in Unit 493-1/2, which is a fifteen-light French door, and three hollow core doors, two in Unit 491 and one in Unit 493 1/2. See Exterior Door and Windows descriptions for information on these features.

Trim

All trim is painted wood. Some of the doors and windows have bull's-eye molding at the corners of the trim.



Typical unit arrangement and finishes



Rolled linoleum flooring

Light Fixtures

Most light fixtures are surface-mounted, single-bulb ceramic fixtures with surface-mounted conduit serving them. The fixture in the front room of Unit 491 has a combination fixture and fan mounted on the ceiling. Outlets are also surface-mounted.

Special Features - Fireplaces

The fireplaces all have metal firebox covers, masonry fireplace surrounds, wood mantelpieces, and ceramic tile or masonry hearths. Not all of the mantelpieces are completely intact. Most of them have a mirror framed over the mantelshelf.



Fireplace surround and mantel, original and replacement doors, original wood trim in Unit 491-1/2



Former kitchen area

Existing Conditions

This building is in very poor condition and is near ruin. If left to continue deteriorating, it will suffer a loss of both architectural and structural integrity.

Site Observations

- Generally, the site has a low grade. A driveway runs along the east side of the building and provides access to the Alley Houses located to the south.
- The site is primarily hardscape, with no grass growing in the front yard, paved driveways on either side, and grass growing sparsely in a back yard. The back yard appears to have once been paved with asphalt. Vines are growing close to the house and up the walls, which pose a threat to the building envelope as they may act as a conduit for water infiltration into the foundation, floor structure and walls.
- There is evidence of a former sidewalk or other hard surface on the south side of the building.

Architectural Observations

Exterior

- Asphalt French Method style shingle roofing is in bad condition.
- No metal flashing is visible at the chimneys.
- Brick chimneys are finished with stucco. Approximately 20% of this finish has deteriorated.
- There are no gutters.
- The steel drip edge has completely rusted.
- The soffit and fascia show varying degrees of deterioration from rot in various locations. Approximately 30% of the east elevation, 50% of the south elevation, 80% of the west elevation, and 40% of the north elevation of the soffit and fascia show rot damage.
- The cement composition shingle siding appears to be circa 1940-1950, applied over earlier, possibly original, clapboard siding. The shingle siding is damaged, and parts of it are missing on the south and east elevations. It is likely, given their apparent age, that the shingles contain asbestos.
- The majority of the corner boards are



Roof, west elevation



Missing cornerboard and damaged siding on south side of building

missing from the building; those that remain are deteriorated.

- The north porch stairs leading from the sidewalk exhibit significant cracking and present a safety hazard if used in the current condition. The face shell of the concrete blocks is broken, and moss is growing in the voids.
- The front sidewalk appears to be in good condition.
- The left handrail at the steps to the front porch is not attached to a support.
- Exterior porch ceilings are composed of 1" by 4" V-groove beaded boards.
- Some original railing remains on the second floor porch, but most porch railing is not original. Some railing is missing from the west side of the first floor porch.
- The steel exit stair on the south elevation exhibits surface rusting and has a handrail on only one side.
- Railing of second floor back porch is deteriorated and not secured.
- Exterior doors are not original.
- Most windows are in fair condition: the structural members are intact, but many of them have missing or broken glass and the paint finish is deteriorated.
- Paint finishes over the entire building are in poor condition: paint on the siding is faded, and paint on trim and porch floor surfaces is worn, peeling, or completely missing.



Second floor front porch railing

Interior

- The interior floors along the west side of the Units 491 and 491 1/2 are significantly rotted due to water infiltration through the damaged roof.
- The plaster ceiling is failing due to water damage in the first (northernmost) room of Unit 491. Less damage is apparent in the second room, but the ceiling is slightly damaged near the entrance to the first room. The ceiling has collapsed from water damage in the fourth room.

Structural Observations

Building Envelope and Porches

- The foundation is in-filled with CMU and brick to enclose the crawl space.
- The joists in the crawl space appear to be in good condition, overall.
- The front porch foundation is failing on the west side. It is not tied to the building foundation, and is beginning to fall outward to the west. Foundation mortar is deteriorated on the rest of the front porch.
- Floor framing of the first floor porch



Failing porch foundation, west elevation

and main floor is adequate for a residence but not adequate for visitor traffic or heavy loads in an office or storage situation.

- The first story porch deck is sagging. The 1" by 4" decking is significantly deteriorated.
- Some front porch decking has been replaced, and some decking is missing.
- The front porch at Unit 491 1/2 slopes significantly to the north and east, away from the building, and some of the flooring is missing. The handrail is also missing on the east side.
- The bottoms of the first story porch columns are rotted.
- The column on the northwest corner of the porch is missing; the porch ceiling is being supported by a post extending from beneath the porch ceiling to the ground instead of resting on the porch decking.
- The elevated back porch, which is accessed via the steel stair, shows significant rotting and instability.
- A large majority of the roof framing is significantly deteriorated (wet rot), although a few members remain in sound condition. The roof has started to collapse in places.
- The roof sheathing and roofing paper are significantly deteriorated.



Pieced decking of front porch



Back fire stairway to second story apartments.

Structural Observations – Interior

Unit 491

- There is no significant deflection of floor members in the front room, but water damage is evident in the joists above the ceiling.
- The floor decking has been replaced at the wall on the north side of the second room from the front, and there is slight deflection in the joists.
- The third room from the front has significant water damage: floor boards are rotted, and the condition of the joists below is unknown but likely water damaged. The floor has been



Damaged flooring at sanitary pipe

replaced in two areas; these areas appear to be stable.

- The floor of the fourth room from the front was covered with linoleum, so the condition of the floor could not be inspected. Ceiling joists have water damage, so the floor decking, and possibly the floor joists, likely have water damage as well.
- Exposed studs in the fourth room are unstable and rotting.
- All utility room floors slope toward the back door.
- Floor joists exposed in the bathroom appear to be in fair condition, although there is some wear at the top.

Unit 493

- First floor framing is stable in the front room, but the floor in the second room from the front deflects when subjected to the weight of more than one person. Floor boards have rotted away in the third room from the front. Floor in the fourth room from the front was covered and could not be reviewed. Floor in the back room slopes toward the exterior door, and there is separation of the subfloor between the fourth room and the back room.



Damaged lath-and-plaster ceiling of first floor apartment unit.

Unit 491 1/2

- All rooms in the apartment show significant moisture damage to the floor boards. The boards show significant rotting, especially near the window wall where the ceiling has collapsed and the most moisture damage has occurred. The roof joists above this area also show rotting and complete deterioration in some places.
- The plaster walls in the front room exhibit significant spalling due to moisture infiltration.
- The floor boards are wearing away in the second room from the front, and there is separation of the boards at the doorway between this room and the room to the south.
- There is a significant mold problem in the closet of the second room from the front.
- In the third room from the front, the window frame has rotted, and there is likely rotting of the jamb and studs around it. The floor boards are missing along the west wall, and moss is growing on the joists below, indicative of a severe and continuing moisture problem.
- The floor sheathing is pulling up at the joints in the back room.
- The bathroom has less damage than the rest of the rooms. However, the floor rises between the bathroom and the small back room, which would prevent drainage if



Moisture damage to plaster walls on second floor

the bathroom were to flood since the back room slopes toward the exterior of the building.

Unit 493 1/2

- There is some deflection of the floor of the first room, but no replacement boards or rotting are evident. There is slight separation between floorboards between the front and second room.
- The second room from the front has some water damage to the ceiling but no exposed roof joists. There is some deflection of the floor near the window in this room, possibly due to floor joists bowing from water damage.
- The third room from the front has more significant water damage. The lath-and-plaster ceiling of this room has rotted and collapsed, although the joists exhibit only a little damage. The floor boards are discolored and possibly beginning to rot near the window wall. There is a hole in the floor at the transition between this room and the back room.
- The back room exhibits only minor water damage in the floor and ceiling. Some of the floor boards are worn away. The small back room has a hardwood floor instead of linoleum. The floor slopes, but there is no apparent damage.
- The transition threshold from the small back room to the bathroom is raised, which does not allow for drainage.
- Roof members in the small back room seem stable. This room appears to have once been part of the back porch, but has been closed in to provide more space.



Failed lath and plaster ceiling

Mechanical Observations

- Water piping is a mix of galvanized and PVC pipe.
- Bathtub in Unit 491 1/2 is in good condition. Other bathtubs are in varying states of disrepair. Footed tub in Unit 493 1/2 is missing front legs, and the cast iron tub in Unit 491 has no legs. However, these tubs hold significant historic value to the building and should be retained.
- There are no water heaters in any unit.
- Galvanized gas piping is deteriorating.
- Cast iron drains and vents are in poor condition where still existing. The waste and vent pipe in kitchen of Unit 491 is cracked and seeping. In Unit 491 1/2, the pipe is broken and has been “repaired” by a sheet metal strap fixed over the break.
- There is no HVAC ductwork. This building used floor-type gas space heaters. Exhaust vents are located in the kitchen areas, and appear to be terracotta.



Footed tub in apartment bathroom

Fire Protection Observations

- No fire protection devices were observed in this building.

Electrical Observations

- Electrical boxes are severely damaged, non-functioning, and falling off their mountings on the west side of the building.
- Electrical wiring is does not meet current code requirements.

Treatment Recommendations for Preservation

Due to the ruinous state of this building, it is recommended that treatment to close the building envelope and stabilize the building be undertaken as soon as possible. If left to continue deteriorating, it will suffer a loss of both architectural and structural integrity. Completion of a Historic Structure Report followed by treatments appropriate to the historic period and the architectural character of the building should be undertaken in the near future.

The following stabilization treatments are recommended for the immediate future:

Site

- Ensure positive drainage away from the building on all sides.
- Protect the two bushes on the north side of the building from damage during any construction activities as they may be original to the building (or at least historic), according to the Lawliss' historic landscape survey of the Martin Luther King Historic District.

Architectural

Exterior

- Remove all vines, creeping vegetation, and biological growth from the exterior of the building to help deter further deterioration of the historic fabric.
- Re-parge two brick chimneys, about 20% and ensure that metal flashing around chimneys is viable. Replace if necessary.
- Replace roof covering with new decking and appropriate asphalt shingles.
- Replace all steel drip edges.
- Install temporary coverings over deteriorated siding, missing and damaged windows, soffits, fascia, cornerboards, and structural members exposed to the exterior wherever necessary to protect the integrity of the exterior envelope. Do not attempt to replace these deteriorated features with new until more information has been learned through a Historic Structure Report for this building.
- Repair stairs to porch by removing moss, re-parging CMU blocks with concrete, and re-attaching handrail.
- Replace both front porches, including foundation, columns, flooring, and railings to match original porches in design, construction, materials, workmanship, and details to provide safe access to the building. Where possible, re-use existing materials such as foundation bricks or porch railings in good condition.



Damaged siding, underlying sheathing, and corner boards

Architectural

Interior

- Stabilize all deteriorated floorboards, covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Structural

- No recommendations.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- The shelter for the electric meter should be stabilized until further documentation of it can be undertaken as part of the Historic Structure Report.

493 AUBURN AVENUE ALLEY HOUSES A, B, C



Left to right: Alley Houses C, B, and A on Reid's Alley, 2008

Background History

Alexander Hamilton, a prominent African-American builder in Atlanta, constructed these three double-shotgun houses as income properties behind the apartment house at 491 Auburn Avenue about 1911.

Property Description

Site

Yards: The buildings are situated at the rear of the lot of the apartment building at 491-493 Auburn Avenue. The buildings face east and front on what was formerly an alley, at one time paved with asphalt, known as Reid's Alley. Steps from the stoop between the two front porches directly access the alleyway, so there are no front yards. The buildings also sit within three feet of each other, so there are also no side yards. The only yard space for is the back yards, which extend from the back of each building to the wall topped at the western boundary of the three lots.



Back yards of the three alley houses, 2009

Sidewalks and Stairways: There are no sidewalks associated with these buildings, and the only stairways are those to the porches.

Walls and Fences: The west lot line behind the buildings is defined by a CMU wall topped with a chain-link fence. On the south side of Alley House C, a CMU retaining wall defines the south lot line between that house and the industrial building to the south.

Landscaping: The lots are grassed, and there are no trees or shrubs growing in them.

Architecture

Exteriors

Overall Description

These rectangular frame buildings are single-story, double-shotgun type with front porches, attics, and crawl spaces. The three buildings are nearly identical in arrangement. Information about features that differ from this general description can be found in the individual building sections.

Foundations: The buildings are supported above grade on exposed brick piers. Only Alley House C has an enclosure of the crawlspace.

Cladding: The buildings are clad in clapboard siding.

Roofing and Chimneys: The buildings have pyramidal hipped roofs with full-length shed roofs spanning across the porches. At the time of initial site investigation for this report, the main roofs were rolled roofing or asphalt shingles over several layers of earlier roofing material, and the porch roofs were covered with the remnants of asphalt shingles over rolled roofing, some with no drip edging. The National Park Service has since re-roofed the main and porch roofs with asphalt shingles and painted the exteriors.

Two stucco-finished brick chimneys protrude from each roof on the north-south axis, one for each living unit.



Alley House A Exterior, October, 2008, original site investigation



Alley House B Exterior, October, 2008, original site investigation



Alley House C Exterior, October, 2008, original site investigation

Doors and Windows: All exterior doors are wood with plain wood casings and simple wood molding. All door openings are secured with plywood panels, as are some of the window openings. Except where noted, all windows have two-over-two, double-hung sashes and plain wood trim. Most windows do not have screens.

Finishes and Trim: Except for the stucco-finished chimneys, all exterior masonry is painted, although the back sides of the brick piers and CMU stairs, which are not exposed to public view, are not painted. All wood surfaces are painted. Trim is plain wood with little detail.

Gutters: There are no gutters.

Exterior Light Fixtures: During the initial site visit, some door openings had wall-mounted ceramic light fixtures beside them.

Front Porches

Two matching porches are on the east (front) elevation of each building. Centered between the porches are concrete slabs and stairs constructed of CMU and parged with concrete. Building foundation piers behind the slab are infilled with CMU and finished with stucco. The stairs to the porches have no handrails. The porch floors are plain, butted wood boards. Porch roof framing is supported by square wood posts set directly on the porch decking at the corners of the porches. Porch railings consist of single wood boards spanning between the posts at the front of each porch and between the posts and the building at the end of each porch opposite the stairs. The front rails are supported at the midpoint between the posts by half-posts finished like the full-height posts. Not all railings are intact.

The shed roof of the porch fits under the pyramidal roof of the main building. Porch roof rafters are exposed, and the roof decking is double-beaded board patched in place with plain plywood. The rafter tails of the porches are covered with plain wood fascia.



Typical front porch railing and flooring



Detail of shed roof of front porch

East Elevations

The east, or front, elevations of the buildings each have two door openings and two windows. The building numbers are affixed on the front of the building between the windows. The individual unit numbers are mounted over each door.

North, South, and West Elevations

The north and south elevations of the buildings each have two windows. The west, or back, elevations each have two door openings and two windows, one of each for each living unit. Most of the door openings have a set of stairs leading to the back yard of the building. Windows on the west elevations of the buildings are smaller than the rest of the windows in the buildings.



Typical window



Typical five-panel exterior door



Brick pier modified for sanitary piping

Utilities

Galvanized water and gas piping runs beneath the buildings, secured to the floor joists, and cast iron sewer piping runs into the ground on the west side beneath each building to the main sanitary drain line running below grade along the west side of the buildings. The brick pier nearest each sewer piping has been cut away to accommodate the installation of the pipe, indicating it is a later addition to the building.

Interiors

Building Arrangement

These typical double-shotgun type buildings each have two living units side by side, consisting of four rooms: two rooms in a row, aligned from front to back followed by a rear hall and bathroom located side by side at the back of the unit. It is likely that the rear hall and bathroom were originally one room, and the

original configuration of the building was three rooms aligned from front to back. The doors between the three main rooms in each unit are located toward the exterior wall of the unit. There is a fireplace in the wall between the front and middle rooms.

Floors

Floors are wood. Some floors have coverings of rolled linoleum, and one room in Alley House C is carpeted.

Walls, Ceilings, and Trim

Walls and ceilings are mostly painted lath and plaster. Some walls in Alley House C are gypsum board. Interior trim is flat, plain, painted wood.

Doors and Windows

All interior doors are wood. Except for a kitchen door in Alley House C, which a two-panel door with a single light, doors are five- or six-panel doors or modern, flat panel doors. See Exterior Door and Windows descriptions for information on these features.

Light Fixtures

Light fixtures are single-bulb, surface-mounted ceramic fixtures or metal fixtures with an integral outlet at the base, usually mounted on the ceiling. Some of the fixtures have concealed wiring, and some of them have surface-mounted conduit and switch boxes.



Typical ceiling fixture

Special Features - Fireplaces

The fireplaces have the same design and features as those in the apartment house to the north, with molded metal firebox covers, masonry fireplace surrounds, wood mantelpieces, and ceramic tile/ masonry hearths. All fireplace openings have been closed, but the mantelpieces are still mostly intact.



Typical fireplace

Mechanical Systems

Water: All water piping is galvanized, including pipes to the hot water heaters, most of which are no longer in place.

Gas: All new gas service pipes are installed to the buildings, with shut-off valves, regulators, and meter manifold pipes. Gas pipe is galvanized after the manifold. Stub-ups for gas space heaters are located near the fireplaces, and gas piping is run to the locations of the former water heaters.

Heating, ventilating, and air conditioning (HVAC): There are no central HVAC units in these buildings. Heating was provided by gas space heaters, but the units are no longer in place. Gas vents are located in the kitchen areas, but some are sealed. Water heater exhaust vents extend up through the roof.

Plumbing and fixtures: All drains and vents are cast iron hub-and-spigot style. Kitchens have plumbing for sinks, but the sinks are missing. All units have stub-outs for a toilet, sink, and bathtub in the bathroom areas.

493A AUBURN AVENUE / ALLEY HOUSE A



Additional Property Description

Architecture

East Elevation

The north door is a modern flush door. The south door was missing during the initial site investigation, but a five-panel door has since been installed in the opening. Unit 1 has a black metal envelope-sized mail box attached to the wall between the door and window casings.

West Elevations

Neither door opening has any trim or molding. The north door is a modern flush door, and the south door is a five-panel door. Both windows on the west elevation have a six-light fixed sash in each window opening.



Stair to Unit 1, west side of building



Stair to Unit 2, west side of building



North window on west elevation, 2008



South window on west elevation, 2008

Utilities

All utilities enter the building on the north side. Two electric meters and the piping for two water meters are mounted on the northeast corner of the north side of the building.

Interior

Floors

The floors in all bathrooms and halls and in the front room of Unit 2 are covered in rolled linoleum in a variety of patterns. The floor in the kitchen of Unit 2 is a plywood subfloor with no covering.

Doors

Interior doors are six-panel doors except for the door to the Unit 1 bathroom, which is a modern, flat-panel door, and the door to the utility hall in Unit 1, which is a five-panel door. Two of the doors in Unit 2 are not installed in their openings; the doors are stored in the front room.

Light Fixtures

All but one of the light fixtures is mounted on the ceiling. A light fixture is mounted on the south wall of the middle room (former kitchen) in Unit 1.

Mechanical Systems

Plumbing fixtures

Both units have enameled cast-iron, lay-in tubs installed, and Unit 2 has a wall-mounted enameled cast iron sink.



Gas and electrical utilities on north side of building



Fireplace in Unit 1

Existing Conditions

Site Observations

- The original alley leading back to the building is largely missing, but the ghost remains in the depression of the ground east of the buildings.
- Trash has accumulated beneath the building.

Architectural Observations

Exterior

- During our initial field analysis in October, 2008, the National Park Service was undertaking a number of repair treatments to the exterior of the building (along with similar treatments on 493B and 493C Auburn Avenue). At that time, the interior and exterior of the buildings were largely deteriorated, and these conditions were fully documented. Upon revisiting the buildings in January, 2009, to take additional photographs for the preparation of this report, it was noted that some exterior repairs appear to have been completed. At this time, it unknown whether interior repairs have also been completed. Therefore, the following observations reflect what is currently known about the exterior and interior condition.
- The clapboard siding has been repaired and repainted.
- New asphalt shingle roofing has been installed.
- Both chimneys are parged and metal flashing has been added to the chimneys.
- The corbelled chimney caps are missing.
- There are no gutters.
- The porch flooring has been repaired and painted.
- The porch columns have been painted.
- The porch on Unit 2 is not square to the building
- The beaded board roof decking and crown molding at the eaves are intact on the Unit 2 porch.
- On the west elevation, the stair stringers have been painted, but no repairs to the steps have been made. The stairs to the Unit 2 entrance on this elevation only have the top tread in place. The lower tread is missing.
- The brick foundation piers are in poor condition; the paint finish has deteriorated and a significant amount of the mortar is missing.
- The crawl space is not enclosed.



Typical porch roof decking



Deteriorated foundation pier

- Front doors of both units are not original. There is evidence of screen doors, but they are not presently installed in the openings. The back door openings are covered with plywood.
- The window glazing is either deteriorated or missing. Some of it is plastic, not glass.

Interior / Unit 1

- Plaster on walls and ceilings is peeling away from the lath over approximately 30 percent of the surface. Deteriorated plaster is located throughout the unit.
- The door between the front room and kitchen is rotted, as is the frame.
- The bathroom door is a flush hollow core door and not original.
- No kitchen appliances were present in this unit.



Typical wall and ceiling conditions

Interior / Unit 2

- Plaster on walls and ceilings is peeling away from the lath over approximately 30 percent of the surface. Deteriorated plaster is located throughout the unit.
- The door between the front room and kitchen is missing. The frame is intact.
- The bathroom plumbing fixtures are missing, and a large hole is present where the bathtub once sat.
- No kitchen appliances were present in this unit.



Typical ceiling condition with typical metal light fixture

Structural Observations

Exterior

- One center line of piers supports the center beam of the building, with four support points along the centerline.
- The floor joists appear to be in good condition.
- The CMU stairs leading to the porches are stable.
- The front porch of Unit 1 has a handrail only on the east side. The porch support beams seem fairly new and stable, and the floor boards appear stable and even.
- The front porch of Unit 2 exhibits some cracking in the floor boards, which are not of uniform size or level. The variation in size is of no structural concern; however, the variation in level could pose a tripping hazard.

Interior / Unit 1

- Spalling has occurred on the plaster walls of Unit 1, but the walls seem to be stable. There is some discoloration in the corners.
- An insignificant amount of deflection was noted in the floor joists of the front room of Unit 1.
- Studs are rotted above the door between the first and second rooms of Unit 1, and the ceiling joists exposed over the door are rotting.
- Moderate cracking is occurring in the floor boards of the second room of Unit 1.
- The studs exposed behind the plumbing wall in Unit 1 appear to be in good condition.
- There is deflection of the floor in the back hall of Unit 1, but the exposed studs appear to be in good to fair condition.
- The bathroom of Unit 1 has significant moisture damage throughout the room, with possible damage to the floor joists. The ceiling joists above the bathroom exhibit significant moisture damage.



Typical damage to lath and plaster walls and ceilings



Rotted framing members in attic area

Interior / Unit 2

- The exposed wall framing in Unit 2 appears in good condition.
- There is smoke or fire damage above the fireplace in the front room of Unit 2. The damage appears limited to the plaster wall finish and does not appear to have caused damage to the underlying framing.
- Discoloration of the floor boards is apparent between the first and second rooms of Unit 2. The subfloor decking in the second room is not laid at a uniform level.
- The easternmost rafter above the second room of Unit 2 is missing.
- The back hall in Unit 2 has holes through the subfloor.
- The Unit 2 bathroom floor joist where the tub was once located exhibits damage along the top.
- The plaster ceiling in the bathroom of Unit 2 is missing, likely due to moisture damage.

Mechanical Observations

- The building has new gas service pipe with shut-off valve regulator and meter manifold pipe. Galvanized pipe is installed after the manifold. An apparent break in the gas piping has been repaired with foam rubber and a piece of sheet metal wrapped around the pipe and secured with screws.
- Water heaters are missing, but water heater exhaust vents extends up through the roof.
- Most kitchen and bathroom fixtures are missing. The bathroom of Unit 1 has a lay-in tub, but only stub-outs for the rest of the fixtures remain.
- All water piping is galvanized.
- There is no HVAC ductwork. This building used a floor-type gas space heater with a stub-up for gas located near the fireplace. An exhaust vent is located in the kitchen area.
- All drains and vents are cast iron hub-and-spigot style. The main drain line runs below grade beneath the bathroom areas at the rear of the building.



Repair of gas pipe beneath the building, west side

Fire Protection Observations

- No fire protection devices were observed in this building.

Electrical Observations

- Electrical power is overhead.
- Electrical wiring consists of old, exposed conduits. It is outdated and does not meet current code requirements.

Treatment Recommendations for Preservation

While the site investigation for this report was underway, the National Park Service refurbished the exterior of the building. It is unknown whether NPS performed similar work on the interior. The work was performed without benefit of a Historic Structures Report. The treatment recommendations, therefore, suggest exterior treatments to complete the exterior work, but interior treatments to stabilize and protect the interior until a Historic Structure Report for this building can be completed.

Site

- Remove accumulated site debris and trash.

Architectural

Exterior

- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks. Upon completion of pointing work, do not repaint the masonry so that all new work will be clearly evident for future investigation. Ensure that all pointing mortar matches the historic in color, composition and hardness. Mortar samples should be taken to ensure an appropriate match.



Typical window

Interior

- Stabilize all deteriorated interior floorboards by covering open areas with plywood to provide a safe walking surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Structural

General

- In its current structural state, this building is recommended for residential use only, as the floor framing is inadequate for loads typically associated with museum and office use.
- Structural analysis of the individual floor joists, roof rafters, and foundation piers was not performed at the time of the original inspection. It is recommended that these analyses be performed prior to occupancy to ensure that the structures are adequate for the ultimate use.

Exterior

- No recommendations.

Interior / Unit 1

- Stabilize all deteriorated interior floorboards by covering open areas with plywood to provide a safe walkig surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Interior / Unit 2

- Sister joists beneath the tub area of the bathroom with new members to provide a stable structure.
- Stabilize all deteriorated interior floorboards by covering open areas with plywood to provide a safe walkig surface. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- No recommendations.

493B AUBURN AVENUE / ALLEY HOUSE B



Additional Property Description

Architecture

Exterior

Front Porches

Paint on the east face of the concrete pad between the porches indicated the original grade level of the alleyway during the original site investigation. However, this feature has since been painted over.

East Elevation

The north door is a modern flush door and the south door is a five-panel door.



Access to front porches shows original grade of Reid's Alley



Failed porch piers and rotted porch posts on north side of front porch



Typical window, east elevation



Wood lattice and wire mesh over window on south elevation, 2008.



Broken picket of wood lattice over window on south elevation, 2008.



West elevation, 2008



North window on west elevation, 2008

West Elevation

Both doors are six-panel doors.

Utilities

Power enters the building on the south side, where two electric meters are mounted on the southeast corner of the south elevation. Two water meters are mounted on the northeast corner of the north elevation.

Interior

Floors

Floor in the bathroom of Unit 3 is covered with rolled linoleum.

Doors

The door to the bathroom in Unit 3 is a modern flush hollow core door, and the door to the bathroom in Unit 4 is a two-panel door.

Mechanical Systems

Water

Unit 4 has a 1978 gas water heater in place.

Plumbing and fixtures

Unit 4 has an enameled cast iron lay-in tub and a wall-mounted sink still installed.



Water heater in Unit 4



Bathroom fixtures in Unit 4

Existing Conditions

Site Observations

- The original grade on the east side of the house at the entrance to the front porch has eroded away, leaving the concrete pad to the porch stairs unsupported on the east edge.
- The original alley leading back to the building is largely missing, but it is possible to discern its former location from the depression in the topography.
- Trash has accumulated beneath the building.
- An oily substance is present on the ground on the north side of the building; it is unknown if it is leaking down from the building or up from the ground or is evidence of an isolated disposal event.
- The CMU retaining wall to the west of the lot is deteriorating.

Architectural Observations

Exterior

- During our initial field analysis in October, 2008, the National Park Service was undertaking a number of repair treatments to the exterior of the building (along with similar treatments on 493A and 493C Auburn Avenue). At that time, the interior and exterior of the buildings were largely deteriorated, and these conditions were fully documented. Upon revisiting the buildings in January, 2009, to take additional photographs for the preparation of this report, it was noted that some exterior repairs have been completed. At this time, it is unknown whether interior repairs have also been completed. Therefore, the following observations reflect what is currently known about the exterior and interior condition.
- New asphalt shingle roofing has been installed.
- Both chimneys are parged and metal flashing has been added to the chimneys.
- Unit 4 of this house has one of the two most intact chimneys on all the alley houses.
- The clapboard siding has been repaired and repainted.
- Replacement siding with a different profile than the rest of the siding was located on the northwest end of the building. It is unknown if this siding was replaced with siding to match the historic when the building was painted.
- The porch flooring has been repaired and painted.
- The porch columns have been painted.
- The porch posts are out of plumb.
- Missing porch rail on Unit 3 has been reconstructed.
- The stair risers to the north porch are higher than usual, about 8", and not all stair risers are the same height. The risers from the top CMU step to the porches are shorter than the rest of the risers.
- The rear stairs of Unit 3 are missing.



Work proceeding on Alley Houses, January, 2009

- The rear wood stairs of Unit 4 were rotten at the time of the initial examination of this building. As repairs were underway during our follow up visit to the site, it is presumed that these stairs were slated for repair, though they had yet to be repaired by that time.
- There is no evidence of former railings at rear stairs.
- The crawlspace is not enclosed.
- The front door to Unit 3 is not original. There is evidence of a former screen door at this opening, but currently no screen door is installed.
- The window glazing is either deteriorated or missing. One window on the north elevation is covered with plywood.
- The jamb molding is detached on the north side of the east window on the north elevation of the building.
- Sill of west window on north elevation slopes to the interior of the building.



South elevation, looking west. Note wooden lattice window covers

Interior / Unit 3

- The plaster on the walls and ceilings is peeling away from the lath over approximately 30 percent of the surface. Deteriorated plaster is located throughout the unit.
- The door between the front room and kitchen is deteriorated.
- A hole in the wall in the front room extends to the adjacent unit.
- The kitchen closet door is missing a lockset.
- The bathroom door is a flush hollow core door.
- The bathroom plumbing fixtures are missing.
- No kitchen appliances were present in this unit.



Typical bathroom window

Interior / Unit 4

- Plaster on walls and ceilings is peeling away from the lath over approximately 30 percent of the surface. Deteriorated plaster is located throughout the unit.
- The fireplace hearth is cracked.
- The floor in the kitchen is overlaid with plywood in spots.
- No kitchen appliances were present in this unit.

Structural Observations

Exterior

- One center line of piers supports the center beam of the building, with four support points along the centerline.
- The northernmost foundation pier on the Unit 3 porch is out of plumb and missing bricks.
- The southernmost foundation pier of the Unit 4 porch had collapsed at the time of the initial examination of this building. As repairs were underway during our follow up visit to the site, it is presumed that this pier was slated for repair, though it had yet to be repaired by that time.
- The brick foundation pier beneath the bathrooms has been cut away to accommodate the sewer pipe ground penetration.
- Piers on west side of building appear to have been supplemented by additional brick piers immediately adjacent. A tree appears to have once been growing in one of the piers on the northwest corner of the building.
- Pier on the northeast corner of the building is not plumb.
- The joist bearing elevations are higher at 493B than they are at 493A. This is likely due to the deterioration of the surrounding grade.
- At the time of the initial site visit, the porch post adjacent to the front stairs of Unit 4 exhibited separation from the base. Also, the floor boards of the porch were uneven and presented a tripping hazard, and some of them were missing. As repairs were underway during our follow up visit to the site, it is presumed that these inadequacies were slated for repair, though had yet to be addressed.
- Temporary support for the floor framing has been constructed where the joists have been cut. The temporary fix consists of a 2" by 4" board laying across a CMU and a 4" by 4" post bearing directly on the ground. This assembly could easily be overturned, and cause significant damage to the floor structure and the interior finishes.

Interior / Unit 3

- Most exposed studs appear to be in good condition.
- The plaster ceiling in the front room of Unit 3 has deteriorated, but moisture damage is not evident. The plaster ceiling in the second room of Unit 3 has been removed, and no significant damage on the framing members above is evident.
- There are holes throughout the floor decking of the second room of Unit 3.
- There is significant deflection and deterioration in the floor decking of the back hall in Unit 3.
- The front room of Unit 3 has evidence of moisture infiltration in the middle of the room as well as in the northwest corner of the floor.



Typical deterioration of floor decking and walls near plumbing penetrations in Unit 3

- In the bathroom of Unit 3, the floor support beam that runs along the center of the building has been cut out to accommodate plumbing piping. The floor joist adjacent to the tub drain has significant damage and does not appear to be attached to the supporting beam.
- There is significant moisture damage in the west wall studs in the second room of Unit 3, between the middle room (bedroom) and the bathroom. Likewise, there is significant damage to the floor decking and remaining wall plaster at this location, and the base plate is missing.

Interior / Unit 4

- Most exposed studs appear to be in good condition.
- Water damage has occurred to the flooring in the southwest corner of the front room of Unit 4.
- The plaster ceiling of the front room of Unit 4 has failed, but there is no significant damage to the joists above.
- The second room of Unit 4 has water damage in the center of the floor and on the north side. Plywood sheathing has been installed across a portion of the floor, so investigation of damage was not possible. Significant damage to the floor framing may exist below the sheathing, because the sheathing deflects more than the surrounding decking area.
- The flooring in the back hall in Unit 4 has significant water damage.
- The bathroom of Unit 4 has significant water damage over a majority of its surfaces. Half of the floor is wood decking, and half is covered with plywood sheathing, which may conceal significant damage.

Mechanical Observations

- The building has new gas service pipe with shut-off valve regulator and meter manifold pipe. Galvanized pipe is installed after the manifold. The water heater is missing in Unit 3, but Unit 4 has a 1978 gas water heater.
- Most kitchen and bathroom fixtures are missing. The bathroom of Unit 4 has a lay-in tub, but only stub-outs for the rest of the fixtures remain.
- All water piping is galvanized.
- There is no HVAC ductwork. This building used a floor-type gas space heater with a stub-up for gas located near the fireplace. An exhaust vent is located in the kitchen area.
- All drains and vents are cast iron hub-and-spigot style. The main drain line runs below grade beneath the bathroom areas at the rear of the building.

Fire Protection Observations

- No fire protection devices were observed in this building.

Electrical Observations

- Electrical power is overhead.
- Electrical wiring consists of old, exposed conduits. It is outdated and does not meet current code requirements.

Treatment Recommendations for Preservation

While the site investigation for this report was underway, the National Park Service refurbished the exterior of the building. It is unknown whether NPS performed similar work on the interior. The work was performed without benefit of a Historic Structures Report. The treatment recommendations, therefore, suggest exterior treatments to complete the exterior work, but interior treatments to stabilize and protect the interior until a Historic Structure Report for this building can be completed.

Site:

- Remove trash that has accumulated beneath the building and in the yard.
- To stabilize the concrete pad of the porch steps, it is recommended that consideration be given to injecting a soil stabilizer beneath the pad.

Architectural

Exterior

- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks. Upon completion of pointing work do not repaint the masonry so that all new work will be clearly evident for future investigation. Ensure that all pointing mortar matches the historic in color, composition and hardness. Mortar samples should be taken to ensure an appropriate match.

Architectural

Interior / Unit 3

- Stabilize floor in the bedroom and back hall, covering open areas with plywood to provide a safe walking surface. Do not attempt to replace the flooring until further research into the historic materials is undertaken.

Structural

General

- In its current structural state, this building is recommended for residential use only, as the floor framing is inadequate for loads typically associated with museum and office use.
- Structural analysis of the individual floor joists, roof rafters, and foundation piers was not performed at the time of the original inspection. It is recommended that these analyses be performed prior to occupancy to ensure that the structures are adequate for the ultimate use.



Temporary support beneath west end of building is not adequate

Exterior

- Additional temporary shoring should be added to the floor joists in the crawl space, where it is currently supported by CMU and wood posts with a board across the top, to provide more stability in this area until a Historic Structure Report and a full structural analysis on the floor framing can be completed.

Interior / Unit 3

- No recommendations.

Interior/Unit 4

- No recommendations.

Mechanical:

- No recommendations.

Fire Protection:

- No recommendations.

Electrical:

- No recommendations.

493C AUBURN AVENUE / ALLEY HOUSE C



Additional Property Description

Site

The grade beneath the house is significantly higher at the eastern elevation than the grade of the alleyway to the east, so the ground slopes sharply downward to the elevation of the alley. There is a discontinuous row of bricks along the west edge of the former alley in front of the south porch of the building that may be evidence of a former retaining wall. Some of the bricks are embossed with the words, "Calhoun Brick Co."

Architecture

Exterior

Crawl Space

Panels of vertical wood boards nailed to rails at the top and bottom are installed between brick piers to form two compartments below the floor at the northeast corner of the building.

Exterior Doors

All exterior doors are six-panel doors.

East Elevation

Unit 5 has a black metal envelope-sized mail box attached to the wall between the door and window casings.



South elevation showing CMU wall along property line



Right: Partly-enclosed crawl space beneath north side of building

West Elevation

The south door has a set of wood stairs leading from the door to the ground, but the north door stairs are constructed of CMU. The northern window on this elevation is smaller than the southern window. The southern window has a six-light fixed sash. The northern window is a single-light fixed sash.



Windows on west elevation, 2008



CMU stairs to Unit 5 on west elevation

Utilities

All utilities enter the building on the north side. Two electric meters and the piping for two water meters are mounted on the northeast corner of the north side of the building.

Interior

Floors

The floor in the kitchen of Unit 6 is carpeted.

Doors

Interior doors are six-panel doors except for the door to the kitchen, which is a two-panel door with a single-light above it. The opening for the light has been covered with plywood.

Mechanical Systems

Water: Water piping in the Unit 5 kitchen is a combination of galvanized and PVC.

Existing Conditions

Site Observations

- The original grade at the entrances to the front porches has eroded away over time.
- The original alley leading back to the building is largely missing, but it is possible to discern its former location from the depression in the topography.
- A discontinuous row of bricks along west edge of former alley, some marked “Calhoun Brick Co.,” may be evidence of former retaining wall or yard marker.
- Trash has accumulated beneath the building.
- The CMU retaining wall at the south edge of the lot is leaning toward the building.



Calhoun Brick Company brick

Architectural Observations

Exterior

- During our initial field analysis in October, 2008, the National Park Service was undertaking a number of repair treatments to the exterior of the building (along with similar treatments on 493A and 493B Auburn Avenue). At that time, the interior and exterior of the buildings were largely deteriorated, and these conditions were fully documented. Upon revisiting the buildings in January, 2009, to take additional photographs for the preparation of this report, it was noted that some exterior repairs appear to have been completed. At this time, it is unknown whether the interior repairs have also been completed. Therefore, the following observations reflect what is currently known about the exterior and interior condition.
- New asphalt shingle roofing has been installed.
- Both chimneys are parged and metal flashing has been added to the chimneys.
- Unit 5 has one of the two most intact chimneys on all the alley houses.
- There are no gutters.
- Rotted soffit crown has been repaired and painted.
- The clapboard siding has been repaired and repainted. Siding was heavily deteriorated on south side, especially in the southwest corner, where there was evidence of siding replacement. Replacement siding boards on the north elevation were in good condition, but



Typical support pier requiring repair

paint finish was weathered. It is unknown if this siding was replaced with siding matching the historic siding when the building was painted.

- The porch flooring has been repaired and painted.
- The porch columns have been painted.
- The porch posts are out of plumb.
- The north pier of the Unit 5 porch is near collapse, and the south pier is out of plumb.
- The south pier of the Unit 6 porch is near collapse, and mortar in the north pier has deteriorated.
- The stair risers to the porch floor are higher than usual, about 8", and not all stair risers are the same height. The riser from the top CMU step to the porch is shorter than the rest of the risers.
- Unit 5 rear CMU steps are in poor condition.
- Unit 6 rear wood stairs are is wood set on a concrete pad. The stairs are in poor condition.
- The front and rear doors of Unit 5 are not original. There is evidence of screen doors, but they are not presently installed in the openings.
- The window glazing is either deteriorated or missing.
- Sill and sash of north window on west elevation are rotted.
- Sill is rotted on south window of west elevation.
- Entire west window on south elevation of building is missing.

Interior / Unit 5

- Plaster on walls and ceilings has been replaced with gypsum board for most of the walls and ceilings in this unit. The gypsum wall board is cracking in the front room ceilings and is missing in some areas of the kitchen
- Most of the base molding was never reinstalled after the gypsum wall board was installed.
- The door between the front room and kitchen is missing.
- A hole in the wall in the front room extends to the adjacent unit.
- The floor is rotting in the bathroom and back porch.
- The bathroom door is a flush hollow core door and not likely original.
- The bathroom plumbing fixtures are missing.
- No kitchen appliances were present in this unit.



Typical installation for water heater in back hall utility room

Interior / Unit 6

- Plaster on walls and ceilings in the front room is peeling away from the lath over approximately 20 percent of the surface. Deteriorated plaster is found throughout the unit.
- The fireplace hearth is cracked.
- The floor in the bathroom and back porch has been overlaid with plywood in spots.
- The door to the bathroom is missing.
- The bathroom plumbing fixtures are missing.
- No kitchen appliances were present in this unit.

Structural Observations

Exterior

- One center line of piers supports the center beam of the building, with four support points along the centerline.
- Temporary support for the floor framing has been constructed where the joists have been cut. The temporary fix consists of a 2" by 4" board laying across a CMU and a 4" by 4" post bearing directly on the ground. This assembly could easily be overturned and cause significant damage to the floor structure and the interior finishes.
- Some of the bricks at the base of the chimney in Unit 5 are missing. The intact bricks appear to be suspended by the mortar bond.
- Back piers appear to be leaning. The northwest pier has a tree growing out of it.



Assorted *ad hoc* floor supports beneath the building

Interior / Unit 5

- In the front room of Unit 5 there is a small amount of water damage in the center of the ceiling, though there is no discoloration of floors or walls.
- Portions of the floor in the front room of Unit 5 are covered with plywood. Those that are not appear in reasonably sound condition.
- The exposed stud wall separating the second room from the bathroom in Unit 5 is in good condition.
- Most of the floor covering in the back hall and bathroom of Unit 5 is plywood



Typical wall and ceiling deterioration

sheathing. Some water damage has occurred to the flooring just inside the back door and around the toilet drain.

Interior / Unit 6

- In the front room of Unit 6 there is a small amount of damage in the ceiling and wall plaster, though there is no discoloration of floor. No significant water damage is evident in this room.
- Carpet still covers the majority of the floor in the second room of Unit 6, so investigation was limited. There is separation of the sheathing on the north side of the room.
- The second room of Unit 6 exhibits some water damage and plaster spalling on the walls and ceiling.
- The back hall and bathroom of Unit 6 have a small amount of water damage on the floor just inside the back door.
- The studs in the bathroom of Unit 6 are in good condition except for those located behind the tub, which do not extend to the base plate.

Mechanical Observations

- New gas service pipe with shut-off valve regulator and meter manifold pipe. Galvanized pipe after the manifold. Water heater is missing.
- Kitchen and bathroom fixtures are missing. Only stub-outs for the fixtures remain.
- Water piping in Unit 5 is a combination of galvanized and PVC pipe. Water piping in Unit 6 is galvanized.
- There is no HVAC ductwork. This building used a floor-type gas space heater with a stub-up for gas located near the fireplace. An exhaust vent is located in the kitchen area.
- All drains and vents are cast iron hub-and-spigot style. Main drain line runs below grade beneath the bathroom areas at the rear of the building.



Typical flooring, hearth, and stub-up for gas pipe

Fire Protection Observations

- No fire protection devices were observed in this building.

Electrical Observations

- Electrical power is overhead.
- Electrical wiring consists of old, exposed conduits. It is outdated and does not meet current code requirements.

Treatment Recommendations for Preservation

While the site investigation for this report was underway, the National Park Service refurbished the exterior of the building. It is unknown whether NPS performed similar work on the interior. The work was performed without benefit of a Historic Structures Report. The treatment recommendations, therefore, suggest exterior treatments to complete the exterior work, but interior treatments to stabilize and protect the interior until a Historic Structure Report for this building can be completed.

Site

- Do not move or remove the “Calhoun Bricks” lining the former alleyway east of this building. Protect them from damage until it can be determined whether they are historic.
- Remove trash from beneath the building and in the yard.
- To stabilize the concrete pad of the porch steps, it is recommended that consideration be given to injecting a soil stabilizer beneath the pad.

Architectural

Exterior

- If windows were not included in the recent maintenance treatments to the building, repair, seal and paint windows to prevent moisture penetration into the buildings at these points.
- Repoint all masonry surfaces except parged chimneys to protect against moisture damage. Replace any severely damaged or missing bricks. New bricks and mortar to match the existing in material, color, composition and texture.



Window on north elevation with decorative iron grille, 2008

Architectural

Interior / Unit 5

- Stabilize all deteriorated interior floorboards in the bathroom and back porch by covering open areas with plywood to provide a safe walking surface and protect the balance of the flooring from further damage. Do not attempt to replace flooring until further research into the historic materials is undertaken.

Interior / Unit 6

- Stabilize the floor in the bedroom and back hall, covering open areas with plywood to provide a safe walking surface and protect the balance of the flooring from further damage.

Structural

General

- In its current structural state, this building is recommended for residential use only, as the floor framing is inadequate for loads typically associated with museum and office use.
- Structural analysis of the individual floor joists, roof rafters, and foundation piers was not performed at the time of the original inspection. It is recommended that these analyses be performed prior to occupancy to ensure that the structures are adequate for the ultimate use.

Exterior

- Additional temporary shoring should be added to the floor joists in the crawl space, where it is currently supported by CMU and wood posts with a board across the top, to provide more stability in this area until a Historic Structure Report and a full structural analysis on the floor framing can be completed.
- The leaning foundation piers along the west side of the building should be rebuilt to increase stability. Temporary shoring should be installed, the tree removed, and the piers reconstructed using the historic brick and new mortar to match the existing in material, color, composition and texture.
- The missing brick in the chimney base of Unit 5 should be replaced to increase stability.



Northwest pier is leaning, missing bricks, and has a tree growing out of it

Interior / Unit 5

- No recommendations.

Interior / Unit 6

- No recommendations.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- No recommendations.

497 AUBURN AVENUE / REID-ZACHARY HOME



Background History

This house was built in 1899, probably by Lewis P. Huenerkoff. The 1910 and 1920 Federal censuses show that this home was owned and occupied by Daniel Reid and his family during that period. This likely explains the moniker for the alleyway between this house and the double-shotgun houses at 493 Auburn Avenue as “Reid’s Alley” shown in the *Atlanta City Directories*. By 1930, the resident and owner was Lucius Zachary, a dry cleaner who, according to the *Atlanta City Directory*, still remained in the house in 1941, when the King family moved away.

Property Description

Site

Yard: The building faces north on Auburn Avenue. Side yards are minimal at only a foot or two wide. The former Reid’s Alley immediately to the west of the building provided access to the double-shotgun duplexes behind 491-493 Auburn Avenue and to the two-bay detached garage sitting at an angle behind the house and consuming most of the back yard.

Sidewalks and Stairways: The stairway from the city sidewalk to the brick walkway that leads to the stairs to the porch at the front of the house is concrete-parged CMU or formed concrete.



Pebble-dashed sidewalk, CMU wall, and access stairs along north side of property

Walls and Fences: A concrete masonry unit (CMU) retaining wall surrounds the front yard on three sides. At the northeast corner of the lot, a small portion of the wall is brick like the building foundation. The holes in the top course of CMU are filled with mortar or concrete. A wooden fence defines the eastern boundary of the back yard between this house and the building next door, and the side yard is graded to provide positive drainage between the two buildings. The south (rear) lot line is defined by a CMU retaining wall that is failing into the yard.

Landscaping: A manicured hedge is planted behind the retaining wall on the west side of the front yard. The front yard is grassed. Back yard that is not covered by the garage is grassed, but most of the area between Reid's Alley and the house is bare dirt.

Architecture

Exterior

Overall Description

This frame, two-story house with attic and crawlspace is a vernacular example of the Queen Anne style. Exterior Queen Anne features include irregular massing, a steeply-pitched hipped roof with a lower front-facing cross-gable, and a broad front porch stretching the entire width of the front façade. At the back of the building is a one-and-a-half-story, end-gabled projection with shed-roofed dormers on each side.

Foundation: The foundation appears to have originally been brick piers later infilled with brick walls between the piers.

Cladding: The building is covered in lapped siding and patterned shingles.

Roofing and Chimneys: All roofs are composition shingle. A single brick chimney protrudes from the main roof on the east side.

Doors and Windows: All doors are wood. Unless otherwise noted, all windows are vertical two-over-two, double-hung vinyl windows. All glazing appears to be recent replacements except for the art glass transom in the north façade.

Finishes and Trim: All wood surfaces are painted. No masonry surfaces are painted. All window and door casing is plain with a simple crown molding and drip cap at the top, except for the dormer windows, which do not have the crown molding and drip cap.

Gutters: There are no gutters installed on this building.



Partly-demolished retaining wall, brick infill between piers, and crawl space access on west elevation.



CMU crawl space vents on east elevation

Exterior Lights: Two plain white ceramic light fixtures with exposed bulbs and pull chains are suspended from the front porch ceiling, one in front of the front door and one in front of the front window. Security lights are mounted on the north corners of the main building, beneath the main roof.

Front Porch

The brick foundation of the front porch is not tied into the brick foundation of the house. Stairs leading to the front porch are CMU, parged on the top for a smooth surface. The front porch floor and framing are wood. Round, wood columns support the porch roof header. The connections of the porch to front of the house are detailed by corner pilasters. The porch balustrades are wood, composed of rounded top rails and square bottom rails with square pickets. The balustrade on the west side of the porch is of slightly different design. It is unknown if this is a replacement or the original configuration.



Deteriorated railing to column connection on front porch



Wood tongue-and-groove porch floorboards



Dentil molding, round porch columns, and single-bead board porch ceiling



Historic window on north elevation

North Elevation

On the first story are the front door and one large focal window. The single-panel, twelve-light front door has a single-pane, fixed transom above it. The front door also has a two-panel screen door. The screen of the screen door is reinforced by a sturdier wire mesh installed on the outside of the door. The screen door has what may be its original metal pull, but the hardware of the front door is a modern replacement. The focal window is a large, single-pane, fixed-sash window with a leaded art glass fixed transom containing a design executed in shades of pink, navy blue, and pale green above it. The second story has two windows, one centered over the first story window and one over the entry door. Two rectangular louvered attic vents are located in the front-facing gable. The gable is covered in decorative wood shingles.

West Elevation

The west elevation of the building features a cutaway bay. The cutaway bay has a hipped roof and two narrow, one-over-one double-hung windows on the north side, one on the first story and one on the second. The west wall of the end-gabled addition is flush with the cutaway bay. This area is currently being worked.



West elevation of building



West elevation of gabled projection

South Elevation

The south elevation of the building is dominated by the end-gabled one-and-a-half story addition at the rear. The only other door to the building is in this elevation, but there is no stoop or stair to the door, which is approximately two feet above finished grade. This four-panel door is located on the west side of the first story.



East elevation of building



South elevation of building and view of rear yard

East Elevation

The east elevation of the shed-roofed dormer has a square single-light, fixed-sash window identical to the one on the west façade.



Stair hall of first floor



Tile floor on stair landing



Pocket doors to front parlor

Interior

Building Arrangement

This building has an asymmetrical floor plan on both the first and second floors. The first and second floor plans are similar with two major exceptions. The first exception is a bath located on the second floor where a hall exists on the first floor. The second exception is in the rear projection. On the first floor, this space is divided into a kitchen, bath, rear hall, and mechanical closet, whereas, on the second floor, it is one open room. The floor area is smaller than that of the first floor of the projection

The first floor is divided into eight rooms and two halls. The second floor is divided into six rooms and two halls. A half-turn staircase is located on the east side of the house, just beyond the south wall of the front parlor.

Floors

This building is being rehabilitated. Currently, the floors consist primarily of plywood subflooring. The staircase risers and treads are wood. Tile squares cover the floor of the stair landing. It is possible the tiles are asbestos.

Walls, Ceilings, and Trim

The ceiling and wall finishes are new gypsum board. There is a small amount of historic wood trim retained in the building. On the staircase, the historic wood baseboards are intact. Wood trim around the north window in the front parlor, around the front door and transom, and the interior trim of the opening for the pocket doors to the front parlor are also intact. All other trim has been removed from the building.

Doors and Windows

The window on the north wall of the front parlor is a large single pane sash with a stained glass transom. Wood trim finished with a dark stain or possibly varnish frames the window.

All original interior doors have been removed from the building except for the pocket doors to the front parlor. A stack of new, hollow, paneled doors was stored in the former kitchen space at the time of this assessment. The main door on the north elevation appears historic.

See Exterior Door and Windows descriptions for information on these features.

Light Fixtures

There are only a few light fixtures installed in the house at the time of the assessment. All were modern, newly-installed, ceiling-mounted fixtures.



Fireplace in front parlor, first floor

Special Features

Two historic fireplaces are located in the building. One is on the south wall of the first floor front parlor. The other is in the room directly above the parlor. The first floor fireplace has a wood mantelpiece with a mirror inset in a frame above the mantelshelf. The firebox has an iron frame surrounding it. The chimney cheeks are glazed tile. The hearth is stone. Based on the style of the mantelpiece and other materials, this fireplace appears original to the building.

The second floor fireplace is much simpler than that on the first floor. There is no mantelpiece, only a firebox with an iron frame and glazed tile chimney cheeks. The hearth is stone.

Mechanical Systems

Water: All water piping is new copper pipe with stub-outs for water heater and hot and cold domestic water.

Gas: There is no gas piping in this building.

Heating, ventilating, and air conditioning (HVAC): The new HVAC system being installed is a Trane XB90 with a condensate pump and a new Honeywell thermostat. Two (2) XB13 condensers are mounted outside. HVAC ductwork is new, with ceiling supply and return vent openings.

Plumbing and fixtures: Sanitary waste and ventilating pipe is all new PVC.

Existing Conditions

Site Observations

- The front retaining wall leans toward the street. Though they currently appear stable, two large, vertical cracks have formed on the full wall height, and the paving is cracking across the top of the wall.
- The stair from the sidewalk displays stress cracking along the edge, and the middle edge walls are leaning outward.
- The grade slopes slightly away from 501 Auburn Avenue toward this building on the low side. On the north side, the grade slopes away from the house toward the street, providing positive drainage.
- The retaining wall at the south end of the back yard is almost completely deconstructed and falling into the yard.



Failed retaining wall at south boundary of property

Architectural Observations

Exterior

- Minor spalling of exterior foundation brick was observed.
- The front porch railing is separating at its attachment to the column.
- Porch railing on west side of front porch is supported by a piece of board that is not secured to the building or to the bottom of the porch rail. Craftsmanship of the restoration of this balustrade is poor.
- The porch floor finish is worn.
- The porch ceiling boards have separated in places, and the paint finish is deteriorating.
- The porch soffit has some deterioration, sags away from the fascia in places, and is not sealed around the edges.
- The front door finish is damaged around the locksets. The current door handle does not fit properly in the plate.



Detail of front door locksets and door handle

- One light is missing from the front door.
- The door trim is in poor condition.
- The siding is not sealed around the electrical entrance.
- Paint on the exterior walls and trim is deteriorating.
- The stoop is missing from the south access door.
- Finish of dormers on rear addition is incomplete: rafter tails are exposed, siding is not sealed at the roofline, and some surfaces are not painted.



Unfinished work on rear addition dormers

Interior

- Most of the interior finishes have been recently replaced.
- Grout and mortar of the stone hearth and tile chimney cheeks of the fireplace in the front parlor has minor deterioration and discoloration.
- The pocket doors to the front parlor have minor damage to the paint finish.

Structural Observations

- The piers in the crawl space are laid out four across (east to west) and six long (north to south).
- Due to the low profile on the east side of the house, the joists are close to the ground, which could facilitate moisture penetration and rotting.
- Newer joists and joist hangers were observed in the crawl space. Some of the joists have been doubled and appear to be more closely spaced than in the other residences inspected.
- CMU has been inserted sideways in the foundation wall, probably to provide ventilation to the crawl space, but some of the vent capability has been blocked.
- There is an area of deteriorated brick on the northeast side of the front yard at the base of the retaining wall.
- There is no ridge beam, and a few of the roof members have been sistered together.
- The roof has an insignificant amount of deflection, and the rafter system appears to be in good condition.
- Support members are currently suspended from the roof rafters instead of being secured to the joists to provide support against roof rafter deflection.
- The roof exhaust fan is located over a rafter, and a pipe penetrating the roof may cause moisture problems.
- All decking in the house is covered by new sheathing.
- In the entry, there is separation of the floor sheathing going into the adjoining hall. At the time of observation, this area had not been covered by additional sheathing.
- In the hall, the floor seems to bow slightly downward toward the office.
- In the south room, the floor seems to slope toward the south, but the replacement floor is relatively firm and stable.
- The stair handrail is separating from the wall at the attachment point on the upper level.

Mechanical Observations

- All installed mechanical systems and equipment are new and in good condition.
- Ductwork ceiling grilles are not installed.
- Hot water heaters are not installed.
- Plumbing fixtures in kitchen and bathrooms are not installed.

Fire Protection Observations

- This building is currently being renovated by the National Park Service. No sprinkler system was observed, but there were smoke detectors on both floors. However, these detectors were not tested to verify that they function.

Electrical Observations

- This house is being entirely refurbished with a new electrical system. Because of work in progress, electrical outlets and switch boxes did not have plates.
- There is no lightning protection.

Treatment Recommendations for Preservation

Site

- Monitor cracks on front retaining wall to determine if they are active. If they are active, investigate and remedy the underlying cause before repairing the cracks. If they are not active, repair the cracks.
- Repair northeast portion of retaining wall where brick and CMU have deteriorated.
- Repair or replace mortar-filled areas in CMU wall that are missing or damaged.
- Rebuild the retaining wall on the south side of the lot to stabilize the grade.
- Monitor the separation between the front stairs and the cheek walls to determine if it is active. If it is active, investigate and remedy the cause, and repair the separation crack. If it is not active, seal the separation crack to prevent moisture infiltration.



Cracked and deteriorating retaining wall at northeast corner of lot



Cracked and damaged retaining wall along east boundary of lot

Exterior

- Remedy the poorly-executed repair to the south end of the front porch railing on the west side. Remove blocking below the balustrade. Replace the wood section closest to the wall, and nail the railing directly to trim.
- Remove hornets nest from porch ceiling and clean debris.
- Paint the entire house.
- Repair and caulk porch ceiling and soffit.
- Repair front door and trim, retaining as much historic fabric as is possible.
- Replace front door handle with one that fits the existing plate or replace both handle and plate, if the existing plate is not historic
- Seal siding wherever necessary.
- Do not reconstruct stoop at rear entrance until decisions about ABAAS access have been made.

Interior

- Repoint the stone hearth and tile chimney cheeks of the fireplace in the front parlor.
- Make minor repairs to the pocket doors to the front parlor.

Structural

- Install a moisture barrier beneath the floor joists of the rear addition to the house to prevent moisture infiltration to the house from the ground below.
- Properly attach handrail at the top of the interior stairs to provide adequate lateral stability.
- Ensure the door on the south elevation of the house seals properly.
- Ensure the pipe penetrations in the second floor bathroom are properly sealed.
- Where the intermediate bracing between the joists and the rafters in the attic has been cut and no longer provides support to the roof, sister new material to the intermediate bracing members to provide actual support to the roof.
- Seal the pipe and ventilation fan roof penetrations.
- Due to closer joist spacing and the addition of supplemental support, this residence could be used for office space on the first floor. Additional investigation of the floor supports under the second floor should be undertaken before using the second floor for office space.

Mechanical

- Install remaining systems, equipment, and fixtures.

Fire Protection

- No recommendations.

Electrical

- Seal around electrical penetrations.
- Clean the main panel.

497 AUBURN AVENUE / GARAGE



Background History

This vernacular building was constructed between 1931 and 1950. It does not appear on the 1932 Sanborn Map, but it does appear on the 1950 map. This garage is the only one left of its kind on the block and, therefore, it is historically significant and warrants further research and documentation. A Historic Structures Report should be prepared for this building before any treatments beyond stabilization are undertaken.

Property Description

Site

Yard: The site for this building is the back yard of 497 Auburn Avenue. See description of that site for information. The building does not sit parallel to Auburn Avenue, but faces northwest on the lot to provide space for automobiles to drive in from the alleyway on the west side of the residence north of the garage. There is no pavement from the alley to the garage.



Northwest corner of garage. Note collapsed condition of foundation wall.

Architecture

Exterior

This building is a rectangular, two-bay garage with a shed roof.

Foundation: The foundation is concrete masonry units (CMU)

Cladding: The cladding is board-on-board wood siding on the northeast and southwest sides and butted board on the northwest and southeast sides.

Roofing and Chimneys: Only a few shingle laths remain on the rafters, and less than

fifty percent remains of the corrugated metal roof covering. The roof rafters are exposed. There is no chimney.

Doors and Windows: The door openings to the bays are on the northwest elevation. The bay doors are constructed of vertical boards on X-braced wood frames covered with sheets of corrugated metal and attached to the building framing with metal strap hinges. The west door is not attached to its frame and rests on the ground. The southeast side has two wood windows, although the frame and muntins of the east window may be metal.

Finishes and Trim: This building has no paint finish.

Gutters: This building has no gutters.

Exterior Lights: This building has no exterior lights.

Special Features: Lengths of lumber have been attached to the northeast side of the garage. While it appears that this construction may have once been the supports for a smaller structure attached to the northeast side of the garage, the actual configuration and use of this smaller structure is unknown. The fence to the east of the garage is newer than the garage, so corresponding supports attached to the fence, if any, no longer exist.



West window on southeast elevation



Northwest foundation is near collapse



Remnants of former construction on northeast elevation of building

Interior

Building Arrangement

The interior of the garage is separated into two bays. Remnants of shelving and shelf brackets line the walls of the east bay. Much of the roof framing and roofing is deteriorated and is collapsing inward.

Floors

The garage has a dirt floor.

Walls, Ceilings, and Trim

There are no formal finishes in the garage.

Doors and Windows

See Exterior Description for discussion of doors and windows.

Light Fixtures

There are no light fixtures in the garage.



East window on southeast elevation



Brackets from former shelving lining interior wall of garage

Existing Conditions

Site Observations

- This building sits in the back yard of 497 Auburn Avenue. See Existing Conditions for that building site.

Architectural Observations

Exterior

- Roof is 5 V sheet metal, completely rusted.
- East and west walls have board-on-board batten siding; north and south walls have butted boards. Boards are unpainted and in a significantly deteriorated condition. Outside battens are coming loose and curling away from inside battens. Butted boards are not completely attached to framing.
- Both doors are X-braced wood frames covered with vertical butted boards with corrugated metal sheathing on the exterior.

Interior

- A large amount of debris and trash is located inside the garage.
- Shelving and bracing in west garage bay has been damaged, and shelves are missing.

Structural Observations

- The entire west side CMU foundation has deteriorated and is no longer stable.
- Header above east garage door is cracked along almost the full length.
- Jamb along each side of garage doors are damaged, possibly from impact.
- Central rafter over center support wall is partly rotted.

Mechanical Observations

- There are no mechanical systems in this building.

Fire Protection Observations

- There are no fire protection devices in this building.

Electrical Observations

- There are no electrical systems in this building.

Treatment Recommendations for Preservation

Given the historic significance of this building and the rarity of its type on the neighborhood block, it is recommended that the building be thoroughly documented with a Historic Structures Report prior to undertaking any major repairs. Until such a report is completed, it is recommended that the building be completely covered with protective sheathing or a tarp, neither of which should be directly secured to the building fabric, to prevent any further loss of material.

Site

- This building sits in the back yard of 497 Auburn Avenue. See Treatment Recommendations for that building site.

Architectural

- Install temporary covering over openings in building pending further information from a Historic Structure Report. Do not attempt to reconstruct this building until more information is obtained about its history.
- Replace metal roof with same gauge, galvanized metal to help stabilize the building and protect the interior from further moisture deterioration.
- Remove all trash and debris from the interior of the garage to help to keep moisture levels down.

Structural

- Building is unstable; prevent visitors from entering by securing the doors and providing Caution tape around the building.
- Shore stud wall above collapsed and destabilizing foundation wall at on the west side of the building and repair or reconstruct this foundation as needed to stabilize the building until more information is obtained through a Historic Structure Report.
- Repair header above east garage door, or, if repair is not feasible, secure the garage door to the structure until more information is obtained about the history of this building.
- Repair by sistering or, if repair is not feasible, replace rotted central rafter over the center support wall to provide adequate support for the roof.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- No recommendations.

501 AUBURN AVENUE / MARTIN LUTHER KING, JR. BIRTH HOME



Background History

This house was built in 1894, probably by Lewis P. Huenerkoff. The property was purchased on December 22, 1908, by the Rev. Daniel Adams Williams, grandfather of Martin Luther King, Jr. The Rev. Martin Luther King, Sr. married Rev. Williams' daughter, Alberta, in 1926 and moved into this home, where Martin Luther King, Jr. was born in 1929. The King and Williams families lived in this home until 1941, when the Kings moved into a home of their own a few blocks away.

On Rev. Williams' death in 1931, ownership of the property passed first to his wife, Jennie C. Williams, and, ten years later, to their daughter, Mrs. Alberta Williams King, mother of Dr. King. In 1973, Alberta Williams King deeded the Birth Home to the Martin Luther King Memorial Center, which renovated it and operated it as a historical museum. The National Park Service began managing and operating the building as the Dr. Martin Luther King, Jr., Birth Home in 1984.

Property Description

Site

Yard: The building sits on a narrow lot facing north on Auburn Avenue. East of the east retaining wall, the lot is paved in concrete from the wall to the adjacent building, creating a driveway between the buildings that extends to a patio of hexagonal pavers behind the house.

Sidewalks and Stairways: The concrete stairs and cheekwalls from the sidewalk to the yard level match the pebble-dashed city sidewalk. Tubular metal handrails are attached to the tops of both cheekwalls. Walkways of hexagonal concrete pavers edged in rounded concrete curbs lead from these stairs to the stairs to the porch at the front of the house and from the access sidewalk east to the driveway. Stanchions with chains between them are set behind the curbs.

Walls and Fences: A concrete masonry unit (CMU) retaining wall surrounds the front yard on three sides and separates it from the pebble-dashed concrete city sidewalk. A board fence surrounds the back yard.

Landscaping: The front and back yards are both grassed. A manicured hedge is planted behind the front retaining wall.



Retaining wall with gray concrete caps and continuous brick foundation on east elevation



Wood fence of vertical butted boards surrounds the back yard



North and east elevations

Architecture

Exterior

Overall Description

This frame, two-story house with attic and partial basement is a vernacular example of the Queen Anne style. Exterior Queen Anne features include irregular massing, a steeply-pitched hipped roof with lower cross-gables on the north, east, and west elevations, and a broad front porch that stretches across the front elevation and wraps around the building to the west. The south elevation features a single-story end-gabled projection on the east side and a shed-roofed two-story projection on the west side with a single-story

shed roof enclosed porch behind it. However, this rear elevation is dominated by a modern metal stairway of tubular steel framing and handrails and steel plate treads leading from the second-story exit to the patio behind the enclosed porch.

Foundation: The building and porch have a continuous brick foundation. There is some indication that this foundation was once brick piers that have been infilled with brick on the east side of the building, but the foundation on most of the rest of the building appears to have been built with no piers or infill. There has also been some replacement and re-pointing of bricks around the entire foundation. Both exterior openings to the partial basement are covered with metal hatch doors with locks.



Metal-covered access hatch to partial basement blocked by concrete retaining wall on east elevation



Vents in brick foundation wall on east elevation only

Cladding: Most of the building is covered in lapped wood siding with staggered rectangular shingles on the north and west cross gables and the pent roofs. All cross gables have a rectangular wood louvered attic vent.

Roofing and Chimneys: All roofs except the pent roofs and the first floor porch roof are composition shingle. The first floor porch roof is rolled roofing. Three brick chimneys protrude from the roofs on the east side of the building.

Doors and Windows: All doors are wood. Unless noted otherwise, all windows are wood, vertical two-over-two, double-hung windows. Unless noted otherwise, rectangular windows are flanked on either side by wood louvered shutters that appear to be operable.

Finishes and Trim: The fascia and soffit of the boxed eaves, the window and door casings, and the cornerboards are all plain, painted wood. All wood surfaces are painted. All masonry surfaces are not painted.

Gutters: Half-round gutters are secured to the building at the edges of the roofs, with round gutters descending to the ground at corner locations.



Typical windows on east elevation

Exterior Lights: A single plain white ceramic light fixture with exposed bulb and pull chain is attached to the ceiling on the west side of the front porch. A “carriage-style” lamp is mounted on the wall west of the back door. Security lights are attached to the west side soffit near the northwest corner of the porch roof and at the eaves of the main body of the house.

Fire Suppression: A dry-pipe fire suppression system is surface-mounted to the soffit at the roof top, with pendant heads spaced regularly around the exterior of the building. Three modern sprinkler heads protrude below the porch ceiling on the north and west sides.

Front Porch

Stairs leading to the front porch are pebble-dashed concrete and not original. The front porch floor framing is wood supporting wood tongue-and-groove floorboards. Turned wood posts with wood scrollwork brackets and wood balustrades support the porch roof header. The connection of the porch to the front of the house is detailed by an engaged turned post. The porch ceiling is single-beaded, tongue-and-groove boards. A wooden porch swing suspended by chains is attached to the porch ceiling on the east side of the front porch.



Detail of porch balustrade along west elevation

North Elevation

The front door, with a fixed transom above it, is located to the west of the cross-gabled square front bay. It is composed of a single pane of glass framed in wood. A screen door with a simple metal door pull is mounted on the exterior of the glass door. A metal historical marker is mounted on the wall beneath the round window to the west of the front door. The window on the west side of the second story, centered over the entrance door, was originally a door to the covered open porch on the second story above the first story porch. The upper porch remains, and the porch shed roof, which fits up under the hipped roof of the main house, is supported by a square wood post at the northwest corner. The floor of this porch is wood, and the porch ceiling is finished with single bead, tongue-and-groove boards. A one-over-one double-hung window with no screen or shutters has been installed in the former door opening to this porch.

West Elevation

The west elevation of the building features a two-story cross-gabled square bay, the west side of the wrap-around front porch north of it, and the two story shed-roofed projection with single-story shed-roofed enclosed porch south



West and south elevations

of it. The west wall of the rear portion is not quite flush with the bay. A door north of the square bay accesses the house from the side porch. A round window and a rectangular window are located north of this door under the porch roof. The window on the second story has no screen and is located over the identical window on the first story. None of the rest of the windows on this elevation have shutters. Neither of the two windows on the square bay have screens, and only the upper window of the shed-roofed rear extension has a screen, which covers only the lower sash.



South elevation



Detail of chimneys on rear east side of building and louvered openings on south elevation of rear projection

South Elevation

On the first story west of the end-gabled projection is the shed-roofed enclosed porch. The two-story shed-roofed portion of the house is behind that. The single-story enclosed porch has a four-panel door between two windows. To the east of the door is a square, vertically-divided, four-light fixed-sash window. At the west end of the enclosed porch is a smaller, horizontally-divided, three-light, fixed-sash window. The second story of the south elevation has a six-panel door on the east side of the shed-roofed extension. The door opens to the metal porch and stairway from the second story to the patio at ground level. None of the windows on the south elevation of the building have screens or shutters.

The south elevation of the building is dominated by the metal stairway leading from the ground level to the second story. It is constructed of square tubular steel, which serves as the support posts and the construction for the banister, and metal stringers and stair treads. The stairs are single-switchback with a central landing leading to a metal deck on the second story level. The balustrade consists of metal posts tied together with square tubular steel rails. The treads and landing deck have concrete toppings. Wood lattice has been installed beneath the landing in the stairway.

East Elevation

The east elevation of the building features the cut-away bay in the center of the main portion of the house. North of the bay is one window on the first story. South of the bay, the building has two windows on each story. All of these windows have screens on the lower sash except for the north window on the first story,

which does not have a screen. The cut-away bay has a window on each side on both stories. None of these windows has shutters, and only the second-story windows have screens on the lower sashes.

Utilities

Utilities enter the building on the west side. The water meter is located at the south end of the west porch foundation, and the electric meter is located on the west elevation of the single-story enclosed porch at the rear of the building. A Siamese connection for the fire department protrudes through the foundation on the east side of the building beneath the windows on the southeast side of the cut-away bay.



First floor hall, looking south. Note iron railing around the basement hatch to the right beneath the stairs.

Interior

Building Arrangement

This building has an asymmetrical floor plan on both the first and second floors and an attic and partial basement. The first floor is divided into seven rooms, two halls, and a foyer. The second floor is divided into five rooms and two halls. A quarter-turn staircase is located on the west side of the house just beyond the south wall of the front foyer. The first and second floor plans are very similar with a few exceptions. The first exception is the divided front foyer and stair hall on the first floor where one open hall exists on the second floor. The second exception is on the first floor at the south end. There is a one story kitchen at the southeast end of the house. There are rear enclosed porches on the first and second floors to the west of the kitchen. It appears that these porches were original to the building, but were later enclosed to expand interior living space. On the first floor the porch was expanded again, either to create another porch or to further increase the amount of interior space. The entire rear porch area on the first floor encloses a small storage room, bathroom, and rear hall.

The attic is accessed through a hatch and pull-down ladder in the ceiling of the second floor hall. The basement is accessed through a hatch and concealed staircase located beneath the staircase in the first floor hall. There is an iron railing around the basement hatch. The stairs to the basement are wood. The basement is largely unfinished and is dominated by a furnace in the center of the room. The furnace appears original to the building.

Floors

Most floors are wood tongue-and-groove boards covered with various floor coverings, including wall-to-wall carpeting and floor cloths. The bathrooms have vinyl flooring, and the basement has a dirt and brick floor.

Walls, Ceilings, and Trim

The walls and ceilings in the original interior portions of the house are plaster. Most of the walls in the formal living spaces and bedrooms are finished with wallpaper, but the main kitchen, the former kitchen-turned office upstairs, the bathrooms and one of the second story bedrooms do not have wallpaper. The main kitchen and first floor bathroom have beaded board wainscoting. The walls of the enclosed porches are finished with exterior lap siding and beaded board paneling installed horizontally. The ceilings are also beaded board paneling. The second floor bathroom has what appears to be plasterboard on the lower portion of the walls and beaded-board paneling, installed horizontally, above it.

Trim is limited to the formal living spaces and bedrooms and consists of wood baseboards, door and window framing, and picture rails.

Doors and Windows

Most interior doors are wood, four-panel, stile and rail construction. A set of twelve-light French doors divide the front foyer from the stair hall on the first floor. A unique art glass and carved wood door is located at the back of the original hall. This door has a single light transom and would have originally been an exterior door at the rear of the house. See Exterior Door and Windows descriptions for information on these features.

Light Fixtures

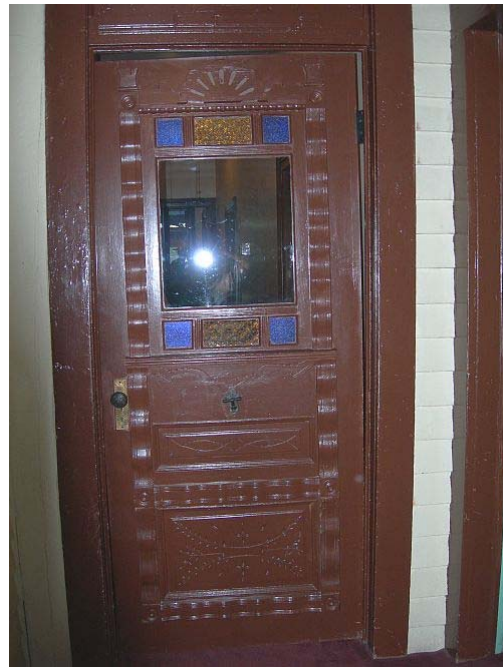
Period lighting appropriate to the historic character of the building is installed throughout the rooms.

Fireplaces

There are six fireplaces in the house, three on the first floor and three on the second floor. The three on the first floor are in the parlor, study, and dining room. Those on the second



View of picture rail, fireplace, and built-in china cabinet in dining room



Art glass and carved wood door at entrance to original rear porch, first floor

floor are all in bedrooms. The mantelpiece in the parlor is wood with a mirror inset in a frame above the mantelshelf. The firebox has an iron frame surrounding it and an iron grate within it. The chimney cheeks are glazed tile. The hearth is stone. Based on the style of the mantelpiece and other materials, this fireplace appears original to the building. The fireplace in the dining room is similar in design to that in the parlor, but without the iron grate in the firebox.

The fireplace in the study is much simpler in design. The mantelpiece surrounds the firebox, but culminates with the shelf; there is no mirror or upper section to the mantelpiece. The fireplaces in the three second floor bedrooms are similar in design to that in the study.



Front parlor fireplace



Back parlor fireplace

Other Special Features

There are a number of built-in features that reflect the style of the building and add to its character. Among these are the built-in china cabinet in the dining room and the iron furnace damper control mounted to the baseboard in the first floor hall. There is a coal-fired, pot-bellied stove in the kitchen. This was connected to pipes that supplied hot water to the kitchen sink.



Manual furnace damper control in middle hall, first floor



Original furnace in basement

floor has floor vents and baseboard vents for the HVAC, and the second floor has ceiling vents. Two rooms on the first floor and two rooms on the second floor are served by portable humidifiers. Drains and vents are cast-iron hub-and-spigot style. There is a sump in the basement.

Plumbing and fixtures: Each bathroom has a cast iron, claw-foot tub, a tank-type toilet, and a cast iron sink with a single faucet. Both kitchens have sinks, but the downstairs sink is an artifact, and the upstairs sink is a kitchen unit combination of sink, range, and oven.

Fire Protection System: Building is completely sprinkled in each room with suppression system piping along the walls and smoke/fire sensors near the ceiling throughout. The controls for the system are located in the basement.

Mechanical Systems

Water: Domestic water piping is mostly PVC, with some copper pipe. Some galvanized steel piping also remains, but it is not clear if it is still in use or just left in place as an artifact. Fire suppression water piping is ductile iron. Water heater is a General Electric Day/Night heater with copper piping. It is unknown if the coal-fired, pot-bellied stove originally used to heat hot water which was then piped to the hot water faucet for the downstairs kitchen sink still functions, but it is not used.

Gas: Gas piping is Schedule 40 black steel. There is gas service to the upstairs and downstairs kitchen stoves, to a gas heater in the downstairs bathroom, and to gas stub-outs at each fireplace.

Heating, ventilating, and air conditioning (HVAC): The HVAC unit in the basement serves the first floor, and one in the attic serves the second floor. The first



Upstairs bathroom is typical of both bathrooms in arrangement and decor

Existing Conditions

Site Observations

- There is a new concrete driveway on the east side of the house, which slopes and drains well to the street.
- On the west side of the house, the grade slopes only slightly which, in the event of a heavy rain, could cause standing water. However, the ground floor is elevated above the adjacent grade, so there is not a high potential that this ponding would affect the joists.
- The back patio is composed of hexagonal pavers that slope away from the house. This allows drainage between the pavers.
- There is a low spot in the center of the back yard, which could hold water in times of heavy rain.
- The wood fence on the west lot line is damaged.



Deteriorated flashing sealant at kitchen chimney

Architectural Observations

Exterior

- Roof covering is diamond-shaped French Method asphalt shingles. A shingle is missing at southwest corner of main roof.
- Lightning protection is screwed through the roof.
- First floor front porch roof is roll roofing that appears to be leaking. No flashing is evident at the wall.
- Kitchen chimney copper flashing is leaking at top sealant joint. No counter flashing is present.
- Upper porch roof gutter is completely filled with debris. Gutter is set too far from roof at the west side, and the gap between the gutter and the roof is allowing water to bypass the gutter.
- Gutter at the kitchen roof near the rear stair is completely filled with debris. The location of this gutter makes cleaning difficult.
- Gutter at first floor porch roof is installed too high.
- Newel post cap on the bottom west side of the stairs to the front porch has some rot.
- On the east porch, the front door screening and the screens on both the windows have been pushed out of shape.
- Kitchen window trim is peeling.
- Glazing is deteriorating in windows to kitchen, dining room, and back parlor.
- Bottom rail is separating at the south window of the east elevation at the back parlor.
- The sealing putty of the fixed window on the south porch is deteriorated.



Peeling paint on kitchen ceiling is possibly the result of water damage

Architectural Observations

Interior

- There are several areas in the dining room, study, and front parlor where the wallpaper is loose or slightly torn.
 - Paint finish is failing on areas of the plaster walls and ceiling in the kitchen.
 - There are two cracks in the wall plaster in the downstairs bathroom.
 - Paint finish is damaged on several areas of window, door, and wall trim, and on the wainscoting.
 - Window sashes in rear parlor and kitchen are deteriorated.
- The art glass and carved wood door to the rear first floor porch area is off its hinges.
 - Several boards in the beaded board ceiling of the first floor porch area are loose.

Structural Observations

- Some of the foundation brick seems to have been replaced and mortar is missing. The brick foundation has some vent holes for the cellar, but some of these holes have been filled with additional bricks.
- A concrete retaining wall butts up against the east side of the building.
- The access door to the crawl space is on the west side of the house.
- The exit stairway on the back of the building is steel frame and deck with concrete topping. The concrete topping is cracked across the turn in the deck and the landing, and there is separation of metal treads from concrete topping on almost every stair. The undersides of the stairs display significant rusting, and rusting is evident at landings near support piers and at base plates. The steel treads are starting to delaminate. The kick plates of the stairs are starting to exhibit holes.
- In the cellar, the floor joists and central support beam appear to be in good condition. Modern connections and block-outs occur at the joists. One joist shows wear on the bottom. Additional modern supports have been added along the center support. The brick wall on the west side appears to be in fair condition. Piers appear in good condition, but some of the mortar is deteriorated.
- Additional 4x4 posts have been added in the cellar, possibly to decrease deflection. Some of the 4x4 supports do not seem to be adequately anchored to the ground or to the joists they are supporting.
- Stairs to the cellar show minor deflection. Stair treads are only supported on either end, with no middle support. One stair tread is wearing away. Due to the cellar mainly being used for maintenance, additional support is not required.
- Roof rafters appear to be in good condition, although some deflection is exhibited along the rafters. Additional intermediate support has been added in the attic along the rafter, and the bracing for the intermediate support is in good condition, although the attachment for the bracing puts additional support on the roof rafters and does not seem to be a fully stable connection. Vertical supports have been added along the roof gable ridge beam, with an unknown support underneath

- which appears to be beside a roof rafter instead of on top of it. Three horizontal braces display additional wear.
- The hole for the exhaust fan in the attic appears to be directly over a roof rafter, which may cause a moisture problem.
 - The access ladder to the attic is unstable and should not be used except for maintenance.
 - In the front foyer, the floor deflects slightly near the center of the span, and there is separation of floor boards at the entrance to the room from the foyer.
 - In the first floor stair hall, significant deflection occurs at the grating.
 - In the back parlor, some floor board separation is evident, there is a dip in one floor board transition just to the right of the fireplace, and a floorboard seems to have bowed in the southwest corner of the room.
 - The dining room appears to have some deflection of the floor toward the center of the room.
 - The small downstairs bedroom has a large area of floor deflection just beside the vent and a difference in floor board height at the threshold between the hall and the room.
 - The floor of the back laundry room is sloping south.

Mechanical Observations

- The mechanical systems in this building are newer and in good working order.

Fire Protection Observations

- This building is completely sprinkled on the interior and the exterior with a commercial-grade sprinkling system.

Electrical Observations

- The building was restored in 1985, and most of the electrical wiring appears to conform to current standards.
- There are minimal numbers of receptacles in the rooms, likely the historic condition. All receptacles appear to be wired correctly.
- A temporary receptacle is located in the electrical room.
- There are two loose wires in the fire alarm panel.
- Splices in the attic are not located in junction boxes, which violates the National Electrical Code.

Treatment Recommendations for Preservation

Site

- Repair the wood fence on the west lot line.

Architectural

Exterior

- Replace missing roof shingles.
- Cut a reglet at kitchen ceiling and add counter flashing to help shed water from roof.
- Secure lightning protection to structure.
- Repair front porch roof; during repair work, inspect further to attempt to identify the cause of the leak. Install flashing to help deflect water from the structure.
- Repair the sealant at the kitchen chimney flashing. Install counter flashing.
- Clean gutters and re-secure to the building where they have pulled away; re-hang gutters where they are too low or too far away from the building to function properly. Gutters should receive regular maintenance to ensure that debris does not collect and inhibit proper water drainage away from the building.
- Repair rotted bottom of newel post cap on front porch stair handrail.
- Re-stretch screens on doors and windows that have become loose.
- Replace deteriorated window glazing putty. Scrape and paint kitchen window.
- Repaint exterior window trim where existing finish is deteriorating.

Interior

- Paint interior window, door, and wall trim, and wainscot where existing finish is deteriorating.
- Reseal ceiling paper in locations throughout the dining room and front and rear parlors where it has come loose.
- Paint ceiling in kitchen.
- Repair window sashes in rear parlor and kitchen.
- Re-hang door between hall and back laundry area.
- Re-secure beaded boards on ceiling in back laundry area.

Structural

- Repoint brick piers and exterior foundation walls.
- Provide additional anchorage at the base of the shoring post adjacent to the stairs in the cellar to prevent displacement.
- Replace worn stair tread of stairs to the cellar.
- Ensure the intermediate rafters are adequately anchored and are supported by ceiling framing members.
- Provide additional sealing around opening for exhaust fan to prevent moisture penetration.
- Replace deteriorated steel exit stairs from the back of the residence.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- Replace temporary receptacle in electrical room with a permanent receptacle with permanent wiring.
- Terminate two loose wires in the fire alarm panel.
- Relocate splices in the attic to junction boxes per the National Electrical Code.

503 AUBURN AVENUE / DARDEN HOME



Background History

This house was constructed between 1894 and 1898 as one of a series of several nearly-identical houses along the street. Between 1920 and 1930, the home was owned and occupied by the James K. Darden family. Mrs. Josephine Darden was still living at 503 Auburn Avenue when the Martin Luther King, Sr. family moved off the block.

Property Description

Site

Yard: The building sits on a narrow lot facing north on Auburn Avenue. The yard is grassed in front and back. The west yard is concrete paved beyond the retaining wall to the edge of the concrete drive shared with 501 Auburn Avenue to the west. On the east side of the front yard is a short, brick, pull-in driveway.

Sidewalks and Stairways: From the pebble-dashed city sidewalk, a set of granite steps with white marble cheekwalls and no handrails access the dry-laid brick sidewalk to the front porch steps. This walkway does not have any edging, so some of the bricks at the edge of the sidewalk have become dislocated. At the rear of the building is a concrete path between the rear deck steps and the concrete-paved driveway on



The possible remains of a former brick driveway on east side of lot

the west side of the building.

Walls and Fences: The front yard is surrounded on three sides by a retaining wall of formed concrete and concrete masonry units (CMU) topped with dark gray-colored concrete caps.

Landscaping: A manicured hedge is planted on either side of the access stairs and along the north retaining wall.

Architecture

Exterior

Overall Description

This frame, two-story house with attic and modified crawlspace is a vernacular rendition of the Queen Anne style. Exterior Queen Anne features include irregular massing, a steeply-pitched, double-hipped roof with a lower front-facing cross-gable over a two-story cut-away bay, and a broad front porch stretching the entire width of the front façade. The back of the house features a two-story, end-gabled projection on the east side of the building.

Foundation: The building foundation is brick. Beneath the house, part of the space has been excavated to create a bench-type partial basement, but this excavation has not been walled, floored, or even shored. Brick debris, possibly the remains of former brick support piers, is piled in the lower part of the partial basement. Access to the basement is on the west side, and vent grilles have been installed in the west and east foundation walls.



Basement entrance and missing and damaged brick and mortar, west elevation



Basement vent, with inappropriate and failing repairs to foundation wall



Ash-trap in partial basement is a historic feature



Supplementary floor supports in partial basement

Cladding: Except for the front cross gable, which is covered in patterned shingles, the house is clad in lapped siding with a wood water table and sill board.

Roofing and Chimneys: The main roof, porch roofs, and the pent roofs of both gables are covered in composition shingles. A brick chimney protrudes from the roof on the west. And a full-length chimney stack is expressed on the south elevation of the rear addition.

Doors and Windows: All exterior doors are wood. Unless otherwise noted, all windows are wood, one-over-one, double-hung windows. None of the windows have screens.

Finishes and Trim: The fascia, soffit, cornerboards, and window and door casings are plain wood with little detailing. All exterior wood is painted. Most exterior masonry is not painted.

Gutters: Half-round gutters are secured at the perimeter of the roof and the porch roof, with downspouts at corners of the building and at the southern edges of the porch.

Exterior Lights: Two light fixtures are mounted on the wood, single-bead board front porch ceiling, one centered on the front door and the other centered on the front of the bay. A single, wall-mounted light fixture with a clear glass globe is mounted east of the back door.



Porch foundation and pier of dissimilar brick and mortar



Separation of porch foundation from main building foundation

Front Porch

The brick front porch foundation is not tied into the rest of the foundation walls and is almost certainly of later construction. Stairs leading to the front porch are brick, with brick cheekwalls topped by concrete slabs. The wood-framed front porch floor supports wood, tongue-and-groove floorboards. Square wood columns raised on brick piers with concrete caps support the porch roof header. Balustrades between the brick piers on the front and sides of the porch are wood.



North and west elevations

North Elevation

The north elevation has one door and four windows on the first level and three windows on the second level, with an attic vent in the front gable. The front door has a single light and a single-light fixed transom above it. All windows on the first story are narrow except for the window on the center face of the bay, which is nearly square. The center face of the bay on the second story is decorated with a panel of wood “carpenter’s lace” with the same trim as the windows on either side of the bay.



Front door and transom and typical door and window trim



Patterned shingles, attic vent, and panel of “carpenter’s lace” on north elevation cut-away bay, second story



Single-light, fixed pane window on north elevation cut-away bay, first story



Wood single-bead board porch ceiling and modern light fixture

East and West Elevations

East and west elevations have only windows on both levels. The west elevation has double and single windows, but the east elevation has only single windows. HVAC cooling equipment is located on the east side of the building, and utilities enter the building on the east elevation.



East elevation



West elevation



Typical window



South elevation

South Elevation

The second of two access doors to the building is located on the west end of the south elevation. It is a four-panel door with new hardware. The door opens to a wood deck at the southwest corner of the building. The foundation of the deck is brick. The deck is surrounded by a wood balustrade and has a set of wood stairs with handrails. The lowest wood step rests on a concrete pad, which provides a single step down to the concrete path between the deck steps and the driveway on the west side of the building. The balustrade of the deck mimics that of the front porch, but the corner posts and newel-posts are simple chamfered uprights with no ornamental detailing.

Interior

Building Arrangement

This building has a central hall flanked by an asymmetrical arrangement of rooms on both the first and second floor. The building has been significantly modified to function as administrative space for the National Park Service. The baths have been reconfigured to provide men's and women's restrooms on each floor. Mechanical and janitor closets have been added. The staircase has also been modified.

The first floor is divided into eight rooms, one hall and a rear porch. The second floor is divided into eight rooms and one hall. A half-turn staircase is located on the east side of the house, just beyond the south wall of the front waiting room.

Floors

On the first floor, the hall floors are wood, tongue-and-groove boards. All offices on the first and second floors, as well as the upstairs hall, have wall-to-wall carpeting. The bathrooms have ceramic tile floors. The kitchen and downstairs storage room have vinyl flooring. None of the floor finishes in the building are original.

Walls, Ceilings, and Trim

The walls and ceilings are finished with gypsum wall board painted white. Baseboards are wood. The wood window and door trim is fluted with bulls-eye corner blocking. All trim appears to be modern.

Doors and Windows

Most interior doors are four-panel, modern replacement doors with ABAAS-compliant handles wherever needed. There is a pair of 10-light French doors at the northwestern office on the first floor. All hardware is modern. See Exterior Door and Windows descriptions for information on these features.



First floor hall, looking south

Light Fixtures

The fixtures in the first and second floor halls are modern strip fluorescent lighting. There are ceiling-mounted light and fan fixtures in the offices. Some of the offices have fluorescent lighting as well. All of the light fixtures are modern replacements.

Special Features

There are wall-mounted drinking fountains in the first and second floor halls. The kitchen has modern cabinetry.

Mechanical Systems

Water: The building was recently renovated, with new fixtures, accessories, and pipe. Water piping appears to be mainly PVC pipe. Water pipe is wrapped and heat-traced. Each floor has a Sunroc ABAAS-compliant water cooler and drinking fountain with front pads.

Gas: Service to the house is older 1 1/2" black steel.

Heating, ventilating, and air conditioning (HVAC): One new HVAC unit is located in the hall closet to serve the first floor, and another unit with insulated round duct is located in the attic space to serve the second floor. HVAC grilles are located in walls and ceilings. The larger rooms all have ceiling fans. Vent piping is PVC.

Plumbing and fixtures: Waste pipe is PVC. The break room and storage room have molded stone sinks with single lever faucets. All men's and women's restrooms have tank-type, elongated toilets and pedestal-style sinks with gooseneck faucets and blade handles. Upstairs bathrooms also have fiberglass shower units.

Existing Conditions

Site Observations

- The driveway on the west side of the building slopes toward the street and provides positive drainage.
- On the east side of the building, the grade is fairly flat, but close to the level of the floor framing joists. The grade seems to slope away from the building enough to prevent ponding near the house.
- The grade of the back yard is sloping toward the driveway.
- The retaining wall on the west side exhibits vertical cracking through the wall. The north retaining wall is leaning out toward the street and exhibits vertical cracking through the wall, possibly from the roots of bushes planted behind it.
- The approach stair is separating from the cheek walls.



Cracking in retaining wall along west side of building



Inappropriate mortar repairs and missing mortar on south chimney

Architectural Observations

Exterior

- The 3-tab asphalt main building roof and 5V galvanized porch roof are in good condition
- Main roof gutter is leaking at inside corner of bay.
- The two north chimneys are missing bricks at the top.
- Mortar is deteriorated at the south chimney, and flashing is deteriorated or missing at the roof penetrations.
- Top of south chimney appears to have been reconstructed using different bricks and mortar mix.
- Penetrations of utility services through the east side foundation wall do not have adequate sealant.
- On east exterior wall, the paint finish is peeling and in poor condition on the water table and around the electrical service.
- On the west exterior wall, approximately 200 sq. ft. of paint is peeling and in poor condition.
- Rear porch has two deteriorated uprights and bottom rail on railing. Paint is deteriorated on entire porch.
- Paint finishes on the windows on the east elevation are in poor condition.
- Repairs to the corner board are incomplete.

Architectural Observations

Interior

- Ash-pit in the partial basement is an historic feature and should be protected and preserved. Bricks from this feature should not be removed.
- There is a crack along the wall in the men's restroom on the second floor.
- The paint is slightly deteriorated on several areas of the wood baseboards in the second floor hall and middle office on the west.
- The paint is deteriorated on wood baseboards and the eastern wall surface at the stair landing.
- The paint is slightly deteriorated on the eastern wall surfaces of the southwestern office on the second floor.

Structural Observations

- Foundation is a 4x4 beam and column system instead of complete piers. The joists are broken up into five spans providing a stiffer floor inside the building. Some new support beams have been cut to provide passage for plumbing.
- Inappropriate repairs have been made to foundation brickwork, including poor selection of colors and poor workmanship on mortar joints and bricks. Although the foundation is stable and not in danger of collapse, bricks are missing from the foundation, especially around openings for crawlspace access and vents.
- Newer brick porch foundation has cracks along mortar joints.
- Old bricks have been stacked, piled, and retained in the crawlspace.
- Decking of front porch seems even and stable.
- Decking on the back deck is significantly worn and has started to become uneven and exhibit some deflection.
- The connection from the back porch to the house has separated, and daylight is visible from the crawl space.
- Some roof decking has been replaced, but the majority appears to be very old (some roof decking is black like the joists, the cause of which is unknown). Some of the decking has been broken on the east side.
- Roofing paper is visible from the attic through the decking.



Poorly-constructed back porch foundation and pier



Deteriorating back porch flooring and framing



Deteriorated paint finish on back porch flooring and framing

- Both chimneys are intact, but the upper portion of the south chimney appears to have been reconstructed at some time.
- There is no center top ridge beam; joists are secured to one another at the peak. Original roof joists appear to be in good condition, although some roof rafters have been sistered.
- Roof bracing has been added midway on the roof rafter. Vertical bracing members sit on ceiling joists below and have bracing elements on either side.
- A gap at the eave is not completely closed.
- Stud walls have been built on either side of the chimney structure. The walls are not sealed to the exterior and may cause a moisture problem.
- The floors in the building seem stable and exhibit very little deflection.



Stud-framed walls at rear chimney are not sealed to the chimney.



Additional bracing for roof rafters and replacement roof decking

Mechanical Observations

- All mechanical systems have been recently renovated with new pipe, fixtures, and accessories and are in good condition.

Fire Protection Observations

- This building is provided with smoke alarms, strobes, and lighted exit signs, but the building is not sprinkled.

Electrical Observations

- The general condition of the wiring is up to code, with two exceptions described below.
- All receptacles appear to be wired correctly.
- Fluorescent fixtures are not working in an upstairs office.
- The electrical panels are dirty and have paint on them inside and outside.
- The receptacles in the Men's Bathrooms on both levels do not conform to the National Electrical Code; they should be ground fault circuit interrupters (GFCI).
- There is no lightning protection system.

Treatment Recommendations for Preservation

Site

- Crack monitors should be installed on vertical cracks in west and north side retaining walls to determine if the cracks are active. If the cracks are active, investigate and remedy the cause before repairing the cracks. If the cracks are not active, repair them.
- Seal any separation of approach stairs from cheekwalls to prevent moisture infiltration between these features.



Granite approach stairs with marble cheekwalls

Architectural

Exterior

- Replace missing chimney bricks to provide a sound surface.
- Re-point and provide flashing for south chimney.
- Repair gutter leak of main roof gutter at inside corner of bay.
- Provide adequate sealant at utility penetrations on east foundation wall.
- Complete repair of corner boards on east elevation.
- Paint all exterior wood surfaces.
- Repair two balusters and bottom rail of balustrade on rear porch.

Interior

- Repair crack along the wall in the men's restroom on the second floor.
- Repaint all deteriorated areas of the wood baseboards in the second floor hall and middle office on the west.
- Repaint the deteriorated wood baseboards and eastern wall surface at the stair landing.
- Repaint the deteriorated eastern wall surfaces of the southwestern office on the second floor.

Structural

Exterior

- Repoint existing porch piers and masonry foundation, as necessary, with mortar matching the historic in color, composition, texture, and profile.
- Repair or replace broken and deflecting roof decking; replace any shingles removed for this repair.

Interior

- Set existing wood columns in crawlspace on concrete pads and cap with termite shields to improve structural stability and termite/pest protection for the framing.
- The brick ash chimney in the crawl space should be preserved; do not remove bricks for use elsewhere.

- Sister cut beams in partial basement to ensure proper structural stability to the floor. Reinstall and reconfigure piping as necessary so it does not interfere with the floor beams.
- Seal stud walls at the gabled end of the attic on the south side of the building to prevent moisture/pest penetration.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- Clean dirt and dust out of electrical panels. Remove paint from circuit breakers and wiring connections inside the upstairs panel.
- Investigate cause of non-working light fixtures in upstairs office and remedy.
- Replace receptacles in the upstairs and downstairs men's restrooms with GFCI-type receptacles per the National Electrical Code.

526 AUBURN AVENUE / KIRK HOME



Background History

This building was constructed between 1894 and 1898 as one of a series of nearly-identical houses built along Auburn Avenue. Between 1920 and 1952, this was the home of Frank and Eula Kirk.



Concrete-edged concrete walkway to front porch

Property Description

Site Description

Yard: The building sits on a narrow lot facing south on Auburn Avenue. The part of the lot not covered by the house is grassed,

Sidewalks and Stairways: A sidewalk approaches the house at the front from the pebble-dashed city sidewalk. The west front side yard has a walkway of hexagonal concrete pavers to the paved side yard of the building to the west. A walkway of square concrete pavers with some round replacement pavers approaches the building at the back from Old Wheat Street to the steps to the back deck.

Walls and Fences: The front yard has a wrought-iron fence on its east boundary with 530 Auburn Avenue. A red brick retaining wall extends on either side of the building to the lot lines on the east and west. North of

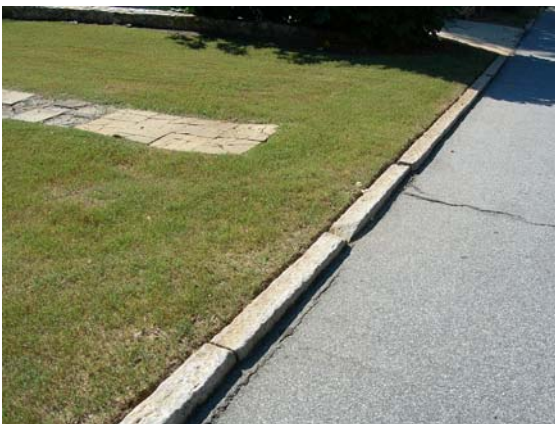
the retaining walls, the grade is lower by four or five feet and continues to fall toward the north, exposing the full-height of the basement at the back of the building. A stone wall defines the west boundary of the back yard, and a stone wall topped by a red brick wall with a placed concrete cap behind which a chain-link fence has been installed forms the east boundary.



Front yard west of house.



Walkway to west of front porch



Concrete sidewalk from rear of building toward granite-edged Old Wheat Street

Landscaping: Two trees grow in the city right-of-way, one on either side of the sidewalk from the street to the city sidewalk. Manicured hedges have been planted along the north foundation of the building. A large bush at the northwest corner of the lot is the only other ornamental planting in the yard.



Brick retaining wall east of building



Brick retaining wall with drain pipe and stone retaining wall on west side of building



Typical details of stone and brick retaining wall with concrete topping on east boundary of rear yard

Architecture

Exterior

Overall Description

This frame, two-story house with attic and basement is a vernacular rendition of the “free classic” Queen Anne style. Exterior Queen Anne features include irregular massing, a steeply-pitched, hipped roof with a lower, front-facing cross-gable over a two-story, cut-away bay, a broad front porch stretching the entire width of the front façade, and a front door with turned wood decorations. The building has a second cross gable on the west side, and a rear extension with an asymmetrical end gable, a later addition.

Foundation: Most of the foundation of the main building is brick, although there is some indication that the original foundation may have been stone piers later infilled with brick.

Cladding: Except for the pent roof of the front cross gable, the house is covered in lapped wood siding and has a wood water table and sill board. The fascia and soffit of the boxed eaves are covered with simple drop siding and single-bead board.

Roofing and Chimneys: The pent roof of the front cross gable is clad in staggered rectangular shingles. The rest of the main roof is covered in octagonal French Method style composition



South elevation



Typical windows and trim.

shingles. The porch and deck roofs are covered in composition shingles. A single brick chimney protrudes from the roof on the east side of the building.

Doors and Windows: All windows are wood without screens or storm windows.



Front porch step, columns, and balustrade



Detail of column base and porch balustrade



Detail of cut-away bay showing shingles on pent roof, drop siding on fascia, and bead board on soffit

Finishes and Trim: All exterior wood and masonry except for the chimney is painted. Unless noted otherwise, all window and door casing is plain wood with simple detailing.

Gutters: A half-round gutter is secured at the perimeter of the roof, with downspouts at corner points around the building. The front porch roof has an integral gutter at the perimeter, with downspouts at the northeast and northwest edges of the porch.

Exterior Lights: A metal and glass “coach-style” lamp is mounted on the wall east of the upper door at the rear of the building. A modern metal light is mounted on the wall next to the lower door on this elevation. Pairs of security lights are mounted on the eaves at the corners of the building and at the peak of the end gable on the rear addition.

Front Porch

The foundation of the front porch appears to be of formed concrete. The concrete deck is inlaid with terra cotta tiles with a border of plain concrete around the perimeter. Square wood columns support the header of the porch roof. The balustrades between the columns on the front and sides of the porch are wood. The porch ceiling is wood single-bead board.

South Elevation

The front door is on the west side of the south elevation, with a single-pane fixed transom above it. The door hardware appears to be new. To the west of the door is a square, single-light, fixed-sash window with the building number in brass figures attached to the casing above the window. Three windows are located on the first floor

bay on the east side of the house, one window on each face of the bay. The central window has twelve-over-one double-hung sashes, although the upper sash appears to be fixed in place. The windows on either side of the bay have six-over-one double-hung sashes. Two windows on the second story are located on the sides of the bay, and a third is centered on the south elevation to the west of the bay. All windows on the second story of the south elevation have one-over-one double-hung sashes. The center face of the bay on the second story is decorated with a panel of “carpenter’s lace” with the same trim as the windows on either side.



First floor window on west side of south elevation

East Elevation

All windows on the east elevation of the main building have vertical two-over-two double-hung sashes. The basement level of the east elevation of the main building, north of the brick retaining wall, has two windows. The east elevation of the basement level of the rear addition has no windows, but the east elevation of the first floor level has two windows. The southern window has a small, square, vertical two-over-two double-hung window like the one in the basement level of the main part of the house. The northern window has six-over-six double-hung sashes.



Basement windows, main body of house, east elevation



Front door, south elevation



East elevation of house, looking north

North Elevation

The north elevation of the building consists mostly of the newer, gable-end rear addition, likely constructed before 1930 but is not part of the original plan of the building. This addition is two stories tall, but the lower story is at the basement level of the main part of the building and the upper story is at the first floor level. The arrangement of this façade is symmetrical and nearly identical on both the basement and the first floor level, with a slightly off-center five-panel door flanked on each side by a single window on each level. All the windows on this elevation have six-over-six double-hung sashes except for the lower west window, which is six-over-one. The window west of the door on the first floor level is narrower than the other three windows, and the panes are oriented horizontally rather than vertically.



North elevation



Juncture of main body of house with north addition, east elevation, first floor level



Detail of trim beneath roof on north elevation of rear addition



Second-story window, north elevation of main body of house

Rear Deck

A wood deck with a shed roof, wood balustrades, and wood stairway with wood banisters is attached to the rear of the building, providing access from the back yard to the upper door. The stairway rests on a rectangular formed concrete pad with a joint, cut, or crack running the width of the pad at the eastern third. Newels at the bottom and top of the stairs are four-by-four posts topped with pyramidal wood caps. Supports for the upper deck are

plain four-by-four posts on concrete squares, and identical posts are mounted on the decking to support the deck roof. Joists are exposed beneath the deck floor, but the deck roof framing is enclosed, and double-bead board provides a ceiling for the upper deck. The upper door has a metal security door with decorative scrollwork and screening installed over the access door. The floor of the deck provides shelter for the lower door, which has no security or screen door. The lower door threshold is concrete.



Typical exterior five-panel door and rear entry support posts



Upper level security door and covered entrance deck



Wood stairs to upper level entrance deck



North and west elevations

West Elevation

The west elevation includes the full-height cross-gabled square projecting bay on the main block of the building and the west elevation of the rear addition, which is flush with the first floor and basement levels of the cross-gabled bay. Two former openings on the west side of the foundation appear to have been infilled with concrete masonry units (CMU) or rubble stone. The west elevation south of the projecting bay has two vertical two-over-two double-hung windows centered on the wall.

The west elevation of the bay has two windows on the first story and one on the second story. The northern window on the first story and the single window on the second story, which is located on the south end of the elevation, are vertical two-over-two double-hung windows, but the other window on the first floor, centered below the window on the second story, is a small, square, single-paned, fixed-sash window. The west elevation of the rear projection has two windows on the basement level and two windows on the first story level (which is the second story of the rear addition). The lower windows are vertical two-over-one double-hung windows, and the upper windows are narrower one-over-one double-hung windows. In addition to these windows, the upper story of the rear addition has what appears to be a former window

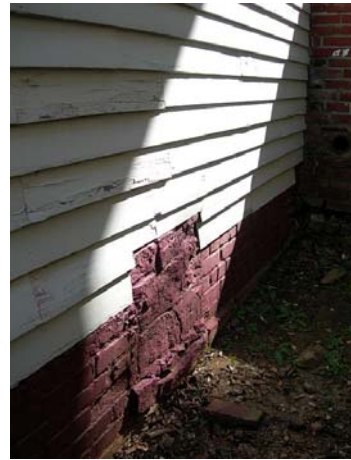
expressed to the exterior on the south end. The casing of this small, rectangular window remains, but the sash has been filled with lapped siding to match the rest of the building.



West elevation, looking north



Former window, infilled with siding



pier on west elevation

Utilities

Utilities enter the building on the east side. The electrical meter is mounted at the southeast corner on the first floor level along with a shut-off panel. An electrical conduit secured to the cladding rises from the electrical panel the full height of the building and enters the building at the second story eave. The gas meter is mounted under a first floor window. Air conditioning system equipment is located on the east side of the end-gabled rear addition.



Electric and gas service enter the building at the Auburn Street level side of the east elevation



Air conditioning units at basement level of building, east elevation

Existing Conditions



Detail of missing and detached bricks in west front retaining wall, north elevation



East retaining wall. Note deterioration of brick and mortar.

Site Observations

- Front path on west side is pavers, which direct water away from the house.
- Grade near east front and on west side of building does not provide good drainage away from the foundation.
- Grade on east side of house slopes back and over the retaining wall.
- Mortar is deteriorated in front retaining walls along the east and west sides of the house; some bricks are beginning to become displaced.
- Bricks at the base of the front west retaining wall have separated where the mortar is completely deteriorated, and it appears that at least one course is missing. There is a drainage pipe through this retaining wall.
- The grade north of the front retaining walls slopes towards the back yard, providing positive drainage away from the house on either side, but grade then slopes upward to the road. Back yard grading does not allow drainage into the street. In case of significant rain, there will be ponding in the backyard that may affect the house.

- Retaining wall along the east side of the back yard has a significant amount of mortar deterioration and is beginning to destabilize.
- Retaining wall on the west side of the back yard shows cracking and mortar deterioration.
- Pavers leading from backyard to back exit stair are significantly damaged. There is a significant crack across the back stair support pad.

Architectural Observations:

Exterior

- Roof has black French Method shingles.
- Downspout on southwest corner of porch is not connected to gutter.
- Paint is peeling on the west elevation approximately 27 sq. ft., on the north elevation approximately 38 sq. ft., and on the east elevation about 72 sq. ft. at the basement area and about 8 sq. ft. on the main house.
- Paint is peeling on the back exit stair.
- Corner board on northeast corner is cracked and deteriorated, and paint is peeling.

- Approximately fifty percent of the putty is missing on the top sash of the west elevation basement windows.
- The bottom rail of the top sash is loose on the northernmost window on the first floor of the west elevation.
- The sill is rotted on the east basement window of the north elevation. The top sash of this window is cracked and missing putty. The bottom rail of the bottom sash is rotted.
- The top sash of the west basement window of the north elevation is cracked and missing putty, and the bottom rail of the bottom sash is rotted.
- The north basement window of the east elevation has minor peeling paint.
- The first floor north window on the east elevation has cracked and is missing putty on both bottom sashes.
- On the east elevation of the north addition to the building, the top rail of the bottom sash of the window on the first floor level is loose and the paint is deteriorated on the bottom sash.

Structural Observations

- Interior joists for the first and second stories of the house appear to occur just above grade, which could be a source of moisture in the joists.
- Concrete column bases for the back stairs appear to be subject to erosion.
- A significant crack has occurred at the rear stair support pad.
- On the front porch, there is separation of the column from its base, but it does not appear to have affected its stability.
- Brick foundation has deteriorated at the northeast corner of the main body of the house. This brick has been painted, which will slow further deterioration of the brick face.
- Mortar has deteriorated on the east side of the back door to the basement level.
- Brick replacement is evident on the foundation of the west side of the house.
- Structural stability of the back stair is good.

Mechanical Observations

- The site investigation for this building was for the exterior only, so no interior systems were observed. The exterior mechanical systems located on the east side of the building appear to be in good condition.

Fire Protection Observations

- The site investigation for this building was for the exterior only, so no investigation was made of interior fire protection systems.

Electrical Observations

- The site investigation for this building was for the exterior only, so no investigation was made of interior electrical systems. Exterior equipment appears to be in good condition.

Treatment Recommendations for Preservation

Site

- Ensure that the grade of the yards slopes away from the house and the retaining walls.
- Stabilize the stone and brick retaining wall that separates 526 Auburn Avenue from 54 Howell Street and 530 Auburn Avenue. Do not remove or rebuild this wall pending more information about the property at 530 Auburn Avenue.
- Crack monitors should be installed on vertical cracks in west side retaining wall and in rear stair stoop to determine if the cracks are active. If the cracks are active, investigate and remedy the cause before repairing the cracks. If the cracks are not active, seal them to prevent moisture infiltration.
- Consider providing weep holes at a maximum spacing of 3'-0" o.c. vertically and horizontally on all retaining walls to facilitate drainage.
- Consider providing swale or French drains to direct water away from the rear yard and towards the drains on the street running parallel to the rear of the house.
- Repair broken pavers along back walkway, or replace with new matching the existing, as necessary to provide a sound walking surface.



Deteriorated walkway of concrete pavers to back stairs

Architectural

- Repair rotten window sashes and replace all deteriorated glazing putty.
- Repaint all wood and masonry surfaces except chimney to match existing finish
- Re-connect downspout to gutter on southwest corner of porch.

Structural

- Repair and repoint all stone and brick retaining walls.
- Re-point deteriorated foundation at north and west sides of the house.
- Investigate on the interior of the building to ensure that the foundation and joists which support the first floor level of the house are not damaged due to moisture penetration.

Mechanical

- No recommendations.

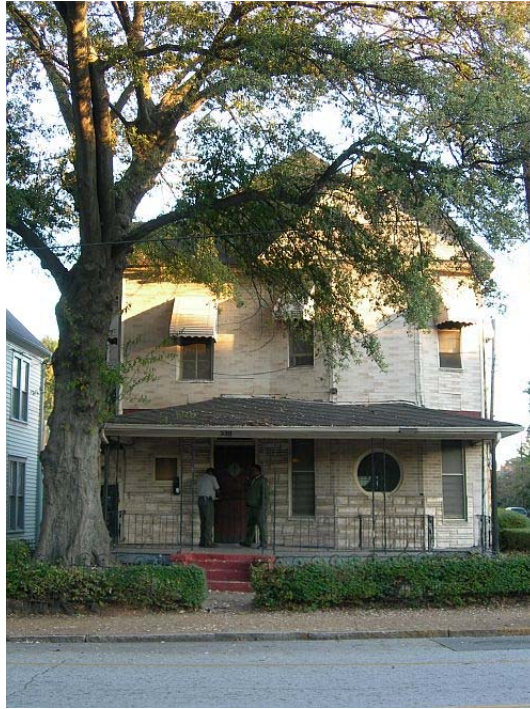
Fire Protection

- No recommendations.

Electrical

- No recommendations.

530 AUBURN AVENUE / NOWELL HOME



Background History

This building was constructed between 1894 and 1898 as one of a series of nearly-identical houses built along Auburn Avenue. James and Jettie Nowell purchased this dwelling in 1934 and lived here until the 1960s. At some point in its history, the building was converted from a single-family dwelling to a multi-family apartment house with the addition of an exterior access to the upstairs and the conversion of the basement level into two or three units. Before any restoration or rehabilitation work is undertaken on this building, a Historic Structure Report should be produced to determine the exact chronology of development of this building. The building is not currently owned by the National Park Service.

Property Description



Southeast corner of yard, showing historic fence and low hedge

Site

Yard: The building sits on a narrow corner lot at the intersection of Auburn Avenue and Howell Street, facing south on Auburn Avenue, and consumes most of the lot. Grassed yard exists only to the south and east of the building; the west yard is completely covered with a concrete walkway, and the north rear yard is bare dirt littered with glass, broken bricks, and other debris.

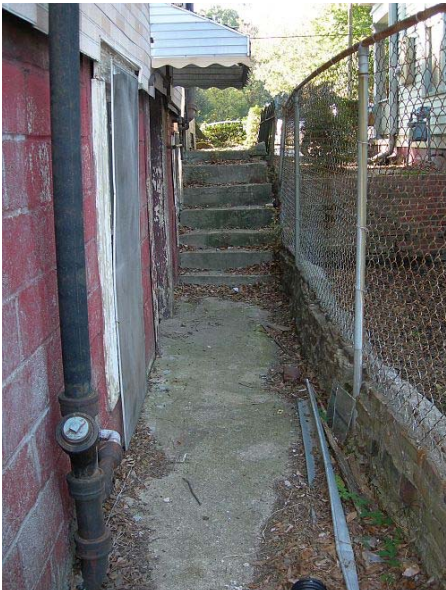
Sidewalks and Stairways: A concrete sidewalk leads from the pebble-dashed city sidewalk to the



North elevation, showing retaining wall and single-story extensions with basement

steps of the porch. Another concrete sidewalk leading from the front walk provides access to the door to the upstairs apartment and to the retaining wall and stairs on the west side of the building. This sidewalk continues over the retaining wall to a stairway constructed of brick and rubble and topped by formed concrete. The stairs have no handrail, and the risers are of unequal height. The stairs lead to a sidewalk running the length of the west elevation of the building. Pavement along the front of the building provides access to the stairs to the basement level from the front walk.

Walls and Fences: A red brick retaining wall extends from the southwest corner of the building to the lot line on the west. North of the retaining wall is a chain-link fence and a stone and brick retaining wall with a place concrete topping along the west lot line. At the north side of the building, another retaining wall of concrete masonry units (CMU) topped with a red brick wall intersects with the northeast corner of the building on the west and with the brick city sidewalk on the east and continues to the south as a CMU wall with a section of horse-wire fencing between metal posts behind it at the northeast edge of the property. A wrought-iron fence, likely historic, lines the south property boundary and turns north at the eastern boundary but does not continue the entire length of the east property line.



Walkway, stairs, and fence along west side of building

Landscaping: In the front yard, a single large tree grows on the west side. A hedge grows in front of the fence on the south side of the building, in front of the CMU wall and wire fence of the east side yard, and along the north retaining on the east side of the building. Part of the hedge at the north retaining wall on the east side of the building has become overgrown and blocks access to the door to the enclosed back porch on this side. A shrub is also growing at the corner of Auburn Avenue and Howell Street, inside the confines of the wrought iron fence

Architecture

Exterior

Overall Description

This frame, two-story house with attic and basement is a vernacular rendition of the Queen Anne style. Exterior Queen Anne features include irregular massing, a steeply-pitched, hipped roof with a lower, front-facing cross-gable over a two-story, cut-away bay, and a

broad front porch spanning nearly the entire width of the front façade. The building has a second cross gable on the west side, and two single-story rear extensions built over a basement foundation. One of the rear extensions has a shed roof, and the other one has a hipped roof.



Construction of basement,
north elevation



South elevation, showing
porch and embossed siding

Foundation: The foundation of the main part of the building appears to have been originally brick piers later infilled with CMU to create the basement space. The brick piers are expressed on the exterior of the building. The foundations of the building extensions on the northwest corner appear to be exclusively of CMU, but there are adjacent brick piers and the remains of another brick structure between the basement wall foundations of the two extensions that suggests an earlier configuration for this part of the building.

Cladding: The house is covered in several layers of cladding. The exterior layer is sheets of rigid, artificial masonry siding. This siding is embossed in two designs: one is beige-tone brick, and the other is gray and beige stone. The stone-embossed siding is installed only on the south elevation. The rest of the building is clad in brick-embossed siding except for the peak of the front cross-gable, which is clad in lapped siding. The pent roof of this gable is covered in brick-embossed siding. Beneath the beige and gray embossed siding is a layer of flexible red brick-embossed siding. This siding has a fiberboard substrate and is installed in rolls. In some places where the later siding has deteriorated, the red brick-embossed siding is the uppermost layer. The lowest and earliest layer of cladding is wood clapboard.

Roofing and Chimneys: Most roofs are covered in “French Method” composition shingles. The front porch roof is covered in composition shingles laid diagonally. A single brick chimney protrudes from the roof on the east side of the building.

Doors and Windows: All doors are wood unless noted otherwise. All windows are wood, but most of the window casings are covered by siding. Except where noted, all windows are vertical two-over-two double-hung sashes covered by screens in aluminum frames.

Finishes and Trim: All exterior wood and masonry except for the chimney is painted. Where they exist, corner boards are white enameled metal, but many of the original corner boards are covered with the embossed siding. The fascia and soffit of the boxed eaves are

covered with simple drop siding. Most window and door trim is covered by siding, but, where it is exposed, it is plain wood with little detailing.

Gutters: A half-round metal gutter is secured to the perimeter of the roof, with round downspouts at the corners of the building. The front porch and rear enclosed porches have modern aluminum, type "K 4" with rectangular downspouts. The downspouts of the gutter along the edge of the porch roof are aligned along the wrought-iron support panels on the southeast and southwest corners of the porch.

Exterior Lighting: A single ceramic light fixture with a bare bulb is mounted on the porch ceiling, centered in front of the entrance door to the first level. In the front stairwell access to the basement apartments, electrical conduit is surface-mounted to the ceiling and connected to a single, ceramic light fixture centered on the stairwell ceiling. A single metal light fixture with a jar-style glass globe is mounted on the wall and centered over the entrance door to the upstairs apartments and over the exterior door to the rear enclosed porches.

Special Features: Unless noted otherwise, all windows not protected by the front porch roof are protected by a metal canopy.

Front Porch

The foundation of the porch is brick, but the majority of this brick has been parged. Only the southeast corner and east side of the porch still show the original brick. The front porch is approached by stairs with cheekwalls but no handrails. The material of the porch steps appears to be concrete. However, the cheekwalls on either side of the steps are of CMU, parged and topped with concrete slabs, so the steps may also be parged CMU. The risers are of uneven height. The porch floor framing is wood supporting wood tongue-and-groove decking with a wood sill board. The supports for the porch roof header are wrought iron panels with scrollwork, and the balustrade surrounding the porch and the opening to the basement stairway are of the same material and design and are attached to the porch supports and the building. The porch ceiling is composed of panels with battens covering the



Front porch foundation, wood framing, and wrought-iron railing and porch supports



Front porch ceiling and light fixture



Entrance to basement apartment

seams. The soffit has metal vents inserted at regular intervals along the surface.

Basement Apartment Access – South Elevation

An opening in the porch framing and floor provides access to dog-leg stairs leading to the basement level. The stairs are of either formed concrete or parged CMU. Cheekwalls of formed concrete are provided along the upper run of stairs. Tubular steel fastened to one of the risers supports the porch floor from below where the porch floor is cut to accommodate the access to the basement. The lower walls of the stairwell are of plywood except where the original brick piers are expressed in the south elevation of the basement. It is not clear what the supports for the plywood walls are. The walls are recessed from the stairs on both sides to provide space for handrails. A handrail consisting of a board nailed to wood blocks attached to the plywood wall is provided on the north side of the lower run of stairs. The ceiling of the stairwell, which is the underside of the porch, is also of plywood.



Lower level of stairway to basement

Two doors access the basement apartments from the bottom of the stairwell. The door in the south elevation is covered with a wood screen door, but the door itself is secured with a plywood covering, so it is unclear what its material and configuration are. In the west elevation, the door is a three-panel door with six lights and no screen door. A window is located at the landing of the dog-leg, between two brick piers of the basement foundation. It is a three-part, jalousie-style window in an aluminum frame, covered by a screen in a wood frame.



Round window, south elevation

South Elevation

The south, or front, elevation has two doors and four windows on the first level, three windows on the second level, and a diamond-shaped wood attic vent with wood louvers in the front-facing cross-gable. The front door on the west side of the bay is a flush door with a diamond-shaped, single-pane light. It has a metal kick-plate, and is covered by a wrought-iron security door with a lock. The door has a single-pane, fixed transom above it. To the west of the door is a square, single-pane fixed-sash window without a screen. Three windows are located on the first floor bay on the east side of the house, one window on each face of the bay. The central window has a circular, single-pane fixed-sash and no screen. The windows on either side of the bay are narrow, with jalousies in the bottom sash and single panes in the top sash. The second door on this elevation provides entry on the west side of the building to the stairway leading to the



Entrance to upstairs apartment, south elevation

upstairs apartments. It is a three-panel door with six lights and no screen.

Two of the windows on the second story are located on the sides of the bay, and the third is centered on the south elevation to the west of the bay. The window west of the bay is a four-over-four double-hung sash. The windows in the bay are one-over-one double-hung sashes.

East Elevation

The first story windows all have iron security bars installed between the window sashes and the screens. The east elevation of the enclosed porch on the north side of the building contains only the four-panel entrance door to the porch. It is approached by a set of wood stairs with three steps and no handrails or stair skirts. The entrance to this door is blocked by overgrown bushes, so it is not clear whether there is a landing at the end of the steps.



East elevation

North Elevation

The north elevation has a single-story enclosed porch on the east side and a single-story addition on the west side, possibly also an enclosed porch. The basement wall is flush with these two additions to the north side, but the additions themselves are not flush with one another, and the western roof is higher than the eastern roof. The east enclosed porch has a shed roof with exposed rafters, and the west addition has a hipped roof with exposed rafters. The north elevation has two windows on the basement level, three windows on the first story, and two windows on the second story. None of the windows have canopies. The basement windows of the north elevation have six-over-six double-hung sashes with wood-framed screens. The screen of the west window is detached from the window and is resting on the ground, so it covers only the bottom part of the window. Both windows have iron security bars installed over the windows. The east window bars are installed in wood upper and lower rails and an iron center rail that are attached to the wood window frame with metal straps. The west window bars are installed in iron rails also secured to the wood window frame with metal straps. A board is nailed diagonally across the lower portion of the window between the screen and the security bars.



North elevation, showing cast iron sanitary piping on exterior

The east enclosed porch has two sets of side-by-side single pane windows covered by wood-framed screens. The west addition also has a set of side-by-side windows, but the

windows are not identical and do not have screens. The second story of the north elevation has a single window on the east end of the elevation and one on the north end. Neither window has screens. A cast-iron, hub-and-spigot waste and vent pipe is installed in the juncture of the walls of the enclosed porch and the west addition, with feeder pipes to it from the enclosed porch and the kitchens of the west addition and the basement. The pipe extends up the side of the west addition, through the roof structure, southwest across the roof, ending in a vertical vent stack on the roof of the west addition.

West Elevation

The basement level of the west elevation contains two windows and a door. The door opening is located at the north end of the cross-gabled bay. It is protected by a metal canopy like those over the windows. The sidewalk on the west side of the house has a finished elevation higher than the finished elevation of the floor of the basement, so the door is not expressed at full height on the exterior: the lower part of the door is blocked by the sidewalk. Electrical conduit runs above the door opening to a light fixture base with no light. The windows are on either side of the door. The north window on the basement level is located in the south end of the west addition. It is a vertical three-over-six double-hung window with no canopy. The screen for this window is not attached to it, but is sitting on the ground and covers only the lower part of the window. The south window is located in the south end of what was formerly the cross-gabled bay. The stairs from the front yard to the west sidewalk partially cover the casing of this window, which is a four-pane window with no canopy. A screen that is too tall for the window has been fixed over the window opening between the concrete stair and the window casing, indicating that this window may not be a fixed window.

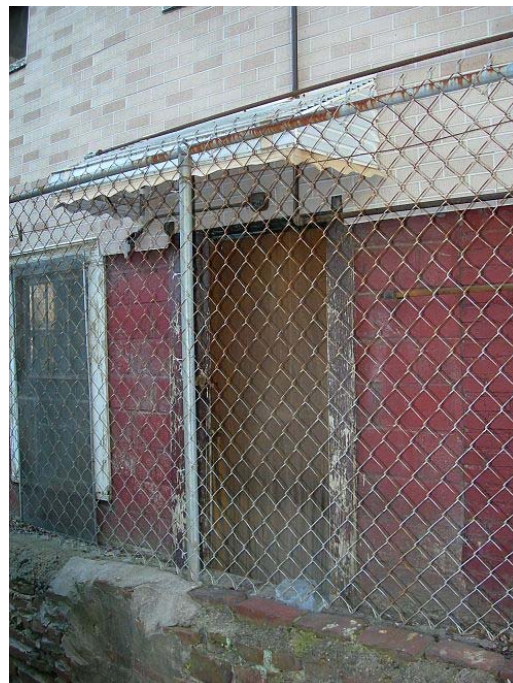
The first story of the west elevation has three windows. A square, single-pane, fixed-sash



Windows on west addition, north elevation



West elevation



West door to north basement apartment

window with no canopy or screen is centered on the west elevation of the west addition, and another square window opening with a sash with four panes and no screen or canopy is located above the basement window on the south side of the west elevation. This window is too narrow for the opening, which has been closed on one side with lumber. Both square windows have a wood sill and narrow aluminum casing on three sides to secure the siding around them. The third window of the first story is located above the basement door. The second story of the west elevation has four windows. Three of the four windows are located in the cross-gable bay. The northern window has a narrow, one-over-one double-hung sash. The central window has a six-over-six double-hung sash, and the southern window has a two-over-one double-hung sash. The fourth window is located on the west elevation above the access stairs to the second level apartments. Two cast iron hub-and-spigot waste and vent pipes are installed on the west elevation, one on the south end of the cross-gable bay and one north of the square window in the west elevation of the west addition.



Roof of addition for stairway access to second floor apartments, with vent stack

Interior

Building Arrangement

The interior of this building is divided into several living units. The first floor retains a significant amount of its original configuration, although it has lost some of its integrity due to deterioration and past inappropriate modifications. The second floor also reflects several different eras of use and resulting modification. The basement has been divided into several apartment units, but, due to the advanced state of deterioration in this area of the house, it is difficult to determine where one unit ends and another begins.

Due to the greatly varied state of finishes and floor plan modifications that exist in the house this report will not attempt to describe each room in detail, as its purpose is to identify areas requiring stabilization. As previously mentioned, it is strongly recommended that a Historic Structure Report be completed for this building in order to gain a full understanding of how the building evolved over time and what remaining finishes reflect the historic condition.

Floors

The floors finishes vary throughout the house, and include tongue-and-groove wood flooring, vinyl tile and roll vinyl coverings, floor cloths, and carpet.

Walls, Ceilings, and Trim

The walls and ceilings throughout the building are a mixture of plaster on lath and gypsum board. There are some beaded board wall finishes, as well. Wood trim (baseboards, crown molding, window and door trim) varies in size throughout the buildings reflecting the many modifications to the house.

Doors and Windows

Interior door types include ten-light French style, five and six panel (horizontal panels), four panel stile and rail (Latin cross type), and flush. All hardware appears original to the era in which the door was installed. See Exterior Door and Windows descriptions for information on these features.

Light Fixtures

The light fixtures consist of surface mounted ceramic, single-bulb fixtures with exposed conduit.

Special Features

There are several fireplaces in the house. They all feature wood mantelpieces and masonry/glazed tile chimney cheeks, masonry fireboxes, stone hearths and iron firebox covers. The design and inclusiveness of these features varies among the fireplaces.

Mechanical Systems

Water: Most water piping is galvanized steel, but there is some copper supply pipe close to fixtures in bathrooms. All kitchens have galvanized steel hot and cold water supply lines. Galvanized steel waterlines are surface-mounted and exposed in the basement. They are also surface-mounted from the ground floor kitchen to the second floor bathroom and in the second floor kitchen. In the second floor bathroom, copper lines tap off the galvanized steel hot and cold water lines to the bathtub to supply the sink. A gas-fired, 40-gallon Mor-Flo water heater is located in the basement, with a vent flue exposed along the ceiling.



Typical water supply lines

Gas: Gas mains are 1" black steel and are surface-mounted and exposed in the basement. Kitchens are supplied with black steel gas mains with gas cocks for the stoves except for the basement apartment kitchen, which has a galvanized steel gas pipe with gas cock. Copper gas pipes tap into the gas mains in the basement to feed space heaters. Gas cocks are located next to fireplaces and in basement apartment rooms.

Heating, ventilating, and air conditioning (HVAC): There is no central air conditioning system in this building. Heating was supplied by gas-fired space heaters.

Plumbing and fixtures: Waste and vent piping is a combination of cast iron hub-and-spigot type and PVC pipe. The PVC pipe is located close to fixtures, and the cast-iron sanitary pipe is exposed and surface-mounted in the basement. Some cast-iron sanitary piping is surface-mounted in the ground-floor kitchen and exposed on the exterior of the building.



Kitchen sink in first-floor apartment

The ground floor kitchen sink is enameled cast-iron with an integral drain board and two single lever faucets. The PVC p-trap for this sink is connected to galvanized steel pipe that runs to the waste stack exposed on the exterior of the building. The second floor kitchen sink is a single, enameled cast iron counter-top sink with a swing-type faucet with no handles. The PVC p-trap for this sink is connected to the cast-iron hub and spigot waste line with a rubber coupling. One basement apartment kitchen sink is an enameled cast-iron countertop sink with a hose bibb faucet and a clear, flexible plastic hose used as a drain pipe. The other basement apartment kitchen sink is a single-compartment, enameled cast iron, rim-type corner sink with exposed galvanized steel supply pipes, hose bibb faucet, and cast-iron drain pipe exposed along the floor from the drain.

Bathtubs are footed, porcelain-enameled cast iron. There are no bathtubs in the basement apartment units. The ground floor bathroom sink is wall-hung, enameled cast iron with gooseneck type faucets. The second floor bathroom sink is wall-hung, vitreous china with a single-handle faucet. The basement apartment bathroom sink is a wall-hung style with make-shift hose bibb faucets and a chrome-plated p-trap tied into a galvanized pipe connected to a PVC fitting connected to old cast iron pipe exposed along the wall. The second floor toilet is a floor-mounted, round-front tank type. The 4" cast iron hub and spigot waste line for the upstairs bathroom is surface-mounted in one corner of the room. Both of the basement apartment toilets are tank-type with round bowls. Both have exposed cast-iron waste and vent lines along the walls. Exposed galvanized and copper water pipes supply the elevated toilet in the basement apartment on the north side of the building.



Typical footed tub in bathrooms

Existing Conditions

Site Observations

- Along the west side of the house, adjacent to the stairs to the upper level, the concrete sidewalk slopes down and then slopes back up to the stair, which could cause ponding.
- On the west corner of the house, the sidewalk slopes toward the street to provide proper drainage.
- The sidewalk on west side of building at the lower level is elevated above the finished floor of basement. It is sloped slightly away from the building, but moisture can be trapped between the sidewalk and the building.
- Stairs on west side of the house from the upper front yard to the lower level have risers of different heights and no handrail. The first to third stairs from the top show significant stress cracks. The pier of the bottom of the stair is outboard of the wall at the top and inboard at the bottom, indicating shifting.
- A single picket remains at the top of the stairs on the west side of the house.
- The sidewalk from the bottom of the west stairs along the west side of the house and the ground north of the house slope to the northwest corner of the lot, but the height of the retaining wall on the west lot line does not allow the site to drain.
- The east side yard allows proper drainage away from the house.
- The retaining wall of stone and red brick at the west lot line is starting to push outward, probably due to roots growing into the wall. The mortar in this wall is significantly deteriorated.
- The ground north of the building is littered with broken glass.



Growing tree has heaved the concrete sidewalk in the front yard

Architectural Observations

Exterior

- Roof is in fairly good condition.
- Valley flashing on main roof is completely rusted.
- Main roof gutter is 5" half-round, mostly rusted. About 10% of the gutter is salvageable. The northeast downspout and corner of gutter are missing.
- Flashing at chimney appears to be weather tight.
- Roof is laid over plywood sheathing; there is no previous roofing under the existing roof.



Porch soffit, vent, and gutter

- Fascia is in good condition on east elevation; caulk is missing and paint is deteriorated on about 5% of the fascia, at corners.
- About 10 lf of fascia at the gable end of the west elevation is deteriorated.
- Fascia on the porch on the west elevation has rotted where it meets the wall on the east side.
- Siding is rigid artificial masonry siding over flexible artificial masonry roll siding over clapboard. The rigid siding is deteriorating and missing on parts of the north elevation and above the porch on the south elevation.
- Rigid artificial masonry siding on the south elevation is in good condition; some of the wire lath on which it is installed is bent.
- Stepped flashing is not present at the northeast addition, except at the rear addition transition, but it is not flashed under the siding.
- Flashing at the roof/wall transition is placed under the flexible siding. The rigid siding is missing where flashing ties into wall.
- Front stair addition has stepped flashing inserted under the rigid siding.
- Wall/roof transition flashing is inserted under rigid siding.
- There is no gutter on the front stair addition.
- Gutters on additions and porch are modern aluminum, type "K 4" with rectangular downspouts
- Rigid artificial masonry siding covers the trim on the east elevation.
- The porch flooring on the south elevation is severely deteriorated and paint finish is in poor condition.
- Many of the handrails are separated from wall.
- The front door (south elevation) is not original.
- The door to the rear addition does not close; it is warped and split.
- The door to the basement on the west elevation is delaminating.
- The door on the west side of the south elevation is missing bottom panels.
- The door on the south elevation to the basement apartment does not close.
- Awnings are present on all windows on east and west elevations, and flashing is nailed on top of the rigid artificial masonry siding; no sealant is present
- All windowsills on east elevation and the second floor west elevation are rotted, and sashes and jambs need putty and paint. Sills do not project properly due to thickness of the layers of sidings.



Artificial masonry siding



Front door to downstairs apartment

- The bottom sash on the east window of the north elevation, second floor, is missing.
- The window sashes of the first floor windows on the north elevation and the north window on the west elevation are missing.
- The fixed window on the west elevation, south side, has a hinged sash missing one pane.
- Putty of basement windows on the north elevation is missing, and paint finish is severely deteriorated.
- Paint finish on the gas and cast iron soil pipe exposed on the exterior at the west elevation is in poor condition.

Interior

- Paint finish on the entire interior is damaged, peeling, or entirely missing.
- Entry, 1st floor: Plaster is cracking, baseboard is deteriorated, and front door jamb is damaged.
- Living, 1st floor: Plaster walls are cracked; ceiling has gypsum wall board over plaster, both have extensive (50%) areas missing; floor has rotten boards near the east wall; hearth has collapsed.
- Hall, 1st floor: Finish coat of plaster is in poor condition; door knob is missing and door is damaged; gypsum wall board ceiling is deteriorated.
- West Bedroom, 1st floor: Hole under the stairs; door is missing a lockset; plaster is cracking.
- North Bedroom, 1st floor: Ceiling is gypsum wall board; plaster walls are cracking and some plaster is missing; floor is patched near the east wall; hearth is cracked; mantel is out of plumb; west door is missing upper rail and both upper panels; east door to north porch is nailed shut; west door to north porch is fixed in place and siding has been applied to the other side of the wall, so the door goes nowhere.
- Bathroom, 1st floor: Plaster is cracking; there are holes in the gypsum wall board; the floor slopes.
- Kitchen, 1st floor: Sink is present; there is exposed piping in the back half of the addition, finish coat of plaster is in poor condition; windows are rotted.
- Back Hall, 1st floor: Wall has been added and floor patched; plaster unevenly applied.
- Hall, 2nd floor: Walls are not original; ceiling is gypsum wall board; doors, casing, and trim are not original.
- Front East Bedroom, 2nd floor: gypsum wall board on ceiling; plaster wall is cracking;



Entry foyer, first floor apartment



First floor fireplace

hearth patched; no knobs on doors; mantel out of plumb.

- Front West Bedroom, 2nd floor: gypsum wall board on ceiling; plaster wall is cracked; door casing is damaged; south window casing is not original; west window bottom sash is rotted and the top corner blocks are broken.
- Rear Bedroom, 2nd floor: There are damaged areas in the gypsum wall board ceiling and plaster walls; hearth is patched; mantel pulling away from wall; fireplace is blocked off; closet door lockset is not original; closet plaster is cracked; base molding in closet is damaged; pass-through door to south bedroom has been covered over; trim is missing; approximately 12 lf of base on north wall has rotted; north window top sash is missing; east window corner blocks are cracked.



First floor bathroom

- Kitchen, 2nd floor: Plaster and gypsum wall board walls and ceiling have damaged areas.
- Bathroom, 2nd floor: Plaster behind sink has holes and cracks.
- Southeast room, basement: Ceiling wood panels are damaged; walls of wood paneling and gypsum wallboard on wood studs has water damage; concrete floor is cracked and uneven.
- Southwest room, basement: Ceiling wood panels are damaged; the outer walls are finished with wood paneling and gypsum wall board on wood studs and exhibit varying levels of water damage; concrete floor is cracked and uneven.
- Hall, basement: CMU walls.
- Northeast room, basement: Ceiling wood panels are damaged; the outer walls are finished with wood paneling and gypsum wall board on wood studs and exhibit varying levels of water damage; concrete floor is cracked and uneven.
- Northwest room, basement: Ceiling wood panels are damaged; the outer walls are finished with wood paneling and gypsum wall board on wood studs and exhibit varying levels of water damage; concrete floor is cracked and uneven.



Typical trim and finishes

Structural Observations

- Overall, roof members appear to be in good condition; some bracing appears to have been added to the original roof structure.
- New roof decking is apparent.
- There are holes through the front gable end wall in the roof area.
- Foundation walls are CMU and brick, with no stress cracks visible, but mortar is deteriorated.
- There is separation of brick around the window at the basement level at the north end of the house.
- Approach stairs to the downstairs front apartments have concrete stairs with no visible cracking, but the lower set of risers does not fill the space from wall to wall, allowing debris to collect in the gap.
- The upper stair shaft to the downstairs front apartments is stable. There is some mortar deterioration in the pier supporting the porch floor at the opening to the stairs.
- Both walls on the sides of the lower sets of stairs are stud walls, so water collecting in the gaps could cause rotting. The left side wall has a significant lean.
- The bottom door to the basement apartment has been sprung from its hinges and will not close completely.
- Floor joists visible in the basement appear to be in good condition, but there is visible bowing toward the center in the north basement room. There is bridging between the joists down the midspan of the joists.
- Joists for the back porch floor visible in the basement are notched and appear to have been worn; they are less stable than the other joists.
- Front porch steps show wear and concrete spalling. There is no visible stress cracking, just cracking in the finish.
- The east support wall of the front porch shows stress cracking.
- Front porch shows deterioration above support point on the east side.
- Southwest corner of the front porch shows dipping and sagging.
- Porch handrail is stable to lateral force, but the handrail on the east side is missing vertical members.



Access stairs to basement apartment, south side of building



Tubular steel support of front porch at basement access

- The porch handrail above the basement stair is no longer attached to the wall of the building at the southeast corner.
- The first floor floorboards observed from the basement appear to be deflecting significantly, possibly due to the bearing of the fireplace on this area.
- In the entry hall, 1st floor, there are large stress cracks through the east, south, and west walls. All walls appear to be bowing inward. The cracking of the ceiling may be due to bowing joists above.
- There is no significant damage in the back hall, lower level.
- The base plate for the east wall in the front first floor parlor has been removed from the supporting wall.
- The floor of the front parlor, lower level, is uneven and bowing.
- Joists above the ceiling in the front parlor, lower level, appear to be 2x6 rough-sawn lumber.
- The fireplace in the front parlor, lower level, is subsiding. It shows significant brick separation, and may not be supported from below.
- Wall on the east side of the front parlor, lower level, appears to be separating from the floor in the area of the window.
- The shaft in the northwest corner of the west bedroom, lower level, was formerly a stairway to the second level.
- Bowing and separation is apparent in the floor boards of the west bedroom, lower level.
- The fireplace in the east bedroom, lower level, appears to be subsiding backwards, and separating from the wall.
- The east wall of the east bedroom, lower level, appears to be separating from the floor.
- Studs visible in the bathroom, lower level, appear to be in good condition.
- The west wall of the lower level bathroom is bowing toward the room.
- The windowsill in the lower level bathroom is uneven. It does not appear to be properly supported.
- The floor slopes to the northwest in the rear utility room on the lower level.
- There is possible joist and stud damage to the rear utility room on the lower level when additional pipes were installed.
- In the rear utility room on the lower level, the modification to the beam appears to be of poor construction and possibly unstable.



Typical trim and finishes, back hall, first floor apartment



First floor room with added stairway to second floor

- In lower level back hall, the floor slopes toward the door. There is a large hole and unstable floor boards near the door. The floor joist beneath the hole is cracking and no longer attached at the support points.
- Exposed roof rafters of the enclosed back porch appear to be in fair condition, showing a good amount of wear.
- Siding in the enclosed back porch is missing adjacent to the door. Exposed studs show evidence of moisture penetration.
- Additional plywood sheathing has been nailed to the floor at the transition between the hall at the first level and the enclosed back porch; the floor may have significant damage below.
- The enclosed stairs to the second floor have bouncy treads with a slight bend, and the riser of the bottom stair is broken and missing.
- Plaster on walls of the enclosed stairs to the second floor is damaged, but damage does not appear to be structural.
- Landing of enclosed stairs to the second floor appears to have structural stability.
- Overall, the upper level main hall is in good structural condition, with only one loose board in the center of the hall floor.
- The floor boards in the southwest bedroom in the upper level appear to be rotting. The floor cover is pulled up, but if it is pulled, the floor boards come up with it.
- The floor of the southeast bedroom, upper level, slopes south toward the front of the house, and there are moisture spots visible on the floor near the east windows.
- In the southeast bedroom, upper level, the floor boards are very soft above a hole just to the right of the fireplace.
- Stress cracking in the plaster above the fireplace in the southeast bedroom, upper level, is not as significant as the cracking in the room below, but the fireplace is showing a little separation from the wall. There is a stress crack the full height of the wall in the closet.
- Floor boards are rotted in front of north



Enclosed back porch, looking east



Stairs from second floor apartment to ground level

window in northeast bedroom, upper level.

- There is stress cracking in the south wall of the northeast bedroom, upper level; the remainder of the walls appears in good structural condition.
- The fireplace in the northeast bedroom, upper level, is separating from the wall; the entire base of the fireplace is cracked, with vertical cracks running up the face of the fireplace.
- The closet in the northeast bedroom, upper level, has a large stress crack across the ceiling and down the corner.
- The middle west sitting room, upper level, appears to be in fair condition, with no large structural stress cracks.
- The upper level bathroom has smoke and fire damage in the sink area.
- There are loose floor boards just beyond the threshold in the upper level bathroom.



Stress crack in upstairs bathroom

- The upper level bathroom has a hatch through the ceiling just inside the sink room.
- There is stress cracking up the wall where the toilet is located in the upper level bathroom, possibly due to the sink being attached to this wall. There are no other stress cracks visible in this room, and the floor is fairly stable.
- Studs visible behind the sink in the upper level bathroom appear to be in good condition.



Front room in downstairs basement apartment

- Cracking is visible in wall around large pipe through the ceiling of the upper level bathroom. Installation of this pipe may have caused joist damage.
- Basement floor is slab on grade, with no visible stress cracking, only normal wear. However, a sinkhole is visible in the front east apartment beneath the carpet, and there are a number of mushy places in the slab in this area.
- In the front west basement apartment, improper drainage has occurred due the door not being able to close and no method of drainage at the bottom of the front basement access stair. This has caused a mud pit to accumulate in this apartment.
- North room and west side room in basement have interior stud walls that appear to be in good condition.

- A makeshift copper tube column was added in the north basement room to support the back porch above when the floor joists for the porch were cut; it is not firmly attached to the ground.
- Column near the entrance to the west side room in the basement is offset from its support and does not appear to have been properly attached.
- Bathroom platform in west side room appears to be stable.
- The joint between the pier and the CMU in the connecting hall in the basement is not tight; light is visible through the crack.
- The studs in the west wall of the front east basement apartment appear to be pushed out, and the gypsum wall board is completely bent forward. The visible stress in the wall could possibly be caused by the shifting stud wall above. (Stud wall along the east side of the house is pushing off of the foundation wall.) The retaining wall behind this wall could also be cracking and pushing this wall forward.
- Studs, where visible in the front east basement apartment, are in good condition.
- Moisture is rising in the wall of the front west basement apartment, and areas of moisture are also coming down the wall. Black mold was noted along the bottom portion of the wall.
- There is significant wall cracking in the exterior wall of the bathroom that serves the two front basement apartments. Bricks in the wall are uneven and appear to be dislocating.
- There is no visible wall cracking or ceiling deflection in the utility area of the basement.



Downstairs basement bathroom



Mud pit and mold accumulating in basement



Water pipes, electrical conduit, and sanitary sewer piping surface mounted on the exterior, west elevation

Mechanical Observations

- Gas pipe on exterior of the house is rusted and pitted.
- There are two yard hydrants, one without a handle next to the doorway to the upstairs apartment.

- Water piping throughout the building is a combination of galvanized, PVC, and copper piping. Some of the galvanized pipe is exposed on the exterior and the interior of the building.
- The floor-mounted, tank-type toilet in the upstairs bathroom is in poor condition.
- One of the tank-type toilets in the basement is not operable and has a broken tank lid and seat.
- One of the wall-hung sinks in the basement has make-shift hose bibb faucets, with a chrome-plated P-trap tied into a galvanized pipe connected to a PVC fitting connected to the old cast iron pipe exposed along the wall.

Fire Protection Observations

- There is no fire protection system installed in this building.

Electrical Observations

- All wiring and receptacles are currently surface-mounted. Wiring does not meet code.
- The main service panel is deteriorated. Although currently subdivided into a multi-family dwelling, one panel should be sufficient for the entire building.

Treatment Recommendations for Preservation

Due to the significantly deteriorated state of this building, it is recommended that treatment of the deteriorating factors be undertaken as soon as possible. If left to continued deterioration, the building will suffer a loss of architectural and structural integrity. Completion of a Historic Structure Report followed by treatments appropriate to the historic and architectural character of the building should be undertaken in the near future.

The following stabilization treatments are recommended for the immediate future:

Site

- No recommendations.

Architectural

Exterior

- Replace rusted galvanized roof flashing
- Replace half-round roof gutter where missing or damaged.
- Repair fascia where needed (about 5%)
- Install temporary coverings over deteriorated siding, missing and damaged windows and sashes, missing and damaged soffits, fascia, and cornerboards, and exterior exposed structural members wherever necessary to protect the integrity of the exterior envelope. Retain the asphalt composition board (ACB) siding that is currently laid over earlier installations of asphalt composition siding (ACS) and clapboard siding. Install covering so as not to damage this siding. Do not attempt to replace deteriorated materials or features with new until more information has been learned through a Historic Structure Report.
- Repair and repaint front porch floor (repair about 10%) as necessary to provide a safe walking surface.
- Remove debris from exterior concrete stairs to basement apartments.

Interior

- Repair window sashes where rotted and moisture penetration is evident
- Repair front door jamb to ensure building security.
- Repoint and fill gaps in basement wall between piers and CMU infill wall along east side of building to prevent moisture infiltration.
- Cover any holes in floorboards with plywood as a temporary barrier and to provide a safe walking surface.
- Ensure all windows are securely closed.

Structural

Exterior

- Provide temporary shoring at the exterior of the home on the east side to prevent any further separation of the wall from the base plate.

Interior

Main Floor Apartment

- Provide temporary shoring of the fireplace in the front parlor to prevent additional subsidence and separation of the decking below the fireplace. Ensure

that any repairs made are temporary and result in as little damage to the historic fabric as possible.

- Provide temporary shoring at the back hall joists, where they have been cut and replaced with CMU, to ensure adequate support until further investigation on the property can be undertaken.

Upper Floor Apartments

- Install plywood over the hole in the floorboards in the southeast bedroom to provide a safe walking surface.

Basement Apartments

- Black mold was evident at the time of inspection and should not be aerated. Proper mold remediation should take place before any work is performed in the basement.
- Install temporary bracing for the joists/beams above the column adjacent to the east basement entrance to help offset the load on this column and provide structural stability for the building above.
- Provide additional sealant at the joint between the pier and the built-up CMU wall in the hall between the north and south apartments to prevent moisture penetration into the basement.
- Seal the entrance and open roof of the south access stairs to the basement apartments with plywood and a moisture barrier to prevent ponding of water and accumulation of mud and debris in this stairwell and the adjacent basement apartments.
- Stabilize the wall in the basement bathroom by repairing and repointing the brick and stone where it has separated.

Mechanical

- No recommendations.

Fire Protection

- No recommendations.

Electrical

- No recommendations.

54 HOWELL STREET / APARTMENT HOUSE



Background History

This building was constructed about 1931 on the north half of the lot for 530 Auburn Avenue. It was constructed as a four-unit apartment building, but the National Park Service combined the downstairs units into one apartment when it rehabilitated the building in 1993.

Property Description

Site

Yard: The building sits on a narrow lot at the corner of Howell Street and Old Wheat Street, facing east on Howell Street. The lot is level only at the sidewalk, and then drops steeply to the west. The building occupies almost the entire buildable area of the lot. The portion of the lot not covered by the building footprint is generally bare dirt, with a small amount of grassed area on the north side.

Sidewalks and Stairways: The steps of the front porch directly access the brick city sidewalk. The western brick edge of the sidewalk is ragged at the corner of Howell Street and Old Wheat Street, and the bricks are not secured to a base, possibly indicating that reconstruction of the sidewalk is still in progress.

Walls and Fences: The remnants of a concrete masonry unit (CMU) wall stretches from the northwest corner of the building to the granite curb at Old Wheat Street. A stone and brick retaining wall with a chain-link fence installed on the east side of the wall defines the western lot line between this property and 526 Auburn Avenue to the west.

Landscaping: Hedges are planted between the chain link fence and the building, growing to a height of approximately six feet above the stone and brick retaining wall. The lot on the south elevation of the building consists of only the few feet between the foundation of this building and that of 530 Auburn Avenue. Due to the steep grade and constant shadow,

grass does not grow on the south side of the building, and the ground is littered with random debris and broken glass and bricks.



Eastern first floor entrance to staircase to second floor

Architecture

Exterior

Overall Description

This frame, two-story vernacular apartment building with attic and crawlspace has a regular massed plan two units deep with an end-gabled roof, a projecting double front porch, and a projecting double back porch, partly enclosed. Both porches have shed roofs. The building has simple Craftsman-style exterior detailing in the broad roof overhang supported by false brackets, the exposed rafter tails of the gabled roof and exposed rafters and purlins of the rear porch, the full-height masonry porch supports, and the wide, simple casing of the windows and doors.

Foundation: The foundation is a continuous base of rough-cut coursed ashlar stone topped by red brick. However, the north foundation wall is composed entirely of the rough-cut ashlar stone, and the west wall appears to be brick piers

mounted on the rough-cut ashlar stone base instead of a continuous foundation. Between these piers, wooden access hatches on wood frames have been installed to enclose the crawlspace beneath the building. Due to the slope of the site, the crawlspace is deeper at the west end, allowing easier access to storage areas and utilities. The rear porches are supported on red brick piers, between which have been installed panels of wooden, diamond-shaped lattice. The foundation of the front porch is parged red brick, and parging has also been applied to the east surface of the main brick foundation to present a smooth appearance matching the porch foundation.

Cladding: The building is covered in simple drop siding, and the soffits and front porch ceilings are covered in double-bead board.

Roofing and Chimneys: All roofs are gray French Method shingles. Two parged brick chimneys protrude from the roof just east of and parallel to the ridgeline.

Doors and Windows: Unless noted otherwise, all exterior doors are horizontal three-panel wood doors with four lights and screen doors. All screen doors are wood with simple metal door pulls. Unless noted otherwise, all windows have six-over-six, double-hung wood sashes with simple, wide casing and screens. All window screens are top-hinged, canopy style screens in wood frames.

Finishes and Trim: All wood and concrete surfaces are painted. Masonry surfaces are not painted. All window and door casing, soffits, and fascia are plain wood with little detailing.

Gutters: A half-round gutter spans the front of the porch, with round downspouts centered on and affixed to the brick columns at each end of the porch.

Exterior Light Fixtures: A “coach-style” lamp is mounted at the top of the casing between each of the double windows on the first floor east elevation. Lamps are also mounted on the casing of the second-story double windows on the east elevation. On the west elevation, two lights with white globes are surface-mounted to the lower porch ceilings, one light for each living unit, and the upper porch has wall-mounted lights with glass “jar” globes secured to the wall, one next to each door.

Front Porch

The porch is approached directly from the city sidewalk by a wide formed concrete stair. The porch floor is also concrete, and the porch ceiling on both levels is double beaded tongue-and-groove boards. The shed roof of the front porch is supported by four full-height brick columns. Boxed beams supporting the second story porch floor span between the columns and the building below the ceiling level of the first floor porch. There are no corresponding beams on the second floor porch ceiling. The balustrades on both porches are identical. The balustrades are attached to end boards secured to the brick columns and the building wall. The bottom rails of the first story balustrades on the east side of the porch are supported at the center point by a triangular block of wood. The second story porch does not have these support blocks.



Front porch

East Elevation

The first story of the east elevation of the building has two double windows and three doors, one double window and door serving each of what were formerly two units, and a central door providing access to the upstairs units. The central door does not have a screen door. The doors to the downstairs units are located on either side of the upstairs unit entrance, with the double windows next to them. The entrance to the upper level protrudes onto the porch, and the first step of the stairs to the upper level is the threshold of the door. Two black metal envelope-sized mailboxes and one larger mailbox box with a lock, are mounted on the south exterior wall of the upstairs entrance. The second story doors and windows mimic those of the first story in arrangement and location except that



North and east elevations

there is no central door. The gas meter is installed on this elevation, located next to the building wall south of the front porch.

North Elevation

The north elevation has two windows on each level. The windows are identical in size except for the west window on the first story, which is shorter than the other three. There is a small, horizontal, rectangular, wood-framed attic vent in the peak of the gable.

West Elevation

The west elevation of the building is dominated by the partly-enclosed back porches on both levels. The upper porch extends farther to the south than the lower porch, so the floor of the upper porch provides weather protection for the door from the lower porch to the back of the building. The back porch is completely enclosed on the north end of the first story and has a single window with a four-over-four double-hung sash on the west elevation of the enclosed portion. A screen door with a simple metal door pull and two slide locks opens on the south elevation of the porch to wood stairs leading to ground level. The rest of the first floor back porch is sided on both the interior and the exterior of the lower half, with the framing expressed on the interior, and screened on the upper half. The upper level of the back porch is sided in the same way on the lower half and screened on the upper half, including in the gable of the shed roof on either side. The upper porch also has a dividing wall between the porch for each unit which is composed of siding topped with screen identical to the rest of the porch walls. The headers, rafters, and purlins are exposed on both the upper and lower porches, and both porch floors are wood. The first story porch roof decking is composed of plain tongue-and-groove boards. The second story porch roof decking is composed of what appears to be tongue-and-groove beaded boards, though the boards are so heavily painted that it obscures a clear view of them.



West elevation



South elevation of first floor porch on west elevation

The west elevation has four windows and three doors. The windows are identical in size except for the northernmost window, which is shorter than the others and matches the shorter window on the north elevation. All the doors open on the back porch. The central door opens to stairs leading to the second story units. Because the threshold for this door is the tread of the first step in the flight of stairs, the door opening is raised above the finished floor of the porch. This central door is a double-leaf "French" door with a single recessed

panel below a long panel of diamond-shaped panes in each leaf. The door hardware on this door is older, but does not appear to be original.

South Elevation

The south elevation has two windows each on the first and second stories and one window in the basement level. There is a horizontal, rectangular attic vent framed in wood at the peak of the gable in this end of the building. The basement-level window is a six-light, fixed-sash window located in the east half of the south elevation. The sill is a single cut stone. East of the window is a vent opening in which is inserted a metal grille. Between the window and the vent is an opening that appears to be a dryer vent, with silver-papered flexible duct protruding from the opening. The lightning grounding protection is also installed here, with the rod protruding from the ground west of the window, connected to several grounding wires that run up the south elevation.

Interior

Building Arrangement

The interior of the building is divided into one apartment unit on the first floor and two apartments on the second floor. This configuration is a modification from the original design. Originally, the first floor was divided into two units like those on the second floor. The entire interior has been modified to serve as temporary housing for National Park Service staff. Therefore, the existing floor plan of the first floor is not the historic configuration of the building.

The first floor apartment can be accessed from the east and west porches, the east being the primary entrance. Three of the original openings to the north and south apartments were retained when the two units were converted into one. The interior layout consists of a den, bathroom, and two bedrooms on the south side and a living room, dining room, kitchen, and laundry room on the north side. The laundry room has been created in the north end of the west porch. The original north door to the west porch was removed when the laundry room was created.

The second floor apartment can also be accessed from the east and west porches. From the east, stairs lead from the first floor porch to a landing. From this landing there are two doors to the second floor apartments, one to the south and one to the north. Each apartment has a living room, bathroom, bedroom, and kitchen. Mirror images of one another, these apartments may retain their original



Basement vent grille in south elevation



First floor apartment living room



First floor porch on west elevation

configuration. Doors lead from each of the kitchen units out onto the back screened-in porch, which has a dividing wall separating the units.

Floors

The floor finishes are wall-to-wall carpet and vinyl tile. They are not original to the building.

Walls, Ceilings, and Trim

Most of the walls and ceilings are gypsum board. In discreet locations, beaded board finishes have been retained. The trim is wood. Some of the trim appears to be original to the building. However, most of the trim in the first floor apartment is new, added when the floor was redesigned into one apartment.

Doors and Windows

The interior doors types consist of two panel, stile and rail wood doors and louvered bifold doors. The louvered doors are replacements. However, it is possible some of the wood doors are original to the building. See Exterior Door and Windows descriptions for information on these features.

Light Fixtures

The light fixture types include ceiling mounted tube fluorescent lighting, chandeliers, and fan/light combinations. All of the interior light fixtures are modern replacements.

Special Features

In the first floor apartment dining room there is a built in bookshelf/cabinet on the south wall. This bookshelf appears to be original to the building.



Built-in bookshelf in dining room

Mechanical Systems

Water: A 40-gallon Rheem water heater is located in the first floor laundry room.

Gas: Gas piping is 1 1/4" black steel painted gray where exposed.

Heating, ventilating, and air conditioning (HVAC): This building has a central HVAC system with floor registers in the downstairs apartment and most supply and return grilles in the ceilings of the upstairs apartments. Return grilles are located in the walls at floor level in the upstairs apartment C. Three Lenox condensing units are located under the rear porch.

Plumbing and fixtures: All kitchen sinks are single compartment stainless-steel. All bathtubs are enameled cast-iron lay-in style tubs with "crystal" knob controls. All toilets are American Standard tank-type with elongated bowls and a flexible wire supply line connected to an angle stop. The bathroom sink in the first floor bathroom is an oval molded Corian counter-top style with a single-lever faucet. The bathroom sink in Unit C is oval vitreous china counter-top style with a center-set faucet and "crystal" knob controls. The p-trap is PVC. The bathroom sink in Unit D is molded oval cultured marble with a center-set gooseneck faucet and lever handles.

Existing Conditions

Site Observations

- The sidewalk in front of the house is red brick. The spaces between the bricks will allow drainage of the sidewalk and prevent ponding around the front of the house.
- The ground on the north and south sides of the building slopes steeply toward the rear of the building, providing positive drainage
- The back side of the lot slopes slightly away from the building. All the HVAC units are located in this area, which may cause problems in periods of heavy rain.

Architectural Observations

Exterior

- Overall, the roof is in good shape.
- The porch roof decking at the second story is rotten.
- Paint finishes on downspouts is deteriorated.
- The bottom elbow of the downspout at the northeast corner at the porch does not match the rest of the downspouts.
- The eastern porch roof has rotted decking at eave.
- The fascia of the second story porch on the east side of the building has deteriorated, showing evidence of rot.
- The parging on the brick porch foundation has spalled.
- The paint on the exterior walls shows minor deterioration.
- The paint on the underside of the second story west porch roof is peeling. Some of the deck boards are deteriorated.
- The paint on the second story east porch floor is deteriorated.
- The paint on the exterior apartment doors on the first story, west porch, is deteriorated.
- The paint on the window trim on the west porch and the window sashes, frames and trim on the south side of the building is deteriorated.
- The glazing putty and paint on the second story windows on the east side of the building is deteriorated.
- The paint on the soffit and fascia on north side of the building is deteriorated.
- The door screen at the second story east porch is torn.
- Approximately four linear feet of siding on west side is deteriorated.
- The plywood soffit and fascia on the northeast and southeast corners of the east porch have delaminated.
- The eastern wooden roof bracket on the north elevation is rotten.



Typical double window



Paint deterioration underside of west porch roof

- The screening at the north end of the second story west porch is damaged.
- There are insect and bird nests located in several places on the north and west elevations.

Interior

- The interior wall-mounted doorstop at the east door to unit A is damaged.

Structural Observations

- The 2" thick roof decking appears fairly new and is in sound condition.
- There is evidence in the attic of a former hatch over the center stair to the upstairs apartments.
- The north chimney is leaning toward the east.
- The south wall of the crawl space shows some evidence of deteriorated mortar at the base.
- The east and west walls of the crawl space are red brick on top of gray stone. The east wall shows some evidence of deteriorated mortar, and there is a hole in the wall for pipe penetration. The west wall mortar is in good condition. The north wall stone and mortar are intact.
- The support beam at the center of the building runs north and south, with joists running east and west. There are six support points in the crawl space, including the chimneys, the exterior foundation walls, and two heavy timber piles. The beam spans parallel with the front wall of the house.
- There is a large hole through the brick foundation at the northwest corner of the crawlspace.
- A floor joist has been inappropriately installed and is bearing on the access door to the crawl space.
- A pipe that was formerly attached to something is hanging loose behind the north chimney.
- The floor of the crawl space has a large hole dug around the new plumbing pipe.
- The floor and stairs of the front porch are concrete, and the porch floor slopes away from the building. Some spalling was noted on the concrete. Two stress cracks behind the columns have been fixed.



Chimney leans but does not appear to be unstable



Stone foundation base at entrance to crawlspace

- The back porch deck has three support points, and supporting members on both levels appear to be in good condition. The porch skirt is bowed.
- Stairs from first floor back porch to exterior have started to crack, but do not exhibit significant deflection.
- The back porch stairs exit onto neighboring property.
- The stair handrails from first floor back porch are secure.
- The floor slopes toward the door in the north bedroom of Unit A, and is spongy in the area of the door to the porch.
- The floor in the living room of Unit B exhibits some minor deflection.
- The maintenance area between Units B and C was unavailable for inspection.

Mechanical Observations

- The hose bibb on the north side of the house does not have a handle.
- The escutcheon plates in the bathroom of Unit B are rusted.

Fire Protection Observations

- No fire protection devices were observed in this building except for smoke detectors in the bedrooms. The smoke detector in the downstairs southernmost bedroom is not securely attached to the ceiling and may not be powered.

Electrical Observations

- The general condition of the wiring and panels meets code except for receptacles next to sinks in the kitchens, which should be ground fault interrupters to meet the National Electrical Code.
- All other receptacles appear to be wired correctly.

Treatment Recommendations for Preservation

Site:

- Consider providing weep holes in adjacent retaining wall shared by 526 Auburn Avenue or a French drain along the east side of the wall to provide for potential runoff.
- In concert with stabilization measures recommended for 526 Auburn Avenue, stabilize brick and stone retaining wall by repointing and resetting brick and stone units, as necessary. Ensure any new mortar matches the existing in color, composition and texture and is appropriate for the historic masonry.

Architectural

Exterior

- Seal the pipe penetrations in the west and east foundation walls.
- Repair parging and paint on front porch foundation.
- Repair damaged soffit at corners of front porch.
- Re-secure the south stair handrail to the front porch to provide lateral stability.
- Paint exterior walls. Approximately two square feet on the east wall, 22 square feet on the west wall, and eight square feet on south wall need to be scraped to a sound surface and repainted.
- Scrape and paint (approximately 40 sq. ft.) second story east porch floor.
- Repair wall stop on east door to Unit A
- Re-putty second story windows.
- Scrape the existing deteriorated paint and repaint all exterior wood surfaces upon completion of any necessary repair work.
- Paint downspouts
- Repair or replace rotted bracket on north elevation
- Patch screening on north elevation
- Repair or replace rotted siding on north elevation
- Remove wasp and bird's nests on north and west elevations

Architectural

Interior

- Add doorstop in Unit A

Structural

- Monitor the lean in the north chimney at the attic and roof level to ensure there is no active cracking.
- Provide additional bracing to the joists that rest directly over the crawl space door on the west side of the building to offset gravity loading so that it does not crack the door frame.

Mechanical

- Secure loose pipe in crawlspace to adjacent piping or remove it if it is abandoned.



Additional bracing needed over crawl space door

Fire Protection

- No recommendations.

Electrical

- Replace the existing receptacle near the kitchen sink with a GFCI-style receptacle.



Replace excavated dirt at pipe installation



Pipe hanging loose in the crawlspace

479 Old Wheat Street

Due to the planned demolition of this building, a Condition Assessment Report was not prepared for this building. As directed, exterior drawings documenting the features and fabric of the building were prepared in lieu of a full assessment. No interior access to the building was granted during this documentation, and the building was demolished in 2009.





1 NORTH ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.



3 NORTH ELEVATION STAIRS
N.T.S.



4 PORCH AND FOUNDATION
N.T.S.



5 PORCH AND FOUNDATION
N.T.S.



6 EAST ELEVATION
N.T.S.



7 EAST ELEVATION CORNICE DETAIL
N.T.S.



8 EAST ELEVATION ROOFING
N.T.S.



9 EAST ELEVATION
N.T.S.



10 EAST ELEVATION
N.T.S.



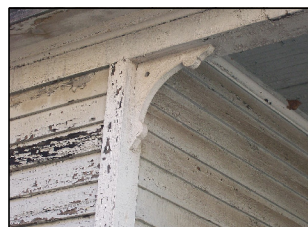
11 EAST ELEVATION - REAR
N.T.S.



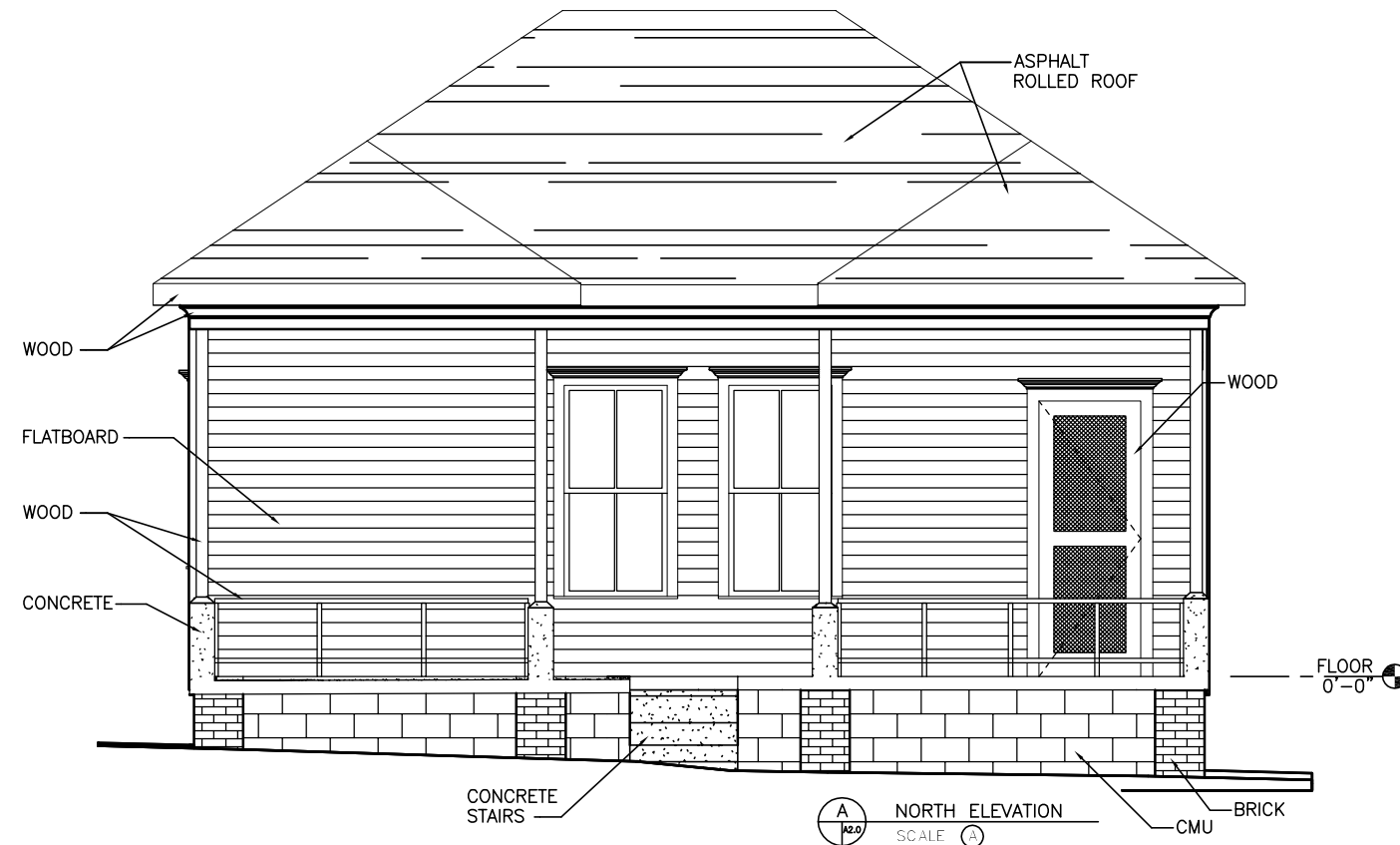
12 FRONT DOOR
N.T.S.



13 NORTH ELEVATION - CORNICE
N.T.S.

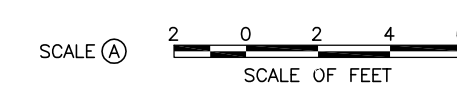


14 NORTH ELEVATION - BRACKET
N.T.S.



GENERAL NOTES:

1. DRAWINGS WERE COMPLETED AS PART OF THE CONDITION ASSESSMENT FOR 13 BUILDINGS IN THE MARTIN LUTHER KING, JR. DISTRICT. AS IT WAS NOTED THAT THIS BUILDING WAS SLATED FOR DEMOLITION, THESE DRAWINGS WERE PREPARED IN LIEU OF A FULL CONDITION ASSESSMENT FOR THE PURPOSES OF HISTORIC RECORD.
2. NO INTERIOR ACCESS WAS AVAILABLE AT THE TIME OF INSPECTION. IT IS RECOMMENDED THAT A FULL INTERIOR INSPECTION AND DOCUMENTATION BE UNDERTAKEN PRIOR TO DEMOLITION.
3. IT IS RECOMMENDED THAT ANY HISTORIC MATERIALS IN SALVAGEABLE CONDITION BE RETAINED UPON DEMOLITION OF THE HOUSE. MATERIALS SHOULD BE STORED IN A SAFE LOCATION FOR POSSIBLE REUSE IN ANOTHER PROPERTY, AS NEEDED.



DESIGNED: GAD	SUB SHEET NO. A2.0	TITLE OF SHEET EXTERIOR ELEVATIONS	DRAWING NO. _____
JEG TECH. REVIEW:		479 OLD WHEAT STREET MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE	PMIS/PKG NO. _____
DATE: MAY 2009			SHEET 1 OF 2



1 SOUTH ELEVATION
N.T.S.



2 SOUTH ELEVATION - DOOR
N.T.S.



3 SOUTH ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.



5 SOUTH ELEVATION
N.T.S.



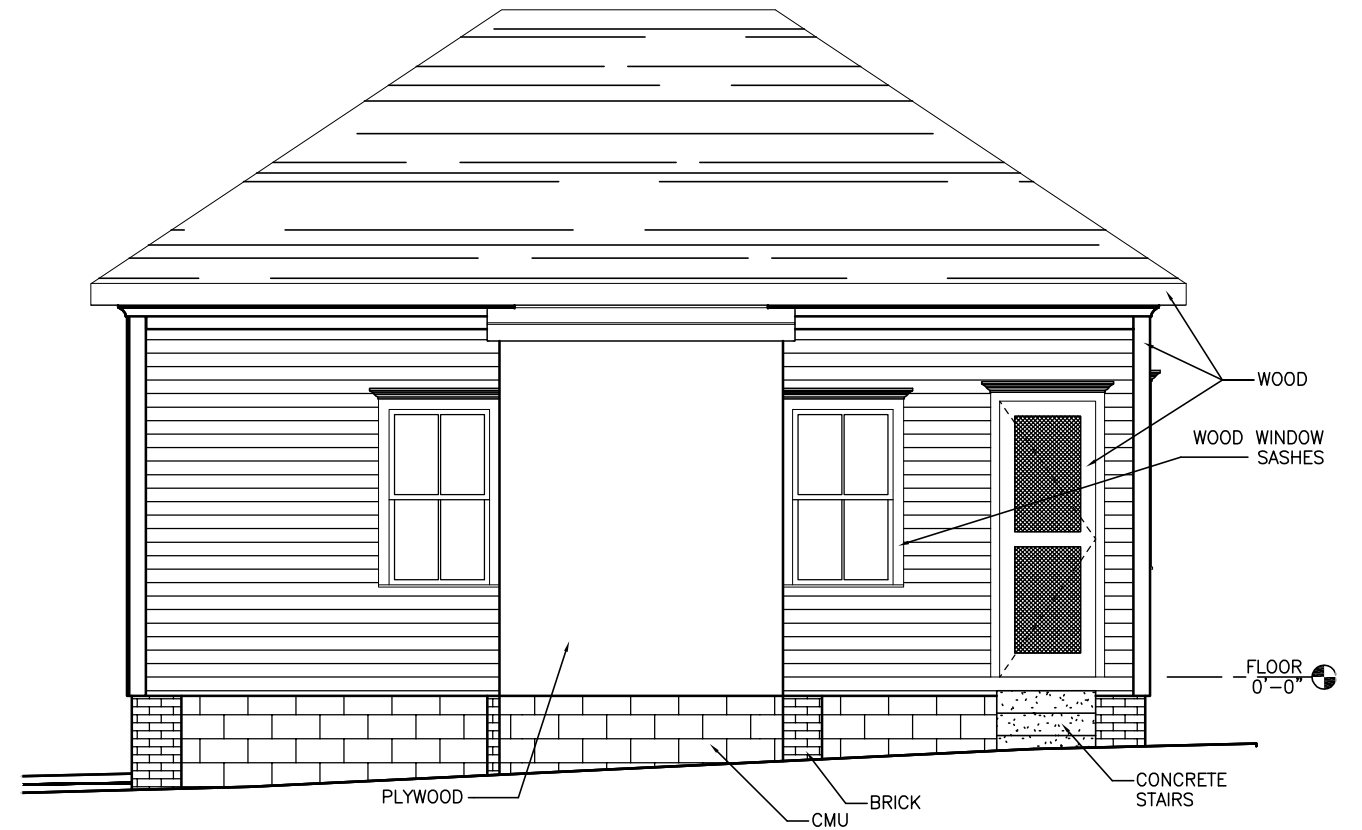
6 SOUTH ELEVATION
N.T.S.



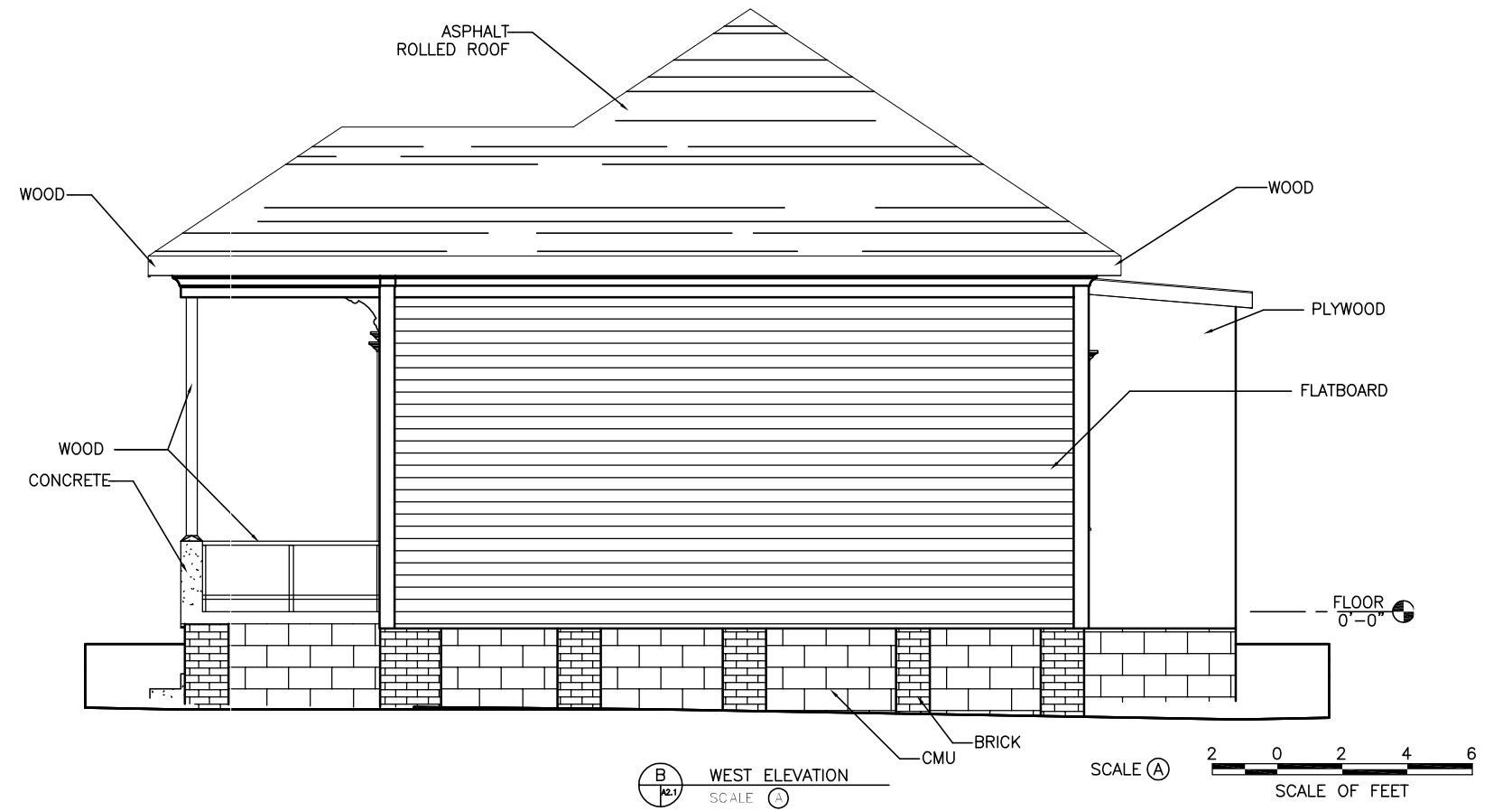
7 WEST ELEVATION - PORCH
N.T.S.



8 WEST ELEVATION
N.T.S.



A SOUTH ELEVATION
SCALE A



B WEST ELEVATION
SCALE A

DESIGNED: JEG	SUB SHEET NO. A2.1	TITLE OF SHEET EXTERIOR ELEVATIONS	DRAWING NO. _____
TECH. REVIEW:		479 OLD WHEAT STREET MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE	PMIS/PKG NO. _____
DATE: MAY 2009			SHEET 2 of 2

CLASS C CONSTRUCTION COST ESTIMATES

The following estimates include costs for the recommended preservation treatments of the Site, Structural, Architectural, Mechanical, Electrical and Fire Protection systems, where applicable. A summary of these costs follows the individual estimates.

Class C Estimate Summary

Project: CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark		Estimate By: Hartrampf, Inc			
Park: Martin Luther King, Jr. National Historic Site		Date: 10/1/2009			
		Reviewed By: RAB			
		Date: 10/1/2009			
Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
<i>SUMMARY</i>					
1	Civil/Site rehabilitation	1	LS		\$ 18,510
2	Architectural rehabilitation	1	LS		\$ 210,096
3	Structural rehabilitation	1	LS		\$ 65,415
4	Mechanical/Plumbing rehabilitation	1	LS		\$ 6,002
5	Electrical rehabilitation	1	LS		\$ 2,400
6	Fire Protection	1	LS		\$ 49,694
Subtotal Estimated Bare Cost of Construction in FY09\$					\$ 352,117
	Design Contingency			30%	\$ 105,635
	Historic Preservation Cost Factor			20%	\$ 70,423
	Wage Cost Factor			8%	\$ 28,169
	Government and General Conditions Factor			22%	\$ 77,466
	Subtotal				\$ 633,811
	General Contractor's OH & P			25%	\$ 158,453
	Subtotal				\$ 792,263
	Contracting Method			15%	\$ 118,840
Total Estimated Cost of Construction in FY09\$					\$ 911,103

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	39 Boulevard, Fire Station	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 500.00	\$ 500
2	Architectural rehabilitation	1	LS	\$ 9,224.00	\$ 9,224
3	Structural rehabilitation	1	LS	\$ 2,500.00	\$ 2,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ 5,002.00	\$ 5,002
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 17,226
Total Estimated Cost of Construction in FY09\$					\$ 44,572

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	491/493 Auburn Avenue, Apartments	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 960.00	\$ 960
2	Architectural rehabilitation	1	LS	\$ 50,725.00	\$ 50,725
3	Structural rehabilitation	1	LS	\$ 5,800.00	\$ 5,800
4	Mechanical/Plumbing rehabilitation	1	LS	\$ 500.00	\$ 500
5	Electrical rehabilitation	1	LS	\$ 500.00	\$ 500
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 58,485
Total Estimated Cost of Construction in FY09\$					\$ 151,330

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House A	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 5,331.52	\$ 5,332
3	Structural rehabilitation	1	LS	\$ 4,460.00	\$ 4,460
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 10,142
Total Estimated Cost of Construction in FY09\$					\$ 26,241

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House B	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 6,163.84	\$ 6,164
3	Structural rehabilitation	1	LS	\$ 5,460.00	\$ 5,460
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 11,974
Total Estimated Cost of Construction in FY09\$					\$ 30,982

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House C	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 5,631.52	\$ 5,632
3	Structural rehabilitation	1	LS	\$ 5,920.00	\$ 5,920
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 11,902
Total Estimated Cost of Construction in FY09\$					\$ 30,795

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	497 Auburn Avenue	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 3,000.00	\$ 3,000
2	Architectural rehabilitation	1	LS	\$ 2,040.00	\$ 2,040
3	Structural rehabilitation	1	LS	\$ 1,550.00	\$ 1,550
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	\$ 825.00	\$ 825
6	Fire Protection	1	LS	\$ 17,206.25	\$ 17,206
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 24,621
Total Estimated Cost of Construction in FY09\$					\$ 63,707

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	497 Auburn Avenue, Garage	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 200.00	\$ 200
2	Architectural rehabilitation	1	LS	\$ 12,000.00	\$ 12,000
3	Structural rehabilitation	1	LS	\$ 2,800.00	\$ 2,800
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 15,000
Total Estimated Cost of Construction in FY09\$					\$ 38,813

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	501 Auburn Avenue, MLK, Jr. Birth Home	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 500.00	\$ 500
2	Architectural rehabilitation	1	LS	\$ 8,040.00	\$ 8,040
3	Structural rehabilitation	1	LS	\$ 7,125.00	\$ 7,125
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 15,665
Total Estimated Cost of Construction in FY09\$					\$ 40,533

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	<i>503 Auburn Avenue</i>	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 2,500.00	\$ 2,500
2	Architectural rehabilitation	1	LS	\$ 2,000.00	\$ 2,000
3	Structural rehabilitation	1	LS	\$ 2,300.00	\$ 2,300
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	\$ 825.00	\$ 825
6	Fire Protection	1	LS	\$ 18,112.50	\$ 18,113
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 25,738
Total Estimated Cost of Construction in FY09\$					\$ 66,596

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	<i>526 Auburn Avenue</i>	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 4,800.00	\$ 4,800
2	Architectural rehabilitation	1	LS	\$ 11,500.00	\$ 11,500
3	Structural rehabilitation	1	LS	\$ 5,500.00	\$ 5,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 21,800
Total Estimated Cost of Construction in FY09\$					\$ 56,408

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	<i>530 Auburn Avenue</i>	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 3,500.00	\$ 3,500
2	Architectural rehabilitation	1	LS	\$ 77,411.60	\$ 77,412
3	Structural rehabilitation	1	LS	\$ 18,500.00	\$ 18,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 99,412
Total Estimated Cost of Construction in FY09\$					\$ 257,228

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	54 Howell Street	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 1,500.00	\$ 1,500
2	Architectural rehabilitation	1	LS	\$ 20,028.88	\$ 20,029
3	Structural rehabilitation	1	LS	\$ 3,500.00	\$ 3,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ 500.00	\$ 500
5	Electrical rehabilitation	1	LS	\$ 250.00	\$ 250
6	Fire Protection	1	LS	\$ 14,375.00	\$ 14,375
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 40,154
Total Estimated Cost of Construction in FY09\$					\$ 103,898

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House B	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 6,163.84	\$ 6,164
3	Structural rehabilitation	1	LS	\$ 5,460.00	\$ 5,460
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 11,974
Total Estimated Cost of Construction in FY09\$					\$ 30,982

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	491/493 Auburn Avenue, Apartments	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 960.00	\$ 960
2	Architectural rehabilitation	1	LS	\$ 50,725.00	\$ 50,725
3	Structural rehabilitation	1	LS	\$ 5,800.00	\$ 5,800
4	Mechanical/Plumbing rehabilitation	1	LS	\$ 500.00	\$ 500
5	Electrical rehabilitation	1	LS	\$ 500.00	\$ 500
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 58,485
Total Estimated Cost of Construction in FY09\$					\$ 151,330

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House A	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 5,331.52	\$ 5,332
3	Structural rehabilitation	1	LS	\$ 4,460.00	\$ 4,460
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 10,142
Total Estimated Cost of Construction in FY09\$					\$ 26,241

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House B	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 6,163.84	\$ 6,164
3	Structural rehabilitation	1	LS	\$ 5,460.00	\$ 5,460
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 11,974
Total Estimated Cost of Construction in FY09\$					\$ 30,982

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	493 Auburn Avenue, Alley House C	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 350.00	\$ 350
2	Architectural rehabilitation	1	LS	\$ 5,631.52	\$ 5,632
3	Structural rehabilitation	1	LS	\$ 5,920.00	\$ 5,920
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	-	-
6	Fire Protection	1	LS	-	-
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 11,902
Total Estimated Cost of Construction in FY09\$					\$ 30,795

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	497 Auburn Avenue	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 3,000.00	\$ 3,000
2	Architectural rehabilitation	1	LS	\$ 2,040.00	\$ 2,040
3	Structural rehabilitation	1	LS	\$ 1,550.00	\$ 1,550
4	Mechanical/Plumbing rehabilitation	1	LS	-	-
5	Electrical rehabilitation	1	LS	\$ 825.00	\$ 825
6	Fire Protection	1	LS	\$ 17,206.25	\$ 17,206
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 24,621
Total Estimated Cost of Construction in FY09\$					\$ 63,707

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	497 Auburn Avenue, Garage	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 200.00	\$ 200
2	Architectural rehabilitation	1	LS	\$ 12,000.00	\$ 12,000
3	Structural rehabilitation	1	LS	\$ 2,800.00	\$ 2,800
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 15,000
Total Estimated Cost of Construction in FY09\$					\$ 38,813

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	501 Auburn Avenue, MLK, Jr. Birth Home	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 500.00	\$ 500
2	Architectural rehabilitation	1	LS	\$ 8,040.00	\$ 8,040
3	Structural rehabilitation	1	LS	\$ 7,125.00	\$ 7,125
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 15,665
Total Estimated Cost of Construction in FY09\$					\$ 40,533

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	503 Auburn Avenue	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 2,500.00	\$ 2,500
2	Architectural rehabilitation	1	LS	\$ 2,000.00	\$ 2,000
3	Structural rehabilitation	1	LS	\$ 2,300.00	\$ 2,300
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ 825.00	\$ 825
6	Fire Protection	1	LS	\$ 18,112.50	\$ 18,113
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 25,738
Total Estimated Cost of Construction in FY09\$					\$ 66,596

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc	
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009	
Building:	526 Auburn Avenue	Reviewed By:	RAB	
		Date:	10/1/2009	

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 4,800.00	\$ 4,800
2	Architectural rehabilitation	1	LS	\$ 11,500.00	\$ 11,500
3	Structural rehabilitation	1	LS	\$ 5,500.00	\$ 5,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 21,800
Total Estimated Cost of Construction in FY09\$					\$ 56,408

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	<i>530 Auburn Avenue</i>	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 3,500.00	\$ 3,500
2	Architectural rehabilitation	1	LS	\$ 77,411.60	\$ 77,412
3	Structural rehabilitation	1	LS	\$ 18,500.00	\$ 18,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ -	\$ -
5	Electrical rehabilitation	1	LS	\$ -	\$ -
6	Fire Protection	1	LS	\$ -	\$ -
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 99,412
Total Estimated Cost of Construction in FY09\$					\$ 257,228

Class C Estimate Summary

Project:	CAR for 13 Buildings in the MLK, Jr. Historic District A National Historic Landmark	Estimate By:	Hartrampf, Inc
Park:	Martin Luther King, Jr. National Historic Site	Date:	10/1/2009
Building:	54 Howell Street	Reviewed By:	RAB
		Date:	10/1/2009

Item No.	Description	Qty.	Unit	Cost/unit	Net Cost
1	Civil/Site rehabilitation	1	LS	\$ 1,500.00	\$ 1,500
2	Architectural rehabilitation	1	LS	\$ 20,028.88	\$ 20,029
3	Structural rehabilitation	1	LS	\$ 3,500.00	\$ 3,500
4	Mechanical/Plumbing rehabilitation	1	LS	\$ 500.00	\$ 500
5	Electrical rehabilitation	1	LS	\$ 250.00	\$ 250
6	Fire Protection	1	LS	\$ 14,375.00	\$ 14,375
Subtotal Estimated Bare Cost of Construction (see summary sheet for cost factors)					\$ 40,154
Total Estimated Cost of Construction in FY09\$					\$ 103,898