Fall 2010

MLK Historic District: 493 Auburn Ave. NE

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SPECIAL THANKS TO

Adria Focht and Tommy Jones of the National Park Service
for insight and information regarding the property
Maryellen Higginbotham of Cobb Landmarks and Historical Society, Inc
for the material analysis information and report

NOTES

Conducted with non-invasive procedures –
further investigation may be needed

Keyed figure plan can be found in Appendix F
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FOREWARD

We are pleased to make available this historic structure report; our effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast region. Many individuals and institutions contributed to the successful completion of this work. We would particularly like to thank Adria Focht and Tommy Jones of the National Park Service for insight and information regarding the property and Maryellen Higginbotham of Cobb Landmarks and Historical Society, Inc. for the material analysis information and report. We hope this study will prove valuable to park management in their continuing preservation of the site and to everyone in understanding and interpreting the Martin Luther King, Jr., National Historic Site.

Georgia State University Heritage Preservation Program
Conservation of Historic Building Materials
HIST 8620, Fall 2010
December 1, 2010
MANAGEMENT SUMMARY

Executive Summary

Administrative Data

Location Data

Building Names: Double Shotguns; Buildings A (apartments A-1, A-2), B (apartments B-3, B-4) and C (apartments C-5, C-6)

Building Address: 493 Auburn Avenue, NE, Atlanta, Georgia 30312

NOTE: Due to address changes through the history of the property, some information regarding the history of the double shotguns on this property may be applicable to 491 Auburn Avenue, NE located within the same property site.

Location: Martin Luther King, Jr. National Historic Site
County: Fulton
State: Georgia

Related Studies


Real Property Information

Acquisition Date: October 10, 1980

LCS Numbers: 090007, 090008, 090009
Size Information

Total Floor Area: ± 810 sq. ft. per building/± 2,440 total
First Floor Area: Same as above
Crawl Space Area: ± 890 sq. ft. per building/± 2,670 total (including under porch)
Perimeter Length: ± 114 ft per building/± 342 ft total
Number of Stories: 1 story
Number of Rooms: 8 per building/4 per apartment
Number of Bathrooms: 2 per building/1 per apartment

Cultural Resource Data

National Register Status: Registered
National Register Date: May 4, 1994
National Landmark: Yes
National Landmark Date: May 5, 1977
NR Period of Significance: 1880 – 1968 (including expansion period dates)
HABS number: GA-1171; GA-1178-E; GA-2169

Proposed Treatment

Restoration of Building A, Rehabilitation of Buildings B and C, Reconstruction of garage
DEVELOPMENTAL HISTORY

Historical Background and Context

Prehistory of the Atlanta Area

The city of Atlanta was not founded directly on the site of an Indian village or trade center like some larger cities. Instead, it lies on a network of Indian trails and trading paths, including Peachtree Trail, Hightower (Etowah) Trail, Shallowford Trail, Stone Mountain Trial, and Sandtown Trail. Evidence indicates that Atlanta had been inhabited by humans for at least eight thousand years and was populated by groups of natives that were distinct but shared cultural similarities and related languages.

The earliest residents in the Atlanta area lived during the Paleo-Indian or Archaic Period, spanning an era between 8000 B.C. and 900 B.C. Their presence was well established by 5000 B.C., and they developed a sizable commercial industry. During the next era, known as the Woodland period, c. 1000 B.C., villages became larger and more established and farming was introduced, co-existing with hunting and gathering. The upper Chattahoochee Valley had heavy Woodland settlement between the confluence of Peachtree Creek and the site on the river where Buford Dam is now located, originally Standing Peachtree.

An important third phase of native cultural development, the Mississippian, replaced Woodland culture in the Chattahoochee Valley between 700 and 1600 A.D. The version of Mississippian culture that developed in Georgia has been called “South Appalachian,” which was a transition through invasion rather than evolution. The Mississippian people developed centralized political structures and a chieftain system of governance, which conducted trade throughout the continent in an elaborate system of commerce encompassing thousands of miles. The Mississippian chiefdoms attached themselves to ceremonial centers featuring large flat-topped pyramids used for burial and religious purposes, some of which can be found today in northwest Georgia at locations such as the Etowah Mounds and the Ocmulgee National Park outside Macon, Georgia. All of the Southeastern tribes, including the Creeks and Cherokees, descend from Mississippian peoples. The Creeks eventually migrated to the Chattahoochee Valley around 100-1000 A.D., and the Cherokees migrated to north Georgia about 1450 A.D.

European explorers began to colonize the Southeast in the 1600s and differences in culture between the Mississippians and Europeans sparked conflict. Hernando de Soto’s entrada into the American continent in 1539 was the harbinger of the dissolution in store for the native peoples. His soldiers enslaved large numbers of Indians and introduced powerful European diseases, which the native population had no immunity for. As Europeans settled the coast of Georgia in 1733, the cultures of the Creek and Cherokee populations changed radically in a similar fashion to the Mississippians. Diseases, loss of land, and trade with Europeans acquainted the native Georgia population, however reluctantly, with the new inhabitants. The Creek Indians, trying to remain peaceful, befriended the British, remained loyal to the crown throughout the colonial period, and even fought on the side of the British during the American Revolution. This British and local native population combination continued through the War of
1812. The Cherokees, on the other hand, lived in relative isolation in the north Georgia mountains.

The southeast was the center of trade routes for Spain, France, and England. The seaports of Charles Towne and Savannah created the need for inland trade centers, such as Atlanta. This increase in trade, colonization, and conflict dominated the region during the period between the colonization of Georgia in 1732 and the founding of Atlanta in 1837. The value of slave labor to an emerging plantation system was readily established during this period of increased trade. However, efforts to enslave native populations met with little success, and whites and Indians began to compete for the same lands.

Ever eager to acquire land, the colony of Georgia negotiated for Creek territory between the Savannah and Ogeechee Rivers beginning in 1763. American military authorities established the Chattahoochee as the boundary between the two Indian nations to aid in their acquisition. In a series of land cessions that followed, the Creeks were removed from Georgia. Dekalb County, Georgia, established in 1823, was carved out of the portion of Creek lands lying closest to the Chattahoochee, neighboring Cherokee lands. Fulton County was eventually carved out of the western portion of Dekalb County. The last of the Creek holdings in Georgia were ceded to the state in 1827 under the Treaty of Fort Mitchell, which left only the northwest corner of the state occupied by the Cherokees.

The Cherokees were the most willing to adapt themselves to invasive foreign cultures while at the same time resisting removal from their territories. The adaptations did little to prevent white encroachment on Cherokee land and nothing at all to keep the tribe from existing at the mercy of the white government. Disastrous developments followed, including the discovery of gold on Cherokee lands in 1829, the passage of the Indian Removal Act in 1830, and the signing of the Treaty of New Echota in 1835, which agreed to removal of native peoples, emptying Georgia of Native Americans. In 1838, General Winfield Scott was finally sent in with U.S. troops to escort all remaining Cherokees from Georgia lands.

By 1838, all of the lands in the state of Georgia were now open for legal white development. Georgia has been without Native American communities since 1838, and is the only state in the South without a single acre set aside as a residential trust or reservation for native peoples to this day. ¹

The Development of Auburn Avenue

The development of Auburn Avenue and the surrounding streets that are now a part of the Martin Luther King Jr., National Historic Site (MLK Site), were the result of several factors. Located only a mile and a quarter from the central business district of Atlanta, the location was a prime spot for both residential and commercial development in the late 19th century.² Auburn Avenue was constructed in 1853, at which time it was named Wheat Street, after Augustus M. Wheat, a

¹ Roth, Metropolitan Frontiers, 1-13.
white merchant. John Lynch owned much of the land at this time, and his holdings extended along Wheat Street between Jackson Street and Howland (now Howell). After his death in 1880, his heirs began dividing up and selling the land.

The first major development in the area came in 1884 when the Gate City Street Railroad Company constructed a horse-car line. The route traveled from the center of Atlanta, along Wheat Street, and then north on Jackson. With the establishment of the newly constructed transportation route, residential development soon followed. One of the first homes built during this wave of development is still standing today, located at what is now 521 Auburn Avenue. The house was constructed between 1882 and 1888 on the land that had been part of Lynch’s holdings.

Houses continued being built in the neighborhood in close succession, primarily due to the electric trolley lines built in 1889. Developed by Joel Hurt, the trolley ran parallel to Wheat Street, from Inman Park to Five Points, in downtown Atlanta (see Figure 1). The Gate City horse-car route was also updated with electric trolleys. These transportation routes were crucial in the development of the MLK Site neighborhood, which at that time was primarily comprised of upper middle-class white families. On April 17, 1893, the City Council voted to change the names of several of the city’s oldest streets, undergoing a somewhat more cosmopolitan

Figure 1 – Photo of developer Joel Hurt’s trolley line, along Edgewood Avenue, parallel to Wheat St. (Auburn), c. 1880

1 Ibid. pg. 2-3.

4 Ibid.
makeover. Thompson Street, for example, became Madison Avenue, and Wheat Street was renamed Auburn Avenue.\textsuperscript{5}

According to the early Sanborn fire insurance maps, the majority of the lots between Auburn and Howell were developed by 1899. Most of the structures were two-story wood-framed houses in the Queen Anne style. By 1911, the Sanborn maps show this development, but the site of the quadruplex and double shotguns was still empty at this point (see Figure 2). North of Auburn, near the corner of Boulevard, residential development was denser than the area to the south, where the lots were larger and farther apart. During this era, residential lots were accessed from the rear.\textsuperscript{6}

In the 1890s and 1900s, several commercial businesses sprang up in the Auburn Avenue neighborhood, mostly consisting of corner stores and restaurants. One such business was located on the northwest corner of Boulevard and Auburn. Another business was a corner grocery


Figure 2 – The 1911 Sanborn maps, quadruplex at 491 and the double shotguns at 493 had not been built yet.
established at Auburn and Hogue (across from the birth home of Martin Luther King Jr.), and was run by white merchants until the mid-20th century.7

During the mid to late 1900s several homes in the neighborhood were rented or sold to black families, and by the 1920s the neighborhood was almost completely occupied by African Americans. A central force behind this emerging presence was the opening of Morris Brown College on October 15, 1885. Named in honor of a Bishop of the African American Episcopal Church, the school, which at that time consisted of 107 people, including staff, was operated out of a wood structure on Boulevard and Houston Streets. It was the first educational institution that was both funded and attended by African Americans. By 1885, the State of Georgia granted a charter to Morris Brown College of the AME Church. The school continued to expand and in 1898 the school graduated its first class of four-year degrees. The campus would eventually move to the Atlanta University Center, but its presence on Auburn Avenue created a sense of power and success for the area’s emerging African American community.8

The 1906 Atlanta Race Riot was another factor in the transformation of the Auburn Avenue neighborhood from German, middle-class white population to an African American population (see Figure 3). On September 22, 1906, mob violence broke out in the central business district in

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7 "Martin Luther King, Jr. National Historic Site." Pg. 4-5.
Atlanta. African American males were the victims, and it is estimated that over the span of the two-day riot, in which the state militia was called in, twenty-five to forty African Americans lost their lives. In *When Peachtree Meets Sweet Auburn*, historian Gary M. Pomerantz describes the terror of the riot spreading through the Auburn Avenue neighborhood. Upon hearing of the violent outbreak, community leader John Wesley Dobbs “sat, in fright, inside the bolted front door of 446 Auburn Avenue, gripping his Colt revolver.”9 The horrors of the race riot continued to resonate within the black community for many years.

In the wake of the Riot, segregation in the city became more intense, as is evident by the phenomenon of white flight that occurred along Auburn Avenue. The neighborhood became almost completely African American. Although now segregated, the socioeconomic status varied among the residents. The rising middle and upper-class African American community resided in the single-family residences, while laborers and domestic workers lived in the more densely developed housing, such as the double shotguns at 493 Auburn Avenue. This infill housing was built between 1905 and 1928, and many of these small dwellings were constructed in alleyways (see Figure 2).10

In 1905 the Empire State Investment Company purchased the northeast corner of Auburn and Boulevard from Adolphus Tittlebaum for $3,650. The company constructed nine small duplexes satisfying the demand for multi-family housing and denser development (see Figure 4). Not long

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after the construction of the Empire Company’s duplexes, the quadruplex at what is now 491 Auburn, and three double-shotguns were constructed near the northwest corner of Auburn. Alexander D. Hamilton, an influential African-American builder in Atlanta, built these new residential properties between 1911 and 1913.11

Approximately five years after the shotguns at 493 were built, the block on which they sat, (the birth-home block) narrowly avoided the path of destruction caused by the Great Fire of 1917 (see Figure 5). On May 21, a windy day in Atlanta, several fires started in the Forth Ward, and the fire quickly spread, destroying nearly 2,000 buildings. In the book *Living Atlanta*, one of the firefighters who battled the blaze, Hugh McDonald, recalled that many of the houses had wood shingles and were crowded together, which escalated the destruction. McDonald stated,
Around Wheat Street over there was colored at the time. They was awful close together. And then the wind blowing that way, it was awful—the wind got pretty high. There'd be a big board on fire, and the wind would carry that board, and it'd hit another house and start right up on that one. And it just kept spreading.12

The following day, the Atlanta Journal reported,

[Between Edgewood Avenue and Houston Street there is a section occupied almost exclusively by negroes, many small dwellings packed close like rabbit hives, groceries, soda stands and the like. The fire burned through them faster than a man can walk. It swept away from Auburn Avenue on the city side, thus missing the big negro office building there and other negro buildings comprising the colored business section.13

As a result of the Great Fire (see Figure 6), the city passed an ordinance prohibiting wood

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13 Garrett, Atlanta and Environs. pg. 701.
roofing shingles, such as the ones that were on the shotguns. Instead, composition asphalt shingles were used. The consequences of the fire were also felt by the Auburn Avenue neighborhood through ever increasing density. So many African American families lost everything in the blaze and many migrated slightly south of the Fourth Ward, to Auburn Avenue.

**Martin Luther King, Jr. and Auburn Avenue**

The neighborhood reached a high point in development during the 1920s and 1930s. After that time, the residential district failed to attract middle and upper class African Americans, and increasing numbers of lower income domestic servants and labors moved into the residential area. Apartment buildings were constructed, such as 509 Auburn (which is now demolished) and 506 Auburn, and during the 1930s, many of the single-family homes were divided into multifamily housing. The business district, however, continued to prosper and remained the central area for black businesses, entertainment venues, social, and religious organizations.

This time period and climate is when Martin Luther King, Jr. was born, on January 15, 1929. His birth home, 501 Auburn Avenue, is just two houses east of the double shotguns. King’s maternal grandfather had purchased the Queen Anne house in 1909. Martin Luther King, Senior (Daddy King) and his newlywed wife, Alberta Williams, moved into the house in 1926. Martin Luther King, Jr. lived at this home until 1941 when his family moved several blocks away to 193 Boulevard.

The young Martin Luther King, Jr. grew up in a community that emerged as a result of the rigid race relations in Atlanta described above. The residents in the self-contained neighborhood knew the limits of segregation. However, the young King resisted the inequality and restraints that these limits caused. Despite these inequalities and having grown up in the Auburn Avenue community, Martin Luther King, Jr. was exposed to successful blacks that had navigated their way through segregated Atlanta. One of these successful African Americans was Dr. Homer Nash, a doctor who opened his practice on Auburn Avenue in 1910. He remembered the neighborhood as being “one of the inspirations of Negroes who came to Atlanta. And if you didn’t come down Auburn Avenue, you hadn’t been to Atlanta if you were black.”

During the 1950 and 1960s, Auburn Avenue became a central point in the battle for civil rights. The NAACP and various voting-rights organizations established their offices on this street. However, once segregation ended and the legal boundaries that had long prevented integration were removed, the neighborhood declined dramatically. Many shopkeepers decided to move their business to other areas of town that had not previously been options. Historian Gary

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14 *Living Atlanta: an Oral History of the City.* Pg. 27.

15 "*Martin Luther King, Jr. National Historic Site.*" Pg. 9.

16 "*Martin Luther King, Jr. National Historic Site.*" Pg. 28.

Pomerantz described the plummet explaining that "it turned into a decaying memorial to a bygone era," which he considered "a necessary though regrettable price for freedom."\(^{18}\)

**Alexander Hamilton, the Builder**

Alexander Daniel Hamilton and his father, Alexander Hamilton, were African American father-and-son builders in the Atlanta area during the late 19\(^{th}\) and early 20\(^{th}\) century. The younger Hamilton served as contractor for the three double-shotgun houses located at 493 Auburn Avenue, the quadruplex on 491 Auburn, as well as several other buildings in the Sweet Auburn neighborhood.\(^{19}\)

The elder Hamilton was born circa 1840, and although his exact place of birth is not known, it was likely in either Georgia or North Carolina. Born into slavery, Hamilton served in the Union army during the Civil War. After the war, he married Martha "Mattie" Ann Coker, and the couple moved to Eufaula, Alabama (see Figure 7). Hamilton became involved in Alabama politics, first serving two years in the state legislator and then the Eufaula city council.\(^{20}\)

On November 24, 1870, the first of their four children was born; they named him Alexander Daniel Hamilton after his father. In 1877, the Hamilton family moved to Atlanta, Georgia. He soon became a respected contractor in the Atlanta community. After the death of his wife Mattie, the elder Hamilton married a woman by the name of Katie Grant. In 1894, Hamilton built a new home for his family on Hilliard Street in Sweet Auburn.\(^{21}\) A Mason, Hamilton became the Master of the Prince Hall Lodge in Atlanta.\(^{22}\)

Hamilton’s son, Alexander Daniel Hamilton, attended Atlanta University for three years in the late 1880s. After discovering that he shared his father’s interest in building, Hamilton joined his father as a partner, and in 1890 the firm Alexander Hamilton and Son was born. Two years later, he married Nellie Marie Cook (see Figure 7). The couple would eventually have seven children.\(^{23}\) Sometime between 1890 and 1895, Hamilton built a home for his family at 102 Howell, in the Auburn Avenue neighborhood.\(^{24}\)


\(^{20}\) Ibid.

\(^{21}\) Ibid.


\(^{23}\) One of A. D. Hamilton’s sons, Henry Cooke Hamilton, would marry Grace Towns who, in 1965, became the first African American woman elected to the Georgia State legislator.

During this era of the neighborhood’s history, the block on which Hamilton built his house was one of the most elite. Sweet Auburn resident Millie Jordan recalled that Walter White, who was the executive secretary of the NAACP, and Antoine Graves, a prominent real-estate agent, lived on Houston Street, right around the corner from Hamilton’s house. Hamilton’s elegant house still stands today (see Figure 8).

The firm Alexander Hamilton and Son worked steadily in Atlanta. One of their commissions was the Linton Hopkins House (1908), which is located in Ansley Park. The house was clad in shingles and featured elements of Dutch Colonial Revival architecture with a gambrel roof. In 1911, the elder Hamilton passed away and A. D. Hamilton took the helm of the practice.

Throughout the mid-1900s, Hamilton built many residences throughout and near the MLK Site such as 494 Old Wheat Street in 1911, 102 Howell Street and 577 Auburn Avenue in 1923. Outside the residential arena, he built Big Bethel in 1924, 312 Auburn Avenue in 1924, which was known as Ma Sutton's restaurant, and 315 Auburn Avenue in 1924, which was called Elko Home Gate City Lodge and was apartments and a meeting space throughout its history. One of Hamilton's most notable commissions involved a collaboration with one of Atlanta's most prominent architects, Neil Reid. In 1916, Hamilton worked as the builder for Hentz, Reid, and Adler for the Butler Street YMCA, which is still extant. The Georgian building became known as the “Black City Hall of Atlanta” with groups such as the Atlanta Negro Voters League using it as its headquarters (see Figure 9). The building quickly became one of the centers of the African American community in Atlanta, counting the young Martin Luther King, Jr. as a member. At the time of construction, the building cost $115,000 and contained over 10,000 square feet.26

26 Oakland Cemetery. “African American Tour Notes.”
Hamilton’s career continued to thrive. In 1916, A. D. Hamilton served as the contractor for Robert Hall, an educational building on the Morehouse College campus. In 1920, he partnered with Henry White, Jr. to construct Leete Hall, a grand building in the Gothic Jacobean style, which is now known as George Washington Carver High School. In 1923, Hamilton served as the builder for the reconstruction of Big Bethel African American Episcopal church. Located on Auburn Avenue, construction began on the church in 1891, however the building was not finished until 1922, with John Lankford serving as architect. Soon after the church was finished, it was badly damaged by fire. Hamilton was brought in again to reconstruct the church, and the project was completed in 1924.

Alexander D. Hamilton passed away in January 1944. He is buried in Oakland Cemetery.

Chronology of Development and Use

Chronology of Development

The majority of the existing information about the chronology of the building site for 493 Auburn Avenue is found in the few historic photographs that were taken of the site. The National Park Services’ (NPS) Cultural Landscape Report (CLR) provides a view of the historic and existing conditions of the site as of 1995 (see Figure 10). The report describes the historic conditions of the site at 493 Auburn Avenue, as follows:

**Figure 10 – Historic and Existing Conditions of 493 Auburn Avenue, 1995 (courtesy of NPS CLR)**

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28 Oakland Cemetery. “African American Tour Notes.”
site as having a dirt alley that was eventually converted to a paved, asphalt alleyway comprising much of the front yard with a chain-link fence separating the alley from the back yard of 497 Auburn Avenue. Adria Focht stated that this chain-link fence separated the properties until the NPS removed it between the years 1994-1996. The shrubbery and trees lining the fence was also removed during this time to provide ease of access for visitors of the historic site. The CLR also describes the existence of chain-link fence gates between the front corners of the shotguns, which prevented access to the back yards.

The out buildings that once existed in the back yards of the properties were removed assumingly upon the construction of indoor bathrooms. A small, shared backyard with grass exists behind the units, and the non-historic retaining wall built around the same time as the Our Lady of Lourdes School on Boulevard now form the west border of the property. The historic rolled roofing was thoroughly damaged and was replaced by the NPS during the exterior rehabilitation and stabilization in 2008. A planting area on the northern side of 493- A exists with a small gate between 493- A and the planting area. No remnants of this garden currently exist on the site (see Figures 11, 12 and 13).

Figure 11 - 493-A Auburn Ave, double shotgun alley, north façade, 1995 (courtesy of NPS CLR)

Figure 12 - 493-A Auburn Ave, double shotgun alley, north façade, date unknown (courtesy of Laura Drummond)

Figure 13 - North façade of 493-A, 8/2010 (courtesy of Laura Drummond)
Historically Reid’s Alley was dirt, but the NPS added a concrete sidewalk along the east side of the drive (see Figures 14, 15, 16 and 17).

Figure 14 – East Facades of shotguns looking north, date unknown (courtesy of Laura Drummond)

Figure 15 – East Driveway looking south, date unknown (courtesy of Laura Drummond)

Figure 16 – East façades looking north, 8/2010 (courtesy of Laura Drummond)

Figure 17 – East Driveway looking south, 9/2010 (courtesy of Laura Drummond)

Chronology of Occupants 1914 to 1989

Data was collected from the Atlanta City Directories and the U.S. Census records, which help tell the story of the residents who lived in the 493 double shotgun houses from 1914 to 1989. The time period between 1929 and 1941 is encompassed in this history, which are the years Martin Luther King, Jr. occupied his birth home on Auburn Avenue. Several trends developed as the data was examined. One trend was that most, if not all, residents of the structures
belonged to a lower economic class. This conclusion can be drawn from the occupations of these residents, which included laborers, maids, laundresses, machinists, bakers, cooks, construction workers, porters, and students. Another trend of the residents who lived in 493 was that they were African-American and primarily male, although the number of female residents listed increased progressively from the 1940s through the 1980s. Also, it is important to note that several residents, both male and female, did not have occupations listed in the directory.

Throughout the years 1914 through 1930, very little information is known about the occupants except for what is listed in the directory. The original address of the double shotguns in 1914 was 379 with a listing of apartments 1-6 and their occupants. Between the years 1923 and 1924, there are only two apartments listed, and they are numbered 377 and 377 ½. These same numbers appear in the years 1927 and 1930, but they appear as follows: “493 (377) Willingham Willis (Dora) plasterer and 493 ½ (377 ½) Sims John (Fannie) machinist.” The names in parenthesis are the wives of the aforementioned men. The official year of the address change was 1927, but the directory listed both numbers for a few years to avoid confusion.

From 1929 to 1941, when Martin Luther King, Jr. lived on Auburn Avenue, only one apartment was occupied by the same family. The renter was a railroad machinist named John Sims (also spelled Simms) who had a wife named Fannie and three daughters. According to the directory, the Sims family was the only family with children living at 493 Auburn Avenue from 1930 to 1947. They also lived at 491 Auburn Avenue during this time and may have moved between the apartments more than once. They owned the only telephone in the 493 units during the 1940s, indicating that they may have been more stable financially than other residents. The first time telephone ownership was documented in the directory was 1944.30

One of their daughters, Johnnie, held several occupations including student, maid, and laborer. Johnnie also lived at 393 Auburn Avenue in 1939, but by 1942 she had returned to living with her parents at 493 Auburn Avenue. Another daughter of the Sims’, Emma Jean, was a childhood friend of Dr. Christine Farris, the older sister of Martin Luther King, Jr. 32

During the 1950s, several residents documented during the 1940s still lived in the shotgun houses, including John and Fannie Sims, as well as John and Amy Badger. The Badger family lived at 493 for roughly ten years while the Sims family remained at either 493 or 491 Auburn Avenue for more than three decades (1930-1965). The Sims’ family’s long-term residence at 493 was not typical since the small size of the shotgun houses proved to be restrictive to growing families. The same issue made the 493 shotgun houses attractive to itinerant or migrant laborers in need of inexpensive housing.

29 U.S. Census Bureau, 1930 Census Records, Kenan Research Center, Atlanta History Center, accessed October 2010.
30 1944 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500509
31 1935 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0400210.
33 1955 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500519
In 1957, the City Directory contained listings for 493 Auburn Avenue residents as well as a separate listing for Reid’s Alley, the small alley running between 493 and 497. Interestingly, while four of the six residents are cross-listed between the two streets, two residents of Reid’s Alley differ from those listed in the corresponding apartments at 493 Auburn Avenue. In 1958, Reid’s Alley is listed as a separate street although no individual residents were recorded.

It should be noted that throughout the City Directory listings, conflicting information is provided as to the numbering of the units at 493. In the 1931, 1935, and 1939 directories, only two units are listed for 493 Auburn Avenue – 493 and 493 ½. In 1940, four apartments are listed at 493 Auburn Avenue as 493, Rear, Rear, and 493 ½. In 1942, 1944, and 1947, three separate housing units are listed at 493 Auburn Avenue as 493, Rear, and 493 ½. In 1955, all six apartments at 493 were listed as 493-1, 493-2, and so on. In 1961, the listing is 493 rear with apartments 1-6 and their occupants, but there is an additional 493 ½ at the end of the directory being the apartment of John Sims.

This style of listing continues through the years with certain tenants remaining the same, spotted vacancies and at least one or two new tenants each year. The listing changes again in 1977 with the inclusion of “Begin Reid’s Alley” after the list of apartments 1-6. Below “Begin Reid’s Alley” there is “1- Willis Charlie” and following this is “2* Davis Idella 493 ½ Apt 2.” In 1981 the listings standardize for the remaining years until 1985. The changes made to the apartment numbers after “Begin Reid’s Alley” read 493 ½a and 493 ½b. In 1989, only four apartments are listed under 493 rear. Apartments 3 and 4 now read “No return” and only 493 ½a is listed after Reid’s Alley.

It should not be surprising then that conflicting information was found regarding the residents of the 493 Auburn Avenue double shotgun houses. The data for the city directories was originally gathered by canvassing, possibly allowing for residents to be unlisted purposefully or unintentionally. In segregated Atlanta, working-class African-Americans were marginalized in every aspect of their lives, making it easy to believe that these citizens could be overlooked and ignored by both public and private entities including the U.S. Census and City Directories.

Physical Description, Defining Features and Existing Conditions

General Description

Constructed between 1912 and 1913, 493 Auburn Avenue NE consists of three duplex shotguns, Buildings A, B, and C (see Appendix B). They are one-story, wood-framed structures, built on brick pier foundations. The duplexes feature a pyramidal roof. Approximately 27’-2-1/2” long (north to south) and 33’-8-1/2” wide (east to west), the duplexes have two, four-bedroom apartments; Building A, apartments 1 and 2, Building B, apartments 3 and 4, and Building C, apartments 5 and 6. Proposals to alter the buildings’ interior have not been executed, and the buildings are now empty.

Repairs to the exterior of the duplexes occurred in 2008, and a number of stabilizing alterations are evident in the present structures. However, the original form, plan, and significant architectural details have remained essentially intact. The duplexes contain architectural features, such as two-over-two windows, six-panel doors, and a combined front porch that are
Building A is located little more than twenty-three feet south of 493 Auburn Avenue NE (see Figure 18). The duplexes are separated by approximately 4'-10” of space. The façades of the duplexes are unobstructed. The duplexes’ east-west orientation is perpendicular to the north-south orientation of 493 Auburn Avenue NE. A concrete masonry unit wall and chain link fence lies to the west and south, an historic outbuilding lies to the east, and a wood telephone pole lies to the southeast of the duplexes (see Figures 19 and 20). Two deciduous trees lie to the west of the duplexes (see Figure 21 and 22). An aggregate sidewalk runs along the east façades.
BUILDING A

Building Site, Structure and Exterior

Description – Building Site and Structure

Located little more than twenty-three feet south of 493 Auburn Avenue NE (see Figure 18), the façade of the house is unobstructed. The building’s east-west orientation is perpendicular to the north-south orientation of 493 Auburn Avenue NE. A concrete masonry unit wall and chain link fence lies to the west and south of the duplex, an historic outbuilding lies to the east of the duplex (see Figure 19), a wood telephone pole lies to the southeast of the duplex (see Figure 20). Two deciduous trees lie to the west of the duplex (see Figures 21 and 22). An aggregate sidewalk runs along the east façade.

Foundation

The foundation’s height ranges from only a few inches at the duplexes southwest corner to slightly less than two feet at the east end. Approximately 1’-5” thick, the foundation consists of brick, spread foot piers with plywood infill. The front porch piers have some concrete masonry unit infill. The base of the chimney measures approximately 2’-1/2” x 3’-5-1/2” with the chimney rising in that dimension, transitioning to 1’-6” x 2’-7-1/2” above the ceiling joists (see Figures A1 and A2). The chimney terminates above the ridge of the roof and is painted.
Structural System

The duplex is wood framed, using a platform-stud frame construction of circular sawn wood typical of the early 20th century. All exterior walls are load bearing. Sills are around 3-1/2” x 1-1/2” in dimension. Running north and south, the joists are circular-sawn supported by cross-bracing and purlins, around 1-3/4” x 7-1/2” and are notched and nailed into the sills (see Figures A3 and A4). A 3’-3/4” x 7’-3/4” solid beam runs east and west with 2” x 4” attachments.
supporting the joists. Some 2” x 4” supports have been added to joists and floor. Studs are 2” x 4”. The rafters are 1-3/4” x 3-3/4”, the corner rafters appearing larger, and are nailed to the sill (see Figure A5 and A6).

Description - Exterior

The exterior finishes of the duplex appear to be mostly historical, except some patching in the siding, replacement of the porch ceiling, and replacement of the porch flooring, all completed at undetermined dates.

Roof

The duplex has a pyramidal roof with a slight hip and four foot ridge. The rafters are supported by knee-bracing constructed of 2” x 4.” The present roof covering is composition shingles over plywood sheathing, replaced during an exterior stabilization in 2008 (see Figures A7 and A8).
Siding and Trim

The house is clad with 5" beveled wood clapboard with a 4-1/2" reveal (see Figure A9). Much of

the siding is historic with some patching. The two-over-two-light double-hung sash windows
and all doors are cased at headers with a 7-1/2" rectangular casing and 1/4" bead along the inside
edge (see Figure A10). There are no drip caps. There is a boxed soffit and molding is present

Figure A9 – Building A north façade wood clapboard, 10/2010 (courtesy of Mollie Bogle)

Figure A10 – Building A east façade 2/2 double hung windows showing trim, 10/2010 (courtesy of Mollie Bogle)
between the roof and fascia. The duplex consists of a painted wood cornice and eave. There are no gutters or downspouts for rainwater drainage (see Figure A11).

Doors and Windows

The east façade consists of one flush door and one six-panel door. The west façade consists of two six-panel craftsman doors. The windows are two-over-two-light double-hung sash windows (see Figures A12 and A13), except for the west façade. The original sashes have been replaced.
The west façade consists of two, six-light casement windows. Historic sashes remain from undetermined date. There are no shutters (see Figures A14 and A15). See Appendix D for exact locations and sizes.

![Figure A14 - Building A west façade casement window, 10/2010 (courtesy of Mollie Bogle)](image)

![Figure A15 - Building A west façade casement window, 10/2010 (courtesy of Mollie Bogle)](image)

**Porch**

The east façade is marked by a full-width combined front porch supported by brick piers (see Figure 16). The combined porch is accessed by two sets of 1'-9" x 2'-6" concrete masonry unit and poured concrete steps on a 3" concrete slab with no railing. A simple shed roof with exposed, 2" x 4" rafters, set on plain 4" x 4" and square posts. The 8" x 2" plain stick balustrade, possibly historic, measures between 2'-2-1/4" and 2'-5-1/2" in height. The porch consists of 7" to 8" wood planking. The ceilings are of historic 1" x 4" tongue and groove, which has been replaced in some areas with plywood (see Figures A17 – A20). A second means of egress exists on the west façade. It consists of two 6" x 3'-7" wood stoops supported by 1'-5" x 3'-6" concrete slabs (see Figure A21).
Electrical meters and wiring are present on the north and south façade (see Figure A22). Steel casing and exposed wiring run along the ceiling joists (see Figure A23). Cast iron water and gas
lines and pipes are present in the crawlspace most of which are located near the east façade and are supported by wiring attached to the joists (see Figure A24). Some of the cast iron water pipes were installed by cutting through the sill, like in Room 203, Unit 2 (see Figure A25). There is no HVAC system.

**Character-Defining Features**

The duplex possesses a number of character-defining features; physical elements that are significant and give the building its distinctive character. These features include original design and construction. Character-defining features should be retained and preserved. Those identified are:
• Back-lot-site with surrounding yard, including historic outbuilding and aggregate sidewalk
• Pyramidal roof and painted chimneys (see Figure X)
• Historic woodwork, including the door and window casings
• East elevation full-width porch (see Figure X)
• Historic six-panel doors on the east and west facades (see Figure X)
• Double hung 2/2 windows on the east, north, and south facades (see Figure X)
• Brick pier foundation (see Figure X)

**Existing Conditions**

It appears that the majority of the conditions have been caused by water damage. Once the source of the water damage has been alleviated, repairs may begin.

**Foundation**

- Brick pier mortar deterioration (see Figure A26)

![Figure A26 - Building A brick pier in poor condition, 10/2010 (courtesy of Adam Archual)](image)

- North chimney foundation is caving in (see Figure A27)

![Figure A27 - Building A north chimney foundation in poor condition, with added support, 10/2010 (courtesy Adam Archual)](image)
Structural System

- Joists are split (see Figure A28)

![Figure A28 - Building A split joists, 10/2010 (courtesy of Adam Archual)](image)

- Cross-bracing is damage
- White and brown rot present (see Figure A29)

![Figure A29 - Building A white and brown rot, 10/2010 (courtesy of Adam Archual)](image)

Roof

- Chimneys have cracked and peeling
- Eaves are damaged (see Figure A30)
Siding and Trim

- Mismatched replacement siding on the west façade, rear door, unit 2 (see Figure A31)

- Damaged siding and trim (see Figure X)
- Wood failure on all sides of the house (see Figure A32)
• Wood girders on west façade are failing (see Figure A33)

Figure A33 – Building A west façade wood girder failure, 10/2010 (courtesy of Katie Kennedy)

• Warped siding on the west façade, above the doors and windows (see Figure A34)

Figure A34 – Building A west façade warped siding, 10/2010 (courtesy of Katie Kennedy)

• Split fascia on north façade with incorrect repair (see Figure A35)

Figure A35 – Building A north façade split fascia, 10/2010 (courtesy of Katie Kennedy)
• Split wood on south façade near window (see Figure A36)

![Figure A36 - Building A south façade split siding, 10/2010 (courtesy of Katie Kennedy)](image)

**Doors and Windows**

• Failed molding under both rear doors on the west façade (see Figure A37)

![Figure A37 - Building A west façade failed molding, 10/2010 (courtesy of Katie Kennedy)](image)

• Unsafe stairs leading to doors on west façade (see Figure A38)
Porch

- Hole in v-grooved beaded board in front of unit 2 (see Figure A39)

  Figure A39 – Building A west façade interior of porch shed roof outside of unit 2, 10/2010 (courtesy of Katie Kennedy)

- Warped and peeling paint on wood plank flooring (see Figure X)
- Peeling paint, wood deterioration and missing pickets on balustrade (see Figure A40)
Figure A40 – Building A east façade view of the balustrade, 10/2010 (courtesy of Katie Kennedy)

Systems
- Rusted cast iron pipes (see Figure X)

Interior – Building A

Description

The interior of the double shotgun building is divided by a central wall into two equal-sized units, each with three rooms and a bathroom connected by doorways (see Appendix B). Each unit is approximately 350 square feet with a ceiling height of 9'-9". The units are entered in the front, east side of the building into the largest room of each, which is considered the living area (room 101 or 201). This room has the fireplace and a doorway that leads into the next room, which is considered the kitchen (room 102 or 202). This room also contains a small closet. In the rear, a smaller room that served as a utility closet (rooms 104 or 204) connects the kitchen room to the bathroom (rooms 103 and 203).

Unit 1 is the north half of Building A and consists of rooms 101 through 104. The front door is placed on the northeast corner of the building, and the doorway connecting Room 101 to Room 102 is on the northern end of the partition wall. The bathroom (Room 103) is in the southwest corner of the unit. Unit 2 occupies the south half of the building with Rooms 201 through 204. The front door is located on the northeast corner of the building and opens into Room 201. The doorway leading into Room 202 is on the southern end of the partition wall. Room 203 occupies the northwest corner of Unit 2.
Room 101

Description

The entrance to Unit 1 opens into Room 101 on the east wall of the room. The room measures approximately 170 square feet and contains a mantel to the central fireplace on the west wall. Two windows, each two-over-two light double-hung sash windows, are located on the north and east walls. The doorway leading into Room 102 is on the northern end of the west wall, between the two rooms (see Figures 101.1 – 101.4).
Ceiling, Walls and Floor

The ceiling is composed of circular sawn lath and plaster with paint. There is a keyless light bulb on the ceiling with a hanging cord. The walls are circular sawn lath and plaster with paint. The flooring is pine tongue-and-groove wood laid east to west with a dark stain. The flooring is nailed directly to the floor joists with no subfloor.

Trim, Windows and Doors

The room features very little trim as it is a vernacular home. There is 6-1/2” tall painted baseboard along the bottom of the walls and interior casing which is all painted. A 2/2 double-hung window is located on the east and north walls of the room which are painted with simple sills and aprons (see Figure 101.5). The main door to the home from the front porch enters into room 101, which is also painted and has non-historic door handles. There is also a 2”x4” nailed into the door on the south side of the frame. A door also leads into room 102 and is located on the west wall of the room. It is painted along with the frame.
Fireplace and Systems

The fireplace is constructed of concrete and stucco and the mantel is constructed of wood. The hearth is metal and is not connected, therefore pulling away from the hearth (see Figure 101.6).
Inside the hearth are numerous bricks. A decorative pattern is featured around the hearth. The base of the fireplace is also stucco and concrete. A non-connected electric box is featured on the north wall of the room (see Figure 101.7). Various outlets and switches are also located on the walls. The front door features a bracket to lay a security bar in for protection.

Figure 101.7 – Building A room 101 electric box on north wall, 10/2010 (courtesy of Sarah Edwards)

**Features**

Since Room 101 is the entry room to Unit 1, it contains some character-defining features that should be retained and preserved. The ceiling and walls are circular sawn lath and plaster. The interior casings around the windows and doorways, along with the historic 6-1/2” painted baseboard made of pine wood are significant to the interior. Both two-over-two light double-hung sash windows and the six-panel door leading to Room 102 are historic. This room contains the only historic mantel in Unit 1 which is painted wood and has a decorative pattern around the hearth. The floors are also historic pine wood tongue-and-groove flooring laid east to west.

**Room 102**

**Description**

Located behind the front room and toward the rear of the house, room 102 was most likely used as a kitchen area as evident by the exposed plumbing in the southwest corner of the room. The room is an L-shape with the bathroom walls protruding into the space, and measures approximately 12'-10" x 11'-8". Non-historic modifications to this room are evident by the discontinuation of the baseboard and the difference in wall materials along the east wall (see Figures 102.1 – 102.7).
Ceiling, Walls and Floor

The ceiling is painted drywall attached to lath, about 9' 3/4" wall. The closet ceiling height is 7' - 5". The walls are composed of circular-sawn lath with plaster and paint, except for the west wall which is painted drywall. The east wall has a painted board covering the fireplace and plaster in the upper and surrounding wall. The historic pine wood, tongue-and-groove flooring remains exposed in this room. It is laid north to south and the width of each piece is between 2" and 3-1/4". The closet area has wall-to-wall carpet and there are small pieces of modern floor covering in the southwest corner of the room and along the east wall.

Trim, Windows and Doors

The room has a 6-1/2" painted pine base board on the north and south walls. The windows and doors are cased with 5" wide plain board, which are painted. The room has a 2/2, double-hung window on the north wall (see Figure 67). The room has three, painted wood doors; one opening from room 101, another into room 104, and the third for the closet. The doors from room 101 and the closet are six-panel doors and the door to room 104 is a five-panel door (see Appendix D). The closet door has historic hardware.

Fireplace and Systems

The fireplace is covered with a painted board and plaster in the upper and surrounding wall. Exposed water pipes are located in the southwest corner of the room with damaged drywall. An electrical component is also placed in the middle of the south wall. The middle of the ceiling has an electric connection. An exposed gas pipe is protruding from the floor near the closet.

Character-Defining Features

Room 102 has very few character-defining features due to its utilitarian use in the past. All of the walls, except for the west side, are circular sawn lath and plaster. The interior casings around the window and doorways, along with the historic 6-1/2" painted baseboard made of pine wood are significant to the interior. There is one 2/2 double-hung window. The six-panel doors leading to room 101 and to the closet are historic and the closet has an historic glass doorknob. Another five-panel door leading to room 104 also adds to the character of the room. The floors of tongue-and-groove pine are also an important historic feature.

Room 103

Description

This room was historically used as the bathroom and is located in the rear, southwest corner of the unit. It connects to room 104 and is rectangular-shaped, measuring approximately 4'-10" x 7'.

Ceiling, Walls and Floor

The ceiling is composed of circular-sawn lath with plaster and paint, about 9' - 3/4" tall. The walls are composed of circular-sawn lath with plaster and paint. No sink is present however the
piping is exposed on the wall. A metal toilet paper roll holder is located on the north wall and a faux wicker cabinet is hanging on the west wall of the room. The wood floor is covered in areas with a layer of vinyl flooring near the entrance to the room.

**Trim, Windows and Doors**

There is a baseboard running along the north, west and south walls of the room. The casement trim around the six-light casement window is painted and there are metal hinges located on the west wall. The painted door is on the north wall and leads to room 104. It is a non-historic door with non-historic hardware.

**Systems**

Light switches are present along with electrical outlets in room 103. The bathtub faucet and knobs are connected to the south wall (see Figure 103.1). The bathtub is against the east wall.

![Figure 103.1 - Building A room 103 bathtub faucet on south wall, 10/2010 (courtesy of Sarah Edwards)](image)

The faucet and knobs of the sink are on the south wall, although the sink is missing.

**Features**

The bathroom is a small space with few character-defining features. The ceiling and walls are circular sawn lath and plaster. The interior casings around the window and doorway are significant to the interior. There is one six-light casement window with metal hinges and painted interior casings on the west wall that may be historic.
Room 104

Description

Located in the rear of the house, this room connects rooms 102 and 103. It is rectangular shaped and measures approximately 7'-5"x3' (see Figure 104.1).

Ceiling, Walls and Floor

The ceiling is painted drywall attached to lath, about 9'3/4" tall. The walls are composed of circular-sawn lath with plaster and paint, except for the east wall which is painted drywall. The floor is covered with layer(s) of modern flooring, making it difficult to determine the historic flooring in this room (see Figure 104.2).
Trim, Windows and Doors

The room has a 6-1/2” painted pine base board on the walls. The doors are cased with 5” wide painted boards. The room does not have windows. There are three, painted wood doors: one opening from room 102, another into room 103, and the third to the exterior on the west wall. The door and hardware to room 103 is non-historic. The door from room 102 is a five-panel door. The door to the exterior is a six-panel door with a door chain, butt hinges, a latch, and a decorative doorknob (see Figures 104.3 and 104.4 and Appendix D).
Systems

An exposed pipe is protruding out of the floor in the north section of the room. An electrical switch is located near the door on the west wall.

Features

This room was used as a utility closet and its character-defining features consist of the circular sawn lath and plaster walls on the north and west side, a 6-1/2'' painted pine wood baseboard, the painted interior casings on the doorways, and a six-panel door with a door chain, butt hinges, a latch, and a decorative doorknob with a mortise lock leading to the exterior on the west wall.

Room 201

Description

This is the largest room (approximately 170 square feet) and most intact room in Unit 2. The room is attached to the porch via the front door and likely served as an all-purpose living and sleeping area.

Ceiling, Walls and Floor

The ceiling in this room is 9'-8" high and is plaster applied to wood lath, presumably part of the room's original finish. Multiple coats of paint have been applied to the ceiling. Walls are two-coat plaster applied to wood lath. Over the course of time, multiple layers of paint have been applied to the walls. Tongue-and-groove 3-1/2" x 3/4" pine wood flooring is attached directly to floor joists. The wood floor is visible only in isolated areas at the west side of the room where later vinyl flooring is missing. The vinyl floor covering is applied directly to the wood flooring. Furring strips are evident that carpet existed in this room at one point in its history.

Trim, Windows and Doors

The 2/2 double hung windows are cased with 5" x 3/4" pine boards on the east and south walls, which employ rope weight cords. Both window stools are 2-3/4" x 1-1/4" and window aprons are the same dimension as window casements. The stop beads measure 1" x 1/2" and are beaded. The door casements vary slightly in width, but are both 3/4" thick. The front door is cased in 4-3/4" x 3/4" pine boards with a 5-1/2" x 3/4" crown. The door opening on the west wall is cased in 5-1/2" boards. Baseboards are present on all walls and are square-cut 7-3/4" tall flush boards with applied beaded toe-kick. The front door is a six-panel wood door hung on two mortise hinges, which is assembled with 6'-7" x 5" flanking stiles with internal dado in which rails and raised panels are fitted. The five dividing rails reveal 1'-10-3/4" x 5 1/4" and the top rail is the same. The six raised panels fit into dado on rails and stiles and reveal 1'-10-3/4" x 6 1/2". The door on the west wall near the fireplace is missing, as evident by the hinge ghosting evident on the door jamb (see Appendix D).
Fireplace and Systems

The fireplace occupies 5 1/2' horizontally on the west interior wall and stands 4'-10". The surround is oak board which has received multiple layers of paint. The mantel shelf projects 9". The hearth is poured concrete encased in a wood frame. The fuse box for Unit 2 is located on the north wall in the northeast corner of the room, along with a single two-prong electric outlet hanging out of a large hole. A single three-pronged grounded electric outlet oriented on a horizontal axis along with a small electrical device, which may have operated an electric baseboard heater, is situated on the south wall. A smoke detector is hung above the door on the west wall. A single electric light switch is present on the east wall between the door and window. A ceiling fan with a 3-light light fixture hangs from the ceiling in the center of the room.

Features

The ceiling and walls are plaster on wood lath, presumably part of the room's historic finish and is an important feature. The only extant mantel in this Unit 2 is located on the west wall of this room and should be kept. Tongue-and-groove pine flooring is intact but only visible at the west end of the room since the vinyl flooring obscures it in most places. The six-panel, wood front door and the 2/2 double-hung windows are other important features. Trim, door and window surrounds are simple flush boards, consistent with the mantel treatment, are presumed to be part of the room's historic finish, and also add to the historic features.

Room 202

Description

Approximately 120 square feet, this room likely served a variety of purposes in its chronology of use. Based on the existence of exposed plumbing and the ghosting marks, it is likely the room most recently functioned as a kitchen. The room was likely constructed as a mirror reflection of Room 201. However, the installation of stud and hung drywall partition walls at the west end of the room has compromised the original spatial arrangement (see Figure 202.1). These additions have resulted in the creation of Rooms 203 and 204.
Ceiling, Walls and Floor

The ceiling is 9'-11" in this room except in the closet where the ceiling is 7'-7". Plaster on lath remains in places – at the north and west end of the room – and presumably represents the historic finish, consistent with room 201. The southeast portion of the room has non-historic material for a large section of the ceiling. The majority of the room’s walls retain their original character with two-coat plaster applied to cut wood lath. This treatment is consistent with those observed in room 201 and presumably part of the room’s historic finish. The west partition wall is of milled 2x4 stud construction with hung drywall. Multiple layers of paint were observed throughout. Plywood has been attached to the floor at some point in the room’s history and obscures underlying flooring throughout the room. Tongue-and-groove flooring, measuring 3-1/2" x 3/4", is consistent with room 201 and visible only in the closet. Furring strips also are present in this room.

Trim, Windows and Doors

The 2/2 double hung window on the south wall is similar to room 201 and is cased with 5" x 3/4" flush boards, a 2-1/4" x 1-1/4" stool, and an apron the same size as the casement. The stop bead measures 1" x 1/2" (see Figure 202.2). As mentioned previously, the door to room 201 is absent.
The six-panel closet door is cased in 5" x 3/4" flush boards while the six-panel door to room 204 is cased with 5-1/2" x 1" boards. The six-panel door to the closet is constructed with 6'-6" x 4-1/2" flanking stiles with internal dado in which rails and raised panels are fitted. The five dividing rails as well as the top and bottom rail are identical and reveal 1'-8-3/4" x 5". The six raised panels fit into dado on rails and stiles and reveal 1'-8" x 6-1/2". The six-panel door to the next room is constructed with 6'-8" x 4-1/4" flanking stiles, 1'-11-3/4" x 4-1/4" dividing rails, and six 1'-11" x 7-1/2" raised panels (see Appendix D). Both doors are attached with two mortise hinges.

Baseboards vary in this room as a result of multiple wall construction episodes. Baseboards along original plaster walls (south wall, portions of the north wall, and portions of east wall and in the closet) are 7-3/4" flush boards identical to those in room 201. It is presumed the addition of plywood to the flooring required the removal of the toe kick component observed in room 201. Quarter-round toe kick is applied to the baseboards on the south wall and on the west wall. Trim measuring 1-1/2" x 1" square is sporadically applied as baseboard on the east and north walls. Interestingly, the only remnants of crown molding are visible on the east partition wall above the door.

Fireplace and Systems

The fireplace is no longer exposed, but its presence has impacted the room arrangement and will thus be briefly described. The fireplace protrudes 1'-10-1/2" west of the east partition wall and was part of the original construction. A poured concrete hearth framed in wood projects further into the room. The enclosing walls are plaster on wood lath. The firebox has been enclosed with an application of drywall. Three distinct heating systems reveal themselves here. It is assumed the fireplace originally burnt coal. The presence of a closed vent above the fireplace suggests a stove (possibly wood burning) was later installed and exhausted through the chimney. The presence of a capped gas pipe on the floor north of the hearth suggests a gas stove was later installed in front of the fireplace. The firebox was boarded over at some point when it was no longer required for use. Electric fixtures are limited to a mounted ceiling light bulb with pull string and the remains of a wall-mounted fixture on the north wall. There are three-pronged grounded electric outlets on the west and north walls. Plumbing for water is present in the northwest corner of the room where a sink and cabinet system were once present.

Features

This room has been largely compromised by additions and subdivision of space. However, original finishes remain in places: the majority of the east partition wall, including the closet, retains its original finishes, as do the south wall and portions of the north party wall. A fireplace projects into the room on the east interior wall, though the fire box has been enclosed and no mantel is present. The space north of the fireplace is enclosed (i.e. closet). Six-panels doors and the 2/2 double hung window are consistent with other rooms and are most likely historic construction, which are important features.
Room 203

Description

This room is a non-historic addition to Unit 2 as evidenced by the built-up stud and drywall partition walls which enclose it. The room was constructed as the bathroom and occupies approximately 34 square feet in the northwest corner of the apartment. The room is accessible via a small door to room 204 and there exists a small casement window on the south wall.

Ceiling, Walls and Floor

The ceiling is plaster on lath and is approximately 10'. The ceiling has received multiple applications of paint. Half of the room (east and south walls) is of stud and drywall construction and represents a non-historic addition to the original construction. The west wall, which is the exterior wall, retains its original finish (plaster on lath), and the north wall has been largely altered, though remnants of plaster on lath remain on the west half of the wall. Remnants of the original tongue-and-groove floorboards remain in this area. The west side of the floor shows a checker-board pattern vinyl application over the wood flooring.

Trim, Windows and Doors

The single casement window and hollow door is surrounded by 5" flush boards. Based on the contrast of the style and installation of the window with those present in other rooms, it is likely this casement window was added when the bathroom was constructed and not historic. The window has six lights and two internal (i.e. the window swings inward) strap hinges on the south side. The door from room 204 on the south wall is a two panel plywood door constructed of flanking stiles at 4-1/2" wide and rails at 1'-3-3/4" x 7-1/2". The panels are flat: 3'-3" x 1'-2-3/4" (top), and 1'-7-1/2" x 1'-2-3/4" (bottom). The push plate is present, but no doorknob remains. Baseboard is consistent with those seen throughout room 201 and is only present on the west wall.

Systems

Plumbing and electric systems are evident in this room. A light switch is present on the south wall east of the door. There exists a three-prong grounded electrical outlet on the north wall. It is located centrally on the wall and approximately 4' above floor. An electric light bulb socket, or keyless, is mounted centrally on the ceiling. Exposed plumbing remains, though most fixtures remain attached (i.e. spouts and handles).

Character-Defining Features

Considering this is a smaller room, there is not as much that is character-defining. The west wall remains intact and baseboards, consistent with those present on original plaster walls, remain. The north wall has been largely compromised, but a portion (west half) retains its original finish. There is a six light casement window which is unique to the building and a now-historic feature.
Room 204

Description

This room is a non-historic addition to Unit 2. Whether it was constructed at the same time as room 203, or at an earlier or later time, remains uncertain. Gas piping at the south end of the room indicates that a gas water heater was once housed here. The room is approximately 22-½ square feet and is divided from room 202 by a stud and drywall partition wall. This room allows access to the rear of the building via the back door (see Figure 204.1).

Ceiling, Walls and Floor

The ceiling is approximately 10' in this room and is of plaster on lath construction. Multiple paint layers are present. The south and west walls are plaster on lath and are presumably part of the building’s historic construction. The east and north walls, as have been discussed in rooms 202 and 203, are of stud and drywall construction and represent a non-historic addition to Unit 2 (see Figure X). The floor is covered in a vinyl application.

Trim, Doors and Windows

The back door is the only five-panel door in Unit 2. It may represent the only historic door to the unit, and all six panel doors were added later, or vice versa. A non-historic door knob has been installed above the push plate and the original door knob, which is missing. Two latches have been attached to the interior of the door. The other two doors have been discussed in rooms 202 and 203. Baseboards are present on the south and west walls, consistent in dimensions and
application to those present in room 201. The 7-3/4" tall baseboard is only present on plaster on lath walls, presumably part of the interior's historic finish.

Systems

There is an electric light switch on the west wall north of the door and probably triggered an outside light. Gas piping protrudes through the flooring at the south end of the room, which probably once serviced the gas water heater which has since been removed.

Features

Again, being a small room, there are not many character-defining features, however this room retains its original finish on the south and west walls. These walls are plaster on lath with baseboard consistent to that in room 201. The back door is the only five panel door in Unit 2, and may be the only historic door remaining.

Existing Conditions

It appears that the majority of the conditions have been cause by water damage. Once the source of the water damage has been alleviated, repairs may begin.

Ceiling, Walls and Flooring

- Cracking plaster applications on the ceilings and walls throughout
- Holes in walls and ceilings throughout where plaster has failed (see Figure A41 and A42)
- Collapsed ceiling in southeast corner of room 202
- Broken and rotting wood lath throughout (see Figure A43 and A44)

Figure A43 – Building A room 103 example of damaged and missing 10/2010 (courtesy of Sarah Edwards)

Figure A44 – Building A room 202 example of damaged and missing lath, 10/2010 (courtesy of Adam Archual)

- Peeling paint from multiple surfaces
- Debris throughout
- Non-historic flooring detaching from edges in rear rooms of Unit 1
- Damaged and rotting tongue-and-groove flooring throughout
- Holes in floor in east half of room 203 and south end of room 204
- Deteriorated vinyl flooring where present
- Swollen plywood flooring where present

Trim, Windows and Doors
- Peeling paint on multiple surfaces throughout
- Damaged or rotting baseboard throughout
- Damaged door casing from hardware elements throughout (see Figure A45)
- Rusted, painted, missing or non-historic hardware throughout (see Figure A45)
- Missing door between rooms 201 and 202
- Sashes screwed shut on windows throughout
- Deteriorated door header and surrounding materials room 101 and 102 (see Figure A46)
Fireplace and Systems

- Missing and debris-filled firebox in room 201 with loose wood pieces (see Figure A47)
- Cracked and deteriorated concrete hearths throughout (see Figure A47)

Figure A47 – Building A room 202 debris-filled firebox and deteriorated hearth, 10/2010 (courtesy of Adam Archual)

- Non-functioning utilities and systems throughout
- Exposed wiring and piping throughout
- Extensive damage on multiple surfaces from installed or missing plumbing fixtures (see Figure A48 and A49)

Figure A48 – Building A room 203 northeast corner example of plumbing fixture damage, 10/2010 (courtesy of Adam Archual)

Figure A49 – Building A room 203 southeast corner example of plumbing fixture damage, 10/2010 (courtesy of Adam Archual)

- Systems do not meet life or safety codes
BUILDING B

Building Site, Structures and Exterior – Building B

Description – Building Site and Structures

Building B sits in-between Building A and Building C and is separated from the other duplexes by an approximate 5’ gap on both the north and south sides (see Figure B1). A concrete masonry unit wall and chain link fence lies to the west and south of the duplex, an historic outbuilding sits to the east of the duplex, and a wood light pole (see Figure 20) is located to the southeast of the duplex. Two deciduous trees currently stand to the west of the duplex (see Figures 21 and 22) and an aggregate sidewalk runs along the east façade.

Foundation

The duplex sits on a brick pier, spread footing foundation (see Figure B2). The foundation’s
height ranges from 11" at the southwest corner to 2'-3" at the northeast corner. The brick piers are approximately 1'-5" wide and vary in depth from 8-1/2" to 1'-3". Except for the piers, the underneath of the duplex is open and accessible.

**Structural System**

The duplex is wood framed, using a platform-stud frame construction of circular sawn wood typical of the early 20th century. All exterior walls are load bearing. Sills are approximately 3-1/2" x 1-1/2" in dimension. Circular-sawn floor joists measure 1-3/4" x 7-1/2" and run in a north/south direction. They are supported by cross-bracing and are notched and nailed into the sills. A 3'-3/4" x 7'-3/4" solid beam runs east and west with 2" x 4" attachments supporting the joists (see Figure B3). Studs are 2" x 4". The rafters are 1-3/4" x 3-3/4", the corner rafters appearing larger, and are nailed to the sill.

![Figure B3 - Building B crawlspace east center beam and floor joists, 10/2010, (courtesy of Justin Hutchcraft)](image)

**Description - Exterior**

The exterior siding, trim and windows of the duplex appear to be historic. Repairs have been made to the siding and porch with in-kind materials.

**Roof**

The duplex has a pyramidal roof with a slight hip and four foot ridge. The present roof covering is composition shingle over plywood sheathing and was replaced during an exterior stabilization in 2008. Most of the historic joists and furring strip were re-used when the roof was replaced (see Figure B4). The shed roof over the porch was also repaired and covered in composition shingles (see Figure B5). The brick chimneys are painted.
Siding and Trim

The house is clad with 5” beveled wood clapboard with a 4-1/2” reveal (see Figure B6). Much of the siding is historic with some patching. The 2/2 light double-hung windows and all doors are cased with a 7-1/2” rectangular header casing and 1/4” bead along the inside edge. There are no drip caps. A boxed soffit and molding are present between the roof and fascia boards. The duplex consists of a painted wood cornice and eave. Vertical trim pieces are at each corner of the duplex. There are no gutters or downspouts for rainwater drainage.
Doors and Windows

The east façade consists of one solid, non-historic door and one six-panel door. The west façade consists of two six-panel, historic doors (see Figures B7 and B8). The historic doors do have historic hardware although all historic doorknobs are missing (see Figure B9). The windows are
all 2/2 light double-hung windows except for the two casement widows on the west façade (see Appendix D). The two west façade windows are non-matching and likely not original but are historic. These windows are different and unique in comparison to those on buildings A and C (see Figure B10).

![Figure B10 - Building B west façade historic windows, 10/1020 (courtesy of Photo by Justin Hutchcraft)](image)

**Porch**

A full-width, combined front porch is located on the east façade and is covered by a shed roof. Brick piers and 3-1/2” x 3-1/2” square columns support the porch although the southeast corner porch brick pier has been replaced by a wood support (see Figure B11). The combined porch is

![Figure B11 - Building B southeast missing brick pier, 10/2010 (courtesy of Justin Hutchcraft)](image)
accessed by two sets of CMU and poured concrete steps with no railing. The plain stick balustrade measures between 2'-2-1/4” and 2'-5-1/2” in height and is likely historic. The porch consists of wood planking while the ceiling is historic 1” x 4” beaded board.

**Systems**

Two main electric meters, incoming power lines and ceramic insulators are located on the south façade (see Figure B12 and B13). Cast iron sewer pipes are present under the west side of the duplex. Water and gas lines are present under the duplex mostly toward the west side. Natural gas regulators are still present and located on the north façade (see Figure B14).
Character-Defining Features – Building Site, Structures and Exterior

The duplex possesses a number of character-defining features, physical elements that are significant and give the building its distinctive character. These features include original design and construction. Character-defining features should be retained and preserved. Those identified are:

- Back-lot site with surrounding yard, including historic outbuilding and aggregate sidewalk
- Pyramidal roof and concrete stuccoed chimneys
- Historic and simple woodwork, including the door and window casings
- East elevation full-width porch
- Historic six-panel doors on the east and west facades
- 2/2 light double-hung windows on the east, north, and south façades
- Brick pier foundation

Existing Conditions – Building Site, Structures and Exterior

It appears that the majority of the conditions have been cause by water damage. Once the source of the water damage has been alleviated, repairs may begin.

Foundation

- Debris in crawlspace
- Eroded soil has eroded over time due to rain and water runoff.
- Missing water drainage system
- Deteriorated mortar and piers (see Figure B15)

Structural System

- Deterioration of structural elements in crawlspace under rooms 303 and 403 (see Figure B16)
• Makeshift piers and bracing to support failing joists and piers in crawlspace (see Figure B17)

Figure B16 – Building B crawlspace deterioration under rooms 303 and 304, 10/2010 (courtesy of Justin Hutchcraft)

Figure B17 – Building B crawlspace added bracing, 10/2010 (courtesy of Justin Hutchcraft)

Siding and Trim
• Peeling and bubbling paint siding throughout (see Figure B18)

Figure B18 – Building B detail of bubbling paint, 10/2010 (courtesy of Justin Hutchcraft)

• Loose clapboard throughout
• Deteriorated eaves due to lack of water drainage system (see Figure B19)

Figure B19 – Building B north façade detail of deteriorated eave, 10/2010 (courtesy of Justin Hutchcraft)
Doors and Windows

- Thresholds on the west façade are badly deteriorated (see Figures B20 and B21)

![Figure B20](image1.png)
Figure B20 - Building B north façade threshold deterioration, 10/2010 (courtesy of Justin Hutchcraft)

![Figure B21](image2.png)
Figure B21 - Building B south façade threshold deterioration, 10/2010 (courtesy of Justin Hutchcraft)

Porch

- Deteriorating brick piers and mortar (see Figure B22)

![Figure B22](image3.png)
Figure B22 - Building B detail of deteriorating porch pier, 10/2010 (courtesy of Justin Hutchcraft)

- Deteriorating wood plank porch flooring (see Figure B23)
- Deterioration and peeling paint on balustrade (see Figure B24)
Systems
- Deteriorate electrical lines and wires
- Rusty and deteriorating sewer lines
- Deteriorating and improperly supported water lines
- Non-functioning systems
- Non-code compliant systems

Interior- Building B

Description

The double sided shotgun apartment building is modestly constructed with small, interior living spaces. The two main entrances into rooms 301 and 401 are on the east façade of the building and are accessed from an elevated, combined, covered porch. The apartments are each approximately 350 square feet. They are divided into four rooms, with the front rooms being the largest and having one fireplace and two windows, each. The second rooms, rooms 302 and 402 are smaller than the main rooms and were kitchens at some point in their history, with one window and a small closet on the eastern walls of each. These rooms lead into very small back hallways, rooms 304 and 404, which housed water heaters. Access to the bathrooms, rooms 303 and 403, and the second means of egress leading into the backyard, are on the western walls of the building. Rooms 303 and 403 also have attic access in the ceilings.
**Room 301**

**Description**

This room was used as the main living area of the apartment and provides access to room 302. Because of the limited space in these apartments, this room may also have been used as a bedroom (see Figures 301.1 and 301.2).

![Figure 301.1 - Building B room 301 southeast corner, 10/2010 (courtesy of Christen Vickery)](image1)

![Figure 301.2 - Building B room 301 northwest corner, 10/2010 (courtesy of Christen Vickery)](image2)

**Ceiling, Walls and Floor**

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. There is evidence of multiple layers of different color paints where the paints are peeling away (see Figure 301.3). The four walls are constructed with two coat plaster on wood lath. On the east

![Figure 301.3 - Building B room 301 detail of ceiling, 10/2010 (courtesy of Christen Vickery)](image3)
wall exists the front door and one window. The north wall has one window and the south wall has no fenestrations or doors. There exists a fuse box on the eastern side of the south wall. A fireplace, with a fire box that is currently sealed off with a board and surrounded by a simple wooden mantle, is situated on the west wall (see Figure 301.4). The floors are 3” tongue and groove pinewood running east to west throughout the room. The flooring is laid directly on the joists with no subflooring in between, which is indicative of money saving construction practices. The floors are not level due to the foundation settling.

Trim, Windows and Doors

The two historic 2/2 light, double-hung windows, one on the east wall and one on the north wall, and doors are cased 5” wide, simple flush boards with no moldings or decorative elements (see Figure 301.5). There are two doors in this room. A flush panel, hollow core door leads into this

Figure 301.4 – Building B room 301 southwest corner showing fireplace, 10/2010 (courtesy of Christen Vickery)

Figure 301.5 – Building B room 301 northeast corner showing door and window casings and baseboard, 10/2010 (courtesy of Christen Vickery)

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unit from the exterior front porch. The hinge locations on the door casing have been moved indicating that this door is not historic. There are several locks that have been added to the door for additional security purposes. Separating rooms 301 and 302 is an historic, six-panel solid core door. As with the other door, the hinges have been moved signifying that it has been moved or is not a historic door (see Appendix D). The historic baseboards are painted the same color as the walls. They are 8” boards set nearly flush with the wall and are present on all four walls. Shoemold, measuring 1” is present on all four walls with some sections missing.

Fireplaces and Systems

The fireplace has been boarded up with drywall. Therefore, a description of the firebox is unavailable due to the non-invasive nature of the site visits. The wooden mantel is modestly constructed with no decorative features, and there is a concrete hearth extending in front of the fireplace (see Figure 301.6). Electrical outlets are present along the baseboards throughout the room and a fuse box is present on the south wall in the southeastern corner of the room. A thoroughly damaged light switch exists on the east wall, south of front door and a gas pipe is protruding from the floor on the northern side of the existing fireplace. All systems are non-functioning (see Figures 301.7 and 301.8).
Features

The fireplace and mantel and historic windows are the most defining features in room 301. The historic baseboards are in good condition and should remain in the house. Also, the plaster and lath walls, if they can be stabilized and repaired, are also an integral feature of the apartment.

Room 302

Description

This room was most recently used as the kitchen in the apartment. This is evidenced by the exposed piping on the southern side of the west wall. A small storage closet is on the southern side of the east wall. A non-historic wall was constructed with drywall to create rooms 303 and 304. The room is L-shaped with the bathroom walls protruding approximately 12'-10" x 11'-8". Historically, this apartment would have had only two rooms of relatively equal size. One window exists on the north wall, one closet door exists on the east wall and doorways are present leading into rooms 301 and 304 (see Figures 302.1 and 302.2).
Ceiling, Walls and Floor

The ceiling is 9’- 9” from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. The ceiling of the closet is 7’- 6” in height, which is lower than the ceilings throughout the rest of the apartment. The north, south and east walls are constructed with two coat plaster on wood lath except for a 4’ tall sheet of drywall placed to wall in the fireplace on the east wall. The non-historic walls separating this room from rooms 303 and 304 are also constructed with drywall. The southern side of the west wall has wooden boards nailed above the exposed water piping, which assumingly was used for bracing boards for a unit of cabinets or a sink. The east wall, above the walled in fireplace, has a hole that was once used as the chimney vent (see Figure 302.3). The east and south walls in the closet are constructed with two coat plaster on wood lath.
The north wall is butted against the brick of the chimney and has been covered with plaster. Refer to room 301 for floor description (see Figure 302.4).

Trim, Windows and Doors
The historic 2/2 light, double-hung window and doors are cased with 5” wide, simple flush boards with no moldings or decorative elements. There are three doors present in room 302, all of which are historic six-panel solid core doors (see Figure 302.5). Historic hardware is present on D32 and D34 and no hardware is present on D33. Baseboard measuring 8” is set nearly flush with the walls and is present along the north wall, the southeastern corner of the room to the right of the closet, and the eastern portion of the south wall (see Figure 302.6). Shoe mold measuring...
1" is present along these baseboards. The 8" baseboard is also present on the wall south of the closet door and along the northern side of the chimney. These baseboards do not have shoe molding, but it can be assumed that at one time it did exist based on the existence in other parts of this room and in room 301. Shoe molding with no baseboard is present along the west side of the chimney on the east wall and on the west wall to the right of the door. 6" square-cut, non-historic baseboards and 1" shoe molding are present on the southern side of the west wall and the western side of the south wall.

Fireplaces and Systems

The historic fireplace was boarded with drywall presumably around the time the unit converted from coal and wood burning to gas. The historic concrete hearth is still present and the non-functioning gas pipe is protruding from the floor on the southern side of the fireplace. Electrical outlets are present along the historic baseboards throughout the room. There is also a gas pipe protruding from the floor on the southern side of the walled in fireplace. Exposed water pipes and spigots are present on the southern side of the west wall and above these pipes on the south wall is single bulb, surface mounted light fixture (see Figure 302.7).

Character-Defining Features

There are few character defining features in this room, but the ones that do exist are in good/fair condition and should remain intact. The two doors providing access to the room and the closet door are all historic to the house. The light fixture, though it is non-functional is expressive of the modest living style in these apartments. The historic baseboards also provide character in this room.
Room 303

Description

This bathroom was a later addition to the property, which is denoted by the existence of outhouses in the 1923 Sanborn Fire Maps. No plumbing fixtures remain in this room, but the exposed piping suggests that at one time there was a bathtub, sink and toilet present (see Figure 303.1).

Ceiling, Walls and Floor

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. There is an access to the attic through a small portal in the southern side of the ceiling. The east, north and south walls are constructed with painted drywall on wood beams. The west wall is constructed with two coat plaster on wood lath. The walls on the eastern side of the room, where the bathtub would have been situated, have unpainted drywall suggesting that either tile or vinyl was once applied to these walls. Refer to Fig. 303.1 for detail of walls. Multi-colored, vinyl tile flooring is present on the floors with the exception of the area where the bathtub used to be installed. The floors that were once covered by the bathtub appear to be the historic 3" tongue and groove pinewood floors running east to west that are present throughout the rest of the apartment (see Figure 303.2).
Trim, Windows and Doors

The window on the west wall and door is cased with 5" wide, simple flush boards with no moldings or decorative elements. The window appears to be a 2/1 light, casement window that has been turned horizontally (see Figure 303.3). The two lights are on the south side and the one light is on the north side. There is one door on the north wall (see Figure 303.4). The non-
historic door is a flush panel hollow core door with non-historic hardware (see Appendix D). Historic 8" baseboards set nearly flush with the walls and 1" shoe molding are present on the west wall and no other molding is present in the room.

**Systems**

The exposed water piping is the only visible system in this bathroom.

**Features**

Due to the removal of all bathroom fixtures and heavy amounts of damage, the casement window is the only character defining feature in the bathroom.

**Room 304**

**Description**

This small back hallway allows access from room 302 to room 303 and the secondary means of egress to the backyard. There is evidence that this room used to house the water heater along the north wall. Miscellaneous water pipes have been left leaning against the wall in this corner (see Figure 304.1).
Ceiling, Walls and Floor

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. There is a metal ring embedded in the ceiling measuring approximately 8" in diameter with a 3" diameter hole in the center (see Figure 304.1). The use of this apparatus is unknown. The east and south walls are constructed with painted drywall and painted drywall patches have been applied approximately 4’ up the wall from the top of the baseboard on the north wall and the northern side of the west wall (see Figure 304.2). The remaining west wall is constructed with two coat plaster on wood lath. Refer to room 301 for floor description (see Figure 304.3).
Trim, Windows and Doors

The three doors are cased with 5” wide, simple flush boards with no moldings or decorative elements. The doors into room 302 and the exterior are historic six-panel solid core doors. The door to room 304 is a non-historic flush panel hollow core door. Six additional locks have been added and the historic hardware has been removed from the back door (see 304.4 and 304.5). Historic 8” baseboards and 1” shoe molding are present on the north and west walls. No baseboards or shoe molding are present on the east or south walls.
Features

The plaster wall that can be rehabilitated and the two historic doors in this back hallway are the main character defining features in this room. Small portions of historic baseboards and the metal ring in the ceiling, which the use of is unknown but it is assumed to be associated with the water heater that no longer exists.

Room 401

Description

This room was used as the main living area of the apartment and provides access to room 402. Because of the limited space in these apartments, this room may also have been used as a bedroom (see Figures 401.1 and 401.2).
Ceiling, Walls and Floor

The ceiling is 9’-9” from finished floor and is constructed with two coat plaster on wood lath. A single bulb, surface mounted light fixture exists in the center of the ceiling. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color (see Figure 401.3). The four walls are constructed with two coat plaster on wood lath. On the east wall exists the front door and one window. The south wall has one window and the north wall has no fenestrations or doors. There exists a fuse box on the eastern side of the south wall. A fireplace surrounded by a simple wooden mantle, is situated on the west wall. The doorway into room 302 is adjacent to the fireplace on the southern side of this wall. The floors are 3” tongue and groove pinewood running east to west throughout the room. The flooring is laid directly on the joists with no
subflooring in between, which is indicative of money saving construction practices. The floors are not level due to the foundation settling and are covered in debris.

Trim, Windows and Doors

The windows and doors are cased 5" wide, simple flush boards with no moldings or decorative elements (see Figures 401.4 and 401.5). The historic baseboards are painted the same color as the walls. They are 8" boards set nearly flush with the wall and are present on all four walls. 1" shoe molding, though small sections are broken, rotted or missing, is also present on all four walls. The two historic windows in room 401 are 2/2 light, double-hung windows. One is on the east wall and one is on the south wall. There are two doors in this room. An historic five panel, solid core door leads into this unit from the exterior front porch. There are several locks that have been added to the door for additional security purposes. The historic hardware is no longer attached to the door. Separating rooms 401 and 402, is an historic, six-panel solid core door. However, the hinges have been moved signifying that although historic, it is likely this door is not original to the house or this location within the house (see Figures 401.6 and 401.7).
Fireplace and Systems

The interior of the firebox is constructed with brick and there is an historic, painted cast iron surround still intact on the fireplace. The wooden mantel is modestly constructed with no decorative features, and there is a concrete hearth extending in front of the fireplace.

Electrical outlets are present along the baseboards throughout the room and on the wall (see Figure 401.5). A fuse box is present on the south wall in the southeastern corner of the room. A light switch exists on the east wall, north of front door and a gas pipe is protruding from the floor on the southern side of the existing fireplace (see Figures 401.10 – 401.12). A phone jack can also be seen installed onto the baseboard (see Figure 401.5). All systems are non-functioning.
Figure 401.10 – Building B room 401 south wall electrical outlet, 10/2010 (courtesy of Elizabeth Decker)

Figure 401.11 – Building B room 401 east wall light switch, 10/2010 (courtesy of Elizabeth Decker)

Figure 401.12 – Building B room 401 south wall fuse box, 10/2010 (courtesy of Elizabeth Decker)
Features

The fireplace and mantel and historic windows are the most defining features in room 301. The historic baseboards are in good condition and should remain in the house. Also, the plaster and lath walls, if they can be stabilized and repaired, are also an integral feature of the apartments.

Room 402

Description

This room was most recently used as the kitchen in the apartment. This is evidenced by the exposed piping on the western side of the north wall. A small storage closet is on the northern side of the east wall. All kitchen appliances have been removed except for a set of cabinets on the northern side of the west wall. A non-historic wall was constructed with drywall to create rooms 403 and 404. The room is L-shaped with the bathroom walls protruding approximately 12'-10" x 11'-8" in the room. Historically, this apartment would have had only two rooms of relatively equal size. One window exists on the south wall, one closet door exists on the east wall and doorways are present leading into rooms 401 and 404 (see Figure 402.1).

Ceiling, Walls and Floor

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. The ceiling of the closet is 7'-6" in height, which is lower than the ceilings throughout the rest of the
apartment. The ceiling has significant water damage in the northeastern corner and a single bulb, surface mounted light fixture in the center of the ceiling (see Figures 402.2 and 402.3). The north, south and east walls are constructed with two coat plaster on wood lath except for a 4’ tall sheet of drywall placed to wall in the fireplace on the east wall. The chimney vent was patched with plaster on the east wall above the walled in fireplace. The non-historic walls separating this room from rooms 403 and 404 are also constructed with drywall. The northern side of the west wall has wooden boards nailed above the exposed water piping, which assumingly was used for bracing boards for a unit of cabinets or a sink. The east and north walls in the closet are constructed with two coat plaster on wood lath, but they have been covered with a sheet of drywall that continues up the wall to approximately 10” below the ceiling. The south wall is also covered with drywall, but the drywall has been placed directly over the painted bricks of the chimney (see Figures 402.4 – 402.7).
The floors in this room are 3" tongue and groove running north to south. The top layer of tongue and groove flooring has two additional layers below it including (from top to bottom) linoleum and the historic tongue and groove flooring attached to the floor joists. A plywood patch was installed in the southwestern corner of the room assumingly because of a collapsed area of flooring (see Figure 402.8).
Trim, Windows and Doors

The windows and doors are cased 5"-wide, simple flush boards with no moldings or decorative elements. Historic 8" baseboards set nearly flush with the walls are present along the north wall and the northeastern corner of the room to the left of the closet (see Figure 402.9).

1" shoe molding is present along these baseboards. The 8" baseboard is also present along the wall north wall next to the closet door and along the southern side of the chimney. These baseboards do not have shoe molding, but it can be assumed that at one time they did exist based on their existence in other parts of this room and in room 401. The non-historic drywall walls do not have baseboards or shoe molding. The historic window on the south wall is a 2/2 light, double-hung window. There are three doors present in room 402, two are historic six-panel solid
core doors, one of which has historic hardware (see Figure 402.10). The third door is a non-historic flush panel hollow core door with non-historic hardware (see Figure 402.11).

Systems

Electrical outlets are present along the historic baseboards throughout the room. There is also a gas pipe protruding from the floor on the northern side of the walled in fireplace. Exposed water pipes and spigots are present on the western side of the north wall and above these pipes on the north wall is a single bulb, surface mounted light fixture. A similar light fixture is present on the ceiling. All systems are non-functioning. Refer to Fig. 402.3, 402.4 and 402.6 for systems details.

Features

There are few character defining features in this room, but the ones that do exist are in good/fair condition and should remain intact. D42 and the closet door (D43) are historic features of the house. The light fixtures, though they are non-functional are expressive of the modest living style in these apartments. The historic baseboards also provide character in this room.

Room 403

Description

The bathroom is a small room in the back of the house accessed by the back hallway (room 404). The room was a later addition to the property, which is denoted by the existence of outhouses in the 1923 Sanborn Fire Maps. A bathtub and sink are present in the room (see Figure 403.1).
Ceiling, Walls and Floor

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. There is an access to the attic through a small portal on the northern side of the ceiling (see Figure 403.2).

The east, north and south walls are constructed with painted drywall on wood beams. The west wall is constructed with two coat plaster on wood lath. A vanity mirror and sink are installed on the north wall and the exposed piping is run through this wall also (see Figure 403.3). The bathtub is situated along the east wall.
The floor in the bathroom has been patched with plywood in the northwestern corner and the rest of the flooring is tongue and groove boards like those that are in room 401 (see Figure 403.4).

Trim, Windows and Doors

The windows and doors are cased 5" wide, simple flush boards with no moldings or decorative elements (see Figure 403.5). Historic 8" baseboards set nearly flush with the walls and 1" shoe
molding are present on the west wall and 6” square-cut baseboards are present on the north wall (see Figure 403.4). There is one window on the west wall of the bathroom, which is a six light casement window (see Figure 403.6). There is one door providing access to the bathroom on the south wall, which is an historic two panel solid core door opening into room 404 (see Figure 403.7).
Systems

There is a single bulb, surface mounted light fixture in the center of the ceiling, a light switch on the south wall east of the door and an electrical box hanging directly next to the light switch (see Figure 403.8). The water piping is exposed above the bathtub and the sink has detached from the wall exposing the attached water pipes. The pipe hole for the toilet can be seen where the toilet has been removed.

Features

The casement window and the historic 8" baseboards are the only character defining feature in the bathroom.

Room 404

Description

This small back hallway allows access from room 402 to room 403 and the secondary means of egress to the backyard. This room houses the water heater along the south wall (see Figure 404.1).
Ceiling, Wall and Floor

The ceiling is 9'-9" from finished floor and is constructed with two coat plaster on wood lath. The ceiling has no decorative stippling and the top coat of paint is a light, neutral color. A hole exists in the ceiling, where a metal ring embedded in the ceiling measuring approximately 8" in diameter with a 3" diameter hole in the center, use to be located. The use of this apparatus is unknown. The east and north walls are constructed with painted drywall. The west and south walls are constructed with two coat plaster on wood lath (see Figure 404.2). The floors in this
room are 3” tongue and groove running north to south. The top layer of tongue and groove flooring has an additional layer below it, which is assumed to be the historic tongue and groove flooring attached to the floor joists (see Figure 404.3).

Trim, Windows and Doors

The three doors are cased 5”-wide, simple flush boards with no moldings or decorative elements. Historic 8” baseboards and 1” shoe molding are present on the south and west walls. No baseboards are present on the east or south walls, but 1” shoe molding is present on the east wall. Refer to Fig. 404.2 for detail of baseboard and shoe molding. There are three doorways in this back hallway. A non-historic flush panel hollow core door opens into room 402, while an historic two panel solid core door, opens into room 404. Another historic six panel solid core door, is the secondary means of egress to the backyard. Additional locks have been added and the historic hardware has remained intact on the back door.

Systems

The water heater is the only system that exists in this back hallway. Refer to Fig. 404.1 for detail of water heater.

Features

The plaster walls that can be rehabilitated and the two historic doors in this back hallway are the main character defining features in this room. Small portions of historic baseboards can also be saved as a character defining element. The metal ring found as debris on the floor in room 401, which the use of is unknown but it is assumed to be associated with the water heater, can be replaced in the ceiling above the water heater in this hallway. Refer to Fig. 401.10 for detail of metal ring.
Existing Conditions

It appears that the majority of the conditions have been caused by water damage. Once the source of the water damage has been alleviated, repairs may begin.

Ceiling, Walls and Flooring
- Deteriorating plaster and lath on ceilings in room 301, 401 and 402
- Cracking and peeling plaster throughout
- Damaged wood lath throughout
- Missing plaster on east and south walls in room 301, north wall of 401
- Peeling paint throughout
- Hole to exterior siding in room 404, water staining, rotting wood shown
- Debris throughout
- Slanted or sagging floors throughout
- Plywood patched floors in rooms 402 and 403
- Hole in floor in room 303
- Deteriorating vinyl floor covering in room 303

Trim, Windows and Doors
- Non-historic doors such as front door of unit 3 and room 303
- Missing hardware throughout
- Non-historic baseboard in room 302
- Peeling paint throughout

Fireplace and Systems
- Unknown condition of firebox in room 301
- Holes to ground through hearth in room 401
- Failing brick on the interior of the fireplace in room 401
- Exposed water piping rooms 302, 303, 402 and 403.
- Missing appliances, woodwork, plumbing fixtures in unit 3
- Non-functioning systems throughout
- Exposed electrical in room 403

BUILDING C

Building Site, Structures and Exterior – Building C

Description – Building Site and Structures

Building C sits between Building B and a concrete and chain-link fence which separates it from the next property. It is separated from Building B by about 5’ and from the fence by about 5’ as well. The west exterior elevation of Building C has five concrete steps leading to room 504 and four wood steps leading to room 604. A concrete masonry unit wall and chain link fence lies to the west and south of the duplex, an historic outbuilding sits to the northeast of the duplex, and a wood light pole (see Figure X) is located to the northeast of the duplex. Two deciduous trees
currently stand to the west of the duplex (see Figures X and X) and an aggregate sidewalk runs along the east façade.

**Foundation**

The foundation of Building C is spread-foot brick piers with some plywood and CMU infill. The piers range in height from X to X. Joists are approximately 2”x8” and run in a north/south direction with tongue-and-groove cross bracing, which is evident of cost-saving construction.

**Structure**

The duplex is wood framed, using a platform-stud frame construction of circular sawn wood typical of the early 20th century. All exterior walls are load bearing. Sills are around 3-1/2” x 1-1/2” in dimension. Running north and south, the joists are circular-sawn supported by cross-bracing and purlins, around 1-3/4” x 7-1/2” and are notched and nailed into the sills (see Figures A3 and A4). A 3'-3/4” x 7'-3/4” solid beam runs east and west with 2” x 4” attachments supporting the joists. Some 2” x 4” supports have been added to joists and floor. Studs are 2” x 4”. The rafters are 1-3/4” x 3-3/4”, the corner rafters appearing larger, and are nailed to the sill (see Figure X and X).

**Description - Exterior**

The exterior siding, trim and windows of the duplex appear to be historic. Repairs have been made to the siding and porch with in-kind materials.

**Roof**

The duplex has a pyramidal roof with a slight hip and four foot ridge. The present roof covering is composition shingle over historic wood shingle framing and was replaced during an exterior stabilization in 2008. Most of the historic joists and furring strip were re-used when the roof was replaced (see Figure B4). The shed roof over the porch was also repaired and covered in composition shingles (see Figure B5). The brick chimneys are painted.

**Siding and Trim**

The house is clad with 5” beveled wood clapboard with a 4-1/2” reveal (see Figure B6). Much of the siding is historic with some patching. The 2/2 light double-hung windows and all doors are cased with a 7-1/2” rectangular header casing and 1/4” bead along the inside edge. There are no drip caps. A boxed soffit and molding are present between the roof and fascia boards. The duplex consists of a painted wood cornice and eave. Vertical trim pieces are at each corner of the duplex. There are no gutters or downspouts for rainwater drainage.

**Doors and Windows**

The east façade consists of two flat panel doors and two 2/2 light, double hung windows similar to those in Building A and B. The west façade consists of one six-panel, historic door and one flat panel door and two casement windows. The window from the exterior to room 503
measures 18” x 36” while the window to room 603 is a six light window measuring 28” square. The north façade and south façade each have two 2/2 light, double hung windows.

Porch

A full-width, combined front porch is located on the east façade and is covered by a shed roof and supported by brick piers. The porch is accessed by two sets of CMU and poured concrete steps with no railing. The plain stick balustrade measures approximately 2’-4” tall. The porch consists of 8”x1” wood plank flooring while the ceiling is historic 1” x 4” beaded board.

Systems

Electrical meters are found on the north façade of the building, and electrical lights can be found by the exterior doors. A mailbox can still be found on the east façade near the north door.

Character-Defining Features – Building Site, Structures and Exterior

The duplex possesses a number of character-defining features, physical elements that are significant and give the building its distinctive character. These features include original design and construction. Character-defining features should be retained and preserved. Those identified are:

- Back-lot site with surrounding yard, including historic outbuilding and aggregate sidewalk
- Pyramidal roof and concrete painted chimneys
- Historic and simple woodwork, including the door and window casings
- East elevation full-width porch
- Historic six-panel doors on the exterior
- 2/2 light double-hung windows on the east, north, and south façades
- Brick pier foundation

Existing Conditions

Building C is the building in the best condition of the three double shotguns. However, some damage still exists and it appears that the majority of the conditions have been cause by water damage. Once the source of the water damage has been alleviated, repairs may begin.

Foundation

- Deteriorated front porch piers
- Non-historic stabilization efforts

Roof

- No water drainage system

Siding

- Deteriorating clapboard throughout
- Peeling paint throughout
Systems
- Exposed electrical on west façade

Interior – Building C

Description

Building C is divided like the rest of the double shotguns into two units of four rooms each. This building is in the best interior shape of the three buildings. The majority of the flooring throughout the interior of Building C is 3 ½” x ¾” tongue-and-groove, stained wood flooring laid in an east/west direction. All perimeter walls are plaster and lath, but the interior walls of the majority of Building C are painted drywall unless otherwise stated. The ceilings in unit 5 are primarily painted drywall, while unit 6 is mainly plaster. Decorative 1” x 4” baseboard is found in the majority of unit 5. Electrical systems are found in every room whether it is outlets or switches. As with the other buildings, two rooms (502 and 602) were historically kitchens, and two other rooms (503 and 603) were bathrooms. Water heaters were evidently in rooms 504 and 604 again like the other buildings.

Room 501

Description

Room 501 is the front entrance to unit 5 and seems to have been a living room which provided entrance into the kitchen, room 502. This space may have also served as a bedroom.

Ceiling, Walls and Floor

All walls and ceiling are painted drywall while the flooring is pine wood, tongue-and-groove measuring 3-1/2” x ¾” laid in an east/west direction. The drywall is flush with the majority of the trim around doors and windows, suggesting that the drywall was recently added on top of the historic plaster and lath.

Trim, Windows and Doors

Shoe molding is found on the south and east walls. The 2/2 double hung windows mentioned above are seen on the north and east walls of the room with a flat non-historic door to the exterior and no door to room 502.

Fireplace and Systems

A fireplace is found in this room and is painted wood measuring 54” x 57”. This room shows a coal fireplace, but there is a gas outlet nearby. The hearth is concrete (see Figure 501.1).
is a fan on the ceiling and a sconce on the west wall near the door to room 502. The fuse box can be found on the north wall. Electrical, phone jacks and smoke detector housing is all present in this room.

**Character-Defining Features**

The main features in this room are the historic 2/2 windows and the fireplace as a whole. The sconce was most likely added at a later date, but could be considered historic at this point. The hardwood flooring is also an important element that should be considered character defining.

**Room 502**

**Description**

This room was most recently used as a kitchen space for unit 5. There also exists a closet on the southern side of the west wall, created by the drywall encasement of the fireplace in this room. The room is L-shaped with the bathroom walls protruding. Historically, this apartment would have had only two rooms of relatively equal size but the bathroom and back water heater room were added and accommodated for modern systems.
Ceiling, Walls and Floor

The ceiling and walls are painted drywall while the floor is the same pine wood mentioned previously. Two different vinyls, one 4" tile pattern and one 12" tile pattern, are present on the floor as well. The west wall has exposed piping (see Figure 502.1)

Trim, Windows and Doors

The 1"x4" baseboard is present throughout this room. There is one 2/2 double hung window, no door to 501 and two six-panel historic doors to the closet and room 504.

Fireplaces and Systems

A concrete hearth can still be seen, however the remaining parts of the fireplace have been covered with drywall and the hearth covered with the vinyl flooring. A keyless light is on the wall near what would have been the sink area as well as one on the ceiling. Gas, electrical, water piping and water drainage are all present in this room.

Character-Defining Features

There is not much in this room that could be considered character-defining. The window and six-panel doors are important to the look of the double shotgun.

Room 503

Description

This room was a bathroom in the history of Building C and was not built at the same time as the home as evident by the drywall and trim layout. No plumbing fixtures remain, but exposed piping still exists.
Ceiling, Walls and Floor

The ceiling and walls are painted drywall, where wall cladding is present. The same pine wood is found on the floors along with a 9” vinyl tile pattern. Plywood has also been used to repair damaged areas of the floor.

Trim, Windows and Doors

The trim is the same baseboard as seen in the other rooms. The casement window is a 18”x36”, one-light window. There is a two-panel door that connects this room to room 504.

Fireplace and Systems

There is a keyless light on the ceiling and electrical, water pipes and toilet drain is present.

Features

Given the condition of this room and the lack of the majority of features found in the other rooms, there is not anything of importance in this room. However, the casement window could be argued as important, depending on the time-frame of its installation.

Room 504

Description

This is a very small space created by the addition of the room 503 from room 502 and the main purpose is to house the water heater. Very little is left in this room with the exception of a small built-in shelf.

Ceiling, Walls and Floor

The ceiling and the north and west walls are historical plaster and lath while the other walls are painted drywall. The floor consists of plywood sheathing along with a 4” tile patterned vinyl.

Trim, Windows and Doors

Shoe molding is found on parts of this room along with simple baseboard ranging from 5” to 8” tall. A flat panel door leads to the exterior, the two panel mentioned previously leads to room 503 and an historic six panel leads to room 502.

Fireplace and Systems

Electrical and water pipes are present.

Character-Defining Features

The historic plaster walls and ceiling are an important character-defining feature in this room.
Room 601

Description

Room 601 is the front entrance to unit 6 and seems to have been a living room which provided entrance into room 602. This space may have also served as a bedroom.

Ceiling, Walls and Floor

The walls and ceiling in this room are historic plaster and lath. The floor is the same pine wood mentioned previously with evidence of carpet having been installed at one point, as furring strips exist around the perimeter of the room in some areas.

Trim, Windows and Doors

Shoe molding is found on parts of this room. This room also has a plain baseboard ranging from 5" to 8" tall. The same 2/2 double hung windows are present in those room as well; one on the east wall and one on the south wall. A flat panel door is seen to the exterior and an historical six-panel door leads to room 602 (see Figures 601.1 and 601.2).

Fireplace and Systems

A fireplace is present in this room, which is painted wood measuring 54" x 57". It has a concrete hearth and has a gas outlet near. The surround has been covered over (see Figure 601.3).
A keyless light is mounted on the ceiling and a fuse box is on the north wall. Electrical, phone, smoke detector and empty electrical housing are all present in this room.

**Character-Defining Features**

As with room 501, the important features in this room are the fireplace, windows and six-panel door. The wood flooring and plaster finishes are important in defining the shotgun as well.

**Room 602**

**Description**

This room was most recently used the kitchen space for apartment 6. There also exists a closet on the northern side of the west wall, created by the drywall encasement of the fireplace in this room. The room is L-shaped with the bathroom walls protruding. Historically, this apartment would have had only two rooms of relatively equal size but the bathroom and back water heater room were added and accommodated for modern systems.

**Ceiling, Walls and Floor**

The ceiling and the north and east walls of the room are historic plaster. The south and west walls are painted drywall. Non-historic 2x4 wood beams have been placed over the historical stained wood flooring with 4x8 plywood sheeting installed over this and some carpet over parts of the sheeting. The historic tongue-and-groove flooring underneath is visible in the closet (see Figure 602.1).
Trim, Windows and Doors

Shoe molding is found on parts of this room. This room also has a plain baseboard ranging from 5” to 8” tall. A 2/2 double hung window is present and an historical six-panel door leads to the closet and into room 601. A two panel door leads to 604.

Fireplace and Systems

The fireplace is enclosed with evidence of a stovepipe having been vented through the flue (see Figure 602.2). Two keyless lights are present, one at the sink area and one on the ceiling.

Exposed piping, water piping, gas and electrical are all evident in this room (see Figure 602.3 and 602.4)
Character-Defining Features

TBD

Room 603

Description

This room was recently a bathroom although this room was created with drywall after the original building of the house (as evidenced by the difference of materials and the outhouses in the Sanborn Maps of 1923). No plumbing fixtures remain. There still exists, however, a large built-in shelf high on the west wall. Attic access is located in this room.

Ceiling, Walls and Floor

Visible ceiling lath, original attic tongue in groove panel
Figure 603.1
Walls
Most drywall missing or extremely water damaged. More modern addition with exposed 2x4 boards, drywall, fireproof wall board
Floors
Plywood flooring can be found in parts of this room. Evidence of vinyl flooring.
Windows and Doors
Six light casement window on west wall
Systems
Keyless lights present.
Visible water pipes on north wall
Room 604

Description
This is a very small space created by the addition of the bathroom from room 602 and probably purposed for a water heater. Very little is left in this room with the exception of a small built-in shelf.

Walls
This room has plaster on the south and west walls. There are cracks throughout and peeling paint.

Floors
Plywood flooring can be found in parts of this room, although two different types are present.

Windows and Doors
The historical six-panel door is found here. Two panel doors go into 602 with remnants of an adhesive. Coming in from 603 door frame but no door.
Figure 604.1
West wall has historic six panel door with modern hardware added to historic hardware

Figure 604.2
Systems
This room also has a hole for water heater pipes in the ceiling

**ATTIC**
- $1 \frac{3}{4} \times 6$ ceiling joists
- 13-17 variable settings
- $1 \frac{3}{4} \times 4$ rafters
• 2 ½ x ¾ tongue in groove nailers
• Plywood sheathing/decking, new construction
• Very extensive burn damage, does not seem to affect current conditions
• Chimney has soft bricks with crumbling mortar, stucco on top but crumbling off

Figure C1

- Wiring and vines visible

Conditions Notes
Interior —
• Most of the tongue-and-groove is in good condition, will specify by room if in need of repair

501-
• some water damage above fireplace
• walls in good condition
• fireplace on W wall, visible coal box
• all drywall is flush with molding around doors and windows

502-
• Coming in from 501, no door
• All vinyl flooring in poor condition, tongue-and-groove underneath in fair condition
• E wall has enclosed fireplace, flooring placed over hearth
• Tongue-and-groove flooring in closet in good condition
• SW corner had evidence of water system and has sustained water damage
503-
- Drywall missing entirely or sustained very bad water damage
- tongue in groove replaced by plywood covering, SE corner
- linoleum covering tongue-and-groove in very poor condition

504-
- Major water damage on floor and N corner of ceiling
- Tongue in groove flooring under vinyl sheeting in good condition, vinyl sheeting poor condition

601-
- floor boards all around room with little reveal
- tongue in groove wood flooring in good shape, evidence of carpet tracking
- plaster walls in pretty good shape except for cracks in multiple places on all four walls, crack on N wall
- S wall has most damage, peeling paint and plaster
- Ceiling has multiple cracks, plaster missing in multiple areas revealing wood lath above
- Water damage above W wall

602-
- Original floor not visible, half carpet and half plywood covering
- Fireplace vault underneath has collapsed
- Evidence of insect infestation
- Ceiling has evidence of multiple layers of plaster with cracks and some ceiling lath revealed
- Walls have cracks and some peeling paint, S wall
- Replacement panel below window not fully connected to plaster of wall

603-
- Drywall mostly missing, extensive water damage
- Vinyl flooring with plywood, cannot see original flooring
- Visible water pipes on N wall (PIC)
- Visible ceiling lath

604-
- Coming in from 603 door frame but no door
- two panel door has remnants of an adhesive visible
- six panel door has modern hardware
- Two different plywood flooring coverings
- Cracks throughout and peeling paint

ATTIC-
- Some fire damage although seems to affect little of the current conditions
- Chimney has soft bricks with crumbling mortar, stucco on top but crumbling off
- Wiring and vines visible
Figure C4

Figure C5
There exists water damage above the west wall
The walls have cracks and some peeling paint, the south wall in particular.
TREATMENT AND USE

Requirements for Treatment and Use

The three shotgun houses at 493 Auburn Avenue were built as residential housing by Alexander Hamilton. These three buildings are historically significant as representation of the community in which Martin Luther King, Jr. grew up. All other shotgun houses located in the historic Martin Luther King, Jr. district have been altered and give more modern appearances.

The main character-defining features to consider with use are its original design and construction. The small, double shotgun duplexes provide a context for the variations of classes originally housed in this neighborhood. The pyramidal roofs, stuccoed chimneys, simple woodwork, porches, and historic double-hung sash windows should be preserved.

This section of the HSR is designed to illustrate a treatment and use that will minimize adverse affects to the historical buildings. It will include legal restrictions, the National Park Service’s general management plan and policy, and building codes.

Legal Requirements

Several laws and regulations pertain to the treatment and use of the three shotguns located at 493 Auburn Avenue. These pertain to the treatment of the historic structures, fire protection, handicap accessibility, and life safety.

National Historic Preservation Act

The National Historic Preservation Act of 1966 mandates federal protection of significant historic structures. These laws must be employed by the National Park Service. Section 106 of the NHPA of 1966 mandates the National Park Service to take into account any adverse effects on historic structures eligible for the National Register. Consultation with local governments, State Historic Preservation Offices, and Indian tribal representatives is required.

Americans with Disability Act of 1990

The ADA gives Americans with disabilities the right to employment and access to public buildings. This requires handicap access to any and all buildings used for public use.

International Building Code

Building code generally effect all buildings whether significant or not. The National Park Service is directed by this code which states the following about historic buildings:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged
by the building official to not constitute a distinct life safety hazard.

NFPA Code 914

The National Fire Protection Code has mandated codes for historic buildings. These include NFPA 909, “Code for the Protection of Cultural Resource Properties- Museums, Libraries, and Places of Worship,” and NFPA 914, “Code for Fire Protection of Historic Structures.” NFPA 909 gives a comprehensive overview of buildings that house cultural resources such as museums, libraries, and places of worship including principles of fire safety regarding their contents, those who operate them, and those who visit them through a fire program. NFPA 914 does the same for historic structures but introduces the preservation of historic feature while employing them. Fire prevention in these building should include the addition of a fire safety unit such as smoke detectors as well as the prevention of fire through the prohibition of storage of flammable materials and smoking inside the buildings.

Martin Luther King Jr. National Historic Site Authorizing Legislation, Public Law 96-428

Section 2 of the authorizing legislation of the Martin Luther King Jr. National Historic Site requires the National Park Service to meet its administrative, operational, and interpretive functions within the district through adaptive use of existing structures. Section 7(c) requires the review of any plans for construction, exterior renovation, or demolition by the Atlanta Urban Design Commission.

DOI and NPS Policies

The National Park Service requires the protection of the these buildings whether or not they relate to public interpretive programs of the park in which they reside.

Secretary’s Standards

The Standards for the Treatment of Historic Properties by the Secretary of the Interior establish a basis for the treatment of historic structures. The National Park Service has also issued 42 Preservation Briefs that detail the treatment of various materials. The Standards place an emphasis on the preservation of existing materials to maintain the proof of passage of time for authenticity. Also required in the Standards is that any additions or alterations be reversible in the future without the loss of historic materials or features.

Martin Luther King Jr. National Historic Site General Management Plan

The National Park Services general management plan establishes certain requirements in the treatment of the three shotgun houses at 493 Auburn Avenue. It states the goal of the National Park Service in the environment of the Martin Luther King, Jr. Historic District is to restore the exteriors of the structures and grounds to the way they would have appeared when Dr. King lived there when he was a boy. It requires all the historic structures’ exteriors be restored to the same time as the birth home. The interiors may be treated more flexibly. They will be rehabilitated to meet current standards, needs of residents, housing codes of the City of Atlanta, and other criteria that aid in the preservation of these structures. Any historic detailing or finishes must be
maintained. If the original building material has become so damaged repair is not possible than modern modifications may be made such as the replacement of plaster walls with gypsum board.

**NPS-28 Cultural Resource Management**

Compatibility of use for the structures should be carefully considered. This consideration should include wear patterns, adequacy of space, increases in fire risk, and accommodations for disabled employees and visitors.

**Recommendations for Treatment and Use**

Several repairs and modern updates to the structure are necessary to make it a viable living space. If the building is converted into a public space, the structure will also need to be modified to meet ADA guidelines by installing a wheelchair ramp at the back entrance. Specific treatments for building C are listed below.

**Foundation**

The foundations will need various forms of repair, including re-pointing of the mortar, reconstruction of the masonry vaults underneath the hearths, and reconstruction of the brick piers. Additional masonry will be necessary to fill in gaps around the piers to protect the structure from vermin, insects, and other problems. Placement of the piers should replicate the historic arrangement, except where framing conditions necessitate additional support. Placement should replicate the historic arrangement of piers, except where framing conditions necessitate additional support.

**Structure**

The structure should be stabilized where needed after treatment of the foundation. For Building B, the missing rear door steps should be replaced and match the existing steps found on the other units. If public use is decided as the final treatment, a handicap ramp should replace these steps.

**Roofing**

Gutters and downspouts for drainage should be installed to prevent further water damage. The two concrete-stuccoed masonry chimneys should be refinished to expose the underlying historic brick or should be re-stuccoed. The attic should be properly ventilated.

**Windows, Doors and Trim**

The historic doors should remain in place and be repaired and preserved. The non-historic doors should be replaced with a proper door similar in style to the historic doors found elsewhere in the
unit. The windows appear to have been recently restored. A few windows in Building C will need minor repairs. The historic mantels found should be restored and cleaned. New casing and any missing trim should be modeled after existing historic casing and trim. After repairs the trim should be repainted.

**Porches**

Like the rest of the foundations, the brick piers supporting the porches should be repointed or replaced. They should also be repainted. The missing and warped wood planks on the porch should be replaced with similar materials. All porches should be repainted after repairs have been made.

**Exterior Finishes**

Though most of the historic clapboard siding is in good condition, there are some areas of deterioration, most likely due to water damage. The deteriorated clapboard siding should be repaired.

**Interior Finishes**

Whenever possible, historic interior finishes remain intact and should be repaired and preserved. The historic hardwood flooring should be restored. Modern floor coverings such as the “faux linoleum” found in Rooms 302, 402, 502, and 602 should be removed. The walls and ceiling should be re-plastered where necessary. After repairs, floors, walls, and ceilings should be repainted. Interior colors could be chosen by the park or by prospective tenants, since the interior will not be visible to the public.

In Summary:

- Restore historic finishes wherever possible.
- Remove modern floor coverings and preserve historic floor coverings.
- Re-finish walls and ceilings.
- Repaint interior as desired.

**Systems**

The structures should be completely rewired, adding convenience outlets as necessary. The plumbing systems should also be rehabilitated or replaced, if necessary. The remaining bathroom and kitchen fixtures and cabinets should be removed with new fixtures and cabinets installed in their place. These rooms need to be completely rehabilitated. Heating and cooling systems should be installed in the structures in a sensitive manner with ductwork being located in the attics or beneath the structures.
In Summary:

- Rehabilitate electrical and plumbing systems.
- Rehabilitate bathrooms.
- Rehabilitate kitchens.
- Install heating and cooling systems.

Alternatives for Treatment and Use

Use is normally included in historic structure reports. This includes alternative treatments and use. Use should always consider existing historic material and minimize damage to it. Any conflicts should be resolved including issues that arise between preservation and need of use.

Use

Use is a significant part in the continued preservation of a historic structure. Use can draw in income or lead to possible funding.

Museum Use. Only 5% of visitors to the Martin Luther King Jr. National Historic Site get to tour the birth home of Dr. King. Additional museum space could allow more visitor the opportunity to visit a museum environment in the site. Possible museum uses include traveling exhibit rooms, exhibits from the National Park Service museum collection, and/or an exhibit on the history of the shotguns from the information gathered in this historic structure report.

Educational Use. These structures could be used for educational purposes including lecture halls and/or a research center on Civil Rights.

Bed and Breakfast Cottages. The shotguns could be used as cottages for short term visitors to the Atlanta area. These structures were originally residential so this would aid in the authenticity of the neighborhood. This would however requires a concession license and might cause problems among owners of private residences within the community. However there are other food venues within the neighborhood and food was a big part of the community in which Dr. King grew up which is not interpreted in the National Park Services’ current programs. This could bring in revenue for the National Park Service but would necessitate a new kitchen and bathroom. The original walls and layout should remain the same.

Storage. Storage is a possibility for these structures if needed by the National Park Services’ museum program. Fire safety is a great consideration here. If this scenario were to be chosen, the NPS should carefully consider what they are storing int eh building and the ways in which they are storing the materials. Any storage materials must be place in containers when able, and any materials not in storage containers must be orderly. There should be a clear walking path from the front door to the rear door. The windows of the three structures must not be blocked so as not
to appear cluttered from the street. The interior appointments and systems should not be compromised by any stored materials. All systems would have to be replaced or added to create a suitable environment for stored materials.

**Ultimate Treatment and Use**

This is the last chance for the National Park Service to preserve a shotgun in the historic district. These structures are significant socially and architecturally. They are representative of the neighborhood in which Dr. King grew up. The conditions in which Dr. King directly relate to his development into the Civil Rights leader he became. The assassination of Dr. King occurred during a protest for the Poor People’s Campaign.

One of these structures should be restored to the 1930s era to aid in the understanding of museum park visitors of the structures in the neighborhood that influenced Dr. King’s life. It would provide the visitors a sense of the way in which a lower economic class lived.

Building A is most suitable for this cause as it is closer to the street, Martin Luther King Jr. birth home, and bookstore. The structure as a whole could be restored to the same time period that the birth home interprets. One side could have a restored interior depicting living conditions and be modeled after information gathered about former residents from the period of interpretation. The other half could be used as a hands-on educational space for children. This half could include activities, music, and displays to help children better understand the importance of not only the King birth home but also the smaller structures and their place in the neighborhood. Due to the size of the apartment, this building could be used by appointment only or on a restricted first come, first serve basis.

Building B and C could be used as residential housing units. This would add to the authenticity of the district as these structures were used for this purpose during the time Dr. King lived here.

**Maintenance**

**Priority Maintenance**

Due to the recent re-roofing of the buildings, there are relatively few emergency repairs that must be made in order to insure the stability of the buildings. However, there are multiple needs that should be met in the near future to reduce the risk of further structural deterioration.

- Erosion control – The soil around the foundation has been and continues to be washed away during rain events due to the lack of gutters and drainage leading water away from the building. Gutters and an erosion control plan should be established in the near future to prevent further damage.
• Foundation stabilization – Several of the foundation brick piers are missing bricks and/or in need of re-pointing. Once the ultimate use of the building is determined, a structural engineer should be consulted to determine what repairs are necessary.
• The hole in floor of Building C should be repaired in order to avoid injury or the introduction of pests.
• The floorboards should be repaired? (Note from CV: they are weak in many spots and consist of no subfloor – this needs to be fixed prior to any use)
• Walls and ceilings: The walls and ceilings are missing plaster in many areas. These holes should be patched and repaired by the most invasive means possible.
• Note from CV: There are many others and this should most likely be set up in subcategories like: roof/ceiling, walls, floors, etc. Once conditions are finalized we can focus on further priority maintenance

Some maintenance requirements should be met, but are not as imperative to the structural stability of the buildings and could be postponed three to five years. These include:

Routine Maintenance

There are some less intensive maintenance tasks that should be undertaken on all historic structures on a routine basis. These tasks vary in how often they should be done; but unlike the priority needs above, these tasks should be revisited on a daily, weekly, monthly or yearly basis. The table below provides an outline of the tasks required and the frequency with which they should be carried out.

Periodic Maintenance

In addition to the priority and routine maintenance requirements, there are also many periodic maintenance tasks that should be completed. These are less time specific than other tasks, but they should not be overlooked due to their essential role in the long-term preservation of the structures.

• Inspect structure for leaks/moisture after heavy rainfall.
• Inspect site for rainwater collection near buildings.
• Have HVAC systems (if put in place) inspected (how often?) by a certified HVAC (person).
• Repaint interiors
• Repaint exteriors
• Repair/replace roofing every 15 to 20 years (or when necessary).
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1939 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500504

1942 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500507

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1955 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500519

1957 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500523

1958-1960 Atlanta City Directory, Kenan Research Center, Atlanta History Center, MSS 0500526

Harris, Dr. Christine, Oral History, National Park Service, Martin Luther King, Jr. National Historic District, accessed 2010.

U.S. Census Bureau, 1930 Census Records, Kenan Research Center, Atlanta History Center, accessed October 2010.


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Site Plan of 491 & 493

Historic Structure Report
Date: November 1, 2010

Drawn by: Sarah Kurtz

Scale: 1/32" = 1'-0"

National Park Service
493 Auburn Ave, NE
Atlanta, GA 30312

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Auburn Avenue NE

Level -2

1/32" = 1'-0"

Shotgun A
Shotgun B
Shotgun C

Outhouse
# APPENDIX D – Finish Schedules

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Table A – Window Schedule. Reference floor plans for location (Courtesy of Sarah Kurtz)

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<th>Flat, Hollow Core</th>
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Table B – Door Schedule. Reference floor plans for location (courtesy of Sarah Kurtz)