530 Auburn Avenue
Martin Luther King, Jr. National Historic Site

Historic Structure Report

December 2013

for

Cultural Resources Division
Southeast Region, National Park Service

by

Joseph K. Oppermann–Architect, P.A.
539 N. Trade Street    Winston-Salem, NC 27101

www.jkoa.net      336/721-1711
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The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit www.nps.gov for more information.
Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team who authored the report. The authors would like to thank the staff at the Martin Luther King, Jr. National Historic Site who assisted with the project, including Museum Specialist Adria Focht, Museum Curator Dean Rowley, and the several rangers who assisted with the inspection of the house, as well as Tommy Jones of the Southeastern Regional Office for his helpful comments. We hope that this study will prove valuable to park management in ongoing efforts to preserve the building and to everyone in understanding and interpreting these unique resources.

Dan Scheidt, Chief
Cultural Resources Division
Southeast Regional Office
2013
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National Park Service Southeast Regional Office

Atlanta, GA
Executive Summary

The city of Atlanta started as an 1820s railroad workcamp at the end of the line, known then simply as Terminus. In 1842 the rail terminus was relocated, and by 1847 the city of Atlanta was incorporated. Atlanta quickly became a fast-growing railroad hub with its population nearly quadrupling in the decade before the Civil War.

Despite the devastations of the war, when the city was burned and its rail lines wrecked, the population rebuilt the city to become a center of political and economic power in the South. Race relations worsened as the black population also prospered, leading to strict segregation that affected Atlanta’s development patterns. A black commercial area grew east of downtown on Auburn Avenue, near a white residential area.

Atlanta’s Race Riot of 1906 contributed to greater racial separation of neighborhoods, both commercial and residential. From residential Auburn Avenue, whites fled to other parts of the city, and in 1909-10 the street shifted from white owners and tenants to middle-class black owners and tenants. The neighborhood became a diverse mix of African-American professionals and workers, of large houses and small, of owners and tenants.

While the commercial area known as Sweet Auburn flourished, the residential Auburn Avenue soon began to decline. In 1917 the Great Fire burned across 300 acres of Atlanta, including parts of the Auburn Avenue neighborhood. The fire caused many African Americans to move, and the city’s west side attracted the more well-to-do, leaving behind a less diverse neighborhood. By the time Morris Brown College left the neighborhood in 1932, few middle-class residents remained, most residents were tenants, and houses were subdivided into multi-family apartments. By 1941, Martin Luther King, Sr. described it as “running down,” and moved his family a few blocks away.

530 Auburn Avenue

The house at 530 Auburn Avenue shared this history. Built about 1895, it was home to white residents in a white neighborhood and, as with other properties there, made the shift to a black owner in 1909. Alterations to the basement and significant changes to the spacious stairhall were made probably in the 1920s to provide space for boarders.

By 1931, the back wing of the house was removed to allow subdivision of the lot and construction of an apartment house close behind. Introduction of new apartments was typical in the neighborhood. What was not was the purchase of 530 in 1934 by the Nowell family, who lived there for almost 75 years.

The Nowells were far from wealthy. Their dependence on boarders shaped their use of the house. An exterior stair tower was built for boarders, providing privacy to the family quarters on the first floor. Significant changes were made to the interior stair hall, already altered in the 1920s, and even more significant changes made to the basement to provide additional apartments.

The house declined with the neighborhood, suffering from low maintenance and improvised repairs. The family sold the property in 2008; the National Park Service (NPS) acquired it the next year. Since then, the house has remained vacant and boarded up, in poor condition.

Methodology

Both the documentary research and physical investigations for this Historic Structure Report were “exhaustive,” as defined in Chapter 2 of NPS-28.

Documentary research was conducted before and during field investigations. The firm of Joseph K. Oppermann--Architect, P.A. (JKOA) researched both secondary and primary sources...
and conducted interviews. Secondary sources generally concentrated on the development of Atlanta, the history of African Americans in Atlanta, the rise and decline of the commercial Sweet Auburn neighborhood and the distinct rise and decline of the Auburn Avenue residential neighborhood. Additional secondary research addressed the Civil Rights Movement and the life and work of Martin Luther King, Jr. These materials included books both contemporary to the times and more recent, NPS publications, other published or printed studies and reports, periodicals, and newspapers. Some are in digital format online.

Research specific to the house relied almost entirely on primary sources. Investigations regarding African-American history can be hampered by history itself, especially when researching topics dependent upon public record-keeping. Early records reflect what was thought to be worthy of recording at the time. For example, city directories are known for errors and omissions not only of black people but of entire streets of black concentrations. A benefit of city directories for research purposes is the identification of race, whereas only rarely does a deed provide that information.

A detailed search of deeds was made to produce a chain of title (Appendix A) and to help tell the story of the owners associated with the house. A year-by-year search of city directories provided information on tenants. The series of Sanborn and other maps pointed to changes to the house. Analysis of these data revealed that the house followed the developmental trends of the neighborhood, with the significant exception being a long-term family who owned and lived in the house in a neighborhood increasingly of tenants.

Interviews with Nowell family members provided information unavailable elsewhere, principally on the family, on the use of specific rooms, and on post-1969 alterations.

Photographs, especially those with known date, are essential to an understanding of changes made to a building. They work in tandem with research and with physical investigations of the structure, confirming findings and suggesting additional searches. The search for photographs of 530 Auburn Avenue was particularly frustrating. Despite visits to wide-ranging collections, only one early photograph was found, and even it is undated and shows only the fence. Later photographs are scarce with only a few from the 1980s and 1990s and one taken in 2000. A family member who lived in the house provided a 1996 photograph showing portions of the front facade; family photographs inside the house do not show features.

No photograph of 530 Auburn Avenue is retained among photographs and negatives at the Auburn Avenue Research Library or other repositories. Efforts by Ann States, the 1978 photographer for a never-realized PBS documentary comparing Harlem to the golden age of Auburn Avenue, also failed to locate a photograph.

A broad group of primary sources and archival collections was investigated during the research phase of the project, including Atlanta City Directories; Atlanta Department of Community Planning and Development; Atlanta-Fulton County Public Library’s black studies photographic collection; Atlanta History Center neighborhood subject files, photographic collection, maps, etc.; Atlanta Urban Design Commission; Auburn Avenue Research Library collections; Emory University African-American Collections; Federal Census records; Fulton County Death Certificates; Fulton County Property Records; Georgia State Historic Preservation Office (SHPO) survey files; Georgia State University Special Collections photographic collection and Sanborn maps; Historic District Development Corporation; MALU documentary materials, maps, property files, City of Atlanta Building Permits; NPS Southeast Regional Office documentary materials, drawings, maps; Sanborn Fire Insurance Maps; Social Security Death Index; and the Urban League photograph collection of the Robert W. Woodruff Library.

Augmenting the documentary search was the extensive and detailed physical inspection of the house. These investigations were conducted in several visits to the property timed to coordinate with findings from the documentary research. The investigations were critical to an understanding of the original construction, configuration, and materials of the house, as well as the particular progression and sequence of alterations from construction to the present.
Field measurements were taken to record each feature exterior and interior. As-found floor plans and drawings of element details were prepared. The authors supplemented the original scope of this HSR by producing conjectural drawings of the layout and form of the house at different periods of its evolution. All drawings were created in digital AutoCAD and printed form. The existing conditions of the house were studied and documented, and treatment recommendations made to reflect its history and alterations.

**Conclusions and Recommendations**

Consistent with the National Park Service’s General Management Plan, the Recommended Ultimate Treatment for this property is to restore the exterior to the period when young Martin Luther King, Jr. was a resident nearby.

The goal of this report is to provide current and future stewards of the property with information and guidance when considering actions, so as to prevent damage to historic materials and avoid compromise to the integrity of this significant property. The use of this building is yet to be determined.

What has been clear throughout the process of investigating the history of this house is that this was a neighborhood in a downward spiral. What began as an area of substantial dwellings of mostly one race of inhabitants, Caucasians, evolved into a neighborhood of another rising but struggling race, African Americans. At first, in the early-twentieth century, the black neighborhood thrived as a vibrant cultural center. But the economic hardships of the middle decades of the century were especially tough for disenfranchised black communities throughout the country, and these hardships are reflected in the buildings such as 530 Auburn Avenue.

The house was occupied by people who were struggling in many aspects of their lives. The occupants were not the members of just one family, but many families, and they suffered together. These were poor people; the house is filled with repairs using scraps of discarded and salvaged building materials. And it is full of the evidence of rodents; worn patches over rodent holes document their presence for decades. This was not the idealized life and immortalized neighborhood of the 1950s, but instead the blighted reality of the many black communities across America. The house at 530 Auburn Avenue is replete with tangible evidence of the deplorable conditions of many African-American communities at mid-century. These conditions not only precipitated the March on Washington of 1963, but demanded it.

The challenge for the stewards of today and of the future is to tell this story through the building, to be faithful to the truth of the hardships that have been overcome. It may not be practical to preserve 530 Auburn Avenue with the full evidence of the struggles of this neighborhood, but it is important to remember and to tell that story faithfully to honor the legacy of Dr. King and this community.
Administrative Data

Locational Data

Building Name: 530 Auburn Avenue
Location: 530 Auburn Avenue, Atlanta
County: Fulton County
State: Georgia

Related NPS Studies


Real Property Information

Acquisition Date: 2009

Numbering Information

LCS ID: 530 Auburn Avenue LCS 90019

Size Information

Total Floor Area: 2,800 square feet ±
Basement Floor Area: 925 square feet ±
First Floor Area: 1,020 square feet ±
Second Floor Area: 855 square feet ±
Roof Area: 1,800 square feet ±

Number of Stories: 3

Number of Rooms: 20

Number of Bathrooms: 2 full and 2 half

Cultural Resource Data

National Register Status:
Listed as the Martin Luther King, Jr. Historic District in 1974.
Updated documentation accepted in 1994.
Boundary increased in 2001.
The house and fence are both classified as contributing.

Proposed Treatment

The Recommended Ultimate Treatment is to restore the exterior of 530 Auburn Avenue to its appearance after the demolition of the north wing and the construction of the north porch and expanded kitchen, both in anticipation of the 1931 sale of the north parcel of property.
I.A  Historical Background and Context

Built in about 1895 in a developing block of Auburn Avenue, at that time a white, middle-class residential neighborhood, the two-story Queen Anne house at 530 Auburn Avenue was soon occupied by African Americans as demographics shifted. In the 1930s, the Nowell family bought the house and retained ownership for nearly 75 years. The house is closely associated with Civil Rights leader Martin Luther King, Jr., who was born and grew up in the same block, now known as the Birth Home Block. The National Park Service bought the Nowells' house in 2009 as part of the Martin Luther King, Jr. National Historic Site. It is a contributing building in the Martin Luther King, Jr. Historic District, a National Historic Landmark district, and the City of Atlanta's Martin Luther King, Jr. Landmark Historic District.

Founding and Growth of Atlanta

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

Development began slowly. In 1826, a possible rail route was surveyed to run from Milledgeville, then capital of Georgia, to the future site of Chattanooga, Tennessee. Ten years later, Georgia's General Assembly authorized construction of the Western & Atlantic Railroad (W&A) to link the state to Chattanooga and beyond to the Midwest. Both the Georgia Railroad and the Monroe Railroad joined the W&A at its terminus, leading W&A contractor John J. Thrasher to open shelters for a workers' camp there. Atlanta thus started as a bawdy railroad workcamp at the end of the rail line, informally named Terminus. In 1839, Thrasher and a partner opened a general store, the first store in Terminus, at a site “near the peg marking the planned terminus of the Western & Atlantic Railroad.” The area was known as Thrasherville for several years.

John Thrasher later recounted the town's beginnings:

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

In 1842, as new rail lines approached from the east and south, the terminus point was moved to a new site. The new village was named Marthasville in honor of the daughter of former Governor Wilson Lumpkin, who was instrumental in bringing railroads to the area. Marthasville was incorporated in 1843, but re-incorporated as the town of Atlanta in 1845 and the city of Atlanta in 1847.

Atlanta quickly became a major railroad hub, and its population grew accordingly. By 1850, the Atlanta census showed a population of 2,750, including 493 African slaves and 18 free blacks. Three years later, Fulton County was created with Atlanta as the county seat. The following year the city was laid out in five wards, the Fourth Ward


3. "Everybody's Cousin."

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

5. Ibid. The terminus was moved to land donated by Lemuel P. Grant, a railroad employee.
comprising the area that includes Auburn Avenue and the Martin Luther King, Jr. National Historic Site.  

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

Reconstruction and its Aftermath

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

Rebuilding of the burned city started with the population’s return, even before the war’s end in 1865.  Atlanta remained the hub of three of the South’s most important rail lines, and the 1868 move of the state capital there confirmed the shift of political and economic power from the now stagnant cities of Charleston and Savannah.  Former slaves and sharecroppers came from surrounding areas until by 1870, the black population of Atlanta surged to 46 percent of its 22,000 residents.  

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

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

Growth and expansion continued through the 1880s and 1890s.  The black population alone soared to 35,000 by 1900.  Race relations became more strained with each decade as the white power structure, feeling threatened, created a social system to separate the races.  In The Strange Career of Jim Crow, C. Vann Woodard explains, “Jim Crow laws were initiated by white politicians in the South

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6. The area became known as the Old Fourth Ward after abolition of the ward system in 1954.  
8. Ibid.  
11. “Atlanta: Industrial Atlanta.”  
to circumscribe black voting rights and to exclude them from participation in various social arenas which would have to be shared with white people.”

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

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

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

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

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

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

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

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

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

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**An Emerging Middle Class**

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

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

23. In 1929, the university joined a consortium later known
In 1885, Morris Brown College opened in Atlanta’s Fourth Ward on the corner of Boulevard and Houston Streets near Auburn Avenue, founded by the nearby Big Bethel African Methodist Episcopal (AME) Church. It was the first Georgia educational institution established and funded by African Americans. As its website states, “The College at that time was largely dependent upon a denomination whose constituency was primarily unskilled, untrained, and economically unstable.”

At the same time, Atlanta was developing a national reputation as an area of unusual possibility for blacks, and became home to a prosperous and growing black middle class drawn from throughout the South.

Among those who moved to Atlanta was Henry Rutherford Butler. Born in North Carolina, he attended Lincoln University and graduated from Meharry Medical College in Nashville in 1890. He moved first to Atlanta as a physician and in 1895, studied at Harvard to specialize in children’s diseases and surgery. In 1897, at Atlanta’s First Congregational Church, Butler, with Dr. Thomas H. Slater and others, organized the National Medical Association.

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

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

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

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

northeast corner of Auburn and Bell, and served as its manager. He became a founder and president of the 1891 Atlanta Loan and Trust Company. He is said to have been the first black man to move into the white residential section of Wheat Street (later Auburn Avenue), buying a house east of Jackson Street in 1884.

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

Perhaps the most notable story is that of former slave Alonzo F. Herndon. He left a sharecropping family and, like Rucker, studied barbering, eventually owning a string of barbershops in downtown Atlanta serving white patrons. One was said to be elegant with marble floors and a chandelier. Herndon invested in real estate and by 1900 was the largest black property owner in Atlanta. He later founded the Atlanta Life Insurance Company on Auburn Avenue and became Atlanta’s first black millionaire.

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

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

29. Moore, Sweet Auburn, Pictorial History.
31. Ibid.
34. Ambrose et al., Historic Resource Study, Auburn Avenue Community, introduction.
Together with businesses, several service-oriented associations were organized here, and church congregations increased. The area was dubbed “Sweet Auburn” by John Wesley Dobbs, a respected civil and political leader known as the Mayor of Auburn Avenue. The name stuck as Sweet Auburn became recognized as one of the more significant black commercial districts in the United States.

Residential Development of Auburn Avenue

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

Wheat Street is depicted on several early maps. The first is an 1871 Bird’s Eye map of Atlanta, showing the street only to Fort Street with scattered residential structures extending east past Butler (Figure 8). A series of Sanborn Fire Insurance Maps traces the street’s development eastward from its main business district at the intersection of Peachtree Street. In 1884, a horsecar line ran from the central business district along Pryor Street to Wheat Street and along Wheat to Jackson Street, then north on Jackson. Two years later, the 1886 Sanborn Map shows Wheat Street to Ivy (now Peachtree Center). By 1892, the map covers the newly named Auburn

35. Dobbs was a social activist who helped to organize the Negro Voters League in the 1940s. He and his family lived on Houston Street near Auburn Avenue.
36. Henderson and Walker, The Thriving Hub, 5; Moore, Sweet Auburn, Pictorial History.
Avenue extending three blocks further east. The 1899 Sanborn Map shows Auburn Avenue all the way to Howell Street and includes the house at 530 Auburn (Figure 9). The progress of development can be attributed, in part, to electrification of the streetcars starting in 1889.\textsuperscript{38}

The street developed as a white neighborhood. After petitions from residents to change the name, the city council on 17 April 1893 approved the change to Auburn Avenue. The change apparently was anticipated when city directories and the Sanborn Map listed Auburn Avenue in 1892.\textsuperscript{39}

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

The Race Riot of 1906 contributed to changes in the city and on Auburn Avenue. A remarkable turnover occurred in 1909-1910 as the black population grew. White residents left the neighborhood, replaced by affluent middle-class African Americans who moved in almost immediately. By 1909, black houses on Auburn Avenue, both owned and rented, outnumbered white 117 to 74.\textsuperscript{41} A year later, the neighborhood’s makeup had become almost completely African American.

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

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

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

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


\textsuperscript{39} Mason, Herman "Skip," Jr. \textit{Going Against the Wind} (Atlanta: APEX Museum, 1992), 28; city directory.

\textsuperscript{40} Henderson and Walker, \textit{The Thriving Hub}, 5-6.

\textsuperscript{41} Blythe et al., \textit{Historic Resource Study}, 18.

\textsuperscript{42} Ibid., 58, 60.


\textsuperscript{44} “Industrial Atlanta,” www.nps.gov/nr/travel/atlanta/text.htm#whd; accessed 24 November 2010. The fire delayed completion of Ebenezer Baptist Church, which was rebuilt starting in 1920. Large open spaces left by the fire include the area now home to the King Memorial.

These moves left Auburn Avenue with a less diverse population.\textsuperscript{46} By 1930, few middle-class families remained, and the neighborhood suffered greatly from the Depression.\textsuperscript{47} Additional multifamily residences were built in the 500 block and nearby streets. The lot at 530 Auburn Avenue was subdivided and a quadruplex built on the new parcel immediately behind. The 1930s saw the subdivision of several single-family dwellings on Auburn Avenue into apartments as fewer remained occupied by their owners. Between 1930 and 1950, the street became home to an increasingly poor working-class population of tenants.

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

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

Distinct from the failing residential section, the commercial part of Auburn Avenue had its heyday from the 1930s through the 1950s. A 1956 article in \textit{Fortune} cited it as “the richest Negro street in the world,” pointing to the wealth and achievement of its businesses, including the Atlanta Life Insurance Company, Mutual Federal Savings and Loan Association, and the Citizens Trust Company.\textsuperscript{51}

\section*{Martin Luther King, Jr. and the Civil Rights Movement}

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

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

\begin{figure}
\centering
\includegraphics[width=\textwidth]{register_voting.png}
\caption{Registering to vote, 1946. (conservapedia.com; accessed 24 August 2010)}
\end{figure}

\begin{itemize}
\item University Center Consortium, Inc., www.aucenter.edu/history.php; accessed 17 August 2011.
\item Lawliss, \textit{Cultural Landscape Report}, 13.
\item Blythe et al., \textit{Historic Resource Study}, 60.
\item In contrast, one block west, where double shotguns predominated, 92 percent of buildings were in need of major repairs. Lawliss, \textit{Cultural Landscape Report}, 14 and n12.
\item Ambrose et al., \textit{Historic Resource Study, Auburn Avenue Community}, pt. 1, 2-33.
\item Stephen B. Gates, \textit{Let the Trumpet Sound: The Life of Martin Luther King, Jr.} (New York: Mentor, 1985), 12. The house was later demolished. The family kept their association with Ebenezer Baptist Church.
\item Moore, \textit{Sweet Auburn, Pictorial History}.
\item Ibid.
\item “Sweet Auburn Avenue, Triumph of the Spirit,” www.sweetauburn.us; accessed 23 August 2010.
\end{itemize}
As Martin Luther King, Jr. grew up, he experienced the richness of Auburn Avenue’s diverse residents, although under the repressive constraints of racial prejudice and infringement. He had close ties to Ebenezer Baptist Church; his father and maternal grandfather were both ministers there and leaders in the black community. After completing his undergraduate work at Morehouse College in 1948, King left Atlanta to study at Crozer Theological Seminary in Pennsylvania. From there he went to Boston University to continue his study of ethics and philosophy, earning his Ph.D. in systematic theology in 1955.

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

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

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

**Decline of Sweet Auburn**

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

Other contributors to Sweet Auburn’s decline were its age and the vibrancy of development on the west side. The newer buildings were there. An Atlanta planning map shows the west side’s African-American community doubling in area every decade from 1920 to 1970. Businesses followed consumers as the city’s increased African-American population outgrew Sweet Auburn. At the same time, construction of Atlanta’s Downtown Connector (I-75/I-85) cut the once thriving area in half.

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

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

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

National Historic Site

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

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

The legislated mandate of the Site is to:

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

Historic resources within the Site include the houses along the Birth Home Block, Ebenezer Baptist Church, and commercial buildings along Edgewood Avenue. The same 1980 legislation established the Martin Luther King, Jr. Preservation District, which embraces the larger Sweet Auburn community. It adjoins the Historic Site on the west, north, and east.

In 1980, as a result of the national designation, the Historic District Development Corporation (HDDC) was organized by residents and the King Center as a nonprofit, all-volunteer neighborhood association to rehabilitate both residential and commercial buildings in the historic area. It focused first on houses surrounding the Birth Home and then aimed to work outward. The HDDC emphasizes redevelopment and restoration of the neighborhood as mixed-income without displacing existing residents. It has rehabilitated existing structures and built hundreds of new housing units on vacant lots.60

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

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

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

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

In the 1980s after the HDDC was in place, the Trust for Public Land (TPL) began buying neighborhood properties to preserve them. In the mid-1990s, the National Park Service’s preparations for the 1996 Olympics included the purchase of several historic properties on Auburn Avenue.

Records from the 1930s and 1940s demonstrate that most structures in the district during King’s boyhood years were in only fair if not poor condition. It was not an untroubled neighborhood of well-kept residences, but instead the blighted

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

60. Historic District Development Corporation, www.hddc.net; Atlanta History Center neighborhood files; accessed 18 April 2011.
62. Lawliss, Cultural Landscape Report, 2.
The reality of many black communities across America. The GMP of 1986 called for the restoration of the neighborhood to the period appearance of Dr. King’s pre-1942 years. The anticipation of large numbers of visitors to the Olympics led instead to the renovation of a number of the houses, some to an appearance of comfortable success in contrast to the conditions experienced by Dr. King in the neighborhood of his youth.

In 2008, the TPL bought the house at 530 Auburn Avenue and resold it the next year to the National Park Service. It has been vacant and boarded up since that time. The house remains an example of the deplorable housing conditions widespread among African-American communities during Dr. King’s lifetime. These conditions gave impetus to Dr. King’s March on Washington in 1963.
I.B Chronology of Development and Use

Initial Construction

The house known as 530 Auburn Avenue was originally numbered 408, and is believed to have been built in 1895 when that block was developed. Sanborn Fire Insurance Maps trace the development of the new neighborhood. The 1892 map recorded portions of then-named Wheat Street and the nearby Old Wheat Street running parallel to its north. The current 500 block is not depicted, suggesting that it was not yet developed.63

63. Wheat Street was renamed Auburn Avenue in 1893.

The genesis of the 1890s development was in 1880, when the heirs of John Lynch began to divide and sell his large holdings on Wheat Street between Jackson and Howland Streets (now Howell).64 Over a decade later in 1894, A.S. Jenkins and H. L. Smith sold a parcel of land on the newly-renamed Auburn Avenue to Fitzhugh Knox (1867-1940), who would become one of Atlanta’s early real estate tycoons.65 (See chain of title in Appendix A.) Born in Richmond, Virginia, Knox moved to Atlanta in October 1883 and worked with cotton

64. Blythe et al., Historic Resource Study, 58.
factors Kelly Rosser and Company, then with J. Regenstein and Company for seven years as a bookkeeper and accountant. In 1892, he started a real estate firm and later expanded to form the prolific Fitzhugh Knox and Sons construction company.66

Knox’s involvement in Atlanta extended beyond real estate ventures and sitting on the Atlanta Real Estate Board. He was interested in history, a member of the Atlanta Historical Society and the Society of the Cincinnati, the organization of male descendants of American officers who served in the Revolutionary War. He was a member of St. Luke’s Episcopal Church.67

The 1894 Baylor Atlas (Figure 13) shows Knox as owner of the eastern portion of the north side of Auburn Avenue between Hogue and Howell Streets. He divided the property into lots and built houses in quick succession. The house at 530 Auburn Avenue was constructed in about 1895 by Knox, just after its three neighbors to the west.68

These four houses and three others along the block were variants of the same prototype: two-story frame dwellings with massing and features of the Queen Anne style. Sharing the same basic building plan, they have strikingly similar form but vary in decorative applications.

City Council records indicate that brick sidewalks with granite curbing were laid along both sides of the block as early as the 1890s, probably associated with construction of the houses there.69

The house at 530 Auburn Avenue was built as a weatherboarded, two-story dwelling beneath a high, wood-shingled hipped roof with projecting gables at the front and west side. The front façade featured a flat entrance bay west of a projecting semi-hexagonal bay. A one-story full-front hipped-roof porch was originally supported by wooden posts or columns. Though these have been


67. Ibid.

69. Ibid., 61. The street was paved a decade later and in 1922, was to be repaved with concrete.
east side were two large rooms, one behind the other, probably used as a parlor and dining room. Beyond the foyer a large stair hall extended to the northwest corner of the house and included the space within the west gabled projection, which was designed to contain the C-shaped interior stair. The stair climbed from the back of the hall (north) towards the front. A room-sized portion of the ceiling was open to create the two-story hall that contained the three runs of the stair.

The second floor had a similar plan with two large bedrooms above the parlor and dining room and a third above the foyer. Behind the southwest front room was the large open stair hall and a north-south hallway leading to two small rooms beyond.

Although the basement was later developed for use, physical evidence suggests that it was originally excavated but not designed for habitation. The finished nature of the excavated stone in the east, south, and part of the west wall indicates an intent for use of some sort, probably daytime work space and storage. The basement was not connected internally to the upper levels of the house, nor did it have a front entrance.

A decorative steel fence was erected at the house perhaps originally, and at least by 1915. The three-foot-high fence consists of arches, each framing a star motif (Figures 18 and 32).

The first graphic depiction of the house is in the Sanborn Map of 1899 (Figure 16), where it is identified as 408 Auburn Avenue in accordance with the city’s initial street numbering system. The map shows a two-story dwelling, relatively rectangular in plan, with a short projection to the west and a bay on the eastern portion of the front (south). A one-story, full-width porch extends across its front elevation. A one-story wing extends from the back (north). The footprints of this house and its three western neighbors (398, 402, 406) are identical. Their lots are similar in size and configuration and extend from Auburn Avenue back to Old Wheat Street.

### Early Owners and Tenants

The house was initially rental property owned by Knox, first appearing in the Atlanta city directory in 1896. The listed tenant was Walter E. Fisher, a
white travelling salesman. Born in South Carolina, he would have been 48 in 1896. Also listed there, identified as “boarding,” was Howard J. Fisher, probably Walter’s family member, who worked in lumber. They are the first in a series of tenants and boarders who lived in the house, most staying only a short time.

The next year, 1897, shows W[illiam] B. Baker, white, Southern Brokerage and Com[mission] Company, and I. Tyler Miller, also white and working for the same company. Whether Miller was a boarder of Baker’s is not indicated. William Baker remained there in 1898 and 1899, by then a travelling agent for Bates, Kingsbery, and Company’s wholesale and retail clothing. Miller is not listed in those years.

More tenants followed. By 1900, the Provano family had moved in. The census record shows Lud[wick] Provano, 48, white, living with his wife Mary, 45, and a daughter and two sons, ages 18, 17, and 15. Ludwick and his wife were both born in Switzerland, the children in Georgia. Spelling of the name varies. The 1901 city directory shows Ludovic S. Provano (white, wife Mary S.) still living there. He owned a drugstore at 504 Decatur Street, where his sons Hugo and Piero clerked.

After the Provanos moved to N. Jackson Street in 1903, Mrs. Frances Lehman was recorded as the occupant in 1904 (the house is not listed in the 1903 directory). With her were four others sharing her last name. Three women worked each as a clerk, a telephone operator, and a stenographer. A man, Charles F. Lehman, was a clerk.

Ownership of the house at this time is unclear. Knox sold the property at an unknown date in or before 1909. No deeds were found to suggest that any of the residents had owned the house.

The house had been acquired by Emma Z. Carter of Connecticut by 1909 when she transferred it to

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70. City directory and 1910 census.
71. City directories.
72. Ibid.
Frank Carter, trustee for the will of Josiah Caleb Carter. Frank Carter in turn sold it to J.G. Lemon and Edwin Morris. Lemon was an African-American attorney, “president of the Consolidated Realty Company of Savannah, who built a hotel, theater and a department store.” The house had shifted from a white owner to a black owner of high socioeconomic status, a part of the rapid shift of the neighborhood from white to black. The change was undoubtedly associated with the infamous Atlanta Race Riot of 1906 and the subsequent flight of whites from neighborhoods shared with African Americans.

From White to Black

The racial shift was true of tenants as well. John M. Brazel was a white tenant of the house in 1908 when most of his neighbors on the block were also white. In 1909, when black attorney Lemon bought the house, it was vacant. The 1910 census does not list it.

The first identified African-American occupant of the house was Arthur Mosley, apparently a tenant, whom city directories show to have moved there in 1910. Mosley worked as a solicitor at the Union Mutual Association, a black “sick and accident” insurance company, suggesting a good socioeconomic position in the African-American community. During the same time, Lucy Mosley, perhaps his wife, seems to have taken in boarders, though no additional information is given (“Lucy Mosley, Boarding”). All later occupants were African American.

73. Deed book 423/526, 2/27/1909. It appears that J.C. [Josiah Caleb] Carter in 1892 moved to 403 Auburn Avenue, across the street from 408 (later 530). City directories show that he lived there until as late as 1904. His business is shown as wholesale flour, the Equitable Building. By 1908, William S. Carter was living in 403 (city directories). A Josiah Caleb Carter with life dates of 1845-1906 is listed in www.ancestry.com.


75. City directories.

76. Ibid.
The second graphic depiction of the house and lot is the Sanborn Map of 1911, which shows the house layout largely unchanged from the 1899 map (Figure 17). It retains its wood shingle roof. The lot size is unchanged, still extending to Old Wheat Street. The exception is an inset one-story porch now depicted on the west side of the north wing of all four neighboring houses of comparable design. Because this feature is identical in all four houses, the porches were probably present in 1899, though not represented by the draftsman. Such back porches were a common feature of that period. Perhaps a different draftsman was employed for the 1911 rendering; on that map, all four houses remain identical in plan, but are drawn wider and shorter.

Neither Arthur nor Lucy Mosley appears to have stayed very long. The 1912 city directory does not list the house, and by 1913, Susie Williams, an African-American tenant, was living there. She remained at least as late as 1915.

Edwin (and Bessie) Morris, who bought the property in 1909 jointly with black attorney J.G. Lemon, sold their interest to Lemon on an unknown date. In 1916, Lemon sold the property to Lucius Laster. Laster was prominent in the African-American community. He was a board member of the St. James Odd Fellows Lodge and a member of the well-to-do congregation of Wheat Street Baptist Church, where he was listed in 1894 among those who were “the wealthiest colored citizens of Atlanta, and also those of the highest character and eminence of the citizens of Atlanta.”

The Lasters were apparently the first owner-occupants of the house; the 1920 census shows them living there. Lucius is listed as 63 years old, and despite his apparent position in the community, is shown as a porter at a cotton mill. His wife Mabel was 38. They had a daughter Mabel R., who was seven, and a son Lucius L., Jr. who was three. The property remained under Laster occupancy for another fifteen years.

Significantly, the 1920 census lists a second family living there: Lucius Harris and wife Hattie. They are not shown in the city directory. Perhaps they were boarders in a distinct part of the house, and perhaps the shared first name reflects a family connection. Lucius Harris was a porter at Terminal Station.

Deeds show a confusing series of transactions between 1921 and 1924. In July 1921, Mabel Laster, administrator for L.L. Laster, transferred the property by auction to W.J. Arnold. Several transactions followed, one a week later. In 1924, A.P. Herrington bought the property from Mabel Laster for its 1923 taxes but later released it back to her ownership. The Laster family ultimately retained the property until 1931.

In 1922, the city directory shows the Lasters still living there. Mabel H. Laster is listed that year. The following year, the city directory lists George W. Glover, a black painter. By 1927, Mabel Glover is also shown living there, working as a seamstress at Marcus Clothing Company. Deeds confirm that Mabel Glover is the married name of the former Mabel Laster. Whether Mabel lived in the house earlier in the 1920s is not known, nor is the date of the Glovers’ marriage.

Between 1924 and 1927, during the Laster/Glover tenure, the street number was changed from 408 to 530 Auburn Avenue. In 1929, Martin Luther King, Jr. was born down the street at number 501.

This neighborhood apparently housed boarders and tenants from its earliest years. However, research is impeded by the gaps in available historical records. Census takers probably missed most boarders. City directories often do not address them, especially the weekly or monthly boarders typical among laborers and in this neighborhood. Nevertheless, a boarder is mentioned in the house at its first listing in the 1896 directory. As discussed earlier, records are particularly limited when researching African-American history, and the compilers of city directories across the country notoriously underreported African-American communities.

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79. A detailed chain of title is found in Appendix A. Deed books 580/121, 7/7/1921; 577/45, 7/13/1921; 666/572, 12/1921; 630/325, 3/18/1922; 1343/474, 2/10/1931.
80. City directories.
Early Changes to the House

Physical evidence strongly suggests that alterations, some minor, some large, were made to the house in the 1910s-1920s. They seem intended to gain additional private quarters to accommodate boarders. It appears from inspection that the first real changes were made in the first decade of African-American occupancy, the 1910s, and continued until the house was acquired for the National Park Service.  

The first of these alterations are believed to have been made to the basement to create space for a tenant or boarder, transforming the basement from a workspace for household functions to bedrooms with separate entrances.

A significant number of architectural elements popular in the 1920s points to the Lasters as owners at the time of the changes. Concrete steps leading to two new basement entrances were introduced to the front, cutting into the east side of the front porch. The exterior basement doors and their hinges have designs popular in the 1920s. One of the basement’s two front doors is a sash door,

81. Mabel Laster also owned a boarding house, no longer extant, on Auburn Avenue where Martin Luther King, Sr. resided (National Register nomination, B-49).

Figure 18. Undated photograph, looking east, showing a woman and children in the front yard. The great-granddaughter of a long-term owner is unable to identify them. (MALU-45-01)
the other front door and most doors in the south end of the basement are two-panel.

It is convenient to conclude that the date of a door or hinge indicates the date of installation; however, they may have been salvaged pieces reused at a later time.

If the date of features is true to the period of installation, another early change involved replacing the original pocket doors between the foyer and parlor with hinged double doors, possibly to increase the privacy of the parlor as more boarders were introduced to the house. The types of door muntins and doorknob plates were popular in the 1910s and continuing into the 1920s; the style of the mortise lock and ball-pin hinges extended both earlier and later.

It was probably also the Lasters who made substantial alterations in the 1920s to gain bedroom space. The most significant modification reconfigured the large full-height stair hall. On the first floor, two interior walls were constructed to create a narrow hallway, and a ceiling was added to create a middle room in the east portion of the former hall (Room 105). Stylistically, the baseboard trim of the new room and its door and hardware were all popular in the 1920s. A door was added between the entrance foyer and the new hall, giving privacy to the new room for a boarder or family member.

Creation of the new room drastically altered the character of the house as it lost its large impressive hall. The south and west flights of the C-shaped open runs were enclosed, their balustrades replaced with plaster walls to complete the perimeter of the new room. The now-hidden landing and stairs remained in use as access to the second floor.

The Lasters also made maintenance repairs. In 1925, the wood shingle roof was replaced with a composition roof. In the same year, the city poured a river stone aggregate sidewalk in front of the house and along the north side of Auburn Avenue from Howell to Hogue Street.

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![Figure 19. US Coast and Geodetic Survey Map dated 1930 but surveyed in 1927-1929. (MALU Collection)](image)

82. Alterations recorded 1982 in MALU files by Ann Huston and Dean Rowley.
(but published in 1930). The northwest corner of the back of the house was expanded to the north and west, perhaps in stages, creating a room now serving as the kitchen (Figures 19 and 21).

Subdivision of the Property Lot

The Lasters’ expansion of the corner was probably initiated in the late 1920s to prepare for the loss of the original kitchen facilities located in the back wing. Probably about 1930 or 1931, the north wing was removed, necessitated by the sale of the back portion of the property as indicated in a February 1931 deed. In an important reconfiguration, the lot was shortened, subdivided to 40 by 56 feet. The back portion became a new lot facing Howell Street (54 Howell Street), and a two-story apartment house was built there. Construction of the apartment house was part of the trend toward multifamily additions as the neighborhood declined. The reduced house lot at 530 Auburn was sold to Ellen Clayton in February 1931.

The 1932 Sanborn Map (Figure 21) shows this loss of the north wing. In its stead is an open one-story back porch and an expanded room at the west end of the north elevation, probably the previously extended north and west sections of

84. Deed book 1343/474, 2/10/1931.
the kitchen (Room 107). The front and sides of the house remain unchanged in footprint. Roofs of the main block and porches are shown covered with composition material. The 1932 map also shows the 1931 division of the lot, which eliminated all of the back yard. An apartment house was built on the new lot facing Howell Street and abutting Old Wheat Street. The back porch of 530 was close to and overlooking the side of the apartment house. The neighboring lots on Auburn Avenue were not divided but still extended to Old Wheat Street as they do today. On this 1932 map, a house at 58 Howell Street, north of the new 54, has been demolished and replaced with another apartment house, again the neighborhood trend.

Physical evidence from inspection of 530 supports the information on the 1932 map. The map shows the two one-story building sections along the north elevation of the main house block, similar to their locations today. The smaller section to the west is the north portion of the previously expanded kitchen (Room 107). The longer section to the east was an open back porch (Room 109) constructed after the north wing was removed. Whether the basement enclosure was expanded at the time of these first-floor changes is not known.

Because the new back porch was open to the weather on two sides, protective weatherboard siding was added to the back wall of the dining room (Room 108) and the outer surface of the east side wall of the kitchen (Room 107). Both were originally interior walls adjoining the north wing.

Ellen Clayton was able to buy the house and reduced lot in 1931, but she must have suffered in the Depression; in 1933, the property was transferred by public auction to the Georgia Savings Bank and Trust Company. The deed indicates that the bank was the highest bidder at one hundred dollars. The city directory shows that the house was occupied that year by Samuel Stokes (black, wife Marie, with no occupations listed).

**The Nowell Family**

In 1934, the Nowells are first listed in city directories, and start a new era for the house. In contrast to previous occupants and to the neighborhood pattern, this family lived in the house for almost 75 years. Kenneth Nowell, an African-American laborer, lived there with his wife Jennie, as well as Gladys, a maid; James E., a helper; John, a delivery man; and Jettie, a maid. Jettie would soon own the house. The listed occupations show the decline in socioeconomic level, consistent with other tenants on the block.

The 1935 city directory is missing. In 1936, resident James Nowell (black, wife Jettie) worked as a janitor. His brother John Nowell and wife Dovie lived with them; John was a cook at the Henry Grady Soda Company. Others are not listed.

On 1 December 1936, Jettie Nowell bought the house from the Georgia Savings Bank and Trust Company with mortgage payments of $25

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85. Deed book 1467/392, 5/2/1933.
86. City directory.
87. The name is variously spelled Knowles and later Nowell in city directories. It is Nowell in deeds. That spelling is used here for clarity.
88. Ibid.
89. Ibid. Grady also owned a hotel, a laundry, and service station.
a month.90 The purchase was at first uncertain. Gail Barnes Goodwin, great-granddaughter of Jettie Nowell, recounts that two people, Jettie and another, apparently bought the house at the same time, and both claimed it. That night, the Nowell family slept inside, and the other family, all of them, are said to have slept on mattresses laid out in the front yard. According to the family story, the two parties went to court the next day, where the judge ruled that the Nowells had purchased the house ten minutes before the others, and the house was declared theirs.91

In 1930 before moving to Auburn Avenue, Jettie Nowell and her family apparently lived in a rented house at 353 Lyons Avenue. The census of that year shows six people in the house:

- James, head, age 51, department store janitor.
- Jettie, wife, age 48, no occupation listed.
- James Jr., son, age 19.
- Johnnie, son, age 18.
- ____, son, age 16.
- Jerolene [sic], daughter, age 12.
- Eddie, son, age 14.
- Nellie, daughter, age 10.92

The city directory of 1936, when Jettie bought the house, lists James, Jettie, and John Nowell, and, in 1937 Jennie Nowell. City directories are valuable research tools but known for their errors and omissions, especially when recording African Americans. Gail Goodwin recalls being told that many members of the family lived there, including ten siblings over the years. The city directory of 1938 shows a large group of people. Some were married, although spouses are not indicated.

- Jennie [Jettie?] Nowell [all are spelled Knowles]
- Edward Nowell, laborer.
- James Nowell, Jr., deliverman.
- Jennie Nowell, laundress.
- John (wife Dovie), deliverman.

Although the Nowells’s occupations were typical of others on the block, Jettie was among the few owner-occupants on Auburn Avenue and surrounding residential streets.93 The reduced number of owner-occupants reflected the changing character of the street; few residents had professional jobs; many houses were subdivided; apartment houses were built, and maintenance suffered.

In 1945, the city directory shows James and Jesse Nowell serving in the military.

A New Exterior Stairway

Like others on the block, Jettie Nowell took in boarders, most likely after the family occupants thinned.94 When she started is not known, but changes were made to accommodate that use. Possibly after 1954, when the Sanborn Map shows the house footprint unchanged from 1932, Jettie made a significant alteration to increase privacy and to provide an exterior entrance for boarders. She added an enclosed exterior stairway on the west side of the house with a south-facing front door. A small shed roof over the door is seen in later photographs (Figures 21 and 23).

This stairway provided access to the second floor through a new second-level exterior doorway that was cut at the front side of the west projecting bay. It entered the house at the level of the original interior intermediate stair landing. From there, the upper run of the original interior stair climbed eastward to the second floor.

90. Deed books 1650/311, 12/1/1936; and 1490/446, 12/1/1936. Jettie Nowell was born in 1881 or 1885. The varying dates are recorded in the Social Security Death Index and Fulton County Death Certificate #003987.
92. The previous census of 1920 lists James as a farmer and Jettie and one son as laborers.
93. Blythe et al., Historic Resource Study, 60.
94. Interviews, Gail Barnes Goodwin.
The new stairs made the lower portions of the interior stairway unnecessary, and major changes were made to increase usable space. The lower stairs were removed. The intermediate run of stairs, climbing from north to south just west of the added middle room (Room 105), was left in place behind its plaster wall, though no longer used.

This middle room still contains the now-enclosed upper (south) run and most of the middle run of the original stairs. Above it, at the second-floor level, a new floor was apparently installed to increase the size of the current Trunk Room (Room 205). A double-hung window was added on its west wall using mismatched, salvaged sash.95

Perhaps also associated with the 1950s construction of the outside stairs is the reconfiguration of the two small secondary rooms on the north end of the second-floor hall. The northernmost space (Room 207) was probably always a bathroom. The narrow space (Room 206) adjoining it to the south was probably for storage or general ancillary purposes but too narrow for a kitchenette. Therefore, the east-west wall between the two rooms, a continuation of the outside wall that defined the gable projection, was disassembled and replaced a short distance to the north to acquire space for kitchen appliances in an enlarged Room 206 (Appendix C, Sheet 3).

With these changes, the Nowell family created a private first floor, and the second floor became the exclusive realm of boarders with their own entrance, bathroom and kitchenette.

On the house exterior, a first layer of asphalt siding, pressed with a red brick pattern, was applied over the weatherboard siding and over the stud-and-plywood exterior wall of the new stair addition. The material was cut to fit around the architectural trim of windows and doors.

Asphalt siding was an inexpensive alternative to painting or repairing deteriorated wood siding and was particularly popular in the 1930s through the 1950s. It was made using colored mineral granules pressed between rollers to form a pattern, such as the faux brick used at 530 Auburn Avenue.96

95. Gail Barnes Goodwin, who spent summers in the house as a child in the 1950s, remembers only the exterior stairway, not the interior stair.

Another siding was added to 530 Auburn Avenue still later, but before 1969. Fiberboard panels of faux yellow brick and plastic panels of faux stone were applied over the faux red brick siding. Unfortunately, architectural trim was removed when these materials were installed, especially the window and door moldings (Figure 24).97

Changes to the Basement

Jettie’s husband Jim had died by 1955 when she was listed in the city directory as a widow. Eddie “Skates” Nowell was Jettie Nowell’s son, then about 39 years old; he is shown as a construction worker. Family interviews explain that Eddie had an accident as a child and remained mentally challenged. He lived in the first-floor middle room (Room 105) until his death in about 1985.98

97. This work was completed before 1969, when Walter Goodwin first became associated with the family.
98. City directories and interviews, Gail Barnes Goodwin and Walter Goodwin.
Jettie continued to take in boarders and to make associated repairs and alterations. A building permit issued in 1961 points to work done at the house for $550 by Decatur Builders and Repair Company; the only structural information is “Repair wood frame apartment.” The permit states the use as two three-room apartments and one owner-occupied four-room apartment, indicating that boarders used the basement and second floor, and the Nowells used the first floor.99

Sometime after the north wing was removed (by 1931), probably in 1961 under the building permit, significant changes were made to the basement. The gaps between the brick piers of the perimeter foundation piers, which were probably earlier filled with board walls as was typical, were filled with CMUs (concrete masonry units, or “cinder blocks”) to create the masonry foundation walls that remain today. An interior CMU cross wall running east-west at about the middle of the basement was probably installed at the same time to provide a new or improved residential unit in the north portion of the basement (Appendix C Sheet 1).

A thin cement flooring, now worn to expose the earth below, was poured in the southeast front basement room (Room 002), and stud walls were installed to divide the basement into quadrants. Additional stud walls were added to create a kitchenette and bathroom in the southwest room (Rooms 001, 003, and 004). The toilet has a date stamp of 1961.

The division of the northwest rear quadrant to create a storage room probably was accomplished or at least partially accomplished as part of this work (Rooms 005 and 006). The back corner toilet room (within Room 006) may have been an afterthought. It is raised above the floor and more crudely constructed than the front bathroom. It was probably installed by less-skilled workers at a different time. Neither of the basement apartments has a bathtub or shower.

These changes created three basement apartments, two at the front and one at the back. The two at the front were one-room apartments with separate entrances and a shared half-bath and kitchenette. The rear two-room apartment had a kitchen area and an enclosed toilet. Construction would have necessitated licensed plumbers, electricians, and skilled masons, therefore requiring the building permit.

In 1969, Gail Barnes came to Atlanta from her home in New York to attend Morris Brown College. She moved into the house with her great-grandmother Jettie Nowell and her grandmother Annie Nowell Johnson. She reports that many boarders were in the house at that time. She had lived in the house in the early 1950s when her father was sent to war; in 1956, the four-year-old returned to her parents in New York but continued to spend her summers on Auburn Avenue.100

In her first year at Morris Brown, Barnes began dating Walter “Goody” Goodwin. He soon became a close friend of the family and took on maintenance of the house from 1969 until it was sold out of the family. He and Gail married. He knew Jettie Nowell for only a few years; she died on 7 February 1972 near age 90.101 At her death, the house went to three of her daughters. The 1973 city directory shows two of her children living there, Annie N. Johnson and Eddie “Skates” Nowell, as well as Clarence Green, one of the boarders. Green lived on the second floor in the southwest front room (Room 201).102

In 1977, sheet vinyl flooring was added in several locations, and new ceiling light fixtures and electrical conduit were added in the foyer and parlor. A 1977 building permit, issued to “repair wood frame apartment,” may have included that work. In 1979, another building permit shows that general repairs were made, including the porch, new gutters, and painting, for $2,000 by Jandel Company.103

In the 1980s, Walter Goodwin hired a contractor to install a new roof. The fallen chimney was repaired by another contractor, John Barrow.104 In 1984 or 1985, Goodwin and two helpers replaced the

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100. Interviews, Gail Barnes Goodwin, born in late 1951. Jettie was known as Ma Jettie. She served for many years as a missionary for Greater Piney Grove Baptist Church in Atlanta.
101. Fulton County Death Certificate #003987 and Social Security Death Index record different birth dates: 1881(county) and 1885 (SS).
102. Interviews, Gail Barnes Goodwin. The city directory incorrectly shows Green as the owner.
103. Building Permit recorded 1982 in MALU files by Ann Huston and Dean Rowley.
104. Interviews, Walter Goodwin.
tongue-and-groove deck of the porch with new tongue-and-groove boards. At about the same time, he stuccoed the brick steps leading to the front porch.\textsuperscript{105}

In 1985, the Historic American Buildings Survey (HABS) created drawings for the Martin Luther King, Jr. National Historic Site; they include the front façade of 530 Auburn Avenue (\textit{Figure 27}).

\textbf{Trust for Public Land and NPS}

In the mid-1990s, the house was owned by three of Jettie’s daughters: Annie Nowell Johnson, Nellie Nowell Johnson, and Geraldine Nowell Lewis. Annie Johnson and a few boarders remained in the house during this time. In 2002, Annie transferred her share to her granddaughter, Gail Barnes Goodwin, and about two years later, moved to a nursing home though boarders remained in the house. She died in 2008 at age 101.\textsuperscript{106}

On 9 December 2008, exactly 72 years after Jettie Nowell’s purchase, the house was sold to the Trust for Public Land for about $99,000.\textsuperscript{107} It was the thirteenth piece of land that the Trust purchased in the district since the early 1980s, with the express purpose of selling or donating them to the National Park Service. The house was vacated and boarded up as a precaution against vandalism and vagrants. The TPL held the property until 2009, when it was sold to the National Park Service for $72,000.\textsuperscript{108} Since then, the house has remained vacant and boarded up, in poor condition. The house is a contributing property within the National Register Historic District under Criteria A, B, and C for the events, people, and architecture that represent the environment in which Dr. King grew up. The fence in front of the house is a contributing feature.

105. Interviews, Walter Goodwin.
106. Interviews, Gail Barnes Goodwin.
## Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1871</td>
<td>Ruger’s bird’s-eye map of Atlanta shows little development on Wheat Street (later Auburn Avenue) east of Butler Street.</td>
</tr>
<tr>
<td>1881 or 1885</td>
<td>Jettie Nowell is born.</td>
</tr>
<tr>
<td>1890-1920</td>
<td>Brick sidewalk constructed on north side of Auburn, east of Howell Street.</td>
</tr>
<tr>
<td>1892</td>
<td>Sanborn map shows portions of Auburn Avenue and Old Wheat Street; the 500 block of current-day Auburn Avenue is not included.</td>
</tr>
<tr>
<td>1893</td>
<td>After petitions from white residents, the Atlanta City Council approves renaming Wheat Street to Auburn Avenue. Name change apparently anticipated when 1892 city directory and Sanborn map list Auburn.</td>
</tr>
<tr>
<td>7/9/1894</td>
<td>Fitzhugh Knox buys property on north side of Auburn Avenue between Hogue and Howell Streets.</td>
</tr>
<tr>
<td>1895</td>
<td>530 Auburn Avenue probably constructed; iron fence installed 1895-1915.</td>
</tr>
<tr>
<td>1895</td>
<td>Booker T. Washington delivers the Atlanta Compromise, one of the most influential speeches on race in US history, at the Cotton States and International Exposition.</td>
</tr>
<tr>
<td>1896</td>
<td>First listing of 530 Auburn Avenue in city directory, identified as 408 Auburn Avenue.</td>
</tr>
<tr>
<td>1899</td>
<td>First depiction of the house in a Sanborn map, identified as 408 Auburn Avenue. The two-story, single-family residence and its three western neighbors (398, 402, 406—today’s 516, 522, 526) are identical in footprint, frame construction, and wood shingle roofs.</td>
</tr>
<tr>
<td>1906</td>
<td>In a four-day race riot, incited, in part, by gubernatorial campaign and related sensationalized news stories of black crime, white mobs attack black people and property, killing dozens.</td>
</tr>
<tr>
<td>1908-1910</td>
<td>Most houses on this block of Auburn Avenue, formerly owned or occupied by whites, become owned or occupied by African Americans.</td>
</tr>
<tr>
<td>1909</td>
<td>The house at 530 Auburn Avenue purchased by an African American for the first time.</td>
</tr>
<tr>
<td>1910</td>
<td>City directory lists first black occupant at 530 Auburn Avenue.</td>
</tr>
<tr>
<td>1911</td>
<td>Sanborn map shows house footprint basically unchanged from 1899 map. An inset, one-story porch in north wing is identical in the three neighboring houses, suggesting they were omitted from 1899 map. Property line is unchanged, extending to Old Wheat Street.</td>
</tr>
<tr>
<td>1911-1928</td>
<td>Several duplex residences constructed behind the larger houses on Auburn Avenue.</td>
</tr>
<tr>
<td>Year</td>
<td>Event</td>
</tr>
<tr>
<td>------</td>
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</tr>
<tr>
<td>1916</td>
<td>530 Auburn purchased by Lucius L. Laster, prominent African American.</td>
</tr>
<tr>
<td>5/21/1917</td>
<td>Great Atlanta Fire starts a few blocks away but does not reach this block.</td>
</tr>
<tr>
<td>1920s</td>
<td>Basement and interior are significantly changed, probably to create spaces for boarders.</td>
</tr>
<tr>
<td>1920s</td>
<td>River stone aggregate sidewalk is poured in front of the house.</td>
</tr>
<tr>
<td>1924-27</td>
<td>Street numbers change: 408 becomes 530 Auburn Avenue.</td>
</tr>
<tr>
<td>c. 1925</td>
<td>530 Auburn’s wood shingle roof is replaced with a composition roof.</td>
</tr>
<tr>
<td>1929</td>
<td>Martin Luther King, Jr. is born and lives at 501 Auburn Avenue.</td>
</tr>
<tr>
<td>1930</td>
<td>US Coast &amp; Geodetic Survey map, prepared 1927-29, suggests northwest corner already expanded to create larger room, now the kitchen.</td>
</tr>
<tr>
<td>c. 1930</td>
<td>Rear wing of 530 Auburn is removed.</td>
</tr>
<tr>
<td>1931</td>
<td>Lot is subdivided and sold to Ellen Clayton. Apartment house is built immediately behind 530 Auburn Avenue to face Howell Street. The lots of the western neighbors are not changed, still extending north to Old Wheat Street.</td>
</tr>
<tr>
<td>1932</td>
<td>Sanborn map shows north (rear) wing removed. A one-story porch and small room are at the back of the shortened house. The front footprint remains unchanged.</td>
</tr>
<tr>
<td>1933</td>
<td>Clayton defaults; the house is bought at auction by Georgia Savings Bank &amp; Trust Company.</td>
</tr>
<tr>
<td>1934</td>
<td>Nowell family (spelled variously Knowles in city directories) moves in.</td>
</tr>
<tr>
<td>12/1/1936</td>
<td>Jettie Nowell purchases the house from Georgia Savings Bank &amp; Trust Company.</td>
</tr>
<tr>
<td>1941</td>
<td>Twelve-year-old Martin Luther King, Jr. moves from his birth home at 501 Auburn Avenue; his father says the neighborhood is “running down.”</td>
</tr>
<tr>
<td>1948</td>
<td>King leaves Atlanta to study at Crozer Theological Seminary in Pennsylvania and at Boston University.</td>
</tr>
<tr>
<td>1949</td>
<td>Atlanta Negro Voters League is founded.</td>
</tr>
<tr>
<td>early 1950s</td>
<td>Gail Barnes Goodwin, great-granddaughter of Jettie Nowell and granddaughter of Annie Nowell Johnson, is born in late 1951 and spends 4 early years at the house, returning to her parents in 1956. She returns for annual summer visits as she grows up.</td>
</tr>
<tr>
<td>1954</td>
<td>Sanborn map shows the house unchanged from the 1932 map.</td>
</tr>
<tr>
<td>post-1954</td>
<td>An enclosed exterior stairway is installed on the west side of the house. Red faux-brick asphalt siding is added to the house and new stairway, and interior access to the second floor is removed.</td>
</tr>
<tr>
<td>1961</td>
<td>Apartments for boarders and family are created in basement probably at this time. Building permit states use as two three-room apartments and one owner-occupied four-room apartment.</td>
</tr>
</tbody>
</table>
1968  Martin Luther King, Jr. assassinated.
by 1969 Fiberboard panels of yellow faux-brick and plastic panels of faux-stone applied over the red faux-brick asphalt siding, removing exterior trim.
1969  Gail Barnes moves to Atlanta to attend Morris Brown College and lives at 530 Auburn Avenue. She later marries Walter “Goody” Goodwin, who takes on maintenance of the house until it is sold out of the family.
1973  Maynard Jackson becomes Atlanta’s first black mayor.
1974  MLK, Jr. National Register Historic District is listed.
1976-77  Two National Historic Landmark districts designated.
1977  Sheet vinyl flooring added in several locations, new ceiling fixtures are installed and electrical work conducted. Building permit is issued.
1978  Ann States photographs neighborhood for Georgia State University; however, no photograph of 530 Auburn Avenue is retained among her work or records at the Auburn Avenue Research Library.
1979  Building permit issued for general repairs: porch, new gutters, painting.
1980  Martin Luther King, Jr. National Historic Site established.
1980  Historic District Development Corporation organized.
early 1980s  Study conducted for PBS documentary comparing Harlem and the golden era of Auburn Avenue; never produced.
1980s  Trust for Public Land (TPL) begins buying properties in Auburn neighborhood.
1980s  New roof installed and fallen chimney replaced.
1984  Image of 530 Auburn taken for NHS printed as two-inch photograph in inventory publication.
1984-5  Wooden porch deck replaced, and front steps coated with cement.
1985  HABS drawings include 530 Auburn.
1986  NPS General Management Plan for the National Historic Site.
1989  MLK, Jr. Landmark District designated by the City of Atlanta.
1994  Historic Resource Study of the National Historic Site.
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>mid-1990s</td>
<td>NPS purchases several properties in preparation for the 1996 Summer Olympics in Atlanta.</td>
</tr>
<tr>
<td>2001</td>
<td>National Register boundary increased.</td>
</tr>
<tr>
<td>12/9/2008</td>
<td>TPL purchases 530 Auburn Avenue from the Nowell family. Boarders remained until this time. House is vacated and boarded up for protection.</td>
</tr>
<tr>
<td>10/28/2009</td>
<td>TPL sells 530 Auburn to the National Park Service for $72,000.</td>
</tr>
</tbody>
</table>
I.C Physical Description and Condition Assessment

Auburn Avenue and the Old Fourth Ward

The Old Fourth Ward is a historically mixed-use neighborhood located just east of current downtown Atlanta. Developed in the late-nineteenth century, the streets are organized primarily in a grid pattern. Auburn Avenue, running east-west, is one of the more famous streets—a vibrant social and cultural “mecca” for African Americans in the early and mid-twentieth century. Today, many of the original buildings are gone, and the street is best known for its association with the mid-century Civil Rights Movement. In the 500 block on the south side is the former home of the King family and birthplace of the Civil Rights leader Martin Luther King, Jr. Slightly downhill toward town to the east and a few blocks away, on the same side of the street, is the Ebenezer Baptist Church, where Martin Luther King, Sr., a prominent early Civil Rights activist, was pastor, and where Martin Luther King, Jr. later co-pastored with his father.

The grassy lots in the 500 block of Auburn Avenue are narrow; most houses have a shallow front yard and no side yard, except where adjacent to a side street. Sidewalks are paved with dry-laid brick or concrete with exposed aggregate; curbs of gray Stone Mountain granite blocks separate them from the asphalt streets. Small shrubs, especially privet, are common. Some lots have fences, typically low. Some yards have large trees, and they are occasionally set adjacent to the streets. More period residences can be found to the east. The modern Atlanta skyline is clearly visible to the west.

Along both sides of the 500 block, two-story residences were constructed. They are all wood frame on short, masonry piers. All but one, 530, retain their exposed weatherboard siding. The faux brick and faux stone sidings on the subject house stand out.
The south side of the street is relatively level. The houses sit fully above grade.

On the north side, where the subject house is located, the land drops away to the north, and houses have basements.

530 Auburn Avenue: The Site

Located on the northwest corner of the intersection of Auburn Avenue and Howell Street, the house faces south fronted by concrete sidewalk with exposed tan aggregate. A modern sidewalk of red brick runs along Howell Street east of the house site. A low steel fence with decorative arches and a star motif, an early, if not original feature, runs inside and adjacent to both sidewalks, separating the public walks from the private yard. The fence continues along the south section of the line between this property and the lot to the west, terminating at the top landing of steps leading to the lower west-side yard. At the lower landing, a dirt path leads a short distance to the basement door, and a low wall of mortared brick and stone continues north to Old Wheat Street, an indication that the wall predates the c. 1930 division of the lot.

Figure 32. Early decorative steel fence with spiked post and the arch-over-star motif that runs around the south, east, and part of the west side of the house.

A privet hedge, trimmed to the height of the steel fence, runs inside it. A gate along the south run is slightly off-center to the west, directly opposite the front entrance to the house. A poured concrete walk leads to the front porch steps, and another section branches to the east toward a set of basement steps. A large oak is just inside the gate to the west. The front and east side yards are covered with grass.

Figure 33. Brick-on-CMU retaining wall extending east from the northeast corner of the house toward Howell Street.

At the north end of the east side yard is an east-west retaining wall abutting the northeast corner of the house’s foundation (Figure 33). Concrete masonry units (CMUs) are at the bottom with eight wythes of brick on top. The adjacent north foundation of the house is also built of CMUs.

The Prototype House

The house is based on a prototype design employed in the construction of at least seven houses on both sides of the 500 block of Auburn Avenue (Appendix B: Prototype House). It is Queen Anne in form, massing, and room configuration, and stock elements include stair, door, and window designs, primary and secondary baseboards, picture moldings, fireplace mantels, door and window casings, and crown moldings. However, options for relatively minor modifications to passageways, closets, stair configurations, and small walls resulted in variations in room configuration and use patterns. Certain elements, such as shingle cut and application pattern, entrance door and bay window design, gable vent motif, and style of porch and stair posts, balustrades, and rails, were freely alternated, creating a rich visual contrast and blending of architectural styles. Thus, the prototype plan provided a high degree of consistency in construction while allowing distinctive individual elements. Its origin is not
known, but its cleverness and versatility show that the designer was well versed in both construction and design principles (Appendix B: Prototype House).

530 Auburn Avenue: The House

The house at 530 Auburn Avenue is an example of the prototype with variations. It is a frame residence with massing and decorative elements in the Queen Anne style. The two-story house has multiple roof forms, dominated by a high hipped roof, almost pyramidal, with projecting gables on the front and west elevations. All roofs are covered with hexagonal composition shingles.

A full-width, hipped-roof front porch is supported by replacement decorative cast metal posts with a similar balustrade. The form of the original posts is not known, but ghostmarks under the porch roof indicate the capitals were rectangular in plan. Stuccoed brick steps climb to the wooden tongue-and-groove porch deck. On the east side of the porch is an L-shaped stairway with concrete steps leading down to two basement entrances.

The house is asymmetrical, five bays wide. The three easternmost bays are part of a projecting bay topped with a front gable and broad pent eave. The front door is to the left (west) of the bay. The original weatherboarding has been covered with yellow faux-brick over an earlier application of red faux brick. The first-floor front elevation has areas of faux stone. The upper front gable is covered with weatherboard.

Fenestration is asymmetrical and varied. Most of the windows are two-over-two double-hung sash. A rounded window, flanked by one-over-one windows, is prominently placed in the projecting front bay at first-floor level. Above them, on the second floor, are one-over-one windows. West of the front door is a small, square, single-light window. Additional window types are found on the side and rear elevations, and a louvered, diamond-shaped vent is centered in the upper gable. Modern awnings cover the windows of the front, west, and east elevations. All doors and windows are currently boarded over.

The east elevation is two bays wide at each level. At each southern bay is a two-over-two window; at the northern bays are paired two-over-two windows. The west elevation is complex, with a projecting bay and an enclosed exterior staircase. At the north end of the projecting bay is a basement entrance. Windows on this elevation are asymmetrically placed. At the rear of the house
is a one-story, shed-roofed, enclosed porch and an enclosed hipped-roof northwest corner. The porch is elevated due to the slope of the land.

In plan, the house is an elongated rectangle with projecting front bay. The first floor is asymmetrical and has been altered over the years. The front door opens into a square foyer. To the east is a large room with the projecting front bay to the south. Behind it to the north is another large room, almost square in plan. An off-center hall runs north-south from the front door to the back of the house. An interior staircase has been removed. To the west are a series of smaller rooms currently holding a bedroom, bathroom, and small kitchen. An enclosed porch is at the rear with an entrance to the east.

Figure 36. Existing first floor plan.

The second floor has a similar plan. The three larger rooms are above those on the first floor. West of the hall is an altered configuration of storage room, bathroom, and kitchen. The basement is divided into two apartments, each with two large rooms and small bathroom and kitchen spaces. The house retains its original wood floors, four fireplaces fitted for coal, interior window and door trim, and most of its plaster walls and ceilings.

Figure 37. Existing second floor plan.

Structural Systems

Foundation/Basement

The foundation consists of sections of perimeter walls and an east-west cross wall. The sections are a combination of brick piers, a stacked-stone wall, and CMUs. The brick piers found along the south, west, and north perimeter probably date to the original house. The CMU sections were installed in the mid-twentieth century, a more permanent

Figure 38. Mortared-stone foundation wall at the east elevation.
infill material between the brick piers than the typical wood frame and board siding almost certainly used originally. The CMU sections of the cross wall were probably constructed at the same time. A stacked-stone wall sits low above grade along the east side of the house (Figure 38). The stone likely comes from a natural rock outcropping partially excavated for the basement when the house was constructed.

From the exterior northeast corner of the house, a brick-on-CMU wall extends eastward to the Howell Street sidewalk, retaining the east side yard, the grade of which is several feet above the narrow north yard. On the north side of this retaining wall is a steep grade from east to west, reaching basement level at the northwest corner of the house. The brick section of the retaining wall is approximately 2’-6” tall. Both the CMU and brick sections likely date to the mid-twentieth century.

In the basement, a CMU cross wall runs east-west near the approximate center of the house. One door opening is in its west portion. In the east portion, two brick piers, each 1’-2” wide, sit flush with the CMU. The original brick foundation for the chimney sits on the south side of the wall; it measures 4’-11” wide by 1’-11” deep. The floor level of the rooms north of the cross wall is 10” higher than that of the rooms to the south, requiring a step at the door opening.

**Exterior & Interior Wood-Framed Walls**

The balloon framing rests on a masonry foundation. All of the currently exposed exterior walls, except that of the exterior stair, were initially sided in weatherboard. On top is a mineral-impregnated red faux-brick asphalt siding. Over that is a mixture of fiberboard panels with a beige faux-brick mineral imprint or plastic panels of faux stone.

The red faux brick siding measures ¼” thick (verify) by 16” wide by an undetermined length. The ½”-thick faux brick fiberboard panels have a finish-surface exposure of 1’-2” tall (five brick courses) by 3’-7¼” wide. Each panel has a ½” overlapping edge at the left and bottom and a ½” undercut edge at the right and top.

The plastic panels of faux stone measure 9” wide by 4’-0” long and approximately ¾” in thickness.
Figure 41. Layers of finish materials, including (A) pre-1969 beige faux brick fiberboard over (B) post-1954 red faux-brick asphalt siding over (C) original weatherboard.

The interior surfaces of the first- and second-floor perimeter walls as well as both sides of the interior walls at those levels were originally finished in plaster. In many locations, the plaster remains but in others has been removed and replaced with gypsum board panels.

The wall framing consists of 1¾” by 3¾” studs. The balloon framing elements consist of pairs of studs or 4” by 3¾” posts.

Flooring System
In the original main house block at first-floor level, wood joists run east-west and are spaced 20” on center. The joists measure 1¾” by 8”.

At the second-story floor and ceiling levels, sections of plank boards measuring 1¼” by 5½” are notched into the studs of the east and west walls to support the joists.

At basement level, a cement layer as thin as 1” was probably poured over the original dirt floor of the south rooms when the basement was converted to apartments for boarders, probably in the 1920s. At an elevation 10” higher, the north room floors are also cement. Neither the depth nor date of installation is known.

In the main house block, the second-floor ceiling joists run east-west, measure 2¼” by 6”, and are set 16” on center.

Roofing System
The wall plate consists of two 1½” by 3½” boards. Rafters measure 2½” by 4¾” and are set 24” on center.

Figure 42. View of second-floor framing. Note paired joists supporting the original north wall of the Stair Hall.

Figure 43. Framing of front gable. Portions of the gable’s original square-edge, wood-shingle siding are visible.

Utility Systems

Mechanical System
Initially, heat was provided by the four fireplaces, two on the first floor and two on the second. Each fire box is configured for a coal grate.

A truncated brick chimney and sections of clay flue in the attic above the Trunk Room (Room 205) indicate an additional heat source, though its location and the configuration of venting are not clear (Figure 44).
Remnants of gas lines at all levels indicate that space heaters provided heat to individual rooms in recent decades.

Cooling was apparently limited to the passive ventilation provided by operable windows and electric fans.

No evidence was found of a central mechanical cooling or heating system.

**Electrical System**

Rigid steel conduit located in the walls and above ceilings initially contained the wiring for electrical service to the house.

Simple porcelain light bulb bases (porcelain lampholders) appear to have been used for ceiling and wall lights; many remain in place. The early switch plates (toggle wallplates) and outlet covers (duplex wallplates) are made of molded plastic. Later covers are typically industrial-grade galvanized metal.

In recent decades, plastic-wrapped electrical cable (CirrUX NM 12-2 with ground) and steel flex cable have been spot-installed.

The site currently has no electrical service. Reportedly, Georgia Power provided previous service.

Remnants of an abandoned electrical meter are found on the east elevation near the rear of the house.

There are three abandoned electrical panels, one on each floor. In the basement, a 50-amp panel is located on the east wall of the Northwest Room (Room 006.) On the first floor, an unlabeled fuse box is located on the south wall of the Back Porch (Room 109), and another is on the east wall of the Front Hall (Room 204A).

**Plumbing System**

The site currently has no water service, though fresh water and wastewater disposal were previously provided by the City of Atlanta.

Throughout the plumbing system, in the same room and often in the same fixture, elements vary in style, size, material, and period of manufacture.
The Kitchen (Room 107) contains an early porcelain combination sink/drain board (Figure 47).

The Kitchenette (Room 206) has a sink-and-cabinet dating to the third quarter of the twentieth century.

Both the first-floor and second-floor Bathrooms (Rooms 106 and 207) have late-nineteenth/early-twentieth century porcelain clawfoot tubs.

The first-floor Bathroom has a toilet tank and sink that date to the mid-twentieth century; the toilet bowl dates to the late-twentieth century.

The second-floor Bathroom has a toilet that dates to the mid-twentieth century; the sink, secured to the wall with plumbing straps, dates to the late-twentieth century.

The Half Bathroom (Room 004) has a toilet that dates to 1961 and a sink that dates to about the same period.

The Kitchenette (Room 003) has a drop-in sink that dates to the third quarter of the twentieth century, resting on a metal pipe stand.

The northwest room (Room 006) has a modern toilet and a drop-in sink that dates to the mid-twentieth century; the sink is mounted on a metal stand.

**Exterior Features**

**Roofs & Rainwater Collection/ Dispersal**

The house has multiple roof forms. A hipped roof is over the main house block. A gabled roof covers the two-story bay on the south elevation. Another gabled roof extends to the west. Hipped roofs cover the kitchen and front porch. Shed roofs cover the back porch and exterior stair. All the roofs have hexagonal composition shingles measuring 13½” by 13½”, installed in the 1980s.

On the north, east, and west sides of the main roof are 6”-diameter, round, galvanized gutters. On the east and west sides are 4”-diameter, round, galvanized metal downspouts. The front porch and rear enclosed porch have modern aluminum gutters and downspouts that are rectangular and...
Figure 49. Hexagonal composition shingles are a typical roofing material in the neighborhood.

Figure 50. Typical 4” round, galvanized metal downspout with fastening strap of salvaged metal.

Windows
Several window types date to the 1895 construction of the house. Typically, they are intact and in their original locations. Far fewer windows were added; some were salvaged from other buildings. At basement level, window units were apparently reused in rebuilt walls. Most first- and second-floor windows on all but the north elevation and beneath the front porch have modern aluminum awnings.

The original windows are typically double-hung sash of wood but vary in size and number of divided lights. The most common is a two-over-

measure 2” by 3”. The downspouts direct rainwater to grade and spill out directly onto the ground around the house perimeter.

Chimneys
A single chimney is roughly centered on the eastern slope of the hipped roof. It is made of brick, missing its cap, and measures approximately 1’-9” by 3’-2”. It was rebuilt after collapsing in the 1980s.

Figure 51. The brick chimney on the eastern slope of the hipped roof was rebuilt in the 1980s.

Figure 52. Paired windows appear only on the east elevation.
two design. Most measure 2'-9" wide by 6'-6" tall on the first floor and 2'-9" wide by 5'-10" tall on the second floor.

On the west wall of the current first-floor Bathroom (Room 106), a two-over-two-light original window, otherwise the same as the others, is narrower and shorter at 2'-5" wide by 5'-6" tall and set higher. Its size and raised position were determined by its function: to light the original raised bottom stair landing located immediately below.

The pattern of single window units is disrupted on the east elevation at the north end. Two pairs of two-over-two-light windows of typical design but narrower are stacked one pair over the other at the first and second floors (Figures 52 and 53). Each window at the first floor measures 2'-5" wide by 6'-6" tall and at the second floor, 2'-5" wide by 5'-10" tall.

The fenestration pattern of the south-elevation bay is also distinct while consistent with the other original windows in its use of design motifs. At the first floor, a 3'-6" diameter rounded fixed-sash window is in the center bay panel (Figure 54). Flanking it are two narrow, one-over-one-light windows, each measuring 2'-0" by 6'-6". Stacked immediately above, at the second floor, are two flanking one-over-one-light windows, each measuring 2'-0" by 5'-10"; there is no window in the center bay panel, though it likely contained the decorative wooden scrollwork found on other prototype houses.

An original feature, the first-floor window on the south elevation just west of the front door, is a unique size. The single-light, fixed-sash window measures 2'-0" by 2'-0" (Figure 55).

An especially narrow original double-hung sash window is located on the west elevation at the second-floor Kitchenette (Room 206). It measures just 1'-8" wide by the typical 5'-10" height, its slender proportions determined by the narrow original room, which is now enlarged.
At the first floor, the west elevation has two side-hinged, single-sash windows. The southern one in the Middle Room (Room 105) is a four-light sash hinged on the north jamb. It measures 2'-0" by 2'-0" and is original. It lit the first level of the originally two-story open stair hall. The northern window in the Kitchen (Room 107) is a single-light sash hinged on the south jamb to swing inward. It also measures 2'-0" by 2'-0". This window unit may have been salvaged from the north wall, as found on the house at 522 Auburn Avenue, and reused when this section of the Kitchen was expanded, c. 1930.

The first-floor Kitchen (Room 107) also has two side-by-side window sashes on the north elevation, apparently installed during the expansion. They are paired but do not match. The west window has a six-light fixed sash that measures 2'-10" wide by 3'-0" tall, and the sash has been reversed in the window opening, so the interior face is on the outside. The east window is a four-light sash hinged on the east jamb. It measures 2'-0" wide by 3'-0" tall.

The enclosed Back Porch (Room 109) at the north end of the house has two matching pairs of windows. Each opening has a single sash with one light, hinged awning-style. Each sash measures 2'-6" wide by 2'-4" tall. When constructed, c. 1930, the porch was open. When this porch was enclosed is not certain. However, it may have been enclosed at the same time the exterior stairs were added; both have the same exterior light fixture popular in 1950s-60s.

At the second floor, the middle window on the west elevation is an added feature. It was probably installed in the Trunk Room (Room 205) when it was created from the two-story stair hall. This window has two salvaged sashes, a six-light upper sash and a single-light lower sash with muntin added to give the appearance of two lights. It measures 2'-9" wide by 4'-10" tall. The interior casing is crudely constructed of plank boards.

Also at the second floor, the west window unit on the south elevation is a replacement. The four-over-four-light window measures 2'-6" wide by 5'-9" tall. The interior surround is actually salvaged exterior casing. Why this replacement unit was installed is not known, but according to family member Walter Goodwin, it occurred prior to 1969.

The basement fenestration is more difficult to read because the north and much of the west walls were constructed relatively recently. Three early, double-hung sash window units each measures 2'-8" wide by 4'-6" tall with mostly matching components. Two are on the north elevation, one in the northwest room (Room 006), the other in the Northeast Room (Room 007). Both are six-over-six-light units. The third window is on the west elevation of Room 006. Its bottom six-light sash matches those on the north elevation, but the three-light top sash is unique, salvaged from another building. With the exception of this three-light sash, all three window units match, are early, and may be reused from an earlier, if not original, basement configuration.

Also in the west section of the CMU wall is a four-light, fixed-sash window at the Half Bathroom. It measures 2'-0" wide by 3'-0" tall and appears salvaged from another building.

On the south basement elevation at the stair landing is a modern, three-pane jalousie window with an aluminum frame, the only non-wood window in the house. It measures 2'-0" wide by
3’-0” tall. It has a screen mounted on the outside. The actual date of installation is not known but 1961, when the last major remodeling occurred, seems likely.

Doors
The house has six exterior doors, all a different design. Three are at basement level and three at first-floor level.

The front entrance is on the south elevation. It has an original single-light transom and original casing on the interior; but on the exterior, the original trim was removed to install the current faux-stone siding. The original door of unknown design is missing. It currently has a flush-panel door with a single diamond-shaped window measuring 3’-0” wide by 7’-0” tall by 1¾” thick. This style was popular in the 1950s-1960s; the date of installation is not known, but Walter Goodwin confirms a pre-1969 date. The door hardware includes a 1960s-era brass-plated 1¾” diameter knob with a key lock and two 4” five-knuckle butt hinges. At the exterior face, the doorway, has a 1” by 1¾” tubular steel gate with screen with ½” by ½” vertical bars spaced 5½” on center, ½” by ¼” decorative strapwork, a door closer, and a dead bolt. The original door sill remains. It measures 6” wide by 1½” tall and has a 3” threshold.

A second doorway on the south elevation provides access to the exterior stair that runs along the west elevation. It has a mid-twentieth-century sash door.
with nine-lights-over-two-panels and measures 2'-4" wide by 6'-10" tall by 1¾” thick. The hardware includes two 4"-long metal strap handles. The interior handle is flat strapwork; the exterior one is made of formed metal ½" thick. There is a 4" hook on the interior (Figure 99). The exterior has a 1½" by 3" hasp for a padlock. There are two modern 3½” five-knuckle butt hinges. The exterior casing is made of ¾" by 3¾” plank boards that are lintel cut; there is no casing on the west face of the doorway.

The third first-floor doorway provides access to the Back Porch (Room 109) from the east side yard near the northeast corner of the house (similar door Figure 101). A set of three wooden steps leads from grade to the doorway (Figure 66). The typical four-panel door measures 2'-6½" wide by 6'-10" tall by 1⅜" thick and appears to be a reused original.

The two basement doorways at the south (front) of the house are accessed by the L-shaped exterior poured-in-place-concrete steps at the east end of the porch. At the bottom of the steps are separate entrances to two south rental rooms, 001 and 002. The access to Room 001 on the west wall has a 1920s-era sash door with six lights over three horizontal panels. It measures 2'-7" wide by 6'-7" tall by 1⅜” thick. The hardware includes the original mortise lock with a hole for a skeleton key, 2¼" by 7" escutcheon plates with beveled edges, and two 3½” five-knuckle, steel, ball-pin hinges. Modern hardware includes a zinc hasp on the exterior for a padlock and, on the inside, a brass-plated chain with a keeper on the north casing. The exterior casing is made of ¾" by 3½” lintel-cut plank boards (Figure 60).

The basement doorway on the south wall that provides access to Room 002 has a 1920s-era two-panel door 2'-8" wide by 6'-6½" tall by 1¼" thick, and a modern wooden screen door. The original hardware includes a mortise lock with a hole for a skeleton key, 2¼" by 7" escutcheon plates with beveled edges, a 2¼” diameter steel knob on the exterior, and two 3½” five-knuckle, steel, ball-pin hinges. Modern hardware includes a 3½” zinc hasp on the interior for a padlock, a 6” wire hook, a 4” barrel lock, and mismatched keeper. The exterior casing is made of ¾” by 3½” lintel-cut plank boards.

The third basement doorway is located on the west wall and provides access to Room 006. It has a 1960s-era flush-panel, hollow-core interior-grade door, 2'-11½" wide by 6'-8" tall by 1¾" thick, with brass-plated hardware of the same era.

**Front Porch**

The original full-width, open, single-story, hipped-roof porch is at first-floor level at the south elevation. The original cornice around the east, south, and west sides of the ceiling, is constructed of ¾” boards and measures 7¾” wide at the bottom and 9¾” at the sides. The five 1950s-era 10”-wide porch posts are made of 1” square steel tubing with decorative strapping that measures ½” thick by ¾” wide. The metal railing between the posts has ⅜”
The porch floor is raised approximately 2'-2" above grade. It is accessed by four 6'-2"-wide steps aligned with the front entrance (Figure 63). The brick steps were stuccoed in 1984-85; the resultant treads vary from 10½" in depth to 13" and risers vary from 4½" in height to 8". The flooring, reportedly installed at the same time, is made of ¾” by 3¼” tongue-and-groove boards that run north-south. The skirt board around the porch perimeter measures ¾” by 8”. Near the east end of the porch, a section of flooring was removed and an L-shaped run of concrete steps was added, probably in the 1910s or 1920s, to access the basement. It descends from south to north, then east to west. The porch deck opening is L-shaped, matching the alignment of the steps to allow head room (Figure 64).

The porch ceiling and soffits are finished in modern plywood. A 1¼” quarter-round trim piece covers the joint where the ceiling intersects the cornice. The soffits have five modern metal-louvered vents measuring 8” by 16”.

**West Side Steps**
Approximately 3' from the west side of the house is a low, 5”-wide concrete curb, the base for the early decorative steel fence. Where the fence ends, by ⅜” solid balusters, 5" on center. Ghostmarks on the original cornice provide evidence that four wooden posts or columns with square, 14”-wide capitals once supported the porch roof (Figure 62).

The porch floor is raised approximately 2'-2" above grade. It is accessed by four 6'-2"-wide steps aligned with the front entrance (Figure 63). The brick steps were stuccoed in 1984-85; the resultant treads vary from 10½” in depth to 13” and risers vary from 4½” in height to 8”. The flooring, reportedly installed at the same time, is made of ¾” by 3¼” tongue-and-groove boards that run north-south. The skirt board around the porch perimeter measures ¾” by 8”. Near the east end of the porch, a section of flooring was removed and an L-shaped run of concrete steps was added, probably in the 1910s or 1920s, to access the basement. It descends from south to north, then east to west. The porch deck opening is L-shaped, matching the alignment of the steps to allow head room (Figure 64).

The porch ceiling and soffits are finished in modern plywood. A 1¼” quarter-round trim piece covers the joint where the ceiling intersects the cornice. The soffits have five modern metal-louvered vents measuring 8” by 16”.

**West Side Steps**
Approximately 3’ from the west side of the house is a low, 5”-wide concrete curb, the base for the early decorative steel fence. Where the fence ends,
seven concrete steps descend south to north to the basement level. At the bottom of the run of steps, a low brick-and-stone wall runs north along the property line to Old Wheat Street; it apparently predates the 1931 construction of the apartment building to the north (Figure 65).

East Side Steps
At the north end of the east side of the house, three wooden steps with open stringers lead to the doorway of the enclosed porch (Figure 66).

Interior Features

Room 001: Southwest Basement Room
Originally an ancillary space for utilitarian activities, this room was converted, probably in the 1920s, to rental space for boarders and remodeled c. 1961. At 7'-11" by 16'-1" with a floor-to-ceiling height of 7'-9", it is the smallest of the principal basement rooms. A doorway at the south end provides direct access to the exterior. Early concrete steps lead to grade at the east end of the front porch.

Flooring
The floor is poured cement. A fair amount of mud covers it, especially in the northwest corner, a result of seepage from poor site drainage.

Baseboards
There are no baseboards.

Walls
Dating c. 1961, ½” gypsum board covers the north and east walls, while the south and west walls are finished in ½” painted plywood sheets. A framed opening with removable hatch to access utilities is located on the west wall (Figure 68) and exposes the modern wood stud framing. The west wall sits approximately 8” from a wall of stones excavated when the house was constructed; evidence of persistent moisture infiltration explains its extensive erosion.

Crown Moldings
The north, south, and west walls have a tapered crown molding, 3” tall by ⅞” wide. On the east wall, a 3½” tall by ¾” thick plank board serves as crown molding.

Ceiling
The finish material, ½” gypsum board, dates to c. 1961.

Doorways
There are two doorways in this room. A 1920s-era exterior doorway is located on the east wall. The interior plank board casing measures ¾” by 3¼” and is lintel cut. The door and its hardware are described under Exterior Features: Doors.

The doorway on the north wall connects to the Kitchenette (Room 003). The 1920s-era two-panel door, typical of basement rooms, measures 2’-8” wide by 6’-7” tall by 1¾” thick. The original hardware includes a mortise lock, beveled metal escutcheon plates measuring 2¼” by 7” with a hole for a skeleton key, 2¼” diameter steel knobs, and
two 3½” steel, ball-pin, five-knuckle hinges. The lintel-cut plank board casing on the Room 001 side measures ¼” by 3½”.

Windows
There are no windows.

Finishes
The walls, ceiling, and wood trim are painted. The cement floor is unfinished.

Mechanical System
A 1½” gas supply line enters the room near the top of the south wall. From it, a 1” gas line extends across the length of the room along the ceiling through the north wall. Another 1” gas line extends from above the ceiling vertically down the east wall; a ¼” line serves a space heater set next to the east wall.

Electrical System
An early porcelain light bulb base is mounted on the ceiling. It has exposed rigid conduit. Two light switches are on the east wall; one is surface-mounted, and the other flush-mounted. Both have galvanized metal plate covers. A flush-mounted outlet on the west wall also has a metal cover.

Room 002: Southeast Room
Originally an ancillary space for utilitarian activities, it was early converted, probably in the 1920s, to rental space for boarders and remodeled c. 1961. Rectilinear, it measures 17’-8” by 12’-9” with a floor-to-ceiling height of 7’-9”. A break in the north wall covers the base for the chimney, which serves the room immediately above at first- and second-floor levels. Room 002 has direct access to the exterior through a doorway on the south elevation, sharing with Room 001 the steps that lead to grade at the east end of the front porch.

Flooring
The floor is poured cement, approximately 1” thick. It has a wear-hole in the northwest quadrant (Figure 71). Remnants of various later floor coverings, including sheet vinyl flooring and carpet squares, are visible throughout the space.

Baseboards
The east, south, and west walls have a ¾” by 3½” plank baseboard. There is no baseboard on the north wall.

Walls
A c. 1961 stud wall paneled with gypsum board forms a 4’-11” wide by 1’-11” deep break in the north wall plane from floor to ceiling. It covers the chimney base and its deteriorated plaster finish. The north wall on either side of the chimney base,
Physical Description and Condition Assessment

part of the basement’s east-west cross wall, is made of CMUs and retains its plaster finish. The west, south, and east walls are framed with wood studs and covered with c. 1961 finish material. The west wall is covered with ½” gypsum board. The east and south walls are both finished in ½” plywood sheets. Behind the east wall is the excavated stone embankment with remnants of plaster finish applied directly to the stone.

Crown Molding
The north, east, and south walls have the same molding as Room 001; it measures ⅞” wide by 3” tall with a tapered edge at the bottom. The crown molding on the west wall is made of a ¼” by 1½” furring strip.

Ceiling
The c. 1961 ceiling material is ½” gypsum board attached to nailing strips measuring ¼” by 1½”, applied over an earlier ceiling material (*verify*). A large portion of the ceiling finish in the northeast corner has collapsed.

Doorways
The room has two doorways. The interior plank board casing around the 1920s-era exterior doorway on the south wall measures ¾” by 3½” and is lintel cut. The two-panel door, screen door, and hardware are described under Exterior Features: Doors.

The doorway on the west wall provides access to the Kitchenette (Room 003). The 1920s-era two-panel door measures 2’-8” wide by 6’-8” tall by 1⅜” thick. The original hardware includes a mortise lock, beveled metal escutcheon plates measuring 2¼” by 7” with a hole for a skeleton key, 2¼” diameter steel knobs, and two 3½” steel, ball-pin, five-knuckle hinges. The plank board casing on the Room 002 side measures ¾” by 3½” and is lintel cut at the top.

Windows
The only window in this space is located on the south wall. It is a c. 1961, aluminum, three-pane jalousie window that measures 2’-0” wide by 3’-0” tall. There is no interior casing around the window.

Finishes
The walls and ceiling are painted. The cement floor is unfinished.

Mechanical System
A 3”-diameter metal flue line runs east-west just below ceiling height from the northern end of the west wall and connects with the chimney base. The flue is for the hot-water heater located in the adjacent space, Room 003.

A ¼” gas line is located on the north wall, west of the chimney base, and a gas space heater sits on the floor in front of the chimney.

Electrical System
An early porcelain light bulb base is surface-mounted on the ceiling. It has exposed rigid conduit. The south wall has a surface-mounted, double-light switch with a metal plate cover; one switch controls the ceiling light inside the room and the other, controls the light fixture at the bottom of the steps just outside of the room. Surface-mounted outlets with galvanized-metal plate covers are located on the east and west walls.
**Room 003: Kitchenette**

Originally part of what was a large, probably open ancillary space, this small room, 5’-6” by 7’-8” with a floor-to-ceiling height of 7’-11”, was created as space for boarders, possibly as early as the 1920s. In the 1960s and later, it was used as the kitchen for the two boarders in the south half of the basement. It has four doorways: one to access each rental room (Rooms 001 and 002), one to access the Half Bathroom (Room 004), and another to access the Storage Room (Room 005). It has a small sink and a gas hot-water heater. A small gas range was on the north wall next to the water heater, according to family.

**Flooring**
The floor is poured cement with remnants of sheet vinyl, in poor condition, on top.

**Baseboards**
The east and west walls have remnants of decayed plank baseboards.

**Walls**
The c. 1961 finish material of the south, east, and west walls is ½” plywood. The painted CMU north wall is part of the basement east-west cross wall.

**Crown Molding**
Quarter-round trim pieces are used for crown molding on all four walls.

**Ceiling**
The ceiling is finished in ½” plywood.

**Doorways**
The room has four doorways. The south doorway is discussed under Room 001: Southwest Room, to which it connects. The plank board casing on the Room 003 side measures ¾” by 3½” and is lintel cut with a quarter-round trim piece over the header.

The east doorway is discussed under Room 002: Southeast Room, to which it connects. The plank board casing on the Room 003 side measures ¾” by 3½” and is lintel cut.

The doorway on the north wall connects to the Storage Room (Room 005). The 1920s-era, two-panel door measures 3’-0” wide by 6’-10” tall by 1½” thick. The hardware includes brass-plated knobs; two 4” steel, ball-pin, five-knuckle hinges; a 5” barrel bolt on the Room 005 side; and a 3½” hasp on the Room 003 side. The Room 003 side has no casing. A 10” high step goes up into Room 005 from Room 003 here (Figure 75).

The doorway on the west wall provides access to the Half Bathroom (Room 004). The 1920s-era, two-panel door measures 1’-11½” wide by 6’-7” tall by 1½” thick. The original hardware includes a mortise lock, beveled metal plates, a metal knob on the Room 003 side, and two 3” ball-pin, five-knuckle hinges. The lintel-cut plank board casing on the Room 003 side measures ¾” by 3½” with a quarter-round trim piece over the header.

**Windows**
There are no windows.

**Finishes**
The ceiling and the walls, including the CMU north wall, are painted.

**Mechanical System**
A forty-gallon gas Morfl o hot-water heater is located in the northeast corner of the room. A 3”-diameter flue extends from the top of the water heater into the east wall and vents into the chimney stack in Room 002.

*Figure 74. Southeast oblique view of the Kitchenette (Room 003).*
Gas and water lines run east-west from the adjacent Half Bathroom (Room 004) along the north side of the ceiling; a gas line connects to the water heater.

**Electrical System**
An early porcelain light bulb base is surface-mounted on the ceiling along with rigid conduit. A surface-mounted light switch with a metal plate cover is on the east wall. Two surface-mounted outlets with galvanized-metal plate covers are on the south wall.

**Plumbing System**
Against the west wall is a drop-in porcelain sink that dates to the third quarter of the twentieth century; it is mounted on top of a ¾” pipe stand.

**Room 004: Half Bathroom**
Originally part of what was a large, probably open ancillary space, this small room, 4'-10” by 5'-6” with a floor-to-ceiling height of 7'-11”, was created as space for boarders, possibly as early as the 1920s. In the 1960s and later, it served as the bathroom for the two south side boarder units. It contains a toilet and sink but no bathtub or shower and is accessible only through the Kitchenette (Room 003).

**Flooring**
The floor is poured cement with sheet vinyl, in poor condition, on top.

**Baseboards**
There are no baseboards.

**Walls**
The west wall is the interior face of the exterior CMU wall. The CMU north wall is part of the basement east-west cross wall.

The east wall is mostly finished in ½” gypsum board. Cut-to-fit corrugated cardboard has been installed around the sink pipes exposed at the east wall.

The south wall is finished in a variety of materials. The base is a stone outcropping. The top is finished with fiberboard. The middle is finished with a section of corrugated cardboard.

**Crown Molding**
A quarter-round trim piece serves as crown molding on the south wall.
Figure 77. Southeast oblique view of the Half Bathroom (Room 004).

Ceiling
The ceiling is finished in ½” gypsum board.

Doorways
The doorway on the east wall connects to the Kitchenette (Room 003), under which the two-panel door is discussed. The plank board casing on the Room 004 side measures ¾” by 3½” and is lintel cut.

Windows
A single window is located on the west wall above the toilet. It is a salvaged unit with a four-light sash that measures 2’-0” wide by 3’-0” tall. The interior casing is made of 1⅝” by 7” plank boards.

Finishes
The ceiling and walls are painted.

Electrical System
A porcelain light bulb base is surface-mounted on the ceiling. A surface-mounted light switch with a galvanized-metal plate cover is located on the east wall.

Plumbing System
The room has a toilet on the west wall and a small, wall-mounted sink on the east. Faucets are attached directly to exposed supply lines. The manufacturing stamp in the toilet tank dates it to 1961; it reads: “5 28 61”. In the southwest corner, a 4”-diameter cast-iron waste line runs from the top of the west wall to the floor.

Room 005: Storage Room
This room was created c. 1961 from the northwest room (Room 006) when the north partition wall was built and served as a storage room for the north apartment. Long and narrow at 3’-5” by 12’-11”, its floor is 10” higher than that of the adjacent room to the south, and the floor-to-ceiling height is 7’-0”. The room can be accessed from both the Kitchenette (Room 003) and the northwest room (Room 006).

Flooring
The poured cement floor in the Storage Room is 10” higher than the floor in the adjacent Kitchenette (Room 003) like all of the basement room floors north of the east-west masonry dividing wall.

Baseboards
A plank baseboard on the north wall measures ¾” by 5⅝”.

Walls
The north and east walls are finished in ½” gypsum board. The CMU south wall is part of the basement

Figure 78. The Storage Room (Room 005) looking east.
east-west cross wall. The CMU west wall is a section of the west exterior wall. The end of the south wall is not keyed but butt joined into the west wall running perpendicular to it. An original brick pier is roughly centered on the west wall and sits flush with the CMUs beside it. The east wall was likely installed at mid-century when the CMU exterior walls were constructed. The north partition wall followed c. 1961, coped to fit around the trim of the east wall, to create this Storage Room (Figure 82).

Crown Molding
There is no crown molding on the south wall. The west wall has a 1” by 2” board, and the north wall, a ¾” by 3½” plank board. The east wall crown molding, a ¼” by 2½” plank board with a quarter round trim piece, extends from Room 006 to the north.

Ceiling
The c. 1961 ceiling finish material is ½” gypsum board.

Doorways
This room has two doorways. The one on the south wall connects to the Kitchenette (Room 003), and the two-panel door is described under Room 003: Kitchenette. On the Room 005 side, plank board casing on the west jamb measures ¾” by 3½”. The east jamb has no casing.

The c. 1961 doorway on the north wall connects to the northwest room (Room 006). It has a reused 1940s-era, single-panel door, 2’-2” wide by 6’-6½” tall by 1½” thick, the only one at basement level. The only hardware is a pair of reused, late-nineteenth/early-twentieth century, five-knuckle ball-pin hinges. The 1960s-era casing on the Room 005 side measures ⅝” by 2”.

Windows
The space has no windows.

Finishes
The walls and ceiling are unfinished.

Mechanical System
A gas line runs horizontally from the upper part of the west wall and turns north into the adjacent northwest room (Room 006).

Electrical System
A porcelain light bulb base is surface-mounted on the ceiling. A light switch with a galvanized-metal plate cover is surface-mounted on the north wall.

Room 006: Northwest Room
Originally part of household ancillary space, the current north and west exterior walls were established when the Kitchen (Room 107) and Back Porch (Room 109) were built c. 1930. The east parameter was set by mid-century construction of the partition wall, and the south by the c. 1961 partition wall. From the 1960s until 1972, according to Goodwin family members, this room, the Northeast Room (Room 007), and the Storage Room (Room 005) made up the north apartment of Annie Johnson, known as Granny. This room served as her kitchen, dining room, and bathroom. The Northeast Room (Room 007) was her bedroom. Room 005 was her private storage space. Room 006 is rectilinear, measuring 12’-11” wide by 14’-7” long with a floor-to-ceiling height of 7’-0”. A toilet enclosure and sink are in the northwest corner. A gas range was on the south wall; the service lines are still in place. Her kitchen table and chairs were in the northeast corner. An exterior doorway on the west wall accesses the west side yard. South of the doorway, concrete steps lead up to the front yard. To the north, a dirt path leads to the narrow north yard and east to Howell Street.
Flooring
The floor elevation is the same as the Storage Room’s (Room 005)—10” higher than the level in the southern half of the basement rooms. A 6’ by 10’ piece of sheet vinyl with a brick basketweave pattern, in poor condition, sits on top of poured cement.

Baseboards
All of the walls except those made of masonry have baseboards. The baseboards on the east and south walls are ¾” by 5½” plank boards; those that frame the toilet enclosure in the northwest corner are ¾” by 6¼” plank boards.

Walls
The west exterior and most of the north walls are made of exposed CMUs that were installed as infill in the mid-twentieth century. Of the two brick piers in the north wall, the west appears to be a remnant of the structural system for the original North Wing (Appendix D: Sequence of Changes to First Floor and Figure 81); and the east appears to have been added when the Back Porch (Room 109) was built, after the North Wing was demolished. The east and south walls are framed with wood studs and finished with ¼” fiberboard panels, except for the top of the east wall north of the doorway, where ¼” gypsum board is used. The east wall probably dates to installation of the CMU exterior walls. Construction of the south partition wall, believed to have been c. 1961, clearly followed that of the east partition based on the overlying wall materials. The toilet enclosure is constructed of wood studs with horizontal random-width boards faced with ¼” fiberboard on the exterior wall surfaces.

Crown Molding
The crown molding on the east wall consists of a ¾” by 2¾” plank board and a quarter-round trim piece. It extends to the north end of the room, where a girder divides the ceiling. A porch was probably added there at some point. North of the girder, the crown molding is a single piece of quarter-round, and on the south wall, it consists of a ¾” by 3½” plank. The west wall has no crown molding.

Ceiling
The ceiling is finished in ½” gypsum board.

Doorways
The room has three doorways. An exterior doorway on the west wall and its hardware are described under Exterior Features: Doors. Its interior plank board casing on the south jamb measures ¾” by 5¼”; the casing on the north jamb is rotted away, and the lintel has no casing. A 12” step leads up to the outside grade level.

The doorway on the east wall provides access to the Northeast Room (Room 007). The 1920s-era, two-panel door is 2’-6” wide by 6’-10” tall by 1½” thick. It retains its original hardware, including a mortise lock, 2¼” by 7” brass plates, brass door knobs, and two original 4” ball-pin hinges. The casing on the Room 006 side is ¾” by 4¾” plank boards that are lintel cut. The threshold between Rooms 006 and 007 measures ¾” by 5½” with a ½” bevel.

The doorway on the south wall connects to the Storage Room (Room 005). The single-panel door is discussed under Room 005: Storage Room. On the Room 006 side is 1960s-era casing, measuring ¾” by 2”.

Figure 80. The Northwest Room (Room 006) looking northwest toward the basin stand and toilet enclosure.

Figure 81. Northeast oblique view of the Northwest Room (Room 006). The two brick piers are also shown in Figure 39.
Figure 82. Single-panel door, the only one in the basement, leads to the Storage Room (Room 005). Note that the east wall’s crown molding, mid-wall dividing strip, and baseboard extend under the south wall.

Windows
The room has two windows. Both were probably original basement windows, reused when the replacement CMU walls were constructed. One is located on the west wall, and the other on the north wall, partially obscured by the toilet enclosure. Both measure 2’-8” wide by 4’-6” tall. Both have interior casing constructed of ¾” by 5½” plank boards. The north wall window has its two original six-light sash. The west wall window has a six-light bottom sash and a salvaged three-light upper sash, a light configuration not found elsewhere in this house.

Finishes
All of the walls and the ceiling are painted.

Mechanical System
There is a gas line on the south wall. Family members confirm that a cook stove stood in this location.

Electrical System
A 50-amperage electrical fuse box is located on the east wall. An early porcelain light bulb base is surface-mounted on the ceiling, with exposed rigid conduit. A light switch, also with rigid conduit and a galvanized-metal plate cover, is surface-mounted on the west wall. Outlets with metal plate covers are on the east and south walls.

Plumbing System
A drop-in porcelain sink is set in a metal base in the northwest corner of the room, adjacent to the toilet enclosure. The legs of the base measure ½” by 2”. The water lines for the sink are both copper and galvanized pipes. A 4”-diameter cast-iron waste pipe runs below the ceiling from the west wall, just north of the exterior doorway, into the toilet enclosure to the north. It exits the toilet enclosure at its south wall and runs beneath the sink into the cement floor approximately 4’-0” from the west wall and 2’-0” from the south wall of the toilet enclosure.

Toilet Enclosure
Constructed after the CMU exterior walls and the poured cement floor, a small toilet enclosure, 3’-2” by 4’-0”, occupies the room’s northwest corner. Its floor, 3¼” wood boards running north-south, is raised 1’-2” above the cement floor of Room 006 to accommodate the cast-iron waste pipe. While the CMU exterior wall forms its west wall, the north, east, and south walls are made of wood studs with

Figure 83. A sink on a fabricated metal stand and a partially enclosed toilet served as the bathroom for Annie Johnson’s apartment.
board siding; no finish materials cover the inside face of the studs, leaving visible the backs of the random-width horizontal boards nailed to the outside face of the studs. The jamb on the room-side of the doorway on the east wall of the enclosure is cased with plank boards measuring $\frac{3}{4}$” by 3 $\frac{1}{2}$”; there is no casing on the interior side. A toilet adjacent to the north wall occupies most of the space. A manufacturing date of 1976 is stamped on the tank wall.

**Room 007: Northeast Room**
Originally household ancillary space, the c. 1930 construction of the Back Porch (Room 109) set the north perimeter of this room, and construction of a partition wall at mid-century set the west parameter. This room was the bedroom of Annie Johnson’s apartment, which occupied the northern half of the basement from at least the 1960s until 1972. It measures 12’-9” by 18’-9” and has a floor-to-ceiling height of 7‘-2”. It is only accessible through a doorway on the west wall connecting with Room 006. A small framed closet occupies the southwest corner.

**Flooring**
The floor is poured cement.

**Baseboards**
Only the east and west walls have baseboards. The plank baseboard on the east wall measures $\frac{3}{4}$” by 5½”, while on the west wall, it measures $\frac{3}{4}$” by 4¾”.

**Walls**
The CMU north wall is an exterior wall of the house, as is the north portion of the east wall. The south portion of the east wall is recessed back from the face of the north portion and has stud framing finished with fiberboard panels; behind this south section is a natural stone outcropping. The CMU south wall is a section of the basement east-west cross wall. The south wall also has two brick piers, their exposed surfaces flush with the CMUs. The west wall is framed with wood studs finished in ½” fiberboard.

**Crown Molding**
The crown molding in this room is of $\frac{3}{4}$” by 3” plank boards with 1” quarter round. It is on all of the walls except the east, south of where the masonry jogs, which has only 1” quarter round.
**Finishes**
The walls, ceiling, and trim are painted.

**Mechanical System**
A gas line is located on the south wall, probably for a gas heater. Centered between the brick piers on the south wall and approximately 5'-2" above floor level is a 6" diameter flue that connects to the chimney stack on the opposite side of the south wall.

**Electrical System**
An early porcelain light bulb base is surface-mounted on the ceiling, with exposed rigid conduit. A light switch, with rigid conduit and a galvanized-metal plate cover, is surface-mounted on the west wall. Outlets with metal plate covers are surface-mounted on the north, east, and west walls. A telephone jack is on the north wall.

**Closet**
The small framed closet in the southwest corner of the room measures approximately 2'-8" deep by 3'-2" wide. The walls are constructed of plank boards ¾" by 7½". The closet has one high wooden shelf. The two-panel door measures 2'-0" wide by 5'-4" tall by 1⅜" thick. The panels are fiberboard. A 4" metal handle and three three-knuckle butt hinges are attached to the front face of the door, which has no casing.

**Room 101: Foyer**
This room is the most public in the house, entered directly through the principal doorway. The original building fabric remains largely intact. A large Parlor (Room 102) is located through a double doorway on the east side, and a second doorway on the north wall connects to the Front Hall (Room 104A) of a corridor that runs north-south through the house. The Foyer measures 10'-0" by 10'-1½" with a floor-to-ceiling height of 10'-0".

**Flooring**
The original ¾" by 3¾” tongue-and-groove floorboards run north-south. They are covered by two layers of sheet vinyl flooring; the uppermost runs wall-to-wall, has a faux-wood grain, and was reportedly installed in 1977. The earlier layer below it is brownish.

**Baseboards**
All of the walls retain the original 1895 Type A baseboards (*Appendix C: Sheet 4*). Original corner posts delineate the northwest, southwest, and southeast corners. A 6”-long patch in the baseboard at the north wall on the west side of the doorway, with the missing northeast corner post, provides evidence that this doorway was shifted approximately 6” east when the Front Hall (Room 104A) and the Middle Room (Room 105) were created from the open stair hall.

**Walls**
All of the walls appear to have the original plaster with finish. The plaster on the north wall has a crack from baseboard to door lintel approximately
6” west of the door casing (Figure 88), a result of the doorway relocation.

**Picture Molding**
All of the walls in this room retain their original 1895 picture molding (Appendix C: Sheet 5).

**Ceiling**
The ceiling appears to have its original plaster finish.

**Doorways**
The room has three doorways. The front entrance to the house is located on the south wall. The door and its hardware are described under Exterior Features: Doors. The interior casing is typical original design; it measures 5” in width and has bull’s eye corner blocks and plinths on both sides (Appendix C: Sheet 4).

The doorway on the north wall, shifted approximately 6” to the east, has a 1920s-style, ten-light French door measuring 3’-0” wide by 7’-5” tall by 1⅜” thick. The 1920s-style hardware includes a mortise lock and two 4” five-knuckle, ball-pin hinges. Ghostmarks indicate the door is missing Art Deco-style, 5”-tall tapered door plates with an integral door knob base and key hole from the same era. The casing on the Room 101 side is the typical original 5” trim with bull’s eye corner blocks and plinths. Investigation beneath the applied door stops reveals an initial varnish finish and multiple paint layers before this 1920s-era door was installed (Figure 88).

On the east wall, a double doorway leads to the Parlor (Room 102). The wall is designed for pocket doors; inside it are tracks, presumably originally installed as intended. The existing door opening is framed for taller pocket doors than the doors in place and has been filled in with a wood panel at the top for a pair of early fifteen-light French doors, each measuring 3’-0” wide by 6’-10½” tall by 1⅜” thick, with painted glass. The original hardware on the south door includes a 2¼” by 7” beaded door plate, a key-operated mortise lock, and 2¼”-diameter steel knobs. The north door has a later barrel bolt, and the rest of its hardware is missing. Both doors have window shade hangers on the Parlor side. The casing on the Room 101 side is the typical original 5” trim with bull’s eye corner blocks and plinths. The design of the glazing muntins and beaded door plate suggests these doors were installed in the first or second decade of the twentieth century (Appendix C: Sheet 5). Beneath the wooden tab that covers the slot for the pocket doors, there appears to be just one layer of finish, a varnish.

**Windows**
This room has two windows. The exterior surface of the one on the west wall, originally an exterior wall, has been covered by siding for the Exterior Stair (Room 103). The two-over-two-light sash
window is an original feature and measures 2'-9" wide by 6'-6" tall.

The second, single-light window, measuring 2'-0" by 2'-0", also original, is located on the south wall. Such distinctive features as this small window, the one in the Middle Room, and the large rounded window of the Parlor often had colored glass, though none was found in these windows.

Both windows have the 1895 Type A trim with 5¾"-wide casing, bull’s eye corner blocks, stool, and apron.

**Finishes**
The walls and ceiling are painted. The trim work has paint finishes over an initial layer of varnish.

**Electrical System**
A two-light fixture was mounted on the ceiling of this room in 1977, according to family members. A light switch is flush-mounted on the south wall near the doorway. Outlets are surface-mounted on the north and south walls and a telephone jack is on the east side of the north doorway.

**Room 102: Parlor**
The largest room on the main floor measures 14'-3½" by 16'-9" with a floor-to-ceiling height of 10'-0" and is distinguished by the three-window bay that dominates the south wall. It was intended as a public gathering space and, according to family members, served that purpose until 1972, when Jettie Nowell, whose bedroom was next door in Room 108, died. Her daughter Annie Johnson then made the Parlor her bedroom until she moved to a nursing home in about 2004. The room can be accessed only from the Foyer (Room 101) to the west through a pair of fifteen-light French doors. A fireplace is located on the north wall. The Parlor is largely intact, retaining most of its original building fabric.

**Flooring**
On top of the original ¾" by 3¼" tongue-and-groove floorboards, running north-south, are multiple layers of linoleum and a layer of sheet vinyl flooring measuring 9’ by 12’. The top layer of sheet vinyl has a 4" square yellow and blue tile pattern. Below are multiple layers of linoleum with flower patterns. The bottom layer has a blue geometric pattern.
5” trim with bull’s eye corner blocks and plinths. Graffiti are penciled on several of the glass door panels.

**Windows**
The room has four windows. The single window on the east wall is an original two-over-two-light sash that measures 2’-9” wide by 6’-6” tall and has 1895 Type A casing measuring 5⅛”-wide, bull’s eye corner blocks, stool, and apron.

**Mechanical System**
A ¼” gas line comes up through the floor just west of the fireplace to service a space heater, now missing.
Electrical System
A five-blade ceiling fan with lights is mounted near the center of the ceiling. The light switch on the west wall and the outlets on the east and west walls are surface-mounted and have exposed rigid conduit. The fan/light unit and electrical conduit were installed in 1977, according to family members.

Fireplace
The fireplace on the north wall is an intact original feature. The firebox, fitted for a coal grate, has been infilled with brick and stucco then painted along with the surround of 4” square tiles. The cast iron trim remains intact. The hearth has 3” square tiles and trim boards that measure ¼” by 1½” and are beveled on the outer edge. The wooden mantel is the largest and most ornate of the four in the house. It has a punched decorative pattern and an integrated beveled mirror above the shelf. Each of the two pilasters measures 10” in width, with 3’-0” between them. The mantel shelf is 6’-2” wide, 6” deep, and stands 4’-2” above floor level.

Room 103: Exterior Stair
The 1954 Sanborn Insurance Map does not show the Exterior Stair, which provides an exterior entrance to the second floor. Presumably, it was added soon after the map because the stair tower was in place when the house was covered with a red faux-brick siding. That layer was well worn when later covered by the current beige faux-brick, the siding in place in 1965, according to family members. The lower run of stairs in the Exterior Stair is just 2’-4” wide and connects with the original intermediate interior stair landing, now enclosed but still inside Room 105. The original...
upper run of stairs, also now enclosed and inside Room 105, connects with the second-floor Front Hall (Room 204A).

Flooring
The concrete apron attached to the front walk extends past the entrance door jambs and beneath the lowest stair riser.

Baseboards
On both the east and west sides of the staircase are composite stringers, made up of ¼” plywood cut into pie shapes and trimmed with an edge strip that measures ⅛” thick by ⅜” tall.

Walls
Both the east wall, originally an exterior wall, and the west wall, constructed as part of the Exterior Stair, have the same beige-mineral, faux-brick, fiber-panel siding used on the exterior of the house. Beneath the panels of the east wall is the original exterior weatherboard siding. Beneath the panels of the west wall are horizontally arranged plank boards (¾” by 5¼”-5¾”), presumably installed when the Exterior Stair was built. The south wall above the doorway is finished in ¾” by 9¼” plank boards, also arranged horizontally.

Picture Molding
The space has no picture molding.

Ceiling
The ceiling is finished in unpainted plywood panels.

Figure 99. Metal hook and improvised eye just inside the front entrance door to the Stair Hall.

Figure 100. The Exterior Stair (Room 103) looking south.

Doorways
The doorway on the south wall is the exterior entrance to the stairway. The door and its hardware are described under Exterior Features: Doors. The interior doorway has no casing.

The doorway at the top of the staircase on the north wall is cased.

Windows
The space has no windows.

Finishes
The stairs, baseboards, south-wall board siding, door, and trim are painted. The plywood panel ceiling is unfinished. The east and west walls have faux-brick panels.

Electrical System
A double-light switch is surface-mounted on the west wall with a metal plate cover and rigid conduit.

Staircase
Occupying the width of the space, the staircase has fifteen 8” risers, and the treads are 9½” deep. A round wooden handrail is mounted to the west wall.


**Room 104A: Front Hall**

This now narrow, 3’-8” wide, corridor was initially the east section of the first-floor portion of the original two-story open stair hall. Probably in the 1920s, parts of this space were enclosed to create rooms, including this one, at first- and second-floor levels, while leaving the C-shaped staircase intact. More changes followed, but since the initial division, the doorway on the south wall has separated the two front rooms from the more private family rooms to the rear.

**Flooring**

The ¾” by 3¼” tongue-and-groove floorboards of the original two-story stair hall run north-south. On top of them are 12” square vinyl tiles.

**Baseboards**

On the 1895 east wall remains the original Type A baseboard. The c. 1920s west wall retains the Type C baseboard of that era.

**Walls**

To the south is an 1895 plaster-on-wood-lath stud wall. The upper portion appears to remain intact. The lower portion is an 1895 doorway, initially cased, which was moved 6” to the east c. 1920 when this room was created and modified to receive the current French door.

To the west is a c. 1920 plaster-on-wood-lath stud wall. The rough, sandy surface may indicate the absence of a finish coat of plaster, a common cost-saving tactic.

**Crown Molding**

All of the walls in this room have the original crown molding, a prototype-house architectural element, reassembled to conform to the reconfigured room design.

**Picture Molding**

The 1895 south and east walls retain their original 2⅜” picture molding. The west wall has paint ridges at the height of the picture molding, indicating that it had some sort of picture molding or other trim at some point.

**Ceiling**

The ceiling is finished in modern ½” gypsum board attached to nailers. Beneath the nailers on the
underside of the ceiling joists are nail holes for the original lath and lime stains for the original plaster, which is now missing.

**Doorways**
The space has two doorways. The south doorway has a 1920s-era, ten-light door that is discussed under Room 101: Living Room. The casing on the Room 104A side is the typical original 5”-wide trim with bull’s eye corner blocks.

The doorway on the west wall provides access to the Middle Room (Room 105). The five-panel door appears to date to the creation of Room 105 in the 1920s and measures 2’-8” wide by 7’-0” tall by 1⅜” thick. The original hardware includes a 3” by 3½” rim lock on the Room 105 side, ghostmarks for a key escutcheon, 2¼” plates for doorknobs, and two 3⅜” five-knuckle, ball-pin hinges. There is also a 3” modern galvanized-metal hasp on the Room 104A side. The casing on the Room 104A side is made of ¾” by 4½” plank boards, lintel cut.

**Windows**
There are no windows.

**Finishes**
The walls, ceiling, and trim are painted.

**Electrical System**
A porcelain light bulb base is surface-mounted to the ceiling.

**Room 104B: Middle Hall**
This small hall was initially part of the two-story stair hall. The creation of the c. 1920 Middle Room (Room 105), the c. 1930 Kitchen (Room 107), and 1950s-era Bathroom (Room 106) set this room’s physical parameters.

**Flooring**
The ¾” by 3½” tongue-and-groove floorboards of the original two-story stair hall run north-south, with 12” square vinyl tiles on top of them.

**Baseboards**
On the 1895 east wall remains the original Type A baseboard. The baseboards along the south wall, west wall, and west section of the north wall are 1950s-era plank boards with quarter-round trim pieces on top. The plank boards on the south and west walls measure 5¼” tall; the plank board on the west section of the north wall measures 9¼” tall to align with the height of the original Type A baseboard on the west wall of the Back Hall (Room 104C), which intersects the west section of the north wall at a right angle.

**Walls**
To the east is an intact 1895 plaster-on-wood-lath stud wall.

To the south is a 1920s-era plaster-on-wood-lath stud wall. Its rough, sandy finish probably indicates that no finish coat of plaster was applied.

To the west is a 1950s-era stud wall covered with plywood. It was constructed when the staircase was abandoned, and the bottom run of stairs removed for installation of a bathroom.

The west section of the north wall was probably constructed when the Kitchen (Room 107) was expanded. It is a plaster-on-lath stud wall with a rough, sandy finish; the east end has a decorative corner board relocated from the base of the stairs (Figure 104). The east portion of the north wall is set back slightly from the plane of the west portion; the lower part is open, while the upper part is
enclosed with gypsum board. Behind the gypsum board, on the Room 104C side, modern studs measuring 1⅝” by 3½” are exposed.

**Crown Molding**
All of the walls have the original crown molding typical of the prototype but reassembled to conform to the reconfigured room.

**Picture Molding**
Original picture molding remains on the east wall. A section of original picture molding extends from Room 104C underneath the framing for the modern east section of the north wall. Ghostmarks for picture molding are visible on the c. 1930 west section of the north wall.

**Ceiling**
The ceiling is finished with modern ½” gypsum board panels attached to nailers. As in the other sections of this hallway, the bottoms of the ceiling joists have physical evidence of the original plaster-on-lath ceiling.

**Doorways**
The doorway on the east wall is original and provides access to what was originally the Dining Room (Room 108). The original four-panel door, typical of the prototype, measures 2’-10” wide by 6’-11” tall by 1⅜” thick. The original hardware includes embossed 1¾” by 5½” escutcheon plates, black mineral door knobs, and a key-operated mortise lock. More recent hardware includes a brass-plated chain and catch on the Room 108 side, a keep for a dead bolt on the south jamb, where only the scar of the deadbolt remains, two modern lock hasps, and two 4” five-knuckle steel replacement hinges. The casing on the Room 104B side is the original 5” trim with bull’s eye corner blocks.

The passage at the north wall does not have a door nor any casing around the opening.

The doorway at the west wall provides access to the Bathroom (Room 106). The single-panel, mid-twentieth-century door measures 2’-0” wide by 6’-7” tall by 1⅜” thick. The original hardware includes two 3” five-knuckle, ball-pin hinges. Modern hardware includes a chrome lockset with a thumb latch on the Room 106 side and a brass lockset on the Room 104B side. The crudely cut door stop measures 1” by ¾”. The casing on the Room 104B side is made of plank boards that measure ¾” by 3¾” at the sides and ¾” by 5¼” at the top and is lintel cut. The craftsmanship of the trim is amateurish.

**Windows**
The space has no windows.

**Finishes**
The walls, ceiling, and trim are painted.

**Electrical System**
A porcelain light bulb base outside of the Bathroom entry has fallen off the ceiling; the fixture is still attached to the rigid conduit. A light switch is surface-mounted on the south wall just outside of the Bathroom. It has rigid conduit and a metal plate cover. The surface-mounted outlet on the east wall also has rigid conduit and a metal plate cover.

**Other Elements**
A smoke detector is mounted to the top of the casing of the west wall doorway.
Room 104C: Back Hall
This corridor, which measures 3'-8" by 5'-5", opens into the Middle Hall (Room 104B) to the south and provides access to the Kitchen (Room 107) through the west doorway and the Back Porch (Room 109) through the north doorway. This space is part of the original house; its current parameters were defined when the Kitchen was reconfigured, c. 1930.

Flooring
The original flooring is ¾” by 3¾” tongue-and-groove boards but has severely deteriorated. Sections of sheet vinyl have been laid over 12” square vinyl tiles that are continuous from the Front Hall (Room 104A). A cut-out approximately 3'-4" wide by 4'-0" long has been made in the rotting floorboards and patched with a chipboard panel.

Baseboards
The 1895 north and east walls retain their Type A baseboard. Though the west wall was apparently not constructed until about 1930, sections of salvaged baseboard appear to have been applied at that time.

Walls
To the north and east are 1895 plaster-on-lath stud walls, apparently intact. The west wall is believed to be a c. 1930 plaster-on-lath stud wall. The south wall is a modern construction of gypsum board panels and exposed wood stud framing.

Crown Molding
The north, east, and west walls have the crown molding typical of the prototype but reassembled to conform to the reconfigured room.

Picture Molding
The east wall retains its original picture molding, and the west wall, believed to date to c. 1930, has sections of picture molding. On both, it has mitered ends where it intersects the north wall, indicating that some was on the north wall as well, but it has been removed.

Ceiling
The ceiling is finished in ½” gypsum board panels.

Doorways
The space has three doorways. The doorway on the south wall does not have a door or casing. The exposed stud framing is painted to match the trim work. A curtain rod is attached at the top of the opening.

The doorway on the west wall provides access to the Kitchen (Room 107). The door has six horizontal panels and may have been salvaged/reused; it measures 2'-3" wide by 6'-4” tall by 1⅜” thick. The hardware includes a keep for a mortise lock on the jamb, a modern 3½” hasp on the Room 104B side, a scar for a 3” hook, and two early 4” three-knuckle, ball-pin hinges. The casing on the Room 104B side is the original 5” trim with bull’s eye corner blocks.

The doorway on the north wall provides access to the enclosed Back Porch (Room 109). It probably connected originally with the inset porch of the North Wing. The typical prototype four-panel door measures 3'-0" wide by 6'-11” tall by 1⅜” wide. The original hardware includes a mortise lock, escutcheon plates for a doorknob, and two original 4” three-knuckle hinges. The modern door hardware includes a 5” steel barrel bolt on the
Room 104C side, a 3” bolt on the west casing with a zinc-plated keep, and a modern 3½" brass-plated handle. The casing on the Room 104C side is the original 5” trim with bull’s eye corner blocks.

**Windows**
The space has no windows.

**Finishes**
The walls, ceiling, and trim are painted.

**Electrical System**
The space has no light fixtures or electrical outlets.

**Room 105: Middle Room**
This room was carved out of the two-story, open stair hall probably in the 1920s. The original staircase, which climbed north to south along the west wall and turned to run east, still exists in this room though its sides have been enclosed, and the first-floor entrance blocked. Measuring 8’-10” by 10’-0” with a floor-to-ceiling height of 10’-0”, it is one of the smaller rooms.

**Flooring**
The original ¾” by 3¼” tongue-and-groove floorboards of the former stair hall run north-south.

Baseboards
The 1895 south and west walls retain their original Type A baseboards. The north and east walls as well as the south wall of the small storage compartment at the base of the staircase have the 1920s-era Type C baseboard; the section for the east side of the storage compartment is missing.

Walls
The south and west walls are 1895 plaster-on-lath stud walls, apparently intact.

The north and east walls as well as the walls of the staircase storage compartment date to the 1920s. They are plaster-on-lath stud walls; the surface of the plaster is rough and sandy as found elsewhere in this construction campaign, probably indicating the absence of a finish coat.

**Picture Molding**
The only picture molding is a small section of the original on the south wall. It passes behind the added east wall and along the south wall of the Front Hall (Room 104A). It terminates as it intersects the upper run of the staircase at the west side of the south wall of this room.

**Ceiling**
The 1920s-era ceiling, installed when this room was created, is finished in the sandy plaster found on the north and east walls. The underside of the staircase is finished in the original 1895 beaded board, measuring ¾” by 3”.

**Doorways**
One 1920s-era doorway on the east wall has the five-panel door discussed under Room 104A: Front
Hall. The casing on the Room 105 side is made of ¾” by 4½” plank boards that are lintel cut (Figure 108).

**Windows**
This room has one window on the west wall. It is an original, four-light casement window hinged on the north jamb. The sash measures 2'-0" by 2'-0". It retains its original 1895 Type A trim with 5¼" wide casing, bull’s eye corner blocks, stool, and apron.

**Finishes**
The walls, ceiling, and trim are painted.

**Electrical System**
A porcelain light bulb base is mounted to the beaded board on the underside of the staircase in the southwest corner. A surface-mounted light switch on the east wall has rigid conduit and a metal plate cover. A surface-mounted outlet on the south wall also has rigid conduit and a metal plate cover.

**Staircase**
The underside of the staircase retains its original 1895 beaded board measuring 3” wide with a 3/16” bead.

**Storage Compartment**
The bottom several feet of the middle staircase run was enclosed with wood stud framing and plaster-on-lath, creating a storage compartment. An opening on its east wall provides access (Figure 109). The compartment provides access to the intermediate section of staircase after it was abandoned post-1954. From this run of stairs, the new exterior staircase could be accessed. See Room 203: Stair Hall - Doorways.

**Room 106: Bathroom**
This small bathroom, 4’-5” by 6’-9” with a floor-to-ceiling height of 10’-0”, was created post-1954 when the outside Exterior Stair to the second floor was installed, and the intermediate run of stairs abandoned.

**Flooring**
The 1895 original ¾” by 3¼” tongue-and-groove floorboards remain. On top of them are two layers of sheet vinyl. The top layer, pieced together with strips of metal, has a wood-grain pattern.
Baseboards
All the walls in this room retain their c. 1950-era baseboards, made of ¾” by 5½” plank boards.

Walls
All the walls in this room are framed with wood studs but date to several construction periods and are finished in a variety of materials.

The west wall and west portion of the north wall date to 1895 and retain their original plaster.

The east portion of the south wall dates to the 1920s, and its plaster stops approximately 2’-11” east of the west wall, at a vertical seam in the material. The west part of the south wall is finished in gypsum board to approximately 4’-6” above the floor. Below, the wall is finished in fiberboard with an applied skim-coat. The location of the vertical seam between plaster and gypsum board panel/fiberboard corresponds to the opening that accessed the middle run of the staircase before it was abandoned.

The plaster on the north wall also has a vertical seam approximately 3’-0” east of the west wall. It is aligned with the original 1895 west termination of the north wall, and probably by 1930, the east portion was constructed, and the Kitchen (Room 107) on the opposite side of this wall was expanded to its current dimensions.

The east wall, constructed in the 1950s, is finished in ¼” plywood. A 1” quarter-round trim piece runs vertically in the southeast corner of the room, covering the seam between the plaster and plywood walls.

Picture Molding
There is a section of picture molding on the west part of the north wall. It ends with a mitered edge at the seam in the plaster, important physical evidence of the original corner that existed prior to the expansion of the Kitchen (Room 107).

Ceiling
The plaster ceiling has the same rough, sandy finish as the walls.

Doorways
There is one doorway on the east wall of this room. The single-panel door is discussed under Room 104B: Middle Hall. The casing on the Room 106 side is made of ¾” by 3¼” plank boards that are lintel cut.

Windows
The one window on the west wall of this room is an intact original unit. It is shorter than the typical first-floor window, but its lintel is set at the same height as the others, allowing the bottom stair landing to fit beneath the raised sill. This window was designed specifically to light the bottom stair landing. It is a two-over-two-light sash window
that measures 2’-5” wide by 5’-6” tall. It retains its 1895 Type A trim with 5¼”-wide casing, bull’s eye corner blocks, stool, and apron.

**Finishes**
The walls, ceiling, and trim are painted.

**Electrical System**
A porcelain light bulb base is mounted on the east wall. A surface-mounted outlet on the east wall has rigid conduit and a metal plate cover. An outlet on the north wall is flush-mounted with a metal plate cover.

**Plumbing System**
On the west wall is a modern toilet without its tank cover. On the north wall is a salvaged 1920s-era sink. Along the south wall is a salvaged c. 1900 claw-foot bathtub. The sink is held in place with a metal plumbing strap that wraps around the front of the fixture. A 4”-diameter cast-iron waste pipe runs vertically in the northeast corner.

**Room 107: Kitchen**
This room, only part of which is original, likely took its current form and function in the mid to late 1920s. Earlier, the southeast quadrant appears to have been part of the original interior stair hall. Such a configuration was one variation of the prototype as evidenced by the house at 522 Auburn Avenue. Originally, the household kitchen functions were concentrated in the one-story North Wing. The current Kitchen was probably constructed prior to the sale of the north portion of the property lot, demolition of the North Wing, and loss of the original kitchen area, perhaps during more than one building campaign but likely in rapid succession. The inexperience of the workforce is reflected in many unusual characteristics, including irregular floor plan; mismatched architectural elements, such as baseboards, window sash, and trim; inconsistent ceiling heights; a suspended ceiling beam; and a partially protruding wall post. At its widest, this room measures 8’-11” by 9’-9½”. The varying ceiling heights and finish materials are discussed under Ceiling. The room can only be accessed from the Back Hall (Room 104C), through the doorway on the east wall.

**Flooring**
The early wood flooring is only partially visible from the basement and not visible from above because of the multiple layers of attached floor coverings. The top layer is sheet vinyl in a faux-wood parquet pattern. Immediately below the sheet vinyl are 12” square tiles matching those visible in the hall.

**Baseboards**
The design intent and order of installation of the variously designed and sized baseboards are not clear. They were probably determined by the availability of materials. On the south and west...
walls, the baseboards consist of a 7” tall plank board topped with ¾” quarter-round molding. The east wall has a section of the Type C baseboard found on the second floor. The north wall baseboard is a 4” plank topped with a ¾” quarter-round.

Walls
All of the walls are stud walls finished in plaster. The west section of the south wall dates to 1895; the east section dates to c. 1930. Where they intersect, there is a vertical, floor-to-ceiling crack about 3'-0” east of the west wall, opposite the one in the adjoining Room 106. It delineates an original corner of the stair landing. The original exterior wall, now missing, extended north from that corner into the current kitchen space.

The portion of the east wall south of the jog was in place in 1930 as were the current west and north walls of the Kitchen. The portion north of the jog may be part of the 1895 framing for the North Wing.

Just north of the window on the west wall, a 4”-wide post is partially combined in the wall and extends 1½” into the room. The purpose or time of its installation is not clear.

Crown Molding
The north part of the east wall uses a salvaged 5”-wide board with a beveled edge as crown molding. On the north wall, east of the ceiling beam, the crown molding is a ¾” by 3¾” tongue-and-groove board. West of the ceiling beam, it is a 1” by 2” board with a ½” by 1” board on top.

Ceiling
The ceiling is a patchwork of finish materials, including plywood, gypsum board panels, and plaster. The floor-to-ceiling height in the southeast quadrant is 10'-0”. In the other three quadrants, the floor-to-ceiling height is 9'-0” (Figure 114).

Doorways
The east wall has one doorway. The c. 1930 six-panel door is discussed under Room 104C: Back Hall. The casing on the Room 107 side is made of reused sections of original 5”-wide door trim but is missing the two bull’s eye corner blocks.

Windows
This room has three different window types. The casement window on the west wall has a single-light and is hinged on the south jamb. The sash measures 2'-0” by 2'-0” and opens to the inside. On the north jamb, the window sits tight against a projecting wall post without casing. The casing at the head and south jamb consists of 1” by 4” plank boards (Figure 116).

The pair of window sashes separated by a mullion on the north wall do not match. The fixed six-light
sash to the west measures 2'-10” wide by 3’-0” tall. It has been reversed in the window opening, so the weather exposure faces into the room. The four-light sash to the east is hinged on the east jamb. It measures 2’-0” wide by 3’-0” tall. The casing around the two window units appears to have been assembled from whatever materials were available. The casing at the west jamb and head consists of reused original window trim, while the east jamb casing is a plank board that measures ¾” by 3¼”. The apron is another piece of reused 5¼”-wide original window casing (Figure 117).

**Finishes**
The walls, ceiling, and trim are painted.

**Mechanical System**
Two gas lines run vertically from floor to ceiling on the west wall flanking the post.

**Electrical System**
A porcelain light bulb base mounted near the center of the ceiling has exposed rigid conduit. A light switch surface-mounted on the east wall has exposed rigid conduit and a metal plate cover. Outlets surface-mounted on the east, south, and west walls all have exposed rigid conduit and metal plate covers. A 220-volt outlet is flush-mounted on the east wall above the sink.

**Plumbing System**
An early enamel cast-iron sink and drain board measuring 3’-8” long by 1’-8” deep is mounted on the east wall just north of the offset (Figure 117). Two early faucets remain but the handles are modern replacements. A 4”-diameter cast-iron waste pipe runs from the ceiling down along the west wall through the floor (Figure 116).

**Room 108: Dining Room**
This northeast corner room, which is part of the original house, is largely intact and retains most of its original trim work. Originally the dining room, it served as Jettie Nowell’s bedroom for many years until her death in 1972. It measures 14’-4” by 14’-9” with a floor-to-ceiling height of 10’-0”. Two closets flank a fireplace on the south wall. In addition to the doorway on the west wall, which connects to the Middle Hall (Room 104B), the north wall has two original doorways, side-by-side. The one to the east now accesses the enclosed Back Porch (Room 109). The west doorway is blocked off, covered on the porch side with weatherboard. According to Sanborn Insurance Maps and a USCGS map, both...
doorways connected to the original North Wing, the west one probably to the inset porch, and the east to interior space.

**Flooring**
The original ¾” by 3¼” tongue-and-groove floorboards remain in place and run north-south. On top is a single layer of sheet vinyl flooring with a blue and yellow tile pattern. Below that are two layers of linoleum. Throughout the room and closets, squares of carpet samples and clipped pieces of light-weight sheet metal have been used to cover rodent holes.

**Baseboards**
All of the walls and the two closets retain their original 1895 Type A baseboards with corner posts, except for a short area to the west of the fireplace on the south wall where a section of Type B baseboard is used as a replacement. (verify)

**Walls**
All walls are constructed of wood studs and retain their plaster-on-wood lath.

**Picture Molding**
The typical original picture molding remains on the north, east, and west walls. The south wall has ghostmarks of the original picture molding, now missing.

**Crown Molding**
All of the walls retain typical original crown molding.

**Ceiling**
The ceiling is finished in gypsum board, possibly over the plaster as in other rooms.

**Doorways**
This room has five original doorways. All retain their original four-panel doors and prototypical trim and all have the more elaborate embossed door plates, indicating the room’s importance and the desire to impress.

The doorway on the west wall provides access from the hall. The four-panel door and its hardware are discussed under, Room 104A: Front Hall.

The north wall has two doorways. The west one probably connected with the inset porch of the North Wing but was sealed over on the opposite face with weatherboard siding when the North Wing was demolished, and an open Back Porch (Room 109) built in the mid to late 1920s. The original 1895 four-panel, 2’-0” wide by 6’-11½” tall door remains but is inoperable. It has scars from the typical door plate and retains two original 4” three-knuckle, ball-pin hinges.

The east doorway on the north wall is approximately 1’-3” away from the west doorway. It now provides access to the enclosed Back Porch (Room 109). The four-panel door measures 2’-10” wide by 6’-11” tall by 1¾ thick. The original hardware includes two 1½” by 5½” embossed door plates, a black mineral knob on the Room 109 side, and two 4” three-knuckle, ball-pin hinges. The Room 108 side has a modern 4” barrel bolt.

The two doorways on the south wall access the closets that flank the fireplace. The door on the west has one large glass upper panel and two
wooden panels below. It measures 2'-0” wide by 6'-11½” tall by 1⅜” thick. The original hardware includes a mortise lock, two 1½” by 5½” embossed door plates, and two 4” three-knuckle, ball-pin hinges. There also is a modern 3” brass-plated, colonial-revival style strap handle.

The east doorway has a four-panel door that measures 2'-0” wide by 6'-11” tall by 1⅜” thick. Two original 4” three-knuckle, ball-pin hinges are the only hardware that remains.

Windows
On the east wall a pair of two-over-two-light, double-hung sash windows measure 2'-5” wide by 6'-6” tall. They have the 1895 Type A window trim with 5¾” wide casing, bull’s eye corner blocks, stool, and apron.

Finishes
The walls have a wallpaper finish, which has been painted. The ceiling and trim are also painted.

Electrical System
An early porcelain light bulb base is surface-mounted to the ceiling. It has exposed rigid conduit. The electrical cord for a modern hanging light fixture has been wrapped around the rigid conduit and is suspended from the ceiling (Figure 120). A light switch and an outlet, both with exposed rigid conduit and metal plate covers, are surface-mounted on the west wall. A flush-mounted outlet is located on the north wall with a surface-mounted junction box above it.

Fireplace
The fireplace on the south wall is an original feature and backs against the fireplace in the adjacent Parlor (Room 102). It has a cast-iron coal grate insert. The firebox has been infilled, perhaps with brick as in the adjacent Parlor (Room 102), and parged. The hearth is patched with poured cement. The original wooden trim boards remain. The wooden mantel has four panels below the shelf. The two pilasters each measure 9” wide with...
a distance of 2'-10” between them. The mantel shelf measures 9” deep by 4'-8” wide and stands 4'-1” above floor level (Figure 121).

Closets
Two closets flanking the fireplace on the south wall, are finished much like the room. Both retain their 1895 Type A baseboards with corner posts. The walls and ceiling presumably retain the original plaster, with imprints for three shelves in the wall plaster.

Room 109: Back Porch
Construction of the Back Porch, which measures 4'-3” by 15'-2½”, was complete by 1932, according to the Sanborn Insurance Map of that year. It was built in response to subdivision of the lot, sale of the north parcel of land, and demolition of the North Wing. This porch provided a rear entrance lost when the North Wing was removed. It was an open porch when constructed as indicated by the weatherboard siding of the west and south walls.

The porch can be accessed from the house via the central hallway and a doorway in the north wall of the Dining Room (Room 108), and from the east side yard through an exterior doorway on its east wall (Figure 123).

Flooring
The tongue-and-groove flooring measures ¼” by 3” and is laid north-south.

Baseboards
The only baseboard is on the north wall. It is an unpainted plank board measuring ¾” by 3½”.

Walls
The north and east walls are finished in gypsum board.

The south and west walls are finished in weatherboard with a 4”-4½” exposure, appropriate for an exterior wall. A seam in the siding along with an edge board measuring 1⅜” wide is near the east end of the south wall. Its location corresponds to the approximate location of the North Wing’s east wall as identified in Sanborn and other maps and confirmed by the conditions of other prototype houses.

Crown Molding
Crown molding, only on the south wall, is made of a plank board that measures ¾” by 3”.

Ceiling
The ceiling is finished in ½” gypsum board panels nailed to the underside of porch roof rafters. The panels were probably added when the open porch was enclosed.

Doorways
At one time, the space had four doorways. The center doorway on the south wall connects to the original Dining Room (Room 108), where it is still visible, although covered with weatherboard on the porch side. The weatherboard here shows no seams, so the entire wall surface up to the edgeboard must have been covered with weatherboard in one application when the open Back Porch was constructed.

The west doorway on the south wall provides access to all parts of the house via the central hallway. The four-panel door and its hardware are described under Room 104C: Back Hall. The casing around the Room 109 side is made of 1” by 5” lintel-cut plank boards. Above the casing, a 1½”
drip edge with a piece of molding below it indicates that the doorway was prepared to be exposed to the weather.

The east doorway on the south wall has similar features, indicating it too was exposed to the weather. The four-panel door and its hardware are described under Room 108: Bedroom. The casing around the Room 109 side is made of 1” by 4” lintel-cut plank boards. Above the casing is a 2½” drip edge (Figure 125).

Figure 124. The west doorway on the south wall of the Back Porch (Room 109) opens into the Back Hall (Room 104C).

Figure 125. Drip edge over east doorway on the south wall of the Back Porch (Room 109).

The doorway on the east wall has a reused 1895 original four-panel door of typical design; it provides access to the east side yard. The door measures 2'-6½” wide by 6'-10” tall by 1¾” thick. The only hardware that remains are two (verify size and type) hinges. The casing on the porch side is ¾” by 3½” plank boards, lintel cut.

Windows
The room has two identical pairs of 2’-6” wide by 2’-4” tall single-light, awning-type windows on the north wall. The casing is 1” by 4” (verify) plank boards, lintel cut.

Finishes
The walls, ceiling, and most of the trim are painted.

Electrical System
The main electrical fuse box for the first floor is located on the south wall. It is manufactured by ITE Circuit Breaker Company of Atlanta.

A porcelain light bulb base on the ceiling adjacent to the east doorway on the south wall has exposed rigid conduit.

There are two surface-mounted light switches. One is on the west wall, and the other at the east end of the south wall. Both have metal plate covers.

Room 201: Southwest Room
Of the original bedrooms on the second floor, this is the smallest; it measures 10’-0” by 10’-1½”, with a floor-to-ceiling height of 9’-0”. In the last decades of occupancy, especially after installation of the exterior stairs at mid-century, the room was
Used primarily by boarders. It retains most of the original building fabric; the principal change is the installation of a window on the south wall where once there had been a passage to the roof. The room located at the front of the house has direct access to the stairway through a doorway on the north wall. It also shares a doorway with the adjacent southeast bedroom (Room 202).

**Flooring**

The top layer of flooring is wall-to-wall sheet vinyl with a basketweave brick pattern. Below it is a layer of red linoleum under which the original ¾” by 3¼” tongue-and-groove floorboards are presumably intact.

**Baseboards**

All of the walls have the original Type A baseboards with corner posts. A section is missing at the south wall where the window casing runs vertically to the floor, and a plank board is used as infill.

**Walls**

All of the walls appear to retain their original plaster. Seams in the plaster on the south wall above the replacement window run vertically up to the picture molding where the original windows were.

**Picture Molding**

All of the walls retain their original picture molding, typical of the prototype house.

**Ceiling**

The ceiling material is modern gypsum board.

**Doorways**

The room has two doorways. The one on the north wall accesses the Front Hall (Room 204A). The original four-panel door, seen throughout the house, measures 2'-6” wide by 6’-9” tall by 1⅜” thick. The original hardware includes a mortise lock, embossed door plates, black mineral knobs, and two 4” three-knuckle, ball-pin hinges. A metal number six is mounted on the Room 204A side, and a modern barrel bolt is on the Room 201 side. The threshold measures ¾” by 3”. The original casing with bull’s eye corner blocks and plinth remain.

The doorway on the east wall connects to the Southeast Room (Room 202), another bedroom. The original four-panel door measures 2’-6” wide by 6’-9” tall by 1⅜” thick. The original hardware includes a mortise lock, embossed door plates, an early hook on the Room 202 side, and two 4” three-knuckle, ball-pin hinges. The knobs are missing. The threshold measures ¾” by 3”. The original casing, bull’s eye corner blocks, and plinths remain on the Room 201 side.

**Windows**

The room has two windows. The one on the west wall is an original two-over-two-light, double-hung sash window measuring 2’-9” wide by 5’-10” tall. It has the 1895 Type A trim with 5¼” wide casing, bull’s eye corner blocks, stool, and apron.

The four-over-four-light, double-hung sash window, 2’-6” wide by 5’-9” tall, on the south wall is a replacement. The sashes are unlike any in the house. The window is set lower in the wall than the window on the west wall and the other second-floor windows. A patch in the plaster above it indicates the location of the original window.
its size consistent with the other original second-floor windows. The interior casing around the replacement is the original prototypical exterior casing, a plank board measuring \( \frac{7}{8} \)" by 5" with a decorative molding cap over the lintel. At the jambs, the casing extends to the floor. The space between the casing and the window sill where baseboard was originally is infilled with \( \frac{7}{8} \)" by 3\( \frac{3}{4} \)" tongue-and-groove boards with the tongue trimmed. When or why this change was made is not known.

**Finishes**
The walls, ceiling, and trim are painted.

**Mechanical System**
A \( \frac{3}{4} \)" gas line drops from the ceiling near the east wall to service a space heater, now missing (Figure 127).

**Electrical System**
A modern light fixture is surface-mounted to the ceiling with duct tape around the perimeter. A light switch is flush-mounted to the east wall, and two outlets are flush-mounted to the east and north walls, respectively. The switch and outlets have molded plastic plate covers. A telephone jack is on the south wall.

**Room 202: Southeast Room**
This original bedroom is the largest room on the second floor, measuring 14'-9" by 16'-7" with a floor-to-ceiling height of 9'-0". Like the other two original second-floor bedrooms, it was used primarily by boarders since at least mid-century, when the exterior staircase was installed. It can be accessed from the Front Hall (Room 204A), and shares a doorway with the adjacent Southwest Room (Room 201). The original passageway on the west side of the chimney, once connecting to a third bedroom, the Northeast Room (Room 208), is now a closet. It was apparently modified with construction of the exterior stairs when the second floor was dedicated to boarders.

**Flooring**
In the center of the room are two layers of sheet vinyl flooring, each measuring 9'-0" by 12'-0". The top layer has a multicolor floral pattern, and the layer beneath, a blue pattern. The room retains its original \( \frac{7}{8} \)" by 3\( \frac{3}{4} \)" tongue-and-groove floorboards running north-south. A small piece of carpet in the northeast corner is used as a floor patch.

**Baseboards**
All the walls retain their original 1895 Type A baseboard and corner posts.

**Walls**
All of the walls appear to retain their original plaster.

**Picture Molding**
All of the walls retain their original 1895 picture molding.
Crown Molding
All of the walls retain their original 1895 crown molding.

Ceiling
The ceiling has modern ½” gypsum board panels attached to nailing strips. Nail holes for the lath and lime stains from the original plaster are visible on the bottoms of the exposed ceiling joists.

Doorways
The room has three doorways. The northernmost on the west wall connects with the Front Hall (Room 204A). Though an original opening, it has been completely reworked. The flush-panel door measuring 2'-6” wide by 6'-7” wide by 1¾” thick is a modern replacement. The hardware is likewise modern and includes brass-plated knobs with a keyed lock, a 4” barrel bolt, a chain on north jamb with a receiver on the door, and a 3½” hasp for a lock on the Room 204A side. Crude, hand-fashioned metal straps are on both jambs as a security bar on the room side of the door. The threshold is extremely battered and only a portion remains. The replacement plank board casing on the Room 202 side measures ½” by 3¼” and has mitered corners.

The south doorway on the west wall connects to the Southwest Room (Room 201). The four-panel door is described under Room 201: Southwest Room. On the Room 202 side is the typical original 1895 5”-wide casing, bull’s eye corner blocks, and plinths.

The doorway on the north wall, west of the fireplace, accesses the closet. The four-panel door of typical original design measures 2’-6” wide by 6’-8½” tall by 1½” thick. The hardware includes nails irregularly fastened to the inside of the door for clothes hangers and two original 4” three-knuckle, ball-pin hinges. The original mortise lock, escutcheon plates, and knobs are missing. The threshold measures 4½” wide, and the replacement plank board casing on the Room 202 side measures ¾” by 5½” and is lintel cut. The casing inside the closet is missing.

Windows
The room has three windows. On the east wall is an original two-over-two-light, double-hung sash window that measures 2’-9” wide by 5’-10” tall. It retains its 1895 Type A trim with 5⅛” wide casing, bull’s eye corner blocks, stool, and apron.

On the south wall bay, two original one-over-one-light sash windows match the ones on the first floor directly below. They measure 2’-0” wide by 5’-10” tall. Both retain their 1895 Type A trim with 5⅛” wide casing, bull’s eye corner blocks, stool, and apron.

Finishes
The walls, ceiling, and trim are painted.

Mechanical System
A gas line drops from the ceiling inside the closet. Near floor level, it splits and runs horizontally into Room 208 through the north wall and Room 202 through the south wall (Figure 133). The ¼” gas line connection is just west of the fireplace and serviced a space heater, now missing, near the fireplace.

Electrical System
An early porcelain light bulb base is surface-mounted to the ceiling. A light switch on the north wall, two outlets on the east wall, and an outlet on the west wall are all flush-mounted. The east wall has a telephone jack.

Fireplace
The fireplace on the north wall is original and backs against the fireplace in the adjacent Room 208. It has an early if not original metal insert for a coal grate. The entire hearth is covered with a cement patch but retains its original wooden trim boards. The wooden mantel has a 9”-wide shelf that is 4’-8” wide and 4’-2” above floor level. The pilasters each measure 9” wide, and the distance between them is 2’-10” (Figure 132).
Figure 132. Original fireplace on the north wall of the Southeast Room (Room 202).

Figure 133. View looking east inside the closet with a gas line that splits and runs north-south into Rooms 202 and 208.

Closet
In the closet, west of the fireplace at the north end of the room, original Type A baseboards with corner posts are continuous, except for a missing section west of the entrance door. An original doorway on the north wall of the closet connected to the Northeast Room (Room 208) but is now blocked, with gypsum board covering the Room 208 side. The door is gone, but the opening, 2'-6" wide by 6'-9" tall, and typical original 1895 5"-wide casing, bull’s eye corner blocks, and plinths remain on the closet side (Figure 133).

Figure 134. Looking west from the top landing of the staircase.

Room 203: Stair Hall
This space contains the original intermediate stair landing and upper run of stairs. The bottom run of stairs was removed, and the intermediate run abandoned when the exterior stairs were constructed post-1954.

Flooring
The flooring of the original intermediate landing at the west end of this space consists of the tongue-and-groove boards, ¾" by 3¼", seen throughout the house. At the top landing, the floorboards are covered with a layer of modern sheet vinyl with a red mosaic tile pattern, which continues into the Front Hall (Room 204A). At the north wall is a bull-nosed edge board, probably a reused original section from the second-floor hall when open to the stair hall.

Baseboards
On the south and west walls are the original Type A baseboards. The added north wall has no baseboard.

Walls
To the south and west are the original stud walls, which apparently retain their original plaster.
Physical Description and Condition Assessment

The north wall was constructed in sections at different times. To the east of the intermediate stair landing, both above and below the top landing, sections of stud wall are finished with ½” gypsum board panels. The stud wall framing below the second-floor landing dates to the 1920s when the Middle Room (Room 105) was created, and privacy was essential, but apparently no finish material was installed on this side of the studs at that time. Not until the post-1954 exterior stair construction and associated second-floor remodeling was finish material applied. The section of stud wall east of the landing and above the second floor preceded the post-1954 closure of the intermediate run of stairs, but when is not clear. Again, the studs may have been installed but not finished.

At the intermediate stair landing, plywood was used to close off the opening to the middle run of stairs (Figures 134, 135, 136) after construction of the post-1954 exterior stairs, when the intermediate section of original stairs could be abandoned.

**Crown Molding**
All of the walls retain their original crown molding.

**Ceiling**
The west end of the ceiling is finished with a painted sheet of plywood. A seam about midway across the length of the space is covered with a plank board. East of the seam, the ceiling is finished in ½” gypsum board.

**Doorways**
There are two doorways, both at the intermediate landing, one easily visible, the other not. The obvious doorway is on the south wall that connects to the post-1954 exterior stairs. The casing on the Room 203 side consists of planks measuring ¼” by 9¾” and lintel cut.

The other doorway is in the plywood wall that blocks the intermediate run of stairs. One section of plywood was modified with two crude hinges made from salvaged hasps on the stairway side. On the opposite end of the plywood panel, still inside the abandoned stair passage, are a hook

**Figure 135.** The reused bull-nosed edge board and trim remains on the upper section of stairs.

**Figure 136.** Hinged plywood panel covers the abandoned middle run of stairs encased in the Middle Room (Room 105).

**Figure 137.** Plywood and gypsum board ceiling in the Stair Hall (Room 203).
and eye. Several of the bottom-most treads and risers of the abandoned stairs have been removed, allowing entry to the abandoned middle run of stairs from the storage compartment below in the Middle Room (Room 105). Two sections of beaded board from the stair undercarriage were removed and nailed to the stair framing to serve as ladder rungs to ease access from storage compartment to abandoned stairs. When these modifications were made, by whom, or why is not clear.

Windows
On the west wall is an original two-over-two-light, double-hung sash window that measures 2'-9" wide by 5'-10" tall. It retains its 1895 Type A trim with 5¼" wide casing, bull’s eye corner blocks, stool, and apron. It is set in the wall just above the intermediate level landing at a height between that of the first- and second-floor windows. It provided daylight for the middle and upper runs of stairs.

Finishes
The stair treads and risers, walls, ceiling, and trim are painted.

Electrical System
A porcelain light bulb base surface-mounted on the south wall above the doorway at the intermediate landing has rigid conduit. The switch for the light is surface-mounted to the south wall at the top of the stairs.

Staircase
The intermediate landing, upper run of stairs, and second-floor landing are original features of the house. The stair treads measure 1¼" thick by 2'-11½" wide by 11" deep, and the risers are 6” tall. The baseboard is the Type A throughout this house and the prototype house. There is no handrail.

Room 204A: Front Hall
Originally a balcony that overlooked the two-story stair hall, the role of this room, if not its configuration, changed with creation of the Middle Room (Room 105) in the 1920s. It appears to have remained open, without the current west wall, until the major remodeling associated with construction of the post-1954 exterior stairs. It measures 3'-2” wide by 10'-4” long.

Flooring
Beneath a layer of sheet vinyl flooring with a red mosaic tile pattern, the original ¾” by 3¼” tongue-and-groove floorboards remain.

Baseboards
The north, south, and north and south ends of the east walls have the original 1895 Type A baseboards. On the east wall between the south and north doorways, a ¾” by 5½” plank board serves as replacement baseboard. On the west wall, a section of original 1895 door casing is used as a baseboard.

Walls
To the north, east, and south are original 1895 plaster-on-lath stud walls. To the west, an added stud wall is finished in gypsum board; the exact time of installation is uncertain, though it must have been after the Middle Room (Room 105) was added below and possibly not until the second-floor remodeling post-1954. A piece of quarter-round trim in the northwest corner covers the seam between the original and added walls.

Crown Molding
The north, east, and south walls retain their original 1895 crown molding. The added west wall has a ¾” by 3¼” plank board serving as crown molding.

Figure 138. Looking north from the south end of the Front Hall (Room 204A). The trim is missing where the door intersects with the added west wall.
Ceiling
The ceiling is finished in gypsum board.

Doorways
The room has five doorways. All but the one at the south end have been extensively reworked or, in the case of the west doorway, possibly newly constructed in conjunction with the post-1954 exterior stairs. At that time, all second-floor rooms were readied for boarders.

The doorway on the south wall accesses the Southwest Room (Room 201), under which the door and its hardware are described. The trim on the Room 204A side is the 1895 original casing with bull’s eye corner blocks and plinths.

The south doorway on the east wall has been reworked, though the opening is in its 1895 position. It accesses the Southeast Room (Room 202), under which the door and its hardware are described. The replacement casing on the Room 204A side consists of plank boards that measure ½” by 3¼” and have mitered corners.

The north doorway on the east wall connects to the Northeast Room (Room 208). Though the opening is original, it has been reworked extensively. The two-panel door measuring 2’-8” wide by 6’-6½” tall by 1¾” thick dates to the 1920s. The hardware is a hodgepodge including a 1920s-era mortise lock, mismatched brass-plated knobs that measure 2¼” in diameter, a modern 4½” barrel bolt, and two modern 3” five-knuckle, brass-plated hinges. The threshold is made of two boards, each measuring ¾” by 3¼”. The original trim on the Room 204A side of the doorway is missing, replaced by plank boards that measure ¾” by 5¾” and have mitered corners.

The doorway on the added west wall accesses the Trunk Room (Room 205). The 1950s-era salvaged flush-panel, hollow-core door has three glass panes, each measuring 5½” by 9”; the glass is painted, presumably for privacy. The door measures 3’-0” wide by 6’-6” tall by 1¾” thick. The hardware includes 1950s-era brass-plated knobs with a key lock and thumb latch, a 3½” modern hasp on the Room 204A side, and two 3½” five-knuckle steel butt hinges. The casing on the Room 204A side is made of ¾” by 5¾”, lintel-cut plank boards.

The fifth doorway on the north wall is original and connects to the Back Hall (Room 204B). The door itself is missing, but the opening measures 2’-6” wide by 6’-8” tall, and the threshold measures ¾” by 5”. The original trim of the east jamb and east part of the lintel remains on the Room 204A side but is missing on the west jamb where the modern west wall intersects.
Windows
The space has no windows.

Finishes
The walls, ceiling, and trim are painted.

Electrical System
The 50-amperage electrical fuse box for the second floor is located on the east wall. A porcelain light bulb base with flexible metal conduit is mounted to the ceiling. A light switch is flush-mounted on the east wall.

Room 204B: Back Hall
The Front Hall is separated from the Back Hall by an original doorway missing its door. This small hallway, 3'-6" wide by 5'-1" long with a floor-to-ceiling height of 9'-0", provides access to a Kitchenette (Room 206) and Bathroom (Room 207), shared in recent decades by the second-floor boarders.

Flooring
The exposed flooring is 12” square vinyl tiles. Presumably, the original flooring remains below.

Baseboards
This room as well as the Kitchenette and Bathroom (Rooms 206 and 207) have the 1895 Type B baseboard typical of ancillary rooms of secondary importance. However, these three rooms have been reconfigured slightly, and the baseboards rearranged (Appendix C: Sheet 4).

Walls
To the south and east are original 1895 stud walls that apparently retain their original plaster.

The old north wall was demolished and rebuilt 10” further north and clad with gypsum board at the same time as the demolition/reconstruction of the north wall of the new Kitchenette (Room 206) to accommodate appliances. This remodeling appears to have occurred about the time the exterior staircase was constructed.

The east wall probably retains some 1895 studs but lost some when the large cased opening was constructed for the Kitchenette. Several new studs would have been needed to extend this wall to the north. The wall is covered with gypsum board.
Crown Molding
The room has no crown molding.

Ceiling
The ceiling has a gypsum board finish.

Doorways
The space has three doorways. Their casework is identical and matches that of the opposite side of the cased doorway connecting to the Kitchenette (Room 206). It is comprised of plank boards measuring ¾” by 5½”; the interior edges are rounded, and the corners mitered. This Type C casing is limited to doors associated with the mid-century expansion of the Kitchenette (Appendix C: Sheet 5).

The south doorway connecting to the Front Hall (Room 204A) is an original opening with Type A casing on the Room 204A side and Type C on the Room 204B side.

The Type C-cased doorway on the west wall accesses the Kitchenette (Room 206).

The north doorway accesses the Bathroom (Room 207). The 1920s-era two-panel door measures 2’-0” wide by 6’-8” tall by 1⅜” thick. The original hardware includes 6” Art Deco, fan-shaped escutcheon plates, early 2”-diameter steel knobs, a key-operated mortise lock, and two 4” five-knuckle, ball-pin hinges. The Room 204B side has Type C casing.

Windows
The space has no windows.

Finishes
The walls, ceiling, and trim are painted.

Electrical System
An outlet is flush-mounted on the east wall.

Room 205: Trunk Room
When the Middle Room (Room 105) was created at first-floor level in the 1920s, this open part of the interior staircase was at least partially enclosed in some way not fully understood. Perhaps only a railing cordoned off the open room from the intermediate and upper runs of stairs; perhaps the full-height stud wall to the south was installed, and the west wall removed. After the exterior stair was installed, post-1954, and the original intermediate stair run abandoned, this room was floored to its current full dimension of 9’-5” by 6’-10”. The floor-to-ceiling height is 9’-0”.

Flooring
Wall-to-wall sheet vinyl with a rug pattern covers ¼” by 3¼” tongue-and-groove boards running north-south.
Baseboards
The south and west walls and most of the north wall have no baseboards. On the east side of the north wall, where cracks in the plaster outline the original half-post of a balustrade, there is a short length of the original 1895 Type A baseboard. On the east wall, a section of 5” door casing is used for a baseboard.

Walls
The original 1895 stud walls to the north and west both appear to retain most of their original plaster finish. Cracks created by a dissimilar plaster patch on the north wall outline the location of a balustrade half-post, now missing, of the original balcony. Located approximately 1’-4½” from the added east wall, the outline stands about 3’-0” tall. The post held railing that ran along the east part of the current Trunk Room when it was a double-height stair hall.

The east and south stud walls are additions. A short west portion of the south wall was constructed after the middle run of stairs was abandoned post-1954. It turns and runs diagonally to avoid the low-set window above the intermediate stair landing. The histories of the east section of the south wall and the east wall are not clear. Both the east and south walls are finished in gypsum board.

Crown Molding
The north, south, and west walls have sections of 1895-vintage crown molding. Some and maybe all are reused from other locations. The east wall has a ¼” by 3½” plank board serving as its crown molding.

Ceiling
The ceiling has a gypsum board finish.

Doorways
The room has one doorway on the east wall. The door and its hardware are discussed under Room 204A: South Corridor. The casing on the Room 205 side is made of lintel-cut plank boards measuring ⅞” by 5⅜”.

Windows
One window on the west wall was installed after the room was expanded. Crudely constructed, it is a six-over-two-light, double-hung sash window that measures 2’-9” wide by 4’-10” tall. Both sashes are salvaged. The muntin of the bottom sash has been added onto what was originally a single-light sash. The interior casing is made of plank boards that measure ⅞” by 7½” and the lintel corners are miter cut.

Finishes
The walls, ceiling, and trim are painted.

Mechanical System
A ¼” gas line for a space heater is on the north wall.

Electrical System
A modern two-light fixture is mounted to the ceiling. Outlets are flush-mounted on the north and south walls and a light switch flush-mounted on the east wall.
Clay Pipe Flue
Above and concealed by the ceiling is a chimney. The top portion, now truncated at the roof is made of brick; the lower portion is comprised of sections of clay pipe (Figure 44). A small ceiling patch near the south wall is directly beneath the chimney. The nature of the heat source or where it was located is not known nor is the time frame of its use.

Room 206: Kitchenette
Adding the exterior stairs post-1954 allowed conversion of the entire second-floor to rental space for boarders, and this room was outfitted as a kitchen for the occupants. Enough room was created to allow installation of several small appliances. A gas stove was placed on the south wall near the window. At the break in the north wall, a cabinet with sink was installed. A refrigerator was placed next to it against the north wall just off the hall. Even after expansion by relocating part of the north wall further into the adjacent Bathroom (Room 207), this room is just 5'-1” wide by 9'-1” long. The only access is through the cased doorway on the east wall.

Flooring
The top layer of sheet vinyl flooring has a mosaic tile pattern. The layer beneath it has a multicolor pattern. The original ¾” by 3¼” tongue-and-groove floorboards are assumed to be underneath.

Baseboards
The baseboards are the Type B 1895 baseboards typically found in rooms of secondary importance in the prototype houses. The baseboard on the west wall has a rodent hole.

Walls
All the walls are stud-framed. The south and west walls and west part of the north wall date to 1895 and are finished in plaster, probably original.

The north wall, east of the change in plane, dates to the enlargement during the mid-twentieth century and has a gypsum-board finish.

The east wall may have some 1895 studs, but some were lost when the large cased opening was created, and new studs added when the wall was extended northward.

Crown Molding
The room has no crown molding.
Ceiling
The ceiling has a gypsum board finish. An attic hatch in the southeast corner measures 2'-0" by 2'-3" (Figure 149).

Doorways
On the east wall, a doorway has ¾” by 5½” plank board casing on the Room 206 side. The corners are mitered and the interior edges have been rounded.

Windows
On the west wall is an original 1895, one-over-one-light, double-hung sash window that measures 1'-8" wide by 5'-10" tall, narrow for a narrow room and consistent with the typical height. The interior casing is Type B in a straightforward unadorned design, made of plank boards measuring ¾” by 5½”, typical of windows in rooms of secondary importance in the prototype house (Appendix C: Sheet 5).

Finishes
The walls, ceiling, and trim are painted.

Mechanical System
A gas line in the southwest corner serviced a small cooking stove, now missing.

Electrical System
A porcelain light bulb base of mid-century design is mounted on the ceiling. Outlets are flush-mounted on the north and south walls and a light switch on the south wall.

An electrical refrigerator kept just east of the sink is missing.

Plumbing System
A 1960s-vintage sink with cabinet is positioned on the north wall.

Room 207: Bathroom
Since construction of the separate exterior staircase, this bathroom was reserved for the second-floor boarders. Expansion of the
Kitchenette, essentially to install a full complement of small appliances, took more space from this room. It now measures 4’-5” by 9’-10”. The fixtures include a sink, toilet, and a free-standing bathtub. The only access is a doorway on the south wall.

**Flooring**
Under 12” square vinyl tiles is presumably, the original wood flooring.

**Baseboards**
All the walls have the 1895 Type B baseboard used in rooms of secondary importance in the prototype houses.

**Walls**
To the north, east, and west are original 1895 stud walls that apparently retain their plaster. The south stud wall with gypsum board finish was built 10” further north than its original location to enlarge the Kitchenette.

**Crown Molding**
The room has no crown molding.

**Ceiling**
The ceiling has a gypsum board finish.

**Doorways**
The doorway on the south wall and its hardware are described under *Room 204B: North Corridor*. On the Room 207 side is Type B door casing consisting of plank boards that measure ⅝” by 5½”.

**Windows**
On the north wall, an original 1895 two-over-two-light, double-hung sash window measures 2’-9” wide by 5’-10” tall. The interior casing is Type B, made of plank boards measuring ¾” by 5½”.

**Finishes**
The walls, ceiling, and trim are painted. Above the sink on the west wall, a 2’-2” by 10” piece of adhesive vinyl wallpaper is used to cover holes.

**Electrical System**
An early porcelain light bulb base is mounted to the ceiling. A light switch and an outlet are both flush-mounted on the south wall.

**Plumbing System**
The plumbing fixtures include a modern sink mounted on the west wall, a modern toilet on the north wall along with a free-standing c. 1900 tub. The sink has pvc piping. The tub has early chrome faucets. A 4” cast-iron pipe runs vertically from ceiling to floor in the northwest corner.
Room 208: Northeast Room

In the original design, this bedroom was only slightly smaller than the largest Southeast Room (Room 202). It measures 14'-4" by 14'-9" with a floor-to-ceiling height of 9'-0" and retains much of the original building fabric. A notable exception is a gypsum board patch on the south wall, west of a fireplace, which covers an original doorway to a passage between rooms. A doorway to a closet flanks the fireplace to the east. Now, this room can only be accessed through a doorway on the west wall.

Flooring

A 12'-0" by 12'-0" piece of modern sheet vinyl flooring at the center is held in place with aluminum strips. Below are the original ¾" by 3¼" tongue-and-groove floorboards running north-south. Pieces of carpet in the northwest corner are used as floor patches.

Baseboards

The north, east, and west walls and the south wall east of the doorway have the original 1895 Type A baseboards and corner posts. In the northwest corner, a 9"-diameter metal flue cover serves as a patch to a rodent-damaged baseboard. On the south wall, west of the closet doorway and east of the fireplace, a section of original door casing serves as a baseboard.

Walls

All of the walls are original 1895 stud walls with plaster finish. A gypsum board patches the south wall, west of the fireplace, where a doorway to a passageway once connected to Room 202.

Crown Molding

All of the walls retain their original 1895 crown molding.

Picture Molding

The north, east, and west walls have their original 1895 picture molding. The south wall has a much smaller replacement picture molding.

Ceiling

The ceiling is finished in gypsum board.
Doorways
The room has two doorways. The one on the west provides access from the north corridor, Room 204A, under which the door and its hardware are described. The replacement door casing on the Room 208 side is composed of plank boards measuring ¾” by 5⅜” with mitered corners. The doorway on the south wall accesses the closet. The four-panel door is the typical original design; it measures 2'-0” wide by 6’-7” tall by 1⅜” thick. The hardware includes a mortise lock, a modern brass-plated, 2”-diameter flare knob, a 2½” modern hasp, scars for a key escutcheon, and two original 4” three-knuckle, ball-pin hinges. The replacement plank board casing on the Room 208 side measures ¾” by 3¼”; the door trim inside the closet is missing.

Windows
The room has three windows. On the north wall is an original, single two-over-two-light, double-hung sash window that measures 2’-9” wide by 5’-10” tall. It has the 1895 original Type A trim with 5¼”-wide casing, bull’s eye corner blocks, stool, and apron. On the east wall is a pair of two-over-two-light, double-hung sash windows that measure 2’-5” wide by 5’-10” tall. They are stacked directly over the pair of windows on the first floor. This pair has the 1895 Type A trim with 5¼”-wide casing, bull’s eye corner blocks, stool, and apron typical of primary rooms of the prototype houses.

Finishes
The walls, ceiling, and trim are painted.

Mechanical System
A ¼” gas line at the south wall west of the fireplace serviced a space heater, now missing.

Electrical System
An early porcelain light bulb base is mounted on the ceiling. On the north wall, a section of 1”-diameter metal conduit runs vertically from floor to ceiling. The north and east walls have telephone jacks. An outlet is flush-mounted on the east wall and a light switch on the west wall.

Fireplace
The fireplace on the south wall is original and backs against the fireplace in the adjacent Southeast Room (Room 202). It has an early if not original cast-iron coal grate insert. The hearth has been patched with cement but retains its wooden trim boards. The wooden mantel has a shelf that measures 9½” deep by 4’-8” wide and stands 4’-2” above floor level. The pilasters are each 9½” wide, and the distance between them is 3’-0”.

Closet
The closet, east of the fireplace at the south end of the room, is finished much like the room. The floor-to-ceiling height is 7’-8”. All walls have 1895 Type A baseboards and corner posts. In the southwest corner, light-weight sheet metal has been used to patch rodent holes. All of the walls and the ceiling have a plaster finish.
II.A Ultimate Treatment & Use

In October 1980, the Martin Luther King, Jr. National Historic Site was established to commemorate the life and accomplishments of perhaps the nation’s greatest civil rights advocate. Historic resources within the Site include Ebenezer Baptist Church where Dr. King worshiped and was co-pastor with his father, the commercial buildings nearby along Edgewood Avenue, and an area of houses along Auburn Avenue where he was born, a section known as the Birth Home Block. The house at 530 Auburn Avenue is within that block, one of the few that remain much as it was when it was sold by the long-term resident family in 2008. Since acquisition the following year by the National Park Service, the house has remained empty awaiting repairs.

The National Park Service 1986 General Management Plan (GMP) for the area states that a goal of the Plan is to “restor[e] the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy.” That time period spans from 1929 to 1941.

During the time when Dr. King lived nearby, the exterior of the house at 530 Auburn Avenue underwent significant changes. As a result, there were two distinct exterior designs for this house during the 1929-41 timeframe. One design was present prior to 1931; the second design was put in place in 1930 or 1931. In the years after Martin moved away in 1941, the house exterior underwent still more changes of major significance resulting in the house that is present today.

Prior to 1931, the house lot extended from Auburn Avenue north to Old Wheat Street. The exterior of the house probably appeared much as when constructed with a one-story wing at the back with an inset porch at its west. This north wing probably contained the kitchen. According to Sanborn Insurance maps, the wing design was identical to the prototype houses, of which this house was one. This was the house design that likely was in existence in 1929 when Dr. King was born.

Sale of the rear north section of the property lot in February 1931 required the demolition of that north wing, which occupied a part of the subdivided parcel. When demolition occurred is not clear. Apparently, it happened in the months before the sale. The wing is still in place in a map dated 1930, although the survey was conducted in 1927-29.

After the sale, a two-story apartment house facing east on Howell Street was built on the new north parcel.

The second house design was created in response to this sale and the demolition of the one-story north wing. In addition to the loss of the wing, two other major exterior modifications were made, both at the rear of the house. The first was made where the north wing had connected to the two-story portion. Here, a one-story open rear-entrance porch was constructed. This porch survives but is now enclosed.

The second major modification occurred to the west, adjacent to the new rear porch. The small original first-floor room in the northwest corner of the house was expanded to the west and to the north, apparently to become the new kitchen that remains to this day.

Given these two options under the GMP, the second design is clearly the most feasible. Therefore, the following recommendations are made in accordance with the GMP.
The Recommended Ultimate Treatment is to restore the exterior of 530 Auburn Avenue to its appearance after the demolition of the north wing and the construction of the north porch and expanded kitchen, both in anticipation of the 1931 sale of the north parcel of property.

The above Treatment would have the following advantages:

- Provides public benefit by restoring the exterior of one of the few remaining unrestored houses of the Martin Luther King, Jr. National Historic Site.

- Complies with a goal of the National Park Service General Management Plan of 1986 to restore the exteriors of the houses of the Birth Home Block to their appearance at the time Dr. King would have known them.

- Avoids damage to another important historic building of the Martin Luther King, Jr. National Historic Site, the apartment house at 54 Howell Street.

- Minimizes financial cost by eliminating the costs of demolishing an existing building, restoring the north wing, and restoring the lot to its earlier size.

- Allows the upgrading of utilities, such as the electrical system, while retaining character-defining historic features.

- Provides an opportunity to coordinate building restoration with restoration of yards.

- Enhances neighborhood vitality by making another house available for occupancy.

This approach would have the following disadvantages:

- Requires funds to complete the restoration.
II.B Requirements for Treatment

The house at 530 Auburn Avenue was designated a contributing building of the Martin Luther King, Jr. Historic District when the district was listed in the National Register of Historic Places in 1974. A similar district was designated a National Historic Landmark in 1977. In addition, the house is on the Birth Home Block among the resources designated as the Martin Luther King, Jr. National Historic Site in 1980. Thus, the house has received abundant formal recognition as a significant cultural resource important in the history of the nation.

The National Park Service Cultural Resources Management Guideline (DO – 28) requires planning for the protection of cultural resources on park property.

Section 106 of the National Historic Preservation Act (NHPA) mandates federal agencies, including the National Park Service, to take into account the effects of their actions on properties listed in or eligible for the National Register of Historic Places, and to give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

The General Management Plan (GMP) prepared by the National Park Service in 1986 states that the Birth Home Block is “the primary cultural resource of the national historic site” and a goal of the GMP is to “restor[e] the exteriors of the structures and the grounds to appear as they did when Dr. King lived there as a boy [1929-41].”

Treatment of the building and site are to be guided by The Secretary of Interior’s Standards for Historic Preservation Projects, by the Americans with Disability Act, and by the International Building Code. Threats to public life, safety, and welfare are to be addressed; however, because these are historic buildings, alternatives to full legislative and code compliance are available and recommended where compliance would needlessly compromise the integrity of the historic building.
II.C Alternative for Treatment

In addition to the Recommended Ultimate Treatment discussed in Section I.A above, an alternative treatment for the house is discussed below.

Alternative #1: Restore the exterior of the house at 530 Auburn Avenue to its appearance before the 1931 sale of the north parcel of property and construction of the apartment complex, before the demolition of the north wing of the house, and before the construction of the house’s north porch and expanded kitchen.

The above Treatment would have the following advantages:

- Provides public benefit by restoring the exterior of one of the few remaining unrestored houses of the Martin Luther King, Jr. National Historic Site.
- Complies with a goal of the National Park Service General Management Plan of 1986 to restore the exteriors of the houses of the Birth Block to their appearance at the time of Dr. King’s residency.
- Allows the upgrading of utilities, such as the electrical system, while retaining character-defining historic features.
- Provides an opportunity to coordinate building restoration with restoration of the yards.
- Enhances neighborhood vitality by making another house available for occupancy.
- This approach would have the following disadvantages:
  - Requires funds to complete the restoration.
  - Damages another important historic building of the Martin Luther King, Jr. National Historic Site, the apartment house at 54 Howell Street.
  - Increases the financial cost of restoring the house by adding the costs of demolishing an existing building, removing the current rear porch, restoring a smaller northwest corner, rebuilding the north wing, and restoring the larger lot size.
II.D Recommendations

The house is in poor condition on the interior as well as the exterior. The General Management Plan addresses only the restoration of the exterior of the buildings.

To Achieve the Recommended Ultimate Treatment of an exterior restored to the post-1931 appearance reflecting the demolition of the north wing, the construction of the open back porch, and the expansion of the kitchen, the following actions should be taken:

- Remove late-period CMU infill between the early perimeter brick foundation piers at basement level. Repoint brick piers. Reconstruct board wall infill, windows and doors at the basement level based on physical evidence and prototype designs.
- Perform selective demolition of the south basement entries and the two south-side basement living quarters for evidence of original/early construction designs. Adjust scope of work and design characteristics accordingly.
- Remove late-period stucco coating to re-expose brick entrance steps at front porch leading to front door.
- Remove late-period metal posts and railings at the front porch; install historic period replica wood posts and railings based on physical evidence and prototype designs.
- Remove late-period front door and metal screen door; install historic period replica door(s) based on physical evidence and prototype designs.
- Perform selective demolition of the portions of the small window of the south wall of the foyer, small window of the west wall of the middle room, the rounded window of the south wall of the parlor, and the small window of the west wall of the kitchen for evidence of original exterior decorative glazing; adjust restoration designs according to findings.
- Remove late-period exterior stair tower and patch exterior walls with weatherboard siding to match the originals.
- Remove the late-period asphalt-based mineral-coated faux brick panels from the house exterior. Re-expose weatherboard siding, repair and repaint.
- Repair all other exterior wood elements and repaint. Rework window sash to make operable and reglaze.
- Remove the salvaged double-hung sash window added to the west wall of the second-floor trunk room; patch with exterior siding to match the original.
- Dismantle with care the late-period exterior walls of the back porch to return to an open porch, investigating for evidence of the original design characteristics. Reconstruct posts and other architectural elements based on the evidence.
- Reconstruct wood entrance steps to replace the existing at the back porch.
- Remove the late-period window awnings on all exterior elevations.
- Investigate second-floor center panel of front bay for evidence of original decorative motif. Incorporate evidence, if any, into the restoration design.
- Reconstruct top of chimney stack to match the historical design.
• Install hexagonal composition shingles to match the historic period shingles.

• Install half-round gutters and round downspouts matching those of the historic period.

• Address groundwater intrusion at basement perimeter.

• Prior to commencing repairs, test for hazardous materials such as asbestos and lead.

• Paint exterior architectural features in accordance with paint analyses.

• Restore yards in accordance with Cultural Landscape Report.

For occupancy, whatever the use, the following actions are recommended for the interior:

• Install new plumbing system. Incorporate historic fixtures into the new design when feasible.

• Install new electrical system.

• Install new mechanical systems.

• Install new fire and security systems.

• Install new floor system in south portion of basement.

• Retain portions of wall and ceiling finishes at basement level where feasible.

• Clean and re-varnish wood floors of the first- and second-floor levels.

• Retain, repair, and repaint plaster walls and ceilings of the first- and second-floor levels.

• Clean, repair, and repaint wood elements. Where sections of historic elements are missing or have been replaced with mismatched designs, replace with replicas of the historic designs.

• Reopen and repair fire boxes. Repair hearths to conform to the historic designs.

• If the exterior stair tower is removed, examine the framing members and other elements for evidence of construction date and therefore the date of installation of the faux brick siding. The use of asphalt brick siding was common throughout the middle decades of the twentieth century and it is conceivable that it was used here during the historic period.

• Reopen interior stairs connecting the first- and second-floor levels. Utilize the two surviving runs of stairs. Reconstruct the third missing run and other missing elements of the original staircase design using physical evidence and the prototype designs.

• Consider using paints and finishes of the historic period.

• Prior to commencing interior repairs, test for hazardous materials such as asbestos and lead.
Bibliography


Moore, Dan, Sr. *Sweet Auburn, Street of Pride, A Pictorial History*. Self-published, nd.


*Preliminary Architectural Reconnaissance, Martin Luther King, Jr. National Historic Site and Preservation District.* Compiled for the National Park Service by Georgia Institute of Technology, Center for Architectural Conservation, 1983.


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


**Primary Sources and Archival Collections Investigated**

Atlanta City Directories

Atlanta Department of Community Planning and Development

Atlanta-Fulton County Public Library’s black studies photographic collection

Atlanta History Center neighborhood subject files, photographic collection, maps, etc.

Atlanta Urban Design Commission

Auburn Avenue Research Library collections

Emory University African-American Collections

Federal Census records

Fulton County Property Records

Georgia State Historic Preservation Office (SHPO) survey files

Georgia State University Special Collections, photographic collection; Sanborn Maps

Historic District Development Corporation
MALU documentary materials, maps, property files, City of Atlanta’s Building Permits

NPS Southeast Regional Office documentary materials, drawings, maps

Sanborn Fire Insurance Maps
Social Security Death Index; Fulton County Death Certificate 003987.

Robert W. Woodruff Library, Urban League photograph collection

Selected Websites


**Interviews**

Staff of MALU and SERO.

Staff and representatives of numerous agencies and collections reflected above.

Gail Barnes Goodwin (granddaughter of Annie Nowell Johnson and great-granddaughter of Jettie Nowell), interviews by Langdon E. Oppermann and Joseph K. Oppermann, 3, 8 August; 18, 20 November 2010 and 24 July, 2011, by telephone and on-site at 530 Auburn Avenue, Atlanta, GA.

Walter “Goody” Goodwin (husband of Gail Barnes Goodwin; took over maintenance of the house in 1969), interviews by Langdon E. Oppermann and Joseph K. Oppermann, 3, 8 August; 20 November 2010; and 18, 24 July, 2011, by telephone and on-site at 530 Auburn Avenue, Atlanta, GA.

Ann States (1978 photographer for a study of possible PBS documentary comparing Harlem to the golden age of Auburn Avenue. Program was never produced. No photograph of 530 Auburn Avenue is retained among photographs and negatives at the Auburn Avenue Research Library or other repositories), interview by Langdon E. Oppermann, 18 November 2010, by telephone.
Appendix A:
Chain of Title
## Appendix A

### CHAIN OF TITLE

**530 Auburn Avenue (formerly 408)**

**Land Lot 46, District 14**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book/page</th>
<th>Grantee</th>
<th>Grantor</th>
<th>instrument</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/28/2009</td>
<td></td>
<td>National Park Service</td>
<td>Trust for Public Land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000-2006</td>
<td></td>
<td></td>
<td></td>
<td>Various Quitclaim deeds within Nowell family</td>
<td></td>
</tr>
<tr>
<td>1972</td>
<td></td>
<td>Annie Nowell Johnson, Nellie Nowell Johnson, Geraldine Nowell Lewis</td>
<td>Jettie Nowell</td>
<td>By will &amp; QCDs. Annie Johnson’s interest was later transferred to granddaughter Gail B. Goodwin</td>
<td></td>
</tr>
<tr>
<td>5/19/1941</td>
<td></td>
<td></td>
<td></td>
<td>Jettie Nowell satisfies her loan</td>
<td></td>
</tr>
<tr>
<td>12/1/1936</td>
<td>1650/311 1490/446</td>
<td>Jettie Nowell</td>
<td>Georgia Savings Bank &amp; Trust Company</td>
<td>Mortgage payments of $25/month</td>
<td></td>
</tr>
<tr>
<td>5/2/1933</td>
<td>1467/392</td>
<td>Georgia Savings Bank &amp; Trust Company</td>
<td>Ellen Clayton</td>
<td>Public auction/default</td>
<td></td>
</tr>
<tr>
<td>2/10/1931</td>
<td>1343/474</td>
<td>Ellen Clayton</td>
<td>Mabel [Laster] Glover</td>
<td></td>
<td>Sale of reduced house lot. Original lot has been subdivided to 40’ x 56’; back portion has become 54 Howell Street</td>
</tr>
<tr>
<td>5/12/1927</td>
<td>1096/426</td>
<td>Mabel Glover</td>
<td>A. P. Herrington</td>
<td>Release</td>
<td></td>
</tr>
<tr>
<td>1/28/1924</td>
<td>37/194E</td>
<td>A. P. Herrington</td>
<td></td>
<td>Purchased for 1923 taxes</td>
<td></td>
</tr>
<tr>
<td>3/18/1922</td>
<td>630/325</td>
<td>Mabel Laster</td>
<td>J. G. Lemon</td>
<td>In compliance with Bond for Title of 9/26/1916</td>
<td>Mabel Laster was African-American, owner of the boarding house where MLK Sr., lived in the 1920s. (National Register nomination, p. B-49)</td>
</tr>
<tr>
<td>12/1/1921</td>
<td>666/572</td>
<td>Mabel Laster</td>
<td>children of L. L. Laster</td>
<td>Quitclaim</td>
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<tr>
<td>7/13/1921</td>
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<td>Mabel Laster</td>
<td>W. J. Arnold</td>
<td>Quitclaim</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Book/page</td>
<td>Grantee</td>
<td>Grantor</td>
<td>instrument</td>
<td>notes</td>
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<tr>
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<td>--------------------------</td>
<td>----------------------------------------------</td>
<td>------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>7/7/1921</td>
<td>580/121</td>
<td>W. J. Arnold</td>
<td>Mabel Laster, adm for L. L. Laster</td>
<td>By auction; conveys the 1916 Bond for Title</td>
<td>Lucius Laster was African-American, a prominent citizen of Atlanta.” (Carter, <em>The Black Side</em>, p. 248)</td>
</tr>
<tr>
<td>9/26/1916</td>
<td>379/526</td>
<td>L(ucius)L. Laster</td>
<td>J. G. Lemon</td>
<td>Bond for Title</td>
<td></td>
</tr>
<tr>
<td>?</td>
<td></td>
<td>J. G. Lemon (½ interest)</td>
<td>Bessie Morris (½ interest)</td>
<td>Giving Lemon full ownership</td>
<td></td>
</tr>
<tr>
<td>?</td>
<td></td>
<td>Bessie Morris (½ interest)</td>
<td>Edwin Morris (½ interest)</td>
<td>By will; Edwin Morris died in or by 1915</td>
<td></td>
</tr>
<tr>
<td>11/15/1909</td>
<td>207/636</td>
<td>Frank Carter, trustee for will of Josiah Caleb Carter</td>
<td>Emma A. Carter (of Connecticut)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>?</td>
<td>133/21</td>
<td>Emma A. Carter (of Connecticut)</td>
<td>Fitzhugh Knox</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7/9/1894</td>
<td>Z4/258</td>
<td>Fitzhugh Knox</td>
<td>A.S. Jenkins &amp; H.L. Smith</td>
<td></td>
<td>Knox was white, started a real estate firm in 1892 and went on to become a major real estate tycoon in Atlanta. He built the house, probably in 1895.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>H. L. Smith (½ interest)</td>
<td>Frank Carter (½ interest)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A. S. Jenkins &amp; Frank Carter</td>
<td>H.T. Leak</td>
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Appendix B: Prototype Houses

A Prototype Design
The house at 530 Auburn Avenue is apparently based on a prototype design.

In just the 500 block of Auburn Avenue, seven houses have the same basic design. Those on the north side of the street are 510 (private residence), 518 (NPS storage space), 522 (historic district development offices), 526 (NPS rangers’ station), and 530 (the empty NPS house and the subject of this report). On the south side of the street are 503 (NPS remodeled offices) and 535 (private residence).

Whether the neighborhood has other houses of this design is not known but seems likely, given the number on this street alone. Other parts of Atlanta may have examples.

The basic design has the following characteristics:

- Two-story, balloon-framing, on piers, with weatherboard exterior siding, a steeply pitched hipped roof with wood shingles. One-story, open porch across entire front elevation.
- One-story wing to the rear with side porch connecting via doorway to the house hallway.
- If slope of land permits, a basement level of ancillary spaces for occasional use.
- Slightly off-center front entrance opening into a narrow, shallow foyer. A small, fixed-sash window of distinctive design adjacent to the front door, lighting the foyer.
- Beyond the foyer, a two-level open staircase contained within a side-projecting gabled extension.
- A wide two-story projecting bay adjacent to the front entrance and foyer. At first- and second-floor levels, narrow, double-hung sash windows flanking, at first floor, a fixed-sash window of distinctive design; at second floor, a decorative carpentry scrollwork panel.
- A wall between foyer and front bay parlor framed for pocket doors.
- Two large rooms on both levels with back-to-back fireplaces stacked front to back on the side of the house with the front bay. Opposite them, a two-story open stair hall with stairs of L or C-plan, always with a long run along the outer wall of the projecting gabled extension and turning 90-degrees to land at the central hall of second level.
- Standard exterior window casings with hood moldings.
- Standard designs for a complex principal room and staircase baseboard; a restrained secondary-room baseboard; an interior window casing; a slightly different door casing; four-panel door with mortise lock and ball-pin hinges; picture molding; crown molding.

The design is akin to the Queen Anne style of architecture in form, massing, and basic room configuration. However, small modifications easily create rooms with wide variety in appearance and patterns of use. Simple but effective variations include:

- Back-to-back closets or connecting doorways between the two major rooms at both floor levels.
- Closet enclosure or none beneath the intermediate stair landing.
- A C-plan stair layout (522, 526, and 530) with window at raised height to light the landing, or L-plan (535) with window of standard height to light the landing.
- An open (522) or partially closed first-floor landing (535).
- By manipulating the design of specific architectural elements, great visual variety was created as well as a blend of architectural styles. Examples include:
- Style of front entrance door:
535 Sash with single-light clear glass and Eastlake notched trim
530 Replacement
526 Eastlake style multi-pane sash over a horizontal panel over two vertical panels
522 Same as 526
518 French/single light
510 Replacement
503 Single-light sash over wood panels

• Shape and pattern of siding at front gable:
  535 Weatherboard
  530 Upper half: unknown; lower half: unknown
  526 Upper half: weatherboard; lower half: two alternating lengths of square shingles
  522 Upper half: weatherboard; bottom half: rows of pentagon-shaped shingle alternating with small square shingle
  518 Upper half: weatherboard; bottom half: pointed shingles
  510 Two rows of pointed shingles alternating with rows of square edge
  503 One row of pointed shingles alternating with one row of square edge

• Shape of front gable vent:
  535 Circular
  530 Diamond
  526 Circular
  522 Inverted horse shoe
  518 Same as 522
  510 Rectangular with hood
  503 Pointed gable

• Shape of first-floor center window of bay:
  535 Rectangular, Eastlake style, multipane stained-glass in grid pattern
  530 Rounded
  526 Double hung, 12/1 sash
  522 Rectangular window of single-pane clear glass
  518 Same as 522
  510 Double-hung, 1/1 sash
  503 Square

• Design of front porch posts and brackets:
  535 Turned posts with square-stick Eastlake style brackets
  530 Unknown but with 14” square capitals
  526 Tapered four-sided posts, entablature with classical reference
  522 Turned post, diagonal stick brackets, slat baluster
  518 Square posts with vertical gouging
  510 Turned posts, no brackets, slats for balusters
  503 Square posts on brick pedestals

• Style of staircase newel posts, balustrade, and handrails:
  535 Turned newel, thick square balusters
  530 Undetermined
  526 Square posts with orb atop; tapered turned balusters
  522 Square posts with mushroom atop, acorn pendants, tapered turned balusters
  518 Undetermined
  510 Inaccessible
  503 Unknown

• Style of first-generation door hardware:
  535 Embossed pulls on pocket doors
  530 Ball-and-pin hinges and unadorned raised door plates.
  526 modern butt hinges / modern unadorned raised panel for door knob plates
  522 (modern butt-hinge replacements)
  518 Embossed door plates and hinges with elongated pin finials
  510 Inaccessible
  503 Gutted

The floor plan could also be flipped. Six of the seven houses have the front entrance and hall beyond to the left and the protruding front bay to the right. The house at 510 is the reverse.

The origin of the design is not known, but it was used in the 500 block of Auburn Avenue by many property owners. Four side-by-side houses at 518, 522, 526, and 530 were on the property developed by Fitzhugh Knox. Development of this parcel of land on the north side of the east end of the 500 block occurred early in his career, and Knox went on to become a major real estate developer in Atlanta and elsewhere in Georgia. Besides these four houses, three other houses of the same basic design were constructed on land owned by three other persons. By the first decade of the twentieth century, Knox had numerous listings in trade journals of collaborations with architects, but a brief review found no mention of architects working with him in this neighborhood.
This house prototype is a thoughtful design and sophisticated in its versatility. It has great flexibility; room configurations can be manipulated with a few minor changes, and its appearance can be varied by manipulating the style and other characteristics of certain elements. It created a seemingly endless range of options for the builder. Clearly, someone well versed in both design and construction produced it, but a relatively modest, mass-produced residence was not necessarily a design the creator, if an architect, would seek to publicize.

The 1895 House at 530 Auburn Avenue
The original house also had the following design characteristics:
- Front door: unknown.
- Center bay window at first floor: rounded.
- Center bay decorative panel at second floor: unknown.
- Foyer front window: single pane of clear glass in rectangular sash.
- Front-door transom: single pane of clear glass in rectangular sash.
- Porch posts: unknown, though a 14”-wide rectangular ghost (probably a square capital) for four posts is visible and a truncated post serving as newel at the stairs akin to 535; a squarish but unadorned entablature.
- Diamond-shaped front-gable vent.
- Square shingles on gable pent eaves.
- Two major rooms connected at west side of chimney on second floor.
- C-configured stairs indicated by the raised-height window at landing. Absence of framing ghosts indicates open stairs without closet.
- Design of newels, baluster, and handrail: unknown.
- Open first-floor landing, not enclosed, as indicated by seam in plaster on current north wall and matching seam in picture molding with mitered cut.
- Four-panel doors with ball-and-pin hinges, unadorned raised face of door plates for mortised locks, and a variety of door knobs.
- Finished stonework below the house along its east and south perimeter suggest the basement level was prepared during initial construction for at least occasional use. At the other two elevations, brick piers support the house; wood framing with board siding, perhaps vertical siding as at 526, created the enclosure. Raised houses in this period typically had largely unfinished areas at grade or partially below, designated for household chores and ancillary functions.
Appendix C: Documentation Drawings: As-Found

Sheet C-1: Basement Floor Plan
Sheet C-2: First Floor Plan
Sheet C-3: Second Floor Plan
Sheet C-4: Millwork Details
Sheet C-5: Millwork Details
Sheet C-6: Muntin Details
Sheet C-7: Typical Door
Appendix D:
Documentation Drawings:
Sequence of Changes to First Floor

Sheet D-1: 1895 First Floor Plan
Sheet D-2: c. 1920 First Floor Plan
Sheet D-3: By 1930 First Floor Plan
Sheet D-4: By 1931 First Floor Plan
Sheet D-5: Post-1954 First Floor Plan