

# Ailey Young House

## Historic Preservation Manual



December 2023





# Ailey Young House

## Historic Preservation Manual

### 2023-2029

#### Acknowledgements

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*Cover Photos: Background, the Ailey Young House in 2008 (TWF), Young Family Descendants (TWF), and the Ailey Young House in 2022 (TWF).*

*Opposite Page: Detail of the Arrington Map of Wake Forest 1944. The Ailey Young House is circled in red for identification.*

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# 1. Introduction

The Ailey Young House, located in the 300 block of North White Street, was identified during the 2008 survey of historic resources in Wake Forest. The Town of Wake Forest acquired the building and land in the 1990s for cemetery expansion. At that time it was completely overgrown by trees and brush, and partially burned.

The Ailey Young House is the oldest extant African American historic resource in Wake Forest and a rare example of Reconstruction-era construction in North Carolina. Regardless of the size and condition, this virtually unaltered house was the home of Ailey Young, her husband and children. One of those children was Allen Young, thought to have been born in the house, who went on to establish the first private school for Black children in Wake Forest. In addition, the Ailey Young House provides historical context for the community, specifically for a row of houses built for African American families after the close of the Civil War. As shown in the 1926 Sanborn Insurance Map, there are nine houses lining N. White Street with the Ailey Young House set slightly southeast of the row. The other houses were destroyed in the 1960s and 70s with only the Ailey Young House remaining. Therefore, the Ailey Young House provides a landmark of certainty by which to study the archaeology and cultural landscape of the “row” and community. The National Trust Publication, *Preserving African American Historic Places*, states:

African American heritage is often found in small, unadorned structures. For the most part these are not as grand or visually impressive as traditionally recognized places such as the homes of political leaders or wealthy industrialists. Many are in poor condition or have been extensively altered. In spite of this, they can offer a tangible and rich reminder of African American heritage.

This document is meant to serve as the complete record of the Ailey Young House project. It will provide the historical significance of the resource at the local level, rehabilitation efforts to date and recommendations for the future of the house and the site. The survival of the house as a resource type is rare and has the potential to teach the community, the region, and the state about African American lifeways from Reconstruction to Civil Rights, a significant period of history, that has not been closely explored in Wake Forest before now.

The document is focused on the three primary components of the Ailey Young House: the house, the site, and the collection. These three components individually and together will tell the story of Ailey Young, her family, her neighbors, and the way these citizens lived in Wake Forest between 1865 and 1965.



*Figure 2. Aerial photograph from 1938 illustrating the Ailey Young House (circled) and adjacent buildings on N. White Street.*



**The three components associated with the Ailey Young House are the site, house, and collection. This document is meant to plan for all three as one cohesive site.**

<b>Component</b>	<b>Definition</b>
<b>A. Site</b>	The site encompasses the land under and surrounding the Ailey Young House. It comprises the landscape and setting of the house, former neighboring houses, and the archaeology that has the potential to tell us more African American lifeways from reconstruction to Civil Rights.
<b>B. House</b>	The house is central to the site and the sole remaining landmark for the African American Community that lived along N. White Street in the mid-late 1800s. It is also considered an artifact
<b>C. Collection</b>	The collection includes all documents, photographs, maps, and artifacts (excavated and in-situ that tell the story of the Ailey Young House, site, and surrounding community.

# Key Takeaways

The following is a list of significant information about the site, house, and collection taken from the Ailey Young House Preservation Manual. Detailed information about these components can be found in the manual that follows.

<b>Component</b>	<b>Significance and Considerations</b>
<b>A. Site</b>	<ul style="list-style-type: none"><li>Historically significant archaeology site.</li><li>Dampness and soil erosion is a threat to the site.</li><li>Archaeological monitor needed for all ground disturbing activity.</li></ul>
<b>B. House</b>	<ul style="list-style-type: none"><li>Historically significant African American resource.</li><li>Ongoing maintenance required.</li><li>Additional work includes masonry repair, paint refresh, porch construction and access.</li></ul>
<b>C. Collection</b>	<ul style="list-style-type: none"><li>The artifact collection is housed at the North Carolina Office of State Archaeology Research Center.</li><li>The document and photograph collection is with the Town of Wake Forest.</li><li>No metal detecting or digging is permitted on the site without approval.</li></ul>





*Figure 3. The Ailey Young House after painting in June 2022.*



# 2. HISTORICAL BACKGROUND

William Gaston Simmons, a professor at Wake Forest College, lived in the North Brick House at the northeast corner of N. Main Street and E. North Avenue across from the college campus and adjacent to the Raleigh & Gaston Railroad. Simmons purchased forty-two acres including the college graveyard from John Brewer in 1866. He acquired additional acreage in 1874 and by the time of his death in 1889, Simmons owned most of the property in the northeastern part of town. He is believed to have built the Ailey Young House and others along N. White Street for rental property. The year the Ailey Young House was constructed is unknown. The construction methods and materials are indicative of mid-late 1800s construction techniques and could have been as early as the 1850s or as late as the 1890s. Ailey and Henry Young, married in 1875, are listed in the 1880 census with four children, Allen (4), Leonora (3), Eddie (2), and James (1). The family is in the same location in 1910 except that Ailey is deceased by this time. The census taker in 1910 wrote "Simmons Row" in the margin of the census form indicating that the row of houses along N. White Street north of Spring Street was associated with Professor Simmons who owned most of the property in the late 1800s.

STATE *North Carolina* COUNTY *Wake* TOWNSHIP OR OTHER DIVISION OF COUNTY *Wake Forest Township* NAME OF INCORPORATED PLACE *Wake Forest*

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS  
**THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION**

NAME OF INSTITUTION \_\_\_\_\_ ENUMERATED BY ME ON THE *28* DAY OF *April*

LOCATED.	NAME	RELATION.	PERSONAL DESCRIPTION.		NATIVITY.			GENERAL.		Trade or profession of, or possible kind of work done by this person, as spinner, weaver, etc.
			Sex	Color or race.	Place of birth of this person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	Whether able to speak English or, if not, give language spoken.		
1	2	3	4	5	6	7	8	9	10	11
322-292 <i>Simmons Row (W)</i>	<i>Leahat Lawrence</i>	<i>Head</i>	<i>M</i>	<i>57</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Cook</i>
	<i>Mattie</i>	<i>Daughter</i>	<i>F</i>	<i>23</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Cook</i>
	<i>Lizzie A.</i>	<i>Daughter</i>	<i>F</i>	<i>17</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Widow</i>
	<i>Mary E.</i>	<i>Daughter</i>	<i>F</i>	<i>12</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Louisa</i>	<i>Granddaughter</i>	<i>F</i>	<i>3</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Lucy</i>	<i>Granddaughter</i>	<i>F</i>	<i>1</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
322-293	<i>Kathie</i>	<i>Wife</i>	<i>F</i>	<i>20</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Cook</i>
	<i>White Peter</i>	<i>Head</i>	<i>M</i>	<i>8</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Laborer</i>
322-294 <i>Simmons Row (W)</i>	<i>Mate</i>	<i>Wife</i>	<i>F</i>	<i>23</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Cook</i>
	<i>Johnnie</i>	<i>Son</i>	<i>M</i>	<i>11</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Young Henry</i>	<i>Head</i>	<i>M</i>	<i>6</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Servant</i>
	<i>Leannora</i>	<i>Daughter</i>	<i>F</i>	<i>5</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Cook</i>
	<i>Lucy</i>	<i>Son</i>	<i>M</i>	<i>21</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Widow</i>
	<i>Mabel</i>	<i>Daughter</i>	<i>F</i>	<i>20</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Walter</i>	<i>Son</i>	<i>M</i>	<i>18</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Servant</i>
	<i>Eva</i>	<i>Daughter</i>	<i>F</i>	<i>16</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Johnson Willie B.</i>	<i>Head</i>	<i>M</i>	<i>52</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Blackday</i>
	<i>Mattie A.</i>	<i>Wife</i>	<i>F</i>	<i>44</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Widow</i>
322-295	<i>Allen W.P.</i>	<i>Son</i>	<i>M</i>	<i>21</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>Apprentice</i>
	<i>Rosa L.</i>	<i>Daughter</i>	<i>F</i>	<i>18</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>
	<i>Cora W. G.</i>	<i>Daughter</i>	<i>F</i>	<i>15</i>	<i>NC</i>	<i>NC</i>	<i>NC</i>			<i>None</i>

Figure 4. US Federal Census 1910, Wake Forest Township, Wake County, NC.

Upon Professor Simmons' death, his widow, Mary Elizabeth was named as the executrix and instructed to parcel off and sell his land to divide the proceeds among their children. Mary Elizabeth Simmons sold the properties to African American citizens in the "East End" now known as the Northeast Community. Ailey Fowler Young purchased the house at 320 N. White Street in 1895 from Mary Elizabeth Simmons. Surprisingly, the deed was in Ailey's name, despite her being African American, a woman, and married to a man (Henry Young). The fact that Ailey was the property owner adds to the interest and history of the house and what we can learn from it.



Some research questions that stem from this knowledge include:

Who was Ailey Young?

What was her relationship to Mary Elizabeth Simmons?

What was Ailey's role in her family and her community?

Why did this house survive and the others did not?

Although Ailey purchased the house in 1895, it is believed that Ailey and her family were living in the house as early as 1875, the same year she and Henry were married and had their first child, Allen. At that time it is likely that the saddlebag-form house may have been home to two families, one on each side of the duplex. The Young's raised twelve children in the house. Research indicates that when Ailey took ownership of the house, she painted the house and converted the house to a single-family residence by enclosing the front to make an interior passage. Ailey Fowler Young passed away sometime between 1900 and 1910.

Ailey and Henry's eldest son, Allen, attended the Henderson Institute, Kittrell College, and Shaw University. He remained in Wake County and taught school in a small community named Wyatt. In 1905, Young, Nathaniel Mitchell and three other charter members, founded the Spring Street Presbyterian Church and the Presbyterian Mission School. The first year, Allen Young was the only teacher and classes were held in the corner of a bedsprings factory on White Street. The school moved into the Presbyterian Church and became the first private school for Black children in Wake Forest and grew into the Wake Forest Normal and Industrial School.

By the 1920s and 30s, there were permanent school buildings and attendance of more than 200 students with a dozen faculty members. Young's school began declining in the late 1920s when the new Rosenwald School was built as a public graded school for Black children nearby on Franklin Street. The public school was enlarged to include a high school building circa 1939 that would become W.E.B. Dubois High School.



Figure 5. Church and Mission School, Wake Forest, NC, *The Assembly Herald*, 1907, p. 541. Spring Street Presbyterian Church.



Figure 6. Wake Forest Normal Industrial School circa. 1925, Photo from the NC Archives.

Although Young's school declined, it remained open serving as a kindergarten until it closed the year of his death in 1957. He was survived by three sons and two daughters from his first wife; and four sons and one daughter from his second marriage. Many of his children were educators as well, first teaching at his school then the DuBois School. Two of his daughters, Ailey Mae (named for her grandmother) and Maude built their house on the school property on E. Spring Street in the 1960s. Ailey Mae was the first Black and second woman elected to the Wake Forest Board of Commissioners. She served two terms and was named the Citizen of the Year in 1976. She and Maude remained on their family property until their deaths.

The Ailey Young House remained in the Young family. It was sold by the Court to the Town of Wake Forest due to back taxes during the Depression in 1933, but in 1953, the family bought it back from the Town. They maintained ownership of the property until the 1990s when the Town purchased it for cemetery expansion. In 2008, the house was identified by architectural historian, Ruth Little, during the Historic Resource Survey of Wake Forest. As a result of that identification, the house was added to the North Carolina Study List, the first step in National Register listing, and designated as a Local Historic Landmark by the Town of Wake Forest in 2012.

The Town and the Historic Preservation Commission have been working to preserve the house. Grants from Preservation North Carolina and the State of North Carolina have provided the funding for most of the rehabilitation. Additional work includes structural analysis of the foundation, masonry repairs, site plan and construction drawings for the overall site, archaeology, site access, interpretation and exhibits, and opening the house to the public regularly. Town Departments teamed up in 2023 to complete the soil erosion mitigation project to protect the house and site. Also in 2023, the Town acquired additional land south of the Ailey Young House to E. Spring Street to support the Ailey Young House Heritage site as a Gateway Park to the Northeast Community. A Phase I-Archaeological Investigation of the two lots at 0 and 300 N. White Street have been contracted to begin in early 2024. The archaeological investigation will help inform the site master plan which is also planned for 2024. Once the site boundaries are confirmed, National Register nomination can proceed for the Ailey Young House. These elements and ongoing maintenance of the house and site are discussed in the following chapters.

## **Historical Background—Key Takeaways**

- ◆ **Ailey Young House was built between 1850 and 1875.**
- ◆ **Ailey Young and Henry Young were married in 1875 and likely rented the house.**
- ◆ **Ailey Young purchased the house in 1895.**
- ◆ **The Young's oldest son, Allen, started the first private school for Black children in town.**
- ◆ **Allen Young's daughter, Ailey Mae Young, became the first Black and second woman commissioner for the Town of Wake Forest.**
- ◆ **The house is a Local Historic Landmark and on the NC Study List for National Register.**
- ◆ **National Register nomination can be completed once the site boundary is determined.**



**State of North Carolina,**

Wake County.

Office of Register of Deeds,  
March 5 1875

To any Ordained Minister of any Religious Denomination or any Justice of the Peace of said County:

I Henry Young having applied to me for a LICENSE for the Marriage of Henry Young of Wake County, aged 21 years, color Col the son of Allen Young and September Young the father now dead the mother living resident of Wake County

And Ailey Ann Fowler of Wake County aged 18 years, color Col, daughter of Allen Jones and Mary Young the father dead the mother living resident of Wake County

\*And the written consent of \_\_\_\_\_ the \_\_\_\_\_ of the said \_\_\_\_\_ to the proposed marriage having been filed with me.

And there being no legal impediment to such marriage known to me, you are hereby authorized, at any time within one year from the date thereof, to celebrated the proposed marriage at any place within the said county.

You are required within two months after you shall have celebrated such marriage to return this License to me, at my office with your signature subscribed to the certificate under this License, and with the blanks therein filled according to the facts, under penalty of forfeiting two hundred dollars to the use of any person who shall sue for the same.

*W. W. White*  
Register of Deeds.

1. Name of person applying for license.	6. Father of man to be married.	11. Name of woman to be married, in full.	16. Mother's name.
2. Name of man to be married in full.	7. Mother of man to be married.	12. Residence.	17. Living or dead.
3. Residence.	8. Living or dead.	13. Age.	18. Living or dead.
4. Age.	9. Living or dead.	14. White or colored.	19. Residence if known, if not, state unknown.
5. White or colored.	10. Residence if known, if not, state unknown.	15. Father's name.	20. If both parties are over 18 years of age strike out.

Figure 7. Marriage Certificate for Henry Young and Ailey Ann Fowler, March 5, 1875, Wake County, NC

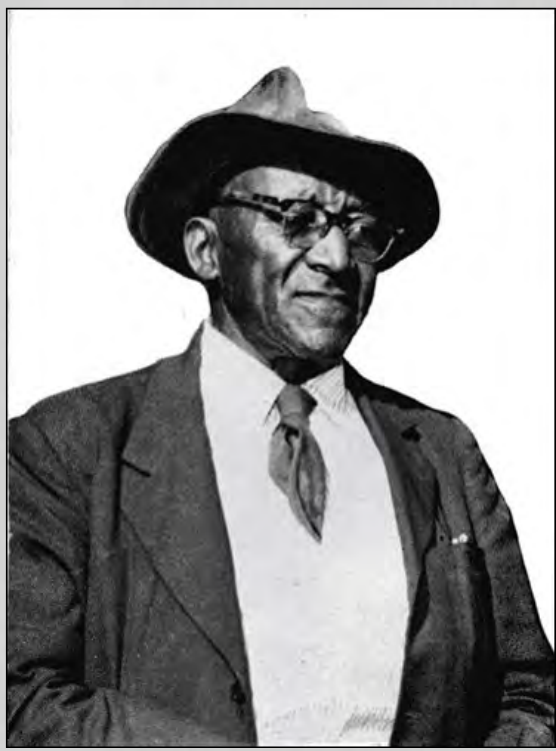


Figure 8. Allen Young. Photo from the NC Archives.



Maude (right) Young. Photo from Young Family.

# HISTORIC CONTEXT: WHERE IS “SIMMONS ROW”?



Figure 10. The Sanborn Fire Insurance Map showing “Simmons Row” circled in green and the location of the Ailey Young House circled in red.

The significance of the Ailey Young House is its context within the area referred to as “Simmons Row” in the Northeast Community. The site and house have great potential to inform us about life in this area of from the early 1800s to the present. The Sanborn Fire Insurance Map of 1915 for Wake Forest provides the historical basis for the location of the houses on “Simmons Row”. Figure 10 shows nine houses (green circle) adjacent to and north of the Ailey Young House (red circle). The Ailey Young House is the only extant house from this area. The image also shows the Johnson House at the corner of N. White Street and E. Spring Street. Figure 11 is a historic image of Simmons Row and Figure 12 is a computer generalization of the street superimposed with the current condition.



Figure 11. Documentary photograph of “Simmons Row” houses along N. White Street with the Carlyle House on E. Juniper Street in the background.



Figure 12. Computer generated photograph blending Figure 7 with a photograph of current conditions to illustrate how the site has changed. (Christopher Robey,

## Simmons Row—Key Takeaways

- ◆ The Ailey Young House is the only remaining house in an area known at one time as “Simmons Row”
- ◆ It is thought that Professor William Gaston Simmons built the houses along N. White Street for rental property during the Reconstruction era.
- ◆ The other houses were demolished between the 1950s and 1970s.
- ◆ Simmons Row today has the archaeological potential to tell us about the history of this part of the Northeast Community.



The three images to the right illustrate N. White Street running north/south east of the railroad between E. Spring Street (bottom) and E. Juniper Avenue (top). The Ailey Young House, “Simmons Row”, and the Johnson House (corner of N. White and E. Spring Street) are shown over 35 years. The Ailey Young House is circled for reference. The top photo from 1938 illustrates the streetscape intact. Three houses are immediately adjacent to the Ailey Young House and known as “Simmons Row”. A driveway is visible from N. White Street to the south of and in front of the Ailey Young House. The lot to the south is cleared and there appears to be a small structure near the end of the driveway. There are three additional houses north near the entrance to the cemetery. The Johnson House is visible at the corner of E. Spring Street. There is a formal shrub-lined drive to the cemetery.

The 1959 image is very similar to the 1938 image. The driveway to the Ailey Young house is more visible as the mature trees are gone. The field to the south is starting to grow up and there appears to be a small structure at the southeast portion of the driveway. One of the “Simmons Row” houses has been demolished and it appears that one house closer to the cemetery driveway is also gone. The Johnson House is still present but the footprint is smaller.

The 1973 image shows that all the houses along N. White Street including the Johnson House are gone. The Ailey Young House is the only structure remaining at this time. Wake Forest was like many communities in the 1960s and 1970s that removed housing that was considered “substandard” or “blight”. The structures are gone but many aspects of the houses are evident on the landscape including foundation features, plantings, and other archaeological remains. There is one significant question that warrants investigation; Why was the Ailey Young House spared? Thoughtful archaeology paired with research and oral history can provide information that may answer that question and others about this small community.



Figure 13. 1938 USDA Aerial, Wake County



Figure 14. 1959 USDA Aerial, Wake County



Figure 15. 1973 USDA Aerial, Wake County

### 3. THE SITE—OPPORTUNITIES AND CHALLENGES



*Figure 16. The Ailey Young House set below the road grade among Pecan trees.*

The site and setting of the Ailey Young House is captivating. Tucked off the road adjacent to a pecan grove, stream and mature trees, it is not uncommon to see deer, hawk, and ground hogs around the house. Preservation of the site provides an opportunity for research, public history, public archaeology, and educational opportunities surrounding those topics as they relate to African American heritage.

There has been demonstrated interest in the house from Wake Forest University and NC State University. Two Master's Theses have been written about the house and site to date. There is much more opportunity for scholarly research and publication that will benefit the Town and the community. The Town has also sponsored two archaeology workshops at the site that were well received. The opportunity to host public archaeology days or archaeological field schools will allow for professional archaeology and contributions to the body of knowledge surrounding African American heritage in North Carolina and the South. Through partnerships with the NC Office of State Archaeology or academic institutions or both, this type of public history and archaeology can be an ongoing and annual endeavor.



*Figure 17. Trains have been running adjacent to the Ailey Young House since it was constructed in the mid 1800s.*

The principal opportunity is to celebrate a community that until recently has been underrepresented

future generations about the important roles and lives of the people who lived here and contributed to the Town of Wake Forest. The people whose contributions have gone unrecognized until now.

As plans for the house and site are developed, it is imperative to remember that this is a fragile resource that must be treated with a light touch. There are a variety of challenges including the naturally damp site surrounding the house, a number of historic plantings that are part of the site and its history, significant archaeology that may be the key to the history of the land, and finally providing safe access to future visitors to learn about this unique and treasured resource. The challenges of the site are summarized on the next page and discussed in detail in the following pages.



- ◆ **Damp, Low Site and Soil Erosion.** The house was built in lowland adjacent to a creek and is damp most of the time. Maintaining the site and any lawn is challenging. Heavy equipment has damaged the site when used during damp conditions. In 2008, the site was completely overgrown. The trees and shrubs were removed due to the potential hazard of falling or roots damaging the Ailey Young House. In retrospect, that root system was a protective barrier against storm water runoff and soil erosion. Long term mitigation measures must be implemented to protect the house, site and collection.
- ◆ **Historic Plantings.** Historic plantings remain on the landscape long after a building is erased. A remnant patch of Canna Lilies have survived surrounding the foundations of Simmons Row. In Spring, daffodils bloom around the Ailey Young House and at the southwestern corner of the lot. These plantings are character defining features of the historic landscape and should be preserved as part of the site. Exploring historic landscape features of African American communities provides an opportunity for education and for interpretation of this element of the site.
- ◆ **Archaeology.** The archaeology of the Ailey Young House site and Simmons Row properties provide challenge and opportunities. The challenge with an archaeological rich site is care must be taken during any ground disturbing activity to ensure that archaeology is monitored and protected. The archaeology also provides an educational opportunity and can teach us about the Young family and the Northeast Community.
- ◆ **Safe Site Access.** The site is constrained geographically by the creek and sewer easement to the east, cemetery to the north and N. White Street to the west. The parcels to the south provide opportunity for thoughtful site access. When creating the site development plans, a soft touch is necessary to protect the fragile and significant setting of the house for future interpretation and study. Public outreach is essential to understand the traditional access points and the community's needs.



Figure 18. View of exposed artifacts at house.



Figure 19. View of historic plantings near house.



Figure 20. View of small excavation at house in 2019.



# DAMP, LOW SITE AND SOIL EROSION

The Ailey Young House was built in an area known as a “bottom”. It is low land adjacent to a creek that is typically not desired for building. The damp condition is exasperated by the run off on the site and the ponding in front of the house. Any ground disturbance has the potential to damage the archaeological component of the site. Heavy equipment, vehicles, mowers, and bush hogging have resulted in rutting the site during even minimal dampness. Water mitigation and archaeological protection must be considered in concert with one another to successfully preserve and interpret the site.

## EROSION CONTROL AND MITIGATION

The site’s geographical constraints must be carefully identified, monitored, evaluated, and mitigated. Consideration must be taken to identify an appropriate way to mitigate the dampness without damaging the archaeological component of the site. A second separate but related issue is site erosion. The site had been heavily overgrown which aided in its preservation. Since the brush was removed from around the site in 2012, there is nothing to slowly drain the water from rain events resulting in erosion of the site. Staff sought the assistance of an archaeologist for a summary of the issues related to the site erosion and potential solutions to protect the archaeology and mitigate the water. The full report is in the Appendix D. Dr. Brock explains the archaeological concerns of the site as follows:

Water runoff can move objects from their original location. It can remove the soil surrounding the objects, making it unclear how they interact. It also exposes artifacts, making them visible on the landscape. This makes artifacts vulnerable to environmental issues, such as increased oxidation of metal objects and the accelerated decay of every type of artifact (Mathewson 1989); mechanical demolition from vehicles and lawn equipment; and human behavior, be it by stepping on objects, or the removal of objects from their original context. All of these actions impede the ability for the site to be preserved and studied. Artifacts are, in fact, safer when they are underground.

The main concerns identified regarding the erosion at the Ailey Young House Site include:

- The erosion along the hill that continues to expose artifacts.
- The erosion that washes away topsoil and exposes artifacts around the structure.
- The dripline of the Ailey Young House roof that has created a ditch along the side of the structure.

In each instance, artifacts are exposed to lawn maintenance and potential looting and moving of artifacts. The following recommendations are preliminary and require consultation with erosion control specialists and engineers to correctly identify the cause of the erosion and to understand the feasibility of the options.

## PROPOSED METHODS TO CONTROL EROSION ON THE SITE

Methods to capture or redirect the water should be explored understanding that ground disturbance should be limited and conducted with a trained archaeologist on site to record any artifacts.

- ◆ **Fencing.** Silt fences, straw wattles, or hay bales require burial and therefore are not recommended.
- ◆ **Riprap.** Adding riprap will deter efforts of future excavation and harm the visual quality of the landscape.
- ◆ **Sediment.** Add layers of sediment to encourage vegetative growth, this can be done by adding mulch, topsoil, and/or straw. However, until the vegetation grows in, it will also erode with heavy rain events.
- ◆ **Seed/Sod.** Seed the area, stretch an erosion control blanket (biodegradable) over the area. The blanket prevents the seeds from washing away. This type of application is possible but viable options to avoid trenching for an anchor must be explored. A layer of topsoil should be added before the seeds to provide a soil layer between the archaeology and the new vegetation.

### Drip Line Erosion (2023)

The drip line from the roof is also eroding. Historically, gutters were not used and therefore, they have not been applied to the new roof. The result is the water run-off from the roof is excavating and exposing artifacts around the dripline. The following recommendations are made to mitigate damage to the archaeology around the perimeter of the house.

- ◆ Add filter fabric over top of the current drip line and extend it to underneath the structure. Secure with staples.
- ◆ Add a layer of sand or topsoil to fill the trench and protect the artifacts.
- ◆ Add a layer of stone to redirect water

### Installation of Erosion Control Measures (2023)

The following precautions should be taken when working on the site:

- ◆ No heavy vehicle traffic on the site.
- ◆ When spreading topsoil or fabric, work from already covered areas outward.
- ◆ If vehicles or machinery must be used, implement excavator mats to protect the site.
- ◆ An archaeologist should be on site to monitor any disturbance and document any artifacts.



*Figure 21. . View of exposed artifacts in dripline from roof run-off around perimeter of house.*



# HISTORIC PLANTINGS

As part of the Historic Preservation Summer Internship, research was completed on the historic plantings around the Ailey Young House and Simmons Row. A Landscape Management Report was also created for the site. The report provides a preliminary site inventory, summary of known issues, including archaeology, and recommendations for treatment.

The Landscape Management Plan identified site maintenance issues with grass, ground disturbance, historic plantings, weeds and invasive species, site accessibility, visual encroachment, tree protection, and screening, and drainage and flood risk. All of these are instrumental for the long-term preservation of the Ailey Young House and Site. Only historic plantings and invasive species as they relate to the historic plantings are described here. More information is available in the full report.

Daffodils and Canna lilies are evident near the house and believed to be part of the historic plantings. Chinese Privet and Nandina (Heavenly bamboo) have also been identified at the site. Although both species are not preferred plantings by today's standards, they are historically associated with African American gardens and landscapes. It is possible that they are volunteer species but equally possible that they are historic plantings. The historic plantings are character defining elements of the historic site and should be preserved. Historic plantings can also be incorporated into the interpretation of the site. For example, if the Simmons Row House foundations are interpreted on the site, planting Canna lily and daffodil is appropriate to the site.

Extensive ground disturbance has rendered the site vulnerable to weeds and invasive species. Tree-of-heaven is along the roadside on N. White Street and among the historic Canna lilies near the Ailey Young House. It is a highly aggressive species and can be harmful to historic buildings and archaeological sites. It is best to treat the stems with herbicide, allow it time to take effect, and then remove dead stems. Cutting without treating the stems first will result in vigorous regrowth. Several other invasive species are evident on the site but the tree-of-heaven is the most concerning for the preservation of the historic plantings, archaeology, and remnant foundations of Simmons Row.



Figure 22. Canna lily detail at Ailey Young House (C. Robey, 2020).

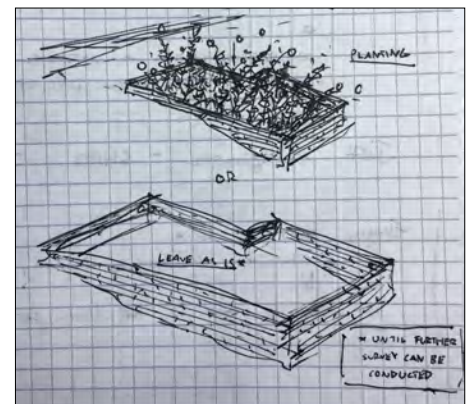


Figure 23. Foundation interpretation (C. Robey, 2020).



Figure 24. Young Tree-of-Heaven at the Ailey Young House (C. Robey, 2020).

# ARCHAEOLOGY

The site surrounding the Ailey Young House is historically significant. The Ailey Young House can be considered an artifact and the main point of reference on a surrounding archaeological site and cultural landscape. What we know is a community of freedman settled the northeast section of Town after the Civil War. Rental housing was built along N. White Street adjacent to the Ailey Young House for Black workers during Reconstruction. The site has the potential to contribute to the body of knowledge for African American history, Reconstruction, Freedmen's Villages, women's history, community development, horticultural history, foodways and more. It is a rare, undisturbed public site in North Carolina that can tell us about African American lifeways from the Civil War era to the Civil Rights era. Much of the historic information is archaeological. Archaeological and historical interest in the site have led to establishing research relationships with both Wake Forest University and NC State University.



*Figure 25. Public Archaeology Workshop in 2019.*

Archaeology is a wonderful opportunity to learn about the community but also poses a great challenge. The entire site has the potential to avail information through the archaeological component. Therefore, any ground disturbance can damage that information. Something as simple as planting a shrub can damage the archaeological record. Ground penetrating radar has been conducted on the accessible areas of the site and provides a baseline of information. The anomalies show potential research/excavation areas but it is only a guide. Two small excavations resulted in thousands of artifacts. Therefore, it can be assumed that any ground disturbing activity will result in artifacts. A few options for protecting the archaeological component while improving the Ailey Young House site include:

- ◆ Conduct limited archaeology on areas where development must occur such as the porch area and access paths.
- ◆ Require a trained archaeologist to monitor all ground-disturbing activity to ensure the identification and documentation of artifacts according to standard practice.
- ◆ Complete a full-scale archaeological excavation. The cost and time for this option is not known. An option in the long-range plan is to partner with an academic institution for an archaeological field school. This will provide an educational component, result in academic level archaeology, and provide an opportunity for community outreach and engagement.
- ◆ Leave the site untouched and plan all accessibility off site or minimum intervention. This option will place all amenities off site. Accessible paths will be minimal and may be above ground, similar to a boardwalk with only anchors penetrating the ground.



## SITE ACCESS

Safe site access is required if the Town plans to open the Ailey Young House to the public. The site is constrained geographically due to the creek and sewer easement to the east, cemetery to the north and N. White Street to the west. The .92 acre site to the south will provide additional land for site development, access and parking. When creating the site development plans, a soft touch is necessary to protect the fragile and significant setting of the house for future interpretation and study. Public outreach is essential to understand the community's desires for the property and traditional access points to the house from the public sidewalk and surrounding neighborhood.

During the rehabilitation of the Ailey Young House, two studies were conducted to determine if parking on the site is viable given the constraints. A site survey was completed providing five parking spaces north of the house (south of the cemetery). The cost associated with constructing five spaces is not justified and will irreversibly damage the historic setting, feeling, and association. In addition, archaeological investigation is necessary before construction activity due to the rare nature of the site. Therefore it is not feasible to plan for parking immediately adjacent to the house. A second study was undertaken by a graduate student during a summer internship. The student proposed providing parking along N. White Street and space for a bus to pull-off and drop off students. This idea had promise, however, it would damage and likely destroy any archaeological evidence of other "Simmons Row" properties. In addition, parking along N. White Street will impact the visual context and connection with the former "Simmons Row" properties. Therefore, this option was also determined not feasible at this time.



Figure 26. Visitors at the Ailey Young House for Juneteenth 2022.



Figure 27. The red line illustrates the general path that neighborhood residents use to access the Ailey Young House. This traditional path should be incorporated into the pedestrian site access.

# NEXT STEPS—EROSION CONTROL MEASURES—UPDATE

The Town of Wake Forest Public Works Department added sand and stone to the dripline around the house to mitigate the erosion in March 2023.

In April, 2023, the Town of Wake Forest Engineering Department in partnership with Public Works Department, Facilities Department, and Planning Department submitted construction drawings for the soil erosion control project to the Planning Department for approval. The Town scheduled the project for the third week of July 2023. The following work will be completed in an effort to control the erosion, stabilize the soil, and protect the archaeology on the site.

Phase 1 will include:

- Install silt fence without disturbing the ground.
- Remove the historic plantings and store in holding area until after the project.
- Remove the invasive species, tree of heaven from the brick bases.
- Install sand and protective fabric over existing artifact locations (Simmons Row foundation piles)
- All fill dirt will be brought in off N. White Street. The dirt will be spread from the top of the hill down to the site providing protective layer over the artifacts.

Phase 2 will include:

- Apply 4" of topsoil over all disturbed areas
- Sod according to the plan in front of and around house, seed remaining area and cover with straw.
- Based on final grades determine if matting is needed, use sod staples on slope 3:1 and greater.

The Town of Wake Forest completed this project in July 2023 and appears successful. The project site plans and summary are included in Appendix D .



## 4. THE HOUSE—HISTORICAL SIGNIFICANCE

Historical significance in the United States is defined by a historic program designation. In Wake Forest there are two types of Historic Property Designation, National Register of Historic Places and Local Historic Landmark Designation. The National Register of Historic Places is a federal program administered by the Department of Interior and managed at the state level by the State Historic Preservation Office. In order to be eligible for listing in the National Register, a property must be significant under one or more of the four Criteria:

**Criterion A—Historic Events or Patterns of Events**

**Criterion B—People or Persons**

**Criterion C—Architecture, Engineering or the Work of a Master**

**Criterion D—the Potential to Yield Information Important to Our Past (Archaeology)**

In addition to meeting the criteria, the property must also have sufficient integrity to convey its significance. The seven aspects of integrity are location, setting, feeling, association, materials, design, and workmanship.

The Ailey Young House is listed in the North Carolina National Register Study List, the first step in National Register Listing. The house is significant under Criterion C for Architecture as a rare saddlebag form house from the Reconstruction era or before and Criterion A as the childhood home of Allen Young, a person significant to the history of Wake Forest and the only extant building associated with his life. It was added to the study list in 2008 as part of a Local Historic and Architectural Resource Survey conducted in partnership with the State Historic Preservation Office.

The house is a designated Local Historic Landmark because of its special significance to the Town of Wake Forest as the oldest surviving African American historic resource in the town and a rare survivor of the Reconstruction era or earlier in North Carolina retaining a high degree of architectural integrity to convey its significance. The Town of Wake Forest designated it as a Local Landmark in 2012.

Research and archaeological investigations conducted since 2014 suggests the house may also be eligible for the National Register of Historic Places under Criterion A for African American Heritage from Reconstruction to Civil Rights and for Archaeology under Criterion D. Archaeological investigations have identified intact sites including a potential cooking pit from the early 20th century and a mid-20th century paving pattern. Therefore the site must be treated carefully so that it can be investigated systematically and appropriately. It is important to note that the National Register eligibility is for the Ailey Young House Site alone. The adjacent “Simmons Row” and land surrounding the Ailey Young House has the potential to inform us about the African American community from 1865-1965, an opportunity to capture this important history. It is believed that there are no other sites in North Carolina that are publicly-owned where a similar history exists. Therefore this is a significant opportunity to learn about and celebrate African American lifeways and the community’s cultural landscape and history.

# WHAT IS A SADDLEBAG FORM?

The Ailey Young House is constructed in a form known as the “Saddlebag” defined by Kelly Lally in *The Architecture of Wake County* as “a plan in which two single-pen rooms are joined together, separated by a single interior chimney.”<sup>1</sup>

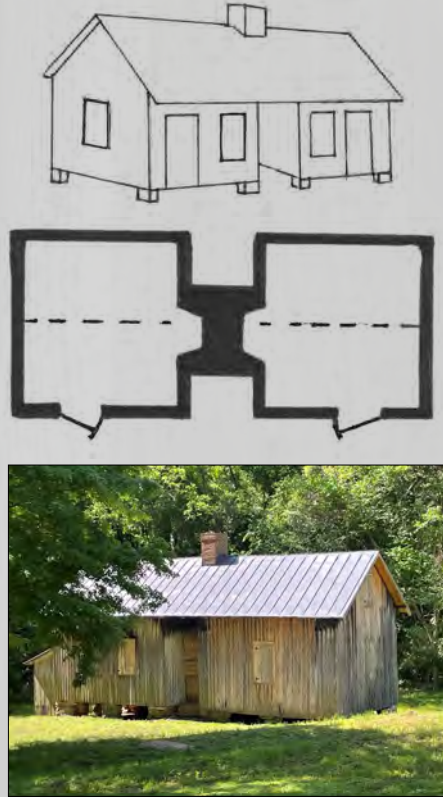


Figure 28. The illustrations above show the typical elevation of a saddlebag form house (top), the floorplan of a saddlebag form house (middle) and the rear elevation (bottom left) of the Ailey Young House as an excellent representation of the type, clearly illustrating the two separate sections flanking a central interior chimney. Saddlebag form houses typically housed two families, one on each side, similar to duplex units of today.

<sup>1</sup>Lally, Kelly, *The Historic Architecture of Wake County, North Carolina*, Wake County Government, Raleigh, NC: 1990.

## Historical Significance—Key Takeaways

- ◆ The Ailey Young house is the oldest African American historic resource in Wake Forest.
- ◆ The house is a Local Historic Landmark and on the NC Study List for National Register.
- ◆ It is eligible for listing in the National Register of Historic Places for its association with African American culture and Community Development between Reconstruction and Civil Rights.
- ◆ The house can be considered a single artifact within a larger archaeological site including the Simmons Row houses along N. White Street.



# HISTORICAL TIMELINE FOR THE AILEY YOUNG HOUSE

<b>Pre-1875</b>	House believed to be constructed by William G. Simmons for housing African American laborers.
<b>1875</b>	Ailey and Henry Young married. Allen Young born.
<b>1889</b>	William Gaston Simmons dies. Estate is left to his widow Mary Elizabeth Simmons to sell off and divide the proceeds to their children.
<b>1895</b>	Mary Elizabeth Simmons sells the house and land to Ailey Young.
<b>1900-1910</b>	Ailey Young dies between 1900 and 1910. Her heirs remain in the house.
<b>1933</b>	The Young family loses the property to back taxes during the Depression. The Town of Wake Forest acquires the property.
<b>1954</b>	The Ailey Young Heirs purchase the property from the Town of Wake Forest for \$165.00.
<b>1988-1990</b>	The Town of Wake Forest purchases the property from the Heirs for cemetery expansion.
<b>1980s-1990s</b>	A fire destroys the attic, roof structure, and west side interior of the house.
<b>2008</b>	The house is identified during the Wake Forest Historic Resource Survey as a significant historic structure.
<b>2009</b>	Initial architectural and structural analysis is conducted.
<b>2009-2010</b>	The house is secured and mothballed.
<b>2012</b>	The Town holds a community forum to solicit input about the future of the house.
<b>2012</b>	The Ailey Young House is designated a Local Historic Landmark. The Historic Preservation Commission begins raising funds for rehabilitation.
<b>2012</b>	Vegetation is cleared from around the house.
<b>2014</b>	The house is reevaluated for condition and preservation needs.
<b>2014</b>	The Historic Preservation Commission adopts the first Ailey Young Historic Preservation Plan.

<b>2015</b>	The Town received the Stedman Incentive Grant from Preservation North Carolina for \$10,000 to stabilize the first floor, replace the interior sheathing, floor, and part of the exterior board-and-batten on the west side.
<b>2016</b>	Contract is awarded to replace the interior stairs on both the east and west sides and the ceiling joists.
<b>2017</b>	The Town and Historic Preservation Commission receive a Certified Local Government (CLG) grant to conduct ground penetrating radar (GPR) of the site and hold a public workshop about archaeology.
<b>2018-2019</b>	The Wake Forest Historical Museum in partnership with the Town receives The Jandy Ammons Foundation Grant to develop and install interpretative signage at the sidewalk in front of the Ailey Young House.
<b>2019</b>	Paint analysis is conducted on the exterior siding to determine the original paint color.
<b>2019-2020</b>	NC Department of Natural and Cultural Resources provides a grant to complete the rehabilitation, conduct a site survey, and design the porch.
<b>2020</b>	Historic Preservation Planning Intern prepares a landscape maintenance plan for the Ailey Young House site.
<b>2021</b>	Town enters into a contract to purchase the lot directly south of the Ailey Young House property.
<b>2022</b>	The Ailey Young House is painted to match the original paint color, a pale yellow, using traditional linseed oil paint.
<b>2022</b>	Two graduate students complete projects about the house and site; a cultural landscape study of the site, and an excavation and analysis of a portion of the porch area.
<b>2022</b>	A third graduate project is undertaken to create a 3-D model of the Ailey Young House. Concerns are raised about erosion on the site and report entitled “Proposed Strategies for Controlling Erosion and Protecting the Archaeological Resources at the Ailey Young House” is completed.
<b>2023</b>	The Town of Wake Forest Planning, Engineering, Public Works, and Facilities Department complete the site protection project to mitigate the soil erosion and protect the archaeological component of the site.



# STATUS OF AILEY YOUNG HOUSE REHABILITATION

## Work completed to date:

- Chimney reconstructed
- Roof structure repaired and replaced in-kind
- Roof replaced in-kind with standing seam metal roof
- New interior sheathing on interior attics (west and east pens)
- New Interior sheathing on interior first floor (west pen)
- New interior sheathing on interior first floor (east pen ceiling and one wall)
- New interior stairs to match original in kind
- Exterior painted with traditional linseed oil paint
- New windows and shutters fabricated and installed
- Ground penetrating radar (GPR) of site surrounding Ailey Young House
- Two small test units excavated identifying significant archaeological sites
- Interpretative signage installed at the sidewalk
- Temporary stair for access

## Additional work to the house includes the following (See Section 5):

- Repair of south and southwest stone piers and additional structural support
- Repair or removal of the kitchen chimney
- Masonry repairs of original fireplace hearth and surround

## New work that requires completion includes (See Section 6):

- Ground stabilization/archaeological protection
- Erosion control and mitigation
- Land acquisition to protect house, site, and setting
- Public outreach
- Site development plans
- Landscape plans
- Construction of the porch and handicap access
- Site construction

The costs itemized on the next page are expenses associated with the Ailey Young House between 2009 and 2022. A summary of associated projects completed at the Ailey Young House is in the Appendices.

## TABLE 2. COSTS ASSOCIATED WITH AILEY YOUNG HOUSE

Year	Project	Cost	Town Funding	HPC Funding	Other Funding Source*
2009	Draft National Register Nomination	\$ 3,000.00	TWF \$ 1,500.00	HPC \$ 1,500.00	
2009-2010	Mothball Building	\$ 4,730.00	TWF \$ 1,865.00	HPC \$ 2,865.00	
2012	Sign	\$ 410.00	TWF \$ 410.00		
2014-15	Patch Roof	\$ 1,270.00		HPC \$ 1,270.00	
2014-2015	Shore-Up First Floor	\$ 3,725.00		HPC \$ 3,725.00	
2015-16	Stabilization/Repair	\$ 12,397.00		HPC \$ 2,397.00	Preservation NC \$ 10,000.00 ISG \$ 7,000 (in-kind donation)
2015-16	Additional Work (Stairs/ Exterior Siding, Ceiling)	\$ 7,377.00		HPC \$ 7,377.00	
2017-18	GPR/Archaeology	\$ 6,500.00		HPC \$ 2,000.00	CLG Grant \$ 4,500.00
2018-19	Limited Archaeological Excavation (2 sites)	\$ 8,500.00		HPC \$ 3,400.00	CLG Grant \$ 5,100.00
2018-19	Interpretative Panels	\$ 2,625.00			The Jandy Ammons Grant \$ 2,625.00
2019-20	Complete Rehabilitation, Site Survey, Design Porch	\$ 100,000.00			NCDNCR \$ 100,000.00 ISG \$ 11,770 (in-kind donation)
2020	Paint Analysis	\$ 665.00		HPC \$ 665.00	
2021	Survey Land Purchase	\$ 3,220.00	TWF \$ 3,220.00		
2021	Squirrel Screens	\$ 3,400.00	TWF \$ 1,700.00	HPC \$ 1,700.00	
2022	Paint Exterior	\$ 15,980.00	TWF \$ 15,980.00		
2009-2022	<b>TOTAL COSTS</b>	<b>\$173,799.00</b>	<b>\$24,675.00</b>	<b>\$26,899.50</b>	<b>\$140,995.00</b>

\* Does not include monetary donations



# FIGURE 29. BEFORE PHOTOGRAPHS OF THE AILEY YOUNG HOUSE 2008-2009



*West elevation from N. White Street*



*Southeast corner oblique view northwest*



*South (front) elevation view northwest*



*North (rear) elevation view southwest*



*Southeast corner oblique view northwest*



*North (rear) elevation view southwest*



# FIGURE 30. AFTER PHOTOGRAPHS OF THE AILEY YOUNG HOUSE 2021-2022



*West elevation from N. White Street*



*South (front) elevation view north*



*Southwest corner oblique view northeast*



*North (rear) elevation view south*



*Southeast corner oblique view northwest*



*Northeast corner oblique view southwest*



# FIGURE 31. BEFORE PHOTOGRAPHS OF THE AILEY YOUNG HOUSE 2008-2009



*Interior west side view northwest*



*Interior west side view east*



*Interior east side view northwest*



*Interior east side "kitchen" view south*



*Interior east side loft view west*



*Interior east side loft view west*



# FIGURE 32. AFTER PHOTOGRAPHS OF THE AILEY YOUNG HOUSE 2021-2022



*Interior west side view northwest*



*Interior west side view east*



*Interior east side view northeast*



*Interior east side "kitchen" view south*



*Interior east side loft view east*



*Interior east side loft view west*



# NEXT STEPS: REHABILITATING THE HOUSE

The following recommendations are made to complete the rehabilitation of the house:

- Contract with a Structural Engineer familiar with historic buildings to conduct a structural analysis of the foundation and provide recommendations for the stabilization and long-term preservation of the foundation system (2023-2024).
- Have the foundation mortar tested to determine the type of mortar and appropriate mix for repointing the masonry pier foundation (2023).
- Repair of south and southwest stone piers and others as needed, and provide additional structural support as needed for the foundation (2023-2024).
- A kitchen chimney flue was added around the 1930s. The flue is constructed of red brick. It was originally two full stories tall with its stack penetrating the roof. It was removed above the roofline at some point and removed from the loft during the 2022 rehabilitation project. It is now only evident under the house and in the first floor. The next step will be to repair/repoint the brick or remove the kitchen chimney completely. (2024)
- The stone and plaster of the original hearth and fireplace surround is failing and requires repair. The next step is to repair the original fireplace hearth and surround (2023-2024).

Rehabilitation of the house is the first step, ongoing maintenance is necessary to ensure the preservation and structural integrity of the house. The “Proposed Inspection Schedule Beginning in 23-24” on the following page is provided for the short and long-term preservation of the house.

# NEXT STEPS: MAINTAINING THE HOUSE

## Quarterly

- ◆ Foundation piers
- ◆ Eaves and interior for squirrel and/or other animals/insects
- ◆ Chimney base for birds/squirrels (Ladder Required)

## Annually

- ◆ Chimney cap and flashing (Bucket Truck Required)
- ◆ Standing seam metal roof and paint
- ◆ Windows and shutters for operation
- ◆ Annual termite inspection (under contract through Facilities)

See Appendix C for the Paint Maintenance Plan

# NEXT STEPS—MASTER PLANNING FOR THE HOUSE AND SITE

**Public Outreach.** Engagement with the Black community is essential not only for the success of the project but to ensure the Ailey Young House is interpreted responsibly to speak to the Black experience in Wake Forest. Through existing partnerships, the NECC, and the Black churches, robust public outreach will be the backbone of the project. The following questions should be included in the outreach:

- ◆ How do you want to see the Ailey Young House and site used? For example, museum, public art, place of reflection, picnic areas, shelter.
- ◆ What types of exhibits do you want to see at the Ailey Young House? For example, Women’s history, Educational history, community foodways, community history.
- ◆ Do you have photographs or information about the area that can be incorporated into the site plans?
- ◆ Do have recollections of the site, house or areas that can be helpful to the site plans?

**Master Planning.** Master site planning must incorporate expertise in historic properties, archaeology, landscape architecture, and engineering. The following elements must be incorporated into the Master Plan:

- ◆ Archaeology (before, during, and after construction).
- ◆ Interpretation of elements no longer extant such as the Simmons Row houses.
- ◆ Water mitigation.
- ◆ Pedestrian access to and through the site.
- ◆ Preservation of the setting, feeling, and association.
- ◆ Tree preservation, stream protection.
- ◆ Amenities (park space, public art, gravel parking, restrooms).
- ◆ Interpretative signage.
- ◆ Phases of construction, priorities, budget.

**Site development plans.** Once the Master Plan is approved and adopted construction documentation can be completed. The following elements will be part of the site development plans.

- ◆ Additional site investigations.
- ◆ Public design process (Historic Preservation Commission approval).
- ◆ Landscape design and construction drawings, technical specifications, cost estimates.
- ◆ Review the existing porch plans and make changes as necessary based on master and site plans. The current porch design incorporates the topography to accommodate the ADA accessible ramp. The ramp has been designed to be stored under the porch unless its needed. This design will require adjustment once the Master Plan process and site development process determine the best route for access.
- ◆ Permitting requirements.



# 5. THE COLLECTION

The collection associated with the Ailey Young House includes documents, photographs, oral history, and artifacts. Since the Ailey Young House was identified in 2008, items have been collected that inform the history of the house and the site. Unfortunately, to date an actual photograph of the Ailey Young House or Ailey and Henry Young has not been identified. However, there are photos of Allen Young and his children, photographs of the Ailey Young House rehabilitation, as well as documents associated with Ailey and Henry Young that include deeds, marriage certificates, county records, census records, newspaper articles, etc. Artifacts have been collected from archaeological investigations conducted on the site. The artifacts represent items from the early 1800s up to present day and are currently maintained at the Office of State Archaeology in Raleigh.

The Ailey Young House collection is owned by the Town of Wake Forest and is instrumental in telling the story of Ailey and Henry Young, other residents on N. White Street, and the history of this portion of the Northeast Community. Maintaining and managing the collection properly is essential to preserving the material remains so that we can learn from the information they hold, use them as tools for teaching, and as tangible memories for descendant communities. Information about the collection including different materials, their location and preservation, proposed methods to effectively manage the existing and future collection associated with the Ailey Young House are discussed on the following page.

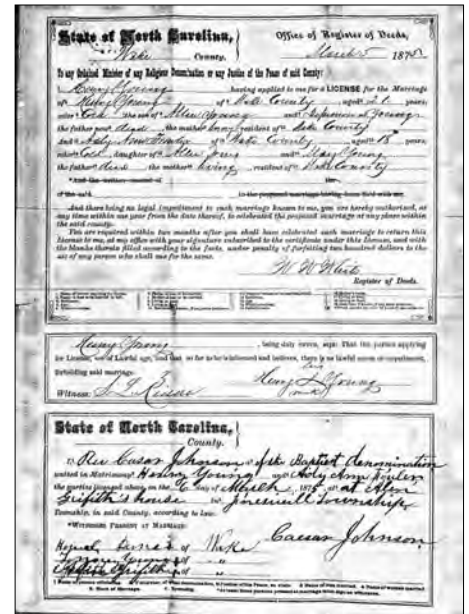


Figure 33. Marriage Certificate for Henry and Ailey Young



1 cm

Figure 34. Gold military pendant of the 120th Infantry Regiment of the North Carolina.



Figure 35. Documentary photo of Simmons Row, N. White Street.

- ◆ **Documents** include maps, deeds, wills, public records, private papers, newspaper articles, reports, letters, books, scrapbooks, and music. Most of the documents associated with the Ailey Young House are digitized copies of documents held in other repositories such as NC Archives. As more research is conducted it is likely the Town will acquire original documents. It is necessary to determine where the documents should be permanently held to allow for public access. The Wake Forest Historical Museum is the current location of many Ailey Young House documents.

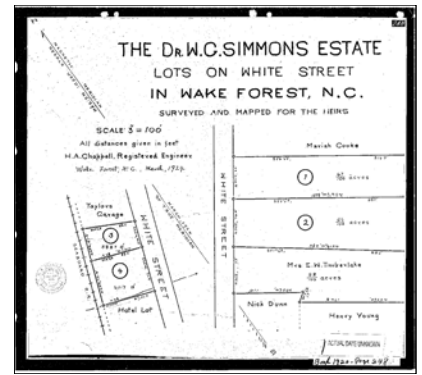


Figure 36. Plat of Dr. Simmons Estate, Lots on White Street.

- ◆ **Photographs** include aerial photography, portrait photography, family photographs, polaroids, snapshots, and digital photographs. Hundreds of photographs have been taken of the Ailey Young House as a record of the rehabilitation project. There are a two known documentary photographs of the area known as “Simmons Row”. These are archived at the Wake Forest Historical Museum. The Town will maintain digital copies of photographs associated with the house, site, and collection. Original photographs and digital copies should also be archived at a permanent repository such as the Wake Forest Historical Museum.



Figure 37. Documentary photo of Simmons Row Houses on N. White Street.

- ◆ **Oral History** is a method of conducting research interviews with a person who has personal experience associated with a significant historical event, person, or place. Oral histories provide first hand knowledge that will be lost once the person is gone. Oral histories should be conducted by a professional historian or at a minimum follow guidelines on ethical obligations and responsibilities. The Wake Forest Historical Museum (WFHM) is a partner for Oral Histories in Wake Forest.



Figure 38. Dr. Enoch Holloway provides oral history about the Old Cemetery at Friendship Chapel. (Wake Forest Historical Museum)

- ◆ **Artifacts** are anything created by humans which provides information about its creator’s culture. Metal detecting and two small excavations have resulted in 11 boxes containing over 1000 artifacts. They are housed at the North Carolina Office of State Archaeology Research Center (OSARC) in Raleigh. A curation agreement or deed of gift should be executed for the future management of the artifact collection. As an option, the Town can establish a climate controlled curation facility to store the artifacts within the Town.



Figure 39. Bassett Furniture Brand Plate.

# NEXT STEPS—CARING FOR THE COLLECTION

**Public Outreach.** Working with the Northeast Community to collect and interpret their material culture and history. This outreach is critical during all phases of the project. Example questions include:

- ◆ Do you have any documents, photographs, and/or information that can be added to the collection?
- ◆ Do you have a family member or know some one we should contact for an oral history interview?
- ◆ How would you like to see the collection shared with the community?
- ◆ How would you like to engage with the collection?

**Master Planning.** The collection associated with the Ailey Young house helps to tell the story of the family, the Northeast Community, and the Town. Master site planning must incorporate expertise in historic properties, archaeology, landscape architecture, and engineering. The following will ensure the collection is included in the master planning.

- ◆ Archaeology compliance and testing. (before, during, and after construction).
- ◆ Protection of the site during ground-disturbing activities.
- ◆ Following archaeological guidelines when working on the site.
- ◆ Maintaining document records of all work, locations of ground disturbance, and changes to the site.
- ◆ Coming to an agreement with the NCOSARC for the long-term curation of the artifacts or constructing a climate controlled curation facility to store the artifacts.

**Interpretation and Public Education.** The interpretation and public education of the site must be incorporated into the master plan. The following components will guide appropriate and relevant education of the site and its collections.

- ◆ Significant themes include Reconstruction, Freedman's Villages, education, housing, community development, family, foodways, women's history, Jim Crow, Civil Rights).
- ◆ Short-term and long-term archaeology projects. Short-term are those completed in concert with the construction phase of the site. Long-term include a long-range plan for completing excavations on the site whether it be contract archaeology, an academic field school program and/or community-based archaeology or combination of the three.
- ◆ Interpretative panels and signage to highlight the different site components like Simmons Row.
- ◆ Exhibits inside the Ailey Young House (permanent vs rotating).
- ◆ Collection management. Artifact curation and storage.
- ◆ Possibly linking the Ailey Young House with other African American sites in surrounding area.



# NEXT STEPS—INTERPRETATION AND EXHIBITS

Public outreach and master site planning will inform the interpretation and exhibits to be used at the Ailey Young House and site. The illustrations below provide a few ideas that have been successful at other historic sites.



Figure 40. Archaeology is the basis for reconstruction at Somerset Plantation. Photo Courtesy of NC Historic Sites.



Figure 41. These exhibit panels are freestanding and portable. They would be useful at the Ailey Young House for an event and later moved to the lobby of Town Hall or the Wake Forest Historical Museum.



Figure 42. The interpretation panel above allows visitors to stand on a viewing platform (top) and look through the clear interpretation exhibit. The building is etched on the glass and provides a glimpse into its original appearance on the landscape.



Figure 44. Stagville Historic Site in Durham uses interpretive panels and QR codes for additional and easily shareable information about the historic foundations and site features on the property.

# 6. PROPOSED NEXT STEPS SCHEDULE (2023-2029)

## Winter/Spring 2023

- ◆ Public outreach in the Northeast Community as well as the broader community with special attention to historically Black organizations and businesses.
- ◆ Re-engage the Ailey Young House steering committee.
- ◆ Meet with TWF Engineering, Public Works, Facilities, PRCR Facilities—soil erosion mitigation.
- ◆ Determine best solution for soil erosion/ next steps.
- ◆ Complete acquisition of .92 acres south of Ailey Young House.

## Spring/Summer /Fall/Winter 2023

- ◆ Soil erosion mitigation in place.
- ◆ Complete repairs.
- ◆ Refresh paint per maintenance plan.
- ◆ Public outreach in the Northeast Community as well as the broader community with special attention to historically Black organizations and businesses.
- ◆ Draft and release RFP for Master Plan.
- ◆ Contract for Master Plan (12 month process).
- ◆ Repoint or remove boiler chimney in kitchen.
- ◆ Repair masonry around fireplaces and hearths.
- ◆ Complete curation agreement or Deed of Gift with OSA for artifacts.

## Winter/Spring/Summer 2024

- ◆ Master planning process.
- ◆ Public engagement for the master planning process.
- ◆ Draft RFP and contract for site improvement and construction drawings.
- ◆ Conduct annual inspections and make repairs as needed.



## Winter/Spring/Summer 2025

- ◆ Contract for construction of site improvements and amenities.
- ◆ Archaeology/archaeological monitoring before and/or during construction.
- ◆ Public engagement for opening exhibits and events.

## Spring/Summer 2026

- ◆ Open Ailey Young to the public with exhibits.
- ◆ Plan field schools/graduate work with Wake Forest University and NCSU.

## 2026-2029

- ◆ Continue to engage the Black Community for interpretation and exhibit information.
- ◆ Continue to maintain house and monitor site
- ◆ Begin planning for next five-ten years.



Figure 45. The east side of the Ailey Young House (left) and the west side interior of the Ailey Young House (right).



# 7. PARTNERSHIPS

**Northeast Community Coalition (NECC).** The NECC aims to preserve the proud history of the community, promote and provide resident access to advancement opportunities, and project a positive future for their neighborhood and the surrounding Wake Forest area using a three pronged strategy to include community investment, community improvement, and community involvement. The NECC has been instrumental in assisting with oral history interviews, historical documentation, public outreach, event participation, and overall community engagement for Ailey Young House projects.

**Wake Forest Historical Museum (WFHM).** The mission is to preserve, share, and support the full unique history and culture of Wake Forest—College, Town, University; and in cooperation with Wake Forest University to create a living laboratory of academic inquiry into civic, community, and institutional history. The staff of WFHM have been constantly engaged with the Ailey Young House project and African American history in Wake Forest.

**Cultural Heritage and Archeological Research Group (CHARG), Cultural Heritage and Preservation Program, Wake Forest University.** CHARG makes archaeological research more visible and accessible to the public through community engagement, institutional collaboration, and digital tools.

CHARG is a research group focused on working collaboratively with institutions and communities to build accessible tools, trainings, and resources to make archaeology a more useful and accessible resource for the public at large. This is achieved through collaborative processes, engaged student learning, and the construction of digital tools for public engagement.

**Public History Program, North Carolina State University.** Dr. Alicia McGill, PhD., Associate Professor, NCSU, has partnered with the Town of Wake Forest Historic Preservation Planning program for three semesters to conduct research in the Northeast Community. This partnership has resulted in the content of the Sites of Memory Story Map, proposed interpretative signage at the Alston Massenburg Center, and historic contexts surrounding African American life in Wake Forest and North Carolina.

**NC State Historic Preservation Office (SHPO).** The SHPO is responsible for providing communities with assistance for Historic Preservation Commissions, National Register of Historic Places, Historic and Architectural Surveys and Inventories, Rehabilitation Tax Credits, and Environmental Review. As a Certified Local Government (CLG), the Town of Wake Forest and Historic Preservation Commission can compete for Historic Preservation Fund Grants and participate in the statewide process for Historic Preservation Planning. The Ground Penetrating Radar and limited excavation projects at the Ailey Young House used CLG grant funds.

**NC Office of State Archaeology (NCOSA).** NCOSA, a branch of the State Historic Preservation Office responsible for setting archaeological standards, providing support for CLG grant projects with an archaeological component, and support for cemetery issues.



*Figure 46. NE Community members study artifacts from the Ailey Young House.*



*Figure 47. The Ailey Young House in the snow after the roof was completed.*

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# APPENDIX A. SUMMARY OF PROJECTS COMPLETED

## Ailey Young House, A Family Legacy, A Wake Forest Treasure Video, 2015

Southeastern Baptist Theological Seminary's (SEBTS) video team worked with Town staff and Young family descendants to create a video about the Ailey Young House and the Young family. Town and SEBTS staff wrote the script and planned the video. In a one-day shoot, Ricardo Young (great, great grandson of Ailey Young) and his daughter Simone filmed the video. The same day, Michelle Michael joined Ricardo in the studio at SEBTS to complete the voice overs. The video team edited the video and provided it to the Town for use in raising awareness about the Ailey Young House and project.



*The opening shot of the video with Ricardo Young and daughter Simone (left), film crew in foreground film Ricardo Young showing his family the Ailey Young House (right).*

## Partners in Preservation: Archaeology and Outreach at the Ailey Young House in Wake Forest, Rosemarie Blewitt-Golsch and Sherry Boyette, article in North Carolina Archaeology, Volume 66, October 2017

The North Carolina State Historic Preservation Office and the Office of State Archaeology partnered with the town of Wake Forest and New South Associates, Inc., to conduct a multidisciplinary investigation of the Ailey Young House (31WA1958\*\*) with the aid of a Certified Local Government grant. The Ailey Young House is the oldest African-American historic resource in Wake Forest and was the birthplace of prominent educator Allen Young. The article provides an overview of the history, material culture, and geophysical research on the property and discusses how each of the stakeholders in this project contributed to the understanding, preservation, and

## North Carolina Archaeology



Volume 66

2017

**Ground Penetrating Radar Survey, Artifact Analysis, and Public Archaeology Workshop at the Ailey Young House, 2017, New South Associates, Inc. and the NC Office of State Archaeology (NCOSA).**

In 2017, the Town of Wake Forest received a Certified Local Government Grant to complete Ground Penetrating Radar (GPR) of the Ailey Young House site and hold a public workshop about the site, the archaeology, and implementing ground penetrating radar. Simultaneously, artifacts that had been collected between 2008 and 2012 were given to the NCOSA to clean, inventory, research, and analyze. The results of the project included the written report, *Ground Penetrating Radar Survey and Selected Metal Detecting to Prospect for Historic House Artifacts and Features at the Ailey Young House (31WA1958\*\*) Wake County, NC, New South Associates, Inc. 2017*, written analysis of the artifacts, and a two-fold workshop included a formal presentations of the work completed at the Ailey Young House were held at the Alston Massenburg Center and hands on instruction about ground penetrating radar, metal detecting, and appropriate methods was held at the Ailey Young House. Between 30 and 50 participants joined staff from the Town of Wake Forest, New South Associates and NCOSA to learn about the archaeology of the site.

The Certified Local Government Grant Project provided the Town with a baseline of information about the potential for archaeology at the Ailey Young House site. GPR is a geophysical technique that show differences in physical and chemical properties below the ground. Maps produced using GPR can assist in identifying features such as garden beds, building foundations, and other features of the landscape and built environment. GPR is especially beneficial because it does not require any ground disturbing activity so that sites remain intact. It is also a cost effective way to help narrow down areas that have a high potential for archaeological remains. While GPR is good at providing a baseline, it is not 100% definitive and excavation is still required to determine the significance of the site. Several anomalies that warrant further investigation were identified during the project and will provide the basis for future archaeological investigations.



*Workshop participants receive information and demonstration for GPR technology and appropriate archaeological methods.*

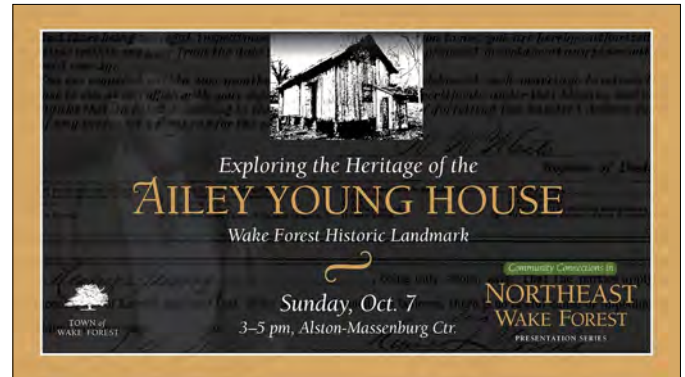


*Workshop participant takes a turn using the GPR control unit.*



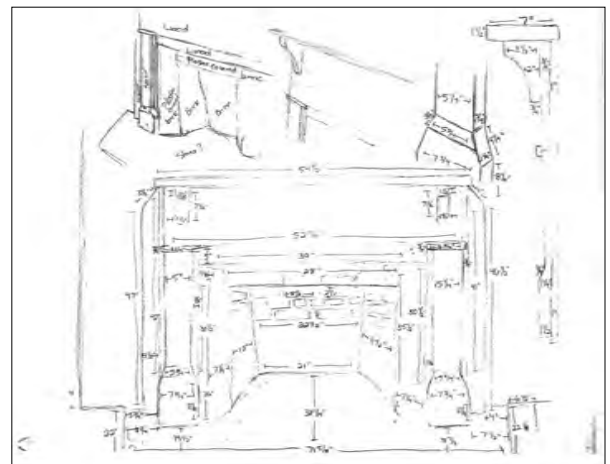
## Exploring the Heritage of the Ailey Young House Program, Town of Wake Forest

On Sunday, October 7, 2018 a two-hour workshop was held at the Alston Massenburg Center. The workshop included a welcome from Mayor Vivian Jones and Ricardo Young (great, great grandson of Ailey Young), a historical overview and project status from Senior Planner for Historic Preservation, Michelle Michael, and a panel discussion led by local citizen Roger Shackelford. The workshop was well attended with approximately 50 participants.



## Measured Drawings of the Mantel at the Ailey Young House, Katherine Crickmore, Summer Intern 2018

Summer Intern and Graduate Student at UNC-G for Museum Studies, Katherine Crickmore, completed measured drawings of the extant fireplace mantel at the Ailey Young House. The mantel is a significant feature inside the house that survived the fire. Ms. Crickmore produced complete measurements of the mantel including firebox and profiles. The drawings provide a permanent record of the significant architectural feature that can be used for future preservation and reconstruction if needed.



## Ailey Young House Interpretative Panels, The Jandy Ammons Foundation, 2018-2019.

The Town of Wake Forest in conjunction with the Wake Forest College Birthplace Society received a grant from The Jandy Ammons Foundation to design, fabricate and install three interpretative markers adjacent to the Ailey Young House. Town staff conducted the research and provided the graphic design of the signs. The signs were fabricated by Pannier Graphics and installed by Town of Wake Forest Public Works Staff. Each sign describes a different aspect of the history of the Ailey

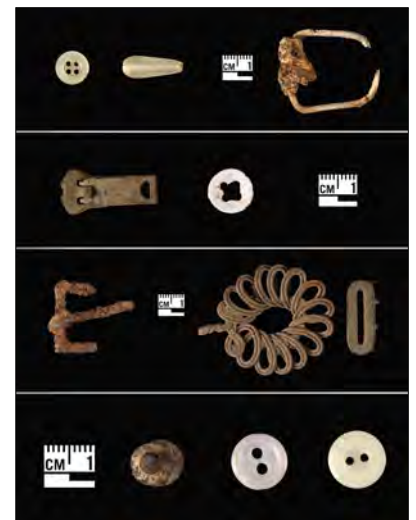


Young House, the life of Ailey Young, Allen Young and the Wake Forest Normal and Industrial Institute, and the rare architecture of the Ailey Young House. Sited adjacent to the house near the sidewalk along N. White Street, the signs provide valuable public education about Ailey Young, her family, and the house that stands to tell the story.

## Limited Archaeological Excavations at the Ailey Young House (31WA1958) Wake County, NC.

### New South Associates 2019

Certified Local Government Grant Project using the results of the Ground Penetrating Radar to identify potential architectural evidence of the porch. In April 2019, a limited excavation and public workshop was undertaken to expose porch features and artifacts associated with the Ailey Young House. The workshop educated the public about methods of research used to restore and interpret the historic site. Two features were identified: Feature 1, a linear stain with high concentration of charcoal; and feature 2, a dry-laid brick base near the location of the porch and steps. Neither feature was fully excavated as part of this project. Full excavation is recommended before any ground disturbing activity take place that may destroy the sites. Over 1600 artifacts were recovered during this excavation. These artifacts have been cleaned, analyzed, inventoried, and are currently housed at the Office of State Archaeology Curation Facility in Raleigh, NC.



*Feature 1 showing charcoal concentration (top left), Feature 2 showing a brick pattern (bottom left). Artifacts including buttons, buckle, zipper, and snap (top right), Artifacts including spoon, whiteware, glass, pull tabs (bottom right).*



## Optical Microscopy Exterior Paint Analysis, Ailey Young House, Wake Forest, North Carolina by Dr. Susan L. Buck, PhD, Conservator and Paint Analyst, 2020

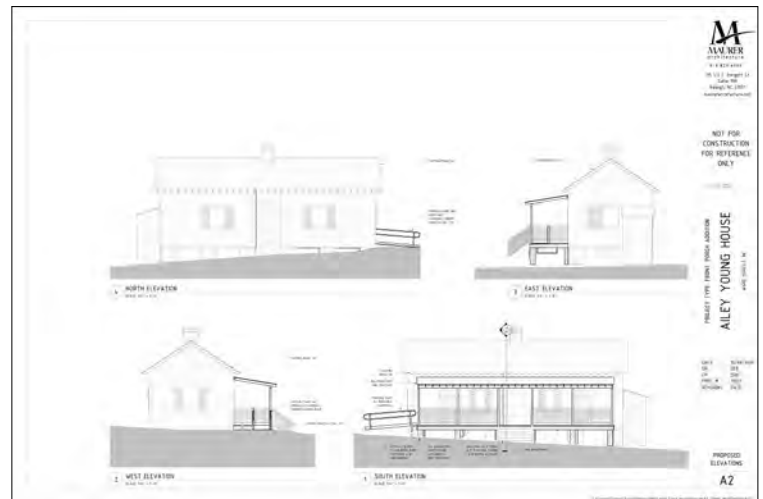
In an effort to accurately represent the exterior of the Ailey Young House, the Historic Preservation Commission approved funding paint analysis of the remnant paint. Staff took samples from an exterior board, door surround, and window surround. The samples were labeled, bagged and mailed to Dr. Buck for analysis. Dr. Buck completed a full report of the samples which determined that the house was likely painted for the first time a pale yellow between 1890 and 1900. The second layer of paint was likely in the mid-20th century and was white. The full report is available on the Town of Wake Forest website at [www.wakeforestnc.gov](http://www.wakeforestnc.gov) search "paint analysis"



*Original painted board from Ailey Young House (top), Benjamin Moore Linen Sand Color Match for Original Paint (bottom left), microscopic slide showing layers of dirt at the bottom, pale yellow in the middle, and white on the top (bottom right).*

## Ailey Young House Porch and Ramp Design, Maurer Architecture, 2020

Preliminary design of the porch and handicap ramp was completed as part of the grant from the NC Department of Natural and Cultural Resources. Architect David Maurer created a ramp that is hidden under the porch except when needed to ensure that its construction will not detract from the overall historic aesthetic of the house. The unique design requires the design to take advantage of the topography and will be subject to final site design.



## Webinars and Public Presentations.

The Ailey Young House has been the focus of several webinars hosted by the Town and Wake Forest Historic Museum including two for Black History month and two for Historic Preservation Month. In addition, staff has presented the Ailey Young House to a variety of groups including the Wake Forest and Wakefield Rotary, North Raleigh AARP, Woman's Club, Wake Forest Historical Association, Wake County Historic Preservation Commission, and



**Porch Living: The Material Culture of the Ailey Young House (31WA1958), In Preparation for Masters in Arts, North Carolina State University, Sherry Boyette 2022.**

In July, 2021, Sherry Boyette and a team of four archaeologists completed a four-day archaeological excavation at the Ailey Young House. The brick feature was identified during the 2019 Limited Excavation conducted by New South Associates but full excavation was not completed due to time constraints for that project. Ms. Boyette’s capstone project includes the results of the excavation of this feature, analysis of the artifacts collected (2,748) and recommendations for future work. Ms. Boyette presented her findings in a Preservation Month Webinar hosted by the Town of Wake Forest and the Wake Forest Historical Museum in May 2022.



*Photograph showing porch piers and floor joists in November 2009*



*Photograph illustrating the open excavation unit.*



*Bennington Doorknob (1860s-1920s) identified during excavation.*

**Picturing Simmons Row: New Heritage Strategies for Interpreting Relics of the Bottom in Wake Forest, North Carolina, Christopher Michael Robey, Thesis Submitted in Partial Fulfillment of the Master of Landscape Architecture, University of Georgia, 2022.**

The thesis focuses on Simmons Row, a demolished row of working-class housing and relict of “the Bottom,” in the Northeast Community of Wake Forest, North Carolina. Today, the Ailey Young House is the sole surviving remnant of Simmons Row, with little visible evidence to suggest its former landscape context. To address this problem, Robey took a nine-step process of abductive reasoning in order to ascertain what new heritage interpretation approach might be merited. The results of this research may equip a future project team with the tools needed to critically visualize Simmons Row but also inform strategies for interpreting relict sites in other Black vernacular spaces similarly neglected, overlooked, and undervalued. Mr. Robey presented his thesis in a Preservation Month webinar hosted by the Town and the Wake Forest Historical Museum in May 2022.



*Using Critical Visualization to illustrate Simmons Row, then and now.*



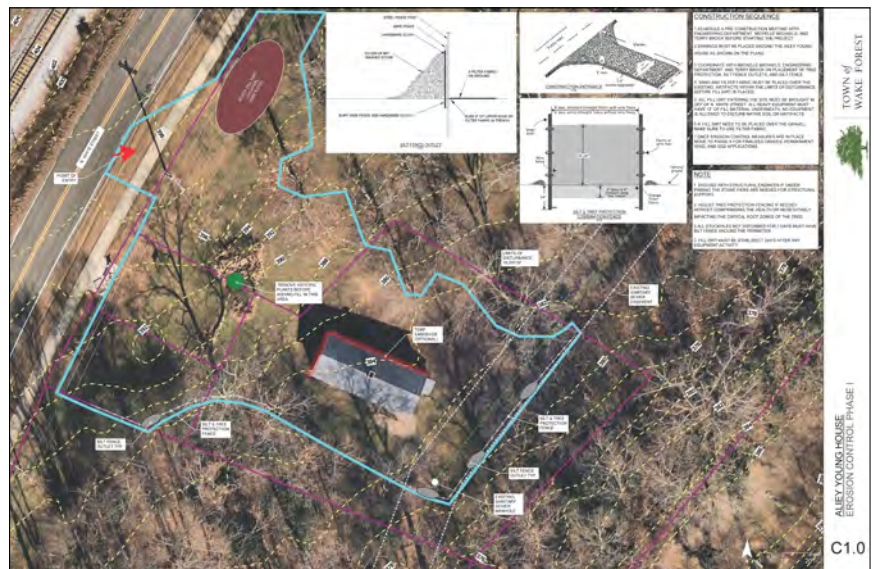
## Painting the Ailey Young House

The results of the Paint Analysis informed the decision to paint the house using traditional linseed oil paint and to match the original color. Traditional linseed oil paint is in keeping with the first time the Ailey Young House was painted between 1895 and 1905. Brouns & Co. Linseed Oil Paint of Leeds, United Kingdom donated the paint matching the paint analysis results for use on the Ailey Young House. Compton Studios contracted to paint the house using traditional methods and applying the paint according to specification. Michel Brouns visited the site and worked with painters on the first day of the project to ensure the paint would be applied correctly. The paint project was completed in June 2022. Linseed Oil paint does require follow up maintenance but if conducted properly will not need a full repaint for many years.



## Soil Erosion Control Project

Through a cooperative effort of multiple Town Departments including Planning, Engineering, Public Works (Streets, Urban Forestry), and Facilities, the Town was able to complete the soil erosion control project as described in the report in July 2023. The team brought in soil to provide 2-3 feet of fill over the site to provide a protective layer over the archaeological site. The site was finished with Bermuda sod that will provide a structurally sound foundation to not only protect the site but facilitate maintenance of the site. The historic plantings were removed for the project and replanted afterwards. This project should secure the site from damage due to poor drainage and mechanical equipment.



## APPENDIX B: SUMMARY OF REHABILITATION PROJECTS

Year	Project Description	Contractor	Funding
2009-2010	Mothball building. Secure building, cover open areas with plywood, close up window and door openings.	St. John Construction	TWF and HPC
2014-2015	Patch roof and shore up first floor. Add addition support under east entrance.	St. John Construction	HPC
2015-2016	Stabilization, removal of fire damaged sections interior.	Integrity Services Group, Inc.	Preservation NC—Stedman Incentive Grant
2015-2016	Additional work, replace interior stairs, first floor ceiling, exterior board and batten on west side façade.	Integrity Services Group, Inc.	HPC
2019-2020	Complete rehabilitation: reconstruct chimney, repair/replace roof framing and sheathing, standing seam metal roof, finish lofts, loft handrails, complete all interior repair/replacement, fabricate windows and shutters, fabricate mantel for west side, build temporary stair for access.	Integrity Services Group, Inc. Joe Armstrong (Metal Roof) Thompson Millworks, Durham (Windows)	NCDNCR Pat Schell donated brick for chimney
2021	Squirrel Screen Installation	Critter Control Durham	TWF
2022	Exterior Paint—Traditional Linseed Oil Paint	Compton Studios	TWF Brouns & Co. donated the paint
2023	Soil Erosion Project—installed gravel over roof dripline. Installed fill and sod over site to protect archaeology and mitigate erosion.	Town of Wake Forest Public Works, Facilities, Engineering, and Planning	Town of Wake Forest



# APPENDIX C: PAINT MAINTENANCE

The Ailey Young House was painted in May/June 2022 with traditional linseed oil paint. It is likely that linseed oil paint was used to paint the house originally in the 1890s. Brouns & Co. donated the paint for the project and matched the paint to Benjamin Moore Linen Sand as per the Paint Analysis Report. The following is the recommended protocol from Compton Studios (Paint Contractor) to maintain the linseed oil paint.

## **Forward:**

The following recommendations are intended to provide a maintenance protocol that extends the life of linseed oil painted surfaces and a guide for future applications of linseed oil paint. Linseed oil painted surfaces if properly maintained, provide long term protection to painted surfaces.

Linseed oil paints are made from all natural materials. In fact, only a few natural ingredients make up the paint including, zinc, calcium carbonate, and of course, linseed oil. Linseed oil is an organic drying oil expressed from flax seeds, and is susceptible to mold and mildew if not maintained properly. The linseed oil paint applied to the Ailey Young house has been specially made to protect it from mold and mildew. Prior to the paint making process, the oil is purified and zinc is added as a colorant and antifungal. Zinc continues to provide long term protection from mold and mildew throughout the life of the paint.

Like most paints, even modern ones, the surface of the painted linseed oil surfaces will begin to collect windblown soil and debris like pollen. This debris provides a bed for fungi and mildew and together and eventually convert the surface into a more hospitable surface for hungry fungi, so it is important to clean painted surfaces regularly.

## **Six months after application:**

- ◆ D/2 biological solution should be applied to all exterior painted surfaces.
- ◆ Prior to D/2 application surfaces should be brushed with a soft bristle brush to remove pollen and wind blown debris.
- ◆ Using a sprayer (pump-up, low pressure, or other,) wet the entire surface with D/2.
- ◆ Allow to air dry. D/2 works with the elements and results occur within one week to one month, depending on severity of soil.
- ◆ Reapply if rain occurs within 12 hours of application.
- ◆ D/2 may be applied annually after the first application as a preventative.

## **Twelve months after application of Brouns Linseed Oil Paint:**

- ◆ Inspect all painted surfaces and determine if further applications or touch ups are required to maintain the building envelope. The *envelope* comprises of all exterior components painted to protect and beautify the building.
- ◆ If damage or failure to the painted surfaces has occurred, determine the cause of the damage (i.e., rodents, insects) and repair accordingly.

## **Twelve months after application of Brouns Linseed Oil Paint (continued)**

If needed, apply Broun's Linseed Oil Paint to areas of repair following the Broun's procedures below.

### ***Linseed Oil Paint Application - Brouns & Co. Linseed Oil Paint -***

- ◆ Apply a thin coat of linseed oil paint primer. The primer is a blend of 70% raw linseed oil to 30% of the linseed oil paint to be used as the final presentation finish. This application is applied thin, similar to an application of stain. Only natural fiber brushes should be used for this process. Round or oval paint brushes are best as they carry a heavier load of the linseed oil than modern paint brushes. Allow to dry until it is no longer tacky (24 -72 hours)
- ◆ Apply Broun's Linseed Oil paint over the primer using the same brushes used when priming. This coat should be only slightly thicker than the primer coat.
- ◆ As a precaution, D/2 biological solution should be applied to painted surfaces to prevent potential mold growth after one month of curing. D/2 is applied annually, or semiannually in certain environments.

## **2 years after application of Brouns Linseed Oil Paint:**

- ◆ All exterior painted surfaces should be inspected to determine the aging characteristics of the applied Linseed Oil Paint. Traditionally crafted linseed oil paints age differently based on the pigment to oil ratio and pigments used. Lighter colors tend to weather better than darker colors. It is good practice to periodically inspect the painted surfaces. An inspection usually only involves viewing the surface to evaluate sheen and wiping a soft cloth over the surface to see if pigment appears on the cloth after wiping. If the painted surfaces have low sheen and/or pigment is present on a soft cloth after wiping it may be time to refresh the surface.

## **Refreshing linseed oil painted surfaces:**

- ◆ Clean all surfaces using warm water and a light detergent such as Simple Green All Purpose Cleaner (1:30 solution) and rinse thoroughly with water. Allow to dry for 24 hrs.
- ◆ Apply Broun's Boiled Linseed Oil to all painted surfaces using a cotton (or similar) applicator. This applicator is usually a rag folded several times to allow oil to be applied over a large area. The oil should be applied in a circular motion and rubbed into the painted surface followed by a wipe in the direction of the previous brushstroke so that only a very thin film remains.
- ◆ **COTTON RAGS SATURATED WITH LINSEED OIL ARE COMBUSTIBLE AND SHOULD BE DISCARDED IN A BUCKET OF WATER AND TRANSPORTED OFF SITE DAILY.**

## **Long-Term Maintenance**

Add a coat of linseed oil on top of painted surfaces every few years (the exact frequency will depend on which color paint you have chosen and how much direct sunlight the surface gets).

***Be careful not to apply boiled linseed oil (BLO) too heavily on the surface. Pooled or dripping BLO will discolor and does not acquire the full benefits of the zinc oxide pigment in the previous coat.***

- ◆ Repaint the surface every 10–15 years.
- ◆ Either way, you will definitely not need to completely strip and repaint the surface ever again, unlike if you were using conventional outdoor paint.

## **If the Surface becomes more matte**

Though linseed paint has a very nice sheen when freshly painted, this is not the final finish. In fact, linseed paint will not develop its proper patina for a couple of years. Natural UV light will strip oil from the surface over this time, which will eventually result in the lovely matte finish associated with linseed paint.



# APPENDIX D. Strategies to Protect the Archaeology

## Proposed Strategies for Controlling Erosion and Protecting Archaeological Resources at the Ailey Young House

Terry P. Brock, PhD, RPA

Wake Forest Historical Museum

Cultural Heritage and Archaeological Research Group

Wake Forest University

The Ailey Young House is a structure of historical significance located in Wake Forest, North Carolina. Owned by the Town of Wake Forest, this building was constructed in the mid-19th century, and is best known as the post-Emancipation home of Ailey Young and her family. The house is a saddlebag style building built on stone piers, designed with a central chimney and two family-sized dwellings on either side. The style is consistent with architectural styles of buildings used by enslavers to house their enslaved labor force. Historical evidence suggests this building was built no later than the 1870s. Archaeological resources are critical to better understanding the earliest period that this structure may have been built, in addition to learning about the design of its front porch, and the lives of the African American families that lived in it and used the landscape surrounding it. Unfortunately, the surrounding landscape is not conducive to protecting the archaeological resources in its current state - erosion has exposed artifacts across the site, putting the ability to understand the site and its significance in danger. This report will address some of the key areas of erosion and propose solutions to the Town of Wake Forest to provide better protection of these resources, in addition to considerations when mitigating the efforts. Our primary recommendation, however, is the convening of erosion specialists and an archaeologist to discuss the viability and effectiveness of these proposed options, in addition to other options that might be available.



Figure 1: Image showing exposed archaeological resources alongside the slope leading down to the Ailey Young House.

## Archaeological Context

Archaeological methods rely not only on the collection and analysis of artifacts, but specifically on the specific location of where those artifacts were last left by the people in the past. Erosion threatens the preservation of this context.. Water runoff can move objects from their original location. It can remove the soil surrounding the objects, making it unclear how they interact. It also exposes artifacts, making them visible on the landscape. This makes artifacts vulnerable to environmental issues, such as increased oxidation of metal objects and the accelerated decay of every type of artifact (Mathewson 1989); mechanical demolition from vehicles and lawn equipment; and human behavior, be it by stepping on objects, or the removal of objects from their original context. All of these actions impede the ability for the site be preserved and studied. Artifacts are, in fact, safer when they are underground.

There are three main concerns regarding the erosion at the Ailey Young House Site.

1. The erosion along the hill that continues to expose artifacts (Figure 1).
2. The erosion that washes away topsoil and exposes artifacts around the structure (Figure 2).

The dripline off the Ailey Young House roof that has created a ditch along the side of the structure (Figure 3).

In each instance, artifacts are exposed to foot and lawn maintenance traffic, in addition to the potential for looting and moving of artifacts by visitors and Town staff. Unfortunately, typical erosion mitigation solutions require digging to install pipes, catch basins, and other solutions. Additionally, some practices run the risk of making future excavation very difficult, and visually disrupting the historical character of the excavation site.



Figure 2: Image shows eroded topsoil and exposed archaeological resources at the base of the hill and near the building.



## Solutions

Our primary recommendation is to meet with erosion control specialists and engineers to discuss ideal options, and to ensure that we have correctly identified the cause of the erosion at the site. Specialists will have a greater knowledge of the options, cost, and suitability of different measures. We would request that an archaeologist be present at this meeting, to ensure the archaeological integrity of the site. Based on preliminary research of erosion control techniques from an archaeological perspective, these are the following recommendations. However, they should be discussed with specialists to determine if they would meet our objectives.

### Erosion Control on Hillside and Around the Building

Because the cause of the damage to the site is the result of water runoff, it appears that the solutions are either capturing or redirecting the runoff. The solutions all include trenching of some degree. Even seemingly non-invasive options such as silt fences, straw wattles, or hay bales require that the barrier be installed at a minimum of 5" below the surface, otherwise water runoff will cut underneath, causing more damage. Because the archaeological resources are on the surface, any impact of the ground surface will result in archaeological disturbance. Additional options such as adding riprap or revetment stone will deter efforts at future excavation and may harm the visual historic landscape.

The best solution is to add layers of sediment to the current surface, and to encourage the growth of vegetation. This can be done by adding topsoil, mulch, or straw. Additional options include erosion control blankets. These blankets are ideal for slopes, and allow you to seed the area, and then stretch these blankets over top. Blankets can be biodegradable or not, and will slow water runoff and keep the seeds from washing or blowing away. Installation appears to include a trench being excavated at the top of the slope to serve as an anchor. This would obviously not be ideal, and hopefully experts may have additional solutions such as weighing down the blanket or using staples to hold it in place.

Before installing the blankets, as long as the experts believe it will not erode away, adding a layer of new topsoil would also be advised. This is to further protect the archaeological resources during blanket installation, and also to create a buffer between the archaeological resources and the new vegetation.



Figure 3: Image shows the dripline in front of the structure which has excavated and exposed archaeological artifacts.

## Drip Line Erosion

The drip line also needs to be treated to mitigate the current erosion and prevent it from occurring again. The following is advised in this instance. First, add filter fabric over top of the current drip line and extend it to the edge and underneath the structure. Secure it with staples. Then, add a layer of sand or topsoil to fill the trench, and then a layer of stones. The stone layer will serve to redirect water, while the soil will protect the currently exposed artifacts..

## Installation of Erosion Control Measures

A series of precautions should be taken when adopting these measures in order to reduce additional damage to exposed archaeology.

1. No heavy vehicle traffic on the site except for on the already graveled or paved surface. Unfortunately, there are artifacts exposed across the site, and heavy vehicle traffic will further damage artifacts. This means spreading topsoil will require the use of wheelbarrows and hand tools.
2. When spreading topsoil or fabric, work from already covered areas outwards - for example, start spreading topsoil from the gravel road, and then move across the site, so that wheel barrows and foot traffic stay off the exposed artifacts.
3. If vehicles must be used, use excavator mats to lay down on top of the surface to access needed areas.

An archaeologist should be onsite to mitigate or advise in any unforeseen obstacles.

Additionally, before installing erosion control measures, consider getting aerial, ortho photographs from 5-10' of the entire site to document its current surfaces.

## Project Execution

In Spring of 2023, staff from the Town of Wake Forest met on site to plan for the archaeological protection and soil erosion mitigation on the site. Staff from Planning, Engineering, Public Works, and Facilities were part of the meeting and prepared a plan to complete the project in response to Dr. Brock's report.

The Engineering Department submitted construction plans to the Planning Department through the electronic portal for approval in May 8, 2023. Revisions for submitted on June 9, 2023 and were approved for construction on June 21, 2023. The Public Works Streets Team erected protection fencing and began preparing the site July 14, 2023. The Urban Forestry coordinator and streets staff removed the historic Canna Lillies and placed them in a holding area for replanting after the project. Dr. Brock documented the foundation piles and other significant sites in the project area through photography and mapping. Work began on July 17th to bring in the additional soil, build a berm around the house, and lay sod. The project was completed by August 2, 2023 and has been effective in diverting the water around the Ailey Young House and protecting the archaeological component of the site. A true team effort by multiple departments within the Town of Wake Forest, thanks to Engineering, Public Works—Streets, Public Works—Urban Forestry, Facilities, Planning, and Wake Forest Power. The construction plans and before and after photos are on the following pages.





**Certificate of Appropriateness Application**  
(Certificate of Appropriateness - Minor Work Workflow)

Town of Wake Forest, NC  
301 S. Brooks St  
Wake Forest, NC 27587-2932  
TEL (919) 435-9510 | FAX (919) 435-9539

**Project Overview** #1043127

**Project Title:** Ailey Young House Erosion Control Plans      **Jurisdiction:** Town of Wake Forest (Wake County)  
**Application Type:** Certificate of Appropriateness      **State:** NC  
**Workflow:** Certificate of Appropriateness - Minor Work      **County:** Wake

**FILING INSTRUCTIONS**

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST](#)

*Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.*

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

**Address & Basic Site Information**

**Please Note:**  
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

**Project Address or PIN:** 320 N White St (1841526894)      **Tax PIN:** 1841526894  
**Acreage:** 1.35      **Name of Existing Development/Subdivision (if applicable—for reference only):** Ailey Young House

**For unverified addresses/parcels only,** please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

**Current Use & Zoning (required only if address/parcel is unverified):**  
Current zoning Urban Residential. use is a historic landmark in the Town of Wake Forest.

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop*

down.

#### GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

**Parcel Area: GIS Acreage**

- 320 N White St: 0.33

**Wake Forest (WF): Town Limits**

- 320 N White St: WF

**Base District: Zoning**

- 320 N White St: UR

**In SH2-O Overlay:**

**In TND Overlay:**

**In HL-O Overlay:**

**In National Register of Historic Places:**

**Current Use: Land Use Development**

- 320 N White St: Residential

**Planning and Zoning: Jurisdiction**

- 320 N White St: WAKE FOREST

**In SH1-O Overlay:**

**In Water Supply Watershed Protection Overlay:**

**In SF Overlay:**

**In MVCP-O Overlay:**

**In Flood Hazard Area:**

#### GENERAL INFORMATION

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

**Project Contact - Property Owner**

Town of Wake Forest  
Town of Wake Forest  
301 S Brooks St  
Wake Forest, NC 27587  
P:919-987-6650  
cglass@wakeforestnc.gov

**Project Contact - Applicant**

Chris Glass  
Town of Wake Forest  
401 Elm Avenue  
Wake Forest, NC 27587  
P:(919) 5546100  
cglass@wakeforestnc.gov

#### PROJECT INFORMATION

**Project Type:** Minor Work

**Description of Request:**

Adding fill to the site with stabilized vegetation to eliminate erosion and exposing historical artifacts.

**Was work completed prior to obtaining the required permit?:** No

**Name, address, and email that Zoning Verification Letter should be addressed to:**

Chris Glass  
301 S. Brooks Street  
Wake Forest, NC 27587  
919.435.9443  
cglass@wakeforestnc.gov



# AILEY YOUNG HOUSE EROSION CONTROL PLANS

320 N White St  
Wake Forest, NC 27587

**CONSTRUCTION DRAWINGS**  
PROJECT NUMBER: 1017729  
DATE: JUNE 9, 2023

SHEET DATA	
PROJECT ADDRESS	320 N White St Wake Forest, NC 27587
OWNER	Town of Wake Forest
PN	18415026894, 18415027953
REAL ESTATE ID	0090425, 0103479
ZONING	Urban Residential (UR)
WATERSHED	Spring Branch
PROJECT AREA	1.35
AREA IN FLOODWAY/COOP PLAN	Property within Zone X Map No. 3720184100X Date July 19, 2022
PARKING SUMMARY	None
PROPOSED IMPERVIOUS DISTURBED AREA	18,000 sq ft (0.41 Acres)
BUILDING SETBACKS TO RIGHT-OF-WAY	20'
FRONT SETBACK	5'
SIDE MIN. SETBACK	20'
REAR MIN. SETBACK	20'
MAX BUILDING HEIGHT	3 Stories



**VICINITY MAP**

N.T.S.

**CONTACTS**

**Michelle Michael, MHP**  
Senior Planner-Historic Preservation  
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301 S. Brooks Street  
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**Terry Brock, PhD, RPA**  
Manager of Archaeology and Research  
Wake Forest Historical Museum |  
Director, Cultural Heritage and  
Archaeology Research Group |  
Research Associate, Cultural Heritage and  
Archaeology  
Wake Forest University |  
336.758.3717  
brock@wfu.edu

**SHEET INDEX**

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	EROSION CONTROL PHASE I PLAN
C2.1	EROSION CONTROL PHASE II PLAN
C3.0	NOTES AND DETAILS
TOTAL SHEETS: 5	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF WAKE FOREST STANDARDS

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Departments. This approval may not be altered once issued.

Public Works Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be altered once issued.

Planning

**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**  
Electronic Approval: This approval is being issued electronically. This approval is valid upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the City of Raleigh standards. Any electronic approval may not be edited once issued. Any modification of this approval once issued will invalidate this approval.

City of Raleigh Development Approval:  
Raleigh Water Review Officer



**AILEY YOUNG HOUSE EROSION CONTROL PLANS**  
**COVER SHEET**

**C0.0**



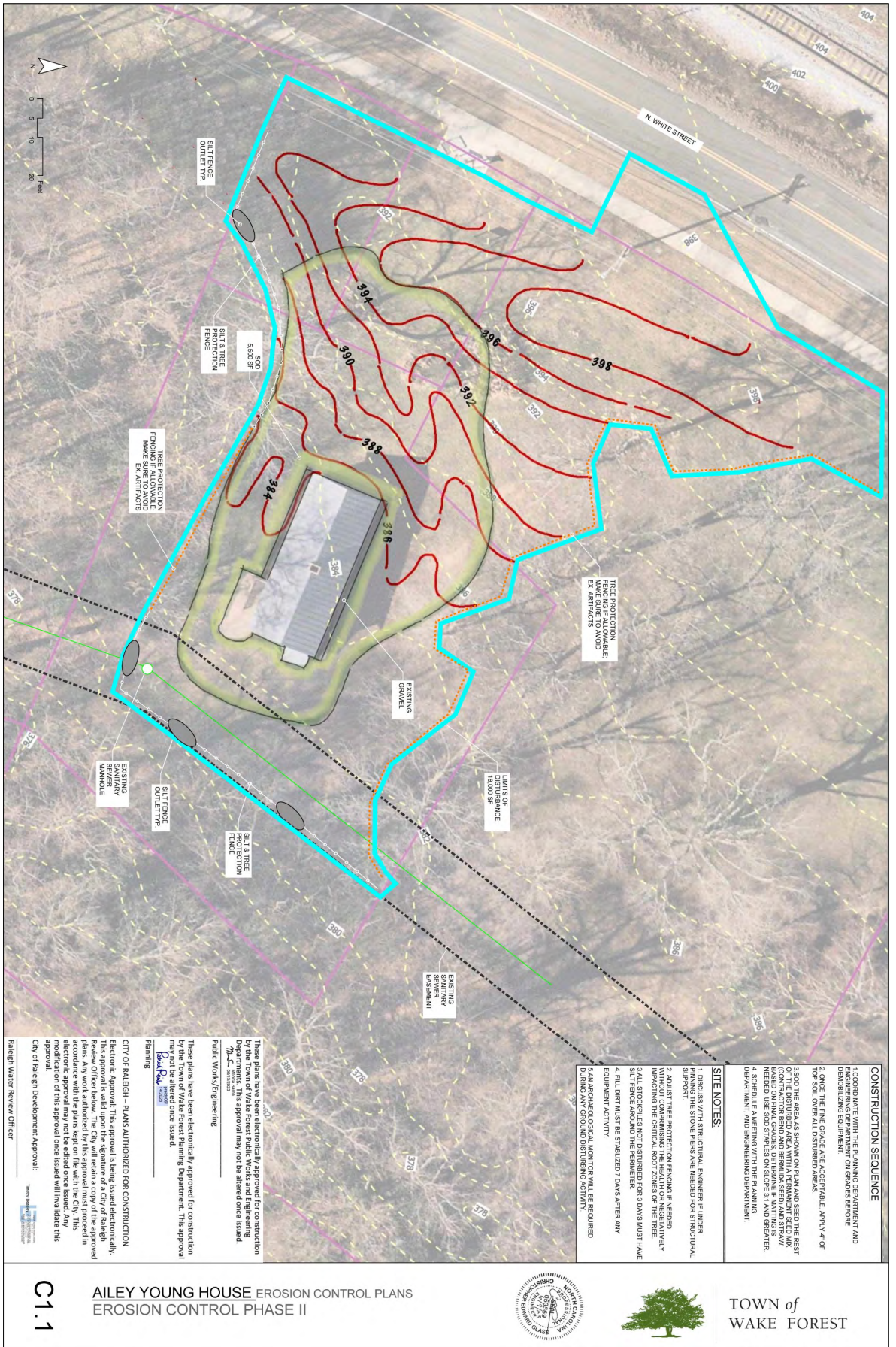
TOWN of  
WAKE FOREST











**CONSTRUCTION SEQUENCE**

1. COORDINATE WITH THE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT ON GRADES BEFORE DISBURSING EQUIPMENT.
2. ONCE THE FINE GRADE ARE ACCEPTABLE, APPLY 4" OF TOP SOIL OVER ALL DISTURBED AREAS.
3. SOIL THE AREAS AS SHOWN ON PLAN AND SEED THE REST OF THE DISTURBED AREA WITH A PERENNIAL SEED MIX BASED ON FINAL GRADES. DETERMINE IF PLANTING IS NEEDED. USE SOIL SAMPLES ON SLOPE 3:1 AND GREATER DEPARTMENT AND ENGINEERING DEPARTMENT.

**SITE NOTES:**

1. DISCUSS WITH STRUCTURAL ENGINEER IF UNDER PAVING THE STONE PILES ARE NEEDED FOR STRUCTURAL.
2. ADJUST TREE PROTECTION FENCING AS NEEDED.
3. ALL STOCKPILES NOT DISTURBED FOR 3 DAYS MUST HAVE SILT FENCE AROUND THE PERIMETER.
4. FILL DIRT MUST BE STABILIZED 7 DAYS AFTER ANY EQUIPMENT ACTIVITY.
5. AN ARCHAEOLOGICAL MONITOR WILL BE REQUIRED DURING ANY GROUND DISTURBING ACTIVITY.

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be altered once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be altered once issued.

Planning

**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**

Electronic Approval: This approval is being issued electronically. This approval is valid upon the signature of a City of Raleigh official. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification of this approval once issued will invalidate this City of Raleigh Development Approval.

Raleigh Water Review Officer

C1.1

**AILEY YOUNG HOUSE EROSION CONTROL PLANS**  
**EROSION CONTROL PHASE II**



TOWN of  
 WAKE FOREST





Before, During, and After Project Photos —Ailey Young House Erosion Control Plans, Town of Wake Forest



Before view looking west from southeast corner of house.



Before view looking south from cemetery boundary.



During view looking west at southeast corner of house.



During view looking south from cemetery boundary.



After view looking west from southeast corner of house.



After view looking southwest from rear of house.