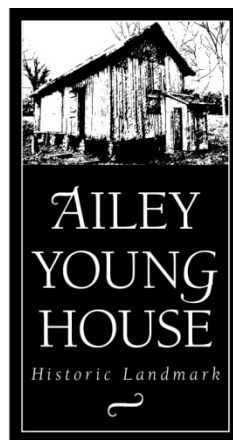


Ailey Young House Historic Preservation Plan



Members of the Young family in front of the circa 1875 Ailey Young House in Wake Forest, North Carolina



Preservation Plan for the Ailey Young House

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Introduction

The Ailey Young House, located in the 300 block of North White Street, was re-discovered in 2008 during the survey of historic resources in Wake Forest. The building and land was purchased by the Town of Wake Forest in the 1980s for cemetery expansion. The building is the oldest extant African American historic resource in Wake Forest and is a rare example of Reconstruction-era construction in North Carolina. This preservation plan will seek to identify the significance of the resource and its importance to the Town of Wake Forest, Wake County, and North Carolina. A history of the resource will be discussed as well as its current status. The restoration and preservation of the building in the short-and long term will also be addressed including costs, funding sources, and integration into existing town plans.

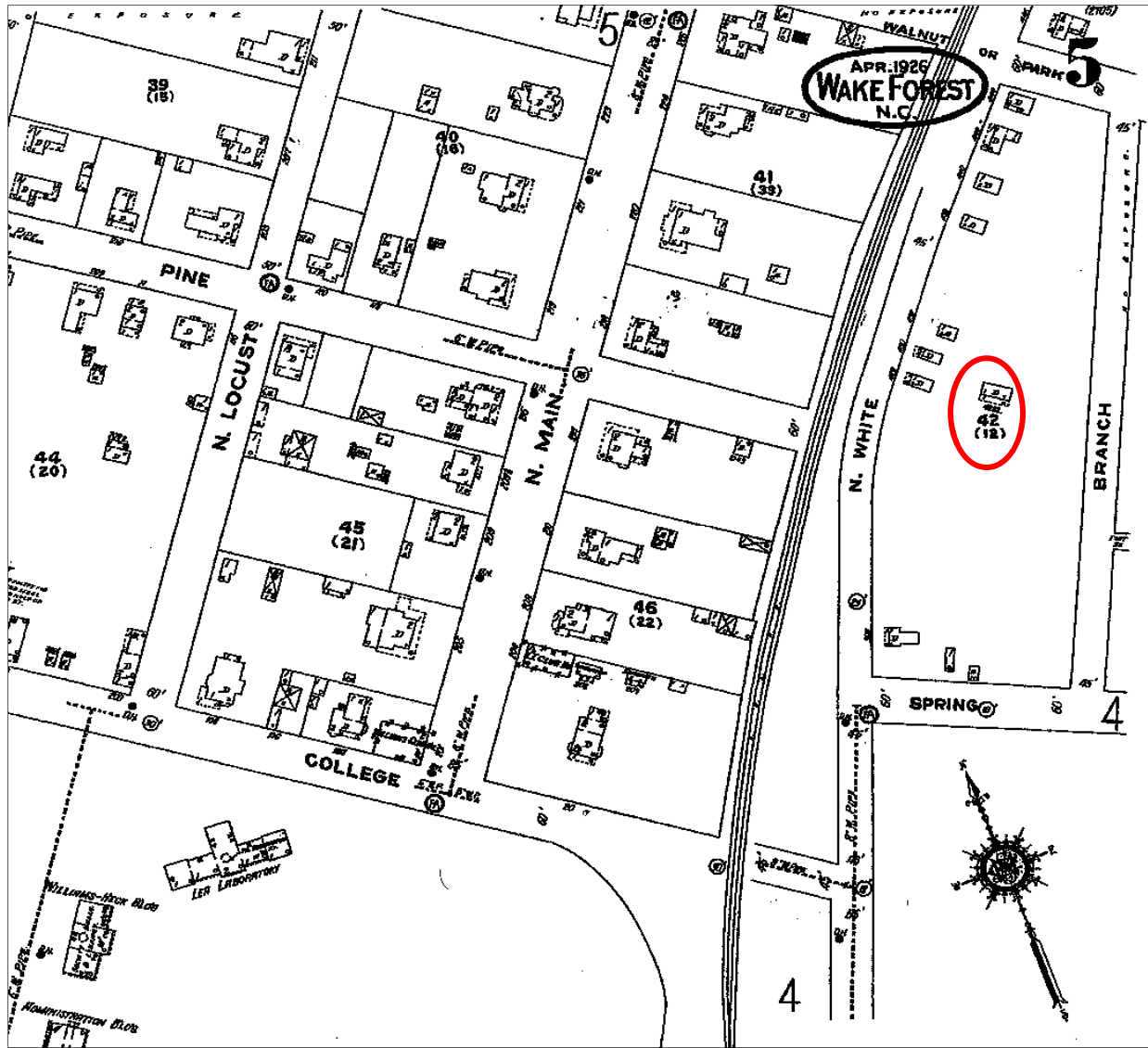
The National Trust Publication, Preserving African American Historic Places, states:

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.

The Ailey Young House is one such place. Regardless of the size and condition, this virtually unaltered house was the home of Ailey Young, her husband and ten children. One of those children was Allen Young, thought to have been born in the house, who became one of Wake Forest's most significant citizens.

History

The house is thought to have been constructed around 1875 as rental housing by Professor William G. Simmons, a faculty member at nearby Wake Forest College. However, it may be earlier. It was one of several houses known as "Simmons Row". Professor Simmons' widow sold the houses after his death and this area was the beginning of what would become the East End neighborhood. Ailey Fowler Young purchased the house in 1895. It is believed that she and her family had lived in the house since its construction around 1875. It is likely that the house original was home to two families, one on each side, but that at some point it became a single-family home. The Young's raised twelve children in this two-room house. Their son, Allen, was born in 1875 and would grow up to be one of Wake Forest's most influential African American citizens. Ailey Fowler Young passed away sometime before 1910. Her family remained in the house or had an association with the house until the 1980s.



The 1926 Sanborn Fire Insurance Map for Wake Forest, NC. The Ailey Young House is shown circled in red.

The eldest son of Ailey and Henry Young was Allen Young. As a young man, he worked for townspeople and faculty at the college. Some of those faculty provided private instruction to Allen that provided him the foundation to continue to higher education. He attended the Henderson Institute, Kittrell College, and Shaw University. Allen remained in Wake County and taught school in Wyatt, in the northern part of the county. In 1905, he founded the Spring Street Presbyterian Church with Nathaniel Mitchell and three other charter members. It was also in 1905 that Young, Mitchell and other African American community leaders began the Presbyterian Mission School for Colored Boys and Girls, a name that was changed to the Wake Forest Normal and Industrial School, the first private school for black children in Wake Forest. The first year there were thirty students, Young was the only teacher, and classes were held in a

corner of the bed spring factory on White Street. Classes first moved to the Presbyterian Church and by the 1920s and 30s there were permanent school buildings and attendance of more than 300 students with a dozen faculty members.



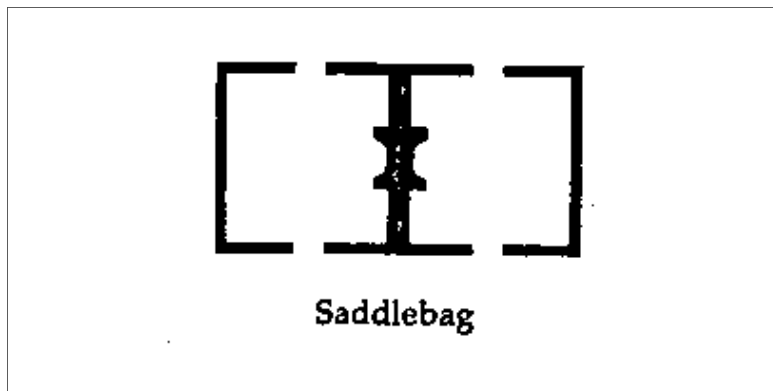
*Above: Church and Mission School, Wake Forest, NC, The Assembly Herald, 1907. First Spring Street Presbyterian Church, the normal and industrial school was moved here not long after it was founded.
Below: Wake Forest Normal Industrial School circa 1925, Photo from the NC Archives.*



As public education for African Americans improved, enrollment at Allen Young's school began to decline. Only the kindergarten was open in the school's final year in 1956-57. Young passed away in February 1957 at the age of 81. He was survived by three sons and two daughters from his first wife; and four sons and a daughter from his second marriage. His daughter Ailey Mae Young, born in 1903, was also a teacher who, after retirement became the first African American commissioner for the Town of Wake Forest. She died in 1992 and is buried in the town cemetery within view of the Ailey Young house.

Significance

The Ailey Young House is significant to the Town of Wake Forest as the oldest surviving African American dwelling in town and as a rare survivor of Reconstruction-era African American housing in North Carolina. It is an architecturally significant piece of history that has the potential to provide information about our past. The house is constructed in a form known as the "Saddlebag" defined as "a plan in which two single-pen rooms are joined together, separated by a single interior chimney" (Lally, p. 427). More importantly it is significant as the home of Ailey Young, an African American woman who, with her husband, raised their ten children in the house. The eldest of their children, Allen Lawrence Young, is believed to have been born in the home in 1875. Young would become one of the most important members of the African American community, responsible for founding the Presbyterian Church and the first school for African American children in Wake Forest.



View of a typical "saddlebag" floor plan. Each pen (room) would have housed one family, each has an exterior entrance and is heated by the central fireplace.

The Ailey Young House has been designated as a Local Historic Landmark by the Town of Wake Forest. It has also been approved for the North Carolina Study List, the first step toward listing in the National Register of Historic Places. The North Carolina State Historic Preservation Office has required that the house be structurally stable before moving forward with National Register nomination. The preservation of this home will provide future generations of Wake Forest and

Wake County citizens tangible evidence of the struggles and successes of the African American community in the past.

Timeline for the Ailey Young House

- 1875 – House believed built as rental property by Professor William G. Simmons
- 1875 - Allen Young born (Thought to have been born in the house on Simmons Row)
- 1889 – Professor William G. Simmons Dies
- 1895 – Mrs. Simmons sells house and property to Ailey Fowler Young
- Early 1900s Ailey Young dies (heirs remain in house)
- 1933 – Town of Wake Forest seizes property for back taxes
- 1954 – Heirs of Ailey Young purchase property from town of Wake Forest for \$165.00
- 1988 – Town purchases the land from heirs for cemetery expansion
- 2008 – House is re-discovered during Historic Resources Survey
- 2009 – Initial Structural Analysis conducted by State Historic Preservation Office
- 2009/2010 – House Mothballed
- 2012 – Community Forum Held
- 2012 – Vegetation cleared around house. Building designated Local Historic Landmark
- 2012 – Board of Commissioners gave permission to the HPC to pursue its efforts on behalf of the Ailey Young House
- 2012 – HPC begins attempting to raise funds for the restoration of the Ailey Young House
- 2014 – Reevaluation of Status, Needs, Preservation Efforts
- 2014 – HPC Adopts Preservation Plan for the Ailey Young House
- 2015 – Shored up the foundation and floor
- 2015 – Received the Stedman Incentive Grant from Preservation NC for \$10,000 for stabilization
- 2015-2016- Used the Stedman Grant to stabilize the first floor, replace the interior sheathing and flooring on the west side, replaced part of the exterior board-and-batten siding.
- 2016 – Rebuilt the stairs on both the east and west sides, replaced the ceiling joists.
- 2017 – RFP to replace the roof, approvals sought from agencies, award contract for roof

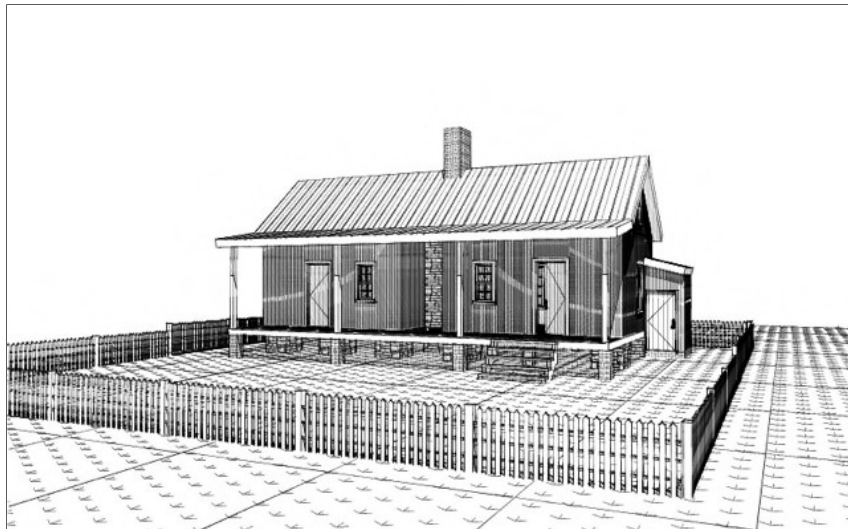
Current Status (October 1, 2017)

The Historic Preservation Commission (HPC) has stabilized the house so that it is ready for a new roof. A roof is critical in the preservation of the structure. A proposal for the new roof has been received and the required approval are being sought to move forward with installation. The HPC currently has \$1,011.00 in its fund for the Ailey Young House. They have agreed to add \$4,000 to that amount to go towards the roof. Approximately \$30,000 is needed to replace the porch and construct an ADA-compliant handicap ramp. Fund raising has been slow and staff is planning to kick-off a fund raising campaign in February 2018. Staff is also researching additional funding sources and potential partnerships.

The property has been designated as a Local Historic Landmark by the Town of Wake Forest. Architectural historian, Ruth Little completed the North Carolina Study List Application and is pursuing listing in the National Register of Historic Places. National Register staff at the North Carolina State Historic Preservation Office have previously determined that the building must be stabilized prior to being listing in the National Register of Historic Places. Therefore, the HPC must conduct basic stabilization and/or commit to that work so that National Register listing may move forward. Once the building is listed in the National Register of Historic Places, additional funding can be pursued in the way of grants.

Preservation Needs

- a. Roof Replacement – Critical need to ensure the long-term preservation of the building.
- b. Floor Stabilization – Critical need to stabilize the building before replacing the roof (Complete 2016)
- c. Driveway – needed for access and security
- d. Interior Rehabilitation – Minimal repair/replace in kind areas damaged by fire only (Partially complete 2016).
- e. Porch – A covered porch needs to be constructed for interpretation and for shelter. This is not a critical need but is a “should do” and can be included in the short-term plan (1-5 years).
- f. Handicap Ramp – An appropriate handicap ramp is needed to provide access to the house. This can only be done if there is an adequate driveway and/or parking at the house and a porch (1-5 years).
- g. Interpretation and public education – The placement of interpretative panels at the sidewalk could facilitate handicapped visitors and provide an alternative to accessing the house and for public education and awareness.



Conceptual drawing of Ailey Young House after rehabilitation. Drawn by Sara Davis Lachenman.

Proposed Uses and Alternatives

A Community Forum was held in 2012 to solicit ideas for the use of the building. Descendants of Ailey Young came from Charlotte, North Carolina to participate. They would like to see their ancestors honored as part of the preservation or interpretation of the site. It has also been suggested that one of the rooms be used as a chapel since it is so close to the cemetery. Both of these ideas can be incorporated into the building and the site with minimal expense. A complete rehabilitation is not needed for this property at this time. Repairing and restoring the property with the equivalent effort as the buildings at Joyner Park is sufficient for the first phase. If future preservation efforts warrant a full rehabilitation it can be addressed at that time.

- A. Honoring Ailey Young and the Young Family. An interpretative display of three, National Park Service quality tablet signs should be installed just off the sidewalk in front of the Ailey Young House. The first sign will tell the story of Ailey Fowler Young, her family and life on Simmons' Row during reconstruction. The second sign will tell the story of Allen Young and his contribution to the history of Wake Forest and the contribution of his daughter, Ailey Mae Young. The third sign will talk about the building construction, house type and its significance to North Carolina's architectural history. Once the property is listed in the National Register of Historic Places grants can be sought to offset the cost of the interpretative signage. Long-term development plans for the house can include rehabilitating one of the rooms in the house to interpret the time that Ailey Young, her husband and twelve children lived in the home, but that is long-term.
- B. African American Heritage Site. Rehabilitate the house to a state of utility similar to the Joyner Park buildings. Electricity and water are not necessary. Once rehabilitated the house will be open for tours, by appointment, and for special events. The Office of State Archaeology has analyzed all of the artifacts found at the house and will return those to the Town. These artifacts are small and will be taken to the house for tours and special events. In addition, the Communication Department and Historic Preservation Planner have also developed posters that will be on display in the house for interpretation. The site will offer a very rare glimpse into African American life during the reconstruction and into the twentieth century as well as the legacy of the Young family and their contributions to Wake Forest and Wake County.
- C. Chapel. A full rehabilitation is not required to convert one of the rooms into a small chapel. Once the building has been stabilized and cleaned up, a few simple benches can be installed to serve as a chapel. Current building code compliance requirements need to be considered and may be prohibitive for this use.
- D. Offer the House for Sale. Another option is to offer the house for sale with historic preservation covenants through Preservation North Carolina's revolving fund. This would require the Town to sell the house and land. The historic preservation covenants

run with the land in perpetuity and will require that the rehabilitation meet the Secretary of the Interior's Standards for Rehabilitation.

- E. Offer the House for Sale to Move. A final consideration and one that should only be considered as a last resort is to offer the house for sale under the condition that it be moved from the current site. This can also be done with historic preservation covenants attached to the new site. Why is moving a last resort? When a building is moved from its original location it is removed from its historic context. The Ailey Young house is representative of the homes built along Simmons Row in 1875. Historic maps illustrate its location and its historic context. Once it is removed from its historic context it loses its association with the historic location and part of its historic significance.

Partnership/Integration – Integrate the Ailey Young House into the pedestrian and bike improvement plan for North White Street. Install the interpretative panels along the path for the enjoyment and education of pedestrians and/or bicyclists. This will enhance the path and provide a public history and education component in keeping with the mission of several Town of Wake Forest boards including Town of Wake Forest Historic Preservation Commission, Town of Wake Forest Greenways Advisory Board, and Town of Wake Forest Parks, Recreation and Cultural Resources. The Ailey Young House is in close proximity to Downtown Wake Forest, the Wake Forest Farmer's Market, the Wake Forest Cemetery, the Wake Forest Historical Museum, and the Ailey Young Park. An obvious link is the Ailey Young House to the grave of Ailey Mae Young in the Town Cemetery. Ailey Mae Young was the granddaughter of Ailey Young, the daughter of Dr. Allen Young, and the first African American Commissioner for the Town of Wake Forest. It may be possible to link these resources in a meaningful way. Staff has identified possible grant resources for the interpretative signage and will apply for those funds in May of 2018.



Ailey Young House,
Birthplace of Allen L. Young

Grave of Thomas Young,
youngest son of Allen L.
Young

Grave of Ailey Mae Young,
daughter of Allen L. Young

The close proximity of the graves of Ailey Mae Young and her brother, Thomas Young to their grandmother, Ailey Young's house provides additional public education and interpretative opportunities.

Public Education

The Ailey Young House provides the opportunity to educate the public about African American life during Reconstruction and through the Great Depression. This was an incredibly important time in the country, the South, and in North Carolina. There are very few if any resources that tell the story of that time, especially African American resources in North Carolina. The rehabilitation of the house and installation of the interpretative signage has the potential to provide a valuable educational tool to the children and people of Wake Forest, Wake County, and North Carolina.

A long-range goal of the public education component will be to link the Ailey Young house with other historically significant African American sites in North Carolina. The following historically African American Sites are within 60 miles of the Ailey Young House in Wake Forest.

- W.E.B. DuBois School, Wake Forest, NC Less than 1 mile
- Shaw University, Raleigh 25 miles
- Martin Luther King, Jr. Memorial Gardens, Raleigh 25 miles
- Historic Stagville State Historic Site, Durham 36 miles
- Durham has developed an African American Heritage Guide with descriptions and maps to 34 sites in Durham 35 miles
http://www.durham-nc.com/resources/pdf/tourmap_aah.pdf
- Oliver Nestus Freeman Round House, Wilson 41 miles

The following sites are between 60 and 100 miles of the Ailey Young House

- Charlotte Hawkins Brown (Palmer Institute) State Historic Site, Sedalia 78 miles
- International Civil Rights Museum, Greensboro 88 miles
- Fayetteville State University, Fayetteville 85 miles
- Orange Street School and the Principal's House, Fayetteville 85 miles
- Evans Metropolitan A.M.E. Zion Church, Fayetteville 85 miles
- St. Joseph's Episcopal Church, Fayetteville 85 miles

The Public Education component of the Ailey Young house can be expanded as needed in the long range.

Public Archaeology

Not only does the Ailey Young House have the potential to educate the public about African American architectural history with what remains above the ground but the archaeology beneath and surrounding the house does as well. Archaeology has the potential to provide us with important information about the people who lived in the Ailey Young House and Simmons Row. In 2016, the Historic Preservation Commission received a matching grant from the State Historic Preservation Office to conduct Ground Penetrating Radar at the site and hold a public workshop. The project and workshop were held in April 2017. The Ground Penetrating Radar indicated that an archaeological survey should be conducted at the location of the original porch. Staff is working with the Office of State Archaeology to determine the best way to move forward with an archaeological study of this area. Another option is to partner with an educational institution to complete Phase I and Phase II archaeology on the land surrounding the Ailey Young House another layer of history can be explored and shared. Both the University of North Carolina at Chapel Hill and East Carolina University have programs in Archaeology and/or Anthropology. Staff will contact them to find out what opportunities for public archaeology exist by partnering with their programs. Once the Ailey Young House is listed in the National Register of Historic Places grants can be sought for use to complete archaeological projects. Another possible attraction of this type of project would be to conduct school tours and/or conduct a public archaeological dig day where school children can learn about archaeology by doing it. A public archaeology project has the potential to provide valuable information about life in Wake Forest

at Simmons Row and in the Ailey Young house that would otherwise go unknown. It is incumbent upon us as stewards of this property to withdraw as much information as is possible from the Ailey Young house so that it can contribute to the education of future generations.

Proposed Course of Action

1. Build temporary support structure and patch roof (COMPLETE)
2. Conduct floor and structure stabilization (COMPLETE)
3. Replace roof (BID RECEIVED PROCESSING APPROVALS)
4. Complete listing in National Register of Historic Places (Draft needs revision before submitting to NC Historic Preservation Office)
5. Rehabilitate building to quality of Joyner Park buildings (Partially Complete)
6. Interpretative Signage
7. Archaeological Survey (Ground Penetrating Radar Complete/Archaeological Survey Future)
8. Porch Restoration, Handicap Ramp, Driveway
9. Expand interpretation to include Archaeological Component (In process)
10. Re-evaluate status and determine plan for next five-to-ten years

Proposed Schedule – Ten-year plan

2014 - Six months – Temporary structure, roof repair (COMPLETE 2014)
2014-2015 – Floor Stabilization (COMPLETE 2016)
2015-2016 – Roof Replacement (Proposed 2017)
2015-2016 – Listed in the National Register of Historic Places (Proposed 2018)
2016-2018 – Interpretative Signage (Proposed 2018)
2018-2020- Archaeological Survey (Partially complete 2017)
2020-2022- Porch Restoration and Ramp
2020-2024- Incorporate Archaeological Component into Interpretation and Prepare permanent display for interior of building

Sources of Funding

Currently, the Historic Preservation Commission is raising funds through calendar sales. This method has been slow and other fund raising options are being explored by the commission. The Ailey Young House is caught in a “chicken or egg” situation: the house is not eligible for grants until it is listed in the National Register of Historic Places but cannot be listed in the National Register of Historic Places until it is structurally stabilized. Therefore, the HPC must raise the funds for the floor and roof repair in order to have the house listed in the National Register of Historic Places. The following potential funding sources can be explored once the house is listed in the National Register of Historic Places.

1. Certified Local Government Grants- Wake Forest is a Certified Local Government and as such can apply for Historic Preservation Fund Grants administered through the State Historic Preservation Office (SHPO). These matching grants are awarded annually in April and require that the work meet federal guidelines and standards. These grants typically are not approved for construction or rehabilitation but could be used for interpretation, public education, and archaeological survey. **Received \$4,500 CLG grant which was matched with \$2,000 from HPC for Ground Penetrating Radar Project and Public Workshop Completed 2017.**
2. Stedman Incentive Grant – Preservation North Carolina, Inc. (PNC) awards the Stedman Incentive Grant Annually to a non-profit, tax-exempt organization that demonstrates initiative in preserving a significant structure or site. Applications are generally due in June and are awarded the following fall at PNC’s annual meeting. The grant is for \$10,000 and requires that the project is complete within one year and copies of invoices and a disbursement report are submitted to PNC as proof of completion. **Received for stabilization. Completed 2016.**
3. Department of Transportation- The Department of Transportation (DOT) has offered enhancement grants for historic preservation projects associated with transportation in the past. The applicability of the Ailey Young House project will have to be assessed and determined if there is a program available after the house is listed in the National Register of Historic Places.
4. National Trust for Historic Preservation- The National Trust for Historic Preservation (NTHP) offers grants for local governments and non-profits. These grants are very specific with goal requirements change frequently. An applicable program will be investigated once the Ailey Young House is listed in the National Register of Historic Places.
5. Private Donations – To date there has not been a serious campaign to solicit private donors for the restoration of the Ailey Young House. Preparing a package of information about the significance of the house, progress of the rehabilitation and asking for a donation is a standard method of fundraising. This should be done to ensure the long-term care and maintenance of the house.
6. Town of Wake Forest – The Town of Wake Forest and/or the HPC should set aside a nominal amount to assist with the rehabilitation and long-term care of the Ailey Young House to not only preserve a resource significant to the Town’s history but to also demonstrate to the public and potential donor a commitment to the property and its importance to Town history.

Conclusion

The Ailey Young House, though small in size, is a significant historic and cultural resource for the Town of Wake Forest, Wake County, and North Carolina. There are few if any Reconstruction-era African American resources left on the landscape. It is important that the house be saved,

rehabilitated, and interpreted so that future generations of citizens can be educated about this significant period of our past and the people who lived here.

This plan lays the ground work for the preservation of the Ailey Young house. It is meant to be fluid and will change more than once over the course of the next decade if adopted by the Historic Preservation Commission.

Note

The Historic Preservation Commission, at its August 13, 2014 meeting, moved to adopt the Preservation Plan for the Ailey Young House as a living document (subject to change) and under the condition that all phases and funding must be approved by the Historic Preservation Commission. This plan is currently being update and revised and will be resubmitted to the Historic Preservation Commission at the December 2017 meeting for review and approval.

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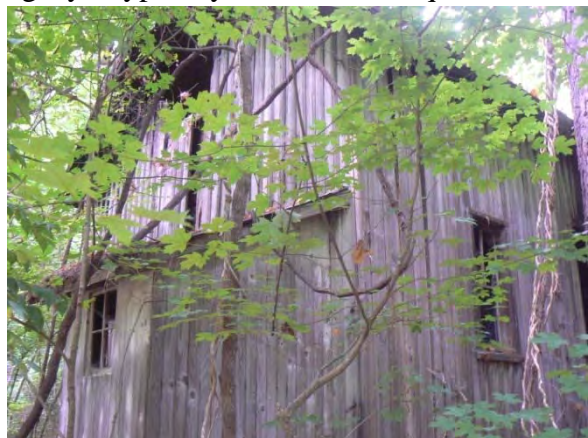
Allen Young House Preliminary Structure Survey

On Friday, February 27, town planner Agnes Wanman met with Jeff Adolphsen of the State Historic Preservation Office and Ruth Little of Longleaf Historic Resources to assess the existing condition of the Allen Young House and to attempt to date it.



The house was probably built in the 1870s or 1880s, but could be as old as the 1850s. Ruth Little has found that, according to the 1880 Census, Allen Young, born in 1875, and three younger siblings lived on the property with their parents, Henry, born c. 1854, and Allie. The lot with the house, purchased by the town, was part of a larger parcel. We do not know when it was subdivided. Allen Young may or may not have ever lived in the house. We're using the name, Allen Young House, as a working name because it was definitely associated with his family during his lifetime. By 1920 the family lived in a house on Spring Street, which no longer exists. The proposed research to be completed by Ruth Little will look into when the property was acquired by the family and, if possible, when the house was built and by whom. Ms. Dianne Laws has given us the contact information for Mr. Young's grandson in Charlotte. Evidently, he has family records from the time in question.

The house was built as a duplex in a saddlebag style typically used for slave quarters. Ms. Little said that it could have been built as slave quarters, although, it is grander than typical of such structures. Slave quarters typically did not have a second story. It also may have been built by free blacks, using a style that was both familiar and practical. Ms. Little speculated that, perhaps, it was built by free blacks for extended family because most people did not build a duplex as their own home. The original duplex was later converted into a single family home,



beadboard interior paneling installed and, eventually, drywall. One of the original first floor rooms was divided to create a kitchen. The plumbing and a few shelves remain. The house was also wired for electricity and a small toilet attached to the house. It is believed that the house was occupied until the 1970s. The house burned sometime between that time and the mid-1990s, based on the memory of a member of the town staff who remembers that it had already been burned when he became a town employee.



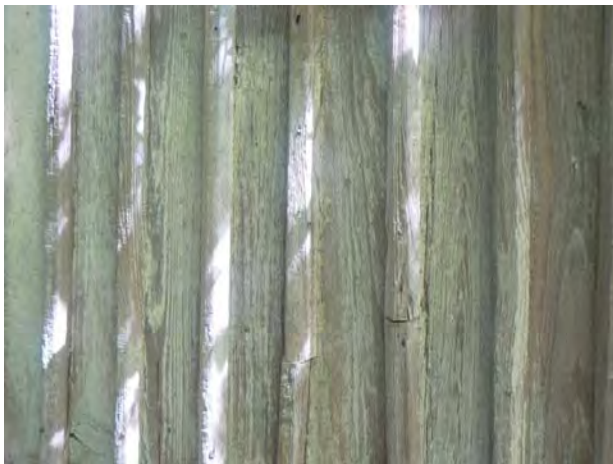
Each end, or section, of the house measures approximately 18' x 16'. On the first floor there are 3 doors and 2 windows on the front (south side) and 3 windows on the back (north side). There are 2 windows on each gable end including 1 on the first floor and 1 on the second floor. There is a large stone fireplace and brick chimney structure between the two sections. The two sections have been connected at the front, including the third exterior door.



Foundation: The foundation is of stone dry stack construction and is in good condition. Some of the stone is quarried and some is field stone.

Sills: Appear to be in good shape overall. There is a section of sill at the east end under what was the kitchen sink that is rotten, apparently from moisture from the sink or related plumbing.

Floors: The floor boards in the east section seem OK with the exception of a hole in the floor near the fireplace. The floor boards in the west section were substantially destroyed by the fire. There is evidence of water stains on the underneath side of the flooring radiating from the kitchen sink at the east end. Approximately 5 boards under the sink are and 4 boards in the northeast corner seem to have moisture related rot. The floor joists appear in good condition.



on floor boards.

Exterior Walls: Much of the board and batten exterior siding is in good condition. However, much of the exterior siding at each gable end on the second story and on the first floor on the west end was destroyed by the fire, leaving gaping holes. On the back of the house (north side) siding was burned in a “V” pattern, primarily on the second floor in the west section. This “V” burn pattern seems to radiate from a brick hanging flue or fireplace constructed on the second story, sitting directly

Interior Walls: Inside, beadboard and plain board were used for walls. Originally, there may have not been interior walls, only exposed studs and exterior siding. Later drywall was installed over the boards although most of this is now gone. In spite of extensive scorching and the

destruction of most wood trim, much of this is in OK shape in the east section. The west section had greater damage from the fire and was too unsafe to enter.

Roof: The rafters are butted together with no mortise and tenon joints nor a ridge rafter. The rafters are between 3 and 4 feet apart. The existing roof is metal but was probably, originally, wood shingles. There is a roof leak from a hole from the fire. The east end section roof is not in bad shape except the gable end is burned.



Floor Plan: Originally the house, or duplex, had a large room downstairs and another room upstairs in each section. Each section had its own simple staircase to the upstairs. These staircases still remain but are unsafe, containing a number of severely burned risers and supports. A center partition in the eastern section perhaps was constructed to divide the space into a kitchen and dining room. The western section had no such partition, perhaps leaving this larger room for use as a living room. A small toilet was built onto the east end of the house. There is no internal access to the toilet.

Summary: Overall, the sills, joists, and walls look in basically good shape. The second floor is not. A new roof is needed and the rafters will need help, which may include additional rafters and/or a new rafter design. If the house is to be renovated a report by a structural engineer will be necessary prior to the project.

Jeff Adolphsen examined the structure and gave his observations. The following is taken from his comments sent by email:

“Thank you for the opportunity to look at the Allen Young House with you and architectural historian Ruth Little on March 27, 2009. It appears as though the construction techniques (circular sawing of every framing member – no hewn members; standardized dimensioned framing members; modern cut nails; absence of a ridge board) employed to build the house date from the 1870s to the 1880s. Although the house has some structural damage from a fire, I believe it is for the most part in good repair and that it would be a good candidate for rehabilitation.

The house appears to be structurally sound with the exception of the some fire damage that has opened several sections of the wall and roof up to the elements. The sills, joists, and studs show little deflection. Only the eastern sill with a later galvanized pipe exhibits any deterioration; however, that sill only carries the weight of the wall above and shows little, if any, deflection.

Should the decision be made to rehabilitate the structure and proceed with a more in depth architectural investigation, I recommend that the house be mothballed to prevent further deterioration. This action should include

at least the following steps: (1) Install a tarpaulin over the entire roof to prevent further water damage. If left unchecked, the structural integrity of the building will be compromised. Remember that the condition of the tarpaulin should be monitored and that a replacement may be needed at some point in the future. (2) Cover the windows and doors with plywood that is held in place with 2x4s and carriage bolts to prevent access from possible vandals and to weatherize the house. The use of the carriage bolts, with the nut on the inside of the building, will keep the door and window surrounds free of nail and screw holes. A temporary plywood door with a lock should be installed in one of the door openings. (3) Remove the hanging flue that is on the north side of the second floor west room since the weight is compromising the structural integrity of the floor.”

Mr. Adolphsen also stated that the overhanging trees and vines should be removed.

Description of Work

Partial Restoration

Of

Ailey Young House

Wake Forest, NC

JJ Carr Town of Wake Forest Inspections Administrator indicated he would process a permit application with the understanding that structural member would be like kind to the existing structural members.

Please find listed below items of work to replace structural member in order to replace existing standing seam metal roof with new standing seam metal roof:

- 1) Debris removal:
 - a) Remove miscellaneous trash. i.e. fire ashes, bed frame etc.
 - b) Remove burned and badly charred wood members.
 - c) Special care will be taken to preserve house elements and other artifacts.
- 2) Repair and replace structural member significantly damaged by the fire.
 - a) Structural 4x4 studs 4 ft on center.
 - b) Structural 4x6 top plate.
 - c) Structural 4x6 rafters.
 - d) Structural 1x10 roof sheathing.
 - e) Replace burned out floor planks on west end unit.
- 3) Replace existing standing seam metal roof with new standing seam metal roof.

Guestimated price: \$40,000

Option 1: Change new metal standing roof to new corrugated (5-V) metal attached with neoprene screws. **Guestimated price: negligible price difference**

Option 2: Replace front porch and standing seam metal roof with new handy cap ramp at west end of porch toward White Street. **Guestimated price: \$30,000**

Before and after photographs:



View of the Ailey Young House prior to interior rehabilitation. Note the plywood over the wall next to the ladder.



View of the Ailey Young House prior to interior rehabilitation. Note the new board-and-batten siding where the plywood used to be.



View of the Integrity Services Staff framing out the doors and the new board-and-batten siding.



View of the interior of the west side of Ailey Young House prior to interior rehabilitation. Note the fire-damaged stair in the corner.



View of the interior of the west side of Ailey Young House prior to interior rehabilitation. Note the new stair in the corner, new wall sheathing and ceiling joists.



View of the interior of the west side of Ailey Young House after rehabilitation showing the northwest corner. Note a small amount of original wall material was kept for documentation purposes.



View of the interior of the west after rehabilitation showing the south wall and new door.



View of the interior of the west side of Ailey Young House after rehabilitation showing the east wall and fireplace opening.