



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

November 3, 2022

Debbie Bevin
Richard Grubb & Associates
525 Wait Avenue
Wake Forest, NC 27587

dbevin@rgaincorporated.com

Re: Develop Yeargen Park, East Garner Road, Garner, Wake County, ER 19-3021

Dear Ms. Bevin:

Thank you for your letter of October 27, 2022, transmitting the Historic Structure Survey Report (HSSR), "L.C. Yeargan Farm (WA0352), Town of Garner, St. Mary's Township, Wake County, North Carolina," prepared by Richard Grubb & Associates. We have reviewed the HSSR and offer the following comments.

After reviewing the HSSR evaluating the National Register eligibility of the Yeargan Farm, we concur that the property is eligible for the reasons listed in the report under Criterion A for agriculture and Criterion C for architecture. We do not recommend changes to the HSSR and accept this version as final.

We note that site plans for the proposed park were included in the HSSR. Based on this information, we have determined that the project will have an adverse effect on the National Register-eligible Yeargan Farm. Should Federal funding, permitting, or approval be involved in the development of the park, resolution of the adverse effect may be required.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579

or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,



for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Shweta Nanekar, McAdams
Jennifer Burdette, McAdams
Gary Roth, Wake County Historic Preservation Commission
Sarah Woodard, NC HPO

nanekar@mcadamsco.com
burdette@mcadamsco.com
groth@cappresinc.org
sarah.woodard@ncdcr.gov

HISTORIC STRUCTURES SURVEY REPORT



L.C. YEARGAN FARM (WA0352)
Town of Garner, St. Mary's Township,
Wake County, North Carolina

SUBMITTED TO:

The McAdams Company
2905 Meridian Parkway
Durham, North Carolina 27713

June 2021

Technical Report # 2021-118NC

| RICHARD GRUBB & ASSOCIATES

HISTORIC STRUCTURES SURVEY REPORT

L.C. YEARGAN FARM (WA0352)

Town of Garner, St. Mary's Township, Wake County, North Carolina

Principal Investigator:

Ellen Turco, Principal Senior Historian

Authors:

Debbie Bevin, Senior Architectural Historian

Olivia Heckendorf, Architectural Historian

Prepared by:

Richard Grubb & Associates, Inc.

525 Wait Avenue

Wake Forest, North Carolina 27587

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Date:

June 30, 2021

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1.0 MANAGEMENT SUMMARY

Richard Grubb & Associates, Inc. (RGA) has completed a Historic Structures Survey Report (HSSR) for the L.C. Yeargan Farm, an approximately 72-acre property made up of three parcels that lies one-half mile east of downtown Garner in St. Mary's Township, Wake County, North Carolina. The survey was conducted on behalf of The McAdams Company (McAdams) for the Town of Garner. The property is owned by the Town of Garner and plans for a recreational park are currently under development (the project). Construction of the park is anticipated to require a U.S. Army Corps of Engineers permit. The purpose of this HSSR was to identify and evaluate historic resources present within the project's Area of Potential Effects (APE) in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

The project area is located along the north side of East Garner Road, approximately one-half mile east of downtown Garner. The APE for the undertaking was defined and limited to the three parcels currently owned by the Town of Garner (PIN #s 1721021090, 1721033394, 1721027050).

In May 2021, RGA architectural historians recorded all above-ground resources approximately 50 years of age or more within the APE. The L.C. Yeargan Farm was evaluated using the National Register of Historic Places (NRHP) Criteria for Evaluation (Table 1.1; Appendix A). As a result of this evaluation, for the purposes of compliance with the NHPA, as amended, RGA recommends the L.C. Yeargan Farm eligible for listing in the NRHP.

Table 1.1: Resources studied and summary of their NRHP eligibility.

Survey Site No.	Resource Name	NRHP Eligibility Recommendation
WA0352	L.C. Yeargan Farm	Eligible under Criteria A and C

2.0 PROJECT DESCRIPTION AND METHODOLOGY

In May 2021, under contract to The McAdams Company (McAdams) for the Town of Garner, Richard Grubb & Associates, Inc. (RGA) completed a Historic Structures Survey Report (HSSR) and National Register of Historic Places (NRHP) Evaluation for the approximately 72-acre L.C. Yeargan Farm, which the Town of Garner plans to develop for a recreational park (the project). The purpose of the survey and this report was to identify and evaluate historic resources present within the project's Area of Potential Effects (APE) in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended. This report meets the requirements of Section 106 and the manual *Report Standards for Historic Structure Survey Reports/Section 106/110 Compliance Reports in North Carolina* (North Carolina State Historic Preservation Office 2019).

2.1 Project Location and Setting

The project area is located east of downtown Garner in St. Mary's Township, Wake County, North Carolina (Figures 2.1-2.2). Three parcels owned by the Town of Garner are situated on the north side of East Garner Road. The project area is roughly bounded by wooded land and a small body of water to the north, modern townhomes to the east, East Garner Road to the south, and heavily wooded parcels to the west.

2.2 Project Description

Final plans for the recreational park on the L.C. Yeargan Farm property are still under development (Figure 2.3). The proposed project includes the construction of athletic fields, parking lots, and a network of roads. The Town of Garner is studying the feasibility of preserving the main house and utilizing it as an event space.

2.3 Area of Potential Effects

Section 106 of the NHPA, as amended, defines an APE as "the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking" (see Figures 2.1-2.2). The recommended APE for this project is defined as the three parcels that will be developed (PIN #s 1721021090, 1721033394, 1721027050).

2.4 Background Research and Previous Surveys

Research was conducted to locate previously identified historic properties within the APE and to develop an appropriate historic context. Due to COVID-19 visitation restrictions, research at the North Carolina State Historic Preservation Office (HPO) in Raleigh was conducted on the behalf of RGA by HPO Technical Assistant, Chandrea Burch. According to HPOWeb, the HPO's online mapping program, The L.C. Yeargan Farm (WA0352) was the only previously recorded resource within the APE (Appendix B). The farm was first recorded in 1989 by Kelly A. Lally as part of her Survey of Historic Architectural Resources in Wake County. Lally's survey file for the property, the Multiple Property Documentation Form (MPDF) she produced at the conclusion of the survey, and her subsequent publication *The Historic Architecture of Wake County, North Carolina* were valuable sources of information about the L.C. Yeargan Farm and the historic and architectural development of the county. The NRHP Registration Form for the Garner Historic District provided background information about the town of Garner, and local historian Kaye Buffaloe Whaley and the Garner Area Historical Society generously provided additional information about the area. Research was also conducted online at Ancestry.com, Newspapers.com, and the University of North Carolina's map collection.

2.5 Field Methods

On May 18, 2021, RGA Senior Architectural Historian Debbie Bevin and Architectural Historian Olivia Heckendorf conducted a site visit to the L.C. Yeargan Farm. The farm and its landscape and associated structures were visually inspected, and the exteriors and settings of the various buildings were documented with notes and digital photographs. The interiors of all of the structures were also visually inspected and recorded. The historical development, architecture, cultural significance, and physical integrity of the L.C. Yeargan Farm as a whole was assessed and evaluated within its respective historic context according to the established NRHP criteria.

2.6 Reporting

The results of this HSSR are presented in the following chapters. Section 3 provides a background history and historical context for the Town of Garner that focuses on the development of the town, the impact of the railroad, and the important role agriculture played in the community in the nineteenth and twentieth centuries. Section 4 includes a physical description, a history of the L.C. Yeargan Farm, and evaluates the property for NRHP eligibility by applying the NRHP Criteria for Evaluation. Section 5 includes a summary of findings and Section 6 lists all cited sources.

This report meets the *HPO's Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. Ellen Turco, Principal Senior Historian, served as the Principal Investigator. Debbie Bevin, Senior Architectural Historian, conducted fieldwork and served as co-author. Olivia Heckendorf, Architectural Historian, conducted background research, interviews, and fieldwork, and served as co-author. Ms. Turco, Ms. Bevin, and Ms. Heckendorf meet the professional qualifications standards of 36 CFR 61 set forth by the National Park Service (Appendix C). David Strohmeier, Patricia McEachen, and Alison Eberhardt produced the report graphics. Karrie Welborn served as technical editor and Catherine Smyrski formatted the report.

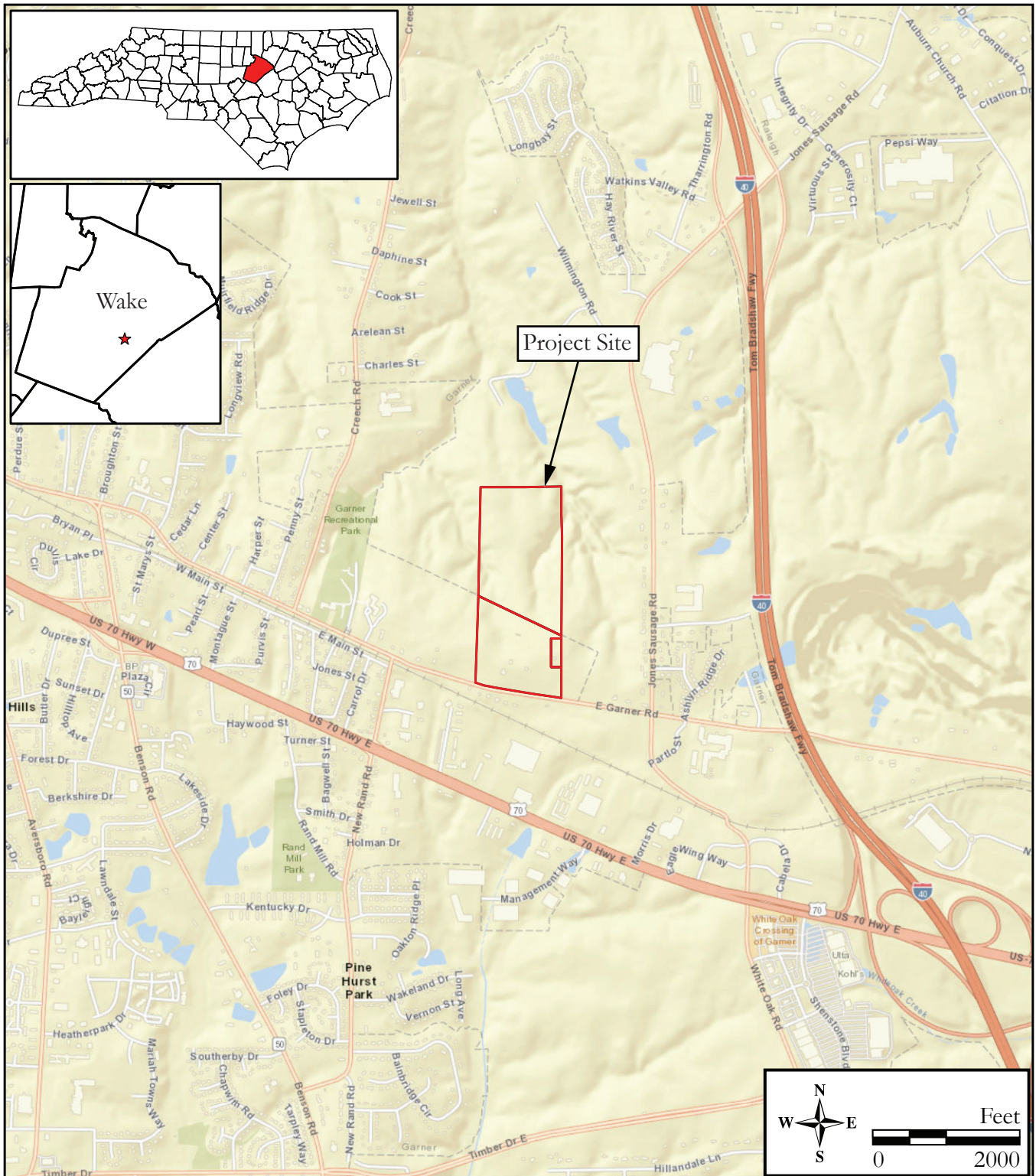


Figure 2.1: Street map showing the location of the L.C. Yeargan Farm (World Street Map, ESRI 2020).



Figure 2.2: Aerial map showing the location of the L.C. Yeargan Farm (World Imagery, ESRI 2020).

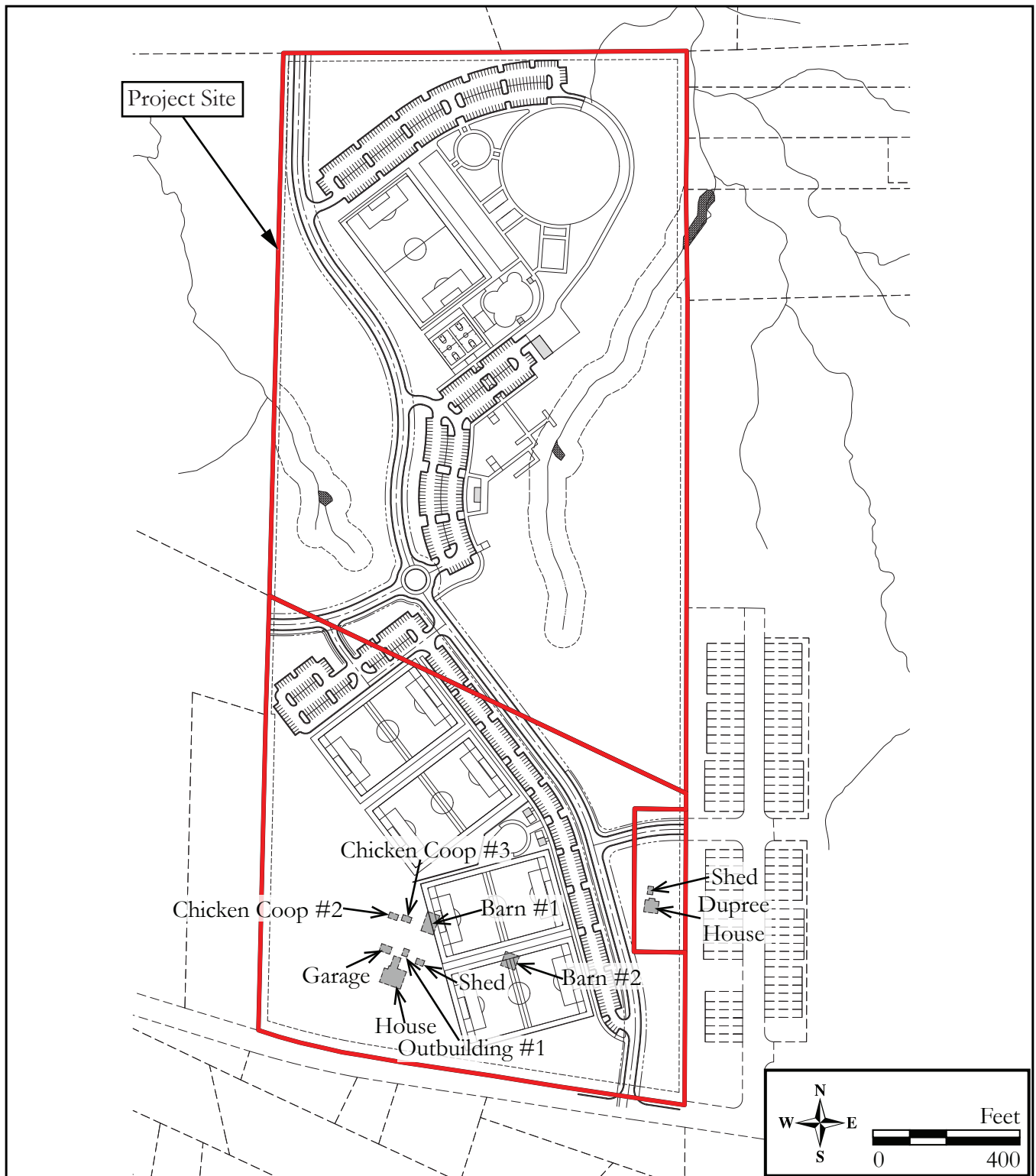


Figure 2.3: Preliminary master plan for the Yeargan Farm property
(Courtesy of McAdams).

3.0 HISTORICAL CONTEXT

This section presents the history of Garner as it pertains to the L.C. Yeargan Farm and covers topics important to the area, including the impact of the railroad and the importance of agriculture in the Garner community.

3.1 Establishment and Early Growth of Garner

Wake County was formed in 1771 from portions of Johnston, Cumberland, and Orange counties. Located in east-central Wake County, St. Mary's Township received its name from an early nineteenth-century tax district which was named after a colonial Anglican parish (Lally 1994:408). In the early nineteenth century, the area that would become Garner was referred to as Beulah or Auburn (Johnson and Murray 2008:583). Absalom Smith and his son, John Smith were early landowners in the Garner area in the nineteenth century. Their landholdings included the present-day L.C. Yeargan Farm property (Wake County Register of Deeds [WCRD] 1861 23:334). Upon the death of both Absalom and John Smith, two tracts of land totaling 164 acres were passed to Eliza Ann Smith Pool and her husband, Lawrence Pool, upon their marriage around 1861 (WCRD 1861 23:334). In turn, the Pools deeded the property to Martha Ann Dupree, the infant daughter of another local landowner, Samuel G. Dupree (WCRD 1867 25:33). The property deeded to Martha Ann Dupree likely included the house known as the Martha Ann Dupree House at the present-day L.C. Yeargan Farm, which was moved from its original site when the Yeargan's constructed their substantial Colonial Revival dwelling.

Farming was the primary source of income for many families in the area throughout the nineteenth and into the twentieth centuries. St. Mary's Township was prized for its rich soil that was well-suited for cotton and tobacco production (Lally 1994:408). The township was home to some of Wake County's largest antebellum cotton plantations, including that of John Jones who owned over 100 slaves in 1860. Because of the valuable soil, eastern Wake County, including St. Mary's Township, had higher land values than that of the western part of the county. Subsequently, there was a higher concentration of slave labor there (Lally 1994:15).

The development of Garner and the surrounding area was spurred by the establishment of the North Carolina Railroad. Construction of the railroad line, which followed a route from Goldsboro to Charlotte, began in 1852 and was completed in 1856 (Black 1989:8-1). Local landowner Lewis Dupree sold a portion of his land to the North Carolina Railroad Company in 1853 (Black 1989:8-1). A map created by Charles R. Barney and Upton Bruce Gwynn between 1850 and 1851 depicts the location of the Lewis Dupree land and house on the south side of the county road (Barney and Gwynn 1850-1851). A description of the Lewis Dupree property was included in an inventory of the North Carolina Railroad from 1871, and it was reported to have a small house on a stone foundation with a house for hands, a smokehouse, and well (Black 1989:8-1). Although it could not be determined if the Lewis Dupree house is still intact, the site of the building was likely one mile west of the present-day L.C. Yeargan Farm on the south side of West Garner Road.

Not long after the railroad was completed, the Congregational Christian Church was organized in 1859, and a sanctuary was erected on land sold to the congregation by Eli Dupree in 1867 (Black 1989:8-1). This church building is now the rear wing of the present-day Hayes Chapel Christian Church in downtown Garner. Eli Dupree continued to sell off small parcels of his land alongside the railroad to a number of individuals following the Civil War (Black 1989:8-2).

The Civil War had direct impacts on Garner and skirmishes occurred in the surrounding area. Local historian Kaye Buffaloe Whaley stated that Union troops set up camp in the fields of the present-day L.C. Yeargan Farm. Local residents have shared that the Martha Dupree House was used as a hospital during the war. Neither claim has documented evidence and could not be substantiated with available research.

3.2 Post-Civil War and Agricultural Adjustments

The abolishment of slavery ushered in new systems of farm labor. Sharecropping and tenancy arose following the end of slavery and played significant roles in the agrarian economy. Following the Civil War, white landowners still needed laborers to work their fields, and the formerly enslaved needed a place to live and food to eat (Lally 1994:60). Sharecropping was a structured economic system that differed little from slavery. Sharecroppers were paid very little, given land, a house, fuel, equipment, animals, seeds, and fertilizer in exchange for sunup-to-sundown labor five to six days a week and a portion of their crop yield (Lally 1994:60). Tenancy farming was similar to sharecropping and allowed each tenant family to farm a plot of land, usually 20 to 50 acres, in exchange for cash or a share of the crop produced (Lally 1994:60). These systems typically favored the landlords and often cheated sharecroppers and tenants by paying below market rate for crops (Lally 1994:61). There were both Black and White sharecroppers and tenants.

By the late 1870s, the area to the west of the present-day L.C. Yeargan Farm became known as Garner's Station. In 1878, the first post office was established for Garner's Station with Thomas A. Bingham, the local grocer, as postmaster (Black 1989:8-2). The North Carolina General Assembly granted a charter to Garner's Station in 1883 and set the city limits at "two hundred yards each way from T.W. Bennett's store" (Black 1989:8-2). The town's jurisdiction was enlarged in 1885 to run 500 yards from T.W. Bennett's store and the post office name was shortened to Garner (Johnson and Murray 2008:584).

Garner's agricultural production, railroad connection, and close proximity to Raleigh made it a desirable location. The first cotton market in Garner was established as early as 1889 (Johnson and Murray 2008:584). Despite a growing population and businessmen moving to the area to boost the local economy, Garner's town charter was repealed in 1891 for unknown reasons (Black 1989:8-2).

3.3 The Development of Garner and Agriculture in the Early Twentieth Century

At the turn of the twentieth century, agriculture in eastern Wake County continued to center around cotton production (Black 1989:5-2). Garner played a role in the cotton industry through its numerous gins and served as a market and shipping point for baled cotton. As a result of its burgeoning cotton trade, the town of Garner built a train depot and cotton loading platform in 1902 (Johnson and Murray 2008:585), and the town was reincorporated in 1905 (Black 1989:5-2). Garner developed slowly as landowners divided their larger landholdings and sold off smaller parcels (Lally 1994:420). The new corporate limits of Garner ran a half mile east and west and a quarter mile north and south of the well at H.D. Rand's store and did not include the L.C. Yeargan Farm (Johnson and Murray 2008:588).

Around the same time the L.C. Yeargan house was constructed in 1919, the county road that ran from Garner to Raleigh was paved and incorporated as part of the North Carolina Central Highway (Black 1989:5-3). Construction on the North Carolina Central Highway, one of the oldest and longest paved corridors in the state, began in 1911 and was routed from the mountains to the sea. Now known as Garner Road, this portion of the roadway was originally the Smithfield-Raleigh Road which became North Carolina Highway 10 and later US 70, until the latter was re-routed and expanded to four lanes. Along with road improvements, electricity came to Garner in 1921.

Agriculture continued to dominate Garner's economy. Following World War I, prices for cotton and tobacco were high, which brought about a brief period of great prosperity for farmers (Lally 1994:136). The number of farms in Wake County peaked at 6,804 in 1920. However, this number diminished rapidly as cotton and tobacco prices declined in the fall of 1920 (Lally 1994:137). As a result, many residents abandoned farming altogether. A North Carolina Agricultural Experiment Station Bulletin study found that St. Mary's Township had the highest average income from crops and the highest

average cash expenditures among farmers (Lally 1994:420). Though agriculture and reliance on cotton was floundering some, Garner still had two cotton buyers and seven merchants who took cotton on store account, although many locals and rural folks preferred to trade in Raleigh (Lally 1994:420).

In 1927, the cotton boll weevil infestation arrived in Wake County. As a result, farmers, including the Yeargans, were forced diversify their operations through the cultivation of tobacco or other crops such as sweet potatoes, peanuts, soybeans, green beans, watermelons, apples, cherries, peaches, pears, grapes, and pecans (Lally 1994:142). There was also an increase in poultry and egg production during this period (Lally 1994:142).

3.4 Garner in the Late Twentieth Century

Garner experienced much growth in the latter half of the twentieth century though the area remains relatively rural. In 1950, US 70 was rerouted south of downtown Garner and widened to four lanes. As a result, Garner became a growing bedroom community for state government employees and others working in downtown Raleigh (Lally 1994:421). The rerouting of US 70 also shifted residential and commercial activities away from the original Main Street corridor along the railroad. In 1950, the population of Garner was 1,180 and by 1960, it was 3,451. By 1990, the population had increased to 14,967 and it is estimated to be more than double that number today.

4.0 NATIONAL REGISTER EVALUATION OF THE L.C. YEARGAN FARM

Table 4.1: L.C. Yeargan Farm information table.

Resource Name	L.C. Yeargan Farm
HPO Survey Site #	WA0352
Location	607 East Garner Road, Garner
PIN #s	1721021090, 1721033394, 1721027050
Date of Construction	Circa 1919
Recommendation	Eligible under Criteria A and C



This section contains a physical description and summative history of the L.C. Yeargan Farm (WA0352) and evaluates the property for NRHP eligibility by applying the NRHP Criteria for Evaluation.

4.1 Setting

The L. C. Yeargan Farm is comprised of three parcels totaling approximately 72 acres on the north side of East Garner Road in Garner, St. Mary's Township, Wake County, North Carolina (Figure 4.1; Plates 4.1-4.3). The L.C. Yeargan House, its associated outbuildings, and the Martha Dupree House are all located in the southernmost portion of the farm (Figure 4.2). Open fields survive along the Garner Road frontage, but the majority of the property north of the buildings had converted to woodlands by the 1970s (USDA 1971).

A brick retaining wall along East Garner Road fronts the 26-acre parcel and curves to the north to an unpaved drive which leads to the house and terminates at the garage. Until recently, the driveway also looped in front of the house. The house is surrounded by mature oak trees, two massive magnolias, crepe myrtles, and various other trees and shrubs. With the exception of one barn, the farm's domestic and agricultural outbuildings are grouped just to the north of the house. West of these outbuildings is a pecan grove with approximately two dozen trees in four rows running east-west. The area immediately behind the house and pecan grove is wooded. Beyond that is an additional 45 acres of woodlands originally associated with the farm. The Martha Dupree House occupies a separate one-and-one-quarter-acre parcel on the eastern edge of the Yeargan property. It is accessed directly by a drive off of East Garner Road but is also connected to the Yeargan complex by an unpaved farm road.

4.2 Physical Description

L.C. Yeargan House, 1919, Contributing (Plates 4.4-4.41; Figures 4.3 and 4.4)

The 1919 house at the center of the L.C. Yeargan Farm is a substantial, frame, two-story, double-pile Colonial Revival-style residence which rests on a continuous brick foundation and is topped by a high, hipped, slate roof. A pedimented dormer with a tripartite window pierces the front roof slope, and two interior brick chimney stacks with corbelled caps rise from the east and west slopes of the roof. There is a projecting front-gable wing at the east end of the south-facing façade with a semi-circular window in its pediment. A two-story pedimented sunroom wing projects from the west side elevation, and opposite it a two-story pedimented bay projects slightly from the east side elevation. A one-story, gable-roofed kitchen ell projects from the rear (north) elevation. The house is clad with original weatherboard siding. Windows throughout are original, wood, one-over-one double-hung sashes with

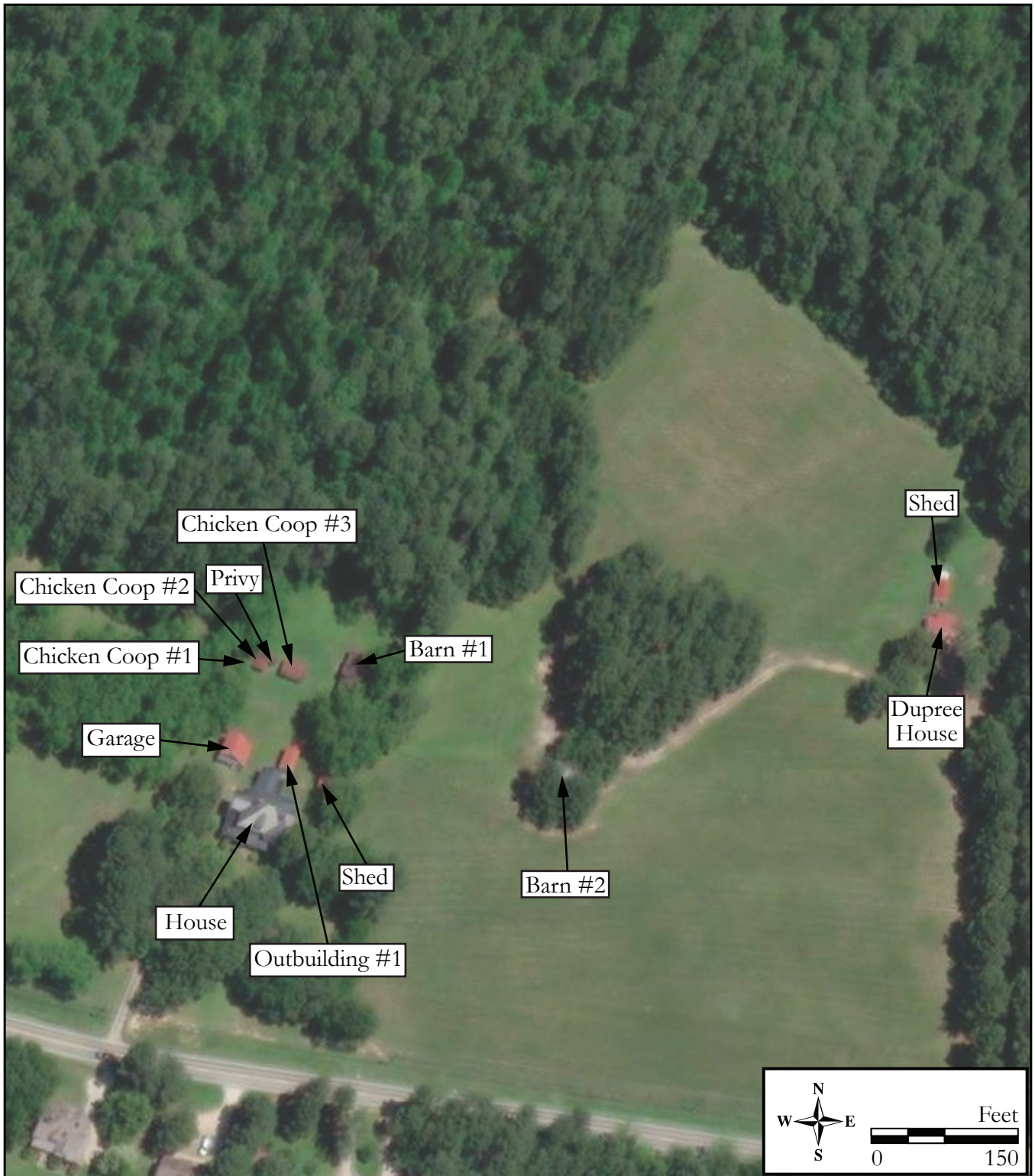


Figure 4.1: Aerial map with detailed view of the Yeargan Farm
(World Imagery, ESRI 2020).

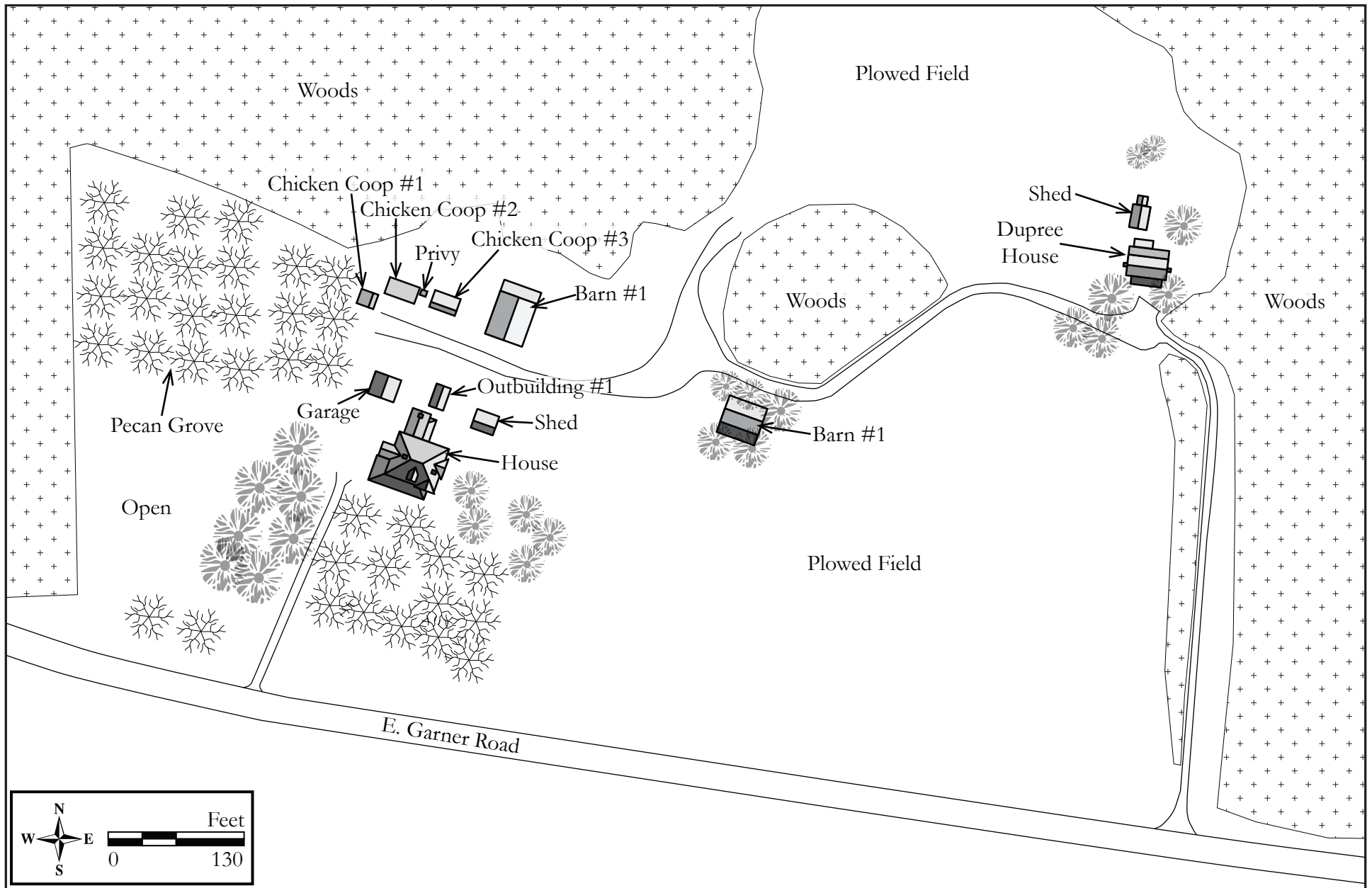


Figure 4.2: Site plan of the Yeargan Farm
 (Created by Patricia McEachen, Richard Grubb & Associates, Inc. 2020).

metal storm windows. A one-story, hip-roofed porch with a recent metal roof spans the façade and wraps around the west side of the house. It is supported by Craftsman-style thick, paneled, tapered posts on brick piers, and retains its original tongue-and-groove flooring and ceiling.

The primary (south) elevation of the house is divided into three asymmetrical bays. The slightly off-center entry is accessed by a set of concrete stairs up to the porch. The original half-glazed and paneled entry door is sheltered by an original screen door with spindle frieze and decorative jigsawn woodwork. The door is set in a surround with beveled glass sidelights over panels and a three-part beveled glass transom. East of the entry is a single double-hung window in the projecting bay, and west of the entry is a double window unit. On the second story, there is a double window unit in the west bay, an off-center single window above the entry, and a single window in the projecting bay.

The east side elevation is divided into three bays, with the projecting bay occupying the roughly central section. This bay contains a semi-circular window in its pediment as well as pairs of one-over-one windows at both the first and second stories. North and south of the projecting bay are single window units at each floor.

The west side elevation is dominated by the projecting sunroom wing. This wing is lit on three sides by triple window units at both levels. On either side of the wing are double window units on both the first and second stories. The front porch wraps around from the façade to meet the sunroom wing.

The rear (north) elevation contains the one-story kitchen ell, which appears to be original to the house. Its gabled roof is sheathed with slate, and a brick chimney flue with a corbelled cap rises from its peak. Three single window units on the second story of the house are arranged around the intersection of the ell's gabled roof with the house's rear wall. The ell is lit by three windows on its west side elevation. A hip-roofed, L-shaped porch extends along the east wall of the ell and the rear wall of the house. The porch is supported by chamfered posts, and like the front porch, retains its original tongue-and-groove floor and ceiling. The porch is enclosed with screens in the upper half and flush wood sheathing below. Its enclosure may be a later alteration. The porch roof is recent metal. There is a secondary entry into the rear stair hall of the house from the back porch. The original half-glazed door and decorative screen door match those found at the front entry, though they do not have the same elaborate surround. There is also an original half-glazed door providing direct access to the kitchen from the porch.



Plate 4.1: L.C. Yeargan Farm.

Photo view: Northwest

Photographer: Olivia
Heckendorf

Date: June 24, 2021



Plate 4.2: L.C. Yeargan Farm
Pecan Grove.

Photo view: Northwest

Photographer: Olivia
Heckendorf

Date: June 24, 2021



Plate 4.3: L.C. Yeargan Farm
Outbuildings.

Photo view: Northeast

Photographer: Olivia
Heckendorf

Date: June 24, 2021



Plate 4.4: L.C. Yeargan
House.

Photo view: North

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.5: L.C. Yeargan House.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.6: L.C. Yeargan House.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.7: L.C. Yeargan House.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.8: L.C. Yeargan House.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.9: L.C. Yeargan House

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.10: L.C. Yeargan House, entry.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.11: L.C. Yeargan House, foyer.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021

On the interior, the house retains its original finishes to a remarkable degree, including oak flooring, plaster walls, door and window trim, moldings, light fixtures, and built-in cabinetry. While the exterior of the house is largely Colonial Revival, with its pedimented gables and Palladian-inspired dormer, many of its interior finishes are more characteristic of the Craftsman style. Examples include five panel doors set in wide flat surrounds and brick fireplaces in the two front parlors.

On the first floor a wide center hall runs from the front to the back of the house, and the four main living spaces are arranged on either side of it. Just inside the entry, a single-run stair on the east side of the hall provides access to the second floor. The stair has a square-in-section fluted newel post and square balusters. An original brass light fixture with three glass globes hangs in the entry hall. The hallway is trimmed with wide baseboards and a chair rail.

From the hall, the east and west front rooms are accessed through paired French doors with multi-light sidelights and transoms. The east parlor has a small fireplace with a buff-colored brick surround topped by several corbelled courses and a rough-finished granite shelf. This small room is finished with wide baseboards, simple window surrounds, plaster walls, and picture molding. An original five-arm brass light fixture with glass shades hangs from the ceiling.

Behind the east parlor is a bedroom which is accessed from the rear hall. This room's fireplace has a simple wooden mantel with a bracketed shelf and two flanking closets. A five-panel door in the north wall of the bedroom accesses an early bathroom at the northeast corner of the house with a built-in wooden storage cabinet and an original porcelain pedestal sink. The bathtub has been removed.

The west front parlor has a red brick mantel which is similar but larger than the one in the east parlor. Here, there is also a built-in cabinet with leaded glass doors above paneled doors adjacent to the mantel. An original light fixture with three hanging glass globes is located in the center of the ceiling. The room is lit by paired windows on the south and west walls. In the northwest corner of this room is a five-panel door leading to the sunroom. The sunroom has oak floors, plaster walls, and a tongue-and-groove ceiling.

The dining room is located directly behind the west front room and can be accessed either from it or from the rear hall. Its simple but elegant Colonial Revival mantel incorporates a mirrored overmantel. The room features a molded plate rail in addition to picture molding. A built-in cabinet on the north wall has paired glass doors with diamond panes over paneled doors. A swinging door leads from the dining room to the kitchen ell.

The kitchen ell is divided into three spaces: a small anteroom with a west-facing window directly off of the dining room, a pantry with a window onto the rear porch, and the kitchen itself. There is a half-glazed door and screen door providing access to the rear porch from the kitchen as well as a second window onto the porch. On the west wall of the kitchen are two windows and upper and lower wooden cabinets plus a circa-1970s range. On the south kitchen wall are banks of mid-twentieth-century upper and lower metal cabinets with a porcelain sink and drainboard. At the rear of the kitchen is a free-standing Home Comfort porcelain and cast-iron range of a type produced between the 1930s and 1950s (InstAppraisal). The stove is connected to a flue that vents through a brick chimney. The floor in the kitchen is covered with linoleum.

The second story of the house contains four bedrooms which are accessed from the upper stair hall. Each bedroom has a fireplace with a simple wooden mantel with bracketed shelf, single or paired windows on exterior walls, wide baseboards, plastered walls, closets, and five panel doors. The west front bedroom is the largest, and includes access to the second story sunroom, which likely also functioned as a sleeping porch. There is a bathroom on the second floor above that on the first. It is accessible both from the adjacent bedroom and from the hallway. It has an original pedestal sink and porcelain tub and linoleum floor covering.

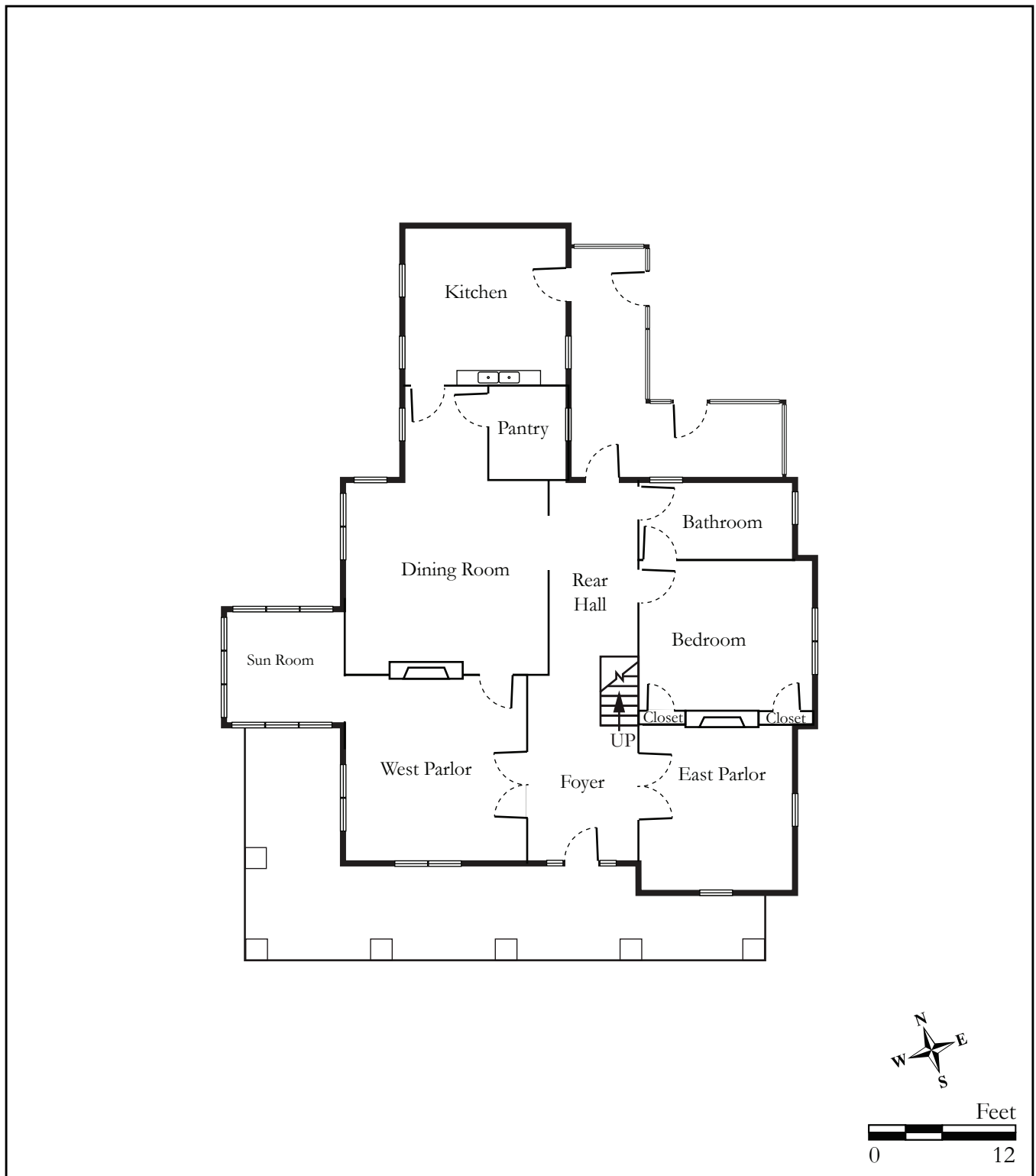


Figure 4.3: First floor plan of the L.C. Yeagan House
(Created by Patricia McEachen, Richard Grubb & Associates, Inc. 2021).



Plate 4.12: L.C. Yeargan House, stair.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.13: L.C. Yeargan House, hall.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.14: L.C. Yeargan House, hall.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.15: L.C. Yeargan House, rear hall.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.16: L.C. Yeargan House, foyer looking into east parlor.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.17: L.C. Yeargan House, east parlor.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.18: L.C. Yeargan House, east parlor.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.19: L.C. Yeargan House, downstairs bedroom.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.20: L.C. Yeargan House, downstairs bedroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.21: L.C. Yeargan House, downstairs bathroom.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.22: L.C. Yeargan House, foyer looking into west parlor.

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.23: L.C. Yeargan House, west parlor.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.24: L.C. Yeargan House, west parlor.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.25: L.C. Yeargan House, sunroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.26: L.C. Yeargan House, dining room.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.27: L.C. Yeargan House, dining room mantel.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.28: L.C. Yeargan House, dining room.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.29: L.C. Yeargan House, kitchen ell.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.30: L.C. Yeargan House, kitchen.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.31: L.C. Yeargan House, kitchen.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.32: L.C. Yeargan House, kitchen.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021

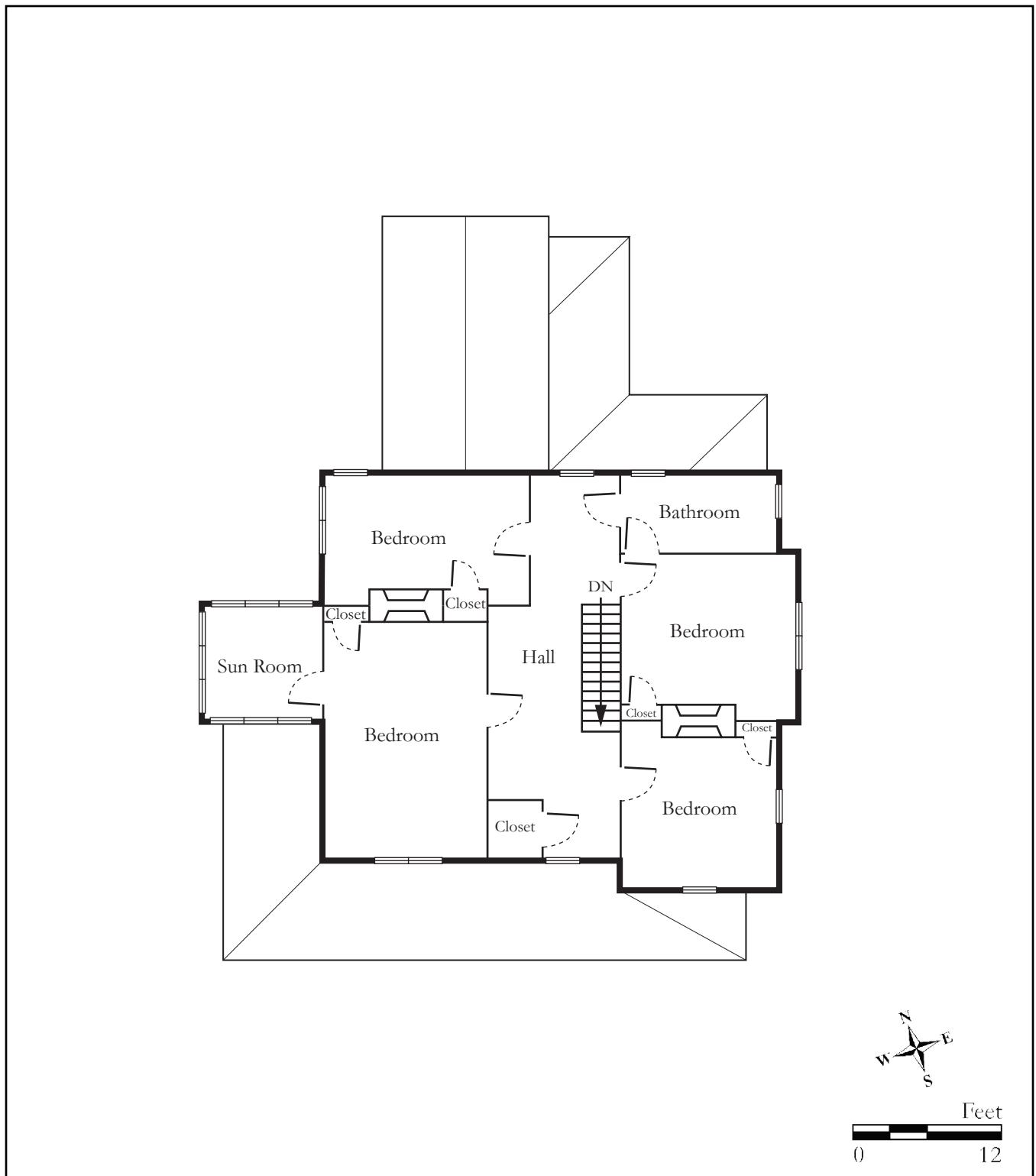


Figure 4.4: Second floor plan of the L.C. Yeargan House
(Created by Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).



Plate 4.33: L.C. Yeargan House, stair.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.34: L.C. Yeargan House, upper stair hall.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.35: L.C. Yeargan House, upper stair hall.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.36: L.C. Yeargan House, east front bedroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.37: L.C. Yeargan House, east back bedroom

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.38: L.C. Yeargan House, upstairs bathroom.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.39: L.C. Yeargan House, west front bedroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.40: L.C. Yeargan House, sunroom/sleeping porch off of west front bedroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.41: L.C. Yeargan House, west rear bedroom.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: May 18, 2021

Outbuilding #1, circa 1920, Contributing (Plates 4.42-4.45)

Located almost directly behind the Yeargan House to the north is Outbuilding #1. This small, frame, rectangular building has an overhanging front-gable roof that has been clad recently with metal roofing. A wood-shingled overhang on the both the front (south) and rear (north) elevations creates pedimented gable ends. The building has original weatherboard siding and rests on a brick foundation. It is accessed by a wood batten door at its south end facing the house. There is a second batten door on the east side elevation. The building has no windows. On the interior, the building is divided into two spaces. The original use of Outbuilding #1 is unknown at this time.

Garage, 1919, Contributing (Plates 4.46-4.49)

The garage is situated off the northwest rear corner of the house. It is a one-and-one-half-story, weatherboarded, front-gable building with an enclosed shed on the east side. It has a parged stone foundation. There is a fixed four-pane window in the gable end. A wood-shingled pent roof shelters the automobile entry, which is accessed through a pair of original sliding batten doors. The overhanging roof has exposed rafter tails on the side elevations. There is one batten pedestrian door into the side shed. On the interior of the shed, a ladder provides access to the upper half-story of the garage. The interior of the garage itself was not accessible. The garage is likely contemporaneous with the house.

Chicken Coop #1, circa 1920, Contributing (Plates 4.50-4.51)

The smallest of three chicken coops grouped behind the Yeargan House, this is a low, side-gabled, rectangular building which is enclosed on three sides with a combination of red-painted weatherboards and vertical planks. It rests on a parged stone foundation and has a corrugated metal roof. It is oriented with its long open side facing east. The roosting boxes are inset and protected by screens. There is one opening in the gable end which is covered with chicken wire.

Chicken Coop #2, circa 1920, Contributing (Plates 4.52-4.55)

Chicken Coop #2 is set perpendicular to Chicken Coop #1, facing south, and is almost twice as big. It is a fully-enclosed, shed-roofed building resting on a red brick foundation. The siding is a combination of red-painted weatherboards and vertical planks. The overhanging roof slopes from front to back and has exposed rafter tails on the south and north elevations. A three-quarters height batten door provides access to the interior. West of the entry is a screened section.

Privy, circa 1920, Contributing (Plates 4.56-4.57)

A frame, two-seat privy is located between Chicken Coops #2 and #3. It is a simple, shed-roofed building with exposed rafter tails on the east and west elevations. Entry is via a batten door.

Chicken Coop #3, circa 1920, Contributing (Plates 4.58-4.59)

Chicken Coop #3 is a long, frame, shed-roofed building with red-painted weatherboard siding. At its front it rests on the ground, and its rear it is supported by fieldstone piers. The main, corrugated metal-clad roof plane slopes from south to north. There is a truncated southern slope which provides a protected overhang for the front elevation and allows air circulation in the building since the weatherboards stop before reaching the roof.

Barn #1, circa 1920, Contributing (Plates 4.60-4.62)

East of the chicken houses is a frame, one-and-one-half-story barn with a broad, front-gable roof. The main body of the barn is clad with red-painted weatherboards and is roofed with metal. The front (south) elevation has a central batten pedestrian entry door with an opening to the hayloft above it and a fixed four-light window near the peak of the roof. The entry door and opening to the hayloft are sheltered by a tall, drive-through shed supported by cedar posts. At the east end of the front elevation is an open equipment storage bay. At the back of the barn is a wide, open passage lined with feed troughs. Attached to the rear (north) elevation is another shed which is clad with sheet metal and open on the east side.



Plate 4.42: Outbuilding #1.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.43: Outbuilding #1.

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.44: Outbuilding #1.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.45: Outbuilding #1.

Photo view: East

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.46: Garage.

Photo view: North

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.47: Garage.

Photo view: West

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.48: Garage.

Photo view: South

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.49: Garage.

Photo view: East

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.50: Chicken Coop #1.

Photo view: West

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.51: Chicken Coop #1.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.52: Chicken Coop #2.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.53: Chicken Coop #2.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.54: Chicken Coop #2.

Photo view: Southwest

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.55: Chicken Coop #2.

Photo view: Southeast

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.56: Privy.

Photo view: Northwest

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.57: Privy.

Photo view: West

Photographer: Olivia
Heckendorf

Date: May 18, 2021



Plate 4.58: Chicken Coop #3.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.59: Chicken Coop #3

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.60: Barn #1.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.61: Barn #1.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.62: Barn #1.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.63: Shed.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021

Shed, circa 1920, Contributing (Plates 4.63-4.64)

This small, frame shed is located close to the house. It has a shed roof which slopes from front (south) to back (north), plus it has an attached front shed-roof overhang. The shed is enclosed on three sides, and on the front has one large opening. It may have functioned as a woodshed originally but is now used for general storage.

Barn #2, circa 1920, Contributing (Plates 4.65-4.66)

This two-story barn with hayloft is located a greater distance from the house than the other outbuildings, in a patch of woods adjacent to the formerly cultivated farm fields. It currently sits several feet off the ground on brick piers which are not original. The barn has a side-gabled roof which slopes down to an integrated, partially-enclosed shed on its rear (north) elevation. Primary access into the barn is from the long, south-facing elevation under an open shed. The gable ends have doors near the roof peak into the hayloft but no other openings.

Martha Dupree House, circa 1850; 1920, Contributing (Plates 4.67-4.74)

The Martha Dupree House is a one-story, side-gabled house which was moved to its current location and converted to a tenant dwelling when L.C. Yeargan built his farmhouse in 1919. The house likely originally had two main rooms served by chimneys at each end of the house. Shed rooms across the back (north) elevation are either original or an early addition. The house has wood weatherboard siding, boxed eaves, and fluted corner boards. The exterior end chimneys are brick with paved shoulders and corbelled caps. The east chimney may be original, but the west chimney likely dates to the 1920s, as does the continuous brick foundation.

There is a partial-façade, shed-roofed porch across the front (south) of the house with plain square posts. They rest on a brick patio at ground level rather than a porch floor. A set of curved brick steps leads to the central entry. Flanking the entry are paired, six-over-six double-hung windows which date to the 1920s renovation. Single six-over-six windows light the rear shed rooms. There is also a partially-enclosed rear porch on the north elevation.

Much of the interior finish dates to the 1920s renovation and matches some of the interior woodwork of the Yeargan House, including oak floors, five panel doors, and a simple built-in cabinet. Other interior alterations include a late twentieth-century kitchen and bathroom.

Dupree House Shed, circa 1920, Contributing (Plate 4.75-4.76)

Directly behind the Dupree House is a multi-purpose shed with weatherboard siding, a metal clad roof with overhanging eaves and exposed rafter tails, entrances on the south and east elevations, and a single window centered on the west elevation. The southeast corner of the shed is an open sheltered space.

Metal Storage Building, circa 2000, Non-Contributing (Plate 4.76)

At the rear of the shed is a modern metal storage building.

4.3 History and Architectural Context

Leonidas Craven (L.C.) Yeargan was born near Wake Forest in 1873 to Thomas and Cornelia Austin Yeargan.¹ Thomas Yeargan was a farmer who married Cornelia Austin in 1868 following the death of his first wife. Thomas Yeargan died in 1872, just months before the birth of his twin children, L.C. and Lena Yeargan. After the death of her husband, Cornelia Austin Yeargan moved from Wake Forest to St. Mary's Township and raised her two children on her own, as indicated by the 1880 US Census (US Census 1880). In 1883, Cornelia Austin Yeargan married Andrew J. Bagwell, although records indicate

¹ Several spellings of the Yeargan surname appeared during research. These spellings include Yeargen, Yeargin, and Yeargain. The most common spelling found was Yeargan and is used throughout this report for the sake of consistency. References to Leonidas Craven Yeargan also yielded several results. He was most frequently referred to as L.C. Yeargan, but other names included Lonnie Yeargan, Lon Yeargan, and Leonidas.



Plate 4.64: Shed.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.65: Barn #2.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.66: Barn #2.

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.67: Martha Dupree House.

Photo view: North

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.68: Martha Dupree House.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.69: Martha Dupree House.

Photo view: South

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.70: Martha Dupree House.

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.71: Martha Dupree House, living room.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.72: Martha Dupree House, bedroom.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.73: Martha Dupree House, kitchen.

Photo view: East

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.74: Martha Dupree House, dining room.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.75: Dupree House Shed.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: May 18, 2021



Plate 4.76: Dupree House Shed and Metal Shed.

Photo view: West

Photographer: Olivia Heckendorf

Date: May 18, 2021

the couple was not living together in 1900 (US Census 1900). According to the 1900 census, L.C. Yeargan was head of the household. He and his mother lived in a rented house in Neuse River Township where he worked as a farmer.

In 1904, L.C. Yeargan married Flora Agnes Buffaloe, who was the daughter of David and Rowan Sauls Buffaloe. Born in 1879, Flora grew up in St. Mary's Township near Garner. In 1900, she was living with her parents and working as a public schoolteacher in Garner. Between 1905 and World War I, the Yeargans acquired several hundred acres of farmland in eastern St. Mary's Township (Mattson, Alexander and Associates, Inc. 2014:476). They purchased tracts of land from Troy Smith, the Bryans, the Hobgoods, the Pursers, and the Buffaloes (Mattson, Alexander and Associates, Inc. 2014:476). Much of this land was located roughly three miles south of the present-day L.C. Yeargan Farm and concentrated along White Oak Road.

At his White Oak Road farm, L.C. Yeargan's primary crop was cotton. In October 1906, a newspaper article discussed a late spring hailstorm that caused problems for many of the cotton growers in the area (*The Farmer and Mechanic* 1906:1). Yeargan was quoted as saying that an average season would yield

40 bales of cotton; however, due to the hailstorm, he would have less than 20 bales. Just a few short weeks later, disaster struck again when the cotton gin and sawmill owned by Yeargan and his business partner Henry Buffaloe were destroyed by fire (*The Raleigh Enterprise* 1906:8). The fire started in the gin building and spread to the sawmill. The total loss was \$3,000 worth of damage to buildings, machinery, cotton, and lumber.

In 1917, L.C. Yeargan and D.H. Buffaloe purchased two tracts of land for \$12,500 from Martha A. Dupree Gattis (WCRD 1917 313:239). This sale included land on which the L.C. Yeargan Farm now sits. In 1919, Yeargan sold his White Oak Road property south of the L.C. Yeargan Farm to J.W. Hall for roughly \$25,000 (*The News & Observer* 1919:16). Shortly thereafter, he bought out D.H. and Lilly Buffaloe and took sole ownership of the East Garner Road property (WCRD 1920 354:535). Until their new Colonial Revival dwelling was completed, the Yeargan family, including L.C. and his wife Flora Agnes; sons Leonidas Craven and Sherman; and daughters Geneva, Wilma, Grace B., Flora A., and Rowan, lived in a rented house on Smithfield Road (US Census 1920).

It is plausible that the Yeargans rented out portions of their land to tenant farmers. In 1928, the Yeargans advertised one of their properties for sale, which included roughly 178 acres that were “excellent for cotton and tobacco” production, a large dwelling, and two tenant houses (*The News & Observer* 1928:27). This tract is presumed to be a part of the several hundred acres they had acquired on White Oak Road. The sale may have been a result of the devastation wreaked by the cotton boll weevil, which arrived in Wake County in 1927. The cotton boll weevil likely forced the Yeargans to diversify their agricultural endeavors as was the pattern across Wake County. As evidenced by the chicken coops on the property, the Yeargans likely turned to poultry and egg production. The pecan grove also reflects the Yeargans attempt to diversify their farming activities. Following the devastation of the boll weevil and encouraged by agricultural extension agents, the Yeargans also planted a pecan grove in an attempt to further diversify their farming. An aerial photograph of the L.C. Yeargan Farm from 1938 shows the house surrounded by cultivated fields and the pecan grove west of the house (USDA 1938; Figure 4.5). The aerial also shows little, if any, change between the arrangement of outbuildings in 1938 and today.

Not only was Yeargan a successful farmer and landlord, but he also was a key player in the creation of the local farmers’ association, the Wake County Production Credit Association, which loaned money to farmers at a six percent interest rate to assist in the purchase of crop seed and livestock (*The News & Observer* 1934:12). Yeargan was also on the Board of Directors of the Wake County Mutual Soil Conservation Association. The organization aimed to resolve the issue of losing valuable farmland to erosion. In Wake County alone, 15,000 acres had been abandoned due to soil erosion (*The News & Observer* 1936:14).

In 1950, L.C. Yeargan died at the age of 77. His son Sherman was appointed administrator of his estate, which was valued at \$92,860 (*The News & Observer* 1950:19). The L.C. Yeargan Farm remained in family hands following his death. Farming activities also continued at the Yeargan Farm; however, the predominant crops were either soybeans or hay instead of cotton or tobacco (*The News & Observer* 1952:23; 1953:17). Aerial photographs of the L.C. Yeargan Farm from 1959 and 1971 show little change to the property (USDA 1959, 1971; Figures 4.6 and 4.7). The L.C. Yeargan Farm remained in the Yeargan family until 2019 when it was sold to the town of Garner (WCRD 2019 17413:2464).

Post-World War I Farm Complexes (1919-1941) in Wake County

Kelly Lally’s late 1980s survey of historic architectural resources in Wake County recorded many farm complexes. This was a change from earlier architectural surveys which tended to focus on individual dwellings over agricultural landscapes. Lally observed that “Wake County is filled mostly with modest dwellings, surrounded by dependencies that, together with the house, often reveal more about Wake County’s history than could any house by itself” (Lally 1993: F-105). She identified the components which were typically found on Wake County farms: a main dwelling at the center of the complex, usually facing the road, and a collection of dependencies including both domestic and agricultural

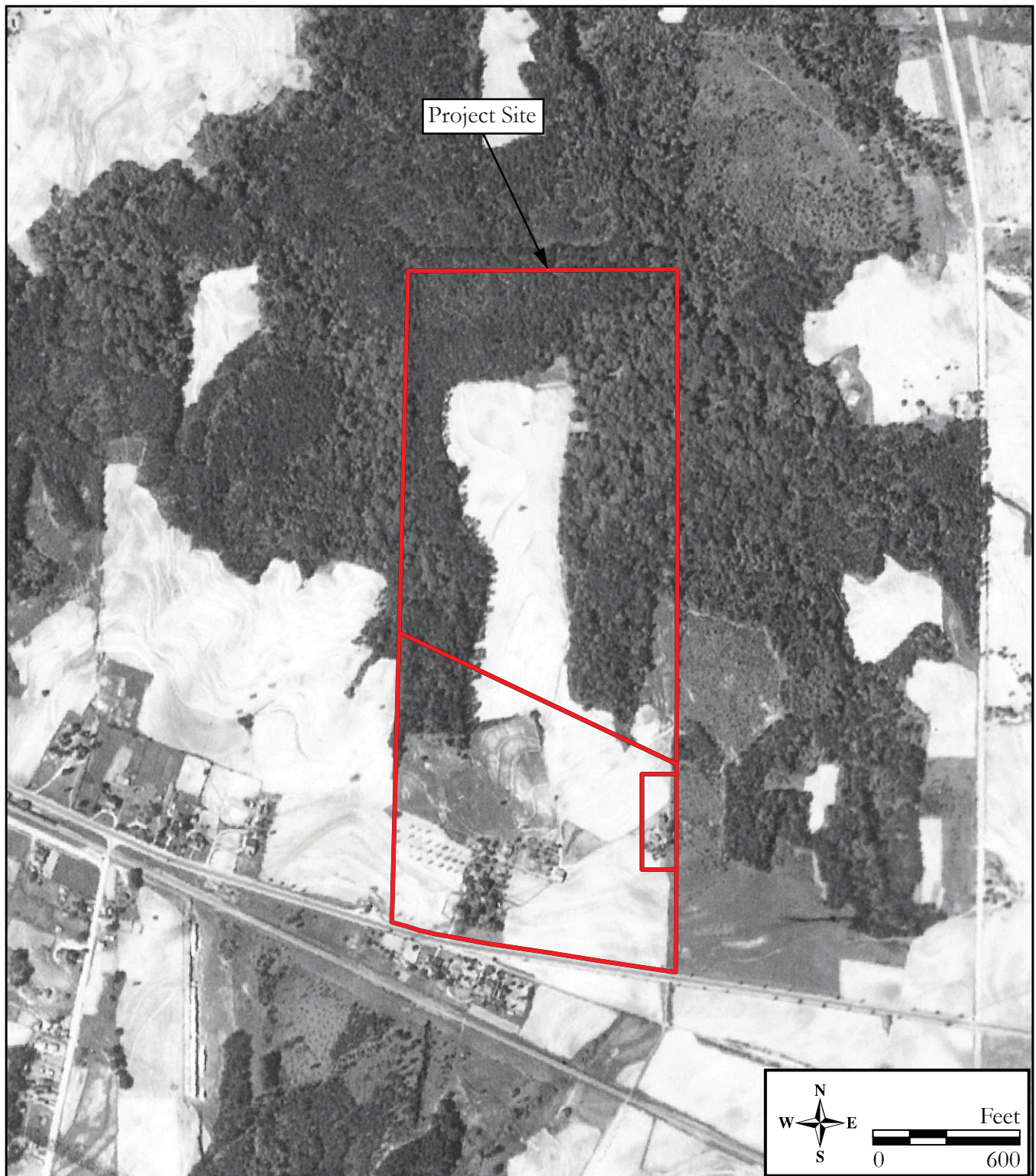


Figure 4.5: 1938 USDA aerial showing the L.C. Yeargan Farm (USDA, Raleigh, North Carolina).



Figure 4.6: 1959 USDA aerial showing the L.C. Yeargan Farm (USDA, Raleigh, North Carolina).

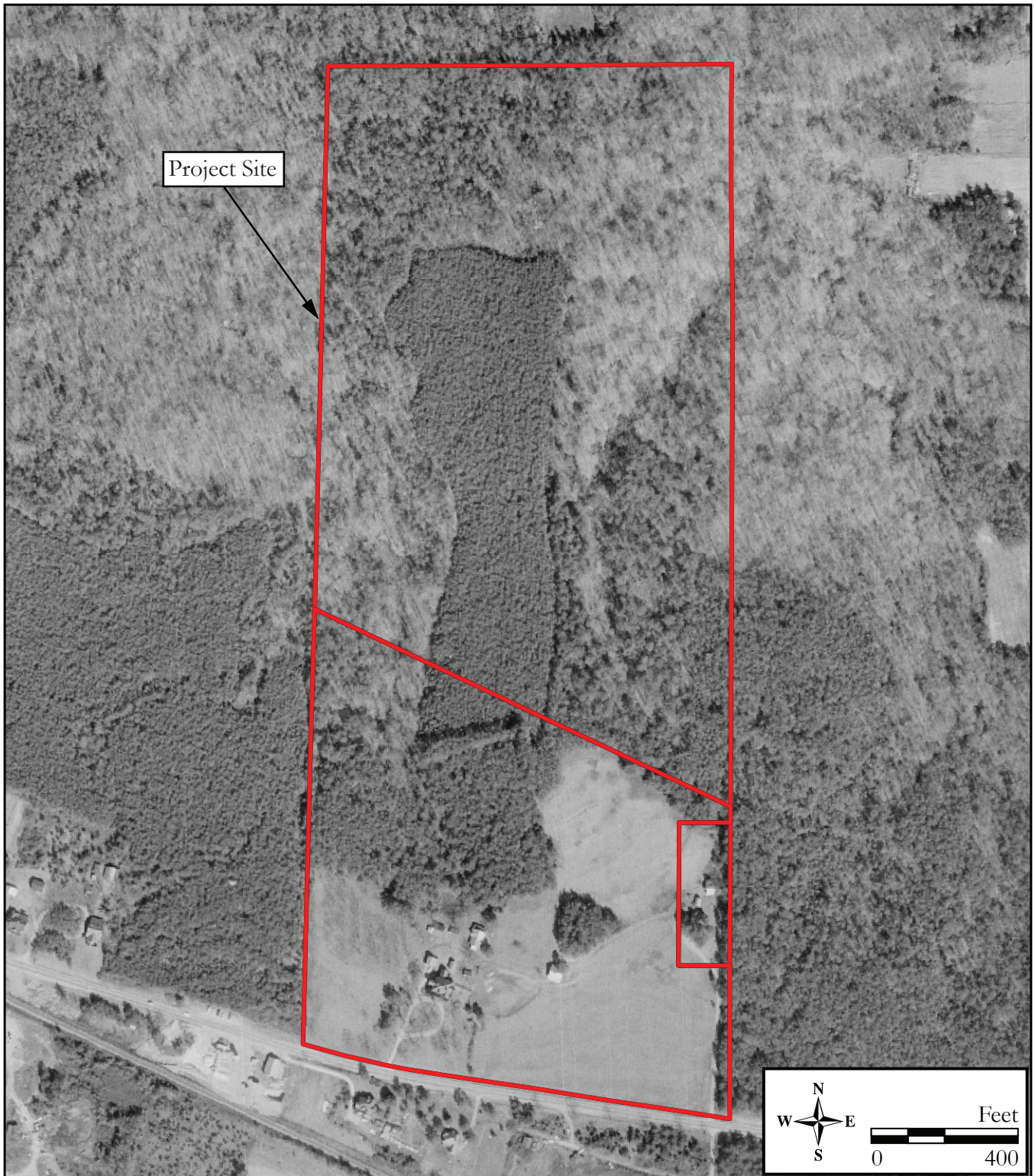


Figure 4.7: 1971 USDA aerial showing the L.C. Yeargan Farm (USDA, Raleigh, North Carolina).

outbuildings which were organized around the dwelling. The landscape surrounding the buildings, including cultivated fields, pastures, and woodlands; vegetable gardens and orchards; and farm roads and fences formed the setting for these rural properties.

According to the Wake County Multiple Property Documentation Form (MPDF), produced at the conclusion of Lally's Wake County survey, one notable distinction between pre- and post-World War I farms was the architectural style of their main dwellings. Farmhouses constructed or renovated during this period frequently adopted then popular Colonial Revival and Craftsman styles. Wake County's earliest Colonial Revival-style houses were typically hip- or pyramidal-roofed dwellings, two stories tall and two rooms deep. Modest expressions of the style such as entrances with sidelights and transoms and porches supported by classical columns were typical. The Craftsman influence was seen in both small bungalows and in larger houses, and porches with tapered posts on brick piers were prevalent across Wake County from the 1910s through the 1930s. Also, during this period kitchens were incorporated into the house for the first time, and bathrooms replaced privies once indoor plumbing was available.

The L.C. Yeargan Farm is an example of a Post-World War I Farm Complex (1919-1941), a property type identified in the NRHP MPDF. At that time, some farm complexes from this period were barely fifty years old, and only four examples were considered exceptional enough to be placed on the State Study List or nominated to the NRHP: the Allie Lawrence Farm (WA1097), a 1920s- to 1930s-era tobacco farm; the Bailey Farm (WA1324), a large dairy operation; and the Jones-Johnson Ballentine Historic District (WA723) and Oak View (WA1502), properties which contain resources dating to the post-World War I period but whose primary significance lies in the nineteenth century. Of those four properties, only the Allie Lawrence Farm and Oak View remain NRHP eligible. The Bailey Farm is no longer extant, and much of the farmland associated with the Jones-Johnson Ballentine Historic District has been developed as a residential subdivision.

The Study-Listed Allie Lawrence Farm (Plate 4.77), located in the New Hill community, includes a one-story Colonial Revival-style pyramidal cottage built around 1915 as well a large collection of early twentieth-century farm buildings. It retains its rural, agricultural setting and is a contributing component of the NRHP-listed New Hill Historic District. The house at the center of the George Williams Farm (WA1212) (Plate 4.78), located approximately seven miles southwest of the L.C. Yeargan Farm, is a late nineteenth-century I-house that was updated in the 1920s with elements of both the Craftsman and Colonial Revival styles. Behind the house are a number of frame barns and tobacco outbuildings, as well as two tenant houses. While the house has undergone numerous alterations including vinyl siding, replacement windows, and a modern roof, and some original outbuildings have been lost, the Williams Farm was determined to be NRHP eligible in 2014 through Section 106 review of the I-540 Triangle Expressway Southeast Extension. HPO comments cited the significance of the overall complex despite these changes, "especially considering the dramatic loss of historic farms in this portion of Wake County in recent years" (Mattson, Alexander and Associates, Inc. 2014). The NRHP-listed Herman Green House (WA1277) (Plate 4.79) is located just south of Raleigh and retains only two acres of its original agricultural setting in a heavily developed area. However, it was listed in the NRHP under Criterion C as a "wonderfully preserved example of the simple Colonial Revival style found in rural Wake County" (Michael 2003).

Thirty years ago, Lally noted that Wake County was undergoing "tremendous change," and that surviving farm complexes were significant as reflections of the importance of agriculture in Wake County's history. Registration requirements for farm complexes set forth by the MPDF emphasize the overall ensemble of buildings and the agricultural landscape rather than the significance and integrity of individual components. Reflecting the evolution of farms over time, some degree of alterations to individual buildings, even main dwellings, do not necessarily compromise "the integrity of the whole, for which setting, form, and overall configuration of the farm's components are the most important aspects" (Lally 1993 F-117). Given the pace of development and loss of historic farms and farmland that has occurred in the decades since Lally's survey, intact farm complexes have become increasingly rare.



Plate 7.77: Allie Lawrence Farm (WA1097).

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: June 24, 2021



Plate 7.78: George Williams Farm (WA1212).

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: June 24, 2021



Plate 4.79: Herman Green House (WA1277).

Photo view: West

Photographer: Olivia Heckendorf

Date: June 24, 2021

4.4 Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, the property must possess significance under at least one of the four NRHP evaluation criteria. The L.C. Yeargan Farm remained in family hands until its 2019 acquisition by the Town of Garner, and retains its integrity of location, design, setting, workmanship, feeling, and association. The farm remains in its original location and the setting is relatively unchanged from its construction around 1919, according to aerial photography (USDA 1938; 1959; 1971). The L.C. Yeargan farmhouse has an exceptional degree of integrity of design and materials. The house retains almost all of its original exterior and interior materials, and it has not undergone visible modernization in the century since its construction. In addition, original domestic and agricultural outbuildings surround the house with little apparent change since the 1930s. The Yeargan house and outbuildings are set within a rural landscape that includes mature trees and shrubs, grassed fields, woodlands, and a pecan grove.

The Martha Dupree House was moved from its original location, but the move occurred within the farm's period of significance. Renovations undertaken after the dwelling was moved around 1920 and in the mid-twentieth century include the new porch with plain support posts and a brick floor, as well as the replacement front door. Despite these alterations, the Sarah Dupree House retains its circa 1850 form and stands as an example of an increasingly rare pre-Civil War-era dwelling.

4.5 NRHP Evaluation

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). The L.C. Yeargan Farm is significant as a reflection of the importance of agriculture in Wake County's history. It is a highly intact example of the mid-sized farms with diversified operations which were established throughout Wake County in the early to mid-twentieth century. The farm retains the setting, form, and overall configuration of its components, making it increasingly rare in rapidly developing Wake County. Therefore, the L.C. Yeargan Farm is recommended eligible for listing in the NRHP under Criterion A.

Properties can be eligible under Criterion B if they are associated with person of significance within the community, state, or national historic contexts (see Appendix A). The L.C. Yeargan Farm was the home of the Yeargan family from its initial construction in 1919 until the family sold the property to the Town of Garner in 2019. Although prominent community members, neither L.C. Yeargan nor members of his family are known to be of transcendent importance to local, state, or national historic contexts. Therefore, the L.C. Yeargan Farm is recommended not eligible for listing in the NRHP under Criterion B.

Properties can be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value (see Appendix A). The 1919 L.C. Yeargan House is a highly intact Colonial Revival farmhouse at the center of a complex of domestic and agricultural outbuildings little changed over the last century. The house possesses greater integrity than dwellings found on other farm Wake County complexes of the same period, such as the George Williams Farm house which has undergone numerous material alterations. In fact, the Yeargan House is comparable to stand-alone properties listed in the NRHP under Criterion C for architecture, such as the Herman Green House, which are held to a higher standard of integrity than houses that are components of farm complexes. The outbuildings and landscape which surround the L.C. Yeargan House create a complex that exemplifies the mid-size farm of the 1920s and 1930s in Wake County. Therefore, the L.C. Yeargan Farm is recommended eligible for listing in the NRHP under Criterion C.

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix A). It is unlikely the L.C. Yeargan Farm would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the L.C. Yeargan Farm is recommended not eligible for listing in the NRHP under Criterion D.

4.6 NRHP Boundary Recommendation

The recommended NRHP boundary for the L.C. Yeargan Farm includes the 26-acre parcel that fronts East Garner Road and the 1.25-acre parcel that includes the Martha Dupree House (Figure 4.8). These two parcels contain all of the buildings historically associated with the farm and provide its agricultural setting.



Figure 4.8: Recommended NRHP boundary for the L.C. Yeargan Farm (World Imagery, ESRI 2020).

5.0 SUMMARY OF FINDINGS

Richard Grubb & Associates, Inc. (RGA) completed a Historic Structures Survey Report (HSSR) and National Register of Historic Places (NRHP) Evaluation of the 72-acre L.C. Yeargan Farm located east of downtown Garner in St. Mary's Township, Wake County, North Carolina. The HSSR identified one historic resource within the Area of Potential Effects: L.C. Yeargan Farm (WA0352). The L.C. Yeargan Farm is recommended eligible for listing in the NRHP.

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Kaye Buffalo Whaley, Garner Historian, June 2021.

APPENDIX A: NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR EVALUATION

1. State and National Registers of Historic Places Criteria
2. Criteria of Adverse Effect

1. State and National Registers of Historic Places Criteria

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) that are associated with the lives of persons significant in our past, or
- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or
- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or

- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or
- g) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

2. Criteria of Adverse Effect

Whenever a historic property may be affected by a proposed undertaking, Federal agency officials must assess whether the project constitutes an adverse effect on the historic property by applying the criteria of adverse effect. According to the Advisory Council on Historic Preservation, the criteria of adverse effect (36 CFR 800.5), is as follows:

- (1) An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that would qualify it for inclusion in the National Register, in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation for the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or cumulative.
- (2) Adverse effects on historic properties include, but are not limited to (36 CFR 800.5(a)(2)):
 - i) Physical destruction of or damage to all or part of the property;
 - ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
 - iii) Removal of the property from its historic location;
 - iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;

- v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

A finding of adverse effect or no adverse effect could occur based on the extent of alteration to a historic property, and the proposed treatment measures to mitigate the effects of a proposed undertaking. According to 36 CFR 800.5(3)(b):

The agency official, in consultation with the SHPO/THPO, may propose a finding of no adverse effect when the undertaking's effects do not meet the criteria of § 800.5(a) (1) or the undertaking is modified or conditions are imposed, such as the subsequent review of plans for rehabilitation by the SHPO/THPO to ensure consistency with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines, to avoid adverse effects.

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APPENDIX B: PROJECT DOCUMENTS

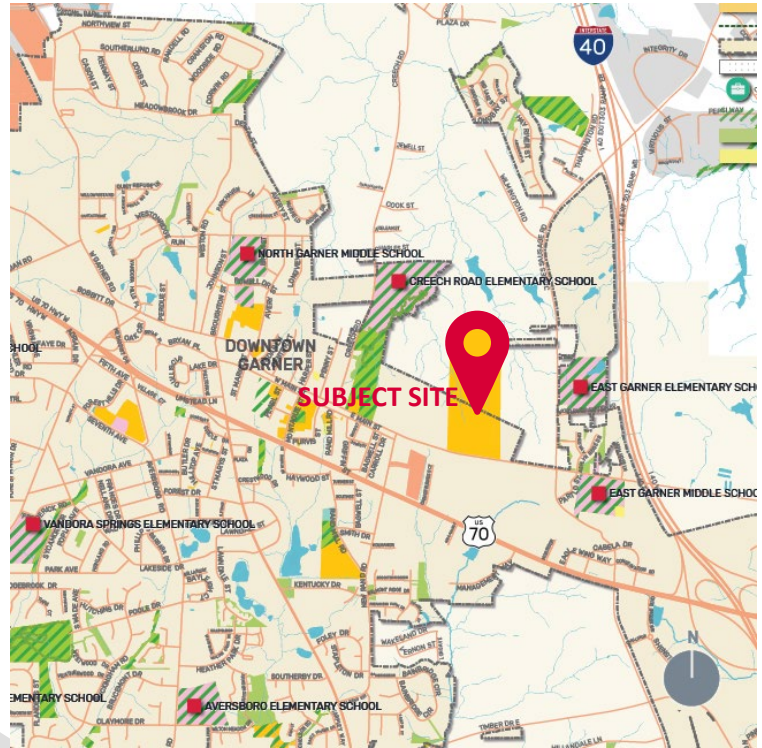
TOWN OF GARNER

YEARGAN PARK

DATE	REVIEWED BY	COMMENTS

SUMMARY:

This due diligence report has been developed as one of the first steps in the master planning process. Contained herein is an analysis of the physical, environmental and regulatory opportunities and constraints of the proposed park property (herein referred to as the subject site). This report further explores the subject site's potential development for a future recreational park on three existing parcels - a 26-acre parcel containing a large homestead and out-buildings, a 1.25-acre parcel with a small homestead (referred to as the Rand property), and a 45-acre undeveloped parcel located along Garner Road in Garner, NC.



SITE LOCATION:

Southeast Wake County near the intersection of East Garner Road and Jones Sausage Road one half mile east of downtown Garner, NC.

Site Address: 607 E Garner Road, Garner, NC + 619 E Garner Road, Garner NC + 0 E Garner Road, Garner, NC

Property Identification Number (PIN): 1721021090 + 1721027050 + 1721033394

PREPARED FOR:

The Town of Garner Parks, Recreation and Cultural Resources Department
125 Avery Street
Garner, NC 27529

PREPARED BY:

The McAdams Company
2905 Meridian Parkway
Durham, NC 27713

INTRODUCTION

The Yeargan property (referred to as the subject property), consists of three existing parcels which were purchased by the Town of Garner in 2019. Located approximately 4 miles south of downtown Raleigh, the Park is about .5 miles from Garner's town core. The property is off East Garner Road and sits a quarter mile East of Interstate 40. This property has a history of agriculture but after the passing of one of the owner's the family decided to sell the property with the hopes of it becoming a future park. The Town of Garner purchased the property to expand the Parks and Recreation Department services with active recreation parkland.

SITE INVENTORY + SITE ANALYSIS

SITE HISTORY

According to the most dated records of land ownership, the property that would become Yeargan Park was once owned by D.H. Buffalo who's family owned a multitude of acres in Wake County. The property was generally used for agricultural purposes, supporting the construction of a small house built in 1909 and a larger one built in 1911. In 1920, L.C. Yeargan purchased the large house and rear property from D.H. Buffalo and in 1941, the Rand family purchased the smaller house. Throughout the next three decades, several farm and homestead support structures were constructed around the houses including barns, sheds, a chicken coop, and garages.

The properties were passed through generations of the Yeargan and Rand families until the Town of Garner gained partial ownership of the two Yeargan properties in 2006. At this time, the Yeargan family acquired the Rand property and the smaller house associated with it. The Town fully acquired all three properties in April of 2019.

EXISTING CONDITIONS

The site varies in topographic and landcover character. Upon entering the gravel drive off Garner Road nearest downtown Garner, the stately historic house and old-growth trees (Figure 3) provide a welcoming entrance. Large oaks and magnolias line the driveway, creating frames of views upon fallow fields and a grove of 75+ year old pecan trees.

The house appears to be in a state of deterioration, exhibited by rotting wood and peeling paint. A garage, several sheds, a chicken coop and barns flank the house to the rear. A dirt road passes between the house and the barns, leading to an open field where another barn is situated by a stand of trees in the distance.

Along the dirt road past the barn is another open field. After traversing the dirt road through the field, the smaller of the two houses is located on the eastern edge of the site. There is a tree-lined gravel drive that extends from this house to Garner Road.



Figure 2: 1938 Site Aerial

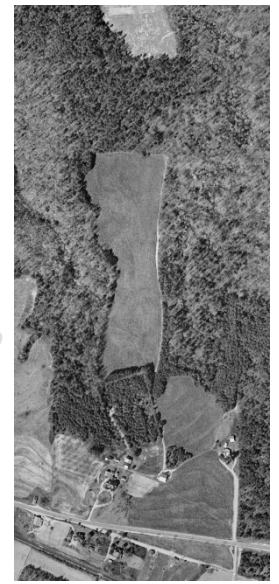


Figure 1: 1959 Site Aerial



Figure 3: Larger House

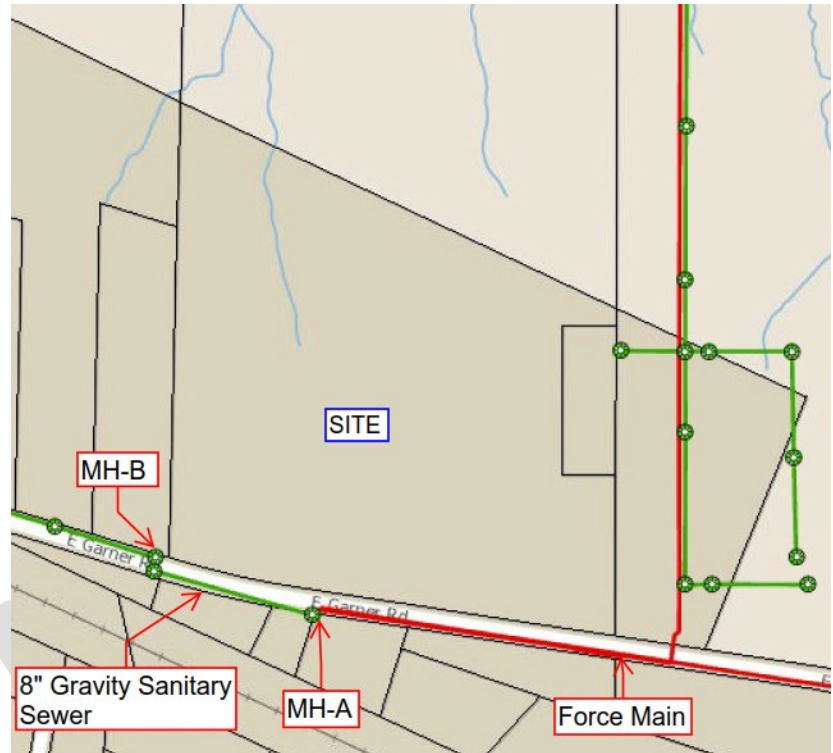
The largest of the parcels, located furthest from Garner Road, remains under-developed and dominated by a mixture of hardwoods and pines, common of successional growth after agricultural use.

EXISTING UTILITIES

The initial investigation of the site utilities was accomplished through coordination with the Town of Garner Town Engineer, Chris Johnson. Water and sewer services are provided at the site through City of Raleigh Public Utilities.

Water Service

The Town of Garner is currently served by the City of Raleigh Public Utilities Department water system. Per the Chris Johnson, there is an existing 16" water main on the north side of E. Garner Road along the frontage of the site. This water main may be tapped to provide water service to the site. The connection to this main would be permitted through the Town of Garner, which includes the City of Raleigh Public Utilities as a part of the Technical Review Committee. As the line is located in the NC DOT right of way, a Three-Party Encroachment Agreement will also be required. In addition, there is an existing fire hydrant located along the frontage of the project, on the north side of E. Garner Road. If future development requires fire protection, a flow test at the existing fire hydrant will be required.



Sewer

The Town of Garner is currently served by the City of Raleigh Public Utilities Department wastewater system. An existing 8" gravity sanitary sewer line begins at a manhole (MH-A), approximately 400' from the southwestern corner of the property. This manhole is located on the south side of E. Garner road. The sanitary sewer line runs approximately 430' west to another manhole, then turns north and crosses E. Garner Road, ties to another manhole (MH-B), then turns west. The manhole (MH-B) located on the north side of E. Garner Road is approximately 35' from the southwestern property corner of the site.

The beginning manhole (MH-A) of this system, located on the south side of E. Garner Road, may be used to provide sewer service to the site. However, tying to this manhole will require installing a sewer service under East Garner Road. This may require bore pits and associated temporary construction easements to provide a bore under E. Garner Road. Per as-built drawings provided by the City of Garner, the invert out elevation of MH-A is 385.89. The manhole (MH-B) at the southwestern corner of the site may also be used to provide sewer service to the site and provide easier installation as no road crossing will be necessary. However, a temporary construction easement may be required to tie to this manhole. Per as-built drawings provided by the City of Garner, the invert out elevation of MH-B is 384.14. Tying to either manhole will be permitted through the Town

of Garner, which includes the City of Raleigh Public Utilities as a part of the Technical Review Committee. As the sanitary sewer is in the NCDOT right of way, a Three-Party Encroachment Agreement will also be required.

An existing sanitary sewer force main also runs from the east and ties to the manhole (MH-A).

DEVELOPMENT STANDARDS

Zoningⁱ

According to Wake County GIS as well as the Town of Garner UDO and Land Use Maps, parcels 1721021090 and 1721027050 are zoned Residential-12 District (R-12) and parcel 1721033394 is zoned Residential-40 (R-40). Lands zoned as R-40 are designated to accommodate low-density residential development at one dwelling unit per acre. Although the subject property is zoned residential, the Wake County and the Town of Garner Future Land Use Maps classify the property as future Open Space and Active Recreation (ACR) respectively. Both of which allow and promote parks and recreation within any R-40 zoning classification.

A summary of all property / lot requirements is found below:

- > Minimum Perimeter Buffer Width: 25'
- > Maximum Perimeter Buffer Width: 35'
- > Maximum Setback Distance: 35'
- > Minimum Setback Distance: 10'
- > Minimum Lot Size: 40,000 SF
- > Minimum Lot Width: 100'
- > Building Height Limit: 35'

In addition to the R-40 zoning classification, the two zoning overlays impact the property. The Special Highway Overlay District (SHOD) is present due to the site's proximity to Interstate 40 along the eastern property border. This zoning overlay applies to land adjacent to major highway systems and ensures that any properties within this district are developed as to preserve and maintain the natural beauty along these major thoroughfares while also mitigating potential negative impacts to the surrounding properties and community. Additional buffering may need to be preserved or considered in order to meet the requirements of this overlay. The Resource Conservation Overlay District 2 (RCOD-2) is in effect due to the Swift Creek Overlay and the project site's proximity to Swift Creek two miles south. This overlay district protects the water quality of any environmental feature that has been identified by the County as providing significant wildlife or plant habitat or special recreational opportunities. Specific district regulations protect all vegetated buffers along waterways and require building setbacks in addition to any required buffer widths. There are two blue line streams, as identified by USGS, which feed Swift Creek and will require additional consideration under this district overlay.

SITE ACCESS

Located on Garner Road, the site has over 1,100 feet of street frontage. Two, narrow gravel drives currently exist to access the former homesteads. A dirt road connecting the two homesteads meanders through brief stands of trees and fallow fields. There is no evident access to the parcel farthest from Garner Road (PIN: 1721033394).

PEDESTRIAN ACCESS

Pedestrian access is not provided adjacent the site. Existing sidewalks along Garner Road end 0.32 miles west of the site near downtown and resumes 0.31 miles east of the site near East Garner Magnet Middle School. The Town of Garner is currently working to develop a comprehensive Greenway Master Plan outlining future trail alignment. According to Garner Forward Transportation Plan, it is recommended to complete the sidewalk adjacent to the site.

STORMWATER

For the park site stormwater controls will probably be necessary, though not necessarily the whole site. New development design standard for detention will be based upon peak flow reduction to predevelopment (existing) conditions for the 1-, 10-, 25-, and in some cases, the 100-year return frequency storm events. Detention for these storms will generally rely on practices such as dry ponds, wet ponds, and wetlands. Nitrogen calculations will also be required onsite. Nitrogen accounting requires structural controls, like those previously mentioned, to be utilized to reduce Nitrogen levels within the site prior to the ability to buydown. The limit before you can buy down for non-residential uses is 10 lb/acre/year while the target to achieve is 3.6 lb/acre/year. These goals will be required to be met through a combination of treatment and buydowns.

The site is within the Neuse River basin and therefore is required to observe a 50-foot buffer around streams, separated into two zones. Zone 1 is to remain undisturbed and is most adjacent to the stream. The second zone is Zone 2 and generally cannot have any BUA added and should be maintained in vegetation.

LANDSCAPING AND BUFFERING

The Town of Garner Unified Development Ordinance requires landscape and perimeter buffers in order to promote preservation of existing vegetation as well as protect community values and further the economic health. Parks and Recreation land uses fall under two different buffer classes. Passive Parks (class 1) would require no buffer along the perimeter of the park property, as the park abuts residential zoned parcels. Active Parks (class 3), likely the class assigned to Yeargan Park, require a 15'-25' perimeter landscape buffer depending upon the existing land use of the adjoining parcels.

Plantings within this buffer are determined through a points-based approach. Each buffer width requires trees / shrubs per square foot of perimeter buffer provided/required. See the chart below for tree and shrub requirements:

PLANTING REQUIREMENTS FOR PERIMETER LANDSCAPE BUFFERS	
Buffer Points Required for Trees	
Buffer Width	One Tree per Square Feet of Buffer
15 feet	200 square feet
25 feet	300 square feet
Buffer Points Required for Shrubs	
Buffer Width	One Shrub per Square Feet of Buffer
15 feet	50 square feet
25 feet	75 square feet

CULTURAL + NATURAL RESOURCES

The design team conducted a preliminary natural and cultural resources review of the subject property. A site visit and review of all applicable documentation produced a preliminary report documenting surface waters, wetlands, buffers, threatened and endangered species and historic documentation.

Preliminary Waters and Riparian Buffers

A preliminary delineation identified the presence of three jurisdictional streams and three wetlands on the subject site. No potentially isolated waters, including wetlands were observed on the subject property. Although the jurisdictional streams are subject to the Neuse River Basin Riparian Buffer Rules McAdams believes that the features within the subject site boundary may be exempt from the Riparian Buffer Rules pending an on-site determination from the Department of Water Resources (DWR). A detailed delineation, in which wetland boundaries are flagged in the field (and confirmed by DWR) is necessary to request verification of the delineation. This report (located in the appendix) recommends delineation opportunities and options as well as permitting requirements and regulations.

Cultural Resource, Environmental Review, and Protected Species Assessment

A cultural resource literature review of the North Carolina State Historic Preservation Office (SHPO) National Registry records was conducted to determine if there are any recorded historic structures, cemeteries, or historic properties within the proposed project area and/or within 0.25 miles of the project boundary. Findings found that the subject site vicinity contains several state and nationally recognized historic elements. The Yeargan Farm itself is recognized by the State Office. Further consultation has been requested and the summary of findings is forthcoming.

Consultation with the U.S. Fish and Wildlife furnished a list of threatened and endangered species that may occur within the proposed project area. There are 8 threatened, endangered, or candidate species that could be found or effected by this project. Although 8 were found, only one has potential to be affected by the proposed project.

1. **Red-cockaded Woodpecker** (endangered) – No affect
2. **Neuse River Waterdog** (proposed threatened) – No affect
3. **Carolina Madtom** (proposed endangered) – No affect
4. **Atlantic Pigtoe** (proposed threatened) – No affect
5. **Dwarf Wedgemussell** (endangered) – No affect
6. **Yellow Lance** (threatened) – No affect
7. **Michaux's Sumac** (endangered) – May affect, not likely to adversely affect
8. **Northern Long-eared Bat** (threatened) – No affect
9. **Bald and Golden Eagle Protection Act** – No Eagle Act Permit Required

Results of this consultation conclude that the project area, although may not affect any of the listed species, disturbance of the subject site should be reduced where possible to preserve any existing or potential habitat for species of endangered or threatened classifications.

RELEVANT PLANNING DOCUMENTS**Garner Forward Comprehensive Plan**

This plan recommends the expansion of recreational opportunities in southern portion of the Town of Garner's jurisdiction. As the Town of Garner continues to grow and residential density increases in the southern portion of Garner's jurisdiction, the plan has identified a future need to expand the parks and recreation offerings. According to the future land use plan map within the document, the subject site (both parcels) is categorized as "Active Recreation."

SUMMARY OF SITE OPPORTUNITIES + SITE CONSTRAINTS**SITE OPPORTUNITIES**

- > Proximity to Downtown Garner (± 0.5 mile) and Downtown Raleigh (± 5 miles)
- > Open fields for future development
- > Direct access to Garner Road (two existing connections)
- > Near U.S. 70 and White Oak Shopping Center
- > Natural topography allows for both development and preservation
- > Natural "ravine" is present on site
- > Historic buildings exist on site
- > Utilities are readily available
- > Mature vegetation is present in portions of the site, offering opportunities for education and shade

SITE CONSTRAINTS

- > Topography can limit developable areas
- > Site access is limited to Garner Road only
- > Historical designation (more to follow)
- > Pedestrian access to the site is non-existent
- > Buildings need further investigation to determine functionality and accessibility prior to occupancy

ⁱ All information is taken from Wake County GIS. "iMaps.raleigh.gov/iMAPS"