



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

Ramona M. Bartos, Administrator

Governor Josh Stein  
Secretary Pamela B. Cashwell

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

September 8, 2025

**MEMORANDUM**

**TO:** Kate Husband [klhusband@ncdot.gov](mailto:klhusband@ncdot.gov)  
Historic Architecture Group  
NC Department of Transportation

**FROM:** Renee Gledhill-Earley   
Environmental Review Coordinator

**SUBJECT:** HL-0128: Improve Intersection of SR 1003 (Rolesville Road) and SR 2320  
(Riley Hill Road), PA No. 25-03-0020, Wake County, ER 25-2229

Thank you for your August 7, 2025, memorandum transmitting the Historic Structures Survey Report (HSSR) for the above-referenced undertaking. We have reviewed the report, accepted it as final, and offer the following comments.

We concur that the Jones Tenant House (WA1925) and Harmony Plantation (Montague-Farm; WA1926) are eligible for listing in the National Register of Historic Places under Criterion C.

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.

If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@dnrc.nc.gov](mailto:environmental.review@dnrc.nc.gov). In all future communication concerning this project, please cite the above referenced tracking number.

**cc:** Mary Pope Furr, NCDOT [mpfurr@ncdot.gov](mailto:mpfurr@ncdot.gov)

## **HISTORIC STRUCTURE SURVEY REPORT**

**Improve Intersection of SR 1003 (Rolesville Road) and SR 2320 (Riley Hill Road)  
Raleigh, Wake County, North Carolina**

**TIP No.: HL-0128**

**WBS No.: 51271.1.1**

**PA Tracking No.: 25-03-0020**

### **Prepared For:**

**Division 5  
North Carolina Department of Transportation  
1573 Mail Service Center  
Raleigh, NC 27699-1573**

**Environmental Analysis Unit  
North Carolina Department of Transportation  
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### **Prepared By:**

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**Tessa Nesta, MSHP  
Haley Chang, MDS  
Michael Navarro, RPA**

**July 2025**

## HISTORIC STRUCTURE SURVEY REPORT

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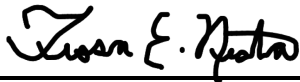
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July 2025



7/29/2025

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Tessa Nesta, Principal Investigator  
Dewberry – Raleigh, North Carolina

Date

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Mary Pope Furr, Supervisor  
Historic Architecture Group  
North Carolina Department of Transportation

Date

**Improve Intersection of SR 1003 Rolesville Road and SR 2320 Riley Hill Road**  
**Wendell, Wake County, North Carolina**  
**TIP No.: HL-0128, WBS No.: 51271.1.1, PA Tracking No.: 25-03-0020**

**MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) is analyzing improvements to traffic infrastructure at the intersection of Rolesville Road (SR 1003) and Riley Hill Road (SR 2320) in Wendell, Wake County, North Carolina.

This project is subject to review under the 2020 Programmatic Agreement for Transportation Projects (Federal Highway Administration, United States Army Corps of Engineers (Wilmington District), NCDOT, North Carolina State Historic Preservation Office (NCHPO), and United States Forest Service 2020). NCDOT architectural historians established an Area of Potential Effects (APE) for the project and conducted a preliminary documentary investigation and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. One resource warranted an intensive National Register (NR) eligibility evaluation along with the re-evaluation of an already identified NR-listed resource, which are the subject of this report.

The scope of Dewberry's investigation included a historic architectural eligibility study, to include recording, analyzing and evaluating the National Register of Historic Places (NRHP) eligibility for the Jones Tenant House at 2617 Rolesville Road (WA1925) and briefly reconfirming the integrity and boundary of the NRHP-listed Harmony Plantation (house at 5104 Riley Hill Road - WA1926). Both resources are previously recorded with the North Carolina Historic Preservation Office (NCHPO). This report presents the evaluation of the resources per Section 106 of the National Historic Preservation Act (NHPA), including photographs of buildings and landscapes, historical and architectural contexts, and comparisons to similar types of resources. It conforms to the Historic Architecture Group Procedures and Work Products (NCDOT 2025) and Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina Historic Preservation Office (NCHPO) 2021. This report is on file at the NCDOT and NCHPO and is available for review by the general public.

As a result of the investigation, it is recommended that the Jones Tenant House at 2617 Rolesville Road (WA1925) meets eligibility Criterion C for inclusion in the NRHP. The Harmony Plantation (Montage-Jones Farm), located at 5104 Riley Hill Road, continues to meet the eligibility criteria for inclusion in the NRHP.

| EVALUATED RESOURCE                 | ADDRESS              | NCHPO SSN | NRHP ELIGIBILITY RECOMMENDATION | NRHP CRITERION |
|------------------------------------|----------------------|-----------|---------------------------------|----------------|
| Jones Tenant House                 | 2617 Rolesville Road | WA1925    | Eligible                        | C              |
| Harmony Plantation (Montague-Farm) | 5104 Riley Hill Road | WA1926    | Eligible                        | C              |

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## 1.0 INTRODUCTION

Dewberry prepared this report in support of the North Carolina Department of Transportation's (NCDOT's) proposed realignment of the intersection of Rolesville Road (SR 1003) and Riley Hill Road (SR 2320) in Wendell, Wake County, North Carolina (TIP No.: HL-0128, WBS No.: 51271.1.1). The project plan proposes to have Rolesville Road meet Riley Hill Road as a "T" intersection. The project is subject to review under the Section 106 Programmatic Agreement for Transportation Projects (NCDOT/North Carolina State Preservation Office (NCHPO)/Federal Highway Administration (FHWA)/United States Army Corps of Engineers (Wilmington District) (USACE)/United States Forest Service (USFS) (2020).

NCDOT architectural historians established an Area of Potential Effects (APE) (defined by 36 CFR 800.16(d)) to encompass the proposed construction activities (**Figure 1**). They conducted a preliminary documentary investigation and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only one resource warranted an intensive National Register eligibility evaluation: the Jones Tenant House at 2617 Rolesville Road. The house at 5104 Riley Hill Road, known as the Harmony Plantation (Montague-Farm), is currently listed in the National Register of Historic Places (NRHP) and is being confirmed for its continued NRHP eligibility under this evaluation. The Jones Tenant House is located approximately 300 feet north of the intersection with Old Milburnie Road and approximately 0.36 miles from the intersection with Riley Hill Road, the subject of the intersection improvement project. Harmony Plantation is positioned directly at the intersection of Riley Hill Road and Rolesville Road. Both properties are within a rural setting and surrounded by farmland.

Figure 1: Project Location

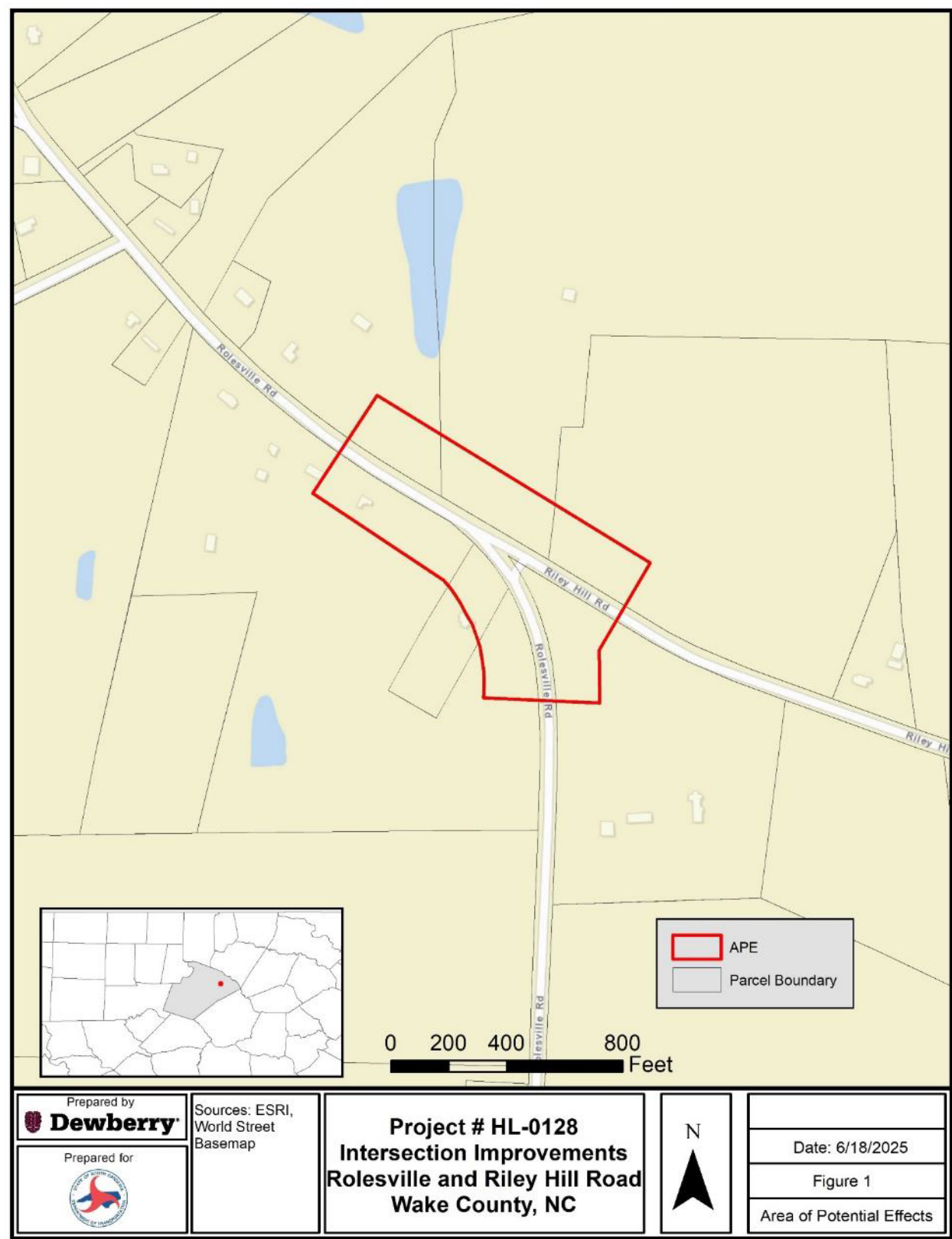
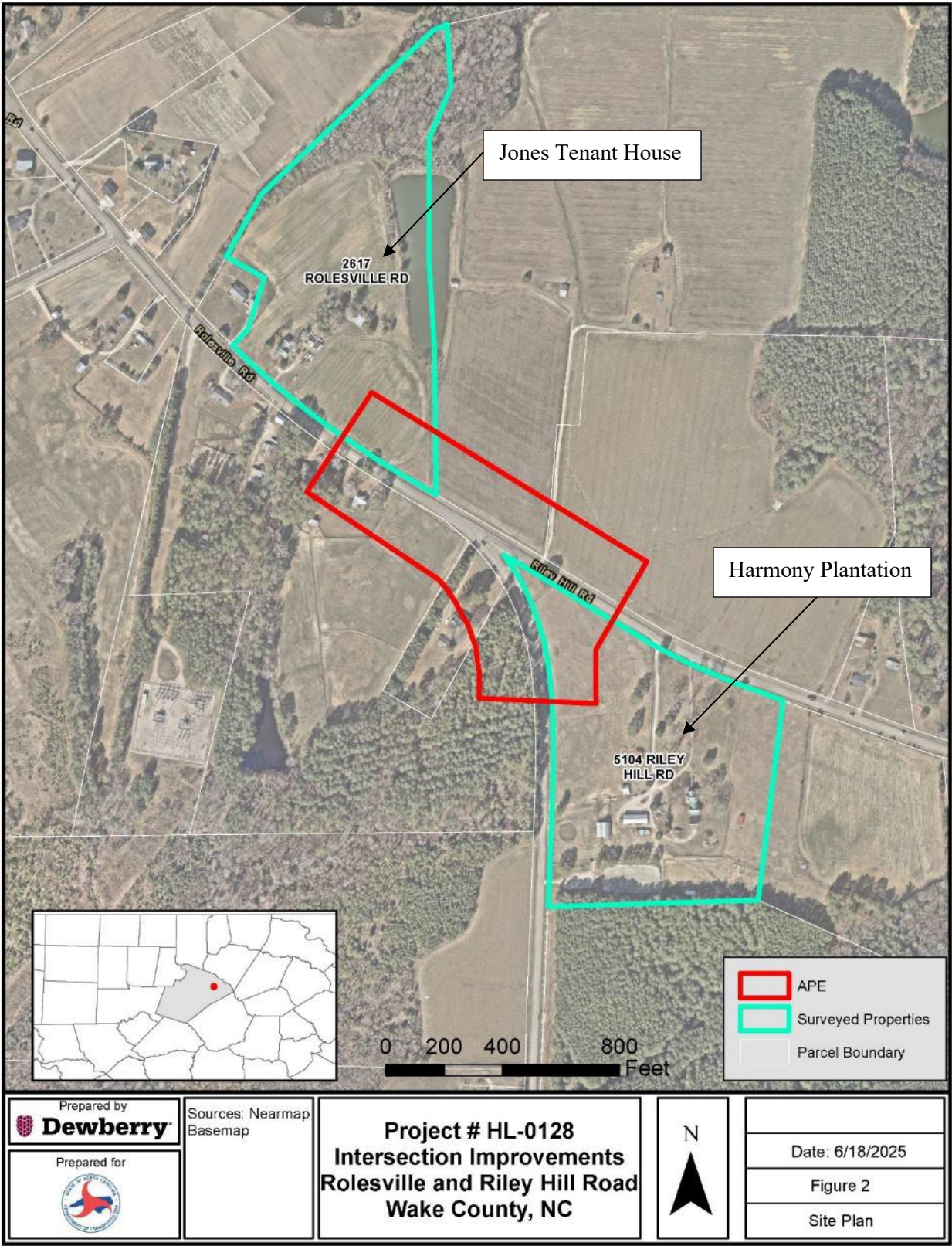




Figure 2: Aerial View of Evaluated Resources





## **2.0 METHODOLOGY**

The NCDOT requested that Dewberry assess the Jones Tenant House at 2617 Rolesville Road and provide a written report that includes photographs of the resource and landscape; historical and architectural contexts (as needed); an evaluation of eligibility for listing in the NRHP; a comparison to similar types of resources in the region; and delineation and justification of NRHP boundaries, if appropriate. Additionally, they requested that Dewberry reassess the continued NRHP eligibility of the Harmony Plantation located at 5104 Riley Hill Road.

Dewberry evaluated the resources as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended. The evaluation conforms to the NCDOT's current Historic Architecture Group Procedures and Work Products and the NCHPO's Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina (HPO 2022). It is on file at the NCDOT and NCHPO and is available for review by the general public.

Dewberry Architectural Historians Tessa Nesta and Haley Chang, who meet the Secretary of the Interior's professional qualifications for architectural history (36 CFR Part 61), authored this report. Dewberry Cultural Resources Discipline Lead Zachary Davis, RPA, provided a technical review and managed the completion of the report. Dewberry Archaeologist Michael Navarro, RPA, photographed the property, including the building interior and its surrounds, prepared the GIS data package, and provided research support. Ms. Nesta and Ms. Chang collected and analyzed the resource materials, including Wake County historic surveys and designations through the Wake County Public Library, the Olivia Raney Local History Library, the Wake County Register of Deeds, the C.L. Mann Map Collection, and the NCHPO. In addition, Wake County deeds, property records, and tax records as well as GIS, plat, and historic maps and aerial photographs; historical surveys, inventories, and local histories provided in historic newspapers; the Wake County files of the NCHPO and GIS Web Service; and online resources informed the eligibility evaluation.

### 3.0 PROPERTY DESCRIPTION AND EVALUATIONS

#### 3.1 Property #1 – Jones Tenant House at 2617 Rolesville Road

|                         |                                   |                                                                                     |
|-------------------------|-----------------------------------|-------------------------------------------------------------------------------------|
| Resource Name:          | Jones Tenant House                |  |
| HPO Survey Site Number: | WA1925                            |                                                                                     |
| Location:               | 2617 Rolesville Road, Wendell, NC |                                                                                     |
| PIN:                    | 1767412204                        |                                                                                     |
| Date of Construction:   | c. 1900                           |                                                                                     |
| NRHP Recommendation:    | Eligible                          |                                                                                     |

##### 3.1.1 Setting

The Jones Tenant House is located on a triangular (irregularly shaped), 19.36-acre lot, oriented facing southwest (see **Figure 2**). The evaluated resource (2617 Rolesville Road) is set back approximately 100 feet from SR1003 (Rolesville Road). The frontage is composed of a grass lawn and dirt driveway, and the house is flanked by mature trees but is largely surrounded by farmland, with a large pond divided by the easternmost property line.

##### 3.1.2 Exterior Description

The Jones Tenant House is a one-story, frame, cross-gabled-roof, side-facing house with Folk Victorian details, including a wrap-around porch, turned posts, decorative brackets, and patterned vents. Horizontal wood siding is prominent throughout the dwelling, with the exception of the west elevation, which is clad in vinyl. This house has an early to mid-twentieth-century addition at the rear of the house, the north elevation. The front elevation is three bays wide and features a wrap-around, dropped-hipped porch with projecting eaves. The wooden supports that uphold the porch gable are turned spindles topped with decorative brackets. Previous survey work notes the presence of an interior chimney; no chimney could be confirmed during the site visit. The foundation is composed of brick and concrete masonry unit (CMU) blocks. The main entry contains a paneled door with two tall, narrow, vertical glass panes. This entrance is reached via stairs flanked by a simple, squared railing that continues around the entire porch. The wooden plank porch floor is supported by a brick and CMU base that leads directly into the front yard. Most of the windows on the main and side elevations are double-hung sashes with 2/2 panes that are shielded by storm windows. The back of the house includes an addition with a flat roof, vinyl siding, 1/1 vinyl windows, and a double-door entry.

This parcel also includes a ca. 1920 barn, well, smokehouse, and privy. The barn has a front-gabled roof with horizontal and vertical wood siding. A window can be seen on the front gable end. The barn features a central passage crib with lean-tos on either side, situated beneath the principal roof. Previous surveys indicate that the barn was used for activities related to tobacco. The privy is a small, wooden-frame building clad in plywood with a front-gabled metal roof.

##### 3.1.3 Interior Description

Interior access to the home was not granted by the occupant; therefore, Dewberry is unable to provide an interior description for the property located at this address. The site file for the property notes that the interior has a center passage layout. A search of past real estate listings for the property was conducted; however, no interior images were found.

See **Photographs 1-8** for images of the Jones Tenant House exterior.



**Photograph 1: Jones Tenant House, 2617 Rolesville Road, Facade (south elevation)**



**Photograph 2: Jones Tenant House, 2617 Rolesville Road, Facade (south elevation) and east elevation**





**Photograph 3: Jones Tenant House, 2617 Rolesville Road, Facade (south elevation) and west elevation**



**Photograph 4: Jones Tenant House, 2617 Rolesville Road, Rear (north elevation), Rear Addition**





**Photograph 5: Jones Tenant House, 2617 Rolesville Road, East elevation**



**Photograph 6: Jones Tenant House, 2617 Rolesville Road, Barn facing southwest**



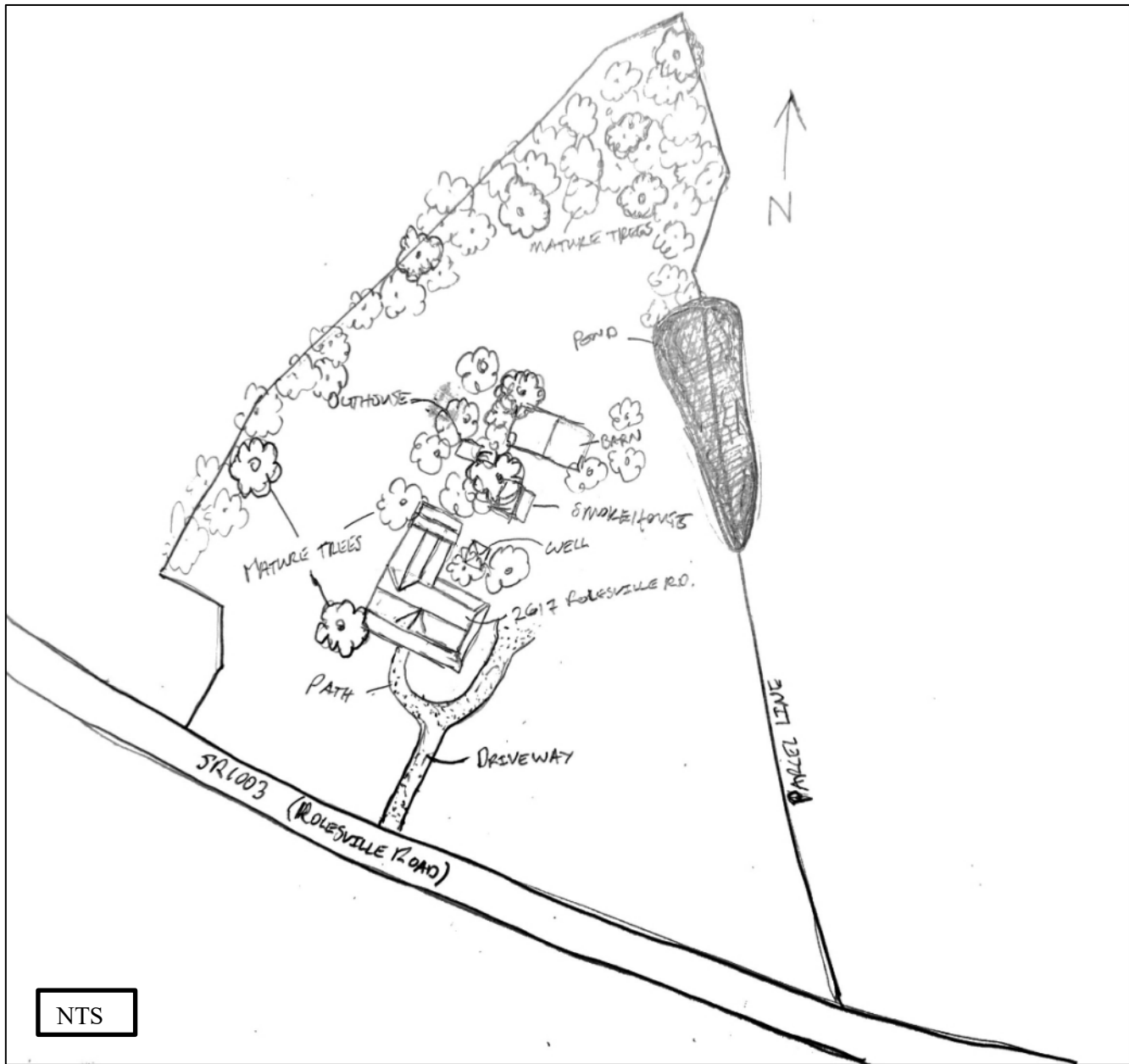


**Photograph 7: Jones Tenant House, 2617 Rolesville Road, Backside of barn**



**Photograph 8: Jones Tenant House, 2617 Rolesville Road, Outbuilding, Possibly the Privy**

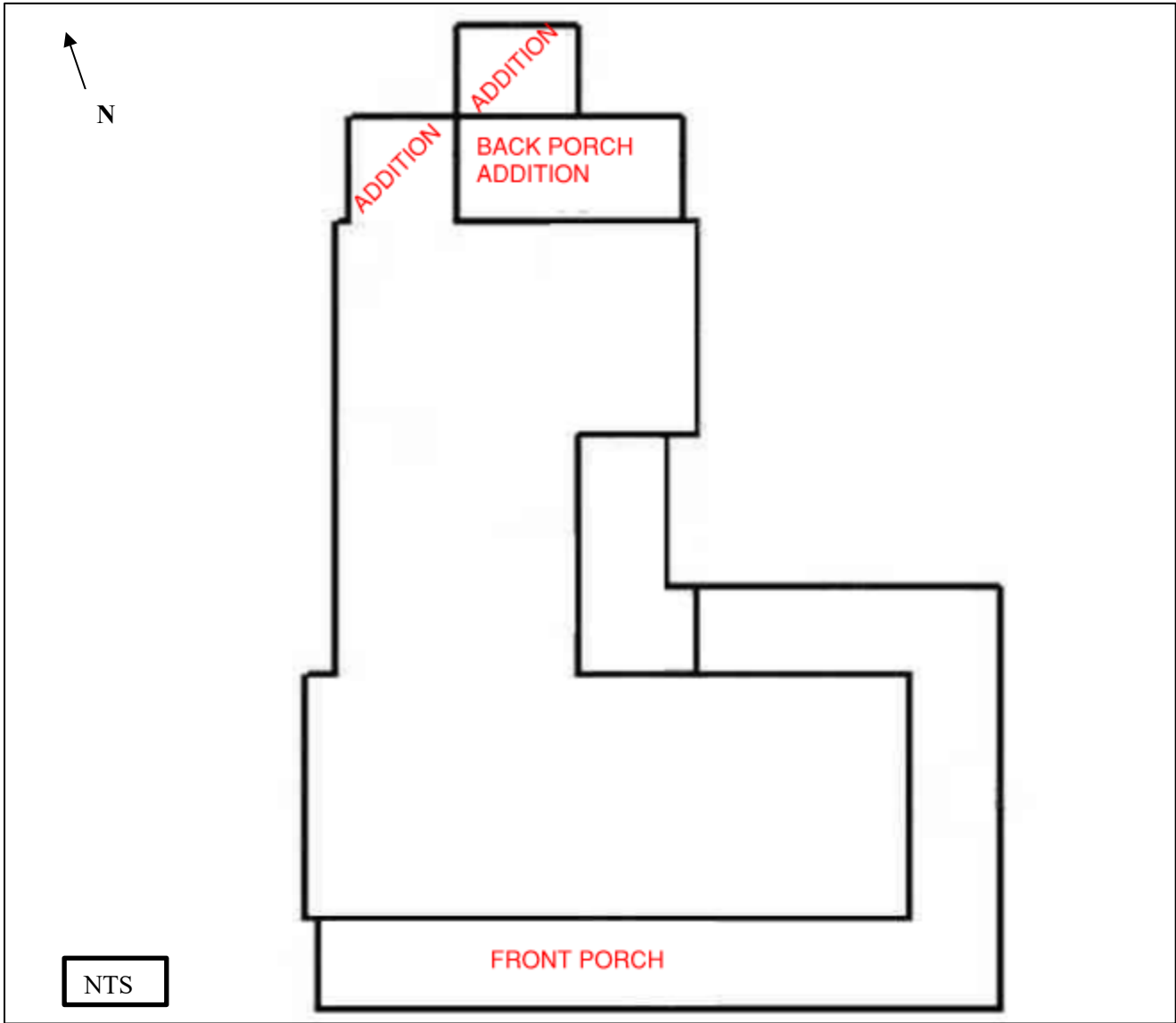
Figure 3: Hand-Drawn Site Plan of Jones Tenant House at 2617 Rolesville Road, 2025



NTS



**Figure 4: First Story Floorplan of Jones Tenant House at 2617 Rolesville Road, 2025**



### 3.1.4 Site History

Located 16 miles east of Raleigh, Wendell, incorporated in 1903, encompasses 5.2 square miles today. As a result of Raleigh's growth, municipalities such as Wendell have increasingly become suburbs of the city center. The agrarian lifestyle that once dominated the outer periphery of Wake County was supported largely by the tobacco cash crop. The town of Wendell, on the northeastern periphery of Wake County, was established in the 1850s when tobacco farmers began establishing themselves in the general area.<sup>1</sup> The congregation of farms further supported the establishment of a small village with a schoolhouse, whose teacher would eventually establish the town name of Wendell after the poet Oliver Wendell Holmes.<sup>2</sup> Tobacco was Wendell's main industry into the 1950s.<sup>3</sup>

The Jones Tenant House has a history tied to the tobacco plantation and agrarian lifestyles that were once prevalent in the area. It was discovered during deed research that 2617 Rolesville Road has a deep connection to the NRHP-listed Harmony Plantation located at 5104 Riley Hill Road, a quarter mile to the east, that ties its origin story to the plantation itself. Reference to the Jones Tenant House can be deduced from the Harmony Planation NRHP Nomination Form, noting that "[d]ue west of the house along Riley Hill Road are three early to mid-twentieth-century houses associated with the Jones family, members of which owned Harmony for most of the twentieth century."

The landscape around the Jones Tenant House remains rural. Deed research revealed that the current owners, Jones Brothers Rentals, LLC, are the previous owners, Robert W. Jones and wife Diana S. Jones and Durward B Jones, Sr., as Co-Trustees, and the ownership can be confirmed and traced back to 1993 upon the death of Durward B Jones, Sr., who named Durward B. Jones, Jr., and Robert W. Jones as executors of the will. Prior to that, Lee W. Jones left the property to Durward B Jones, Sr., in his last will and testament in 1962. Lee W. Jones previously contracted Pittman Stell to draft a map of his entitled property describing 2617 Rolesville Road in 1948, which is described as Lot No. 2 measuring 19.4 acres. The 1934 plat map (**Figure 5**) attached to the deed of C.D. Jones is divided amongst his heirs and identifies the adjacent property at 2617 Rolesville Road as the property of Lee Jones. The house is identified on the plat map as "Tenant", which could indicate that this property was utilized as a tenant farm.

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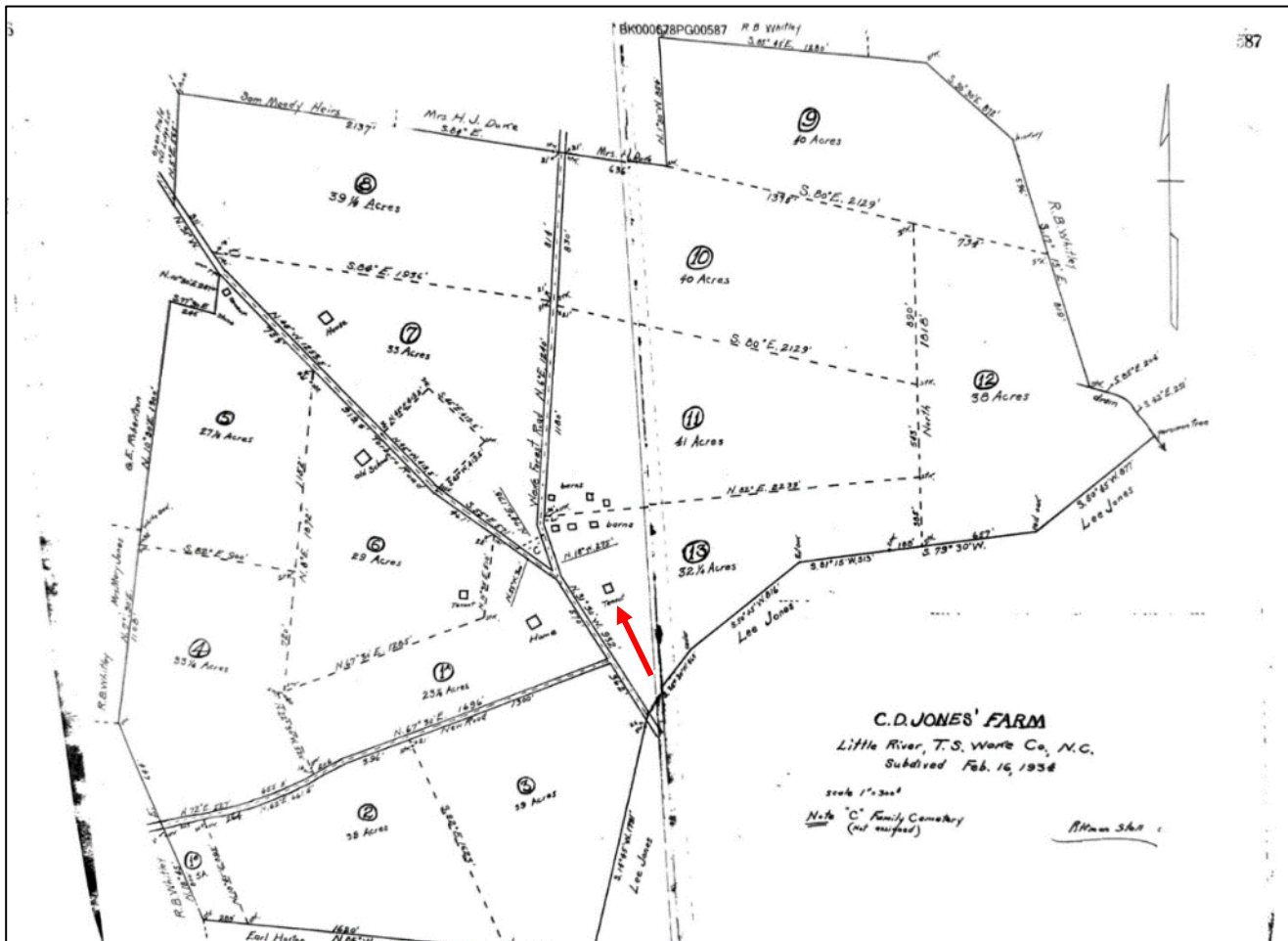
<sup>1</sup> "History of Wendell." Town of Wendell. Accessed June 16, 2025.

[https://townofwendellnc.gov/government/town\\_board/history\\_of\\_wendell.php#:~:text=The%20Town%20of%20Wendell%20started,it%20continues%20to%20this%20day.](https://townofwendellnc.gov/government/town_board/history_of_wendell.php#:~:text=The%20Town%20of%20Wendell%20started,it%20continues%20to%20this%20day.)

<sup>2</sup> Ibid.

<sup>3</sup> Wendell Planning and Zoning Board, "Plan for Future Growth, Wendell, North Carolina," 1962, pp. 5, 31, <http://www.archive.org/details/planforfuturegro00wend>.

**Figure 5: Plat Map Attached to the 1934 Deed of C.D. Jones**



In 1908, C.D. Jones conveyed 266 acres of the property to Ivan D. Jones. Ivan Jones then conveyed the same 266 acres of property to Lee W. Jones in 1930. In tracing the deed ownership of the property even further, it arrives at the original ownership of Dr. Henry Walter Montague pre-1877, with the property referred to as “Harmony”. This suggests that the current parcel for 2617 Rolesville Road was once part of the overall land holdings of Dr. Henry Walter Montague, whose home at 5104 Riley Hill Road has been acknowledged as a historic plantation and listed in the NRHP.

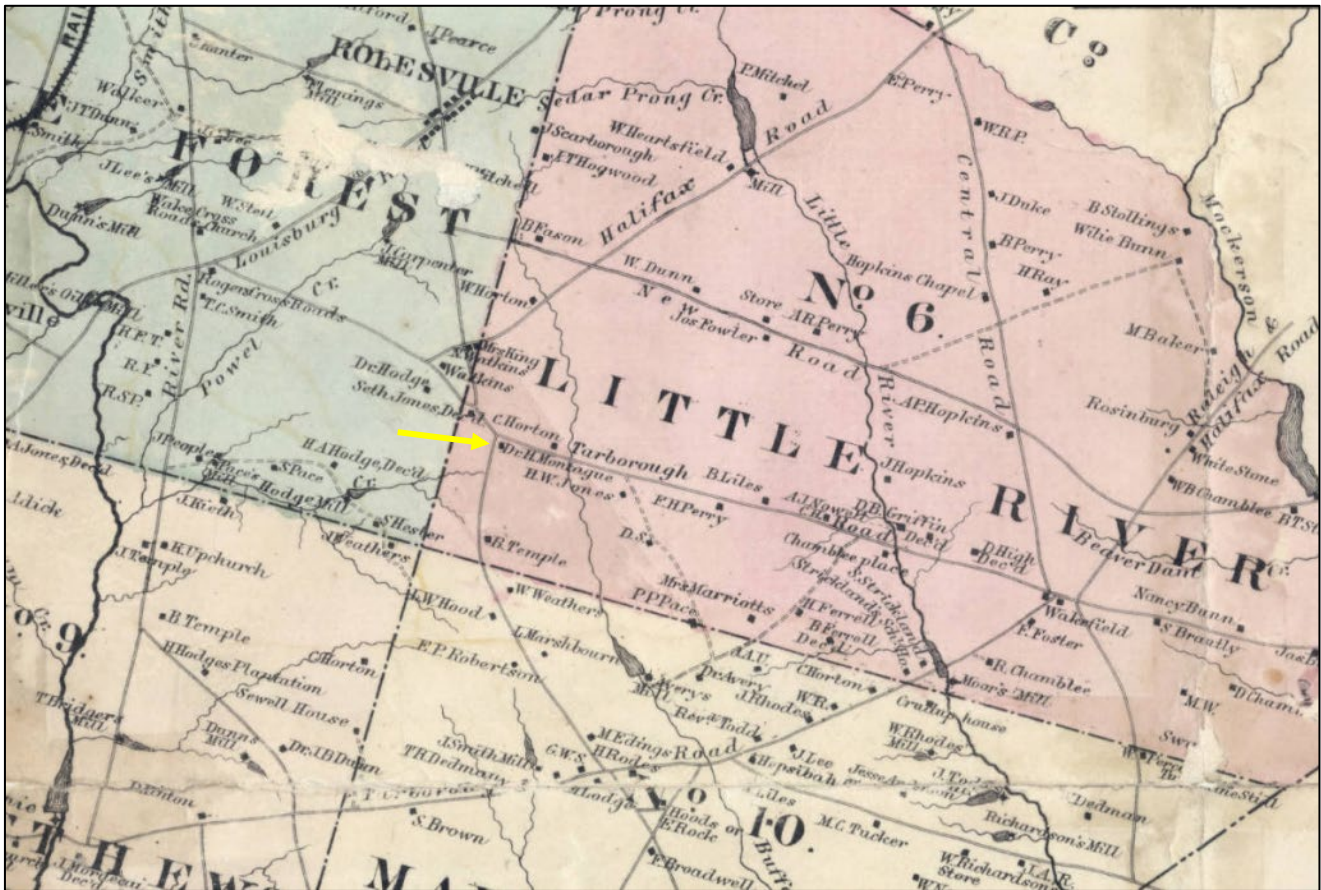
The NRHP designation form details the early property history that is the link to both 5104 Riley Hill Road (Harmony Plantation) and 2617 Rolesville Road. Dr. Henry Walter Montague (a physician) and Anne Elizabeth Jones had the house at 5104 built in 1833, where they would raise their 12 children over the next 25 years.<sup>4</sup> They also grew a variety of crops, including corn, wheat, and other food crops, utilizing enslaved labor. The 1871 Bevers map identifies Dr. H. Montague as the landowner for the location of 5104 Riley Hill Road (**Figure 6**). Between 1877 and 1930, the property had several owners. In 1907, the 340-acre Harmony Plantation was purchased by Charles Dennis Jones, who passed it to his son Ivan D. Jones in 1908.<sup>5</sup>

<sup>4</sup> National Register of Historic Places Registration Form, Harmony Plantation, Site Survey Number WA1926. P41.

<sup>5</sup> Ibid. P 42.



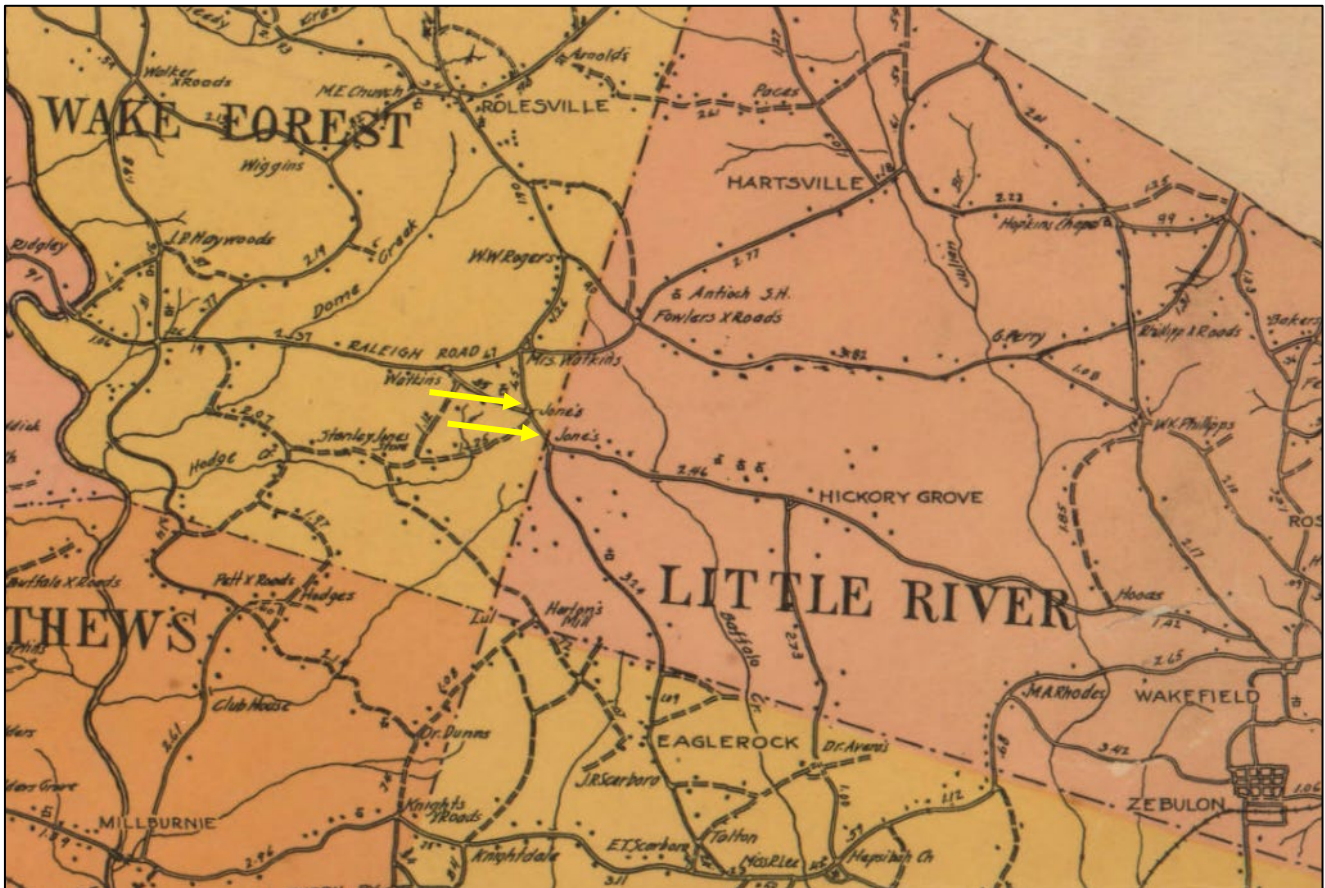
Figure 6: Fendol Bevers 1871 Map of Wake County



Historical maps help trace the presence of the Jones' property at 2617 Rolesville Road, beginning with the 1911 Spoon Map (**Figure 7**), which provides the earliest confirmation of the house's presence. The deed information did not indicate when the house was built, but rather the passage of property ownership. Under the assumption that the house was constructed in ca. 1911, it is conceivable that C.D. Jones had the home built for one of his heirs or a tenant, as illustrated on the 1934 plat map labeling the house as "Tenant" (**Figure 5**). Ivan Jones owned the plantation for over 20 years before selling the house in 1930 to his half-brother Lee Wyatt Jones. By this time, the main crops under production were corn, cotton, and tobacco.<sup>6</sup>

<sup>6</sup> Ibid. P 43.

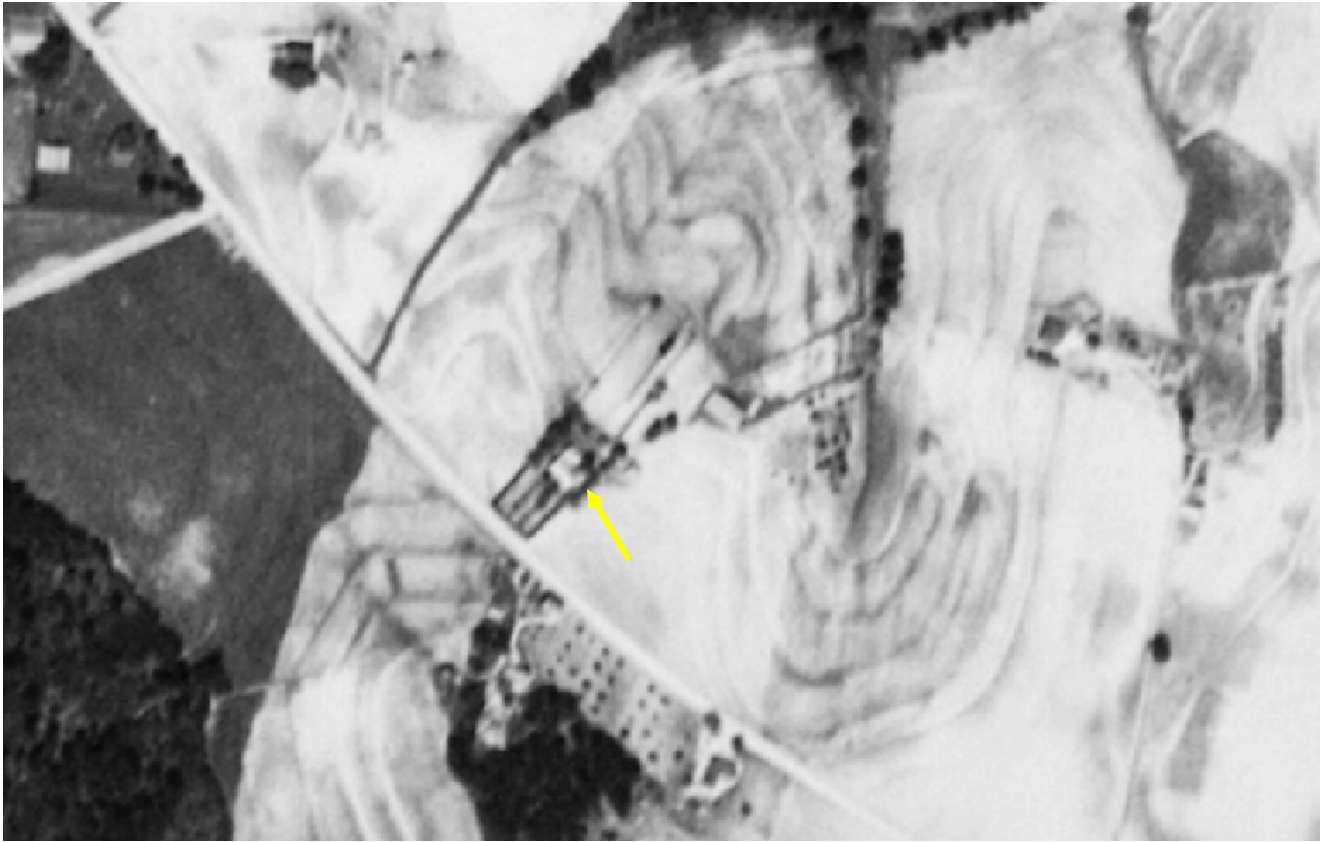
**Figure 7: William L. Spoon 1911 Map of Wake County**



The property is currently owned by Jones Brothers LLC (Robert W. Jones and wife Diana S. Jones and Durward B Jones), original descendants of Charles D. Jones, who first purchased the property in 1907. Historic aerial imagery indicates that the footprint of the home has remained unchanged since 1938 (**Figure 8**). The 2019 site file for 2617 Rolesville Road (WA1925) attributes the use to tobacco-related farming given the style of the barns and domestic outbuildings. By the time of the 2019 survey, the garage had been removed and replaced with a new shed. The barn is situated toward the center of the property in front of the pond. It has a front-gabled metal roof and weatherboard siding painted red with a central passage crib.



**Figure 8: 1938 Wake County Aerial**



### **3.2 Historical Context**

#### **3.2.1 Wake County's Agricultural and Rural Landscape**

Throughout the early twentieth century, Wake County was predominantly an agricultural area and was known for being suitable for growing cotton, tobacco, and grains.<sup>7</sup> The favorable weather conditions with short, mild winters and a long growing season further supported the agricultural development of North Carolina, with cotton and tobacco becoming the principal crops.<sup>8</sup> During the Antebellum period (1820-1861) the predominantly agricultural economy was heavily reliant on enslaved labor. This era saw the growth of large plantations in the eastern part of the state, where enslaved labor practices were deeply ingrained in supporting the social and economic fabric.<sup>9</sup> The architectural style that became associated with plantations was influenced by the Greek Revival style, reflecting the broader architectural trends of classical revival styles in the United States during this period.<sup>10</sup>

The outer parts of the county became more accessible with the development of three major railroads – the Southern, Norfolk Southern, and Seaboard Railroads. The advancement in rail transportation supported the movement of agricultural goods into the market. By 1910, the majority of the crop yield in Wake County was cotton

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<sup>7</sup> Harrison Jr, T.P "Farm Conditions, Farm Practices, and the Local Market Problem" in Wake County: Economic and Social, Raleigh, N.C. : Edwards & Broughton Printing Co., 1918, 7.

<sup>8</sup> Ibid. P. 29.

<sup>9</sup> "Antebellum (1836-1860)." Anchor, Accessed June 10, 2025. <https://www.ncpedia.org/anchor/antebellum-1836%25e2%2580%25931860#:~:text=In%20the%20decades%20before%20the,eve%20of%20the%20Civil%20War.>

<sup>10</sup> "Historic Oak View Historic and Natural Significance." Wake County North Carolina. Accessed June 12, 2025. [https://www.wake.gov/departments-government/parks-recreation-open-space/all-parks-trails/historic-oak-view-county-park/historic-oak-view-historic-natural-significance.](https://www.wake.gov/departments-government/parks-recreation-open-space/all-parks-trails/historic-oak-view-county-park/historic-oak-view-historic-natural-significance)



and tobacco.<sup>11</sup> Sharecropping dominated most of this production, with over half of the farmlands in Wake County being cultivated by tenants under sharecropping agreements with landowners.<sup>12</sup> Tenant farming agreements sometimes included cases where sons married and lived and worked on their fathers' farms, occupying tenant houses on their lands.<sup>13</sup> World War I triggered an agricultural revolution encouraging wartime farmers to increase their tobacco production, which became a dominant crop for Wake County. In 1920, the number of tenant farms would increase, surpassing that of owner-occupied farms.<sup>14</sup> Between 1920 and 1925, farm tenancy rates increased to 59 percent of the total farming population.<sup>15</sup>

A second wave of expansion occurred after World War I. Educational institutions expanded west, accompanied by residential development with the expansion of the city limits in 1920.<sup>16</sup> During this time, the city began to pave roads and expand electrification and water systems to outlying areas.<sup>17</sup> The passage of the Highway Act of 1921 coupled with North Carolina's Good Roads Program paved the way for a unified state highway system.<sup>18</sup> Farmers began subdividing their lands, which gave way to suburban development throughout Wake County.<sup>19</sup>

### 3.2.2 Architectural Context

In the early twentieth century, Wake County was primarily an agricultural area, renowned for its favorable conditions for growing cotton, tobacco, and grains. The region benefited from a climate with short, mild winters and a long growing season, which greatly contributed to the agricultural growth of North Carolina, where cotton and tobacco emerged as the main crops.

Rural communities within the county were focused on cultivating the land, with agriculture being their way of life for economic production. Plantation buildings constructed throughout Wake County in the mid-nineteenth century took on a distinct architectural style and form to command their presence within rural communities. Plantations were at this time sometimes the central driving force of a rural community. The intertwining of Antebellum architecture would segue into the modest sharecropping tenant housing constructed in response to the changing times following the Civil War.<sup>20</sup> The evolution and deed history of the Jones Tenant House are linked the Harmony Plantation property (5104 Riley Hill Road). The Jones Tenant House is identified as a tenant house on the 1934 plat map and might have been constructed as early as c. 1911, as indicated by the 1911 William L. Spoon map. The house may have been built for a sharecropping tenant or a family member. Both scenarios are likely given the socioeconomic trends at that time.

Wood was the preferred building material on farms in Wake County. During the 1920s, most new homes and outbuildings were characterized by the widespread availability of dimensional lumber and standard light-frame construction. Mass-produced building components offered a variety of styles, making construction easier through items such as windows, doors, fireplace surrounds, staircases, porch columns, and decorative trim.

The majority of rural housing in Wake County in the first part of the twentieth century was likely owned by farmsteads with houses of single-story construction.<sup>21</sup> House forms and floor plans were simple and standardized,

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<sup>11</sup> Ibid., 31.

<sup>12</sup> Ibid., 34.

<sup>13</sup> Lally, Kelly A. *The Historic Architecture of Wake County, North Carolina*. Wake County Government, Taleigh, North Carolina, 1994, 138-139.

<sup>14</sup> Zimmerman, Carle C. and Carl C, Taylor, "Rural Organization: A study of Primary Groups in Wake County, N.C." *Bulletin* 245, August 1922. North Carolina Agricultural Experiment Station, Raleigh, North Carolina. P. 5.

<sup>15</sup> Richard Grubb & Associates. *Wake County Historic Farm Context (1918-1968) And Survey Update*. 2022. P.15.

<sup>16</sup> Bisher, Catherine W & Michael T Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, Chapel Hill, N.C. : University of North Carolina Press, 2003, 23.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.. P. 57.

<sup>19</sup> Foley, Courtney. *NCDOT Historic Architectural Resources Survey Report: TIP No. B-4656, Wake County*. 2007. P. 13.

<sup>20</sup> "Historic Oak View Historic and Natural Significance." *Wake County North Carolina*. Accessed June 12, 2025.

<https://www.wake.gov/departments-government/parks-recreation-open-space/all-parks-trails/historic-oak-view-county-park/historic-oak-view-historic-natural-significance>.

<sup>21</sup> Richard Grubb & Associates. *Wake County Historic Farm Context (1918-1968) And Survey Update*. 2022. P.20.

with many tenant farmhouses utilizing single-story constructions. Tenant dwellings were typically smaller than farm-owned houses, modest in size and scale.<sup>22</sup> Many of the farmhouses and tenant cottages in the “Wake County Historic Farm Context (1918-1968) and Survey Update” represent the bungalow form with side-gabled or shed roof shading front porches, with many of the early examples being similar to the Jones Tenant House.

The bungalow forms with shed-style front porches sometimes have modest architectural detailing and were a common form of folk architecture for tenant farms throughout Wake County. This type of side-gabled house can be attributed to the Folk Victorian style represented in the porch spindles, ornamental millwork at the porch posts, and modest architectural detailing. The single-story house has a bungalow form, combined with modest classical revival and Victorian architectural elements.

The two main domestic expressions of the Victorian home include the comprehensive, high-style design and the bungalow. Victorian elements were also applied to the more rural farmhouses, similar to those observed for 2617 Rolesville Road. Comparable examples of early twentieth-century Folk Victorian architecture in Wake County include the NR-listed Henry H. and Bettie S. Knight Farm (WA0220) (**Figure 9**). The John H. Seagroves House (WA0676) (**Figure 10**) is an example with similarities in form and style. Additionally, the Ogburn-Honeycutt House (WA1142) (**Figure 11**) features several architectural elements in common with those of 2617 Rolesville Road. The following paragraphs provide more detail on the similarities and differences between the comparable properties presented.

The NR-listed Henry H. and Bettie S. Knight Farm (WA0220), located at 7054 Knightdale Boulevard constructed in c. 1890, is a prime example of tenant farmhouses within Wake County built in the Folk Victorian style. The one and a half story Knight Farmhouse has a cross-gabled roof with a central gable-end at the façade and a wrap-around porch. The house is plain with very little architectural detailing; however, the overall form and porch spindle and millwork at the posts mimic that of the Jones Tenant House under evaluation. The interior floorplan is described as having a central narrow hall with a single room on either side at the front portion. Given that the form of the Knight house matches that of the Jones Tenant House (2617 Rolesville Road) likely has a similar floorplan at the main entry. Additionally, the use of the property as a farm originally would have begun as a dairy farm and later as a tobacco farm, as indicated in the NR form. The form also indicates that alterations have occurred, including replacement aluminum siding, yet it still retains a significant integrity of location, design, materials, and feeling. However, the resulting recommendation for eligibility found that due to the many alterations and additions, it had insufficient architectural significance to make it eligible under Criterion C but is noted as a representative vernacular dwelling. The Knight Farm was found to hold significance under eligibility Criterion A for its association with the founding of the town of Knightdale and Criterion B as founding members of the community that supported the development of local building sites essential to the town’s growth.

The one-story John H. Seagroves House (WA0676), located at 1617 Ten-Ten Road in Apex and constructed ca. 1910, exemplifies the typical Victorian style. The John H. Seagroves House is situated within the newly constructed Seagroves Farm residential subdivision. Prior to the creation of the subdivision, the Seagroves House was situated on 11.6 acres of undeveloped land. Typical Victorian elements at the exterior include turned support porch posts, a louvered diamond-shaped vent, and a central hall plan. The Seagroves House and 2617 Rolesville Road share the same form, massing, and materials. According to the sampling of properties reviewed in Google Street View and those presented as comparable herein, the Seagroves House is the closest representative.

The one-story Ogburn-Honeycutt House (WA1142), located at 13025 Old Stage Road in Mount Pleasant, was built in ca. 1920 and is a later example of the Victorian style in Wake County. The house is a single-story dwelling with a side-gabled roof and a centered front-gabled roof, featuring a patterned vent and a full-facade hipped front porch. The house resembles the subject property in its large front porch and the patterned vent present on the centered gable at the facade. It is described in the 2022 “Wake County Historic Farm Context and Survey Update” report as illustrative of “typical farmhouses in the 1920s”. However, in contrast, the house is void of Victorian ornamentation, with the form of the house instead similar to that of 2617 Rolesville Road.

These examples span approximately 48 years of Victorian construction within the late nineteenth- and early twentieth-century Wake County agricultural complexes, serving to illustrate the form and construction material that

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<sup>22</sup> Ibid. P 15.

were prevalent during the evolution of rural farm life in the eastern portion of Wake County that supported their principal crops like tobacco and cotton. The Jones Tenant House largely remains extant with original siding and architectural details on the primary façade in addition to the original barn. There is a lack of Folk Victorian-style tenant farms identified as eligible for the NR within Wake County. One such example that is NR-listed, the Knight Farm, closely resembles the form and style of the Jones Tenant House and therefore provides some basis for finding integrity. Additionally, due to the Jones Tenant House's connection to the NR-listed Harmony Plantation, and retaining its original form, primary façade details, and historic barn, we find this farm as a standing example of tenant farms with enough intact characteristics to be considered eligible for listing in the NR.



**Figure 9: Henry H. and Bettie S. Knight Farm (WA0220)**



**Figure 10: John H. Seagroves House (WA0676)**



**Figure 11: Ogburn-Honeycutt House (WA1142)**



### **3.3 Evaluation of National Register Criteria**

The Jones Tenant House at 2617 Rolesville Road is recommended as eligible for listing in the NRHP. The house represents the vernacular architecture of rural tenant farms with an applied folk Victorian style on a bungalow form and retains a large portion of original siding and material at the primary facade. This expression of folk Victorian style on rural farmhouses is simplistic and does not represent the work of a master or possess high artistic value but remains an important vernacular style that represents the history of tenant farming within Wake County. Additionally, the Jones Tenant House's association with the NR-listed Harmony Plantation further supports its integrity of place and form by representing architectural trends in rural communities growing out of the Antebellum era into the twentieth century.

#### **Integrity**

The Jones Tenant House is a good example of a tenant farmhouse with a representative barn supporting its association with tobacco farming. The property history ties the ownership to Harmony Plantation at 5104 Riley Hill Road before the plantation property was subdivided. However, specifics related to this house were not uncovered, and it was likely constructed after the property passed to the Jones family and is not original to the construction of the Harmony Plantation main house or outbuildings. Materially, the house shows signs of aging and lack of upkeep, in addition to mixed vinyl siding and replacement windows on several elevations. However, the predominant form has been retained along with a significant portion of original siding millwork at the porch. The Jones Tenant House at 2617 Rolesville Road is recommended as eligible for listing in the NRHP.

#### **Criterion A**

The Jones Tenant House is not eligible for the NRHP under Criterion A. There is no association with events that have made a significant contribution to the broad patterns of our history.

#### **Criterion B**

The Jones Tenant House is not eligible for the NRHP under Criterion B. No one associated with the house has made the specific types of contribution to local, state, or national history necessary for the property to qualify as eligible for the NRHP.

#### **Criterion C**

The Jones Tenant House is a common example of tenant farm housing from the early twentieth century, representing a vernacular style seen in Wake County tenant farms and recommended as eligible for listing in the NRHP under Criterion C. Additionally, the Jones Tenant House's association with the NR-listed Harmony Plantation further supports its integrity of place and form by representing architectural trends in rural communities growing out of the Antebellum era into the twentieth century.

#### **Criterion D**

The Jones Tenant House is not eligible for the NRHP under Criterion D. The house is not likely to yield any new information pertaining to the history or technology of building design.

#### **3.3.1 Recommendation**

The Jones Tenant House at 2617 Rolesville Road has been recommended as eligible with a recommended NRHP boundary following the current parcel with the property frontage along Rolesville Road. The NRHP boundary encompasses the legal bounds of parcel 1767412204 and is noted on the map below (**see Figure 12**).



**Figure 12: Proposed Boundary for Jones Tenant House (WA1925)**



## 4.0 PROPERTY DESCRIPTION AND EVALUATION

### 4.1 Property #2 – Harmony Plantation (Montague-Jones Farm)

|                         |                                          |                                                                                     |
|-------------------------|------------------------------------------|-------------------------------------------------------------------------------------|
| Resource Name:          | Harmony Plantation (Montague-Jones Farm) |  |
| HPO Survey Site Number: | WA1926                                   |                                                                                     |
| Location:               | 5104 Riley Hill Road, Wendell, NC        |                                                                                     |
| PIN:                    | 1766592569                               |                                                                                     |
| Date of Construction:   | 1833                                     |                                                                                     |
| NRHP Recommendation:    | Listed under Criterion C                 |                                                                                     |

#### 4.1.1 Setting

Located a quarter mile to the east at 5104 Riley Hill Road is the Harmony Plantation. The main house is set back significantly from the road and is oriented toward the southeastern portion of the property, facing north. Access is provided by a long dirt driveway as well as a dirt path that connects to a concrete walkway leading to the front entrance of the home. The property boundary follows Riley Hill Road to the north and Rolesville Road to the west. It borders undeveloped parcels to the east and south. Additionally, a white picket fence encloses the perimeter of the property. Mature trees are sprinkled through the property frontage. Additional outbuildings related to the history of the plantation are located towards the rear of the property.

#### 4.1.2 Site History

The NRHP-listed Harmony Plantation at 5104 Riley Hill Road stands as it did during the 2008 NRHP nomination in a rural setting. The ownership leads back to the Jones family and Dr. H. Montague, the original owner who built the plantation house and many of the outbuildings. The historic plantation is currently utilized as a therapeutic riding center, owned by Helping Horse Incorporated, specializing in horse riding lessons and programs for students with special needs.

#### 4.1.3 Evaluation of National Register Criteria

The NRHP-listed Harmony Plantation, located at 5104 Riley Hill Road, has been well-maintained since it was evaluated for listing in the NRHP (OMB No. 10024-0018) and was listed in the NRHP on 1/29/2008. In addition to being listed in the NRHP, Harmony Plantation is recognized as a local landmark. The two-story Greek Revival, I-frame house dominates the parcel as it would have historically. It can be easily seen that the expression of Greek Revival styles on government buildings, institutions, and mansions was meant to feel imposing. The adaptation of Greek Revival styles into plantation architecture for the main house during the c. 1833 building date of Harmony Plantation is consistent with architectural trends of that time. The house retains a high degree of integrity architecturally as seen by the presence of original front-gabled portico with a bracketed cornice and an arched-head gable vent, as well as a second-story balcony characterized by a simple, squared railing on the façade. The portico's upper level is supported by straightforward Doric columns and square pilasters. The main entry features the original double-leaf, two-panel door with sidelights and a heavily molded surround.

The house continues to be a significant representation of Plantation architecture within Wake County retaining original plantation outbuildings that are significant in telling its origin story as a plantation.

#### 4.1.4 Recommendation

The Harmony Plantation retains a high degree of architectural detail, original material, and setting supporting the history it represents. It is our opinion that it should remain listed in the NRHP under Criterion C. The recommended NRHP boundary for 5104 Riley Hill Road, known as the Harmony Plantation (Montague-Jones Farm), remains as previously identified in the NRHP listing and as identified in **Figure 13**. The historical boundary includes the



outbuildings associated with the plantation's history to convey the historical setting of the resource. The NRHP boundary encompasses the legal bounds of parcel 1766592569 and is noted in **Figure 14**.



**Photograph 9: 5104 Riley Hill Road, Facade (north elevation)**





**Photograph 10: 5104 Riley Hill Road, Detailed view of front porch entry**



**Photograph 11: 5104 Riley Hill Road, Detailed view of second-floor porch**





**Photograph 12: 5104 Riley Hill Road, Local Historic Landmark Designation Plaque**



**Photograph 13: 5104 Riley Hill Road, Facade (north elevation) and east elevation**





**Photograph 14: 5104 Riley Hill Road, Facade (north elevation) and west elevation**



**Photograph 15: 5104 Riley Hill Road, West elevation and rear (south elevation)**





**Photograph 16: 5104 Riley Hill Road, Rear (south elevation)**



**Photograph 17: 5104 Riley Hill Road, Washhouse facing north**





**Photograph 18: 5104 Riley Hill Road, Outbuilding/chicken house facing northeast**



**Photograph 19: 5104 Riley Hill Road, Outbuildings: Doctor's Office in Center, facing west**





**Photograph 20: 5104 Riley Hill Road, Outbuildings**



**Photograph 21: 5104 Riley Hill Road, Metal shed southeast corner**





**Photograph 22: 5104 Riley Hill Road, Barn, west elevation**



**Photograph 23: 5104 Riley Hill Road, Barn, south and west elevations**



**Photograph 24: 5104 Riley Hill Road, Barn, north elevation**



**Photograph 25: 5104 Riley Hill Road, Barn, east elevation**





**Photograph 26: 5104 Riley Hill Road, Packhouse facing southwest**



**Photograph 27: 5104 Riley Hill Road, Rear of packhouse**





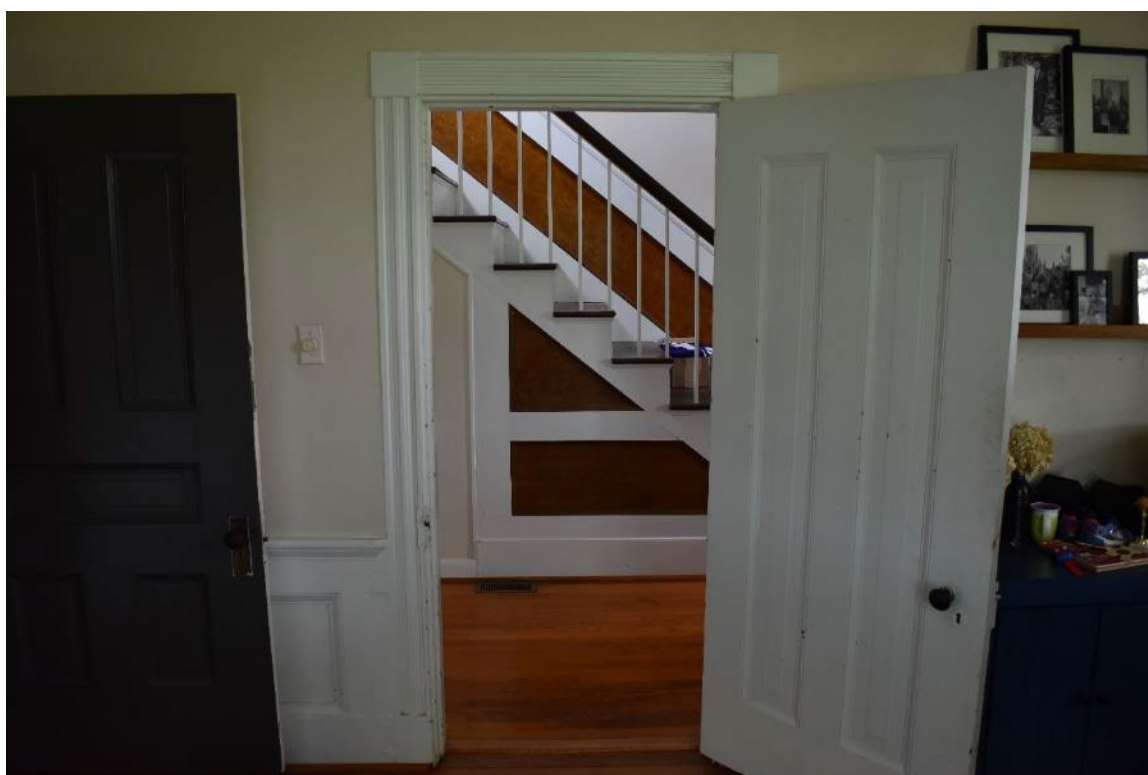
**Photograph 28: 5104 Riley Hill Road, Front entry foyer**



**Photograph 29: 5104 Riley Hill Road, Foyer and central stairway**

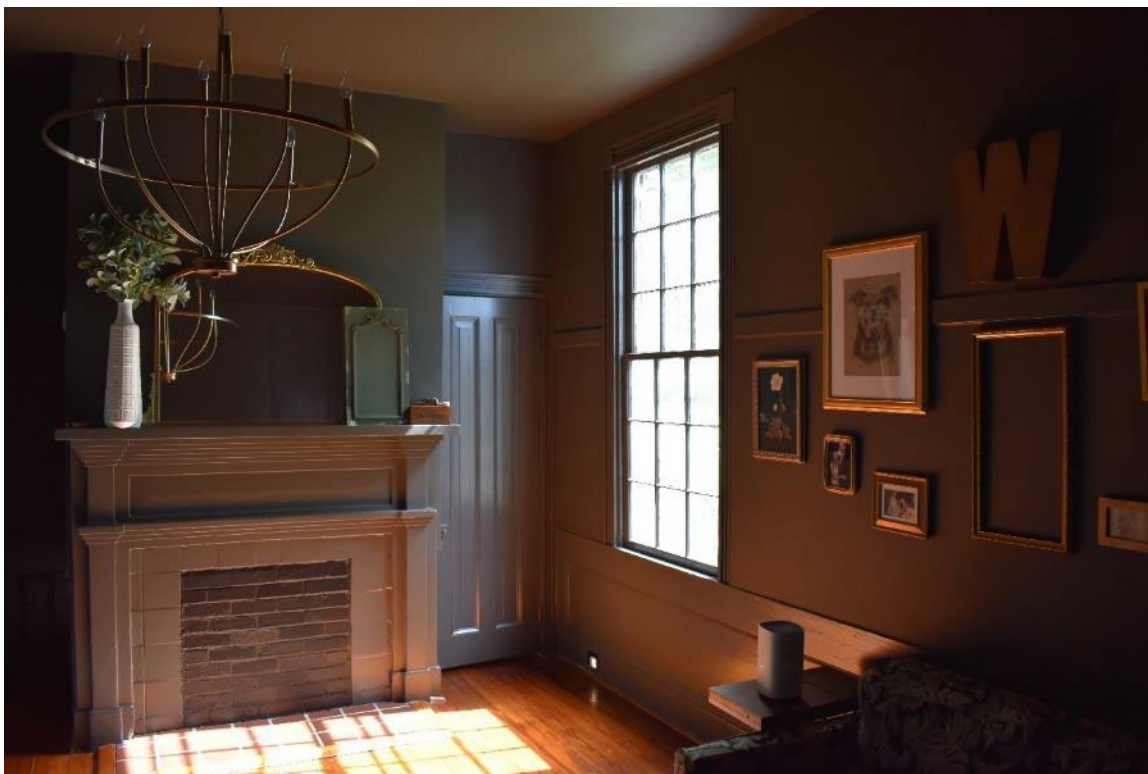


**Photograph 30: 5104 Riley Hill Road, Living room and infilled fireplace**

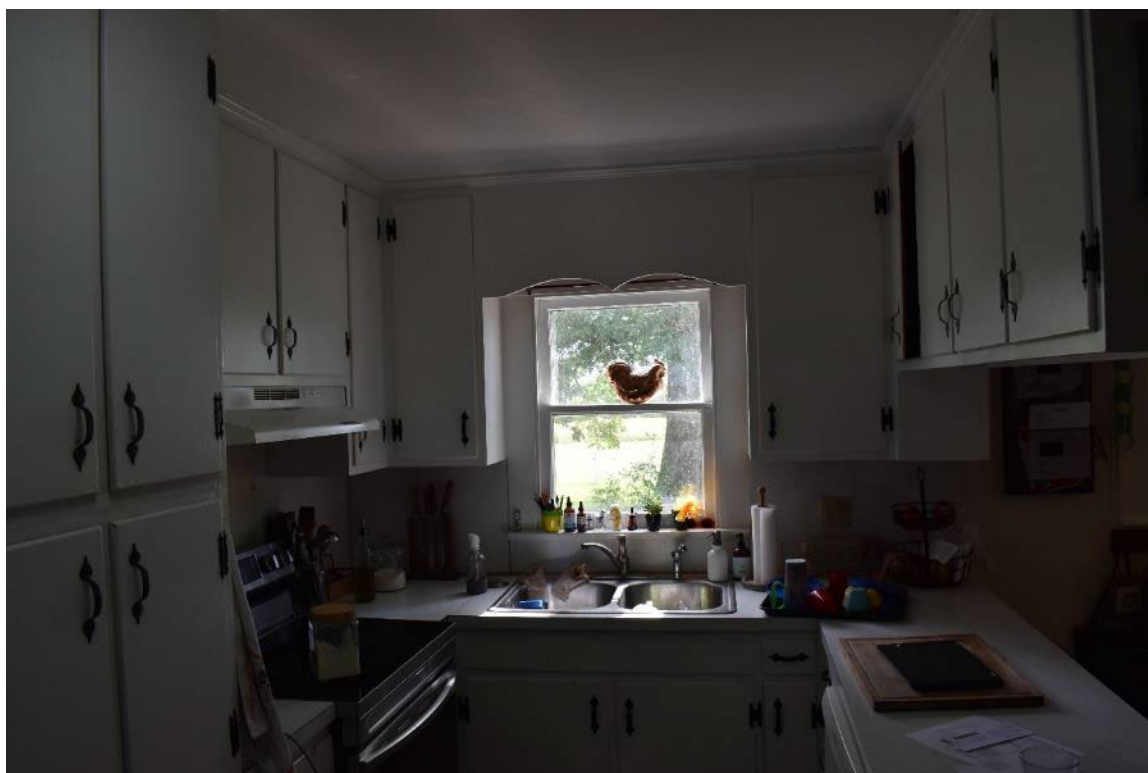


**Photograph 31: 5104 Riley Hill Road, View from living room looking into foyer**





Photograph 32: 5104 Riley Hill Road, Dining room, north wall



Photograph 33: 5104 Riley Hill Road, Kitchen

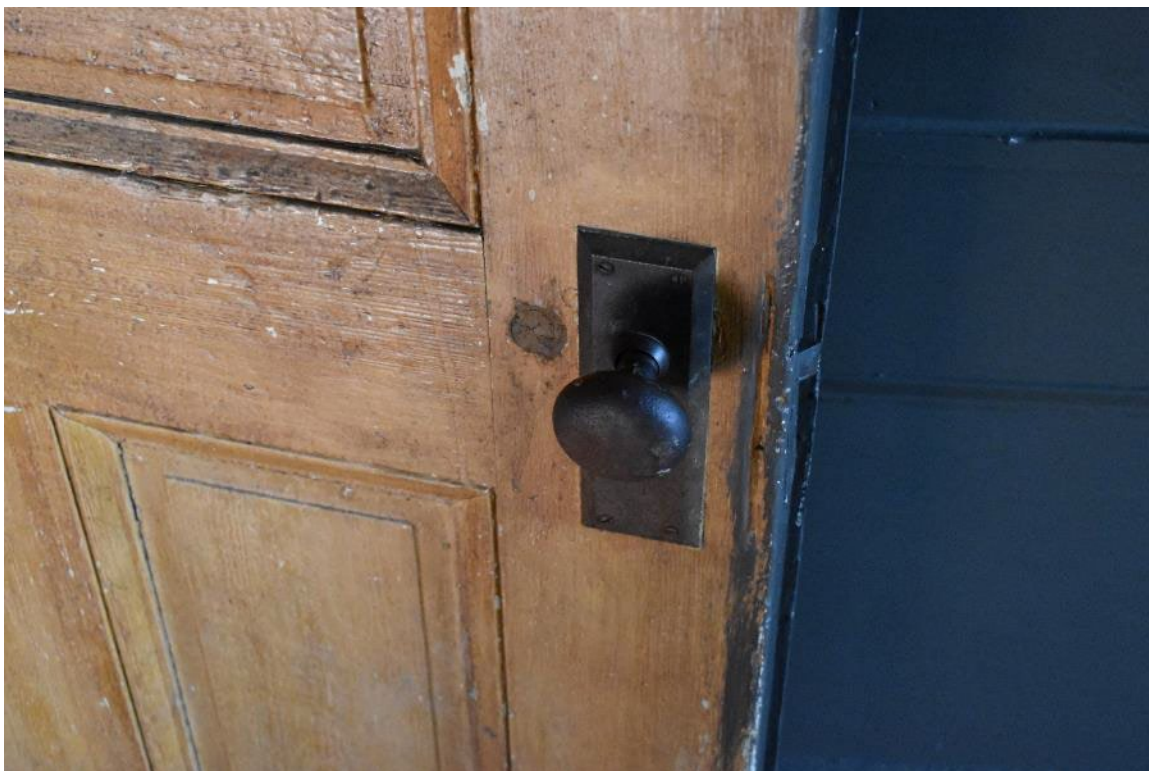


**Photograph 34: 5104 Riley Hill Road, View of foyer from second-floor stair landing**



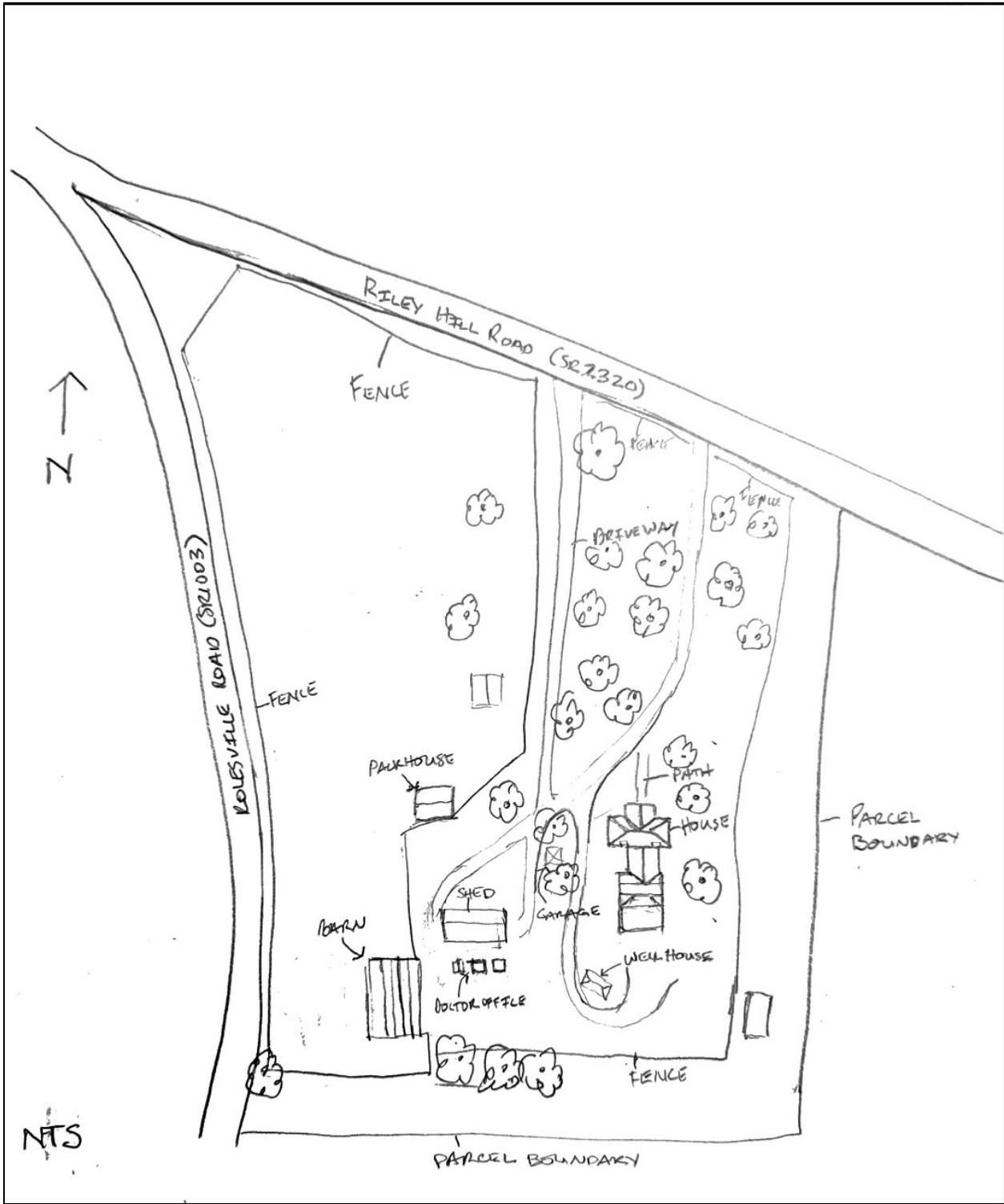
**Photograph 35: 5104 Riley Hill Road, Second floor and banister**





**Photograph 36: 5104 Riley Hill Road, Historic door hardware**

Figure 13: Hand-Drawn Site Plan of 5104 Riley Hill Road, 2025



**Figure 14: Proposed Boundary for Harmony Plantation (WA1926)**

The NRHP boundary encompasses the legal bounds of parcel 1766592569 and is noted on the map below.





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