



TOWN of CARY



Historic Preservation Master Plan

**Volume VIII of
the Town of Cary
Comprehensive
Plan**

Adopted May 27, 2010

*Produced by The Town of Cary
Planning Department*

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EXECUTIVE SUMMARY

Through a series of proposed goals, objectives, and actions, this Historic Preservation Master Plan provides a framework for the development of the Town's first formal preservation program, and will serve as a guide for proactive preservation decision-making over the next ten years. The Plan synthesizes the Town's existing preservation efforts with the desires expressed by the community during the planning process, and recommends actions for integrating historic preservation into Town policies and regulatory activities.

The scope of this Plan includes the Town's entire planning area, which includes Cary's extraterritorial jurisdiction. This Historic Preservation Master Plan is the eighth volume of the Town of Cary's Comprehensive Plan.

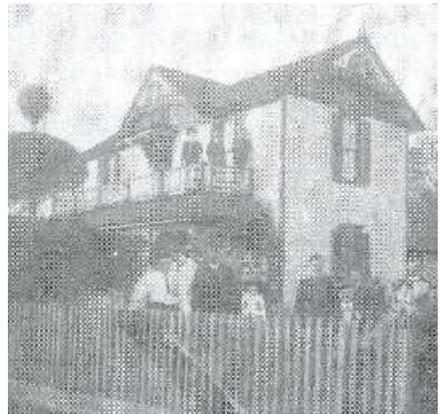
Over the years, Cary's historic resources have been acknowledged or addressed in various ways: through the preparation of National Register nominations, completion of historic resource inventories, the purchase by the Town of significant properties, advocacy by interest groups, and the publication of various planning studies. These public and private efforts have accomplished a number of important preservation goals over the past twenty years, but there is a sense that more can and needs to be achieved. Cary continues to lose historic resources to development and neglect, and in the absence of an overall historic preservation and stewardship plan, preservation activities are largely administered and conducted on an ad hoc basis by a variety of groups.

In 2008, in reaction to these concerns, the Cary Town Council approved and funded the preparation of the *Cary Historic Preservation Master Plan* to provide a comprehensive, coordinated approach to historic preservation.

In February 2009, the Town hired Thomason and Associates, a preservation planning firm based in Nashville, Tennessee as the prime consultant to prepare a town-wide historic preservation master plan. The consulting team also included three sub-consultants: Philip Walker of The Walker Collaborative, Nashville, TN; Mary Ruffin Hanbury of Hanbury Preservation Consulting, Raleigh, NC; and Russ Stephenson, AIA, Raleigh, NC. The consulting team worked under the guidance and direction of Town staff. The Town's project team consisted of staff from the



Juxtaposition of new and old in the Carpenter area of Cary. Above is the 300 block of Madison Grove in the Carpenter Village development which recreates the village concept of the Carpenter Historic District. Below is a nineteenth century photo of a single-family dwelling in the Carpenter area.





Cary's growth has absorbed what were originally farmsteads such as this dwelling at 6405 Holly Springs Road. This property continues to be occupied and maintained.



Other farmsteads are now abandoned and the historic resources are at risk as evidenced by the dwelling at 2506 Trenton Road.

Planning Department and the Parks, Recreation, and Cultural Resources Department. A year-long planning process began in February 2009 and included four over-lapping “activity phases:” Phase I - Data Compilation and Review; Phase II - Public Education and Visioning; Phase III - Plan Development; and Phase IV - Final Drafts and Plan Adoption. The planning process included numerous opportunities for community input. Cary citizens were able to participate in the development of the plan through four community-wide meetings, three educational workshops, and at any other time with comments by phone or email to the Town planning staff and consultants. At each community meeting and workshop, the project consultants made a formal presentation that included a project status report and an overview of progress-to-date. The presentations were followed by discussion periods, and interactive exercises were often used to actively involve meeting attendees and solicit their comments.

The Master Plan also benefited from the participation of a fourteen-member Advisory Committee which met five times during the planning process. The committee was made up of historians, contractors, historic property owners and interested citizens representing diverse sections of the town. The Advisory Committee was instrumental in formulating and articulating the goals, objectives and actions set forth in this plan.

The goals, objectives and actions are the essential components of this plan. The goals serve as the guiding principles for the Town’s preservation work program; the objectives provide direction on how to accomplish the goals; and the actions state specific tasks to be implemented in order to achieve the objectives.

The five goals of this plan are:

- ✦ Establish Fair and Effective Processes and Policies for Preservation
- ✦ Preserve and Protect Cary's Historic Structures
- ✦ Preserve Historic Context
- ✦ Raise Awareness of Historic Preservation
- ✦ Document, Preserve & Share Cary's Culture & Heritage

Chapter five of this plan presents these goals along with their related objectives and actions. Each action is fol-

lowed by discussion and recommendations for its implementation.

Summary of Plan Actions

Below is a list of the actions set forth in this plan. They are listed in three recommended implementation phases plus ongoing actions. Phase I is “Strengthening the Framework,” and comprises actions that are recommended to be initiated and implemented in the first three years. Phase II is “Program Development,” and comprises actions that are recommended to be initiated and implemented in the next four to seven years. Phase III is “Looking Ahead,” and comprises actions that are recommended to be initiated and implemented in the next eight to ten years. Ongoing actions are those that are already underway and will continue.

Phase I: Strengthening The Framework (timeframe 1-3 years)

1. Develop for Town Council's consideration alternative zoning and site design standards for the Green Level and Carpenter historic areas to help mitigate threats to historic structures and landscapes.
2. Initiate periodic meetings with downtown property owners, including churches and schools, to discuss their future expansion plans and their potential impact on historic resources.
3. Review current buffer standards in the Land Development Ordinance and assess the need for increased buffering of uses adjacent to historic structures/areas outside of the town center.
4. Develop an acquisition and de-acquisition policy for the Cary Historical Collection.
5. Undertake a comprehensive, local survey of historic resources fifty years or older resulting in streamlined and accessible survey data; make recommendations for Study List and National Register eligibility.
6. Develop for Town Council's consideration alternative zoning and design standards for the Town Center's historic core to ensure compatible infill and to reinforce traditional design patterns.
7. Develop and maintain an inventory of cemeteries and known archaeological sites.
8. Develop a formal program for the digital capture and sharing of historic documents, images, and artifacts.
9. Develop application criteria and a review process for neighborhoods interested in pursuing a neighborhood conservation overlay district; hold periodic informational meetings with interested neighborhoods.
10. Develop requirements for the protection and ownership of historic structures that are preserved during the rezoning/site development process.
11. Develop a process by which preservation interests are routinely considered during planning for roadway improvements.
12. Develop an ordinance for Town Council review and adoption establishing a Cary His-

- toric Preservation Commission; coordinate with the State Historic Preservation Office.
13. Prepare a plan for recruitment, involvement and training of Historic Preservation Commission members; ensure representation of diverse neighborhoods and interests.
 14. Using established standards, develop for Town Council review and adoption clear criteria for determining historic significance of structures and other resources.
 15. Following the completion of a comprehensive survey, categorize resources that are determined to be historically significant into levels of priority (designation, protection, purchase, etc.).
 16. Develop and maintain a historic preservation web page; periodically explore new internet technologies to promote preservation.
 17. Increase the number of trained facilitators for the existing oral history program.
 18. Develop a delay-of-demolition ordinance for Town Council review and adoption that applies to significant historic structures outside of local historic districts.
 19. Begin preparing preservation and stewardship plans for each historic resource (structural and non-structural) owned by the Town; continue as resources are acquired.
 20. Establish standards for determining when moving a historically significant structure is an appropriate preservation solution.
 21. Develop a formal internship program to support historical research documentation.
 22. Upon the establishment of a Cary Historic Preservation Commission, identify and train departments/staff charged with supporting the activities and public processes that fall under the purview of the Commission.
 23. Begin producing an annual report for preservation in Cary.
 24. Begin conducting annual training for Town staff who must enforce historic preservation ordinances or policies.
 25. Develop a Town policy for review and adoption that requires that historic resource preservation be considered in future Town planning efforts and in overall approaches to environmental sustainability.
 26. Hold a meeting every three years with Town Council and the Planning and Zoning Board to review effectiveness of preservation policies and Plan actions.
 27. Acquire and promote materials to educate landowners and developers about the use of the available North Carolina Rehabilitation Code.
 28. Develop for review and adoption a policy by which the Town, prior to purchase of properties with potential historic significance, completes an assessment to determine the historic and archaeological value of the site and its existing structures.
 29. Begin periodic informational meetings for interested property owners to explain the process and benefits of historic district zoning.
 30. Periodically post a feature article on a local historic property and its owner on a Town Historic Preservation web page.
 31. Develop an annual awards program to recognize those who have rehabilitated historic buildings in the past year.

32. When a comprehensive historic/architectural survey is completed or updated, distribute copies to owners whose property is included in the survey.

Phase II: Program Development (timeframe 4-7 years)

1. Begin sponsoring periodic workshops on the use of federal and state historic tax credits for owners of historic properties, developers, real estate professionals, and others in coordination with the SHPO
2. Begin conducting periodic workshops on the Town's façade grant program.
3. When a preservation ordinance and Commission are in place, achieve and maintain Certified Local Government status.
4. Following the recommendations made in the comprehensive survey, contact property owners of National Register-eligible properties to explain the process and benefits of designation; pursue designation for properties when there is owner support.
5. Based on the results of a comprehensive historic resources survey, expand the applicability of historic preservation incentives in the Conservation Residential Overlay District (Southwest Area Plan) to historic structures outside of the Green Level National Register Historic District.
6. Develop a proposal for Town Council's consideration that outlines and recommends economic incentives such as low/zero interest loans, renovation grants, or fee waivers for owners who agree to certain preservation conditions.
7. Develop a process by which proposed changes to, demolition, or moving of historically significant Town-owned properties be reviewed first by a historic preservation commission (Wake County or Town of Cary).
8. Identify areas meeting qualifications for new or expanded National Register Historic District designations; prepare nomination(s) with owner support.
9. Create and maintain a database of completed, current, and future research on historical topics.
10. Create a speaker's bureau for presenting historic preservation information to local community groups and organizations.
11. Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.
12. Publish a paper inventory of Cary's historic properties following the completion of a comprehensive survey.
13. Establish and maintain a program to distribute materials about Cary's preservation program and historic areas to local hotels, restaurants, antique shops, and other merchants.
14. Begin sponsoring periodic public workshops on historic building repair and maintenance.

15. Develop a proposal for Town Council's consideration that expands the Town's façade grant program to include historic properties outside of downtown.
16. Develop for Town Council's consideration an ordinance requiring a phase I archaeological survey for new development projects involving site disturbance.
17. Develop an interpretive plan that incorporates educational goals and addresses public access for each Town-owned historic site/property.
18. Develop, with citizen input, additional walking or driving tours of historic neighborhoods throughout Cary.
19. Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.
20. As the Town continues to collect, document, and display artifacts, develop strategies for storing and managing the archives, including the development of a searchable database of collections and artifacts.
21. Seek State enabling legislation to allow “demolition-by-neglect” regulation of historically significant structures located outside of local historic districts.
22. Develop educational tours of other Town-owned historic properties as they become accessible.
23. Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual resources.
24. Secure funding for scholarly research on historic topics.
25. Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary’s diverse heritage.

Phase III: Looking Ahead (timeframe 8+ years)

1. Develop and maintain Historic Preservation Resource Library that is accessible to the public.
2. Undertake a survey of all subdivisions platted and developed from 1960 to 1970 within the Maynard Loop; identify individual properties that may be of architectural or historical interest.
3. Prepare a proposal for Town Council's consideration to establish a revolving fund for the purchase, protection, and then re-sale of historic structures.
4. Prepare a historic preservation bond referendum proposal for consideration by Council to fund the purchase and preservation of historic structures and historic rural landscapes.

Ongoing Actions: Programs Already Underway That Will Continue

1. Continue to provide assistance to historic property owners wishing to apply for State and/or Federal tax credits.

2. Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.
3. Continue to seek state, federal, and private grant opportunities to acquire historic landscapes and/or easements that protect historic landscapes and views.
4. Continue to celebrate National Historic Preservation Month with special events.
5. Continue to update history-based curriculum materials and distribute to area schools to further student appreciation of local history.
6. Continue to offer hands-on educational tours of the Page-Walker Arts and History Center and of the Cary Heritage Museum to area schools.
7. Continue to offer periodic historic preservation-themed public education programming in collaboration with the Friends of the Page-Walker.
8. Continue to offer a downtown walking tour which emphasizes historical and architectural significance of historic downtown structures.
9. Continue to provide guidance to historic home owners in obtaining chain-of-title research, ownership history, biographical data, etc.
10. Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.

I. INTRODUCTION

Decennial Census		
Year	Popula- tion	Percent change
1940	1,141	-
1950	1,496	31.1
1960	3,356	124.3
1970	7,640	127.7
1980	21,763	184.9
1990	43,858	101.5
200	94,536	115.6
Source: Census of Population		

Though the annual growth rate has varied widely, it is clear that Cary continues to attract new residents.

Population of Cary		
Year	Popula- tion	Annual growth rate
1980	21,958	4.8
1981	24,507	11.6
1982	26,775	9.3
1983	27,205	1.6
1984	31,308	15.1
1985	35,688	14.0
1986	37,455	5.0
1987	39,387	5.2
1988	40,810	3.6
1989	42,681	4.6
1990	44,276	3.7
1991	48,130	8.7
1992	52,403	8.9
1993	57,187	9.1
1994	61,439	7.4
1995	69,500	13.1
1996	76,800	10.5
1997	82,700	7.7
1998	86,783	4.9
1999	88,354	1.8
2000	95,949	8.6
2001	99,798	4.0
2202	103,260	3.5
2003	106,715	3.3
2004	108,152	1.3
2005	111,039	2.7
2006	115,854	4.3
2007	122,643	5.9
2008	130,716	6.6
2009	135,955	9.6

Purpose and Scope of the Historic Preservation Master Plan

Through a series of proposed goals, objectives, and actions, this Historic Preservation Master Plan provides a framework for the development of the Town’s first formal preservation program, and will serve as a guide for proactive preservation decision-making over the next ten years. The Plan synthesizes the Town’s existing preservation efforts with the desires expressed by the community during the planning process, and recommends actions for integrating historic preservation into Town policies and regulatory activities.

The scope of this Plan includes the Town’s entire planning area, which includes Cary’s extraterritorial jurisdiction. This Historic Preservation Master Plan is the eighth volume of the Town of Cary’s Comprehensive Plan.

Structure of This Plan

This plan has seven chapters. This Introduction outlines the purpose, scope, and structure of the Plan and addresses the benefits of planning now for historic preservation. Chapter two, “History of Cary’s Growth and Development,” explores the forces that have shaped Cary and provides a historic context within which to evaluate its historic resources. Chapter three, “Past and Current Preservation Efforts in Cary,” discusses the entities involved in preservation in Cary and summarizes their roles. Chapter three also reviews the existing inventory of surveyed properties in Cary, and lists the properties that have achieved some type of special designation. Chapter four addresses “The Planning Process.” The planning process was a major focus of the Plan, as one of the goals from the outset was to include the public in the planning process as much as possible. The chapter provides a summary of key events in the planning process and culminates with the Plan goals, objectives, and implementation actions. Chapter five, “Implementation Actions and Recommendations,” presents a discussion of each action along with recommendations for implementation, and chapter six,

“Plan Implementation,” presents a prioritized action implementation schedule. The Plan is concluded in Chapter seven. Also included in the Plan are Appendices which contain the recorded public input from the public meetings and citizen survey; an example of a Historic Preservation Ordinance; end notes; and the current inventory of Cary’s historic structures.

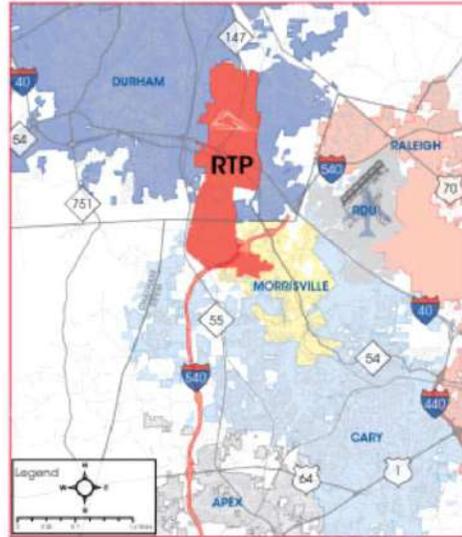
Why Plan Now?

Cary was incorporated in 1871 as a small railroad community surrounded by farms, conveniently located between the state capital of Raleigh to the east and the university town of Chapel Hill to the west. In 1960, Cary’s population was only 3,356; however, over the next forty years the town’s convenient location and proximity to the then newly created Research Triangle Park led to very rapid growth for the rest of the twentieth century, with the population doubling each decade until 2000 when the population reached 94,536. Since 2000, growth has slowed a bit from the explosive growth of earlier decades, but is still strong. Cary’s population in 2009 was estimated to be over 135,000.

Given Cary’s 1960 population of 3,356, it is not surprising that today the vast majority of Cary’s architecture is less than fifty years old. Because so much of Cary’s built environment was constructed in recent decades it can be easy to overlook the important historic resources that remain from the 19th and 20th centuries. These resources include the historic downtown area, numerous houses and rural farmsteads scattered throughout the town limits, the historic structures and open spaces that make up the villages of Carpenter and Green Level, and the recent-past resources such as the neighborhoods and subdivisions of the 1950s and 1960s. All of these play an important role in the defining Cary’s history and heritage and are the focus of this Historic Preservation Master Plan.

Over the past several decades Cary has participated in a number of historic preservation efforts. The Town’s Parks, Recreation, and Cultural Resources Department has worked closely with The Friends of Page-Walker Hotel, a non-profit, volunteer organization dedicated to arts and history to develop a historical museum and provide numerous preservation-oriented educational activities and programs for the community. The Town has also purchased several im-

The Research Triangle Park, North Carolina



Employment opportunities in the Research Triangle Park have helped spur the rapid expansion of the economy and population in the Triangle area, including Cary.



A number of log tobacco barns from the 19th century still remain within Cary's town limits and reflect its rural agricultural heritage.

portant historic properties in order to protect and preserve them for the community's benefit. In addition, the Town's Planning Department has sponsored studies of the Carpenter and Green Level National Register Historic Districts and has recommended zoning changes to help preserve their remaining rural resources since National Register listing, while a significant honor, doesn't provide any protection.

Though Cary lacks its own local Historic Preservation Commission, the Town has had an inter-local agreement with Wake County since the early 1990s which gives the Wake County Historic Preservation Commission (HPC) jurisdiction in Cary. This agreement gives the Wake County HPC, among other powers and duties, the authority to review and act on proposals for alteration or demolition of designated Landmarks located within Cary. Under this agreement, and with assistance and recommendations from the Wake County HPC, Cary has designated four structures as Historic Landmarks. Landmark designation provides protection for the structures as long as the owners are willing to participate in the program. The inter-local agreement also gives the Wake County HPC the authority to review and act on proposals for alterations or demolition of structures within designated local historic districts in Cary, but there are no locally designated districts in Cary – only the three National Register districts. The HPC doesn't have authority to regulate National Register properties, and the Town currently has no ordinances regulating alteration or demolition of historic structures in the National Register districts. Therefore, except for properties owned by the Town, there is limited protection for historic resources in the community. Meanwhile, development pressures are increasing on the three National Register Districts and other existing historic structures and landscapes as developers find it more and more challenging to find available vacant land to serve the needs of a growing population. Citizens and community advocates are concerned for the future of the Town's remaining historic resources as development pressure on existing structures continues to grow.

While it is clear public and private efforts have accomplished a number of important preservation goals over the past twenty years, there is a sense that more can and needs to be achieved. Cary continues to lose historic resources to development and owner neglect, and in the absence of an

overall historic preservation and stewardship plan, preservation activities are largely administered and conducted on an ad hoc basis by a variety of groups. In 2008, in reaction to these community concerns, the Cary Town Council approved and funded the preparation of the *Cary Historic Preservation Master Plan* to provide a comprehensive, coordinated approach to historic preservation.

The Benefits of Historic Preservation

Cary is one of dozens of cities across the country that has created, or is in the process of creating, comprehensive historic preservation plans. Historic preservation is increasingly seen as contributing to a community's economic development and quality of life. Many communities are also focusing on sustainability efforts and preserving historic buildings and neighborhoods is a key component of a sustainability ethic.

Historic Preservation Promotes Quality of Life

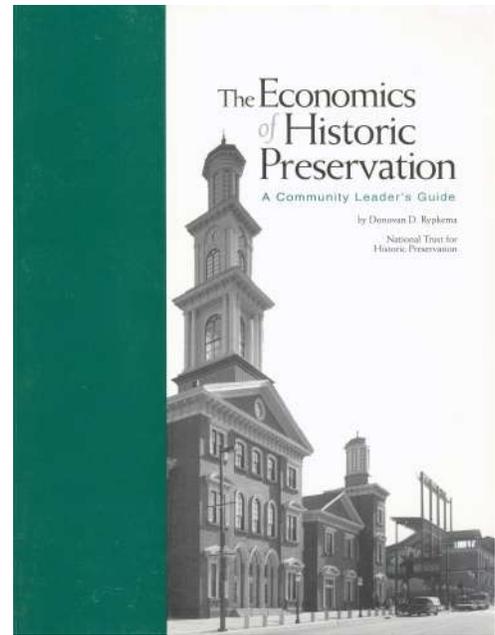
A key component of economic development is a community's quality of life, to which historic buildings often contribute. A town's history is communicated through the built environment, and historic buildings differentiate one town from another. Historic buildings impart the character and identity of a community, and the state of their preservation articulates a community's self-image.

Historic Preservation Creates Jobs

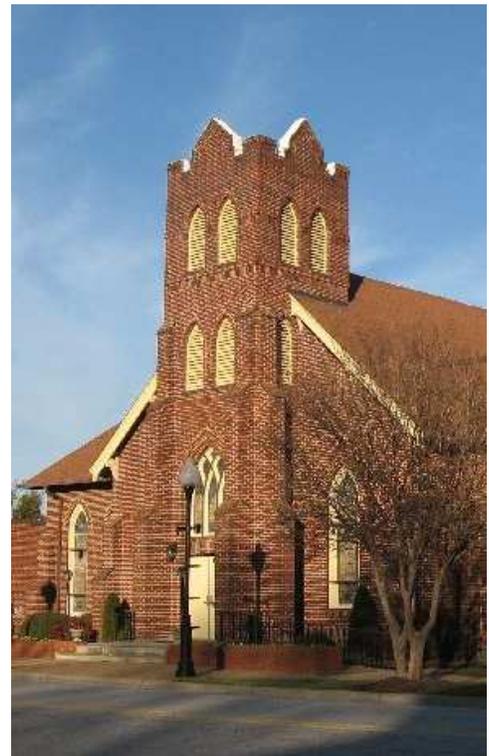
Rehabilitation and revitalization projects create thousands of construction jobs annually. A greater portion of the rehab construction budget is spent on labor because these projects tend to require more local craftspeople such as plasterers, window repairers, and laborers with other specialized woodworking skills. In contrast, new construction requires a greater proportion of the budget to be spent on building materials – materials that are often manufactured elsewhere.

Historic Architecture Attracts Visitors

Historic architecture not only enhances the daily and long-term experience of a town's residents, but also attracts the interest of visitors. Heritage tourism, or tourism that showcases an area's historic resources, is a rapidly growing segment of the tourism industry. Cary's historic resources pro-



The positive impact of historic preservation on a community is detailed in many State studies and the national overview "The Economics of Historic Preservation" by Don Rypkema.



The First United Methodist Church is an impressive example of Gothic Revival architecture. It contributes to Cary's sense of place and is appealing to tourists.



Studies across the country all show property values go up – not down – in historic overlay districts.

vide opportunities to draw tourists to the town.

Historic Preservation Increases Property Values

Studies across the country consistently indicate that the value of property within a designated National Register Historic District or local historic district maintains or increases in value, compared with similar architecture in surrounding neighborhoods without historic designation. Properties located within a historic district have the advantage.

Preserving Existing Buildings Reduces Sprawl

Preserving and reusing existing buildings revitalizes neighborhoods and downtown, creating a more compact population using existing buildings, existing roads, and existing utility infrastructure. The end result is a reduction in sprawl, which preserves green space and reduces vehicle miles traveled.



Debris from demolished buildings makes up at least a fourth of all material in landfills.

Preserving Buildings Reduces Waste in Landfills

Debris from razing existing buildings accounts for 25% of the waste in municipal landfills each year. Demolishing sound historic buildings is wasteful of building materials and strains the limited capacities of landfills. Demolishing a 2,000 square foot home results in an average of 230,000 lbs of waste. Historic buildings often have old-growth wood windows, brick and wood exteriors, and stone foundations that, because of their inherent quality, could last indefinitely if properly maintained.

Retaining Existing Buildings is Part of Overall Energy Conservation

Despite common thought, historic buildings are often as energy efficient as new ones. Data from the U.S. Energy Information Agency indicates that many pre-1920 buildings are actually more energy-efficient than those built between 1920 and 2000, when a renewed emphasis began on employing energy efficient materials and designs. Many historic buildings have inherent energy efficient features, such as tall ceilings that help to reduce heat in the summertime and brick and plaster walls that provide substantial insulation properties. Often, simple upgrades to historic buildings can increase their efficiency through the addition of attic

insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing historic wooden windows and adding storm windows often results in energy performance equal to new vinyl or aluminum windows.

Conclusion

As Cary continues to grow rapidly, and as many of our 1950- and 1960-era neighborhoods begin re-developing, the Historic Preservation Master Plan will serve as an important guide for helping us maintain a sense of community and stay in touch with the past. Preserving the architecture, places, and objects that connect us to the past also strengthens our future by bringing a richness and depth to the community that is part of a high quality of life. Preservation will also play an increasingly important part in helping us sustain an environmental ethic by making wise use of our existing infrastructure.



Large lots containing older houses are increasingly being developed for new dwellings and subdivisions (9260 Chapel Hill Road).



Fields that grew tobacco and corn now grow houses in many sections of Cary (North Woods Crossing Subdivision).

II. HISTORY OF CARY'S GROWTH & DEVELOPMENT



Royal Governor William Tryon (Courtesy of North Carolina History Project).

Cary is located in north central North Carolina, just southwest of the state capital at Raleigh. Today, Cary is situated in the middle of the state's 'Research Triangle' and is widely considered a good place to raise a family with its excellent schools and easy access to Raleigh, Chapel Hill and Durham. While the town has grown enormously since the end of World War II and the creation of the Research Triangle Park in 1959, the location, ease of transportation and education system have been Cary's defining characteristics throughout its history.

Settlement and the Early Years

In 1749, Francis Jones received a 640-acre land grant along Crabtree Creek in what is now Cary. Though the area was largely unsettled at the time of the grant, it had the advantage of being well-situated on the main road between New Bern and Hillsborough, two of North Carolina's largest colonial towns, so settlers began arriving soon thereafter. In 1771, this area became part of the new Wake County, named for Royal Governor William Tryon's wife, Margaret Wake Tryon. The area was primarily populated by small subsistence farmers at this time. The first business in Cary was Bradford's Ordinary, an inn operated by the 'colorful' John Bradford and established sometime between 1760 and 1794.⁶ Thus early references to Cary sometimes call the settlement 'Bradford's Ordinary.'



Wake County was named for Tryon's wife, Margaret Wake Tryon (Courtesy of North Carolina History Project).

After the Revolutionary War, the settlers here found themselves on the road between the University of North Carolina at Chapel Hill and the new state capital at Raleigh. While the typical settler in the area owned a small farm, several large landowners emerged who commonly held slaves. One such example was Wesley Jones (no relation to Francis, though his sister married Francis's grandson), who in 1850 owned 1,720 acres of land and 37 slaves.⁷ The first public school in the area was begun in the 1840s. It held a two and a half month school-year and served forty-some children.⁸

In 1854, the area's fairly flat and dry topography made it

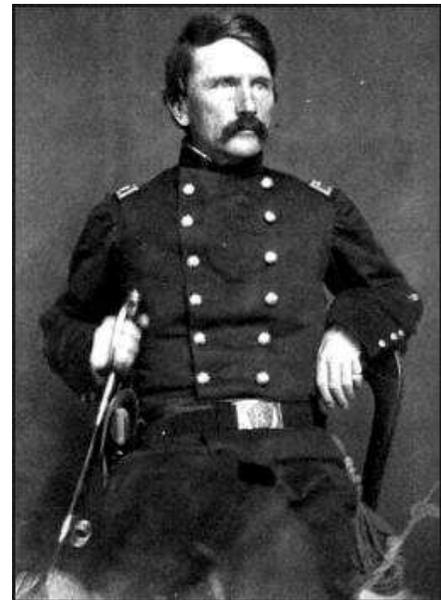
the chosen route for the North Carolina Railroad which linked Goldsboro and Charlotte. There was no station in Cary - - one was built in nearby Morrisville - - but the train would stop for passengers if signaled. Soon after the railroad tracks were laid here (largely by slave-labor), Frank and Kate Page purchased 300 acres on both sides of the track. Allison Francis (Frank) Page was the founder and father of Cary. He was staunchly Methodist and disapproved of cursing, dancing, card-playing and most of all, drinking. Page was the town's first postmaster, railroad agent and mayor. He owned a dry goods store beginning in the 1850s and built a saw mill in the 1860s. It was Frank Page who first began to refer to the area as 'Cary,' after a national prohibition leader he admired, Samuel F. Cary. Cary visited the area two or three times in the 1850s and was well-respected by the locals. The town began to grow during this time: the first post office was established in 1856 and a Masonic Lodge was formed in 1857.⁹



Samuel F. Cary was a leader in the temperance movement and served in the US Congress from Ohio. Cary was named in his honor by Frank Page.

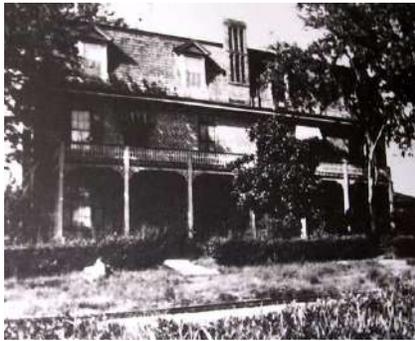
In its last month, the Civil War came to Cary. On April 16, 1865, the same day that word of Lee's surrender at Appomattox reached North Carolina, General Wade Hampton's Confederate forces passed through Cary. That night about 5,000 Confederate troops camped in and around Cary as Raleigh surrendered to Sherman's army, which was following close behind the Confederates. The next day, Union troops send a report to Sherman from Cary. On April 15th, Major General Francis Blair led the XVII Corps into Cary and set up headquarters at the Nancy Jones House. Blair, having some affection for the area because he spent a year studying at the University of North Carolina in the 1830s, tried to protect the citizenry from looting. Prior to entering Cary, Blair ordered that:

*Foraging will be done by detachments in charge of good officers... No mills, cotton-gin presses, or produce will be destroyed without the orders from these or superior headquarters. The people must be treated kindly and respected. Care must be taken in foraging to leave some provisions for the families, and especial care must be taken with the poor people, not to deprive them of the means of subsistence.*¹⁰



Major General Francis Blair and his Union troops occupied Cary during the last days of the Civil War (courtesy of the National Archives).

While Cary did sustain some damage, particularly the loss of silver, crops and foodstuffs, the town was treated far better by Union troops than much of Georgia and South Caro-



This historic photo (ca. 1914) of the Page-Walker Hotel depicts its original design and two-story porch on the main façade. (Photo courtesy of Friends of Page-Walker Hotel)

lina. The day after Blair's troops entered Cary, emancipated local slaves left for Raleigh. Some enlisted with the Union Army and formed the 135th U.S. Colored Troops. The Union Army remained in Cary off and on until April 27th when an acceptable surrender agreement was signed by Confederate General Johnston.¹¹

A Railroad Runs Through It

In 1868, a second railroad, the Chatham, met the North Carolina Railroad at a junction in Cary. The new railroad ran from Raleigh to the coal fields of Chatham County. Regular railroad passenger service began in Cary in late 1867, and by 1871, the year the town was incorporated, the Chatham Railroad owned a warehouse with a passenger waiting room.¹² Frank Page built a hotel in the Second Empire style around 1869 to serve railroad passengers.¹³



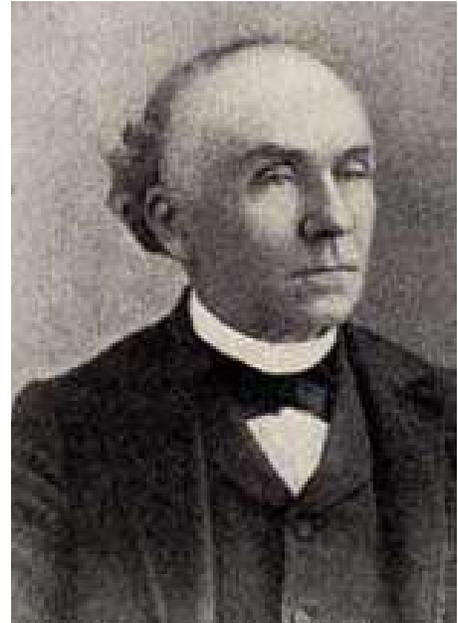
The Maynard-Stone House (ca. 1860) was recently relocated to allow for development at its original site. (Photo courtesy of Friends of Page-Walker Hotel's "What Have We Got To Lose?" presentation.)

The Town of Cary was incorporated on April 3, 1871. The boundaries were set at one square mile, as measured from the Chatham Railroad warehouse. Immediately following the description of the boundaries, the Act of Incorporation establishes Cary, as a 'dry' town. The Act forbids anyone to "erect, keep, maintain or have at Carey (sic) or within two miles thereof any tippling house, establishment or place for the sale of wines, cordials, spirituous or malt liquors."¹⁹

After the end of the Civil War and the completion of the railroad junction, Cary experienced its first boom during the 1870s. In 1870, Frank Page, Adolphus Jones and Rufus Jones erected a new private school for their children called Cary Academy. The public school system had collapsed during the Civil War and a new free school was not erected in the area until 1892. Thus, when Cary Academy was constructed, it was the only educational option in Cary. It was originally a two-story wooden boarding school which enjoyed an excellent reputation from the beginning. Academic standards were high and the teachers were well-respected.

Also during the 1870s, Frank Page built a tobacco warehouse (which may have never actually operated), the Methodists built the first church in town at 117 South Academy Street and soon thereafter, the Baptists built their church at 218 South Academy Street. Three general stores were also opened.

Initial growth in Cary was short-lived, partially due to the Panic of 1873; most businesses moved away or closed within a decade. Frank Page relocated his lumber business to Moore County, to land that is now Pinehurst.²⁰ The rest of the Page family left Cary in 1881 and slowly sold off their land in Cary. By 1886, Frank Page had sold his entire interest in Cary Academy to the Jones family. With most industry leaving, the Academy became the primary business in the town. The Jones family sold Cary Academy to a group of local citizens interested in education, and in 1896 the school had a new charter and a new name: Cary High School. Still a private boarding school, it continued its reputation for excellence begun when it was Cary Academy, and drew boarding students from across the state and from some nearby states as well. By the turn of the century, Cary High School contained a primary school as well, and was offering two five-month terms per year. The student body, at 248 students, was almost half the size of the University of North Carolina.²¹



Rev. Solomon S. Pool was an early teacher at Cary Academy and later served as President of the University of North Carolina. (courtesy University of North Carolina).

Of course, not all residents could afford to attend Cary Academy or were welcome there. By 1877 there were four free schools in the township: two for whites and two for African Americans. In 1895, the children at the white school in District 2 were sent to Cary Academy, by special arrangement. The white school building in District 2 was then given to African Americans.

Yet even with the free schools and the African American schools available, only a small percentage of school-aged children initially attended classes. This low attendance rate was partially due to the fact that children were needed to help work the family farms. In fact, the free schools only operated during the farming off-season, thus a school ‘year’ lasted about four months. By 1900, only about fifty percent of eligible children attended school at all.

During this time, religious life was very important to both the African American and white communities. Up until the late 1800s, African Americans and whites worshipped together in Cary, sitting in separate areas of the church sanctuary, but as the 20th century approached, African Americans began acquiring their own churches. The first of these appears to be the Cary Colored Christian Church, which first held services in 1869.¹⁴ In the 1890s, the Union Bethel

African Methodist Episcopal Church was formed and the Cary Colored Christian Church was given a new lot of land by Frank Page.¹⁵ There was soon a Baptist Church as well. Sunday church services rotated between the African American denominations. Church-goers would attend Sunday school each week at their own church and then travel to whichever church building was holding services that day.¹⁶

In addition to building churches in the late 1800s, African Americans began to purchase large tracts of land, primarily in northern Cary.¹⁷ Farming was the chief source of income for African Americans in Cary from the 1860s to the 1940s.¹⁸ Fathers and children commonly worked the family farm, while mothers kept the house and prepared the meals. These small farms provided the bulk of the family's food and often produced excess crops or livestock that could be sold.



This photo depicts the campus of the former Cary High School in 1957-58. (Photo courtesy of Friends of Page-Walker Hotel's "What Have We Got To Lose?" presentation.)

A New Century Begins: Progress and Pain

In 1907, the Wake County Board of Education purchased Cary High School from the stockholders for \$2,750. Half of the purchase amount was provided by the state of North Carolina as a part of its new commitment to public education. Cary High became, if not the first, one of the first public high schools in North Carolina, and became the model throughout North Carolina for other schools being established with state funding. The school had a Department of Teacher Training which allowed graduates to begin teaching careers right out of school. In 1913 new vocational programs including home economics and agriculture were begun. For nearly a decade the school operated a 15-acre farm in town through the agriculture program. The town was proud of the school and its growing reputation, as was evidenced in 1907 when it voted overwhelmingly to establish a special school tax for the construction of a new brick building. This new school building was completed in 1913.²⁶

In the early 20th century Cary offered services and retail for local residents and the school community. In 1909 the Bank of Cary was chartered; other businesses included small grocery stores, a drug store and Frank Page's old hotel, now known as the Page-Walker Arts and History Center. For items that could not be purchased in Cary, there was daily passenger service to Raleigh on both railroads.

Local telephone service was established in 1915, further connecting residents to the outside world. Religious life continued to be very important in Cary, and the churches were strict. In 1914 alone, Cary Baptist Church expelled 24 members for such infractions as drinking, dancing and not attending meetings.²⁷ A fire in 1908 destroyed the largest commercial building in town (Frank Page's former tobacco factory building), which housed the Episcopal chapel, mayor's office, the post office, a grist mill, a cotton gin and two lodge halls.²⁸

With the completion of the paved Western Wake Highway (the current Western Boulevard) in the early 1920s, transportation to and from Raleigh became even easier. Most Cary residents began working in Raleigh, and some people employed in Raleigh opted to live in Cary. The state paved the roads to Durham and Apex in 1921, further easing regional mobility. The residential development that continues to define Cary today began during the 1920s, a decade during which the town grew 64 percent. The first real subdivisions were constructed as large landowners began to sell off home sites. The Adams family, who began selling lots to African Americans two decades earlier, continued to subdivide their land along the new Durham Highway to the north. Other 1920s subdivisions include one along East Chatham Street from Hunter family holdings, and a third along Dixon Street. To keep up with the growing population, local services were improved. A volunteer fire company was created in 1922 and two years later municipal water and sewer systems were approved by voters. Deep wells were initially used as Cary's water source. With increasing numbers of citizens commuting to work and with growing residential neighborhoods, Cary was becoming a bedroom community for Raleigh.²⁹

As residents began looking to Raleigh for retail needs, local businesses started catering to passing highway traffic. Western Wake Highway turned into East Chatham Street as it entered Cary, and most businesses migrated there. Gas stations, garages and restaurants all thrived along the highway. Other businesses which did well in Cary were those servicing the farming community. By 1930, Cary had a gristmill, fertilizer dealership, building supply firm, and a cotton gin. Changes were also occurring in agriculture: during the 1920s, the boll weevil destroyed cotton farming in the area, and tobacco became the primary cash crop.³⁰



Subdivisions in the early 20th century led to construction of Bungalow style dwellings at 302 Wood Street (above) and 305 S. Walker Street (below).





*Wake County farmer plowing fields in the 1930s.
(Photo courtesy of North Carolina State Archives.)*



Built in 1931, the Ashworth Drugs building in downtown Cary was originally built as a Masonic Lodge.

Like elsewhere in the United States, the Depression hit Cary hard. The Bank of Cary failed on June 10, 1931. By October 1932, the town was bankrupt due to poor management and bookkeeping. Cary went through four mayors in two years during the mid-1930s, and in 1937 the mayor, the town clerk, and the police chief all resigned.

Cary High School was impacted as well. The need to board students had dwindled with the growing progress of the public school system and the introduction of school buses. Thus, Cary High ceased to board students in 1933, but did not suffer greatly because large numbers of students were bussed in from outlying areas.³¹

Despite these troubles, the 1930s did see some economic growth in Cary. The Cary Masons managed to construct a new lodge hall, which was the largest building in town upon its completion in 1931 (now occupied by Ashworth Drugs). Two years later, Durham Life Insurance Company purchased 138 acres on East Chatham Street and erected a radio transmission tower, developing the remainder of the land as the Urban Terrace subdivision. Under the New Deal, the federal government invested in the area during the mid-1930s as well. The Resettlement Administration began purchasing worn-out farmland along Crabtree Creek to develop into a park. The Civilian Conservation Corps and the Works Progress Administration constructed camps and picnicking areas. The park opened in 1937 and was deeded to the state for one dollar in 1943. The park was later named William B. Umstead State Park after a conservationist governor.³² The late 1930s also saw the development of two research farms near Cary, one run by North Carolina State University and the other by the State Board of Health.³³

Construction of Raleigh-Durham International Airport was begun in 1941, the day before the Japanese attack on Pearl Harbor. It was built by the United States Army as part of the war effort on a site just a few miles northwest of Cary. By 1946, the facility was completely converted to civilian use.³⁴ During the early 1940s, the young men were nearly all away at war, leaving young boys and older men to tend their business. One such boy, Robert Heater, remembers being “trained with the fire department when I was twelve years old. I answered my first fire call when I was fifteen.”³⁵

Boom Times

After World War II, Cary began to develop industry of its own, no longer relying on Raleigh for most of its employment opportunities. In 1947, the Taylor Biscuit Company (now Austin Foods) located a bakery in Cary and became the largest employer in town with as many as 150 people staffing the production lines and an additional 50 salesmen. A Planning and Zoning Board was established in 1949 and quickly passed a land use plan to assist in addressing growth. And growth came rapidly. That same year, Cary began annexing land, starting with the subdivisions Urban Terrace and Forest Park. During the late 1940s and early 50s, the streets in town were all paved.³⁶

The post-World War II growth in Cary began with the initial development of the residential suburbs around downtown. In 1945, Russell Heater (father of the 12-year old firefighter) began developing the aptly named Veteran Hills subdivision with home sites intended for returning soldiers. After purchasing the land, Heater immediately sold the timber off the site and made back almost half of his money. Then he paved the streets and put in water lines.³⁷ In the 1950s, Heater developed Russell Hills (which was soon annexed into the town), Jeff Sugg built a Russell Hills Extension and developer George Jordan developed the Montclair subdivision. Due to this growth and increasing annexation, Cary's population doubled during the 1950s from 1,496 to 3,356 in 1960.³⁸

The population of Cary doubled again in the 1960s, aided by the construction of the Research Triangle Park and the arrival of such companies as IBM and Chemstrand Corporation. In an effort to stay ahead of the development, Cary adopted its first subdivision regulations in 1961, and in 1963 updated the zoning ordinance and land use plan. George Jordan developed Meadowmont and Tanglewood during this time and began Northwoods as well. Meanwhile, J. Gregory Poole, Sr. began buying land south of Cary around 1962 where he eventually sold lots and constructed a lake, golf course and club house to create the upscale 700-acre MacGregor Downs. Poole requested inclusion in the town water and sewer systems and consented to annexation as a part of the agreement. Also annexed were the developments that sprang up along the two Cary exits from the new US 1-US 64 bypass, which opened in 1962.³⁹



The WPTF radio station building on E. Chatham Street dates to the 1940s.

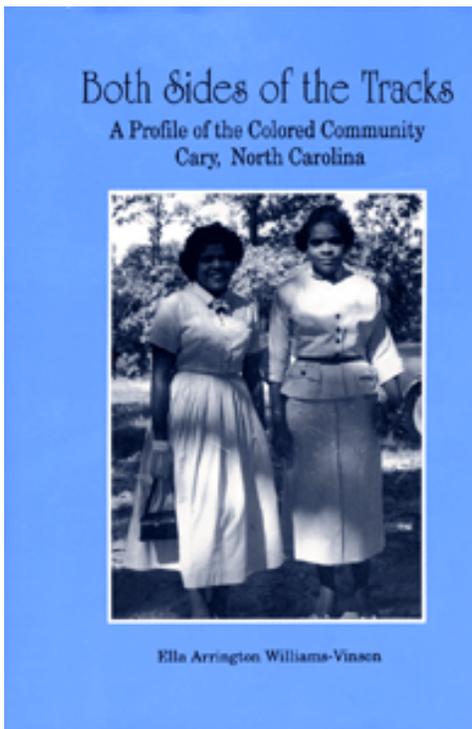


Cary's residential areas expanded in the 1950s through developments such as the Russell Hills Extension which included properties along Ann Street.



In the 1960s, the development of MacGregor Downs added a golf course to the amenities of the town.

The business community and town services also expanded during the 1950s and 1960s to accommodate the rapidly increasing population. The first supermarket, a Piggly Wiggly, opened in 1950, along with Cooper Furniture Company. In 1952, the Bank of Fuquay opened, becoming Cary's first financial institution since the Bank of Cary failed during the Depression. Cary Oil Company was also established in the 1950s. In 1956, a second pharmacy opened and the town hired its first firefighter. The town-funded Cary Fire Department was established in 1961. The Junior Women's Club organized the Cary Public Library in 1960 and the town took over full funding a few years later. In 1963, the first issue of the weekly *The Cary News* came out. The following year, the sale of alcohol was legalized in Cary (in fact, the State Attorney General issued a statement saying that the town's dry charter had been invalid since Wake County voted for the sale of alcohol in 1937). The town also tied onto Raleigh's water and sewer system during the 1960s, greatly improving water quality in Cary households.⁴⁰



Cary's African American history and the struggles of integration are profiled in the book "Both Sides of the Tracks," by Ella Williams-Vinson.

The population boom also meant many more children in the public school system. In 1945, there were two schools in Cary: Cary High School, serving grades 1-12 for the white students and Cary Colored School, serving grades 1-8 for the African American children (African American high school students were bussed to Berry O'Kelly High in Method, NC). In 1954, a new brick school was constructed across the street from the wooden 1937 Cary Colored School; both buildings were used until 1960, when an addition to the new school was constructed and the 1937 school ceased to be used.⁴¹ In the 1960s, five new schools opened as the Wake County Board of Education struggled to keep up with the growing student body population. The new schools included West Cary High, the first local high school for African Americans, which opened in 1965.

As the Board of Education dealt with overcrowding problems due to the rapidly increasing population, it was also facing the 1954 Supreme Court *Brown vs. Board of Education* ruling, which deemed segregated schools unconstitutional. The 1960s saw the beginning of the end for institutionalized segregation in Cary. The initial step was the "freedom of choice" policy, adopted in the early 1960s, which stated that students could attend any school in the district where there was space. In 1963, the parents of 20

African American students requested that their children be sent to all-white schools. That fall, integration began slowly with six African American female students attending Cary Senior High. The ultimate goal was for the schools to reflect Wake County's racial mix: approximately 26 percent African American at the time. It took another decade of bussing and the opening of several new schools to achieve this goal in the late 1970s.⁴² Umstead Park, which had been divided into two separate segregated parks in 1950, was integrated in 1967.⁴³ The following year an interracial, interdenominational organization was formed called the Cary Christian Community in Action.⁴⁴ Segregation was ending throughout Cary in this time period, although some attitudes were difficult to change.

The Biggest Little Town

Cary's population boom accelerated in the 1970s, with the population doubling from 7,640 in 1970 to over 15,000 in 1975. Led by Mayor Fred Bond, the town of Cary worked hard to manage the growth and to promote quality development that protected the attractive small-town character of Cary. The first Planned Unit Development (PUD), Kildaire Farms, was begun in the 1970s. Kildaire Farms was grand in scope and, as planned, would feature a variety of homes, offices, retail, schools, open space, lakes, and greenways. Cary had never seen anything like it, and the town officials took some convincing. Developer Tom Adams arranged for them to visit the famous PUDs at Reston, Virginia and Columbia, Maryland. After this trip, the Town Council adopted a new PUD ordinance in 1973. Kildaire Farms opened the following year. The PUD concept caught on and Kildaire Farms became the model for future development. Between 1980 and 1992, 22 PUDs were approved in Cary, creating small villages within the town.⁴⁵ A Community Appearance Commission (CAC) was formed in 1972. Chaired by future mayor Harold Ritter, the CAC focused on creating a 'village atmosphere' downtown, with a particular emphasis on improving Chatham Street. The CAC worked for the adoption of a sign ordinance, which was passed in 1974 and which had an immediate impact on the appearance of downtown. Then in 1977, voters approved \$500,000 in bonds for downtown improvement.⁴⁶

In addition to controlling development, the town was eager to preserve green space and recreational areas. With this in mind, the Land Dedication Ordinance of 1974 required de-



Aerial shot of Kildaire Farm before development. (Photo courtesy of the Friends of Page-Walker's "What Have We Got to Lose?" presentation.)



Historic Kildaire Farm barn. (Photo courtesy of the Friends of Page-Walker's "What Have We Got to Lose?" presentation.)



The Hemlock Bluffs Nature Preserve was purchased in 1976 and features a rare stand of Eastern Hemlock trees.

velopers to donate one acre of land to the town for every 35 housing units constructed – or pay a fee. With the explosive rate of growth, nearly 460 acres had been donated by 1994. Beginning in the 1970s, more greenways -- modeled after the 10 miles of greenway at Kildaire Farms -- were constructed using both private and public funding. The State of North Carolina purchased 85 acres of land along Swift Creek in southern Cary in 1976 because it contained a system of north-facing bluffs that supports a community of Canadian hemlocks and other vegetation unusual to this area. The State classified the hemlock bluffs as a state nature and historic preserve. In 1983, the Town obtained a long-term lease on the state-owned tract for the purpose of developing and managing it as the Hemlock Bluffs Nature Preserve. (Through subsequent land donations and land dedications required of adjacent subdivision developers, the Preserve currently comprises 150 acres.) A master plan for the town park system was adopted in 1978.⁴⁷



The SAS complex boasts a 900-acre campus in the north section of Cary.

By the mid-1970s, the population of Cary was outgrowing its daily allotment of water from Raleigh. In 1974, town officials requested that Raleigh double the water supply to 2 million gallons a day. Raleigh initially refused. Although the request was later granted, the incident, paired with a 50 percent price increase in 1981, prompted Cary voters to approve construction of their own water and sewer treatment facilities. By this time the population of Cary was close to 22,000. The sewage treatment plant, North Cary Wastewater Treatment Plant was opened in 1984, followed four years later by the South Cary Wastewater Treatment Plant, which ended Cary's reliance on Raleigh for sewage treatment. Cary continued to get its water from Raleigh and was drawing about 6 million gallons a day in 1992. The following year, the Cary/Apex Water Treatment Facility finally opened.⁴⁸

Growth continued to be strong through the 1980s with the population again doubling from 21,763 in 1980 to 43,858 in 1990. Because most new industries were locating outside of the town limits, while new homes were locating within, Cary was not benefiting from the industrial tax base. In fact, during the 1970s, homeowners were paying more than 90 percent of Cary's property taxes. Town planners suggested that a 60:40 residential to non-residential split would be healthiest and this became the goal. The Chamber of

Commerce assisted the town in recruiting industry and during this decade, over 40 companies located in Cary.⁴⁹ MacGregor Park became Cary's first industrial park during the 1980s. SAS Business Intelligence Software located in Cary in 1980 and brought 20 employees from Raleigh. By 2005, SAS had a 900-acre campus with 24 buildings and 10,000 employees worldwide.⁵⁰

While growth began in the industrial sector, it remained strong in residential areas and accelerated in the commercial arena as well: 17 new shopping centers were constructed in Cary during the 1980s.⁵¹ Cary doubled in land area between 1984 and 1988 by annexing 8,791 acres of land. The Town remained very concerned with aesthetics and very active in controlling growth. A Tree Advisory Board was established to protect the urban forest. The town continued to be a pioneer in education, with Kingswood Elementary becoming North Carolina's first year-round school in 1989.⁵²

Although the pace of growth slowed somewhat after 1980, the population more than tripled between 1990 and 2009, when the Town's Planning Department estimated it at approximately 135,700 people.⁵⁴ The racial makeup of the community diversified with the influx of new residents. By 2007, Cary was approximately 80 percent white, seven and one-half percent Asian, six percent African American and four percent Hispanic. The current population is young, with a median age of 33, and well-educated, with 60 percent of the population holding a college degree and 23 percent a graduate or professional degree. Residents are fairly affluent, with a median household income of \$89,700, which is more than double the median income of the state of North Carolina. Cary is now 42 square miles, whereas less than 100 years ago it was one square-mile.⁵⁵

Westward Ho!

The 21st century has seen the Town's expansion to the west. Cary's boundaries are slowly encompassing two small rural communities that have noteworthy histories of their own: the crossroads communities of Carpenter and Green Level.



The Barbee-Williams farmhouse (ca. 1900), formerly located on Morrisville-Carpenter Road, was lost to development ca. 2000. (Photo courtesy of Friends of Page Walker's "What Have We Got To Lose?" presentation.)



Schoolhouse in Carpenter (Photo courtesy of "Carpenter, N.C., As I Remember," by Bryan Edwards.)



Charlie Ferrell built his first store in 1906 and was in business there until 1928 when he moved into his second store. (Photo courtesy of "Carpenter, N.C., As I Remember.")



This structure at 3041 Carpenter-Upchurch Road was built in the late nineteenth century as a boarding house for railroad and other workers.



Ca. 1930 storage building in Carpenter.

Carpenter

In the last two decades of the nineteenth century, a two-story frame general store was built at the junction of Chapel Hill Road (now known as Morrisville-Carpenter Road) and the road that is the modern-day Carpenter-Upchurch Road. This store was used variously as a farmer's co-op, Masonic lodge, and meeting place for the Farmers' Educational and Cooperative Union until after the 1900. Today it is known as the Carpenter Feed Store. In about 1895, William H. Carpenter built the Carpenter Farm Supply Company across the street from the farmer's co-op. This was the beginning of Carpenter Village.

In the late 1800s, local farmers, capitalizing on their strategic location between Apex and Durham, had begun growing bright leaf tobacco. Apex had a tobacco warehouse, and Durham was home to one of the state's largest tobacco markets. Entrepreneurs in Durham began to see the potential in having railroad tracks running through western Wake County, and by 1905, the Durham and Southern Railroad had built a railroad track connecting Apex and Durham, with the tracks running through the village on right-of-way donated by William Carpenter and his neighbor William B. Upchurch. The railroad also decided to locate its dispatch operation in the village and built a coal chute and water tower. The railroad placed a sign at the crossing, referring to the area as "Carpenter." Passenger and freight depots were added around 1910. The coming of the railroad had spurred local farmer Charlie Ferrell to open a small store adjacent to the tracks across the road from the Carpenter Farm Supply Company. In 1906, the United States government opened the Carpenter Post Office in Charlie Ferrell's new store, and the village officially became known as Carpenter.⁵⁶ During the next 27 years, the Post Office moved back and forth between Charlie Ferrell's store and William Carpenter's store several times.

By the turn of the century, the Carpenter area had most of the essentials of a small community. A small public school had been operating since about 1880. Good Hope Church was originally built in 1880 and then dismantled, moved to a more central location and reassembled in 1900. The village had the two-story co-op meeting house and the two general stores. The railroad also constructed five houses for personnel. Charlie Ferrell owned about two thirds of the land surrounding the railroad operation and began to sell

lots and build houses in the early 1900s. Additionally, Ferrell operated several businesses, including a funeral home, general store, sawmill, planer mill, machine shop and millwright shop, two blacksmith shops, and a grist mill. Soon Carpenter was a proper village. There were no distinct boundaries, but about 100 families within a fairly large geographic area considered themselves part of the Carpenter community.⁵⁷

Carpenter thrived briefly from around 1900-1930. Many of the older houses in the area date from this time. In 1926, the Carpenter School was closed. The students were sent to a new consolidated school, called Green Hope which could hold 200 students, grades one through twelve. The students from Carpenter were joined by students from the Green Level and Upchurch communities. Then, during the Depression, Ferrell became ill. He died in 1933 and all of his businesses closed. That same year, the Carpenter post office was closed permanently. Rail service ceased during the Depression and, coupled with the advances of steam engine technology, the Durham and Southern operations in Carpenter became unnecessary. The railroad discontinued service to Carpenter during the 1930s and 1940s, and the depot was demolished soon after.⁵⁸

Although the railroad and many businesses left during the Depression, the Carpenter community continued to endure primarily because of tobacco. Western Wake, southern Durham and eastern Chatham Counties were full of tobacco fields. These tobacco farmers looked to Carpenter for supplies and repair shops. In the 1930s, lumber became important in Carpenter as well. The Chandler Lumber Company opened in 1933 and produced 100,000 board feet per day at its peak. The Russell sawmill company was established in 1935. Both operated until 1960.⁵⁹ The roads in Carpenter were paved in the late 1940s and early 1950s. The majority of Carpenter is now within Cary's town limits. About 250 acres of the Carpenter Community were listed on the National Register of Historic Places in 2000 as the Carpenter National Register Historic District. The National Register District comprises the commercial crossroads buildings including the general stores and warehouses, nearby residences, Good Hope Church and cemetery, and seven complete farmsteads.



The Carpenter Historic District retains many aspects of its turn-of-the-century agricultural heritage such as the Carpenter Farm Supply Store.



This late nineteenth-century farmhouse is located at 8700 Green Level-Upchurch Road (Photo courtesy of Preservation North Carolina.)



The windows of the historic Green Level Baptist Church are characteristic of the Gothic Revival style.



Green Level is one of the last expansive rural landscapes in the Triangle area. (Photo courtesy of the Town of Cary).

Green Level

Historic Green Level began at the junction of the Holly Springs to Hillsborough Road (now known as Green Level Church Road) and the Durham to Pittsboro Road (now known as Green Level West Road). Legend has it that this crossroads was named Green Level because it was green and level. Green Level was initially settled around 1800 by cotton farmers who constructed a saw mill so that they could cut the lumber from their land and saw it into boards to build their homes. Before long, a commercial hub began developing along the Durham to Pittsboro Road (a well-traveled stage route) where it intersected with the Holly Springs to Hillsborough Road. A tavern was constructed at the crossroads, as well as a post office, a cotton gin and a small general store.⁶⁰ The post office was established in 1847 and operated until it closed in 1888. By the early 1870s, the community was thriving with at least seven stores, two grist- and saw mills, two schools, the tavern and a Masonic lodge.

Around 1870, Green Level residents established a church, originally meeting in the tavern. The following year, the congregants built a two-story church building and changed the name from Providence Baptist to Green Level Baptist Church. The Green Level Masons met on the second floor of the church. Green Level continued to be an important commercial crossroads in the region during the latter part of the nineteenth century.⁶¹

Green Level Baptist Church was at the center of the community's life, and after about thirty years in the circa 1870 building, a larger church was completed in 1906. This second church building features typical gothic vernacular detailing, including pointed arched windows, and is still in use today. In 1920, a three-story addition was constructed for Sunday school classes. The church building is one of the best remaining examples of rural church architecture in Wake County and was listed on the National Register of Historic Places in 2001.⁶² In 1920, the church built the two-room Green Level High School next door. The school served grades one through seven. Later, a four-room high school building was constructed beside the first school. In the 1920s, the students at Green Level were sent to the new consolidated Green Hope High School, along with the students from Carpenter.

On through the early 20th century, even as other nearby growing villages and towns began to draw some of the regional business, Green Level continued to serve as an important commercial hub for area farmers, most of whom had begun growing bright leaf tobacco instead of cotton. During the mid- to late-twentieth century, as farming in the area declined, most of Green Level's businesses declined, but a garden supply store is still in business at the crossroads, and the church and the Masonic lodge continue to be religious and social focal points for the community. In 2001, a 75-acre swath, beginning at the intersection of Green Level West Road and Green Level Church Road and moving north on both sides of Green Level Church Road beyond Green Level Baptist Church, was listed on the National Register of Historic Places as the Green Level National Register Historic District.

Conclusion

Because so much of Cary's built environment was constructed in recent decades, it can be easy to overlook Cary's history and the important historic resources that remain from the 19th and 20th centuries. These resources include the historic downtown area and neighborhoods of the railroad community of Cary, the villages of Carpenter and Green Level, the many remaining rural farmsteads and houses scattered throughout the town limits, and the recent past resources such as the neighborhoods and subdivisions of the 1950s and 1960s. All of these play an important role in defining Cary's history and heritage and are the focus of this historic preservation master plan.



**Old Green Level Baptist Church
and Masonic Lodge
1872 - 1982**

*The First Green Level Baptist Church and
Masonic Lodge. (Photo courtesy of the
Friends of Page-Walker's "What Have We
Got to Lose?" presentation.)*

III. PAST & CURRENT PRESERVATION IN CARY



The Friends of Page-Walker Hotel brochure

Over the past 35 years, historic preservation in Cary has been supported and promoted by a range of public and private entities, as well as individual citizens. Most notable among the entities are The Cary Historical Society, The Friends of Page-Walker Hotel, the Town of Cary, Wake County and the Wake County Historic Preservation Commission, Capital Area Preservation, and the State Historic Preservation Office. This chapter summarizes each of these entities and their efforts, and then gives an overview of Cary’s historic resources.

Cary’s Preservation Partners

The Cary Historical Society

In 1974, the Cary Historical Society was formed with the initial purpose of categorizing and archiving historic education records from Cary High School. Once this project was complete, the Society went on to create a walking tour brochure of historic sites in downtown Cary and a Cary Oral History Program that continues today. Society members, notably Ms. Phyllis Tuttle, also worked successfully to place several Cary properties on the National Register of Historic Places, including the Nancy Jones House, and the Page-Walker Hotel.

The Friends of Page-Walker Hotel

Before it became known as “Technology Town” in the late twentieth century, Cary was known in the mid-to-late nineteenth century and early twentieth century as a rail stop on the North Carolina Railroad connecting Goldsboro and Charlotte. With the laying of the first track through Cary in 1854, Cary founder Frank Page and his wife Kate bought 300 acres of land along the rail line in what is now downtown Cary. In 1868, Page built a stately Second Empire-style hotel to accommodate rail travelers. In 1884, Page sold the hotel to J.R. Walker.



The Friends of Page-Walker Hotel worked for several years on the restoration of the historic building.

Fast forward to 1985, when members of the Cary Historical Society’s Preservation Committee became concerned about the poor condition of the still surviving hotel, known then

simply as the Walker Hotel. The Hotel's current owner had lived out of town for five years, leaving the hotel empty and deteriorating. The roof was leaking badly and it was becoming a home for birds and graffiti. Determined to save the hotel from certain ruin, members of the Preservation Committee reorganized and established a non-profit organization called The Friends of Page-Walker Hotel; they then set about convincing the Town of Cary to purchase the hotel so it could be restored for use as a history and arts center for the community. The Town agreed to purchase the hotel and The Friends of Page-Walker Hotel went on to raise over \$500,000 toward its restoration. With additional financial help from the Town, the hotel was completely restored by the early 1990s, and The Friends began programming it to host arts and history events -- which became immediately popular with the community. As volunteers, many of whom held other full-time jobs, The Friends needed some assistance with managing the Page-Walker and its growing program schedule.

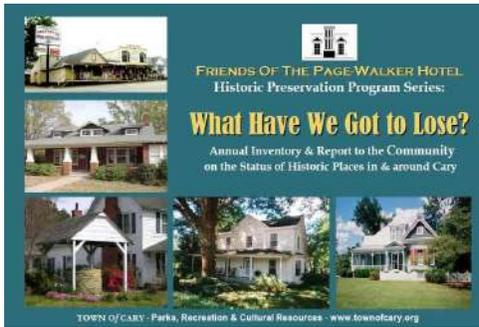


The Page-Walker Hotel was an early preservation success story in Cary and it now serves as a museum and arts center.

In 1994, the Town's Parks, Recreational, and Cultural Resources Department hired a full-time supervisor and staff for the center. The Friends then turned their attention to planning and raising money to create a permanent display to tell the story of Cary's history. In 2000, in partnership with the Town, the Friends opened the doors to the Cary Heritage Museum. The museum is located on the third floor of the Page-Walker and is a repository for local artifacts and oral histories.⁵³

The Friends of Page-Walker Hotel also partner with the Town of Cary in sponsoring the Page Educational Gardens on the grounds of the Page-Walker. The garden contains plantings of herbs and flowers commonly cultivated for domestic use during the 18th and 19th centuries. Tour guides explain to visitors the traditional culinary, medicinal, and ornamental uses of the vast array of botanicals grown in the Page Educational Gardens.

In addition to their work with the Page-Walker Arts and History Center, the organization also sponsors educational programs in schools, provides tours for area students, sponsors a historic preservation speaker series that is open to the public, and presents an annual report to the community on the state of Cary's historic resources. The annual report is



in the form of a slide presentation titled “What Have We Got To Lose?” This effective presentation highlights what has been lost in the community over the past year as well as what is worth preserving. Their efforts and dedication make The Friends of Page-Walker Hotel the most prominent and effective advocates for historic preservation in Cary. The Friends continue to partner with the Town’s Cultural Resources staff to program educational events and have expanded their advocacy to preserving other structures

The Town of Cary Parks, Recreation and Cultural Resources Department

Cary’s Parks, Recreation, and Cultural Resources (PRCR) Department provides Cary citizens with a wide array of town-wide recreational and cultural activities, one part of which is the planning, programming, and management of Town-owned historic resources. These properties include:

- Page-Walker (Hotel) Arts and History Center – Located at 119 Ambassador Loop in downtown Cary, the Page-Walker Hotel is listed on the National Register of Historic Places and is a Cary Landmark. Acquired by the Town in the mid 1980s and renovated in partnership with the Friends of Page Walker, PRCR staff has managed it since 1994 as a community arts and history center.



The former Cary High School building is being renovated as a community arts center.

- Old Cary High School – Located at the southern terminus of Academy Street in downtown Cary, the old Cary High School is a contributing structure to the downtown Cary National Register District, and one of Cary’s most historically and culturally significant buildings. The Town acquired the school from the Wake County school system in 2003. The PRCR Department is currently overseeing a sensitive renovation of the building into a community arts center which will provide classroom, studio, rehearsal, and performance space for the visual arts, ceramic arts, and performing arts.

- The Waldo House – built around 1873 by Dr. S.P. Waldo, the third practicing physician in Cary and owner of the Town’s first drug store. The rare, board and batten-style house was donated to the Town by the First United Methodist Church on the condition that it be moved off their property. The house was moved in 2007 to Town-owned land just a few blocks away on Park Street. The

house has been stabilized in preparation for future use as a possible welcome center in a future downtown park, for which land is currently being acquired. When all the land is acquired and funds have been approved, the PRCR Department will initiate a master-planning process that will determine the house's final location and use.

- **Bartley Homestead** – In 2000, the Town purchased this approximately 50-acre parcel of land with structures located on Penny Road near its intersection with Holly Springs Road for re-use as a park and community center. The PRCR Department initiated a master planning process in 2003, and the Bartley Park Master Plan was approved by Town Council in 2004. The plan for the proposed park balances the recreational needs of the Town with stewardship of the land and sensitivity to the historical context of the property and surrounding region. The master plan centers on the Bartley Homestead (a ca. 1840 farmhouse and original outbuildings) that is a classic example of a mid-nineteenth century agricultural facility. The plan proposes that the Bartley homestead be retained and grouped with other structures to create a community center focusing on cultural arts. In addition, structures will be used for activity rooms and a gym. The grounds will have both an active recreation area and a large undisturbed, mature forest area.



Above two pictures: The Bartley farmhouse (ca. 1840s) and outbuilding on Penny Road are part of a 50-acre property acquired by the Town of Cary for a future community park.

- **A.M. Howard Farm** – In 2008, the Town purchased more than 45 acres of farmland and historic structures – known as the A.M. Howard Farm – at 1580 Morrisville-Carpenter Road in Cary. The A.M. Howard farm is a contributing property in the Carpenter National Register Historic District. The property is divided by Morrisville-Carpenter Road: Sixteen acres are located to the south of the road, and on the north side, the remaining 29 acres contain the farmhouse and twelve outbuildings. A one-story, frame dwelling with German siding and a central front gable (ca. 1910) stands at the center of the farm. The twelve outbuildings include two tobacco curing barns, a tobacco strip room, and a pack house. Future plans are to use the property located south of Morrisville-Carpenter Road as a 16-acre neighborhood park, with the remaining 29 acres north of Morrisville-Carpenter Road preserved and used for the purpose of focusing on the area's agricultural history and farming practices.

- **C.F. Ferrell Store** – This historic structure, along with adjacent warehouse, was recently (in 2009) purchased by the



The C.F. Ferrell Store in Carpenter is an integral part of the historic landscape.

Town. The store is located in the heart of the historic Carpenter community at the historic commercial crossroads of Morrisville-Carpenter Road and Carpenter-Upchurch Road. Both the store and the warehouse are contributing structures in the Carpenter National Register District. The PRCR Department is overseeing the effort to stabilize the structures for future community uses yet to be determined.

In addition to programming and managing Town-owned historic properties, PRCR staff work closely with The Friends of Page-Walker Hotel on history and preservation projects, such as the Oral History Program. Staff also initiates and conducts other preservation-related projects such as updating the self-guided downtown walking tour brochure “A Walking Tour and Architectural Guide to Downtown Cary,” and developing a digital library of historic Cary images.

Also, since 2005, PRCR staff has been involved in meetings with the Town of Apex, Wake County, Chatham County, and the North Carolina Department of Transportation regarding the development of the American Tobacco Trail (ATT). The ATT plan will convert portions of the abandoned historic Norfolk Southern Railroad line into a recreational multi-use trail through urban, suburban, and rural settings. When completed, the ATT will consist of twenty-three miles of trail linking Wake, Chatham and Durham Counties. PRCR Department staff is administering the NCDOT-funded \$1.5 million project.

The Town of Cary Planning Department

The Town of Cary Planning Department staff provides guidance, information, and contacts for private owners of historic properties who have questions about the history or significance of their property or who need information about zoning regulations or incentives for historic preservation. Planning staff are also responsible for working with citizens, the Planning and Zoning Board, and Town Council to prepare plans and studies, as well as to administer the Town’s Land Development Ordinance for all property, including historic areas. Following is a summary of the primary Town plans and programs that have addressed historic preservation up to this point.

Town-Wide Land Use Plan (adopted November 1996; last amended August 2009) - Section 3.7 of the Land Use Plan is entitled “Historic Resources.” It recognizes the serious threats to historic resources caused by rapid growth, and it lists and maps “the more significant resources.” Derived from *The Historic Architecture of Wake County*, all of these resources are included on the National Register or appear to meet national Register criteria. Most of the resources are located either in the Cary Historic District, the Carpenter Historic District or the Green Level Historic District. There are nine goals of the Land Use Plan and each is supplemented by objectives. Goal 1 is “Maintain and enhance a strong sense of community,” with Objective (e) under this goal being “Promote Cary’s distinct heritage and traditions.” Chapter 7 of the Land Use Plan element recommends a series of design guidelines to be applied town-wide that clearly encourage context-sensitive design within established older areas. Thus, they are preservation-friendly. The Town-Wide Land Use Plan includes seven “area” plans. Of these seven area plans, the following four offer the most significant policy recommendations relative to Cary’s historic resources:

- *Town Center Area Plan (adopted August 2001)*

The Town Center Area Plan provides recommendations for land use, development, transportation, housing, parks and greenways in the town center. The Plan’s guiding principles speak to “creating a sense of place” and encouraging the “rehabilitation of declining residential properties and neighborhoods.” The Plan recommends that the Town acquire, rehabilitate and resell historic buildings in need of help, and recommends that, within the Town Center’s designated National Register district, the design review process consider historic resources and encourage their preservation. The Plan also offers several other guiding principles that are relevant to historic preservation goals:

- ✦ Encourage “mixed use” zoning that is pedestrian-friendly.
- ✦ Preserve downtown's small-town charm as a key design element for future development, especially south of the CSX railroad tracks.
- ✦ Establish downtown Cary as a cultural center and unique and desirable destination.
- ✦ Link the town center to parks, open space, and other areas of Cary with pedestrian sidewalks and greenway trails.



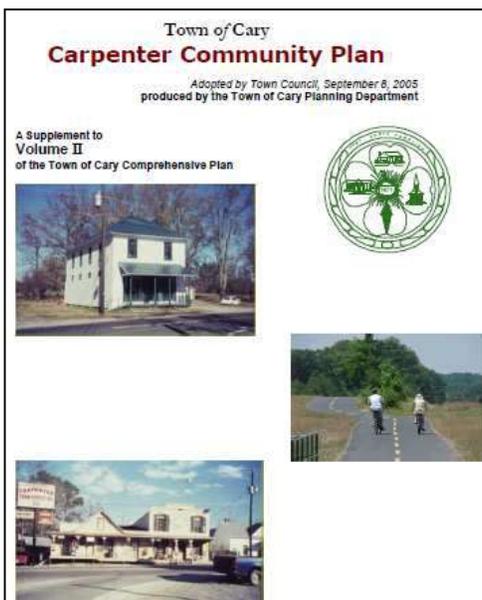
The “Heart of Cary” is the focus of the Town Center Area Plan.

- *Northwest Area Plan (adopted September 2002)*

This plan's key preservation recommendation is to address the special nature of the Carpenter Community (a small formerly rural community located within the northwest area) and its important historic resources, through the creation of a Carpenter Community Plan.

- *Southwest Area Plan (adopted August 2004; amended March 2009)*

Among this plan's key preservation-related recommendations are the adoption of a residential conservation overlay zone to specify "requirements for preserving open space and historic resources," as well as to provide incentives for preservation; the adoption of "rural collector" and "rural thoroughfare" road standards; and the creation of a master plan for the Green Level Historic District. The status of these recommended actions is as follows: In 2005, a "conservation residential overlay zone" providing incentives for preserving open space and historic structures within the Green Level National Register District was adopted, and then refined and amended in 2009. Rural collector and rural thoroughfare standards have been adopted and incorporated into the Town's Comprehensive Transportation Plan. As an initial step toward developing a plan for the preservation of the Green Level National Register Historic District, staff undertook the *Green Level Preservation Initiative* in 2007 to consider historic preservation issues as well as preserving the open space and farmland integral to the District's historic integrity.



Many citizens and staff participated in this initiative and a variety of views were expressed. While preserving historic properties is desired by the community, the general consensus was that this should be voluntary and not governed by additional regulations. As a result, the Town Planning staff recommended that a local historic zoning district should not be created, that density bonuses should be used to preserve open space, and that the Town should work with property owners on preservation easements or other voluntary initiatives.

- *Carpenter Community Plan (adopted September 2005)*

Development of this plan was an implementation recommendation of the 2002 Northwest Area Plan. Two of the five stated objectives of this plan are:

- ✦ Protection of historic and natural resources and preservation of rural character and open space emphasizing support of the Northwest Area Plan and the Open Space Plan.
- ✦ A revitalized small village center at Carpenter as a historic and cultural destination focus area.



These tobacco barns on Horton Upchurch Road represent Cary's and the state's traditional agricultural economy.

The Plan recommends the core of the Carpenter National Register District (the historic crossroads and area immediately adjacent) be zoned to reflect its Plan designation as a Rural Village (RV). The Plan also notes the need to avoid overwhelming the historic village with too much new development that might jeopardize its National Register designation.

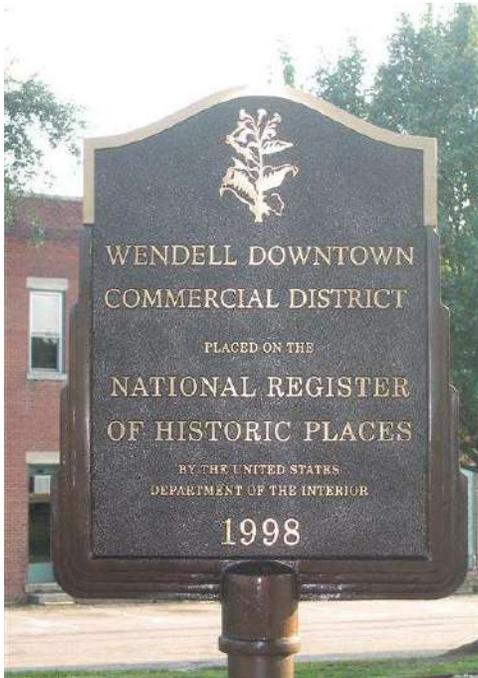
In 2006, the Town hired preservation consultants to develop Carpenter Rural Village Design Guidelines. The guidelines, completed in 2007, emphasize the historic character of the community and provide recommendations for rehabilitation as well as appropriate new construction.

Open Space Plan (adopted August 2001) - The Town adopted this plan in August of 2001. In general, it focuses on open space preservation, including historic rural landscapes, and addresses preservation of historic structures only to a limited degree. The most relevant section of the plan to historic structures is the Preservation Toolbox, which addresses implementation issues and serves as an appendix to the plan. One key aspect of the plan is its recommendation of conservation overlay zones, which have since been adopted by the Town. Another recommendation of the plan is to “Evaluate the need for a historic preservation program,” which this plan is accomplishing.



Attention to the preservation of green space is among the objectives of the Open Space Plan.

Other Planning Department Initiatives in Support of Historic Preservation - The Planning Department administers a *Façade Improvement Grant Program* available to eligible properties within the Town Center Area. Improvements must total between \$4,000 and \$10,000 per storefront to receive a 50% reimbursement. Grants are in the form of a deferred loan, which is forgiven after the improvements are maintained for three years. Proposals for new façade designs are reviewed by Town staff prior to work taking place, and staff also provide preliminary con-



The Wake County HPC works with communities throughout the county on survey and nomination efforts. With their assistance, the Wendell Downtown Commercial District was listed on the National Register of Historic Places.

sulting. Applicants who retain professional architectural services are also eligible for a 10% grant of the reimbursable costs (maximum of \$1,000). The Planning Department also administers the *Housing Rehabilitation Program*, which is available to qualifying low-income Cary homeowners throughout the town. For home projects that may require a major repair, such as re-plumbing or roofing, a deferred loan of up to \$10,000 is available to eligible homeowners. If the resident remains in the home for five years following the repair job, the loan is converted to a grant. The objectives of the Housing Rehabilitation Program are to maintain safe, affordable housing stock and prevent neighboring dwellings from slipping into a similar state of disrepair. Both of these programs are federally funded through the Community Development Block Grant program.

Wake County and the Wake County Historic Preservation Commission

In 1988, Wake County, through its Planning Department, commissioned a survey of Wake County's historic architecture. The survey identified and documented approximately 2,000 historic properties with approximately 150 of them being in Cary. In 1992, the Wake County Board of Commissioners adopted a historic preservation ordinance which established the Wake County Historic Preservation Commission (HPC). In order to make the Wake County HPC a county-wide commission, the Wake County Board of Commissioners asked each of the twelve municipalities in the county to participate in the commission by signing an inter-local agreement with the County. As a result, the Historic Preservation Commission has jurisdiction in Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Raleigh's extraterritorial jurisdiction (the Raleigh Historic Districts Commission presides over properties within the Raleigh corporate limits), Rolesville, Wendell, Zebulon and the unincorporated areas of the county. (Wake Forest chose to continue operating its own Historic Preservation Commission.) The Wake County Historic Preservation Commission held its first meeting in January 1993. The historic preservation program and commission are funded by Wake County government and currently staffed by ***Capital Area Preservation, Inc.***, a non-profit preservation organization based in Raleigh that advocates for historic preservation and provides professional preservation consulting services.

The Wake County HPC is a 12-member board, one of whom is a Cary representative. The primary purpose of the HPC, as outlined in the historic preservation ordinance, is to “safeguard the heritage of the county, including its municipalities” The HPC’s primary responsibilities are to:

- Initiate and recommend properties for designation as historic landmarks
- Review and issue Certificates of Appropriateness to owners of designated historic properties who wish to alter their property
- Keep the county’s historic architecture survey up-to-date
- Initiate National Register Listings and comment on National Register nominations
- Develop a historic preservation plan and ensure that historic resources are recognized in county and municipal plans
- Provide information to the public about the county's preservation program and historic resources.
-

When Wake County established the HPC in 1992, it initially adopted design guidelines from Raleigh. However, Raleigh’s design guidelines focused on residential architecture in an urban setting. Given Wake County’s significant agricultural heritage, guidelines needed also to address rural and small town architecture and settings. Wake County expanded and redefined a new set of guidelines in 1996 to accomplish this goal.

The Wake County Local Landmark Program

A local historic landmark is an individual building, structure, site, area, or object which has historical, architectural, archaeological, or cultural significance and has been recognized by official designation for its importance. Since the program began, four properties in Cary have become designated local landmarks: the Page-Walker Hotel, 119 Ambassador Loop; the Guess-White-Ogle House, 215 S. Academy Street; the John Pullen Hunter House, 311 S. Academy Street; and the Carpenter Farm Supply Complex, 1933 Morrisville-Carpenter Road.

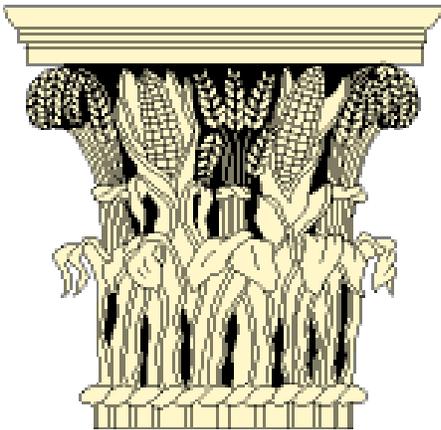


The historic building survey in Wake County included properties in Cary such as the pyramid square plan dwelling at 6808 Holly Springs Road (above) and the Bungalow style dwelling at 8532 Mann's Loop Road, (below).



The Wake County HPC uses the Wake County Design Guidelines to review proposed changes or alterations to the exteriors of these landmark properties. If the changes are determined to be appropriate, the HPC will issue the owner a “certificate of appropriateness.” A certificate of appropriateness is a type of permit that certifies that changes to a historic landmark are appropriate to the historic character of the property. In return for meeting these higher design standards, the owner of a privately-owned landmark is eligible for an annual 50% property tax deferral for as long as the historic integrity of the property is maintained.

The Wake County HPC’s staff, Capital Area Preservation, Inc. (CAP), provides technical support to landmark property owners upon request. CAP can help property owners make decisions about appropriate exterior alterations, and help them understand the importance of a building’s setting, landscape features, boundaries, outbuildings, and potential archaeological resources.



The North Carolina State Historic Preservation Office provides technical assistance and oversight for historic properties throughout the state.

The Wake County HPC also has design review authority over changes to structures in local historic districts in Wake County (outside of Raleigh and Wake Forest), but Cary does not currently have any local historic districts.

The North Carolina State Historic Preservation Office

The North Carolina State Historic Preservation Office (SHPO) provides technical support and assistance to individuals, non-profit organizations, and government agencies in the identification, evaluation, protection, and enhancement of historic, cultural, archival, and archaeological resources significant to the state’s heritage. The SHPO oversees state and federal programs in preservation.

As buildings, districts, and landscapes are surveyed in North Carolina, the SHPO is the repository for media produced, such as field notes, photographs, reports, and National Register nomination forms. The SHPO is also accountable for Environmental Review of federally-funded projects within the state. For example, if a cell tower or highway expansion is in the planning, an assessment must be completed to ascertain the impact of the project to existing historic resources or properties that may be deemed eligible for inclusion in the National Register.

The North Carolina SHPO administers income tax incentives for the rehabilitation of historic structures. These incentives are useful tools for historic preservation and economic development. Incepted in 1976, a federal income tax credit allows for a 20% credit for the qualifying rehabilitation of income-producing historic properties. In addition, since 1998, North Carolina has provided a 20% credit for those taxpayers who receive the federal credit, providing investors with a combined 40% credit against eligible project costs. Another tax credit available in North Carolina provides a 30% credit for the rehabilitation of non-income-producing historic properties, including private residences. Three private property owners in the Cary National Register Historic District in recent years have rehabilitated their properties, and have received assistance from the SHPO in using the federal tax credits.

The SHPO also offers technical assistance to local historic preservation commissions. Additionally, the SHPO administers the federal grant program for preservation projects. The grant is matching and can be applied to county surveys, brick and mortar restoration, National Register nominations, preservation planning, and archaeological excavations.

Overview of Cary's Historic Resources

The Wake County Architectural and Historic Resources Inventory

As stated earlier, Wake County commissioned a survey of the county's architectural and historic resources in 1988. The inventory was completed in 1991 and contained approximately 2000 properties county-wide (outside the city limits of Raleigh); approximately 150 of them being within the town limits of Cary. In 2005-2006, the inventory was updated, but the survey was limited by time and finances. Since the update, approximately eleven structures have been moved or demolished. The current inventory of Cary's historic resources contains approximately 155 land parcels with structures still standing. Some of these 155 land parcels are farms, and as such often contain a collection of outbuildings. The inventory identifies many of Cary's most historically and architecturally significant resources, but it is not a comprehensive list. Many resources fifty years old or older remain to be inventoried and assessed. Over the next decade, subdivisions from the 1960s will also reach fifty years of age.



The Council House at 2420 Davis Drive is one of many historic properties inventoried in Cary.



The Alious Mills House (ca. 1916) in the Green Level community is an important reminder of the community's rural past.

A review of Cary's historic resources reveals that Cary's historic resources fall into distinct property types which mirror the town's overall growth and development. The historic resources of Cary can be categorized into four main themes:

⇒ ***Farmsteads and Rural Dwellings of the 19th and 20th Centuries***

These are scattered properties that reflect the rural and agricultural heritage of southwest Wake County. Properties include farmhouses and associated outbuildings such as barns, smokehouses, and dairies. Due to Cary's suburban development in past decades many of these resources have been lost or are at risk.

⇒ ***Community Resources of Cary of the 19th to Mid-20th Centuries***

The area that would become Cary first began to be settled in the late 1700s, but Cary wasn't incorporated until 1871. By the late 19th century, Cary had become an active commercial and rail center. The presence of the Cary Academy also led to the construction of numerous dwellings along Academy and other nearby streets. Cary remained a small town until just after World War II with a distinct commercial center and adjacent blocks of frame and brick veneer houses. Many of these resources are located within the Cary Historic District.

⇒ ***The Villages of Carpenter and Green Level***

As Cary expanded it grew to include the rural villages of Carpenter and Green Level within its jurisdiction. Both Carpenter and Green Level contain significant resources reflective of their 19th and early 20th century development as commercial centers serving the adjacent farmers and residents. Carpenter has a central business district made up of several stores and warehouses while Green Level is centered on the area around the Green Level Baptist Church. Both of these villages are listed on the National Register of Historic Places.

⇒ ***Cary's Suburban Expansion, ca. 1945 - 1960***

The years after World War II witnessed dramatic growth and development in Cary from suburban expansion from

Raleigh and the establishment of the Research Triangle northwest of the town. Although some platting of subdivisions occurred in the 1920s and 1930s, extensive development outside of the historic core of Cary did not get underway until the late 1940s. Subdivisions such as Forest Park and Russell Hills led the way for the construction of hundreds of dwellings in the 1950s. This property type represents Cary's largest inventory of pre-1960 buildings and only limited survey and analysis has occurred of these resources.

As with all inventories, the Wake County inventory included historic properties in various levels of repair and with various levels of significance, but a subset of the inventoried properties has achieved some level of special designation – either as a Cary Landmark, as an individually-listed property on the National Register of Historic Places, as a contributing property within a designated National Register Historic District, or as a property potentially eligible for listing on the National Register as a result of survey and analysis efforts. These specially-designated properties are discussed below.

Cary Landmarks

There are currently four properties designated as Cary Landmarks. The Wake County HPC, aided by staff at Capital Area Preservation, made the recommendations for each of these designations to the Town of Cary. In accordance with State statutes and the Wake County Preservation Ordinance, the HPC presented each landmark recommendation to the Cary Town Council. The Council accepted the recommendation, held a public hearing, and voted to designate it a Cary Landmark. These four Landmark properties are the only properties in Cary currently subject to design review by the Wake County HPC.

The Page-Walker Hotel (designated 1994)

119 Ambassador Loop

The Page-Walker Hotel was built to accommodate railroad passengers on the North Carolina Railroad and Chatham Railroad. The hotel was constructed in 1868 by Allison Francis Page, founder of Cary, leader in the North Carolina lumber and rail industry and father of Walter Hines Page, U.S. ambassador to Great Britain during the Wilson administration. It currently serves as an arts and cultural center for the Town of Cary.



The Page-Walker Hotel is an example of the Second Empire style popular in the late 19th century, but rarely seen in small town settings.



The Guess-Ogle House is a notable example of the Queen Anne style and a local landmark.

The Guess-White-Ogle House (designated 2008)

215 S. Academy Street

Although known locally as the Guess House, this house has had many owners throughout the nineteenth and twentieth centuries. Railroad “roadmaster” Captain Harrison P. Guess and his wife, Aurelia, purchased the land on which the house sits from Frank Page in 1880 and built the original house, which is said to have been a two-story I-house, a common vernacular house type throughout Wake County, embellished with modest Greek Revival detailing. The house also had a rear ell. John White, a local Baptist minister, bought the house from the Guess’ in 1896 and substantially remodeled and expanded it. He transformed the house into a Queen Anne structure by adding a three-story tower to the façade, a front bay window, and much decorative woodwork. Carroll and Sheila Ogle bought the property in 1997 and restored it.

The John Pullen Hunter House (designated 2008)

311 S. Academy Street



The John Pullen Hunter House at 311 S. Academy Street is one of four properties designated as a local landmark in Cary.

This brick bungalow is one of the best-preserved structures in Cary’s National Register Historic District. Dr. John Pullen Hunter, a practicing physician and the son of the Reverend Alsey Dalton Hunter (an early Baptist minister), had this one-and-a-half-story house constructed in 1925. The side-gable roof has three dormers on the front, with two shed dormers flanking the central gabled dormer. The long, horizontal front porch is enclosed on the south end and extends into a porte-cochere on the north end, supported by tapered wood posts on brick piers. The interior, too, is well-preserved. Dr. Hunter practiced medicine in Cary from 1920 to 1959. Hunter was also the president of the Cary Chamber of Commerce, served on the Cary Town Board and the Wake County Board of Education, and was a member of the Cary Masonic Lodge. Mr. John Mitchell of South Carolina currently owns the building.

The Carpenter Farm Supply Complex (designated 2010)

1933 Morrisville-Carpenter Road

The Carpenter Farm Supply Complex is made up of two buildings standing on either side of Carpenter Upchurch Road in the Carpenter Community: the Carpenter Supply Store (circa 1895, 1916, 1917, 1983) and the Farmers’ Cooperative and Meeting Hall (circa 1880, 1972, 1985). Both buildings were expanded in the latter half of the twentieth century, but the original late-nineteenth- and early-twentieth-century core

are largely intact. The complex has remained in the same family since the late nineteenth century. The Farmers' Cooperative and the Carpenter Supply Store and the Farmers' Cooperative both reflect the agricultural community and economy of rural Wake County in the late-nineteenth through mid-twentieth century.



The Carpenter Farm Supply Store building dates to 1916.

Carpenter Supply Store

Located on the east side of Carpenter Upchurch Road, the Carpenter Supply Store is an evolved crossroads commercial building beginning as a one-story, frame, gable-front store in 1895. In 1916, a two-story brick building featuring a stepped-parapet roof, a corbelled cornice, common bond brick walls, and segmental-arch windows was built beside the frame store. The brick store building is thought to be the only rural brick store building in Wake County. The two stores were attached sometime around 1917 with a frame structure that housed the Carpenter community's post office until 1933. During the 1980s, the three building sections were unified with the addition of a shed-roofed porch, and the structure was also enlarged with two rear additions. The interiors of the original store buildings are remarkably intact.

Farmers' Cooperative and Meeting Hall

Located on the west side of Carpenter Upchurch Road, the 1880 Farmers' Cooperative building provided a place for farmers to buy and sell their goods. After the turn of the century, the building is believed to have served as a meeting house for the Farmers' Educational and Cooperative Union and for meetings of a fraternal organization similar to the Freemasons – activities which were somewhat unusual for a rural crossroads like Carpenter. The Farmers' Cooperative building is a two-story, frame, gable-front building with corrugated metal siding. The metal-covered roof has a slight overhang and exposed rafter tails. Single-story frame additions (a garage and a warehouse) were made to the rear and west facades respectively in the 1950s, along with a shed-roofed front porch that spans the cooperative building and warehouse. Other smaller additions were made in the 1970s and 1980s, including a rear warehouse addition, loading docks suited for trucks rather than railcars, and a metal silo. A cupola with a pyramidal roof was added in the 1990s.



From 1880 to at least 1920, this building was used as a farmers' co-operative and meeting hall.

Cary's National Register Resources

Through the efforts of the Cary Historical Society and the Friends of Page-Walker Hotel, Town of Cary staff, Wake County preservation planners, and the State Historic Preservation Office, four Cary properties have been individually listed on the National Register of Historic Places, and three historic areas within Cary's town limits or extra-territorial jurisdiction are National Register Historic Districts:

Nancy Jones House (listed 1984)

Page-Walker Hotel (listed 1979)

Utley-Council House (listed 2002)

Ivey-Ellington-Waddell House (listed 2008)

Cary Historic District, (listed 2001)

Green Level Historic District (listed 2001)

Carpenter Historic District (listed 2000)

Individually-Listed Properties on the National Register

The Nancy Jones House, listed 1983

9391 Chapel Hill Road

The Nancy Jones House is a two-story frame house built in the vernacular Federal style. Built ca. 1803, it has its original brick foundation and chimneys, but its weatherboarding has been replaced by siding. There is a double front portico topped by a broken pediment gable; both stories are supported by square posts. Originally the house was a one-room-deep hall-and-parlor plan, but it has had several additions over time. No original or early outbuildings survive.

The primary significance of the house is historical: it housed an important stagecoach stop and tavern on the Raleigh-Chapel Hill stage road, operated by Nancy Jones from the antebellum period throughout the Civil War Years. As it was the only large, white house in the area, it was a landmark on the route and received many visitors. The tavern is supposed to have hosted a meeting between the Governor Edward Dudley of North Carolina and Governor Pierce Mason Butler of South Carolina during which the famous words, "It's been a damn long time between drinks!" were spoken. The tale is one of the most popularly told in North Carolina's political folklore and its association with the house is long and established.



The Nancy Jones House, (ca. 1803,) is an example of vernacular Federal architecture and is one of the oldest dwellings remaining in Cary.



A striking feature of the Nancy Jones House is its two-tier front portico.

President James K. Polk and his entourage also stopped at the tavern in 1847 on their way to Chapel Hill for the President to give the commencement speech at the University of North Carolina, his alma mater. The tavern's reputation as the only suitable stop for important persons on the Raleigh-Chapel Hill route makes it likely that it hosted a great number of local political figures throughout the years.

The Page-Walker Hotel, listed 1979

119 Ambassador Street

The Page-Walker Hotel is a rare example of the Second Empire style in small-town North Carolina; normally the style was reserved for grand houses or public structures. Built ca. 1868, the two-and-a-half story, rectangular building was constructed of handmade red brick laid in 4:1 common bond with lime mortar joints. It is built directly on the ground with a minimal crawl space. It has a steep, straight-sided Mansard roof with ten pedimented dormer windows with decorative wooden surrounds. There are several chimneys, enhanced by recessed panels and corbelled caps. Decorative brackets support the roof overhang. The six-bay façade is dominated by six full-size wooden posts which support a balcony at the attic level. The rest of the façade was altered in the 1940's, with the attic-level balcony added and the second-floor balcony shortened. Most of the original fenestration was six-over-six sash windows with complex moldings topped by a flat brick arch. The original layout of the entrances is unclear. The rear elevation has also been altered: in the 1940's, a shed kitchen was dismantled, a modern window and door were added and a Second Empire Revival outbuilding was constructed to house the new boiler to update the building's heating system.



The roof features a chimney with distinctively detailed brick corbelling.



The exterior of the building is five-course American bond, a pattern alternating five rows of stretchers with one row of headers.

The internal layout is surprisingly intact given its change in usage over time from a hotel to an apartment building/boarding house to a single-family dwelling to its current use as an arts and history center. It was originally built by Allison Francis Page, founder of Cary and a prominent businessman throughout the state. He was also the father of Walter Hines Page, ambassador to Great Britain during World War I and a vocal advocate for public school reform in North Carolina. Page's other children also went on to become prominent businessmen in North Carolina. The Page-Walker Hotel is the only building remaining in Cary that is associated with the Page family; the Page House, originally next door to the hotel, was demolished in the 1970's. Page built the hotel to

cater to railroad passengers after tracks were built through Cary in 1854. The railroad has a vast influence on the growth of Cary and on the state of North Carolina in general, and the hotel is a strong reminder of that. The Pages sold the hotel to the Walker family in 1884. After the hotel was turned into a boarding house, it housed some of the students of the nearby Cary High School, a model school throughout the state. The building has changed hands several times, with a major renovation conducted in the 1940's, again in the 1970's, and again in the 1980s after it was bought by the Town of Cary, but its architectural integrity remains intact.

Ivey-Ellington-Waddell House, listed 2008

135 West Chatham Street

The Ivey-Ellington-Waddell House houses a privately-owned business in a former single-family dwelling. It was built in the Gothic Revival style ca. 1870, with white board and batten walls atop a stucco-covered, concrete-and-brick foundation and a standing-seam tin roof on top. It is one-and-a-half stories with seven gabled dormers. Both its plan and elevations are symmetrical and it has distinctive detailing: a steeply-pitched roof, decorative gable trim and pointed-arch windows. This makes it very typical of Gothic Revival structures built at that time, though the style is rare in the county. It is arranged as a T-plan with a center hall and identical parlors in the front, and a wider stair hall and living room in the rear. The plan repeats on the second floor with three rooms accessed by a central hall. A shallow kitchen addition was added in the back in the 1950s, and a one-story living room and bathroom were added on the west side in the early 2000s. However, the building retains nearly all its original exterior finishes and the interior arrangement remains intact, with original floors, windows, and trim.

The building sits in the center of a tract about 100 feet from W. Chatham Street shaded by large trees to the west. There were trees in front of the house, but they were destroyed during Hurricane Hazel in 1954. It has had several owners over the years, one of whom was H. H. Waddell, a prominent early 20th century figure in Cary. He was the first Fire Chief of the town and later served as its mayor. His daughter and son-in-law still own the property and use it as commercial rental space.



The Ivey-Ellington-Waddell House is a central hall plan dwelling with Gothic Revival detailing.



The dwelling has a board-and-batten exterior and characteristic Gothic arch windows.



The Utley-Council House was built ca. 1820 and retains much of its original architectural character.



The dwelling's original chimneys, seen here, as well as windows are still intact.



The property also retains original outbuildings.

The Utley-Council House, listed 2002

4009 Optimist Farm Road

The Utley-Council House, circa 1820, is one of the oldest dwellings remaining in Cary. It is one of only two Federal period dwellings remaining in the southern and western portions of Wake County. Typically, such early dwellings are found in the northern and eastern sections of the county, where fertile soil was conducive to cash crops of large plantations. Poorer, sandy soils in the west and south resulted in a sparser population.

The Utley Council House is listed under the National Register's Criterion C, for architecture. Its form, plan, design elements, and much of its historic fabric remain intact. The two-story, three-bay, frame dwelling has a side-gabled roof with two exterior end chimneys, six-over-nine windows on the façade, a single-leaf, six-paneled door sheltered by a single-story, single-bay porch with gabled pediment supported by square posts. Roof material was replaced with synthetic shingles ca. 2000.

Deed records support the oral tradition of the Utley family's presence in the area throughout the nineteenth century. The patriarch, William Utley, had a son David, who was known to have owned land on which the house sits. David's daughter Elizabeth inherited 300 acres. At some point the property was lost due to legal matters, but was regained by the Utley family in the 1870s. Thomas Council, a Civil War veteran purchased the property in 1872. His wife was an Utley. In 1952, the house was sold out of the Council family and has changed ownership numerous times since.

Five other individual properties on the Wake County Inventory have been identified as **potentially eligible** for listing on the National Register as a result of past survey and analysis efforts. These properties are the Oak Grove Primitive Baptist Church, the G.H. Baucom House, the George Upchurch House, the WPTF Transmitter Building, and the Rufus M. Upchurch House.

National Register Historic Districts

Carpenter Historic District, listed 2000

The Carpenter Historic District extends along Morrisville-Carpenter Road (SR 3014, east of the CSX Railroad tracks

and west of Davis Dr. (SR 1613). There are 75 contributing resources, a vast majority of which are buildings, and 28 noncontributing resources, a little more than half of which are buildings. Properties are a mix between private and locally-owned public buildings. There is a mix of architectural styles, including late Victorian, Colonial Revival, and vernacular commercial and domestic buildings. The district's period of significance is c. 1895-1933. The area is a commercial crossroads surrounded by residences, farmsteads, and community buildings, leading to a history of mixed usage that continues today: included in the district is everything from single-family houses and tobacco fields to general stores, warehouses, and a cemetery. The focal point of the crossroads is the Carpenter Farm Supply Co., ca. 1895, which is the most substantial early 20th century store continuously operating in Wake County.



The Carpenter Feed Store is still in business.

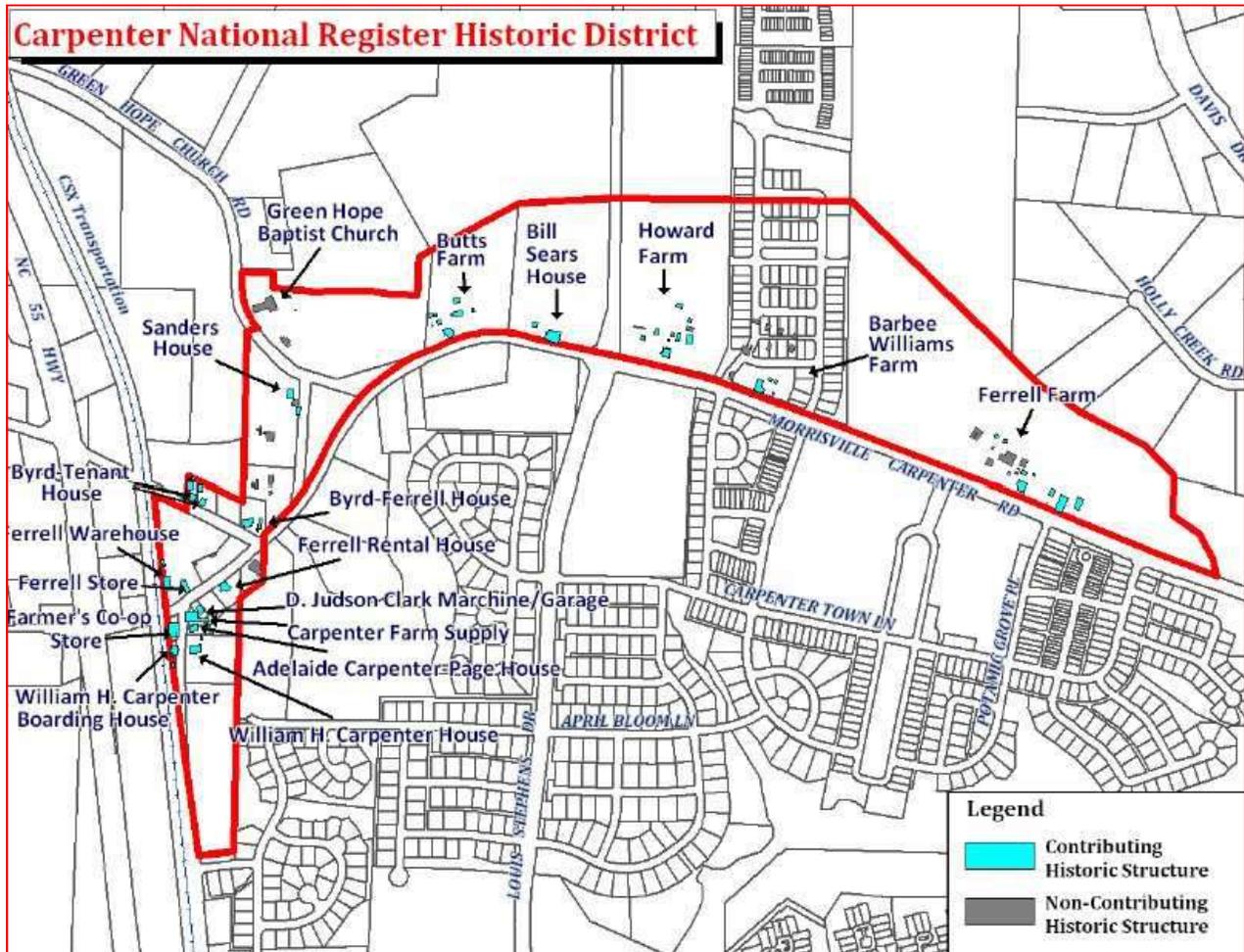
The surrounding residences are small, vernacular homes with simple Victorian trim, except for the grander William Henry Carpenter House. The most prominent dwelling in the community, the Carpenter house displays a traditional I-house form and three-gable “triple-A” roof common on turn of the century dwellings. It also has a simple Victorian porch and gable ornamentation. The district is significant not just for its architecture but for its association with the local development of agriculture and community planning. Tobacco became an important cash crop in the area in the late 19th century and remained so into recent decades. Moving beyond the crossroads, the historic district encompasses eight farm complexes that together provide a glimpse of rural development patterns associated with tobacco cultivation at the turn of the century. Their relatively close location to each other reflects the introduction of bright leaf tobacco to the area, which requires a much smaller acreage to produce a profit than traditional tobacco cultivation. Most of the farmhouses still maintain their specialized domestic and agricultural outbuildings such as smokehouses and garages. The A. M. Howard Farm has a terra cotta-tiled curing barn, representative of a 1930's experiment in using new, heat-absorbing materials for tobacco barns.



In Carpenter, the Ferrell Store's entrance retains original display windows, flooring, and single-light, three-panel wood door.

Centrally located between the town and the farms is the Good Hope Baptist Church, and though the current church is too new to be considered a contributing structure, the church's congregation has been strong throughout the community's history. Overall, the Carpenter Historic District is

a remarkably unaltered snapshot of turn-of-the-century development in rural areas and small towns in North Carolina.



This map of the Carpenter National register Historic District depicts the boundary and contributing and non-contributing structures, as well as their relation to late-twentieth-century development.

Green Level Historic District, listed 2001

The Green Level Historic District encompasses what remains of a crossroads village at the junction of Green Level Church Rd. (SR 1600), Green Level West Rd. (SR 1605), and Beaver Dam Rd. (SR 1615). There are 36 contributing resources, most of which are buildings, and 18 noncontributing resources, mostly outbuildings built after the period of significance; all are privately owned. The district represents a few different types of architectural styles, including Gothic Revival, late Victorian, Colonial Revival, and vernacular styles. Its period of significance is from the late 19th century to 1945. Besides its architecture, it is also significant for its association with the development of agriculture in the area. In addition to the nine dwellings included in the district (three of which are farmsteads), there are two stores, a church and cemetery, and a Masonic lodge.

The area directly around the crossroads holds the Green Level Community Store, c. 1945 --a simple, gable-front frame structure that is one-story tall--a common form for country stores built in that period. Besides the store, there are three frame houses with simple Victorian trim from the turn of the century. The largest is the A. C. and Helon Council House, an I-house with a "triple-A" gabled roof



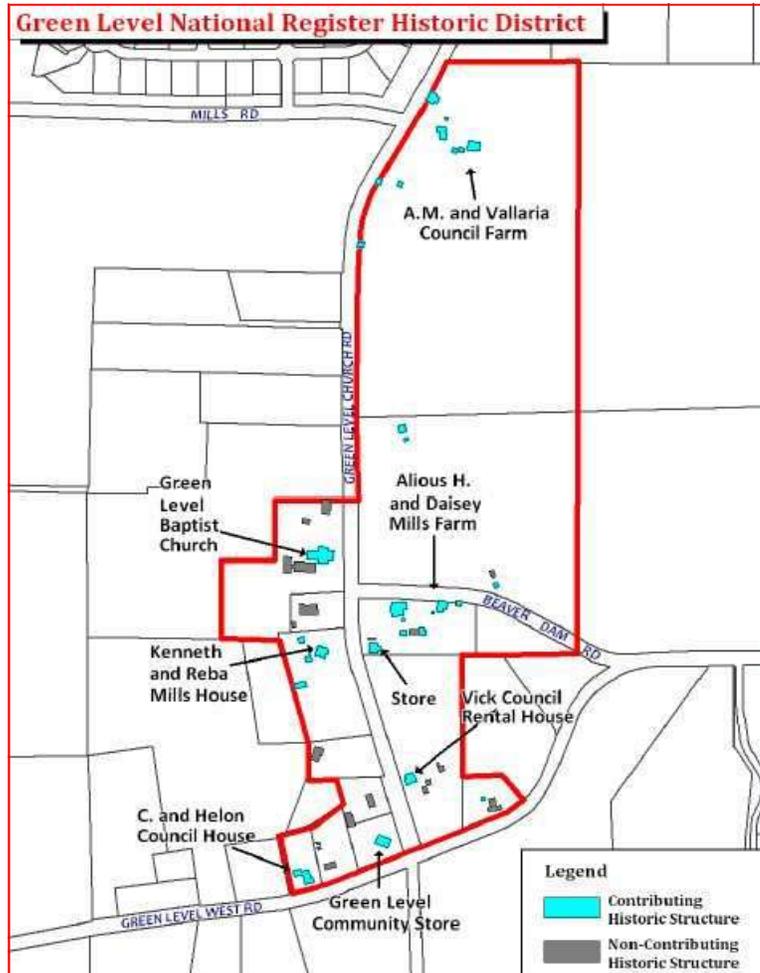
The Green Level Baptist Church on Green Level Church Road.



The Gothic Revival style Green Level Baptist Church stands at the center of the community.



The Green level Baptist Church cemetery dates to ca. 1900.



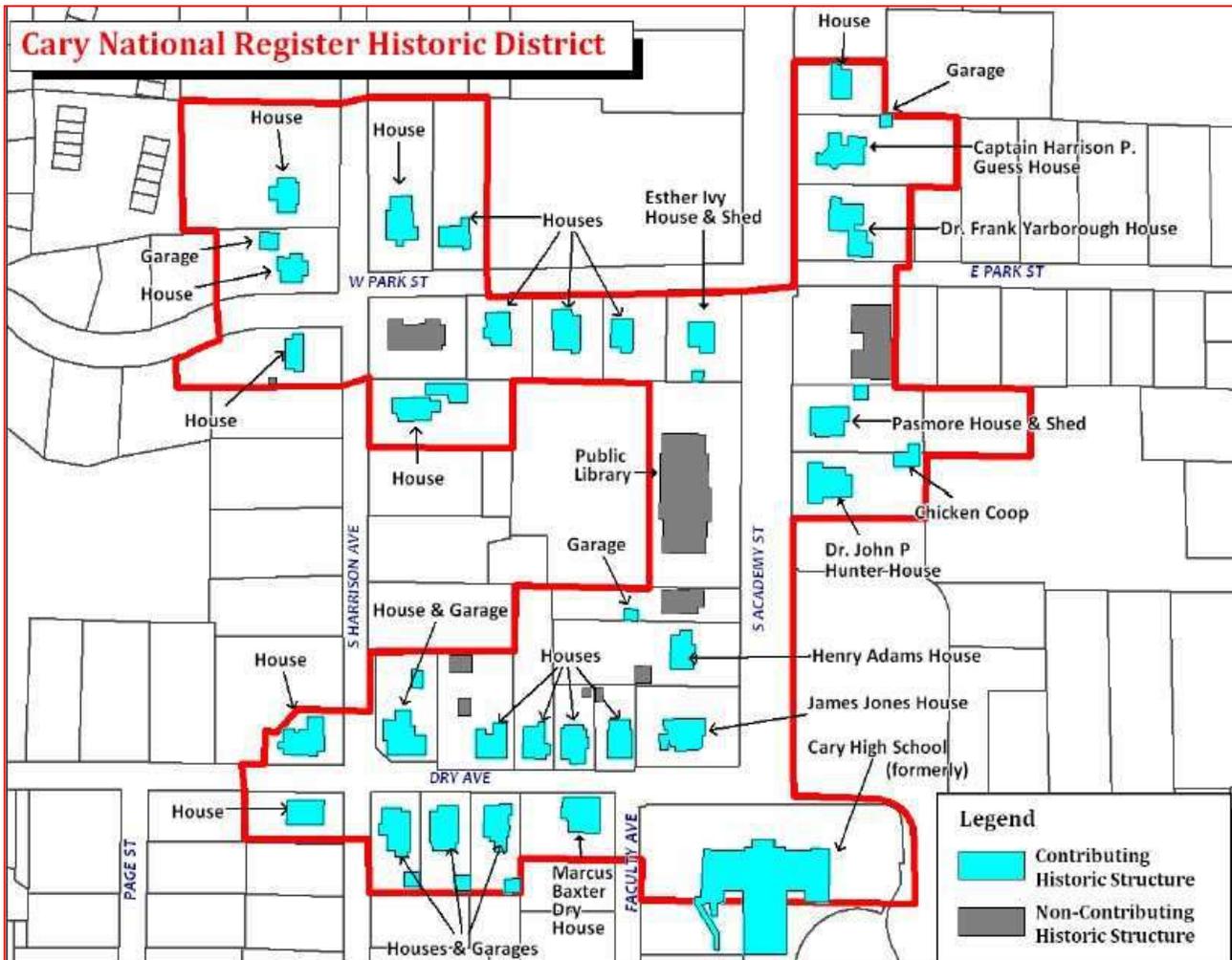
common in the area at that time. The original structure dates to the late 19th century, but it was expanded again in the early 20th century, and a garage was added in the later part of the century.

Although the crossroads could be considered the hub of the district, the visual and social focal point of the community lies just north at the Green Level Baptist Church, ca. 1907. It is one of the best-preserved country churches from this period in the County. It features basic Gothic Revival details, such as pointed-arch gable windows on a frame edifice. Today it shares land with the modern Masonic lodge, originally founded in 1867. Next to the church is its cemetery, dating back to 1882 and marked with several prominent local names; however, due to the relatively recent age of many of the markers, it too is noncontributing. Across from the church is the largest dwelling in Green Level, the Alious H. and Daisey Mills House, ca. 1916. The two-story house features a tall hip roof and a wrap-around porch. The couple built their store next to the house, a gable-front

building with retail space on the ground floor and storage space above it, a common form for early 20th century stores in the county. On the outskirts of the district are simple, representative farmsteads built by tobacco farmers in the area at the turn of the 20th century. With very little modern construction in the area, the district is demonstrative of rural crossroads communities that were common at the time.

Cary Historic District, listed 2001

The Cary Historic District is a collection of early 20th century resources concentrated along South Academy Street, Faculty Avenue, South Harrison Avenue, W. Park St., and Dry Ave. There are 39 contributing buildings, and 15 noncontributing buildings and other structures. The district is significant both for its architecture and its association with the development of education in the area. There are many architectural styles represented in the area, including late Victorian, Queen Anne, Tudor Revival, and Bungalow/Craftsman. The neighborhood, two blocks south of the town’s commercial district, is almost completely residential in character. It is laid out in an informal grid plan and is lined with mature hardwood trees.



In addition to the thirty historic dwellings which contribute to the district, there is the former Cary High School, a two-story, red brick, Neoclassical Revival building built by the Works Progress Ad-

ministration in 1939. Its location on the side of a hill overlooking Cary, the same site used for an earlier succession of school buildings, demonstrates the significant role education plays in the town's history. In 1907, Cary High School became one of the first public high schools in North Carolina and served as a model for schools across the state. Before that, Cary High School was a private school originally founded in 1870 as Cary Academy, but even then was academically renowned throughout North Carolina.

The historic dwellings located to the north and east of the school range in date from the 1890s to around 1945. While many of houses are modest bungalows or period cottages, some of the grander ones, such as the Capt. Harrison P. Guess House, illustrate Cary's success as a commercial and educational center in the late-nineteenth century. Now representative of the Queen Anne style, the three-story frame house was originally built in the 1830's as a Greek Revival I-house with a rear ell. It was remodeled ca. 1900 to include a three-story tower, front bay window, corner tower, and the addition of a great deal of decorative woodwork.

The area evolved from residential to mixed commercial and residential use during the second half of the twentieth century, with several homes being renovated into businesses or offices. However, even historically there was some minor commercial use; one of the town's two doctors had a home office in the neighborhood during the early twentieth century. The office, connected to the main house by a breezeway, dates back to the days of segregation when the two separate entrances were used for black and white patients. There have been some modern alterations of historic buildings, as well as the construction of a few modern buildings on previously residential lots, but none of these detract from the integrity of the district. Most of the noncontributing resources are modern outbuildings.

The National Register of Historic Places

The National Park Service (NPS), a part of the U.S. Department of the Interior, manages the National Register of Historic Places. It also manages the federal tax credit program for qualified rehabilitations, and provides technical assistance. The National Register of Historic Places is the nation's official list of properties significant to the history, architectural history, archaeology, engineering, and culture



The Henry Adams House at 320 South Academy Street exhibits Tudor Revival traits in its multi-gabled roof, façade chimney and arched entrance.



The asymmetrical plan, wrap-around porch, and detailed decorative woodwork of the James Jones House at 324 South Academy street are typical of Queen Anne and folk Victorian styles of the late 19th century.



The National Park Service is responsible for overseeing much of the nation's historic preservation programs and policies at the federal level.

of the United States. It includes individual buildings, structures, sites, objects, and historic districts. Individuals, organizations, state and local governments, and federal agencies can all make nominations to the National Register. Listing in the National Register is an honorary designation, recognizing the significance of properties and districts on a local, state, or national level. Properties that are listed individually, or are contributing to a historic district, may qualify for federal and state tax credits. Listing also provides opportunities for technical assistance and possible grants. Studies show that buildings in a historic district generally see property values increase as homes are rehabilitated. National Register listing does not provide any protection to these properties from demolition or inappropriate rehabilitation. Property owners may remodel buildings or even raze them. There are no requirements to open buildings to the public. Some protection for historic buildings does occur when federal funds are utilized for projects that may jeopardize National Register properties. Under the National Historic Preservation Act, federally-funded projects must take the time to assess their impacts to historic properties and determine whether the project will adversely affect these properties.

Housing stock in Cary, NC, 2000 Census		
Year Built	No. of Units	Total %
1999-2006	2130	5.8
1995 to 1998	9947	27.0
1994 to 1990	7873	21.48
1980 to 1989	9159	24.9
1970 to 1979	5095	13.8
1960 to 1969	1640	4.5
1940 to 1959	722	2.0
Pre-1939	284	0.8

Housing statistics of the 2000 Census show how few pre-1960 houses exist in Cary.

Conclusion

Historic preservation advocates in Cary point to the fact that pre-1960 resources make up a very small percentage of the town's built environment and as such are deserving of focused planning efforts. According to census data in 2000, Cary had a total of 36,850 housing units. Almost 97% of these were built after 1960, with the majority (79.1%) built since 1980. Only 1006 dwelling units in Cary were built prior to 1960. Of these, 284 were built prior to 1940 while the remaining 722 were built in the 1940s and 1950s. In 2000 this represented only 2.8% of all dwellings in Cary, and this percentage is now less considering the development that occurred from 2000 to 2009.

These statistics can be viewed in a number of ways. On the one hand they point to the limited number of nineteenth and early twentieth century resources that should be fully inventoried and assessed. They also suggest that much of Cary's history as well as its built environment is reflective of the late twentieth century. Telling this story and evaluating these resources will also be an important part of future historic preservation efforts.

IV. THE PLANNING PROCESS

In February 2009, the Town hired Thomason and Associates, a preservation planning firm based in Nashville, Tennessee, as the prime consultant to prepare a town-wide historic preservation master plan. The consulting team also included three sub-consultants: Philip Walker of The Walker Collaborative, Nashville, TN; Mary Ruffin Hanbury of Hanbury Preservation Consulting, Raleigh, NC; and Russ Stephenson, AIA, Raleigh, NC. The consulting team worked under the guidance and direction of Town staff. The Town's project team was made up of staff from the Planning Department and the Parks, Recreation, and Cultural Resources Department.



Town Planner Anna Readling reviews comments at the first community meeting at the Bond Park Community Center.

The Cary Historic Preservation Master Plan is the result of a year-long planning process that began in February 2009 and was accomplished in four over-lapping “activity phases:” Phase I - Data Compilation and Review; Phase II - Public Education and Visioning; Phase III - Plan Development; and Phase IV - Final Drafts and Plan Adoption. The planning process included numerous opportunities for community input. Cary citizens were able to participate in the development of the plan through four community-wide meetings, three educational workshops, and at any other time with comments by phone or email to the Town planning staff and consultants. At each community meeting and workshop, the project consultants made a formal presentation that included a project status report and an overview of progress-to-date. The presentations were followed by discussion periods, and interactive exercises were often used to actively involve meeting attendees and solicit their comments. The public input received during the public meetings and workshops is summarized in Appendix A of this Plan.

The Master Plan also benefited from the participation of a fourteen-member Advisory Committee which met five times during the planning process. The committee was made up of historians, contractors, historic property owners and interested citizens representing diverse sections of the town. The Advisory Committee was instrumental in formulating and articulating the goals, objectives and actions set forth in this Plan.

Public Outreach

The planning process followed a communications plan designed to ensure that as many citizens as possible were informed of the project. The following methods were used to reach citizens and inform them of the community meetings and educational workshops:

Direct Mail

Before each community meeting, postcards were mailed to citizens who own property in the three National Register Historic Districts, and also to citizens who live within a one-fourth-mile circumference of the Districts. For community meetings #3 and #4, postcards were also sent to citizens who live in houses built before 1960.

Email Lists

Before each event, informational emails were sent to the Historic Preservation Master Plan Citizens' Advisory Committee, attendees at previous historic preservation community meetings, Town boards and commissions, the Friends of Page-Walker Hotel, the Heart of Cary organization, and to the thousands of Cary citizens who subscribe to the Town's email list.

Flyers/Posters/Take-home Cards

Before the first two community meetings, posters/flyers/take-home cards were placed in community centers and local libraries and at reception desks in Town Hall.

BUD Newsletter

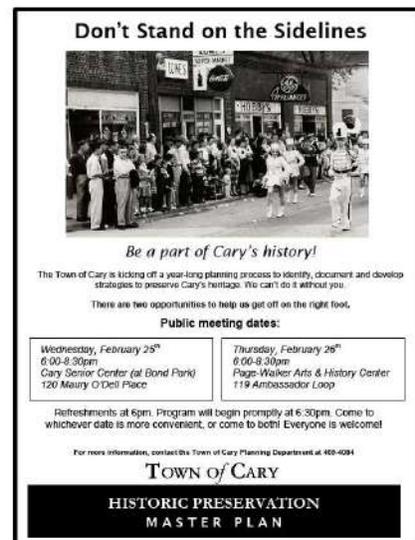
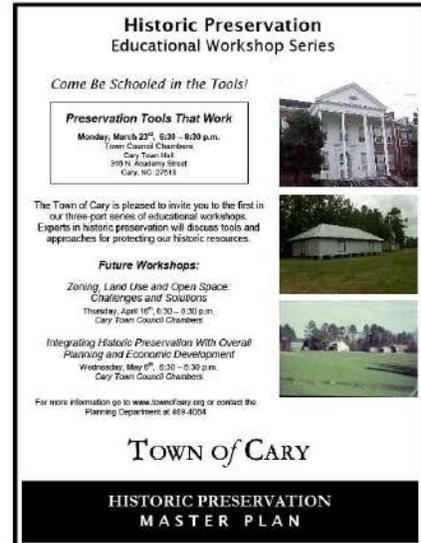
Announcements were placed in the Town's BUD newsletter before each public meeting and workshop. The BUD newsletter is included in every property owner's monthly public utility bill.

Ads in the Cary News

Before each event, a display ad ran for two consecutive weeks in the Cary News.

Town Web Site/Project Web Pages

Meeting announcements were posted on the Town's home



The workshops and committee meetings were advertised on flyers distributed in the community and on the Town's website.



Advisory Committee members at work at their February 24th meeting.



Consultants outlined the intent of the Historic Preservation Master Plan at the first community meeting on February 25, 2009.

page and on the project web page; a Citizens' Advisory Committee web page posted an agenda before each meeting along with the minutes of the last meeting. In addition, periodic announcements were sent to the media resulting in an article in *The Cary News*, and several meeting announcements in *The Cary News* and *The News and Observer*.

Four Activity Phases

The planning process was accomplished in four overlapping phases of activity. Specific actions during each of the phases are detailed below.

Phase I: Data Compilation and Review

February – May 2009

During this activity phase, the project consultants interviewed various Town staff, reviewed Cary's history and past preservation work, conducted a windshield survey of Cary's portion of the existing Wake County inventory of historic and archaeological resources, and reviewed Town policies, ordinances, and plans for their impact on historic resources.

Phase II: Public Education and Visioning

February – May 2009

The public education and visioning phase took place simultaneously with Phase I and included the following activities:

February 24, 2009 – Citizens' Advisory Committee Meeting #1

At this kick-off meeting, staff introduced the project consultants to the Advisory Committee members. The consultants presented an outline of the planning process and discussed the Advisory Committee's role. This allowed the consultants a chance to become acquainted with the members as well as their interests and background in historic preservation. The Committee, Town staff and consultants then discussed the format for the first two community meetings.

February 25-26, 2009 – Community Meetings #1 and #2

The first two community meetings were held on successive evenings from 6:30 – 8:30 p.m. The first was held on February 25 at the Bond Park Senior Center, and the second was held the next evening on February 26th at the Page-Walker

Arts & History Center. Approximately 25 citizens attended each meeting. Citizens were asked to write answers on large sticky notes to the following three questions:

1. What do you think makes our community special?
2. What types of historic and/or cultural resources do you value most?
3. What would you like this historic preservation plan to accomplish?

The answers were posted on the wall and reviewed in the meeting. After the meeting, the information was tabulated by Town staff for use by the consultants and the Advisory Committee during the plan development phase.

In addition to the community meetings, during this phase of the planning process the consultants also conducted a series of three educational workshops for Cary citizens on specific historic preservation topics. All three workshops were held on weekday evenings (6:30 – 8:30 p.m.) in the Town Council chambers in Town Hall:

March 23, 2009 – Workshop # 1: Historic Preservation Tools That Work

This workshop provided an overview of how historic preservation programs are administered at the federal, state, and local level. Topics discussed included the role of the State Historic Preservation Office, and how communities typically create and administer a historic preservation program. The consultants discussed the role of Historic Preservation Commissions as well as commonly used regulatory tools and financial incentives. Approximately 30 citizens attended the workshop.

April 15, 2009 – Workshop # 2: Zoning, Land Use and Open Space – Challenges and Solutions

This workshop focused on issues related to zoning, land use and open space. This topic was selected due to the rapid development of agricultural land and woodlands in Cary in the past several decades and the associated loss of historic structures. The consultants presented a review of planning and zoning concepts, zoning challenges and solutions using case studies, and preservation tools for both urban and rural areas. The consultants also reviewed Cary's past preservation efforts especially those affecting rural resources and open space. Approximately 25 citizens attended the meeting.

May 6, 2009 – Workshop # 3: Integrating Historic Preservation with Local Government and the Economic Benefits of



Citizens discuss the preservation plan project at the February 26, 2009 community meeting at the Page-Walker Arts & History Center.

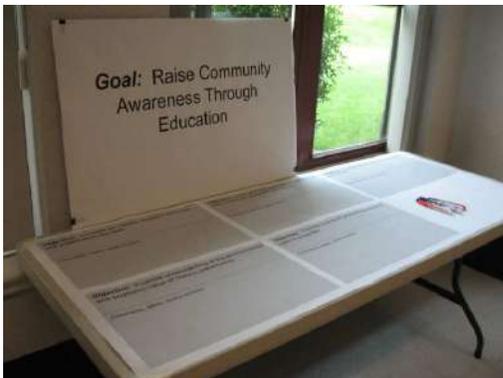
Historic Preservation

In this workshop the consultants addressed issues of how a historic preservation program is created, what a preservation ordinance contains and the opportunities and constraints of creating a Historic Preservation Commission. The presentation discussed the various roles a Commission can play in the community and its interaction with other governmental agencies. The workshop concluded with an overview of the economic benefits of historic preservation. Approximately 20 citizens attended the meeting.

Phase III: Plan Development

May -- November 2009

During Phase III, the consultants worked with the Citizens' Advisory Committee and Town staff to translate input from the community meetings and workshops into draft Plan goals and objectives:



One of the exercises at the June 17, 2009 community meeting was for citizens to add their comments to proposed goals and actions.

May 7, 2009 – Citizens' Advisory Committee Meeting #2

The consultants met with the Advisory Committee and summarized the public planning process to date and reviewed all of the comments received at the first two public meetings and the three workshops. After this presentation, the Advisory Committee engaged in a 75-minute exercise to develop a set of draft goals for the Plan. The task of the Committee was to take the 56 separate ideas about preservation that were generated by citizens at the community input meetings. The Committee came up with five groupings; then they generated a goal statement for each group. The final result was five draft plan goals, each heading an associated group of ideas. The consultants then took these goals and associated ideas back to their office and began drafting objectives to meet the five broad goals.

June 16, 2009 – Citizens' Advisory Committee Meeting #3

At this meeting the consultants presented the draft objectives developed to this point to the Advisory Committee. There was extensive discussion concerning the objectives and many more were recommended while others were condensed under the five broad goals. This meeting also began the process of developing specific action items for each objective. At the end of the meeting there was consensus on a draft set of goals and objectives to be presented to the community for their review and input.

The next step in the planning process was for consultants

and staff to present the draft Plan goals and objectives to the community for their review and input:

June 17, 2009 - Community Meeting #3

The third community meeting was held at 6:30 p.m. at the Bond Park Community Center. At this meeting, the consultants reviewed the planning process to this point, and presented the draft goals and objectives. Following the presentation, the attendees adjourned to tables set up with the draft goals and objectives written on large sheets of paper. Attendees were asked to write their comments under the draft goals and objectives, and to add any additional objectives they thought were needed. The last part of the meeting was used to review and discuss the comments. Approximately 30 citizens attended.

July 16, 2009 – Stakeholders’ Meeting With the Friends of Page-Walker Hotel Preservation Committee

Consultants and staff met with nine members of the Friends of Page-Walker Hotel Preservation Committee at the Page-Walker Arts and History Center. After discussing the planning process and progress-to-date, the group brainstormed answers to the question: *“What is your primary hoped-for outcome from the Historic Preservation Master Plan?”*

July 21, 2009 – Town Council Work Session #1

The consultants presented an overview of the planning process and then presented the draft Plan goals and objectives along with a few example actions that could be used to implement the objectives and goals. Town Council members asked questions and gave preliminary endorsement to the goals and objectives with the understanding that fully developed implementation actions and plan recommendations would be forthcoming for their review.

July 22, 2009 –Citizens’ Advisory Committee Meeting #4

At this meeting, the Advisory Committee worked on developing actions to implement the goals and objectives. The consultants divided committee members into two groups for brainstorming. After 75 minutes of brainstorming, the groups re-convened as one and reported their actions. By the end of the meeting dozens of recommended actions were outlined and agreed upon by the committee.

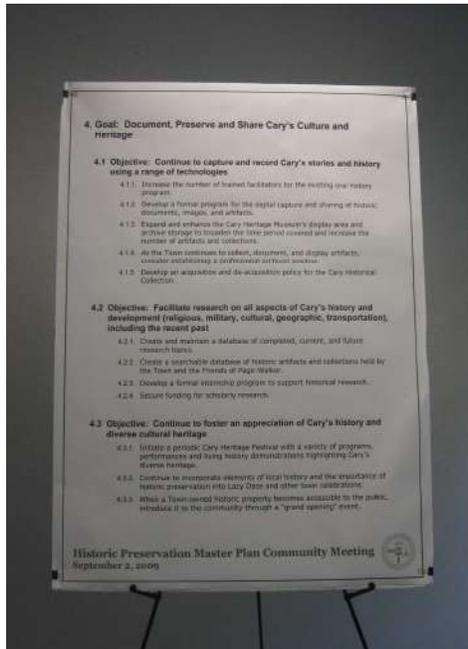


A slide program detailed the recommended actions at the September 2, 2009 community meeting.

The next steps in the planning process were to present the draft goals, objectives and implementation actions to the community, then to elected and appointed Town leaders:

September 2, 2009 - Community Meeting #4

The final community meeting was held at the Bond Park Community Center and was attended by approximately twenty-nine Cary citizens. At this meeting a fully developed draft of Plan goals, objectives, and recommended actions was presented, followed by a lengthy question and answer session. Attendees received a survey to complete.



At the September 2, 2009 meeting the recommended actions were presented on easels for citizens to review and comment.

September 14, 2009 – Planning & Zoning Board Work Session

At a work session held with the Planning and Zoning Board, the consultants presented the draft Plan goals, objectives, and actions for the Board's review and feedback.

October 14, 2009 – Town Center Review Commission Plan Update

Staff met with the Town Center Review Commission to provide an overview of the planning process and to present the draft plan goals, objectives, and actions for their review and feedback.

October 21, 2009 – Citizens Advisory Committee Meeting #5

The final Advisory Committee meeting was a round-table discussion of the draft Plan's recommended actions, a copy of which members had received earlier for their review. The discussion yielded several suggestions that the consultant used to refine and clarify the actions.

November 10, 2009 – Town Council Work Session #2

The consulting team presented the major actions and recommendations of the draft Historic Preservation Master Plan to Town Council. After a discussion period, Council authorized staff to move forward and prepare a final draft of the Plan for final public comment before beginning the public hearing and adoption process.

Phase IV: Final Drafts and Plan Adoption

November 2009 -- May 2010

From mid-November to mid-January, the project consultants worked with staff to prepare a revised draft of the plan incorporating the comments received from the final community meeting in September, the work session with the Planning and Zoning Board in September, the final Citizens' Advisory Committee meeting in October, and the final work session with Town Council in November.

Final Draft

In January 2010, nearly a year of planning culminated in a complete draft of the Historic Preservation Master Plan, with five goals to serve as the guiding principles for the Town's preservation work program; two to four objectives for each goal to provide direction on how to accomplish the goals; and 71 specific actions to be implemented in order to achieve the objectives:

1. GOAL: ESTABLISH FAIR AND EFFECTIVE PROCESSES AND POLICIES FOR PRESERVATION

1.1 Objective: Adhere to an effective administrative and legal framework when implementing historic preservation activities

- 1.1.1. Develop an ordinance for Town Council review and adoption establishing a Cary Historic Preservation Commission; coordinate with the State Historic Preservation Office.
- 1.1.2. Prepare a plan for recruitment, involvement and training of Historic Preservation Commission members; ensure representation of diverse neighborhoods and interests.
- 1.1.3. When a preservation ordinance and Commission are in place, achieve and maintain Certified Local Government status.
- 1.1.4. Upon the establishment of a Historic Preservation Commission, identify and train departments/staff charged with supporting the activities and public processes that fall under the purview of the Commission.

1.2 Objective: Maintain a complete, up-to-date survey of Cary's historic resources

- 1.2.1. Undertake a comprehensive, local survey of historic resources fifty years or older resulting in streamlined and accessible survey data; make recommendations for Study List and National Register eligibility.
- 1.2.2. Using established standards, develop for Town Council review and adoption clear criteria for determining historic significance of structures and other resources.
- 1.2.3. Following the completion of a comprehensive survey, categorize resources determined to be historically significant into levels of priority (designation, protection, purchase, etc.).

- 1.2.4. Undertake a survey of all subdivisions platted and developed from 1960 to 1970 within the Maynard Loop; identify individual properties that may be of architectural or historical interest.

1.3. Objective: Ensure that historic preservation concerns are considered in all Town actions and ordinances

- 1.3.1. Develop a Town policy for review and adoption that requires that historic resource preservation be considered in future Town planning efforts and in overall approaches to environmental sustainability.
- 1.3.2. Begin conducting annual training for Town staff who must enforce historic preservation ordinances or policies.
- 1.3.3. Hold a meeting every three years with Town Council and the Planning and Zoning Board to review effectiveness of preservation policies and Plan actions.

1.4 Objective: Promote preservation using economic incentives whenever possible

- 1.4.1. Continue to provide assistance to historic property owners wishing to apply for State and/or Federal tax credits.
- 1.4.2. Develop a proposal for Town Council's consideration that outlines and recommends economic incentives such as low/zero interest loans, renovation grants, or fee waivers to owners who agree to certain preservation conditions.
- 1.4.3. Develop a proposal for Town Council's consideration that expands the Town's façade grant program to include historic properties outside of downtown.
- 1.4.4. Prepare a proposal for Town Council's consideration to establish a revolving fund for the purchase, protection, and then re-sale of historic structures.
- 1.4.5. Begin conducting periodic workshops on the Town's façade grant program.

2. GOAL: PRESERVE, PROTECT AND MAINTAIN CARY'S HISTORIC RESOURCES

2.1. Objective: Preserve and protect Cary's historic structures

- 2.1.1. Identify areas meeting qualifications for new or expanded National Register Historic District designations; prepare nomination(s) with owner support.
- 2.1.2. Following the recommendations made in the comprehensive survey, contact property owners of National Register-eligible properties to explain the process and benefits of designation; pursue designation for properties when there is owner support.
- 2.1.3. Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.
- 2.1.4. Begin periodic informational meetings for interested property owners to explain the process and benefits of historic district zoning.

- 2.1.5. Develop for Town Council's consideration alternative zoning and site design standards for the Green Level and Carpenter historic areas to help mitigate threats to historic structures and landscapes.
- 2.1.6. Develop for Town Council's consideration alternative zoning and design standards for the Town Center's historic core to ensure compatible infill and to reinforce traditional design patterns.

2.2. Objective: Preserve and protect cemeteries and archaeological resources

- 2.2.1. Develop and maintain an inventory of cemeteries and known archaeological sites.
- 2.2.2. Develop for Town Council's consideration an ordinance requiring a phase I archaeological survey for new development projects involving site disturbance.
- 2.2.3. Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.

2.3. Objective: Encourage adaptive re-use of historic structures

- 2.3.1. Develop a delay-of-demolition ordinance for Town Council review and adoption that applies to significant historic structures outside of local historic districts.
- 2.3.2. Seek State enabling legislation to allow "demolition-by-neglect" regulation of historically significant structures located outside of local historic districts.
- 2.3.3. Acquire and promote materials to educate landowners and developers about the use of the available North Carolina Rehabilitation Code.
- 2.3.4. Begin sponsoring periodic public workshops on historic building repair and maintenance.

2.4. Objective: Effectively steward Town-owned historic resources

- 2.4.1. Develop and a policy for review and adoption by which the Town, prior to its purchase of properties with potential historic significance, completes an assessment to determine the historic and archaeological value of the site and its existing structures.
- 2.4.2. Begin preparing preservation and stewardship plans for each historic resource (structural and non-structural) owned by the Town; continue as resources are acquired.
- 2.4.3. Develop an interpretive plan that incorporates educational goals and addresses public access for each Town-owned historic site/property.
- 2.4.4. Develop a process by which proposed changes to, demolition, or moving of historically significant Town-owned properties be reviewed first by a historic preservation commission.

3. GOAL: PRESERVE HISTORIC CONTEXT

3.1. Objective: Protect existing development patterns that contribute to historic areas

- 3.1.1. Initiate periodic meetings with downtown property owners, including churches and schools, to discuss their future expansion plans and their potential impact on historic resources.
- 3.1.2. Establish standards for determining when moving a historically significant structure is an appropriate preservation solution.
- 3.1.3. Develop application criteria and a review process for neighborhoods interested in pursuing a neighborhood conservation overlay district; hold periodic informational meetings with interested neighborhoods.

3.2. Objective: Preserve and protect historic viewsheds, rural and designed landscapes, and associated historic resources

- 3.2.1. Develop requirements for the protection and ownership of historic structures that are preserved during the rezoning/site development process.
- 3.2.2. Based on the results of a comprehensive historic resources survey, expand the applicability of historic preservation incentives in the Conservation Residential Overlay District (Southwest Area Plan) to historic structures outside of the Green Level National Register Historic District.
- 3.2.3. Continue to seek state, federal, and private grant opportunities to acquire historic landscapes and/or easements that protect historic landscapes and views.
- 3.2.4. Prepare a historic preservation bond referendum proposal for consideration by Council to fund the purchase and preservation of historic structures and historic rural landscapes.
- 3.2.5. Develop a process by which preservation interests are routinely considered during planning for roadway improvements.
- 3.2.6. Review current buffer standards in the Land Development Ordinance and assess the need for increased buffering of uses adjacent to historic structures/areas outside of the town center.

4. GOAL: RAISE AWARENESS OF HISTORIC PRESERVATION

4.1. Objective: Increase the visibility and accessibility of historic resources and preservation information

- 4.1.1. Develop and maintain a historic preservation web page; periodically explore new internet technologies to promote preservation.
- 4.1.2. Establish and maintain a program to distribute materials about Cary's preservation program and historic areas to local hotels, restaurants, antique shops, and other merchants.
- 4.1.3. Publish a paper inventory of Cary's historic properties following the completion of a comprehensive survey.
- 4.1.4. Continue to celebrate National Historic Preservation Month with special events.

4.1.5. Develop and maintain a Historic Preservation Resource Library that is accessible to the public.

4.2. Objective: Educate the community about Cary's history

4.2.1. Continue to update history-based curriculum materials and distribute to area schools to further student appreciation of local history.

4.2.2. Continue to offer hands-on educational tours of the Page-Walker Arts and History Center and of the Cary Heritage Museum to area schools.

4.2.3. Develop educational tours of other Town-owned historic properties as they become accessible.

4.2.4. Continue to offer periodic historic preservation-themed public education programming in collaboration with the Friends of the Page-Walker Hotel.

4.2.5. Continue to offer a downtown walking tour which emphasizes historical and architectural significance of historic downtown structures.

4.2.6. Develop, with citizen input, additional walking or driving tours of historic neighborhoods throughout Cary.

4.3. Objective: Promote understanding of the environmental and economic value of historic preservation

4.3.1. Begin producing an annual report for preservation in Cary

4.3.2. Create a speaker's bureau for presenting historic preservation information to local community groups and organizations.

4.3.3. Begin sponsoring periodic workshops on the use of federal and state historic tax credits for owners of historic properties, developers, real estate professionals, and others in coordination with the State Historic Preservation Office.

4.4. Objective: Promote a sense of pride among owners of historic properties

4.4.1. Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual resources.

4.4.2. Periodically post a feature article on a local historic property and its owner on a Town Historic Preservation web page.

4.4.3. Establish an annual awards program to recognize those who have rehabilitated historic buildings in the past year.

4.4.4. Continue to provide guidance to historic home owners in obtaining chain-of-title research, ownership history, biographical data, etc.

4.4.5. When a comprehensive historic/architectural survey is completed or updated, distribute copies to owners whose property is included in the survey.

5. GOAL: DOCUMENT, PRESERVE AND SHARE CARY'S CULTURE & HERITAGE

5.1. Objective: Continue to capture and record Cary's stories and history using a range of technologies

- 5.1.1. Increase the number of trained facilitators for the existing oral history program.
- 5.1.2. Develop a formal program for the digital capture and sharing of historic documents, images, and artifacts.
- 5.1.3. Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.
- 5.1.4. As the Town continues to collect, document, and display artifacts, develop strategies for storing and managing the archives, including the development of a searchable database of collections and artifacts.
- 5.1.5. Develop an acquisition and de-acquisition policy for the Cary Historical Collection.

5.2. Objective: Facilitate research on all aspects of Cary's history and development (religious, military, cultural, geographic, transportation), including the recent past

- 5.2.1. Create and maintain a database of completed, current, and future research on historical topics.
- 5.2.2. Develop a formal internship program to support historical research documentation.
- 5.2.3. Secure funding for scholarly research on historic topics.

5.3. Objective: Continue to foster an appreciation of Cary's history and diverse cultural heritage

- 5.3.1. Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary's diverse heritage.
- 5.3.2. Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.

Citizen Survey

The draft of the Historic Preservation Master Plan, along with a citizen survey, was posted on the internet during the month of February 2010. A notice about the survey was included in the February BUD newsletter that went to all residences in Cary. The survey was also advertised with a public service announcement, in the Cary News, on the Town website, and through the project email list.

There were 62 respondents to the survey:

- 50% have lived in Cary more than 10 years.
- 15% didn't live inside Cary's town limits.
- 40% of the respondents had attended at least one community meeting or workshop held last year.
- 25% live in homes built before 1970; 66% live in homes built since 1970.

Sixteen questions gauged the level of support for historic preservation and the major plan recommen-

dations. The level of support was greater than 60% for all the questions, with the lowest level of support (63%) being for the idea of creating a demolition-by-neglect ordinance. The highest level of support was for the question: How important is it for a community to preserve its historic character, including buildings? Eighty-nine percent responded that it was important.

The average response for all questions was:

73% supportive

14% neutral

13% unsupportive

More detail and a summary of responses from all of the survey questions are included in Appendix A to this document.

Final Plan Review and Adoption

Responses from the survey were compiled and presented along with the draft Plan to Town Council and the public at a public hearing on March 23, 2010. In April 2010, staff presented the draft plan to the Town's Parks, Recreation and Cultural Resources Advisory Board and to the Town Center Advisory Commission for their review and recommendation to Town Council. Both the Board and the Commission recommended adoption. On April 19, 2010, a second public hearing was held at a meeting of the Town's Planning and Zoning Board. The Board voted 8 to 1 in favor of adoption and forwarded their recommendation back to the Town Council. On May 27, 2010, the Town Council unanimously adopted the Historic Preservation Master Plan as volume VIII of the Town's Comprehensive Plan.

Conclusion

The planning process – from project kick-off to final adoption -- lasted fifteen months. A major focus of the planning process was public outreach and education. The plan benefited greatly from the public's input. In fact, the plan's goals, objectives, and actions were developed directly from input received from the public.

In summary, the plan development process included four community-wide meetings; three public educational workshops; five meetings with a Citizens' Advisory Committee; two work sessions with Town Council; one work session with the Planning and Zoning Board; and one information session with the Town Center Review Commission.

After a complete draft of the Plan was developed, citizens were invited to review and comment on the draft Plan through a public survey that was posted on the internet for a month and available as a hard copy upon request. The draft Plan was also reviewed by two standing citizen advisory boards – the Parks, Recreation and Cultural Resources Advisory Board and the Town Center Review Commission. Finally, the Plan was reviewed and presented for public comment at two public hearings before being adopted by Town Council.

The next chapter provides discussion about and recommendations for the implementation of each proposed Plan action.

V. IMPLEMENTATION ACTIONS AND RECOMMENDATIONS

The implementation actions and recommendations contained in this chapter are tailored for Cary and build on the preservation work that has come before. These actions and recommendations are intended to coordinate, refine and focus the Town's efforts for making the greatest progress possible over the next ten years.

1. Goal: Establish fair and effective processes and policies for preservation

1.1. Objective: Adhere to an effective administrative and legal framework when implementing historic preservation activities.

1.1.1. Action: Develop an ordinance for Town Council review and adoption establishing a Cary Historic Preservation Commission; coordinate with the State Historic Preservation Office.



A Cary Historic Preservation Commission would work to assess the significance and preservation alternatives for properties such as the George Upchurch House at 6101 Collins Road.

The Town of Cary currently does not administer its own historic preservation ordinance or have a Historic Preservation Commission within Town government. Since 1992, the Town has been served by the Wake County Historic Preservation Commission and the Wake County historic preservation ordinance through an inter-local agreement. The agreement gives Wake County jurisdiction in Cary over matters pertaining to historic preservation, including initiating and recommending properties in Cary for designation as historic landmarks, reviewing requests for “certificates of appropriateness,” (a certificate of appropriateness is a type of permit required of Landmark owners who want to make changes to their landmarked property), initiating National Register nominations for structures and other resources in Cary, and commenting on the nominations, keeping the historic architecture survey up-to-date, and maintaining the historic resources database. The Wake County Historic Preservation Commission is staffed by Capital Area Preservation, Inc., a

private, non-profit preservation organization. The Commission is currently made up eleven members, one of whom is a Cary representative. One of the recommendations of this Plan is for Cary to adopt its own historic preservation ordinance, which would allow it to establish a Cary Historic Preservation Commission made up of Cary residents appointed by Town Council. With a population of more than 135,000, Cary has reached a point at which it would be more efficient for it to administer its own preservation program. In addition, a locally administered ordinance and a local historic preservation commission would likely encourage more participation in historic preservation activities by a wider range of Cary citizenry.

Historic Preservation Ordinances

Historic preservation ordinances are legal statutes that establish official procedures and authority for protecting and preserving a community's historic resources. Language within the ordinance should be as clear and direct as possible to make it easily understood and to avoid confusion. The ordinance should first clearly state its purpose and intent, which helps to define the role of historic preservation within the community. It should also provide definitions of terms such as "historic district," "local landmark," "Certificate of Appropriateness," "historic site or resource," and any other term that is important to interpreting the document.

Essential elements of a preservation ordinance include establishment of a Historic Preservation Commission and an explanation of its powers, duties and responsibilities. Most ordinances provide two basic authorities – designation of historic properties and design review. Design review is the process of examination and evaluation of plans for exterior alterations to historic properties, proposals for demolition and requests for new construction within designated districts. Design review can be advisory or binding. If design review is to be binding, the ordinance should outline this process including the circumstances when a Certificate of Appropriateness is required and when it is not, coordination with other required permits, and procedures for appeals. The preservation ordinance should also establish basic criteria and procedures for designation of local historic districts and landmarks. The Commission can then use these criteria to develop more specific guidelines.



When historic districts are established, design review guidelines are adopted by the Historic Preservation Commission to assist property owners and the review process. This design guideline manual is used in Hillsborough, North Carolina.

An example of a historic preservation ordinance has been prepared as part of the Cary Historic Preservation Master Plan and is located in Appendix B. This ordinance is based upon typical language used in ordinances enacted in North Carolina. This draft ordinance serves as a model for Cary to use but the Town Attorney and State Historic Preservation Office should be consulted as the Town moves forward with this recommendation. Creation of a historic preservation ordinance and Historic Preservation Commission are recommended to occur within two to three years.



Historic Preservation Commission members in North Carolina are usually appointed based on their interest and expertise in historic preservation.

1.1.2. Action: Prepare a plan for recruitment, involvement and training of Historic Preservation Commission members; ensure representation of diverse neighborhoods and interests.

The Town Council has the authority by N.C. state statute to appoint Commission members and they should seek a diverse and balanced membership.

Once a Historic Preservation Commission is created, its bylaws or a separate planning document should outline procedures for recruitment of members, qualifications, and recommended training. Most Historic Preservation Commissions in North Carolina are composed of five to nine members. For a community the size of Cary a Commission of seven to nine members is recommended. Typically, Commission members should have an interest in historic preservation but can also represent diverse interests and have expertise in property development, construction and real estate. By state law, members must live within the community and it is recommended that some members reside in historic properties or historic districts. A majority of the members of such a commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields.

The bylaws should emphasize the need for members to continuously educate themselves about historic preservation and its role in the community. It is important that members receive training at state workshops and consider attending the meetings of the National Alliance of Preservation Commissions (NAPC). The NAPC meets once every two years and members are encouraged to join the organization and to

attend their meetings.

The Commission bylaws or plan should recommend that new members receive basic training and orientation to their new position. This could include introductory packets consisting of copies of the local preservation ordinance, Commission bylaws, standards and procedures, design guidelines, maps of existing historic districts, *Roberts Rules of Order*, and other explanatory materials that describe the role and responsibilities of the Commission. Training sessions or workshops are also beneficial and can help ease a shift in Commission membership. It is important that members, throughout their tenure on the Commission, continue to educate themselves and keep informed of issues concerning historic preservation within their community.

1.1.3. Action: When a preservation ordinance and commission are in place, achieve and maintain Certified Local Government status.

Certified Local Governments (CLGs) are those municipalities and counties that have enacted a local preservation ordinance meeting certain standards, as certified by the State Historic Preservation Office and the U.S. Department of the Interior.

Currently, under its interlocal agreement with Wake County, Cary falls under the Wake County Historic Preservation Commission's jurisdiction. Therefore, by virtue of Wake County being a CLG, Cary can also receive the benefits of CLG status. As Cary moves forward and adopts its own preservation ordinance and establishes a Historic Preservation Commission, it will be important to understand and meet the standards for becoming a CLG. CLGs are eligible for an earmarked pool of federal grants. The North Carolina State Historic Preservation Office must set aside at least ten percent of the money it receives from the federal Historic Preservation Fund for CLGs. Each CLG in the state is eligible to compete for a portion of that money to be used as a matching grant for eligible survey, planning, pre-development, or development activities.

CLGs also review all new nominations to the National



Historic Preservation Commissions in North Carolina that achieve CLG status can use grant money to acquire and restore historic buildings. In Boone, the Commission worked with the city to preserve and protect their historic post office.

Register of Historic Places for properties and districts within their boundaries. Consequently, CLGs share their local expertise with state and federal preservationists and gain a say in state and federal recognition of historic resources in their areas. The community benefits from the increased expertise and knowledge of preservationists at the local level, and CLG commission members benefit from increased opportunities and from the recognition of their communities.

1.1.4. Action: Upon the establishment of a HPC, identify and train departments/staff charged with supporting the activities and public processes that fall under the purview of the Commission.



Reconnaissance or "windshield" level surveys are recommended to identify and evaluate Cary's subdivisions of the 1950s and 1960s. This split-level dwelling is at 212 Dowell Drive.

The creation of a Historic Preservation Commission should include the designation of staff within Town government to provide assistance and act as the liaison between the Commission and citizens. The staff to the Commission may be full-time or part-time depending on the work load and responsibilities assigned to the Commission. As in the case of Commission members, Town staff assigned to assist the Commission should also receive regular training in historic preservation issues and be familiar with the ordinance. Staff members should take advantage of training offered by the State Historic Preservation Office and the National Alliance of Preservation Commissions.

1.2. Objective: Maintain a complete, up-to-date survey of Cary's historic resources.



All existing survey data should be reviewed and updated. This surveyed dwelling is at 3724 Ten Ten Road.

1.2.1. Action: Undertake a comprehensive, local survey of historic resources fifty years old or older resulting in streamlined and accessible survey data; make recommendations for Study List and National Register eligibility.

Wake County completed a county-wide survey of his-

toric properties in the early nineties, which was then updated in 2005-2006. The survey yielded approximately 155 properties in Cary, many of which contain multiple buildings and are within the Cary, Green Level, and Carpenter National Register Historic Districts. The surveys conducted in the past were constrained by time and finances, and a review of the Cary portion of the Wake County survey has revealed that Cary would benefit from a comprehensive, local survey of its historic resources. The existing database should be reviewed within the next year by Planning staff or consultants in order to note the gaps in the survey forms and document where additional information is needed. Once a thorough examination of the existing inventory is complete, the Town staff and/or consultants should undertake a comprehensive survey throughout Cary's town limits and Extra-Territorial Jurisdiction (ETJ).

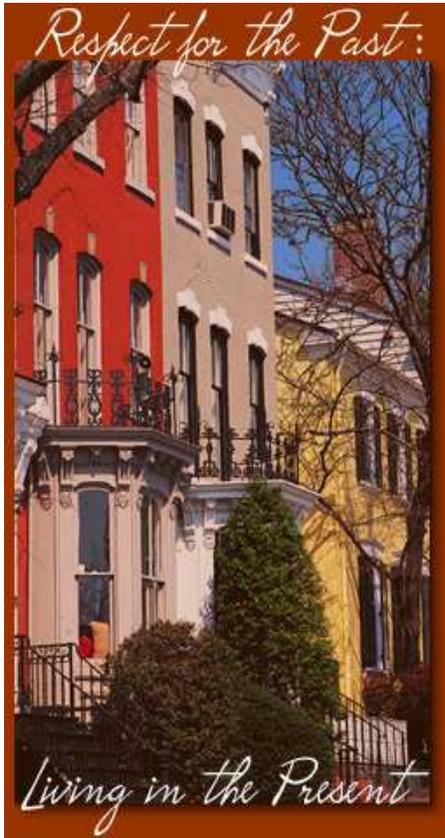
The comprehensive survey of Cary should include an intensive survey of all buildings constructed prior to 1950. The number that would need to be surveyed or resurveyed is not likely to exceed 200 to 300 properties according to US Census data. For properties built between 1950 and 1960 an intensive level survey would be costly and time consuming because between 1950 and 1959, an estimated 1,006 dwellings were built in Cary, and additional properties including commercial buildings, churches, and public buildings were also constructed in these years.

One cost-effective survey approach for properties built in the 1950s would be to intensively survey only significant properties from this period and then complete a reconnaissance or "windshield" level survey of subdivisions developed in this decade. Survey and inventory projects are regularly funded through matching grant programs by the SHPO and foundations and non-profit organizations are also sources for survey projects. The review of the existing survey and completion of a comprehensive survey is a high priority for Cary and this action should be undertaken within the next one to two years.



Early 20th century resources inventoried in Cary include the Bungalow style dwelling at 8532 Manns Loop Road.

1.2.2. Action: Using established standards, develop for Town Council review and adoption clear criteria for determining historic significance of structures and other resources.



Criteria of significance should be published in a brochure for Cary citizens along with additional information on historic preservation. This brochure is for the historic district in the Georgetown neighborhood of Washington D.C.



Establishing criteria for historic properties would assist in assessing the significance of remodeled, turn-of-the-century dwellings such as this one at 5508 Ten Ten Road.

Cary currently has an incomplete survey and no established criteria for determining the historical and architectural significance of a property. When properties are threatened or endangered it is difficult for Town Planning staff to know whether or not they are of importance. A recommendation of this plan is to create a Cary Historic Preservation Commission and one of their first responsibilities should be overseeing the completion of a comprehensive survey and the establishment of specific criteria for determining historical and architectural value.

Established criteria for the evaluation of properties of particular significance are contained in the standards of the National Register of Historic Places. These national guidelines provide extensive information on how to assess and evaluate the historical and architectural significance of properties on a local, state and national basis. Within Cary are four individually listed National Register properties and three National Register districts which can serve to illustrate the characteristics properties must possess to be listed on the National Register. Properties listed or eligible for listing on the National Register would be considered the most significant in the community.

Beyond National Register eligibility, the Town staff and/or Commission should work with property owners and citizens on establishing criteria for identifying properties of local significance. Locally significant properties would be properties that are fifty years old or older, retain much of their architectural character and reflect some aspect of Cary's history. While not meeting National Register status, these properties may be worthy of preservation and listed on a "local register." The criteria for local significance should then be adopted by Town Council. A third category could be properties fifty years old or older that were included in a comprehensive survey.

Once established, levels of significance based on adopted criteria should form the basis for determining whether demolition regulations and financial incentives should be utilized when a property is endangered. Such regulations and incentives should be formulated through discussions with the State Historic Preservation Office, property owners, and interested citizens before being recommended to Town Council for adoption.

The establishment of significance criteria is of particular importance due to the continued loss of historic resources. This initiative should be undertaken within the next year by the Town Planning staff and/or the Cary Historic Preservation Commission. Once Town Council has approved criteria for establishing significance, a brochure should be printed to explain this to Cary citizens. Each level of significance and evaluation should be outlined along with information on demolition delays, moving historic buildings, demolition by neglect and financial incentives for property owners.

1.2.3. Action: Following the completion of a comprehensive survey, categorize resources determined to be historically significant into levels of priority (designation, protection, purchase, etc.)

A comprehensive survey of Cary's historic resources will result in recommendations to the State Historic Preservation Office staff and National Register Advisory Committee for placement on the North Carolina Study List. Study-listed properties then become priorities for National Register designation.

A cost effective method for listing properties on the National Register is a Multiple Property Documentation Form. This nomination would include an overall historic context of Cary, an overview of its architectural resources and registration requirements for listing. These types of nominations can include various themes and property types and result in listing many properties all at one time within one document. This approach is recommended for Cary to pursue and should be undertaken within one to three years following the completion of the comprehensive survey.

1.2.4. Action: Undertake a survey of all subdivisions platted and developed from 1960 to 1970 within the Maynard Loop; identify individual properties that may also be of architectural or historical interest.



The Luther Barbee House at 2638 Davis Road is a notable example of the Queen Anne style and a comprehensive survey would assist in establishing its level of significance and eligibility for National Register listing.



Subdivisions of the 1960s and 1970s were often planned with cul-de-sacs such as Avery Drive.



The split-level dwelling at 128 Shirley Drive was built in the 1960s as part of a planned subdivision. This area should be assessed within the next five years.

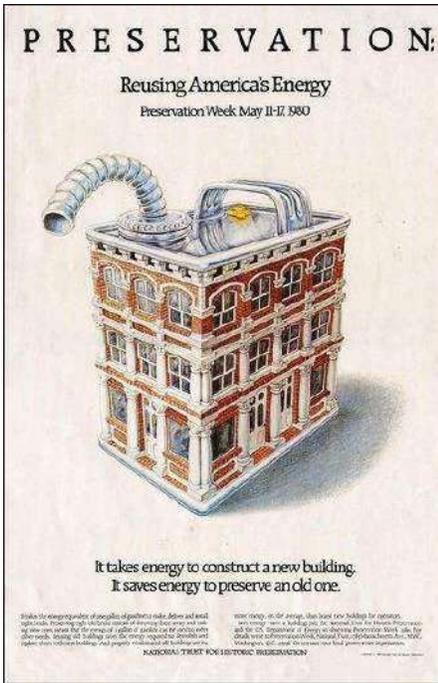
The inventory and assessment of buildings and structures after 1950, or the “recent past” as this era is also called, is a challenge for many communities across the country. In Cary, 1,006 dwellings were built between 1950 and 1960 and an additional 1,640 dwellings were built from 1960 to 1970. These numbers do not include other property types such as commercial buildings, public buildings and churches. The sheer numbers of buildings from these decades suggest that traditional survey methods will not be practical. Instead, the Town should look at alternative strategies being used in other cities, especially those in states such as Arizona and California which have large percentages of recent past resources.

An example of such alternative strategies is a recent inventory project in Phoenix. Using GPS and tax assessor data, all subdivisions developed before 1970 were mapped and analyzed to identify type and patterns of subdivision development. A historic context for this period was then prepared to examine development practices, notable developers, subdivision characteristics and architectural styles of the period. Subdivisions from each decade were then reviewed via a “windshield” survey that compared physical characteristics, levels of integrity and architecture. Subdivisions were then assessed as to their significance within the overall historic context of the city.

1.3. Objective: Ensure that historic preservation concerns are considered in all Town actions and ordinances.

1.3.1 Action: Develop a Town policy for review and adoption that requires that historic resource preservation be considered in future Town planning efforts and in overall approaches to environmental sustainability.

The Town of Cary has a strong environmental and sustainability ethic within its government. Cary is known for its environmental programs including recycling, controlling storm water runoff, tree protection, open space preservation and innovative water treatment and traffic control programs. This ethic towards the environment and sustainability should be expanded to include historic resources.



This poster created by the National Trust was ahead of its time when it was featured in publications in 1980. It is revived today to emphasize historic preservation's role in energy conservation and sustainability.



North Carolina's State Historic Preservation Office, the NAPC and the National Trust all offer training programs or educational resources for the local government staff.

Preserving and maintaining Cary's historic buildings is one of the Town's best opportunities for sustainable development. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Preserving historic buildings is a valuable approach for protecting the environmental resources that have already been expended as well as those not yet used. Reusing sound older buildings is much more sustainable than abandoning them or demolishing them. Preserving and revitalizing Cary's historic resources is recycling on a community-wide scale. As the Town's policies, guidelines and ordinances are amended or rewritten in coming years, the ethic of historic preservation should be included where appropriate.

1.3.2. Action: Begin conducting annual training for Town staff who must enforce historic preservation ordinances or policies.

Historic preservation is one of many planning issues dealt with by the Town of Cary Planning Department on a daily basis. Several staff members deal with preservation issues involving decisions regarding downtown development, open space, and properties within the three National Register Historic Districts. One or more of these staff members should receive regular training at workshops and conferences held in the state during the year. Usually there are at least two opportunities for training in historic preservation sponsored by the State Historic Preservation Office and Preservation North Carolina. Town staff members receiving such training should then hold workshops or sessions with other staff members whose work may overlap with historic preservation issues. In addition to the training at the state level, the Town of Cary should also provide funding to send one or more staff members and/or Commission members to the bi-annual conferences held by the National Alliance of Preservation Commissions (NAPC). This nation-wide organization supports the work of design review boards and commissions across the country through an on-line list-serve, newsletters and the conference.

1.3.3. Action: Hold a meeting every three years with Town Council and the Planning and Zoning Board to review effectiveness of preservation policies and Plan actions.

As Cary's historic preservation program develops, there should be periodic meetings to review the program's success and effectiveness. This meeting should be held with the Town Council, Planning and Zoning Board, members of the Historic Preservation Commission, and interested citizens to discuss how well the Town's policies are working and areas for improvement. This meeting should be held, at a minimum, every three years but more frequent meetings may also be warranted when specific threats or controversies regarding notable historic resources arise.

1.4. Objective: Promote preservation using economic incentives whenever possible.

1.4.1. Action: Continue to provide assistance to historic property owners wishing to apply for State and/or Federal tax credits.

Owners of properties listed on the National Register of Historic Places may qualify for state and federal rehabilitation tax credits. Eligible properties include not only those individually listed on the National Register such as the Nancy Jones House but also contributing properties within the Cary, Green Level and Carpenter Historic Districts. The 20% federal tax credit is for income-producing properties such as commercial buildings and residential rental. The state tax credit provides an additional 20% credit for income-producing properties. The state also provides for a 30% tax credit for the rehabilitation of non-income producing properties such as private residences. The tax credits for rehabilitation have resulted in hundreds of millions of dollars of investment in historic resources in the state over the past decade.

Assistance to owners of historic properties in Cary is encouraged through the completion of a handout or bro-



This dwelling at 400 Faculty Avenue is within the Cary Historic District and therefore eligible for tax credits if the owner desired to undertake improvements.

chure that describes the tax certification program and which properties are eligible. One of the recommendations of this Plan is for the Town of Cary to designate a staff member as a part-time or full-time preservation planner to serve as staff to the proposed Cary Historic Preservation Commission. As part of this position, this planner would also provide expertise and consultation to property owners in the completion of application forms. The planner would also be available to meet with property owners interested in the tax deferral program and assist in applying for landmark status.

1.4.2. Action: Develop a proposal for Town Council's consideration that outlines and recommends economic incentives such as low/zero interest loans, renovation grants, or fee waivers to owners who agree to certain preservation conditions.

Many communities across the country provide low interest loans to property owners for historic preservation projects. Typically such programs are targeted for exterior rehabilitation projects such as porch, siding and window repair, or replacing roofs, gutters, etc. Loans are often at zero interest or well below the prime rate. There are usually maximum and minimum amounts that owners can borrow and payback rates vary.

For example, Wilmington, NC has an active rehabilitation loan program that provides property owners up to \$5,000 in loans at a fixed interest rate three-fourths of prime amortized over twenty years. Another example is Greeley, Colorado, where property owners can borrow up to \$20,000 at a rate one-half of prime with a payback required within five years. These programs are designed to be financially attractive to property owners but they also require that the work performed with the loans is in keeping with a property's historic and architectural character.

In some cases, especially those where the owner has an economic hardship, matching funds from the Town may be appropriate. This approach is less common than the use of low-interest loans but is a program where commu-



Downtown Asheville, North Carolina, has been revitalized using a variety of local, state and federal incentives.

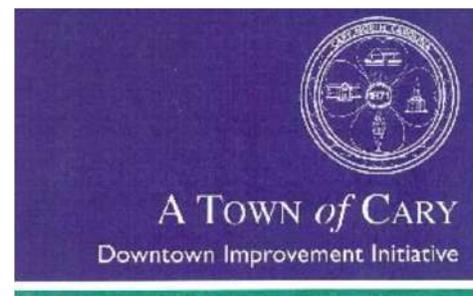
nities have a pool of money to match funds allocated by the owner for rehabilitation. Often these funds are used to stabilize properties such as roof or porch repairs. The Cary Planning and Finance Departments should review existing programs of this type and develop one or more similar programs for the Town.

Fee waivers are a common practice to stimulate historic building rehabilitation throughout the country. Cities as large as Chicago and as small as Rocky Mount, Virginia waive all building permit fees for historic rehabilitation projects. The Tallahassee, Florida Land Development Code waives permit fees, development review fees, annual fees, and other rehabilitation related fees for historic properties. Depending on the size of the project such waivers can result in significant savings for the owner or developer.

The Town of Cary should consider providing fee waivers to owners or developers who rehabilitate historic properties or who sensitively utilize historic properties in new construction projects. For example, if a historic house is located on a large parcel proposed for development, restoring the house as well as maintaining some integrity of site and setting by the developer could result in fee waivers for the project. The Town of Cary Planning staff could work with Inspections and Permits staff to establish criteria for fee waivers for historic properties and prepare a brochure or handout for builders, developers and property owners to promote the program

1.4.3. Action: Develop a proposal for Town Council’s consideration that expands the Town’s façade grant program to include historic properties outside of downtown.

The Town of Cary administers a façade grant program to property owners in the downtown area. The program is funded through a federal Community Development Block Grant. This program is designed to encourage rehabilitation of historic storefronts built before 1960 as well as improve the appearance of buildings constructed in recent decades. Property owners who spend at least \$4,000 can be reimbursed for 50% of the total cost of the work, up to a maximum of \$10,000 per storefront. Funds are in the form of a



Façade Improvement Program

This program offers financial incentives for property owners in the older downtown section of Cary.

deferred loan. If improvements are kept in place for a period of three years, the loan is forgiven. This program is available for all property owners in the Town Center area, not only for owners of historic buildings.



Properties in Cary's downtown area are encouraged to take advantage of the Town's façade grant program to restore their façades to their original appearance. (122 E. Chatham Street)

The Town should consider funding an expansion of this program to include historic properties outside of downtown. Properties within the Green Level and Carpenter Historic Districts could benefit from this program as well as rural dwellings of particular significance. The program should also be considered to expand into areas or neighborhoods in Cary that are listed on the National Register in the future.

1.4.4. Action: Prepare a proposal for Town Council's consideration to establish a revolving fund for the purchase, protection, and then re-sale of historic structures.

A revolving fund is a fund or account whose income remains available to finance its continuing operations without any fiscal year limitation. Revolving funds are useful funding sources for historic preservation projects. An organization can establish a fund to purchase endangered properties, which are then resold with protective covenants or easements in place. Often funds must be spent to stabilize or weather-proof the property before it can be marketed.



The George Poland house, an example of mid-century Modern Architecture by Japanese-American architect George Matsumoto, was moved to avoid a Wake County road project using a revolving fund from Preservation North Carolina. (Photo from that organization's website)

An example of this type of program is Greensboro, NC's Preservation Greensboro Development Fund (PGDF) which was established in 1989 through grants from local government and several community foundations. Preservation Greensboro is a non-profit organization that operates the revolving fund. When a property is purchased and then re-sold, the money is returned to the fund to be reused for similar activities in the future. One of the most successful statewide programs of this type is the revolving fund operating by Preservation North Carolina. This non-profit group has saved hundreds of properties across the state with its program and has also published books and other reference materials on creating and operating a successful revolving fund program.

In recent years the Town of Cary has purchased several historic properties which have been utilized for public use. The implementation of a revolving fund would provide a framework for future acquisition of historic properties and their resale to private individuals. The feasibility and creation of a revolving fund program either by the Town or by separate group supported by the Town should be discussed and considered.

1.4.5. Action: Begin conducting periodic workshops on the Town's façade grant program.

Participation in the façade grant program has been limited and the Town should hold periodic workshops to inform property owners of its benefits. The workshops could feature property owners who have taken advantage of the program, before and after photographs of the improvements and how the program has been of assistance financially.

2. Goal: Preserve, protect and maintain Cary's historic resources

2.1 Objective: Preserve and protect Cary's historic structures.

2.1.1 Action: Identify areas meeting qualifications for new or expanded National Register Historic District designations; prepare nomination(s) with owner support.

Several areas were identified during the preparation of this Plan that appeared to meet National Register criteria for new or expanded historic district designation.

Recommendation: Reevaluate the existing boundary



The preservation of the George Poland House calls attention to mid-twentieth century architecture, of which Cary has an abundance of examples.



The Ranch-style house at 410 S. Harrison Avenue is worthy of inclusion in the Cary Historic District.



At 411 S. Harrison Avenue is a mid-20th century Minimal Traditional-style dwelling omitted from the Cary Historic District boundary.

for the downtown Cary National Register Historic District.

The Cary National Register Historic District was listed on the National Register of Historic Places in 2001 and includes properties centered along S. Academy Street, W. Park Street and Dry Avenue. Within the district are 39 contributing buildings and 15 non-contributing buildings. The boundary justification cited in the nomination states that "The boundary for the Cary Historic District is drawn to include the greatest concentration of pre-1945 historic resources associated with the town's history and development." The justification does not go into further detail and there is no discussion about pre-1945 properties left out of the boundary on S. Harrison Avenue and other adjacent parcels. The period of significance in the nomination ended at 1945 and this should also be reevaluated within the context of the district's mid-20th century growth and development. In order to fully capture the eligible properties within the historic residential area, the boundary and period of justification of the Cary Historic District should be reexamined. This reevaluation of the district is recommended for completion within the next one to three years.

Recommendation: Conduct a survey and National Register assessment of the area bounded by W. Chatham Street on the north and west, SW Maynard Road on the south, and along S. Harrison Avenue on the east.

As Cary grew after World War II, numerous subdivisions were created to meet the growing demand for housing. Some of the earliest of these were created to the west and southwest of the original town boundary and several of these were on property owned and developed by Russell O. Heater, a prominent Cary citizen of the mid-20th century. These developments included Russell Hills along Heater Avenue and adjacent streets platted in 1952, the Russell Hills extension along Ann, Marjorie and Dorothy Streets platted in 1955, and the West Russell Hills Extension on Dixon and Robert Streets in 1958.



View of the 500 Block of Willow Street, part of the Montclair Subdivision.

As a result of these developments, the area bounded by W. Chatham Street on the north and west, SW Maynard Road on the south and S. Harrison Avenue on the east contain the Town's largest concentrations of residential architecture built from 1945 to 1960. The neighborhoods

that developed in this area in the 1950s and 1960s were built with designs typical of the period. Lot widths were from 70 to 120 feet with most subdivisions offering lots in the 80- to 90-foot range. This allowed for the construction of the wide and horizontal ranch-style dwellings with generous yards. Common characteristics of these dwellings include brick veneer exteriors, low-pitched gable roofs, large picture windows and attached garages or carports.



This Ranch-style dwelling at 412 Marjorie Street was built in the Russell Hills Extension Subdivision.

Construction occurred at a rapid pace in many of these subdivisions and many retain a high degree of cohesiveness in their appearance. This area should be assessed within the next five years as to its historical and architectural significance and National Register eligibility. If one or more National Register districts are identified within this boundary, the Town of Cary should work with property owners to discuss the merits of pursuing National Register status. The Town of Cary should apply for matching grants from the state to hire consultants to complete such studies and evaluations.



Large lots, Ranch-style dwellings, and extensive landscaping are hallmarks of many of Cary's 1950s neighborhoods such as this block along Ann Street.

Recommendation: Conduct a survey and National Register assessment of the area bounded by W. Chatham Street on the north, Clay Street on the east, Hunter Street on the west and along E. Park Street on the south.

One of the first subdivisions platted in Cary after World War II was Forest Park. Forest Park was subdivided and platted by D.D. Kelly in 1947 and included 79 parcels along Waldo, Webster and Park Streets. Over the next five years many of these parcels were developed with small houses. Most of these houses were built in the Minimal Traditional style and ranged in size from approximately 800 to 1000 square feet. They were designed with modest detailing such as weatherboard siding, side gable roofs, and interior brick chimneys. Most dwellings possess minimal Colonial Revival detailing. This area retains a high degree of integrity from the mid-20th century and should be reviewed for its National Register eligibility within the next five years.



The dwelling at 318 Waldo Street was built in a simple plan with wood siding and a symmetrical façade.

Recommendation: Conduct a survey and National Register assessment of the historic downtown commercial area.

Cary's most significant collection of 19th and early 20th century commercial buildings is within the 100 block of W. Chatham Street. These one- and two-story buildings reflect Cary's importance as a railroad town of the turn of the century and provide a unique sense of time and place.

2.1.2 Action: Following the recommendations made in the comprehensive survey, contact property owners of National Register-eligible properties to explain the process and benefits of designation; pursue designation for properties when there is owner support.

A comprehensive survey will identify individual properties that may be National Register-eligible. Being listed individually on the National Register listing does not impose any restrictions on property owners, but does provide the option of tax credits for a substantial rehabilitation of a property. For income-producing properties there is a federal tax credit equal to 20% of the rehabilitation costs. This tax credit is applicable for costs such as a new roof, heating and cooling systems, and façade rehabilitation. Property owners must follow certain standards in order to qualify. A state tax credit of 20% is also available and may be used in conjunction with the federal tax credit. Prior to initiating a National Register nomination of any property, Town Planning staff should meet with the property owner to discuss interest in pursuing such a project.



The George Upchurch House at 6101 Collins Road is considered eligible for listing on the National Register for its architectural design.

2.1.3 Action: Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.

Properties in Cary with local landmark designation (there are currently four of them) are those that have particular significance in the community as determined by the Wake

County Historic Preservation Commission (HPC) and approved by the Cary Town Council. An owner of a privately owned landmark is eligible for an annual 50% property tax deferral beginning in the year following designation. For example, a property that is designated as a historic landmark in 2009 is eligible for the tax deferral in 2010. In exchange for the tax deferral, property owners are required to obtain a “Certificate of Appropriateness” from the Wake County HPC before making changes to the exterior of the property. A Certificate of Appropriateness is a permit that certifies that changes to a historic landmark are appropriate to the historic character of the property. This regulatory review ensures a public benefit is gained in exchange for the tax deferral. Landmark designations encourage stability in the community and high property values. Capital Area Preservation, Inc., in its role as staff for the Wake County HPC, provides technical preservation assistance to owners of landmarks upon request. The Town Planning Department and the Wake County HPC should continue to identify qualified properties and contact property owners about the benefits of designation.

2.1.4 Action: Begin periodic informational meetings for interested property owners to explain the process and benefits of historic district zoning.

There are three National Register historic districts in Cary; the Cary Historic District, the Green Level Historic District and the Carpenter Historic District. Listing on the National Register is an honorary designation only and owners can do whatever they wish to their property. Adding modern additions or even demolishing a historic property is not regulated through National Register listing.

Protection of historic resources in North Carolina is often accomplished through historic overlay zoning. Historic overlay zoning is an additional layer of zoning on top of an area’s base zoning. Historic overlay zoning is administered by a Historic Preservation Commission, and changes and alterations to properties within the overlay are governed by adopted design review guidelines. Guidelines for historic overlay districts are written to promote the preservation of an area’s architectural designs, materials, and overall appearance. These guidelines generally govern such actions



The John Pullen Hunter House at 311 S. Academy Street is a local Cary landmark.



Properties within the Cary Historic District such as these dwellings along W. Park Street are not currently protected from demolition or inappropriate alterations.



Neighborhoods developed in the mid-20th century should be assessed for the desire and need for protective overlays (414 S. Harrison Avenue).

as repairing or replacing features such as siding, windows, doors and porches as well as the appearance of new construction and requests for demolition.



This dwelling at 221 Urban Street is an example of the style and design of houses built within the Forest Park subdivision in the 1940s and 1950s.

Recommendation: In the next two to three years, the Town Planning staff should meet with property owners in the following areas to ascertain interest in pursuing local historic district zoning:

- The 19th and early 20th century commercial buildings within the 100 block of W. Chatham Street. This is Cary's most significant collection of 19th and early 20th century commercial buildings. The preservation of the buildings along this block is of particular importance to the town.



The dwellings in this neighborhood are similar in scale, size and architectural detailing. This view is along Urban Street.

- The area bounded by W. Chatham Street on the north, Clay Street on the east, Hunter Street on the west and along E. Park Street on the south. This area retains a high degree of integrity from the mid-20th century and should be assessed within the next two years as to its eligibility and the desire of property owners to create a local historic district zoning overlay.

- The area bounded by W. Chatham Street on north and west, SW Maynard Road on the south, and along S. Harrison Avenue. This area contains the town's largest concentrations of residential architecture built from 1945 to 1960. The neighborhoods that developed in this area in the 1950s and 1960s were built with Ranch, Split-level and Cape Cod designs typical of the period.



Hipped-roof Ranch-style dwelling at 429 Dorothy Street.

Beyond the existing zoning, there are no protections for the character and architecture of these areas. Through public meetings property owners can decide if such overlay protections are warranted and what level of protection is needed.

Action: 2.1.5 Develop for Town Council's consideration alternative zoning and site design standards for the Green Level and Carpenter Historic Districts to help mitigate threats to historic structures and landscapes.

The Carpenter Historic District contains a variety of farmsteads, commercial buildings and dwellings that reflect this railroad community's 19th and early 20th century heritage. Recent growth and development in the Carpenter vicinity has threatened its rural character and the Town of Cary has worked to find ways to preserve its character. The Green Level Historic District is primarily composed of farmsteads and woodlands centered on the area around the Green Level Baptist Church. This community has been the subject of several planning studies, and much, but not all, of this area is within a Conservation Residential Overlay District.

These two National Register districts are the most intact resources reflective of Cary's rural heritage and all methods for their preservation should be fully explored. While the adopted plans for these two areas encourage compatible infill and development, there is current zoning in both districts that poses a threat to their historic integrity.

In and around the Carpenter National Register District, Office, Research and Development (ORD) zoning is one of the key zoning districts, and it poses a serious threat to the historic integrity of the area. The stated intent of the ORD district is to provide locations for a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Based on this description, the current ORD zoning in the Carpenter community could transform that historic rural area into an office park. In addition, the ORD district (as with all non-residential zoning districts in Cary), lacks minimum lot size requirements. The minimum front setback is 30 feet, and there is no minimum side or rear setback. For properties within 100 feet of any residential zone, the maximum building height is 35 feet, but for all other properties the maximum height is 50 feet. The zoning also has a provision that allows an additional foot of height for every additional foot of setback.

In the Green Level National Register District, though most



The Alious Mills farmstead, which is bounded by Green Level West Road, Green Level Church Road, and Beaver Dam Road, is zoned General Commercial (GC). This zoning classification could result in conventional suburban strip commercial development.



The Carpenter community continues to reflect its rural community character in the midst of extensive development. (Warehouse on the north side of Morrisville-Carpenter Road just east of the railroad tracks.)



107 E. Chatham Street



208 S. Academy Street

The above two photos illustrate the existing scale of Cary's downtown historic core. The historic character would be threatened if five-to-six-story buildings were built beside them.

of the zoning is still residential, General Commercial (GC) zoning is applied to one key area – the somewhat triangular-shaped portion of the Green Level community bound by Green Level West Road, Green Level Church Road, and Beaver Dam Road. As with the ORD zone, the minimum front setback in the GC district is 30 feet, and there is no minimum side or rear setback. For properties within 100 feet of any residential zone, the maximum building height is 35 feet, but for all other properties the maximum height is 50 feet. The provision allowing an additional foot of height for every additional foot of setback applies here as well. Because GC zoning permits suburban-style strip commercial development, it is a serious threat to Green Level's historic integrity. The GC zoning district description may call for high quality development, but it is essentially a highway commercial type of zoning. Its application to the area bound by Green Level West Road, Green Level Church Road, and Beaver Dam Road is alarming given the exceptional historic and rural character of this small area.

In addition to these zoning issues, current site design standards for these areas require or encourage formal landscape buffers and streetscape plantings, and asphalt-paved parking lots that would erode the informal, rural character of the historic districts.

For these reasons, the Town Planning staff should conduct meetings with property owners to discuss developing alternative zoning and/or site design standards to protect the historic integrity of these areas. This action should occur within the next one to two years.

2.1.6 Action: Develop for Town Council's consideration alternative zoning and design standards for the Town Center's historic core to ensure compatible infill and to reinforce traditional design patterns.

The current zoning in the historic core of the Town Center area is of particular concern because of its potential effect on historic resources. The High Intensity Mixed Use (HMXD) subdistrict is applied to most of the central portion of the Town Center area, including the National Register Historic District. The HMXD subdistrict has no lot size, lot width or

front setback requirements. The maximum building height requirement is 65 feet south of the railroad, allowing five- or six-story buildings. Given that the area's historic buildings are one and two stories, this maximum height standard could result in new infill buildings being substantially out of scale with the historic pattern within the current HMXD district.

In the Medium Density Residential (MDR) and the Low Density Residential (LDR) subdistricts, the minimum 10 foot front setback (when front parking is not provided) would result in new infill buildings incompatible with the deeper front setbacks of the area.

The *Town Center Area Plan* was adopted in August of 2001 and among the plan's guiding principles is the goal of creating "a sense of place" and encouraging the "rehabilitation of declining residential properties and neighborhoods." But one of the recommendations of the Plan is that the historically-based 5,000 to 8,000 sq. ft. residential lots be combined to yield larger parcels for redevelopment. This recommendation is clearly counter to preservation goals since it would encourage demolishing buildings to combine lots for new development.

The Plan includes illustrations of four-story buildings, although the Design chapter suggests two- to three-story buildings, more in keeping with the historic development patterns and less threatening to historic buildings. The design guidelines regarding height in the downtown area should be more explicit and provide appropriate and consistent illustrations.

Images of the proposed Cottage Business and Residential (CB&R) designation in the Plan depict colonial style architecture, a style that is not historically-based for Cary. Cary's traditional downtown architecture is reflective of many other North Carolina small towns. Most buildings were designed with storefronts composed of bulkhead panels, display windows and transoms, while upper facades had arched or rectangular windows and a brick or sheet metal cornice at the roofline. The historic buildings in the 100 block of W. Chatham Street provide the appropriate models as the basis of new infill. The use of "colonial" architectural designs of the 18th century would create a false sense of history and development out of keeping with Cary's origins as a 19th century railroad community.



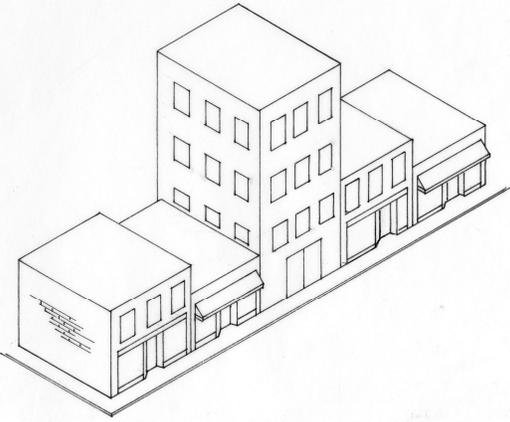
Building heights in the older downtown area should be compatible with historic development patterns. This view is of Chatham Street looking east towards Academy Street. Areas to the north of the railroad and further east along Chatham Street are more appropriate locations for taller buildings and denser development.



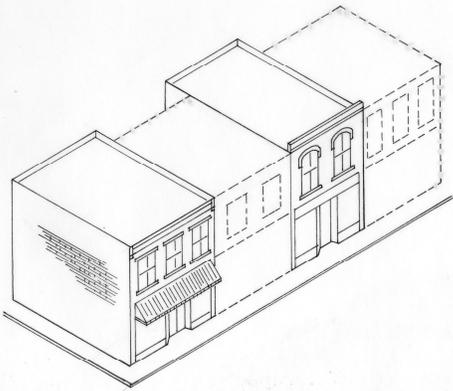
The building at 125 W. Chatham has a traditional storefront with display windows on brick bulkheads with arched windows on the second floor.



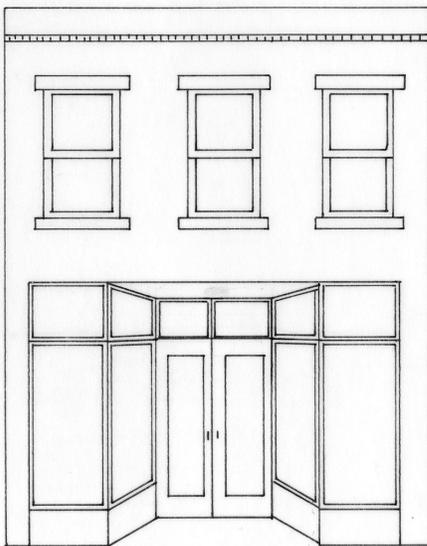
Top and bottom pictures are examples of appropriate new construction in a historic downtown. New construction downtown is encouraged as long as it is in appropriate scale, follows traditional commercial architecture patterns and does not result in the removal of historic buildings. Building heights of no more than three stories would ensure compatibility. The new buildings shown above are appropriate in their height, use of traditional storefront designs and upper façade detailing.



NO - New buildings in the historic downtown area of Cary should not exceed three stories in height.



YES - New buildings should be compatible in height with adjacent buildings. For the historic downtown area of Cary two-story height would be most ideal.



YES - Traditional commercial building designs (with a two-part façade consisting of a street-level storefront and an upper-level with windows) are encouraged for the downtown area rather than "Colonial" or "Williamsburg" designs which would create a false sense of Cary's history and development.



The White Plains – Jones Cemetery contains the remains of Nathaniel Jones, a prominent early citizen of Wake County who died in 1815. This cemetery is preserved within the Maynard Oaks subdivision.



This poignant headstone in Hillcrest Cemetery commemorates the life of Mary Ray Yarbrough who died at age nine.

In the next one to two years, the Town Planning staff should consider revising the Town Center Plan to make the design guidelines consistent on height requirements and also to make the zoning requirements compatible with traditional development patterns.

2.2 Objective: Preserve and protect cemeteries and archaeological resources.

2.2.1. Action: Develop and maintain an inventory of cemeteries and known archaeological sites.

From the 18th to the early 20th centuries most of the land that is now in Cary was rural farmland. Most often, burials took place in private family plots or at church graveyards. Cary's development in the 20th century resulted in many of these cemeteries being surrounded by homes or other buildings. In Cary, the Hillcrest Cemetery at the south end of Page Street was the main community cemetery after the turn of the century. Some cemeteries such as Hillcrest have been inventoried and burials are listed on-line through genealogical websites such as www.cemeterycensus.com which has a map of Wake County cemeteries and their accompanying surveys.

The Friends of Page-Walker Hotel, a non-profit, volunteer group that supports preservation, currently has a project underway to visit as many of the local cemeteries as possible, and to gather information and photographs to highlight the history and stories the cemeteries can convey. Extensive information is presently available on cemeteries in Cary but there remains a need to consolidate this data into one inventory. This inventory should include maps showing the location of all cemeteries as well as information on the number of graves and headstone inscriptions.

State law requires that anyone who discovers unmarked burials, or suspects that they are being disturbed, must notify the county medical examiner or the state archaeologist immediately. There is then a period of forty-eight hours to make arrangements for the protection or removal of the graves. The North Carolina Department of Cultural Resources may obtain administrative inspection warrants for

the purpose of gathering additional information as necessary.

In addition to cemeteries, the inventory should include any known or potential archaeological sites. The Office of State Archaeology is a good source for archaeological data, and should be consulted for any records or data for known archaeological sites in Cary. Historic buildings or farmsteads are also a good place to start when inventorying potential archaeological sites. A significant amount of a property's history is located in the ground around the structures. For example, prior to the establishment of a modern water system in 1924, Cary residents relied upon privies for sanitation and wells and cisterns for potable water. These below ground features were often used as convenient receptacles for household waste. As a result, excavations of these types of features often provide bottles, examples of glassware, dishes and other discarded items which can illustrate the occupant's lifestyle.

Archaeological sites can add insight into how people were living in this area during different time periods and what types of resources were being utilized within the area by the different cultures prior to European settlement. An inventory of known or potential archaeological sites can be added to incrementally as archaeological surveys are completed.

2.2.2 Action: Develop for Town Council's consideration an ordinance requiring a phase I archaeological survey for new development projects involving site disturbance.

Archaeological investigations are generally required under Section 106 of the National Historic Preservation Act when development or highway projects utilize federal funds or require federal permits or licenses. However, for projects that don't use federal funds or don't need federal permits or licenses, there is no federal or state requirement for an archaeological investigation. Therefore, in many cases it falls to local officials to decide whether archaeological investigations or at least a site background check with the North Carolina State Archaeologist should be conducted prior to the initiation of projects involving site disturbance.

Large development projects have the potential to disturb



Older cemeteries often display headstones and monuments displaying particular artistry. This broken flower design signifies the early death of Susan Raven in the Hillcrest Cemetery.



Archaeological investigations can uncover valuable information on prehistoric and historic occupations of a community.



An ordinance requiring phase I archaeological survey would have the potential to identify resources in areas with a high probability of artifacts.

archeological sites and artifacts. In the case of human remains, federal law requires property owners to excavate and repatriate the graves in a specific manner. However, there are no requirements for property owners if they only uncover artifacts like prehistoric pottery or stone tools or historic artifacts. Rather than lose this potential wealth of information, the Town of Cary should consider requesting a phase I archaeological survey before large site-disturbing development projects begin. A phase I survey usually involves preliminary background research, a pedestrian survey of the property, soil sampling and analysis, and a report stating the results of the research and sampling. The phase I survey is designed to identify the existence of any prehistoric or historic archaeological resources within an area. Though most phase I surveys fail to reveal any potentially significant resources warranting further conservation efforts, if significant resources are identified, the information can establish a framework for discussion about how best to avoid or minimize adverse effects to those sites. The Town could also choose to provide incentives to developers for avoiding disturbance of potentially significant sites. Undisturbed sites can be mapped and remain as a safe repository for artifacts for future generations to study.

2.2.3 Action: Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.



North Carolina's Office of State Archaeology provides oversight and guidance for protecting archaeological resources in the state.

The Office of State Archaeology offers public education programs on prehistoric and historic archaeology. Staff archaeologists demonstrate archaeological techniques, give lectures, and prepare several types of publications on North Carolina archaeology. Targeted audiences include school groups, amateur archaeological and historical societies, and government agencies that deal with archaeology. The Town's Parks, Recreation, and Cultural Resources staff should consider contacting the Office of State Archaeology to find out more about existing programs, and for assistance in developing an archaeological program for Cary citizens.

2.3 Objective: Encourage adaptive re-use of historic structures.

2.3.1 Action: Develop a delay-of-demolition ordinance for Town Council review and adoption that applies to significant historic structures outside of local historic districts.

Chapter 160A – Article 19, Part 3C of the General Statutes, State Statute 400.14 allows local governments with historic preservation ordinances to delay demolition of landmarks and buildings within local historic districts for up to 365 days. Demolition delay is an important tool because it provides time for the Historic Preservation Commission to negotiate with the owner to find a means for preserving the building or site. Statute 400.14e also states that if the Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of the delay period and authorize earlier demolition or removal.

Cary has several designated landmarks but no local historic districts. Many of Cary’s historic structures are located within National Register Historic Districts or are scattered about the community, but Statute 160A-400.14 does not apply to structures outside of local historic districts, except for designated landmarks, even if they are in a National Register Historic District. Thus, under this Statute, Cary’s ability to delay demolition of historic structures is limited.

In view of this, in 2007, the Towns of Cary and Wake Forest requested and gained State enabling legislation (House Bill 827) to regulate demolition of a broader range of designated historic structures. The Bill states “... a municipality may adopt ordinances to regulate the demolition of historic structures within its municipal corporate limits and extraterritorial jurisdiction. For purposes of this act, the term ‘historic structures’ means:

1. Designated local, state, or national landmarks; or
2. Any structure that is:
 - a. Individually listed in the National Register of Historic Places;
 - b. Individually identified as a contributing structure in a National Register District;



Demolition delays are important in preventing the loss of historic buildings in commercial areas...

...and residential areas.



- c. Certified or preliminarily certified as a contributing structure in a registered historic district;
- d. Individually listed in the State Inventory of Historic Places;
- e. Individually listed in the county Register of Historic Places; or
- f. Individually listed in a local inventory of historic places in communities with a certified historic preservation program....”



Deconstructing buildings that cannot be saved salvages valuable materials for reuse and minimizes debris in landfills.

House Bill 827 goes on to say that “An ordinance adopted under this act may not prohibit the demolition of historic structures except in accordance with the provisions of Part 3C of Article 19 of Chapter 160A of the General Statutes.” It appears that House Bill 827 gives Cary the ability to enact an ordinance allowing delay of demolition for a wider range of designated historic structures than before, as long as the ordinance follows the other provisions of Statute 160A-400.14.

Before Cary decides to move forward with crafting a demolition delay ordinance under this enabling legislation, it is recommended that the Town adopt a Historic Preservation Ordinance and create a local Cary Historic Preservation Commission to help administer the provisions of a demolition delay ordinance. Other recommendations of this plan are to undertake a comprehensive survey of Cary’s historic resources, determine which properties are potentially eligible for National Register listing, and then develop for Town Council’s review and adoption criteria for evaluating local significance. Properties listed in a local inventory and meeting adopted criteria for local significance may then be subject to demolition delay.

In cases where properties are of particular significance but cannot be saved, the Town should consider placing a condition on demolition permits that requires the applicant to provide opportunity for photographic documentation of the inside and outside of the historic structure. This should include photographs of all exterior elevations, details and representative interior views. Digital photographs produced prior to demolition should then go to the Page-Walker Heritage Museum for archiving. Any known historic information concerning the property should also be documented and submitted.

In addition to requiring photographs and written documentation, salvaging important details and materials should also be encouraged. This could include contracting with demolition companies to salvage historic brick, lumber or architectural elements such as mantels, staircases, and wall paneling. Such companies could then resell these elements for future rehabilitation projects.

2.3.2. Action: Seek State enabling legislation to allow “demolition-by-neglect” regulation of historically significant structures located outside of local historic districts.

In addition to enabling demolition delays of designated historic structures, State Statute 160A-400.14 allows the governing board of any municipality to enact an ordinance to prevent the demolition by neglect of any designated landmark or any building or structure within an established historic district. This provision was adopted by the Wake County Historic Preservation Commission and demolition by neglect of any designated historic landmark or property located within a district constitutes a violation of the Wake County Historic Preservation Ordinance. As stated earlier, Cary does not currently have any established local historic districts, so this enabling legislation has limited usefulness in Cary.

Considering this, the Town may want to seek additional State enabling legislation to allow for demolition-by-neglect regulation of historically significant structures outside of local historic districts – similar to the special enabling legislation Cary received in 2007 for enacting demolition delays.

2.3.3. Action: Acquire and promote materials to educate landowners and developers about the use of the available North Carolina Rehabilitation Code.

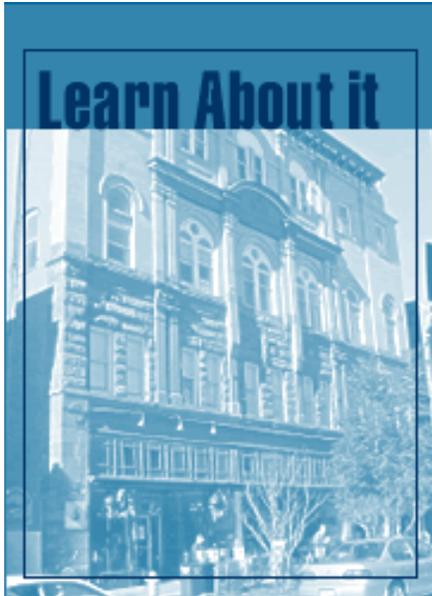
The North Carolina Rehabilitation Code is different from the regular North Carolina Building Code in that it is written specifically for existing buildings. The Rehabilitation Code places a greater emphasis on complying with the “intent” of the code, recognizing that the wide array of rehabilitation



Demolition-by-neglect ordinances help prevent properties from being abandoned and threatened by lack of maintenance.



Demolition-by-neglect ordinances require properties to be maintained and stabilized to prevent vandalism and deterioration.



A brochure is also available on-line that provides details on the Rehabilitation Code and its usefulness for historic buildings.

problems in older buildings does not lend itself well to rigid solutions. The Rehabilitation Code provides predictability in the time and resources required to rehab outdated or deteriorated buildings, requirements that are proportional to the scope of the work, and compliance required of just the building area being rehabbed unless there is a public safety issue. The code requirements are established according to the category of work being done: repair, renovation, alteration, reconstruction, change of use, addition. The Rehabilitation Code addresses historic building by including special requirements and provisions applicable to structures meeting the U.S. Secretary of Interior's standard for historic buildings. It allows for the use of replica materials, establishes special provisions for historic buildings used as museums, and identifies building elements that many meet relaxed code requirements to preserve the integrity of a historic structure.

Access to information concerning the North Carolina Rehabilitation Code should be available on the Town's website and in Town Hall. The Town should create a brochure which summarizes the key elements of the Rehabilitation Code. Copies of the brochure should be made available to property owners, builders and developers. Town Inspections staff should be familiar with the Rehabilitation Code, and take advantage of training offered by the state on this issue.



Workshops could include recommendations for historic paint colors and painting techniques.

2.3.4. Action: Begin sponsoring periodic public workshops on historic building repair and maintenance.

Cary's historic property owners would benefit from programs and workshops that highlight the proper methods of historic building rehabilitation and repair. The Town should seek opportunities to sponsor or co-sponsor programs with other local governments or organizations associated with historic preservation. For example, the State HPO and the Wilson, NC Historic Preservation Commission have co-sponsored window and plaster restoration workshops. The window workshop included recommendations and methods for rebuilding historic wood windows and basic repair. The plaster workshop involved hands-on repair and application of new plaster in a vacant house undergoing restoration. These workshops attracted dozens of participants and provided valuable information to historic home owners.

All owners of historic buildings in North Carolina, including private individuals and organizations as well as governmental agencies may request technical advice from the Restoration Branch of the State Historic Preservation Office (HPO). Technical consultation incurs no cost or obligation. A building does not need to be listed in the National Register of Historic Places or have any other special historic designation to be eligible for this service. Consultations are offered on a time-available basis and may include telephone consultations, mailings of technical articles and sample specifications, on-site building inspections and evaluations, and referrals to specialty architects, contractors, and consultants.

When the Town's historic preservation website is developed, it should also include links to organizations such as the State Historic Preservation Office, the National Trust for Historic Preservation, and the National Park Service, which provide guidelines for historic building rehabs, and also to Preservation North Carolina, Inc., a state-wide non-profit preservation organization that maintains a Professional Associations Network. The network provides the names and contact information of a wide variety of companies and individuals involved in historic preservation and rehabilitation.

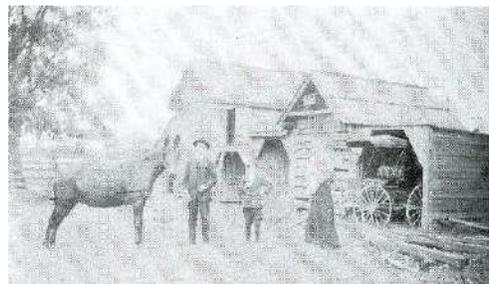
2.4 Objective: Effectively steward Town-owned historic resources.

2.4.1 Action: Develop a policy for review and adoption by which the Town, prior to its purchase of properties with potential historic significance, completes an assessment to determine the historic and archaeological value of the site and its existing structures.

The Town of Cary owns a number of historic properties that are listed on the National Register of Historic Places: the Page-Walker Hotel; the A.M. Howard Farm and associated outbuildings; the C.F. Ferrell Store, the Ferrell Warehouse, and the Ferrell Fertilizer Warehouse; and the old Cary High School. Consequently, these buildings have been thoroughly assessed for their architectural and



Several properties in the Cary Historic District have converted residential uses to offices. (311 S. Academy Street)



This historic photo depicts the Howard family of Cary Carpenter and portrays the rural character of the Carpenter community at the turn of the century.

historical significance. However, no other Town-owned properties have been assessed for their historic significance, including those built in the recent past.

One of the recommendations of this Plan is to create a Cary Historic Preservation Commission. One of the first actions of this Commission should be to complete an inventory of Town-owned properties, with an assessment of their historical, architectural, and archaeological significance. Similar assessments should be completed for properties fifty years old or older that are acquired by the Town of Cary in the future. Understanding and documenting the significance of structures and other property is the first step in preserving the historic integrity of these resources for education and enjoyment of future citizens.



The Waldo House required extensive cleaning and structural support prior to its move .

2.4.2. Action: Begin preparing preservation and stewardship plans for each historic resource (structural and non-structural) owned by the Town; continue as resources are acquired.



The historic Waldo House (ca. 1873) was relocated from Waldo Street to Park Street in downtown Cary.

Cary has been proactive in acquiring significant historic properties and it is likely that additional properties will be acquired in the future. Historic properties currently owned by the Town include the Page-Walker Arts & History Center, the Waldo House, the Bartley Farm, the old Cary Elementary School, the Waldo House, the A. M. Howard Farm, and the C.F. Ferrell Store along with two Ferrell warehouses. These and other Town-owned historic resources should be preserved and maintained in accordance with established guidelines. A design guideline manual should be prepared by Town staff or a qualified consultant with oversight from a Historic Preservation Commission. This type of guideline manual need not be lengthy but should include basic preservation principles such as the Secretary of the Interior’s Standards for Rehabilitation, and general recommendations for historic building material maintenance, repair and replacement. The *Carpenter Rural Village Design Guidelines* contains information that can be utilized in such a manual and there are many other examples of appropriate design guidelines prepared for communities across the state.



The Waldo House, owned by the Town, is shown here at its temporary site on Park Street.

In addition to preparing design guidelines for Town-owned historic properties, there should also be the preparation of a specific management plan for each property or site that outlines appropriate uses, stabilization needs, maintenance, and future rehabilitation.

An example of this type of management plan is the proposed adaptive reuse of the Town-owned Bartley House, which was included in the overall *Bartley Community Park Master Plan* completed in 2005. The *Bartley Park Master Plan* centers on the Bartley homestead which is over 160 years old and is an example of a central-hall, Greek Revival influenced dwelling. The master plan recommended that the building be restored for use as a cultural arts facility. The building would be rehabilitated for flexible community uses rather than be restored as a house museum. As the *Bartley Park Master Plan* is implemented, a more comprehensive management and rehabilitation plan for the dwelling is proposed to occur in the future.

Management plans for the Town-owned historic resources should designate the Town department(s) responsible for security and maintenance as well as which physical changes will result in design review by designated Town staff or by the Historic Preservation Commission. Management plans should also examine potential sources of income such as lease arrangements with building tenants and/or area farmers to continue cultivation of historic landscapes. These types of plans should promote uses historically appropriate for the property or an adaptive reuse compatible with maintaining as much of the historic character as possible.

2.4.3. Action: Develop an interpretive plan that incorporates educational goals and addresses public access for each Town-owned historic site/property.

For historic properties owned and managed by the Town, interpretive plans should be developed that incorporate educational goals and public access. Such plans should provide a historical and architectural narrative of the property, why the property is significant and how best to tell its story. For each property there should be a discussion of public access,



The Bartley Farm is part of a 50-acre tract owned by the Town of Cary. The house and outbuildings will be incorporated into a community park.



The Bartley Park Master Plan includes recommendations for the adaptive reuse of historic buildings on the site.



Interpretive plans for historic buildings must consider ADA compliance such as this rear wheelchair ramp at Ayr Mount in Hillsborough., North Carolina, a historic house open to the public.



ADA compliance for historic buildings include designated and identified parking areas.

use of the property and appropriateness of exhibits either within the building or elsewhere on the site. Interpretive plans should contain estimates of costs involved with writing and producing educational materials and creation of exhibits or markers. If the building itself is to be open to the public there should be consideration for docents, volunteers or Town employees to be available at regular hours and the type of information to convey. Public access will also require compliance with the Americans with Disabilities Act (ADA). Such compliance could include the installation of wheelchair ramps or lifts, off-site interpretive materials, and alternative materials for those visually or audibly challenged. The site itself would need to meet ADA compliance for parking and access to the building itself.

2.4.4. Action: Develop a process by which proposed changes to, demolition, or moving of historically significant Town-owned properties be reviewed first by a historic preservation commission.

Once design guidelines for Town-owned properties have been adopted, a process for review of proposed changes to structures, including proposals for demolition or moving of a structure, should also be put in place. The process should delineate clear levels of responsibility for review of proposed work; all proposed work should be reviewed prior to actual initiation of work. If the work is minor in nature, a designated Town staff member could be given approval authority. Actions that involve extensive rehabilitation, demolition or additions should be reviewed by the Historic Preservation Commission.

3. Goal: Preserve historic context

Objective: 3.1. Protect existing development patterns that contribute to historic areas.

3.1.1. Action: Initiate periodic meetings with downtown property owners, including churches and schools, to discuss their future expansion plans and their potential impact on historic resources.



In 1926, the First Baptist Church replaced its earlier frame building with this building on S. Academy Street.



The First Methodist Church was rebuilt in 1923 and has been expanded in recent decades.

The appearance of the downtown area of Cary and the Cary Historic District could be greatly affected through commercial development and expansion of institutions. Actions adversely affecting historic properties include demolition to make way for parking lots or new buildings, or new construction out of keeping with traditional development patterns. The Town Planning staff is encouraged to meet with downtown property owners and representatives from the major churches and schools to discuss any future expansions or building programs and seek methods to minimize harm to historic resources.

In particular, two of Cary's oldest congregations continue to have a presence in the downtown area on Academy Street. The First Methodist Church was established in 1871 and a frame church building was erected the following year at what is now 117 S. Academy Street. In 1923, this frame church was enclosed with brick and a new Gothic Revival style tower was added on the main façade. The Baptists built a new sanctuary on S. Academy Street in 1926. This church was itself replaced in 1968 with the existing building, which has had numerous expansions.

Both congregations have grown significantly in the past few decades. The First Baptist and First Methodist Churches have thousands of congregants and there is extensive use of their facilities on Sunday. The two churches occupy an important central location between the historic commercial area of Cary and the residences in the Cary Historic District. Both churches have made a commitment to remain in the downtown area. However, their proximity to the Cary Historic District and other historic resources raises concerns about the loss of contributing buildings as these church campuses grow in the future.

The Town of Cary is encouraged to undertake a planning process with the two churches to discuss future expansion plans and seek to mitigate any adverse effects to nearby historic properties. This planning process may include examining areas for off-site parking, the use of joint buses or shuttles for peak use times on Sunday or adaptive reuse of existing buildings. This planning process is recommended to occur within the next three years.

3.1.2. Action: Establish standards for determining when moving a historically significant structure is an appropriate preservation solution.

Moving a historic building is generally not recommended since it removes the property from its historic context and site and setting. A historic resource’s original location is part of its overall significance and a part of its story is lost when it is transported elsewhere.

However, if demolition is the only alternative then moving a historic building may be a worthwhile goal. The Town Planning staff should examine design guidelines from other communities and adopt standards on moving buildings. If a Cary Historic Preservation Commission is created in the coming year, one of its first actions should be to adopt design review guidelines. Within the design guidelines should be a section outlining standards for moving buildings. Most guidelines state that moving a building should be undertaken using methods that ensure minimal harm to the architectural character of the building. This would include preserving as many features in place and rebuilding a new foundation or chimneys with materials to match the original as closely as possible.

It is also important that the new location of the building be consistent with the original historic context. For example, relocating a circa 1925 Bungalow style dwelling into a neighborhood of circa 1960s Ranch-style houses would not be compatible, but its relocation into a traditional block from the early 20th century would be appropriate. In the past, several historic buildings have been moved in Cary to make way for new development. Standards to guide future actions of this type should be adopted within the next one to three years.



Moving historic buildings should be undertaken only if the only other option is demolition.

3.1.3. Action: Develop application criteria and a review process for neighborhoods interested in pursuing a neighborhood conservation overlay district; hold periodic informational meetings with interested neighborhoods.

A concern expressed during the public input and visioning phase of this Plan was the loss of character in Cary's older neighborhoods due to out-of-scale development and insensitive designs. As discussed elsewhere in this Plan, one typical tool to ensure compatible changes and new infill in these areas is local historic district zoning overlay. A local historic district zoning designation would require that changes to structures be reviewed by a Historic Preservation Commission for appropriateness, and a certificate of appropriateness would need to be issued before a building permit could be issued.

For older neighborhoods that are not interested in, or perhaps don't meet the criteria for, historic district zoning, but are concerned about loss of neighborhood character, there is another type of zoning overlay called the neighborhood conservation overlay district (NCOD). A NCOD is a type of zoning overlay used to protect and revitalize significant older neighborhoods. The NCOD is an additional layer of zoning regulation applied on top of the existing zoning regulations. Whereas historic district zoning overlays regulate the architectural design of windows and doors, as well as choice of building materials, NCOD zoning typically focus more on regulating neighborhood character-defining features such as lot size, building height, setbacks, streetscapes, etc. NCOD zoning regulations are usually administered through the regular development review process, and generally do not require a review or permit from a Historic Preservation Commission. NCOD regulations are written specifically for a neighborhood, so the regulations will vary from neighborhood to neighborhood depending on the neighborhood's character and needs. NCOD regulations can help to create context sensitive infill that relates to the neighborhood and is in keeping with the existing architecture in terms of massing, scale, setbacks, and lot size. Modern designs would be acceptable but within a set of parameters deemed important by the neighborhood.



The dwelling at 816 Normandy Street is part of a distinctive mid-20th century neighborhood centered around Dorothy Park.



This split-level dwelling at 138 Shirley Avenue is part of a distinctive neighborhood south of downtown.

A recommendation of the Plan is for the Town Planning staff to develop an ordinance for Town Council review and approval that establishes the exact criteria needed to form a neighborhood conservation overlay, as well as a clear application and review process for neighborhoods interested in pursuing a NCOD. Once an ordinance is adopted, staff should meet with interested neighborhoods to discuss the criteria and process for pursuing NCOD zoning.

Objective: 3.2. Preserve and protect historic viewsheds, rural and designed landscapes, and associated historic resources.

3.2.1 Action: Develop requirements for the protection and ownership of historic structures that are preserved during the rezoning/site development process.



The Green Level Historic District retains much of its rural character and appearance.



The Alious Mills Store was built ca. 1916 and is a contributing structure in the Green Level National Register Historic District.

Occasionally a historic structure is preserved in situ even when the parcel of land on which it sits is being developed. This is either because of a negotiated agreement with the developer during the site approval process or because the development falls within Cary's Conservation Residential Overlay District, a zoning category which provides the developer a density bonus in return for preserving historic structures. In cases such as these, the historic property that is saved may be vacant, but must continue to be owned and maintained by someone – either an individual or an entity such as a homeowner's association. Currently, the Planning Department has no consistent policy or set of requirements for making sure historic structures preserved as a condition of the development process will be maintained in a historically appropriate manner. The Town Planning staff should develop requirements for the protection of these structures in perpetuity, and require that the conditions and requirements be legally recorded with the plat or as a part of the homeowner's association documents.

3.2.2 Action: Based on the results of a comprehensive historic resources survey, expand the applicability of historic preservation incentives in the Conservation Residential Overlay District (Southwest Area Plan) to historic structures outside of the Green Level National Register Historic District.

The Conservation Residential Overlay District refers to land designated in the Southwest Area Plan as Conservation Residential - Low Density (LCR) and Conservation Residential - Very Low Density (VLCR). The Conservation Residential Overlay District ordinance implements Southwest Area Plan recommendations that include providing incentives for preservation of primary historic structures that are contributing to the Green Level National Register District (which falls within the boundaries of the Southwest Area Plan). After the Town completes a comprehensive survey of historic resources and additional significant historic structures are identified, incentives should be provided for preservation of any of these significant historic structures that fall *outside* of the Green Level National Register District, but still within the Conservation Residential Overlay District.

3.2.3. Action: Continue to seek state, federal, and private grant opportunities to acquire historic landscapes and/or easements that protect historic landscapes and views.

On the national level, the U.S. Department of Agriculture awards grants to local governments for protection of open space and farmland. On the state level, the Clean Water Management Trust Fund and the Parks and Recreation Trust Fund also award grants to local governments. These are usually matching grants, and since the Trust Funds aren't always fully funded by the Legislature, the application process is highly competitive. Even so, the Town of Cary's Parks, Recreation, and Cultural Resource Department has for many years successfully leveraged Town funds to consistently win grants to acquire open space. Since 2000, the Town has been able to protect over 250 acres of open space along the White Oak Creek – the majority located west of NC 55 near the historic Green Level community. Of the approximately 250 acres acquired, 46 acres were protected with conservation easements.



Rural landscapes such as these along Pierce Olive Road should be preserved.

3.2.4. Action: Prepare a historic preservation bond referendum proposal for consideration by Council to fund the purchase and preservation of historic structures and historic rural landscapes.

The most efficient approach to historic preservation is through a dedicated funding stream which enables a planned approach and thoughtful prioritization of preservation actions. Because of this, a bond issue is an ideal funding mechanism. Cary should pursue this funding approach for acquiring historic resources.

3.2.5. Action: Develop a process by which preservation interests are routinely considered during the planning of roadway improvements.



Assessment of effects to historic resources should be taken into account prior to initiating road widening projects.

Major road projects in Cary utilizing federal funds must consider the project's effects on historic resources. In these circumstances the State Department of Transportation must identify any historic properties in the project area and assess impacts and effects. This review is mandated through Section 106 of the National Historic Preservation Act. However, for projects which utilize local funds there are no similar requirements.

The Town of Cary's Engineering Department is encouraged to consider historic resources in its road construction projects. This should include consulting with the Planning Department, the Wake County Historic Preservation Commission or any future Cary Historic Preservation Commission regarding historic properties that might be affected through road widenings, improvements or new right-of-ways. If it appears that road projects may adversely affect historic properties there should be a review of alternatives or mitigation. The Town's Comprehensive Transportation Plan should also be reviewed for impacts to historic resources.

3.2.6. Action: Review current buffer standards in the Land Development Ordinance and assess the need for increased buffering of uses adjacent to historic structures/areas outside of the town center.

Cary's historic resources include both urban and rural properties. Within the Cary Historic District and adjacent blocks, buffering of uses is generally accomplished through minimum lot widths and front and side yard setbacks. In most cases the overall zoning provides sufficient buffer zones for properties in the original town plat and subdivisions of the post-World War II subdivisions.

Buffer zones for historic rural resources are more necessary because of the potential loss of their site and setting. Rural resources in Cary are often the remnants of farmsteads which originally contained a primary dwelling, associated outbuildings, and adjacent cultivated fields and woodlands. The spatial context of these properties is important in defining their heritage. However, this context is often lost when new development occurs. Cary has numerous examples of farmhouses being preserved but losing the context of their site and setting due to encroachment by new development.

The Land Development Ordinance buffer standards should be reviewed to ensure that the site and setting of properties of particular significance are respected when new development occurs. This should include minimum distance standards and adequate buffer zones to convey some semblance of original context for the historic resource.

4. Goal: Raise awareness of historic preservation

4.1 Objective: Increase the visibility and accessibility of historic resources and preservation information.



The Edwards Farm at 2737 Davis Drive.



Although some yard space is left, new dwellings (background) were built close to the house and with minimal screening.



Agricultural fields and woodlands were both protected as part of the Bartley Park acquisition by the Town in 2000.

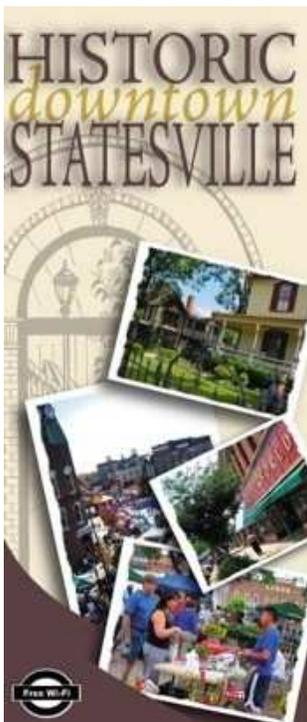
4.1.1. Action: Develop and maintain a historic preservation web page; periodically explore new internet technologies to promote preservation.



A website, such as this one for Historic Hillsborough (NC), is a useful tool for informing citizens of historic preservation activities and local policies.

Many cities in North Carolina have web pages that discuss historic preservation efforts in their community and provide links to related sites. As the Cary historic preservation program takes shape, a web page will be an important component of an organized, transparent program. The Town should establish and maintain a historic preservation web page in the next one to two years. A web page should be a ready source of information for citizens -- providing helpful technical information, links to relevant Town historic preservation regulations and policies, and updates on the Town's historic preservation activities. Two recommendations of this Plan are for the Town to undertake a comprehensive survey of historic resources, and to create a local Cary Historic Preservation Commission. A web page maintained by the Town should provide a link to the survey when completed, and should provide information on the operations of the Commission and their role and responsibilities. The web page should also contain links to the existing web page of The Friends of Page-Walker Hotel, the Wake County Historic Preservation Commission and the State Historic Preservation Office, among others.

4.1.2. Action: Establish and maintain a program to distribute materials about Cary's historic preservation program and historic areas to local hotels, restaurants, antique shops, and other merchants.



This Statesville, NC brochure is an example of the types of brochures that illustrate historic properties and associated businesses.

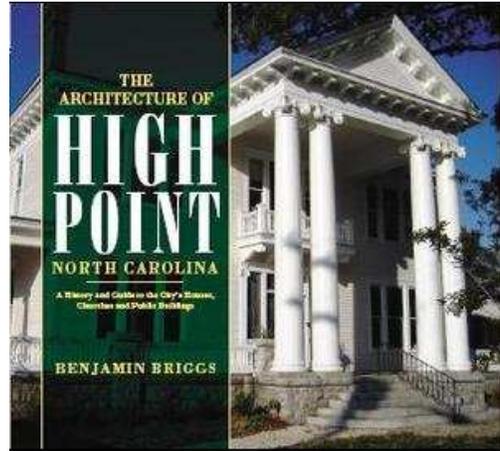
Cary has an excellent walking tour brochure that provides visitors with information on the history and architecture of downtown Cary and the Cary National Register Historic District. This brochure was recently updated and should be widely distributed to local hotels, restaurants, antique shops and other businesses related to heritage tourism. As the Town's historic preservation program evolves, other brochures should also be developed by the Town and distributed to merchants.

4.1.3. Action: Publish a paper inventory of Cary's historic properties following the completion of a comprehensive survey.

The Wake County Architectural and Historic Survey includes the completion of state survey forms and photographs of approximately 175 buildings (though some of these have been demolished since the survey was first begun in the early nineties) within the town limits of Cary. The survey includes those properties which were determined to be the most architecturally and historically significant in the community as determined by the surveyors. The survey of Cary's historic resources is not comprehensive and many important properties built prior to 1960 remain to be identified and assessed.

Properties eligible for survey in North Carolina are those which are fifty years old or older. A comprehensive survey of Cary's historic resources should be completed to fully capture those individual properties and neighborhoods and assess their local and state significance. One possible approach for this survey is to individually survey every property built prior to 1950, individually significant properties built between 1950 and 1960, and distinctive neighborhoods developed from 1950 to 1970. The inventory of the neighborhoods would concentrate on their historic context within the growth and development of Cary, typical architectural styles and forms, integrity, and their ability to meet National Register criteria. Once a comprehensive survey is completed, the publication of an inventory book is highly recommended. Such inventory publications can increase public awareness of historic resources within a community, provide a valuable educational tool, and often provide a funding source through book sales.

4.1.4. Action: Continue to celebrate National Historic Preservation Month with special events.



Numerous communities and counties throughout North Carolina have published architectural inventory books. This is an example from High Point, NC.



The Oak Grove Primitive Baptist Church is one of many properties that should be highlighted in a survey book of Cary's historic resources.

The National Trust for Historic Preservation has established the month of May as National Historic Preservation Month as part of its public education efforts. This nationwide non-profit group encourages communities to highlight rehabilitation and preservation efforts in their community through special events and speakers, or town-wide celebrations. These celebrations can take various forms such as ribbon cuttings when opening a new business in a historic building, special tours of historic properties, architectural treasure hunts, historic buildings featured on community websites, etc.



Celebrating National Historic Preservation Month often involves many members of a community such as this celebration in Stoughton, Wisconsin.

The Town's Parks, Recreation and Cultural Resources Department in partnership with the Friends of Page-Walker Hotel are encouraged to continue and expand their efforts in celebrating National Historic Preservation Month. The proposed Cary Historic Preservation Commission should also take a leading role in sponsoring events during May.

4.1.5. Action: Develop and maintain a Historic Preservation Resource Library that is accessible to the public.

As Cary's historic preservation program becomes more active, the development of a local Historic Preservation Resource Library is recommended. Such a library would contain copies of local historic publications and research, all historic surveys, information on the National Register of Historic Places and historic tax credit applications, information on how to designate historic properties, technical information on how to rehabilitate structures, etc. Of particular importance would be magazines and books on historic rehabilitation and restoration methods. This type of information would be especially useful to property owners who live in, or own older buildings. This library of resource materials could be located in the downtown Cary branch of the Wake County Public Library system or in a Town building if space permits.

Many community historic preservation commissions sponsor such resource libraries and have budgets of several hundred dollars each year for magazine subscriptions and books. Of particular importance are publications

available from the National Park Service such as the "Preservation Brief" series and resources published by the National Trust for Historic Preservation.

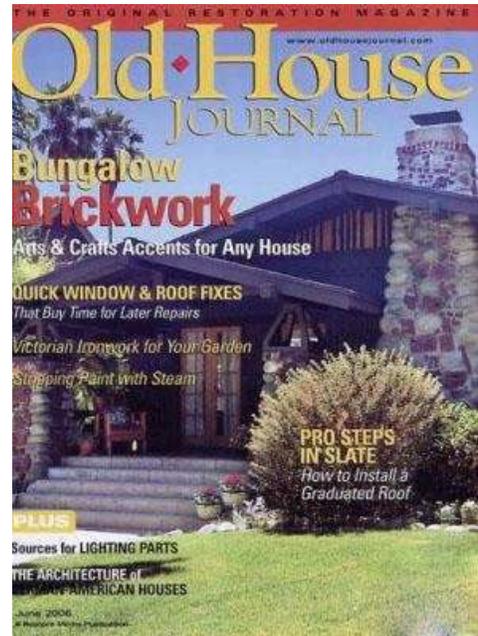
The development of such a library should also be linked with other resources of the Wake County Public Library system, such as the Olivia Raney Library located on Cary Drive in Raleigh. This library is dedicated to local history. It has an extensive microfilm collection, computers that can access subscription databases, and reference and how-to books available for research on site. Information on accessing these resources should also be available at any local preservation library.

4.2 Objective: Educate the community about Cary's history.

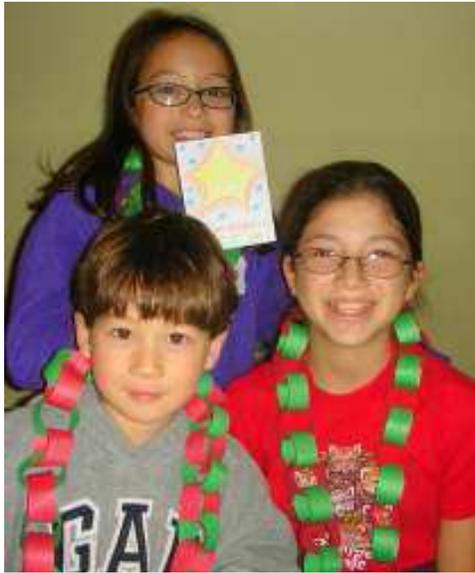
4.2.1. Action: Continue to update history-based curriculum materials and distribute to area schools to further student appreciation of local history.

The Friends of Page-Walker Hotel in partnership with the Town Parks, Recreation and Cultural Resources Department have produced a number of local history-related educational materials for use by Cary's school system. These materials include a Curriculum Guide for Schools. The Page-Walker Arts & History Center staff work with the public schools of western Wake County, with programs designed specifically for first, third, and eighth grades. The programs are in accordance with state curriculum goals in social studies, and in some instances English and mathematics, for these grades. Private schools and home schools (in groups) are also eligible to participate in these free Page-Walker educational ventures. The programs focus on the growth of Cary from a small stop on the North Carolina Railroad in the 1850s to today's expanding suburban town.

Schools should be encouraged to create local chapters of the Tar Heel Junior Historian Association. The Tar Heel Junior Historian Association (THJHA) has been encouraging the study of local and state history by North Carolina's young people for over fifty years. Students in grades four



The Old House Journal is one of several periodicals a local preservation resource library should contain.



Cary students at the Page-Walker Holiday Fun and Education event (photo courtesy of Bill Hohensee.)

through twelve can form a THJHA club, as long as it includes one adult supervisor. Membership in the association is free and open to any private or public school group. Currently, there are two home school groups in Cary with THJHA chapters but none are listed within the public school system.

Tar Heel Junior Historians make significant contributions to their communities through conducting oral interviews, developing history projects or volunteering for hands-on restoration. Many of North Carolina's junior historians have received national recognition for their outstanding achievements. Any interested group may organize a junior historian club by applying to the association office for membership. The only requirement for forming a club is that the group has at least one adult adviser. Clubs can be any size, from one student and one adviser to hundreds of students and several advisers. However, THJHA limits magazine subscriptions to 120 per club. Clubs must renew their memberships every year in July.

In coming years the Friends of Page-Walker Hotel should continue to work with the public schools of Wake County to provide education curriculum materials and tours. These programs should be assessed on an annual basis as to their effectiveness and need for updated information. Educational materials for the general public should also be considered including calendars, brochures and other publications.

4.2.2. Action: Continue to offer hands-on educational tours of the Page-Walker and Cary Heritage Museum to area schools.

Students also visit the Page-Walker Hotel on a regular basis. These visits include watching *Cary-osity*, a documentary video on the history of Cary, a tour of the Page-Walker highlighting the history and architecture of the 1868 building, a visit to Cary Heritage Museum with scavenger hunt for historical facts in the museum, and a hands-on activity which introduces the students to folk toys and games popular in the later part of the 19th century.

4.2.3. Action: Develop educational tours of other Town-owned historic properties as they become accessible.

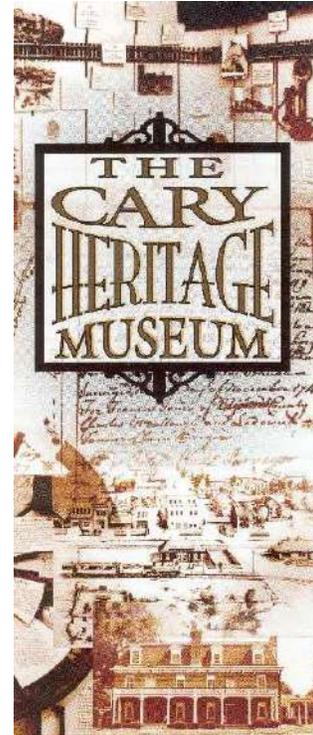
In addition to the Page-Walker Hotel, the Town of Cary also owns other historic buildings such as the Bartley House in Bartley Park and the C.F. Ferrell Store in Carpenter. As these properties become accessible to the general public, management and interpretive plans should be prepared which include the development of educational tours for students and citizens. This could include building tours led by volunteer docents or the use of taped tours with audio devices. Handouts or brochures on the property's history and significance should also be made available.

4.2.4. Action: Continue to offer periodic historic preservation-themed public education programming in collaboration with the Friends of Page-Walker Hotel.

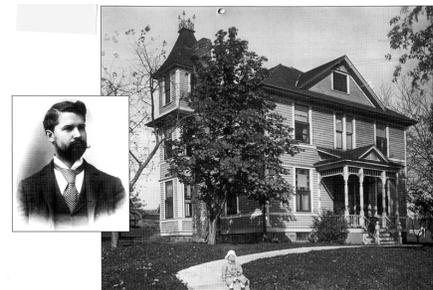
The Friends of Page-Walker Hotel have a Preservation Speaker Series that features one or more speakers on a topic related to historic preservation. These speakers have included state officials, rehabilitation experts and historic landscape gardeners. Held at the Page-Walker, the series has been a popular program and the Friends of Page-Walker Hotel should be encouraged to continue to offer this type of public education programming.

4.2.5. Action: Continue to offer a public walking tour which emphasizes historical and architectural significance of historic downtown structures.

An excellent walking tour of downtown Cary was developed and recently updated by the Page-Walker staff. This walking tour includes information on several commercial buildings along West Chatham Street as well as churches and residences throughout the area. This brochure assists visitors and residents in understanding the historical significance and architectural features to be found in downtown Cary. The walking tour publication should be made



The Cary Heritage Museum is housed in the Page-Walker Arts and History Center.



Arthur C. Probert
The charismatic and controversial banker, Arthur C. Probert, arrived in 1887 and helped carve Washburn out of a thick pine forest and was the president of just about everything in town.

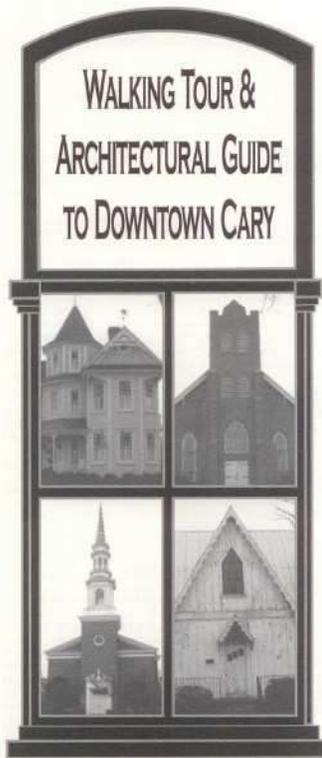
April 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
MARCH 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31					1 April Fools Day
2 Daylight Savings Start Spring	3	4	5	6	7	8
9	10	11	12	13	14	15
16 Easter Sunday	17	18	19 Easter Monday	20 Good Friday	21 Good Friday	22
23 Easter	24	25	26	27	28	29 Easter Day
30						

Calendars with information about historic buildings in a community can be an effective public relations approach for historic preservation efforts. This example is in Washburn, Wisconsin.

available at not only Town Hall and Page-Walker but also distributed to merchants in the downtown area.

In coming years there should also be discussion of creating walking or driving tours for downtown neighborhoods outside of the Cary Historic District. Areas that developed in the 1950s such as Russell Hills also have many properties that are fifty years of age and there is growing interest in the history and architecture of the mid-20th century. Walking tours should be considered in the neighborhoods around Heater Park and Dorothy Park while driving tours may be more user- friendly for architectural resources in areas such as Webster and East Park Street. Town of Cary staff and the Friends of Page-Walker Hotel should work with residents in these areas to develop walking and driving tours over the next five years.



Updated walking tour brochure for downtown Cary.

4.2.6. Action: Develop, with citizen input, additional walking or driving tours of historic neighborhoods throughout Cary.

Cary has an updated walking tour brochure for the Town Center and Cary National Register Historic District. However, beyond this brochure and a brochure on the Town's history, there are no readily available materials concerning the Green Level or Carpenter National Register Districts or significant rural buildings and resources.

Within the next three to five years the Town of Cary should work with the Friends of Page-Walker Hotel and other interested citizens to develop a driving tour brochure for properties outside of downtown Cary. This tour should include stops at accessible locations such as Carpenter, the Green Level Baptist Church and the A.M. Howard Farm. The distribution of the walking and driving tour brochures should be expanded to include targeted hotels, downtown businesses, area antique shops and other businesses catering to visitors who might have an interest in local history.

4.3 Objective: Promote understanding of the environmental and economic value of historic preservation.

4.3.1. Action: Begin producing an annual report for preservation in Cary.

Annual reports help the community understand the value to them of their local government’s involvement in historic preservation, and are also a good introduction to preservation for people who are new to the community or just new to the idea of preservation.

Annual reports traditionally provide a summary of the year’s events, but may also include sections with more detailed information on issues of importance such as new preservation-related policies or regulations adopted by Town Council during the year. The annual report should include a short but meaningful summary of preservation program activity and achievements with specific numbers where possible, for example: Number of Landmark designations approved; number of citizens contacted regarding National Register listing, properties nominated, or properties added to the National Register of Historic Places; numbers of instances and types of technical assistance provided to citizens; educational outreach programs including number of students or citizens served; preservation outreach programs including number of events held, citizens served, or technology advances achieved; number of grants applied for or won along with a summary of the grant project; new preservation projects undertaken, managed, or completed. It is also desirable to include economic data on public or private dollars invested in historic preservation projects; property values and real estate sales in designated historic areas versus that in similar areas not designated, etc. A database of this information should be developed that tracks economic activity of this type so it can be easily summarized at the end of each year. Finally, the annual report should include an action plan for the coming year.



Real estate sales are one way to track economic data associated with historic areas.



An example of local advocacy and outreach is the presentation by architect Carl Elefante in Greensboro, NC, in February of 2009 to discuss historic preservation and sustainability.

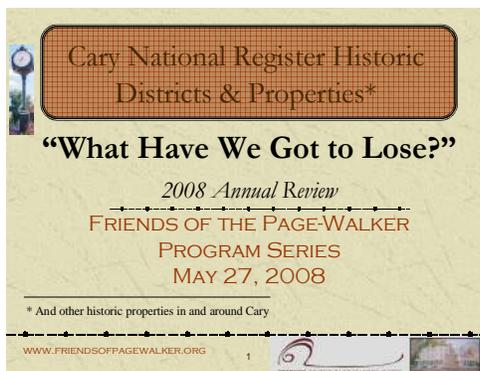
4.3.2. Action: Create a speaker’s bureau for presenting historic preservation information to local community groups and organizations.

One of the recommendations of this plan is to create a Cary Historic Preservation Commission, and among the duties and role of a Commission is advocacy. As part of this advocacy role, Commissions often create public outreach programs such as a speaker’s bureau to illustrate historic preservation’s role in economic development, sustainability and quality of life. If a Commission is created in Cary, members should develop a speaker’s bureau with the support of Town staff and in cooperation with the Friends of Page-Walker Hotel for presentations to groups such as the Chamber of Commerce, local churches, community groups such as the Rotary Club, and other civic organizations.

4.3.3. Action: Begin sponsoring periodic workshops on the use of federal and state tax credits for owners of historic properties, developers, real estate professionals, and others in coordination with the State Historic Preservation Office.

Private property owners can take advantage of both state and federal tax credits when rehabilitating historic properties, defined as those listed on the National Register of Historic Places or those deemed eligible for listing. This would include individual properties such as the Nancy Jones House, and those that are contributing within the Cary, Green Level and Carpenter Historic Districts.

The tax credits are available to those who undertake a substantial rehabilitation and who follow specific restoration guidelines. A 20% federal tax credit is available for the rehabilitation of income-producing properties such as offices, commercial space, and rental units. A 20% state tax credit for rehabilitation of income-producing historic properties is also available for properties that qualify for the 20% federal investment tax credit. A state tax credit of 30% is also available for qualifying rehabilitations of non income-producing historic structures, including owner--



The Friends of Page-Walker Hotel have developed an excellent slide presentation detailing the importance of historic preservation in the community.

occupied personal residences. These tax credits have resulted in millions of dollars worth of investment in historic real estate throughout North Carolina. To date there have been three tax credit applications for historic properties in Cary, all in the downtown Cary National Register District.

Periodic workshops should be conducted in coordination with the SHPO on the use of the tax credits and how they can benefit property owners. Such workshops should be sponsored or conducted by the proposed Historic Preservation Commission with the support of Town staff. Future architectural and historical studies are likely to identify additional Cary neighborhoods eligible for listing on the National Register of Historic Places. Successful listing on the National Register would make the contributing properties within these neighborhoods also qualify for the tax credits.

Hundreds of properties in Cary are now fifty years old or older, and this number will increase significantly over the next decade. As architectural and historical surveys are completed in coming years it is likely that additional areas of the Town will be recommended for National Register listing. As the number of historic properties increases, resources should be developed to educate and inform area realtors about the location of historic properties and available financial incentives.

The Town of Cary Planning Department should create an informational brochure for the Raleigh Regional Association of Realtors for distribution to agents who buy and sell property in Cary. This brochure should include maps of historic districts, financial incentives available for prospective buyers, and a summary of design review standards in any future overlay districts. At least once a year a preservation advocate should attend one of the Association's meetings to provide information on Cary's historic districts and new areas which may be added to the National Register or as local overlay districts.

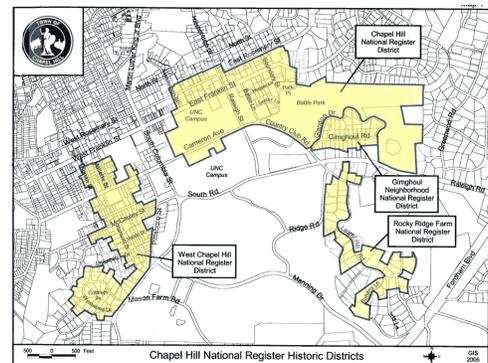
4.4 Objective: Promote a sense of pride among owners of historic properties.



The former dwelling at 115 Dry Avenue in the Cary Historic District was converted into office space using the federal tax credits.

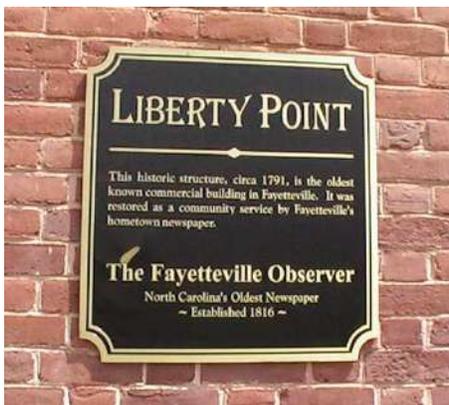


The Miller Pasmore House at 307 S. Academy Street was rehabilitated using preservation tax credits.



Chapel Hill provides maps of its National Register Historic Districts to realtors and other citizens in both printed form and on the web.

4.4.1. Action: Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual resources.



Above are three examples of marker styles and designs in various historic areas.

Historic marker and exhibit programs are successful in many communities in raising public awareness of historic resources and assisting in heritage tourism efforts. Many communities have established standardized designs for their historic districts including markers either freestanding in front yards or affixed to the front of buildings. These designs are often not expensive and only include the historic name of the house and date. More elaborate marker programs provide short histories of the house and owner names. Over a dozen properties in the Cary Historic District have been marked by plaques by the Friends of Page-Walker Hotel identifying them as listed on the National Register of Historic Places. Beyond identifying them as listed, these markers provide no other information regarding the property. Expanding on this marker initiative with standardized and enhanced markers is recommended.

In addition to historic markers, wayside exhibits are also an effective means of presenting historical information for citizens and visitors. Wayside exhibits are generally freestanding platforms or plaques of metal and/or wood design that tell a particular story or commemorate a special event. There are many standardized designs used for wayside exhibits which are durable and long lasting.

Cary would benefit from expanding the existing historic marker and wayside exhibit programs. New historic markers placed within the Cary National Register Historic District would provide residents and visitors with a greater understanding of the location and dates of the district's resources. This marker program could be tied to Cary's existing walking tour brochure and future revisions. Creation of a wayside exhibit program would also increase public awareness of Cary's history. Wayside exhibits can contain a great deal of information about a historic site, a period in Cary's history or a notable person. Establishing marker and wayside exhibit programs is one of the recommended responsibilities of Historic Preservation Commis-

sions. If Cary establishes a Commission it should work closely with Town staff and Friends of Page-Walker Hotel to devise a program, establish criteria, and seek funding.

4.4.2. Action: Periodically post a feature article on a local historic property and its owner on a Town Historic Preservation web page.

Another way to promote a sense of pride for owners is to feature a particular historic property on the Town's proposed Historic Preservation web page. These types of articles could include a history of the house, a discussion of architectural features, information on its preservation or rehabilitation and photographs. Selection of which properties to include would be based on criteria such as owner consent, significance of the property and state of preservation or rehabilitation. These articles should be posted for a set period of time before another takes its place.

4.4.3. Action: Develop an annual awards program to recognize those who have rehabilitated historic buildings in the past year.

A Town-sponsored preservation awards program should be created, with input from the Friends of Page-Walker Hotel and the proposed Cary Historic Preservation Commission, to recognize citizens who have been good stewards of their historic buildings or have completed significant rehabilitation projects. These types of awards help to identify and support those involved in historic preservation activities and instill a sense of pride among owners. There are numerous such awards programs in place in the state in communities such as Durham and Greensboro which can serve as models for Cary. Developing an annual awards program is recommended to occur within the next two to three years.

4.4.4. Action: Continue to provide guidance to historic home owners in obtaining chain-of-title research, ownership history, biographical data, etc.



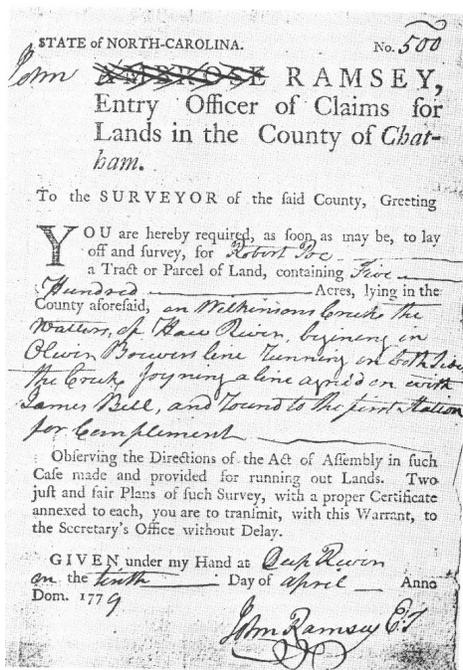
This wayside exhibit, located at Kittrell (north of Raleigh), is of durable materials and tells an important story of the community.



Awards programs recognize contributions to historic preservation in a community (courtesy Preservation North Carolina).



Property owners are often interested in researching their buildings, but may not know where to start. Providing assistance to Cary homeowners in this endeavor encourages pride of ownership as well as contributes to overall historic knowledge about Cary. Some information on older homes is readily available on the Wake County Tax Assessor’s website. For properties built from the 1940s to the present there is generally information on the chain-of-title and date of construction. Older properties may require deed research, along with the use of other data such as census records and court records. A volunteer program sponsored by the Friends of Page-Walker Hotel can be created to assist property owners in locating historical information and developing house histories.



Volunteers could assist property owners in conducting chain of title searches. Some properties in North Carolina can be researched back to the 1700s.

4.4.5. Action: When a comprehensive historic/architectural survey is completed or updated, distribute copies to owners whose property is included in the survey.

One of the recommendations of this plan is the completion of a comprehensive architectural and historical survey of Cary and the publication of this survey in both printed and digital form. Depending on cost, owners of historic properties featured in the publication should be provided copies free or at a discount in recognition of their property’s significance. This would help illustrate the importance Cary places on its historic resources and recognizes those whose efforts support overall preservation goals. This type of publication also helps property owners more fully understand the historic development of the community and the role their property played in Cary history.

5. Goal: Document, preserve and share Cary’s culture and heritage

5.1. Objective: Continue to capture and record Cary’s stories and history using a range of technologies.

5.1.1. Action: Increase the number of trained facilitators for the existing oral history program.

Oral history involves conducting recorded interviews with people who experienced events firsthand. Through this interviewing process, much can be learned about history's meaning in the lives of the people who lived it. Oral history personalizes history by giving us access to subjective stories as told by people who are typically missing from the written record. It makes history come alive as it was experienced, not just factual dry events and dates written in a textbook. It offers the people interviewed an opportunity to make sense and meaning of the events of their lives and provides context for their place in history.

In 1974, a group of citizens formed the Cary Historical Society as a non-profit organization. One of the accomplishments of this group was to record several oral history interviews with a few prominent people of the town. The Society then focused its efforts on a variety of other projects over the next decade including the preservation of the Page-Walker Hotel. The need to capture oral histories from long-time residents once again came to the forefront and an offshoot group, the Friends of Page-Walker Hotel, began an oral history project in 1998.

The purpose of this project was to capture the collective memories about local history from some of the town's long-time citizens so those stories could be preserved for future generations. When a dozen interviews were completed and transcribed into written form, the original tapes and a copy of the transcriptions were deposited at the Wilson Library at the University of North Carolina in Chapel Hill as part of the Southern Oral History Program where they will be preserved for the future. Many of the interviews were also compiled into a book entitled, *Just a Horse-Stopping Place: An Oral History of Cary, North Carolina*, by Peggy Van Scoyoc. Cary's oral history program continues today through the efforts of the Friends of the Page-Walker Hotel. As of August, 2008 the oral history program had conducted 47 interviews. Several of the interviews were with two or more people, and several people were interviewed twice. As this program continues there is a need for additional trained facilitators, and Cary



The Southern Oral History Program at UNC-Chapel Hill provides services to communities for training on oral history.



Oral history programs result in interviews with a wide spectrum of citizens including leaders such as North Carolina Supreme Court Justice Henry Frye (courtesy Southern Oral History Program).

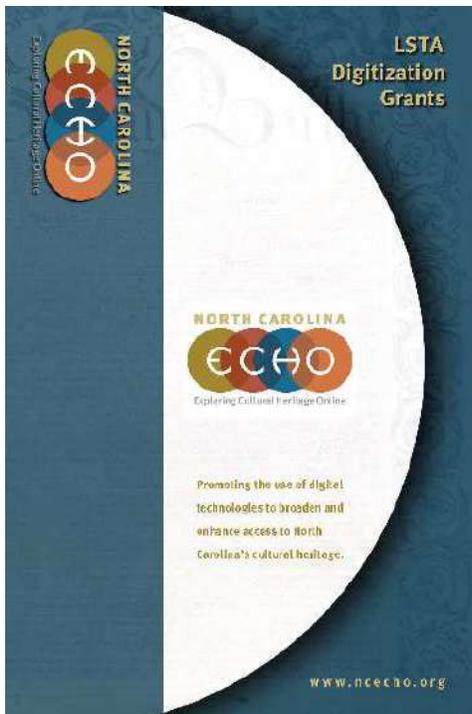
citizens are encouraged to volunteer for these efforts. Oral history workshops have been held at the Page-Walker museum by the Southern Oral History Program at UNC-Chapel Hill. This program offers training to facilitators on how to select interviewees, how to formulate interview questions, what type of recording equipment to use, and how to present the finished product.

5.1.2. Action: Develop a formal program for the digital capture and sharing of historic documents, images, and artifacts.

Over the past decade the technology available to digitize and store historical information has increased significantly. Digital images can be electronically stored in a variety of databases and then easily shared with researchers, libraries, universities, and others. Creating a formal program to digitally capture Cary's historical documents and artifacts is one of the goals of the Town's Cultural Resources staff and the Friends of Page-Walker Hotel.

There are several State initiatives underway to assist communities like Cary with creating digital archives. One of the most prominent is NC ECHO sponsored by the State Library of North Carolina in cooperation with the University of North Carolina at Chapel Hill. This collaborative project seeks to build a statewide framework for digitization in order to facilitate comprehensive access to the holdings of North Carolina's cultural institutions. NC ECHO promotes the use of digital technologies to broaden and enhance access to North Carolina's cultural heritage and fosters collaboration among all of the state's cultural resource institutions through grant funding, education and training opportunities and digitization activities.

NC ECHO offers continuing education opportunities to partner institutions and the public. One such opportunity is the Digitization Institute, a week-long workshop that introduces participants to the elements involved in developing and implementing a digitization project whose focus is cultural heritage collections. NC ECHO also offers [Encoded Archival Description Workshops](#) that teach basic and advanced EAD metadata language and structure for the creation of finding aids with emphasis on hands-on encoding exercises. The program also offers [Hometown History Workshops](#) which are a series of workshops presented in



The NC ECHO program is a statewide initiative to assist communities like Cary with digital history projects.

cooperation with the Federation of North Carolina Historical Societies. These workshops address basic, practical issues common among small museums, archives, and libraries. The Town of Cary and Friends of Page-Walker Hotel should take advantage of these and other opportunities in order to develop a digital program for the Cary Heritage Museum.

5.1.3. Action: Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.

One of the goals of the Friends of Page-Walker Hotel and the Town is to expand the size and scope of the current museum. The space now occupied by the museum (3rd floor of the Page-Walker) is limited, which restricts the number students who can be served as well as the scope of the material that can be displayed to the public. Expansion of the museum would assist in raising community awareness of Cary's history and architectural legacy. The Town of Cary along with Friends of Page-Walker Hotel should explore grants and other types of potential funding available to local historical museums.

5.1.4. Action: As the Town continues to collect, document and display artifacts, develop strategies for storing and managing the archives, including the development of a searchable database of collections and artifacts.

The Cary Heritage Museum at the Page-Walker Art and History Center contains numerous artifacts both on display and in storage. The Town and the Friends of Page-Walker Hotel are encouraged to create a searchable database of these artifacts and have this information available at the museum and on their website. This type of information would assist those conducting research on Cary and also help the museum keep track of the location and condition of their collection. This database could then be updated as additional artifacts are collected and catalogued. This database would also be of assistance to other museums to know what similar objects or artifacts exist and as



Walter Hines Page, journalist, U.S. Ambassador to great Britain, and son of Cary Founder Francis (Frank) Page, is the subject of this exhibit at the Cary Heritage Museum.

they seek to borrow specific items for display.

As the Museum collection continues to grow, more storage space for artifacts will be essential. Adequate storage space will allow the museum to take advantage of donation opportunities which may not be available later, and will allow for rotating the collections on display. A rotating display allows for cleaning and care of artifacts when they are not on display, allows the museum to participate in lending programs with other museums without leaving a hole in the current display, and encourages museum visitors to return at frequent intervals to see “what’s new” on display. Archival space should be light- and climate-controlled if at all possible to reduce damage to artifacts from sunlight and humidity.



The Cary timeline exhibit at the Museum tells the story of the growth and development of the community.

5.1.5. Action: Develop an acquisition and de-acquisition policy for the Cary Historical Collection.

The Page-Walker Arts & History Center has limited display and storage space, so it is important to have clear policies and standards in place for accepting artifacts and for continuously upgrading the quality of the collection. One approach would be for the Friends of Page-Walker Hotel to create a committee to work with organizations such as the Society of North Carolina Archivists to develop plans and policies for their collection. Another approach would be for the Town to fund a consulting firm to provide a comprehensive review of the Page-Walker Heritage Museum, its present and projected use, existing and needed storage space, and analysis of operations and policies. The outcome of these or other studies of the facility would be to have a five- to ten-year plan to guide its overall operations and future expansion options.



The Cary Heritage Museum has a valuable collection of artifacts concerning the history of Cary. Future plans include expansion of the museum.

5.2. Objective: Facilitate research on all aspects of Cary’s history and development (religious, military, cultural, geographic, transportation), including the recent past.

5.2.1. Action: Create and maintain a database of completed, current, and future research on historical topics.

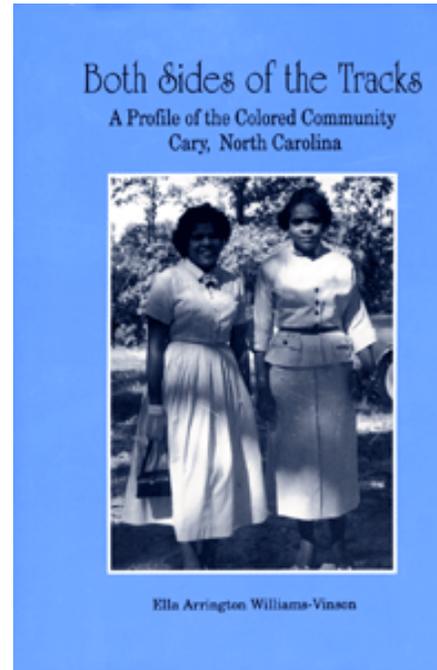
Cary has a diverse history and there are numerous aspects of its history that would benefit from additional research and study. Themes for additional research and study include:

- Cary's 18th and 19th century settlement.
- African-American history and genealogy.
- Agricultural development of the 19th and 20th centuries.
- Cary's role in the Civil War.
- Cary's heritage as a railroad town.
- Growth and development to the mid-20th century.
- Leaders in subdivision development and architecture in the mid-20th century.
- The impact of the Research Triangle on Cary in the mid-20th century.

A database for these and other research topics could be a project of the Town or of the Friends of Page-Walker Hotel. Researchers, historians and interested citizens could access these topics through the internet and post their own studies as well as review research completed to date. This type of web access would assist those who are interested in a particular aspect of Cary's history and stimulate completion of scholarly and popular publications and research.

5.2.2. Action: Develop a formal internship program to support historical research documentation.

High school and college students often seek internships during summer months or during the school year to gain experience in particular fields. These internships are often unpaid or provide a modest stipend. The creation of a formal internship program under the direction of Town staff would assist in studying varying aspects of Cary's history, architecture, artifacts or related areas. This type of program generally has a mentor or committee that provides direction for the intern and assists in the completion



The database could include additional research and analysis of Cary's history such as its African- American heritage. Such information would supplement the history contained in Ella Williams-Vinson's book.



Internship programs could be used to document various aspects of the Town's history such as its agricultural heritage.

and evaluation of their work. Such a program benefits the intern through “real world” experience and can also contribute valuable historical research to the community. A formal internship program should be created by the Town within the next one to three years.

5.2.3. Action: Secure funding for scholarly research on historic topics.



The North Carolina Humanities Council is one of several statewide organizations providing grants for scholarly research.

There are many public agencies and private foundations and companies that provide grants and/or matching funds for historical and scholarly research in North Carolina. Some of these are national organizations like the Institute for Museum and Library Services and the National Endowment for the Humanities. Others are statewide: the North Carolina Department of Cultural Resources provides grants on an annual basis to communities for historic research projects. Examples of grants and funding from this agency in past years include the City of Fayetteville which was awarded \$3,720 to assist in developing an archives and historical records management project for the city, and the City of Greensboro for \$13,866 to study, microfilm and catalog the records of the city council.

The North Carolina Humanities Council is also a good source for scholarly funding. A grant in 2008 went to the Trust Fund of the Asheville-Buncombe Library System to study the East End, a vital African-American neighborhood that largely disappeared after urban renewal. Another 2008 grant was to the Yadkin County Historical Society that examined how the definition of poverty evolved by looking at the history of “poorhouses” in North Carolina, many of which included the mentally ill, disabled, elderly, and orphaned. Private foundations providing funding includes the Durham based Mary Duke Biddle Foundation which contributes funds for historic studies in the state. To help preserve and promote North Carolina history, the Foundation made grants in recent years to the New Bern Historical Society Foundation and the Tryon Palace Council. The Bank of America also has an active grants program for research and neighborhood preservation.



A private foundation that offers grants for historical studies is the Mary Duke Biddle Foundation based in Durham.

5.3. Objective: Continue to foster an appreciation of Cary's history and diverse cultural heritage.

5.3.1. Action: Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary's diverse heritage.

5.3.2. Action: Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.

Throughout North Carolina and the nation there are numerous festivals devoted to community or regional history. An example is the Heritage Festival in Fayetteville at the Cape Fear Botanical Garden. This celebration of life at the turn of the 19th Century includes hayrides, pony rides, barnyard animals, agricultural exhibits, old-fashion food preparation demonstrations, live bluegrass music and traditional crafts like spinning, quilting and basketry. Living history displays and storytellers are also part of these types of festivals. Historical and heritage groups often sponsor booths at such festivals to raise funds and add members.

The Town of Cary should examine the feasibility of creating a separate heritage festival or enhancing heritage activities and exhibits at current arts festivals. The Town should also explore the expansion of the Hands-On History component at Lazy Daze since it is held partially within the Cary National Register Historic District. Consideration should be given to creating interpretative panels to be posted in front of the more significant properties in the district as well as the historic commercial buildings on Chatham Street.



The Lazy Daze Arts and Crafts Festival attracts tens of thousands of people to downtown Cary. This view is along S. Academy Street.



Living history displays can connect present day lifestyles with the past.

VI. PLAN IMPLEMENTATION

The table beginning on the next page summarizes all the actions set forth in this plan and presents them as a ten-year program with three implementation phases. Phase I is Strengthening the Framework, and comprises actions that are recommended to be initiated and implemented in the first three years. Phase II is Program Development, and comprises actions that are recommended to be initiated and implemented in the next four to seven years. Phase III is Looking Ahead, and comprises actions that are recommended to be initiated and implemented in the next eight to ten years. The final section of the table summarizes Ongoing Actions, which are efforts already underway that will continue.

There are 71 individual numbered actions. Each action number references the goal and objective to which the action is linked. For example, action number 2.1.5 refers to the second Plan goal (Preserve, protect and maintain Cary’s historic resources); that goal’s first objective (Preserve and protect Cary’s historic structures); and that objective’s fifth action (Develop for town Council’s consideration alternative zoning and site design standards for the Green Level and Carpenter historic areas to help mitigate threats to historic structures and landscapes). See Chapter V for a complete discussion of the goals, objectives, and actions.

The far-right column in the table lists Involved Party(s) – those Town departments or entities whose input and expertise will be necessary for an action to be successfully implemented. Entities listed in bold-face type are those that are expected to take or share the lead in implementing the action. Under Involved Party(s), the Town’s Parks, Recreation and Cultural Resources Department is abbreviated as PRCR.

Historic Preservation Master Plan: ACTION PLAN AND IMPLEMENTATION SCHEDULE			
Action #	Action Description	Implementation Year(s)	Involved Party(s)
PHASE 1 - STRENGTHENING THE FRAMEWORK (Years 1 - 3)			
2.1.5.	Develop for Town Council's consideration alternative zoning and site design standards for the Green Level and Carpenter historic areas to help mitigate threats to historic structures and landscapes.	Year 1	Planning
3.1.1.	Initiate periodic meetings with downtown property owners, including churches and schools, to discuss their future expansion plans and their potential impact on historic resources.	Year 1	Planning; Volunteer Partners
3.2.6.	Review current buffer standards in the Land Development Ordinance and assess the need for increased buffering of uses adjacent to historic structures/areas outside of the town center.	Year 1	Planning
5.1.5.	Develop an acquisition and de-acquisition policy for the Cary Historical Collection.	Year 1	PRCR; Volunteer Partners
1.2.1.	Undertake a comprehensive, local survey of historic resources fifty years old or older resulting in streamlined and accessible survey data; make recommendations for Study List and National Register eligibility.	Years 1 - 2	Planning; Professional Consultants
2.1.6.	Develop for Town Council's consideration alternative zoning and design standards for the Town Center's historic core to ensure compatible infill and to reinforce traditional design patterns.	Years 1 - 2	Planning
2.2.1.	Develop and maintain an inventory of cemeteries and known archaeological sites.	Years 1 - 2	PRCR; Volunteer Partners; Planning
5.1.2.	Develop a formal program for the digital capture and sharing of historic documents, images, and artifacts.	Years 1 - 3	PRCR; Volunteer Partners

Action #	Action Description	Implementation Year(s)	Involved Party(s)
3.1.3.	Develop application criteria and a review process for neighborhoods interested in pursuing a neighborhood conservation overlay district; hold periodic informational meetings with interested neighborhoods.	Year 2	Planning
3.2.1	Develop requirements for the protection and ownership of historic structures that are preserved during the rezoning/site development process.	Year 2	Planning; Legal
3.2.5.	Develop a process by which preservation interests are routinely considered during planning for roadway improvements.	Year 2	Planning; Engineering
1.1.1.	Develop an ordinance for Town Council review and adoption establishing a Cary Historic Preservation Commission; coordinate with the State Historic Preservation Office.	Year 2	Planning; PRCR; Legal
1.1.2.	Prepare a plan for recruitment, involvement and training of Historic Preservation Commission members; ensure representation of diverse neighborhoods and interests.	Year 2 - 3	Planning; PRCR; Town Clerk
1.2.2.	Using established standards, develop for Town Council review and adoption clear criteria for determining historic significance of structures and other resources.	Year 2-3	Planning; Historic Preservation Commission; Professional Consultants
1.2.3.	Following the completion of a comprehensive survey, categorize resources that are determined to be historically significant into levels of priority (designation, protection, purchase, etc.).	Year 2-3	Planning; Historic Preservation Commission; Professional Consultants
4.1.1.	Develop and maintain a historic preservation webpage; periodically explore new Internet technologies to promote preservation.	Year 2-3	Planning; PRCR; Public Information Office
5.1.1.	Increase the number of trained facilitators for the existing oral history program.	Year 2-3	PRCR; Volunteer Partners

Action #	Action Description	Implementation Year(s)	Involved Party(s)
2.3.1.	Develop a delay-of-demolition ordinance for Town Council review and adoption that applies to historic structures outside of historic districts.	Year 2-3	Planning; Legal; Historic Preservation Commission
2.4.2.	Begin preparing preservation and stewardship plans for each historic resource (structural and non-structural) owned by the Town; continue as resources are acquired.	Year 2-3	PRCR; Profession consultants; Public Works
3.1.2.	Establish standards for determining when moving a historically significant structure is an appropriate preservation solution.	Year 2-3	Planning; Historic Preservation Commission
5.2.2.	Develop a formal internship program to support historical research documentation.	Year 2-3	PRCR
1.1.4.	Upon establishment of a Cary Historic Preservation Commission, identify and train department/staff charged with supporting the activities and public processes that fall under the purview of the Commission.	Year 2-3	Planning; PRCR
4.3.1.	Begin producing an annual report for preservation in Cary.	Year 3	Planning; PRCR; Historic Preservation Commission
1.3.2.	Begin conducting annual training for Town staff who must enforce historic preservation ordinances or policies.	Year 3	Planning
1.3.1.	Develop a Town policy for review and adoption that requires that historic resource preservation be considered in future Town planning efforts and in overall approaches to environmental sustainability.	Year 3	Planning; PRCR; Historic Preservation Commission
1.3.3.	Hold a meeting every three years with Town Council and the Planning and Zoning Board to review effectiveness of preservation policies and Plan actions.	Year 3	Planning; PRCR; Historic Preservation Commission
2.3.3.	Acquire and promote materials to educate landowners and developers about the use of the available North Carolina Rehabilitation Code.	Year 3	Planning; Inspections and Permits

Action #	Action Description	Implementation Year(s)	Involved Party(s)
2.4.1.	Develop for review and adoption a policy by which the Town, prior to purchase of properties with potential historic significance, completes an assessment to determine the historic and archaeological value of the site and its existing structures.	Year 3	Planning; Engineering/Real Estate
2.1.4.	Begin periodic informational meetings for interested property owners to explain the process and benefits of historic district zoning.	Year 3	Planning; Historic Preservation Commission
4.4.2.	Periodically post a feature article on a local historic property and its owner on a Town Historic Preservation web page.	Year 3	Planning; PRCR; Public Information Office
4.4.3.	Develop an annual awards program to recognize those who have rehabilitated historic buildings in the past year.	Year 3	PRCR; Planning; Historic Preservation Commission
4.4.5.	When a comprehensive historic/architectural survey is completed or updated, distribute copies to owners whose property is included in the survey.	Year 3	Planning
PHASE 2 - PROGRAM DEVELOPMENT (Years 4-7)			
4.3.3.	Begin sponsoring periodic workshops on the use of federal and state historic tax credits for owners of historic properties, developers, real estate professionals, and others in coordination with the SHPO.	Year 4	Planning; Historic Preservation Commission; State Historic Preservation Office
1.4.5.	Begin conducting periodic workshops on the Town's façade grant program.	Year 4	Planning
1.1.3	When a preservation ordinance and commission are in place, achieve and maintain Certified Local Government status.	Year 4	Planning; Historic Preservation Commission; State Historic Preservation Office
2.1.2	Following the recommendations made in the comprehensive survey, contact property owners of National Register-eligible properties to explain the process and benefits of designation; pursue designation for properties when there is owner support.	Year 4	Planning; Historic Preservation Commission

Action #	Action Description	Implementation Year(s)	Involved Party(s)
3.2.2.	Based on the results of a comprehensive historic resources survey, expand the applicability of historic preservation incentives in the Conservation Residential Overlay District (Southwest Area Plan) to historic structures outside of the Green Level National Register Historic District.	Year 4	Planning
1.4.2.	Develop a proposal for Town Council's consideration that outlines and recommends economic incentives such as low/zero interest loans, renovation grants, or fee waivers for owners who agree to certain preservation conditions.	Year 4	Planning; Budget; Permits and Inspections; Legal
2.4.4.	Develop a process by which proposed changes to, demolition, or moving of historically significant Town-owned properties be reviewed first by a historic preservation commission (Wake County or Town of Cary).	Year 4	Planning; Historic Preservation Commission
2.1.1.	Identify areas meeting qualifications for new or expanded National Register Historic District designations; prepare nomination(s) with owner support.	Years 4-5	Planning; Professional Consultants; Historic Preservation Commission; State Historic Preservation Office
5.2.1.	Create and maintain a database of completed, current, and future research on historical topics.	Years 4-5	PRCR; Volunteer Partners
4.3.2.	Create a speaker's bureau for presenting historic preservation information to local community groups and organizations.	Years 4-5	Planning; PRCR; Historic Preservation Commission
2.2.3.	Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.	Years 4-5	PRCR; Volunteer Partners
4.1.3.	Publish a paper inventory of Cary's historic properties following the completion of a comprehensive survey.	Years 4-6	Planning; PRCR; Public Information Office
4.1.2.	Establish and maintain a program to distribute materials about Cary's preservation program and historic areas to local hotels, restaurants, antique shops, and other merchants.	Year 5	PRCR; Planning; Public Information Office

Action #	Action Description	Implementation Year(s)	Involved Party(s)
2.3.4.	Begin sponsoring periodic public workshops on historic building repair and maintenance.	Years 5-6	Planning; PRCR; Volunteer Partners; Historic Preservation Commission
1.4.3.	Develop a proposal for Town Council's consideration that expands the Town's façade grant program to include historic properties outside of downtown.	Years 5-6	Planning; Historic Preservation Commission; Budget
2.2.2.	Develop for Town Council's consideration an ordinance requiring a phase I archaeological survey for new development projects involving site disturbance.	Years 5-6	Planning
2.4.3.	Develop an interpretive plan that incorporates educational goals and addresses public access for each Town-owned historic site/property.	Years 5-6	PRCR
4.2.6.	Develop, with citizen input, additional walking or driving tours of historic neighborhoods throughout Cary.	Years 5 - 7	PRCR; Volunteer Partners
5.1.3.	Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.	Years 5-7	PRCR; Volunteer Partners
5.1.4.	As the Town continues to collect, document, and display artifacts, develop strategies for storing and managing the archives, including the development of a searchable database of collections and artifacts.	Years 5-7	PRCR; Volunteer Partners
2.3.2.	Seek State enabling legislation to allow "demolition-by-neglect" regulation of historically significant structures located outside of local historic districts.	Year 6	Planning; Administration; Legal
4.2.3.	Develop educational tours of other Town-owned historic properties as they become accessible.	Years 6-10	PRCR
4.4.1.	Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual resources.	Year 7	PRCR; Planning; Historic Preservation Commission

Action #	Action Description	Implementation Year(s)	Involved Party(s)
5.2.3.	Secure funding for scholarly research on historic topics.	Year 7	PRCR
5.3.1.	Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary's diverse heritage.	Year 7	PRCR; Volunteer Partners; Planning; Historic Preservation Commission
PHASE 3—LOOKING AHEAD (8+ YEARS)			
4.1.5.	Develop and maintain a Historic Preservation Resource Library that is accessible to the public.	Years 8-10	PRCR; Planning
1.2.4.	Undertake a survey of all subdivisions platted and developed from 1960 to 1970 within the Maynard Loop; identify individual properties that may be of architectural or historical interest.	Years 9-10	Planning; Professional Consultants
1.4.4.	Prepare a proposal for Town Council's consideration to establish a revolving fund for the purchase, protection, and then resale of historic structures.	Years 9-10	Planning; Historic Preservation Commission; Budget; Legal
3.2.4.	Prepare a historic preservation bond referendum proposal for consideration by Council to fund the purchase and preservation of historic structures and historic rural landscapes.	Year 10	Planning; PRCR; Administration; Finance
ONGOING ACTIONS (Efforts already underway that will continue)			
1.4.1.	Continue to provide assistance to historic property owners wishing to apply for State and/or Federal tax credits.	Ongoing	Planning; State Historic Preservation Office
2.1.3.	Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.	Ongoing	Planning; Historic Preservation Commission
3.2.3.	Continue to seek state, federal, and private grant opportunities to acquire historic landscapes and/or easements that protect historic landscapes and views.	Ongoing	PRCR; Planning

Action #	Action Description	Implementation Year(s)	Involved Party(s)
4.1.4.	Continue to celebrate National Historic Preservation Month with special events.	Ongoing	PRCR; Volunteer Partners; Planning; Historic Preservation Commission
4.2.1.	Continue to update history-based curriculum materials and distribute to area schools to further student appreciation of local history.	Ongoing	PRCR; Volunteer Partners
4.2.2.	Continue to offer hands-on educational tours of the Page-Walker Arts and History Center and of the Cary Heritage Museum to area schools.	Ongoing	PRCR
4.2.4.	Continue to offer periodic historic preservation-themed public education programming in collaboration with the Friends of the Page-Walker.	Ongoing	PRCR; Volunteer Partners
4.2.5.	Continue to offer a downtown walking tour which emphasizes historical and architectural significance of historic downtown structures.	Ongoing	PRCR; Volunteer Partners
4.4.4.	Continue to provide guidance to historic home owners in obtaining chain-of-title research, ownership history, biographical data, etc.	Ongoing	Planning; PRCR
5.3.2.	Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.	Ongoing	PRCR

VII. CONCLUSION

Cary is a desirable place to work and live – its rapid growth is a testament to its desirability. Yet, rapid growth and change, no matter how attractive, can make maintaining a sense of community challenging. This Historic Preservation Master Plan provides Cary with tools to help manage change so that community character is maintained and enhanced.

Cary has many citizens and public officials working to promote historic preservation goals. The Town Planning Department, the Town Parks, Recreation & Cultural Resources Department, the Friends of Page-Walker Hotel, and the Wake County Historic Preservation Commission have all contributed to historic preservation efforts in the past. There is now a sense among many of the participants in the planning process that the Town needs to express its commitment to preservation through the creation of a local Historic Preservation Commission, increased regulatory options, more financial incentives, and more dedicated resources.

Cary has a rich history worthy of recognition and preservation efforts. Some of Cary’s historic resources are from the 19th and early 20th century while others from the recent past are more reflective of the Town's rapid growth and development after World War II. These collective assets tells Cary's story and it is important that this story is preserved and transmitted forward for future generations to enjoy.

In 2019, this preservation plan should be evaluated to determine what has been accomplished and what remains to be completed. A new preservation plan may be desired at this time or simply a revised and amended version of the original plan. This approach will help ensure continuity within the preservation planning process.

APPENDICES

- A. Documentation of Public Input
- B. Example Historic Preservation Ordinance
- C. Endnotes
- D. Existing Inventory of Cary's Historic Resources

APPENDIX A

Documentation of Public Input

Four community meetings, three educational workshops, and a preservation stakeholder’s meeting were conducted during plan development with the goals of 1) keeping the community informed about the planning process and 2) soliciting public input for use it in the planning process. To that end, input was requested at each meeting, and input was received in various forms. This included completed questionnaires (distributed to meeting attendees), emails sent to staff after meetings, handwritten notes, and index cards or “brainstorming” sheets where meeting attendees recorded their input. The input received by staff during plan development is documented below. The method for soliciting input varied by meeting, therefore the format for recording the comments and feedback herein varies.

Comments From Community Meetings #1 and #2 held on February 25 and 26, 2009

At these community meetings, citizen feedback was requested for two key planning questions. For each of these questions the question is restated here and all citizen responses are reproduced.

Question: What do you think makes our community special? (These can be structures, places, objects, traditions, sites, etc.)

February 25th responses:

- Historic structures such as Ashworth Drugs, Serendipity, Fairbetter barn
- The (Green Level Baptist) Church
- The library
- Art
- The balance of architecture and natural space
- Home
- Academy Street
- Good planning
- Planning
- Town staff and government with the foresight to plan ahead
- The huge lots and old trees
- Vintage trees

- Trees
- Clean and friendly neighborhoods
- Neighborhoods
- Small but big Town of Cary
- In Green Level, the country store across from the Green Level Baptist Church
- Architecture
- Architectural diversity
- Caring people
- People-friendly space – sidewalks, etc.
- Safe
- The people, block parties and dogs
- Bring more people together
- The people
- People
- Downtown community
- Friendly, older neighborhoods
- Respect for the environment
- Easy access to variety
- Cary Elementary School
- Downtown library
- Town government that listens
- Passionate civic groups
- Support for developing and keeping Cary traditions: Band Day, Messiah, community holiday tree lighting
- Small (so far)
- Atmosphere of “town” mentality rather than “city”
- The part in the Civil War
- Farm heritage and historic downtown
- Parks
- Greenways and parks
- Parks
- Safe parks and greenways
- Events

- Lazy Daze
- Access
- Safe
- In Green Level, the lodge
- In Green Level, the cemetery

February 26th responses:

- Town center area (downtown)
- People
- Farm area close by – living in the city, but rural, natural feel still there. Fresh air – hear cows – great views
- In Green Level, the farm setting
- Historic churches
- Cary High School
- Free outdoor concerts
- Railroads
- Cultural resources
- My neighborhood from the early sixties – most homes still have original owners. We have grown old together
- 50's/60's ranch character
- Newly established sense of community
- Cary Lazy Daze/Spring Daze
- Resources for all ages
- My home was built by family who actually hammered and nailed and laid bricks for it. And I am sure there are others. (W.S. Allen family)
- Friendly people
- Trees (forest)
- Big lots with established (big) trees and plants
- In Green Level, the wet lands
- Has its own personality
- Heart of Cary walking
- Small town feel and traditions – town band, Ashworth's, citizen involvement, parks . . .
- Small town feel of town center

- Location (NCSU, RDU, RTP)
- Location (within County)
- Cary Band Day and Cary marching band
- Homes
- Bond Park – community center – kids’ sports/arts
- Easy access to library, Town of Cary offices, shopping, schools (all three levels) within a mile
- Ranch houses (nice scale, different looks)
- Feeling of openness and natural beauty due to natural and managed landscapes; lack of tall buildings with wide streets; and space between structures of all kinds
- Limited signs; melting pot of people from everywhere
- In Green Level, outdoor recreation
- Tree-lined streets downtown
- Old buildings that are still left
- Preserved structures and districts (Page-Walker, Cary Elementary, Carpenter, Green Level, Guess-Ogle House, Farms . . .)
- Sense of neighborhood (people outside)
- Southern traditions maintained no matter how large we get
- Walkable neighborhoods
- Ashworth’s and their orange-ades
- The economy
- Caring people
- In Green Level, some old farms and wildlife
- Old time feel
- Laws governing appearance
- Rich history of promoting education; well-educated people
- Many churches and people of diverse faiths

Question: *What types of historic and/or cultural resources do you value most?*

February 25th responses:

- Library
- Cary Elementary School
- Structures or sites that have true historical significance. Just being old is not enough!

- Page-Walker
- Page-Walker Hotel
- Old Shell station
- Serendipity building
- Town core: Well-preserved downtown buildings
- Downtown
- Downtown
- Farms and tobacco barns
- Hemlock Bluffs
- Notable architectural structures – landmarks – churches – most of Academy Street – Page-Walker, etc.
- Measures being taken to reform, transform property (e.g. Old Cary Elementary) into something of use while maintaining its historical integrity
- Art organizations
- Railroad
- Greenways
- Bond Lake
- Nathaniel Jones Cemetery
- Hotel
- Page-Walker
- Page-Walker
- Cary Band Day
- Cary Band Day and parades
- Older homes in downtown neighborhoods
- Nancy Jones house
- Nancy Jones house
- Nancy Jones house
- Church
- Churches
- Historic churches
- Town traditions: Band Day and Lazy Daze
- Lazy Daze
- Library – cultural events

- Visual environment – open places and trees
- Older historic commercial buildings
- Carpenter Crossroads buildings
- The town “elders”
- Downtown historic district
- Elementary school

February 26th responses:

- All of them! Guess-Ogle, Ivey-Ellington, Hunter House, Wiley Jones, Ashworth’s, homes on Dry Ave. and Park Street, downtown and Green Level churches, WPTF building, farmsteads.
- Our library
- Cary Band Day
- Native American artifacts still found in Green Level fields
- Upcoming art center complex
- Farm land in Green Level
- Established neighborhoods with a sense of place and time
- Historic buildings on their historic sites – don’t move them
- Buildings – old houses included
- Mom & pop restaurants and shops (not just chains)
- Old architectural buildings
- Forest areas
- My 1884 house
- Historic district
- Cary Senior Center
- Ashworth’s – especially the fountain
- Ashworth’s
- Oral history
- Involvement in Town government (School of Government, citizens, police, committees, etc.)
- Old high school building
- Free outdoor concerts – My grandkids and I love, love, love them!
- Cary Arts Center in the Cary elementary building soon!
- Character of downtown homes and incredible trees

- Intact historic areas without shopping centers, parking lots, and big new buildings
- Trees
- Green Level Church
- Carpenter and Green Level rural districts
- Craft stores – crafts for quilting – yarn store downtown – beading shop, etc.
- Residents who remember and share the past
- Items on the Town seal, i.e. church, Cary Elementary, Dogwoods, home
- Senior Center and its diverse programs PLUS its use by the whole community, e.g. my HOA meets there annually
- Cary Elementary
- Cary Elementary
- Concerts at Booth Amphitheater
- Bond Park
- Public recreation areas
- Downtown revitalization
- Cary's downtown
- Page-Walker Hotel
- Being able to participate in decision-making that affects the town of Cary
- Walking down Academy Street
- Chatham and Academy
- Nice libraries; Lazy/Spring Daze, Page-Walker events
- Facelift for older structures
- Parks – nature walks – programs for families
- Keep the separate/distinct character of Carpenter, Green Level, and farmsteads
- The UNBELIEVABLE number of worship structures/opportunities. Every variety of major Western religions and those of other continents
- Variety of worship opportunities
- Church building at corner of Kildaire and Penny Road
- Herb Young Community Center
- Old buildings that have been preserved
- Variety of Town activities
- Sally Allen house and barn on Walnut Street
- Page-Walker; Nancy Jones; Old Cary Elementary

- Page-Walker Hotel
- Greenwood Forest neighborhood
- Cary Elementary
- First Methodist Church (I'm Presbyterian)
- The good place Cary was to raise my children in the '60s through the '80s
- Established yearly events, parks

Question: *What would you like this (historic preservation) plan to accomplish?*

February 25 Responses:

- Not invoke a neighborhood preservation approach to a rural area (Green Level). There is no "Overhills" or "Oakwood" neighborhood about Green Level
- Easier access to information and history of the area (document, website, etc.)
- Bring people to downtown with lots of cultural events weekly (week-ends)
- Proceed carefully & listen especially to our older citizens who have lived here many years
- Historical integrity that stands out
- Prevent demolition of historically significant buildings by making the public aware of these structures
- Preserve what's left before it's too late
- Educate
- Keep the small town feel
- Plan the preservation of our heritage
- Master preservation plan
- Prevent demolition of historic structures
- On-line historical layered map (with photos) so we can track history of homes
- Identify successful, innovative financial approaches to encourage & support preservation
- Preserve vintage trees
- Maintain small-town integrity by preserving historical character of downtown Cary
- In Green Level, remove properties from the Historic District at the request of the owner
- In Green Level, the Town should purchase land around the church and seek to move other structures in to create an enclave of restored homes or buildings used as residences or adaptively for other purposes.
- Set guidelines to establish moving of historic structures as a "last resort" measure Develop a system of priorities for preservation of historic structures and properties

- Create a sense of belonging
- Document our heritage
- Printed historic maps for sale
- Keep open space – preserve environment, trees, etc.
- Preservation of old buildings
- Recommendations or guidelines that still offer room to change and grow
- Consider the children
- Spaces for children and teens other than the mall
- Let’s get this project going – we’re headed in the right direction
- Awaken historic pride and awareness of heritage
- Preserve historic landscapes
- Raise public awareness of historic resources value
- Facilitate voluntary historic preservation
- Monitor growth intelligently by incorporating the past
- Blend with other parts of Cary downtown

February 26th responses:

- Make available information to public and residents the important historic information/family history
- Keeping small town feel (love the sculptures)
- The historic and points of interest should be identified (signs, etc.) and touted, so even old residents can take visitors on a tour of town, and feel well-informed about the history
- Because there is a preponderance of relatively recent structures qualifying as historic, develop a process for selection that is innovative, fair and flexible.
- Strengthen the protection, as the peoples’ will, of trees, natural areas, space, land forms (quit the flattening of every place by developers.)
- By using lots of advertising and media coverage, let the community know that quality of life, a high quality of life, is desired for all walks of life.
- Keep small-town environment
- Encourage the continued vitality of the 1950s/60s ranch neighborhoods with context-appropriate infill and renovations
- Kildaire Farms – first P.U.D. in N.C. and “Inside the Parkway” being used in real estate promotions
- Preserve what we love while allowing for progress

- Give us a place we can continue to be proud of
- Pride of being a Cary-ite
- A plan to arrest loss of historical resources
- Preserving our history as a top priority in the Town's Land Use Plan
- Save the character of Cary: smart infill guidelines; save historic buildings of all eras; save farmland
- Establish a practical list of priority structures and sites to preserve
- Identify various ways of funding preservation
- Preserve small town feel
- Involve, listen to, heed citizens
- Preserve old buildings
- Keep southern traditions
- Preserve more buildings
- Keep the developers and bulldozers at bay (this idea from a 33-year Cary resident)
- ay money for conservation easements
- Lower county and no city property taxes on wet lands and farms so farms can remain intact – especially 100-year-old farms
- Fairness in obtaining historic sites from owners
- To show our children the history of Cary
- Preserve the structures and districts we know well today (on original sites) – Carpenter, Green Level, downtown, Page-Walker, Cary Elementary, Nancy Jones
- Make the town better
- Smart, modern uses for historic buildings and areas
- Proud of being in Cary
- Identify and preserve our more recent history – 1940s, 50s, 60s structures, traditions, written, and oral history
- Continued improvements in sense of community, i.e. more people getting to know their neighbors
- Become an educational tool for newcomers
- A written and oral report/listing
- Preserve the low density and low building height character of town center – from Maynard Road to Old Apex Road
- Increased pride in ownership among downtown homeowners and tenants
- Keep the heart of Cary with the same character we have now
- More parks in the center of Town of Cary

- Keep Cary's personality
- The comfort of the safest little city – Go Cary Police!!
- Maintain a sweet town with lots of character
- Keep small town feel
- Slow growth or no growth to keep from losing identity of a small, friendly community
- Re-create/encourage some of the spirit of the people in years gone by with emphasis on faith, education, patriotism and by saving our few old buildings
- Additionally, at the February 25 and 26 meetings there were facilitated group discussions where the following question was asked: *“What else would you like this plan to accomplish?”* Answers given during the ensuing discussion were:
 - Encourage a moratorium on near-vacant commercial development
 - Citizen involvement in planning
 - Oral tradition/history
 - Walking tours for all citizens (esp. kids)
 - Turning older neighborhoods into very desirable places
 - Collect historic photos
 - Info on how to nominate properties to the National Register
 - Need strong enforcement powers
 - Also need to educate people (contractors and developers)
 - Need to balance the two preceding statements

Comments From Three Educational Workshops Held in March, April, and May 2009

Workshop #1: “Historic Preservation Tools That Work” - March 23, 2009

This workshop addressed how historic preservation programs are administered at the federal, state, and local level. Topics discussed included the role of the State Historic Preservation Office, and how communities typically create and administer a historic preservation program. The consultants discussed the role of Historic Preservation Commissions as well as commonly used regulatory tools and financial incentives. After a question and answer period, citizens were asked to complete the following sentence:

The preservation tools that I would like for Cary to consider are . . .

A complete listing of responses is as follows:

- Local designation ordinance for preservation, which includes local historic commission
- Certified Local Government program
- Establish a climate-controlled space for historic artifacts and written material. This collection should be supervised by a town employee who is knowledgeable about protecting its contents and ways to disseminate the info to the community.
- Local preservation commission
- Demolition delay
- Local ordinance/commission
- Local designation
- Guidelines
- Easement plans, especially for demolitions and subdividing
- Revolving fund for rehab – maybe purchase when times improve
- Preserving natural sites/trees – more farm land
- Holiday tour – maybe spring, so not in competition with Oakwood and Apex
- For now, a town-wide/rural walking/driving brochure/tour. Beyond that, I'm still confused.
- Local ordinance/historic district(s)/commission
- Design guidelines and Certificate of Appropriateness process
- Demolition ordinances (as a backstop)
- Revolving funds for rehab and purchase
- Establish Certified Local Government status for the Town of Cary
- Establish demolition by neglect ordinance and needed “commission”
- Consider qualifying the Cary Historic District as a local historic district through Wake County
- Cary should be made a Certified Local Government
- Apply for grants to help fund old Cary Elementary renovations
- Conservation overlay district(s)
- Certified Local Government, eventually, for access to funding

Workshop #2: “Zoning, Land Use and Open Space-Challenges and Solutions”-

April 16, 2009

At this workshop the consultants presented a review of planning and zoning concepts, zoning challenges and solutions using case studies, and preservation tools for both urban and rural areas. Citizens were asked to complete the following sentence:

Among the preservation tools presented tonight, the approaches I favor more include...

A complete listing of responses is as follows:

- Local historic district (for Cary Historic District and Carpenter) because this level of regulation may be needed to protect downtown
- TDRs (for Green Level) because it helps property owners realize some value they would receive if developed at the maximum
- Allow developers to purchase historic areas in exchange for higher density at locations that need more density
- Preservation easement, because not easily changed later
- Conservation residential overlay zoning because it preserves surrounding open space and makes services more efficient. I think this approach should be explained to the public in a more positive way, because most people favor larger lots for themselves and it's not as good for the environment as the clustering approach.
- We keep talking about income and estate tax deductions at these workshops, but we don't explore property tax incentives to compensate historic home/farm owners.
- Could we talk about whether the Town could give lower property assessments or historic credits to encourage people to maintain their properties? It seems to me that this could be another tool. Note: The small town I came from up north went through an elaborate comprehensive plan process with much self-congratulations at the end. But the real test was making zoning conform to it – and a lot got weakened at that point!

Also, citizens were asked to complete the following sentence:

Among the preservation tools presented tonight, the approaches I favor less include...

A complete listing of responses is as follows:

- Each may have its best place – the true success comes from matching the best approach for each area/property.
- Conservation easements because the tax benefit does not last the life of the easement and is not enough.
- All have their place.

Workshop #3: “Integrating Historic Preservation With Local Government and The Economic Benefits of Historic Preservation” - May 6, 2009

At this workshop the consultants discussed the details of how a historic preservation program is created, what a preservation ordinance contains, and the opportunities and constraints of creating a

Historic Preservation Commission. The presentation discussed the various roles a Commission can play in the community and its interaction with other governmental agencies. At this workshop, citizens were asked to provide any **general comments** they may have as well as answer the following question:

Which of the roles of Historic Preservation Commissions do you feel are the most important for Cary? Why?

A complete listing of responses is as follows:

- Local designation
- Preserve rural/open space
- Demolition ordinance
- Identify resources worthy of protection
- Conduct a historical and architectural survey! We need to know what is out there as a base to establishing significant criteria, etc.
- Establish HPC criteria to include the historical stories and families that/who built this town. Unfortunately many/most of the buildings have been destroyed in the name of growth.
- Remember your historical founding black families/churches/communities.
- Promote preservation of rural resources and open space. Too many shopping areas are under-used. Trees have been cut for these shopping areas to be built but the shops are empty.
- As well as preserving old buildings, would like to “connect” with Planning with the idea that in 100 years from now, the heritage will be worth preserving. To be more clear: I think that there should be space for modern buildings that will represent the year 2009!
- Make recommendations to further historic preservation efforts and community appearance. We need to revitalize and incentively offer assistance to preserve and renew historic structures.
- Operate revolving funds -We need a fund program to subsidize our preservation/appearance goals.
- We need our own commission to be able to protect/make properties into urban locations, have the funding to do so, and operate to sell these properties back to the public.
- Organizing a local HP program/education/creating overlay zoning – especially neighborhood conservation areas.
- Perhaps a segment of a future presentation could be an explanation/presentation of how existing Wake county HPC is currently working with Cary.
- I am very pleased that Cary is focusing attention on its’ downtown area and putting plans in place to protect the character of the downtown. While I definitely think that Cary should protect its’ existing historic structures, I do not think that Cary has enough of these structures to really warrant a traditional historic district (my understanding from the meeting was that only 3

structures in the downtown area currently fall under the jurisdiction of the Wake County historic preservation commission). Personally, I also do not want to see a zoning overlay which would require new development to create ‘historic looking’ buildings. This issue came up during the wayfinding committee meeting and I was surprised to find that, to the best of my recollection, not one person on the committee was in favor of trying to create a historic downtown. Instead, all favored a more contemporary downtown knit into the fabric of the existing historically significant buildings.

- I also would not like to see too many limitations placed on the size of residential development in the downtown area. I don’t think that anyone wants giant McMansions on postage stamp lots in the downtown but people moving into the downtown need to have the ability to renovate, construction additions, or build new houses that will bring the existing housing stock up to the standards expected by the families of today. Families that are willing to live in a 1950’s ranch (like mine) are the exception rather than the rule. If we greatly limit the ability of homeowner’s to update their homes I think that many of the ranch homes will remain or be converted to rentals and the growth of downtown will be retarded.
- I do think a significant factor in the character of downtown are the number of large and old trees (we’ve all been to subdivisions with no tree larger than a 4” caliper trunk) and I am glad that the Town has some element in its regulation for the protection of champion trees. However, I don’t think the Town has pursued the protection of these trees very aggressively, if at all, to date. Personally, I would like to see protection of the large trees in the downtown area expanded.
- My major concern, to re-iterate my comments from last night, is that in this process as presented, the emphasis on preservation of the TANGIBLE entities (buildings, homes, etc.) in Cary is the major component. Naturally, it is very understandable why this would be the case BUT, by default obviously, an entire segment of the population is excluded.
- So much has been lost already and the fact that the fine buildings, homes, etc, never characterized the neighborhoods in the minority community, coupled with the non-existent or at best minuscule historical record concerning the culture and contribution of the minority citizens (also among Cary’s first citizens), sends a message of exclusion and irrelevance.
- No one can change the past or the way things were but the existence of a people ...hardworking, law-abiding, and struggling to eke out a living (largely with nothing) building their homes, churches, schools neighborhoods), who conceivably performed much of the hard labor (if the truth be known) for the “historic” sites now identified, ...their story can not be allowed to die and merits being acknowledged and preserved.
- The opportunity to partner in this effort is RIFE and others in the minority community here share this same sentiment and are willing to assist.

Comments From Community Meeting #3 on June 17, 2009

The purpose of this meeting at the Bond Park Community Center was to present draft plan goals and objectives, and to receive input from the attendees on these. Specifically, attendees were asked to (1) rank the objectives under each goal according to their importance, and (2) write comments about the objectives if they so desired.

In the following section, for each draft plan goal, the objectives are listed in order of importance (from highest to lowest), based on the rankings given by attendees. Any comments provided by attendees are listed with the goal to which the comment applies, and the comments are italicized.

Goal: Establish Fair and Effective Processes and Policies for Preservation

Objectives (listed in order of ranking):

- Involve stakeholders in determining appropriate preservation tools for different areas of the community
- Maintain a complete, up-to-date survey of Cary's historic resources
 - Will the Town fund this annually?*
 - How often will the survey be updated?*
- Adhere to an effective administrative and legal framework when implementing historic preservation activities
 - Do you have to have a Historic Preservation Commission to implement the Plan?*
 - How much discretion will staff have?*
 - How do you represent each different National Register District equally? On a Commission?*
 - Who are the members of the Advisory Committee?*
- Create a formal assessment and evaluation program for historic resources that involves citizens
 - Are there examples of other places with a 'formal assessment and evaluation program' that includes citizens?*
 - At what level would citizens be involved: Suggestion? Restoration? Support?*
- Promote preservation using economic incentives whenever possible

Goal: Preserve, Protect & Maintain Cary's Historic Resources

Objectives (listed in order of ranking):

- Preserve and protect Cary’s historic structures and neighborhoods
As we expand/update/whatever downtown, we need to be very mindful not to destroy and replace – but preserve and honor our past!
- Encourage proper repair, maintenance, and rehabilitation of historic structures
Find some way to provide funding, knowledge, workforce
- Preserve and protect cemeteries and archaeological resources
- Ensure that historic preservation concerns are considered in all Town actions and ordinances
- Establish policies that encourage adaptive reuse of historic structures both private and public
Very important, we must keep wishes and reality in tandem to succeed
- Preserve and protect historic viewsheds, rural and designed landscapes, and associated historic resources
Trees!!!
How will encroaching development near the rural districts be addressed?
- Discourage demolition of significant structures
I think the demolition disincentive would be applicable here
- Effectively steward Town-owned historic resources
I think all of these ideas are important.

Goal: Preserve Community Character

Objectives (listed in order of ranking):

- Invest in Cary’s older residential neighborhoods to ensure their livability and desirability
- Promote policies and actions that reinforce downtown’s significance as Cary’s historic core
Cary’s vitality began adjacent to the railroad (Page-Walker) and Cedar Street
This is very key as we move forward – Preserve Cary as a historical site!

- Create policies that achieve context sensitive infill

This one is a must-do if we hope to maintain any kind of character in the neighborhoods!

- Throughout the community, protect existing natural elements and development patterns that contribute to area's historic character

Goal: Raise Community Awareness Through Education

For this goal, the following general comments were made about all of the objectives:

All of these objectives should be incorporated

The objectives show that a great deal of serious thought was invested into this process

Objectives – define as something that can be measured

Objectives (in order of ranking):

- Continue providing educational programs on Cary's history for grade and high schools
- Promote a sense of pride among owners of historic properties
- Increase the visibility of historic resources and preservation activities
- Promote understanding of the environmental and economic value of historic preservation
- Enhance access to historical publications and websites

Goal: Document and Celebrate Cary's Culture and Heritage

Objectives (in order of ranking):

- Continue to capture and record Cary's stories and history using a range of technologies
When a person dies, a library is lost if we missed capturing those stories
It would be nice to have an area for statistics and brief information on notable people such as the top 10 oldest, where people are buried, etc. and especially a map of family plots
- Expand the opportunities and venues for presenting and interpreting Cary's history and cultural heritage
Expand and promote the Cary Museum
Garden tours. Theme tours.
Cary needs an archive for historic resources and also an archivist

- Encourage research on all aspects of Cary's history & development (religious, military, cultural, geographic), including the recent past
- Continue to foster an appreciation of Cary's history through Town celebrations and events

Comments From a Stakeholder's Meeting With The Friends of Page -Walker Hotel Preservation Sub-Committee on July 16, 2009

At this meeting, the group brainstormed answers to the following questions: "*What is your primary hoped-for outcome from the Historic Preservation Master Plan?*" The following answers were given:

- Stricter standards for construction materials in/around the historic districts, e.g. no vinyl, context sensitive, more character
- A framework or constraints to prevent loss of structures
- A demolition ordinance and local historic districts
- A comprehensive catalog of historic structures
- Creation of a stronger town core identity
- Preservation of our heritage through artifacts and archiving
- Preserve memories and other non-tangibles
- Protect downtown from commuter traffic
- Continue to have a village-like, pedestrian-friendly environment
- More opportunities to collect, share, display our artifacts and history

Comments From Community Meeting #4 on September 2, 2009

The purpose of this meeting, held at the Bond Park Community Center, was to present a complete draft of the Plan goals, objectives, and actions for citizen review and feedback. The following form was distributed at the meeting and used to stimulate responses on the draft actions:

=====
Historic Preservation Master Plan
Community Meeting #4
Comment Form

Your comments are important to us! After reviewing the draft Plan actions, please answer the questions below and drop this form in the comment box.

Have you attended any of the prior public meetings in this Historic Preservation Plan process?

Yes No (circle one)

If yes, do the actions presented tonight seem consistent with public input you have provided or witnessed? Yes No Not Sure (circle one)

Are there actions you think are missing? Yes No Not Sure (circle one)

If yes, which might be missing?

Which actions do you think are particularly important or should be done as first priority?
Please list by number:

Are there actions you think are unnecessary? Yes No (circle one)

Please list by number:

Other comments (use the back of this form if necessary):

=====
Eight of the forms were returned at the conclusion of the meeting. Feedback from these eight forms is summarized as follows.

Five responders had attended previous public meetings on historic preservation, while three responders had not. Five responders indicated that the actions presented were consistent with public input and three responders didn't answer this question. Four responders indicated they didn't think any actions were missing; one responder was "not sure;" one responder didn't answer this question; one responder answered "yes," but didn't comment further, and one responder answered "yes" and commented that "raising taxes" was an action that was missing.

For question #4: "Which actions do you think are particularly important or should be done as first priority?" five people answered the question with the following responses:

- 5.3 Ensure that historic preservation concerns are considered in all Town actions and ordinances.
- 5.1.1 In accordance with N.C. enabling statutes, create an ordinance for Town Council review and adoption establishing a Cary Historic Preservation Commission; coordinate with the State Historic Preservation Office.
- 1.3.1 Develop for Town Council review and adoption a delay-of-demolition ordinance that applies to designated historic structures that fall outside of local historic districts.
- 1.1.3 Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.
- 2.0 Preserve historic context.
- 3.4.1 Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual structures.
- 4.3.1 Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary’s diverse heritage.
- 4.3.3 When a Town-owned historic property becomes accessible to the public, introduce it to the community through a “grand opening” event.
- 5.3.1 Amend or adopt Town policies, guidelines, and/or ordinances to ensure that historic resources are considered in future planning efforts and in overall approaches to environmental sustainability.
- Clean up downtown of falling apart houses and buildings to avoid bad neighborhoods and neighbors.
- Create criteria for “embellishments” in front of houses and avoid junk accumulations.
- Keep the city clean of bushes and litter that diminish the value of the houses.
- Decide whether the Town should work more closely with Wake County Preservation (Commission) at this time or establish a Cary Preservation Commission.

For question #5 “Are there actions you think are unnecessary?” five respondents said “no,” and one respondent didn’t answer the question. Two respondents said “yes” and gave the following comments:

- 5.2.3 Following completion of the comprehensive survey . . . a multiple property documentation form should be completed within the next three years for Cary - (Cary) can use Wake County’s MPDF.
- Yes – It seems overdone. Preserve “50s architecture” ?

For question #6 “Other comments,” there were comments from three respondents:

- Good meeting!
- Excellent idea for the Town of Cary! I appreciate the year-long effort to engage the community in this proposed Historic Preservation Master Plan..

In addition to the forms collected at the meeting, the following questions and comments on goals, actions, and objectives were received from a citizen via email following the community meeting.

Comment: *How will “significant” be defined, and by who? Will a dilapidated old shack that was built 60 years ago be considered significant, just because it’s “old”?*

RE: Action 1.2.3: Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.

– I was under the impression that developers must conduct a cultural/archaeological assessment (as part of a EIS) of their site, anyway, in order to obtain certain permits: water quality permits; land disturbing permits; TOC building permits. If a significant resource IS identified, then what?

RE: Action 1.3.1: Develop for Town Council review and adoption a delay-of-demolition ordinance that applies to designated historic structures that fall outside of local historic districts.

– Could the TOC place conditional use zoning or use existing building permit system to accomplish the same goals, instead of enacting new ordinances about delay-of-demolition?

RE: Action 1.3.3: Include a “demolition-by-neglect” provision in any new local historic district or neighborhood conservation district.

– This likely goes too far in governmental reach. If a structure is in disrepair, neglect, then either the TOC needs to buy it at FMV to “save” it, find a new buyer, or demolish it for the sake of public health/safety, and charge the property owner a fee for demo & disposal. A demolition-by-neglect ordinance I believe is tantamount to an unlawful taking of private property by a government.

RE: Action 1.4.4: Place preservation easements on Town-owned properties and donate the easements to a non-governmental preservation organization/non-profit qualified to hold preservation easements.

– Strongly disagree. Why should/would a government agency, the TOC in this case, set aside any sort of “easement” on TOC-(public) owned property? If the property is owned in-fee by a public governmental agency, there is no need for a use-limiting easement. A legally-binding MOA or MOU can function in the place of a deed restricting easement. In theory, that government agency (TOC) will, in good faith and accountable to its citizens, manage and maintain the property to meet the spirit and

intent of the goals that an easement would prescribe. Forever is a loooooong time, and I strongly encourage the TOC to not place or encumber publicly-owned property in the hands of a NGO that is not elected by town citizens, nor accountable to the town's citizens. If such an easement is desired, it should be put to special public vote. Beware deed-restricting or use-limiting easements. As a side note, are there precedents for "preservation easements"....this is the first time I've come across that term. I am very familiar with the use of conservation easements, but not historical preservation easements.

RE: Action 2.1.1: Initiate meetings with downtown property owners, including churches and schools, to discuss their future expansion plans.

– Downtown property owners and business operators seem to keep having more & more ordinances, rules, special designations placed upon them. Is another "layer" of quasi-regulations needed? We all want downtown to prosper, but is it getting over-regulated? The town of Apex has a great downtown commercial/retail area – can TOC learn from them.....how did they do it?

RE: Action 2.1.2: Establish standards for moving significant structures.

– Standards are not necessary and the TOC has no reason for getting involved here, I don't understand the motivation. Moving a structure will require investigation and consultation by a structural engineer (P.E.), and should be done at the property owners' expense. Why exactly would TOC need to be involved for? I don't get it.

RE: Action 2.2.3: Consider issuance of bond funds for preserving rural and designated landscapes and historic resources.

– Bonds should only be issued upon approval of TOC voters....no sneaky COPs or other hidden means of expending taxpayer funds.

RE: Action 2.2.5: Review current buffer standards in the Land Development Ordinance and assess the need for increased buffering of uses adjacent to historic areas.

– TOC has adequate buffering rules as it is, I do not agree of adding more regulation to the buffering ordinances. Why would a buffer next to a historic area need to be wider than a 'regular' buffer? The state already has water quality buffers – which can function as effective "historical" buffers, too in some cases, especially in viewsheds. Again, I encourage less added bureaucracy.

RE: Action 3.1.5: Develop a Historic Preservation Resource Library. Include copies of all historic surveys, information on how to designate historic properties, copies of local historic publications and research, technical information on how to rehabilitate structures, etc.

– The old Cary Elementary should become the core repository and functional center for historical actions for TOC. Page-Walker is great, but its space is limited and the facility is in a

challenging location for public access. In fact, the restoration of Cary Elementary should be the first grand gesture by TOC to kick-off this entire idea of establishing a more structured historical preservation movement in the Town.

RE: Objective 3.2: Educate the community about Cary's history

– Install interpretive exhibits, kiosks at existing public TOC locations, such as Bond Park and at each existing Town Park to educate Cary citizens on the history of that specific location, and/or the people the Park is named after – indoor signs, outdoor signs, whatever. Think big, but start small...take baby steps.

RE: Objective 3.3: Promote understanding of the environmental and economic value of historic preservation

– The title includes “environmental” – why? None of the action items have a link to environmental issues, they're all economic (that's fine). Remove the word “environmental” from this section, I do not correlate historical preservation with environmental protection/conservation.

RE: Action 3.4.2: Periodically, post a feature article on a local historic property and its owner on a Town Historic Preservation web page.

– Run weekly articles in Cary News & on TOC website highlighting some historical aspect of TOC. Also, perhaps run a 1-page summary of news items from the past that took place in the Town as a look-back in history. Something with more detail than the typical “this day in history” bullet points.

RE: Action 4.1.3: Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.

– Expand into old Cary Elementary.

RE: Action 4.2.4: Secure funding for scholarly research.

– Not necessary, I do not think it is the TOC's core mission to provide funding or staff for research. There are ample resources in surrounding Universities that can handle research needs.

RE: Action 4.3.2: Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.

– Make the Spring Daze a shared event with an Annual Cary History Day, or something like that. I do not recommend blending historical events with the August Lazy Daze, because Lazy Daze is a very well known arts/crafts event and adding “history” to it would only water it down, and I think back-fire with vendors, artists, and attendees – historical events would detract from the ‘main event’ of arts/crafts. But with Spring Daze it's still a work-in-progress and can benefit from an added draw.

RE: Goal 5: Establish Fair and Effective Processes and Policies for Preservation

– I encourage the TOC to keep historical preservation in the realm of advisory; voluntary; recommended; ‘best practices’ mentality, and not dive directly into a harsh, structured, regimented historical commission regulatory body that many New England towns have. I wish the Kildaire Barn was still standing, but I’m not prepared to suggest that strict rules be enacted to force the preservation of historical structures against the will of the property owner, or the marketplace.

Comment: Regarding proposed historical “overlay districts” or zoning: PLEASE change the term “Neighborhood Conservation District Overlay”. Do Not use the word “Conservation”. There is already a Conservation Overlay in Cary, and the general public understands the word conservation to equate to environmental and natural resource issues,..... not historical issues. Suggest using a name like Neighborhood Historical District Overlay, or Neighborhood Character District Overlay. Just don’t use the term Conservation or Preservation!

Comment: I hope that some attention will be given to Cary’s commercial / retail / industrial / agri-production history, and not simply work to preserve cute/old buildings.

Cary was once the top producer of eggs in NC;

Cary was a frequent stop-over for those who drove the original US Highway 1 (current Chatham St/Old Apex Rd) from NY to FL, and there were several motor lodges along this road within and just outside the downtown district. At least 2 facilities remain intact today, but others are gone. These motor lodges were important sources of revenue and could be considered Cary’s first “tourism” related industry.

Cary was and remains a junction between NC’s 2 primary large-system railroads, and was the location for the trans-loading of pulpwood onto railcars in the mid-20th C. The pulpwood loading area was exactly where the current Cary Train Station sits today.

Historic Preservation Master Plan Citizen Survey – February 2010

Survey Results

The 18-question survey was posted on the internet during the month of February and was also available by request as a hard copy. The survey was advertised on the Town's website; with a public service announcement sent to several thousand citizens who subscribe to the Town's email list; in the Town's BUD newsletter which is an insert into the Town's utility bill that goes to every household in Cary with Town water, sewer, or garbage service; and by email and regular mail to citizens who were on the project mailing list compiled from public meetings during 2009.

There were 62 survey respondents. Answers were given on a scale of 1 to 9.

Answers were tabulated as follows:

If response was 7, 8, or 9: supportive/important

If response was 4, 5, or 6: neutral

If response was 1, 2, or 3: unsupportive/not important

After most of the questions, respondents were told to feel free to add comments, and a space was provided. Several of the questions provided a link to a small area map to help clarify the area in question.

Questions/Summary of Responses/Comments

1. How long have you lived in Cary?

50% have lived in Cary more than 10 years

35 % have lived in Cary fewer than 10 years

15% aren't Cary citizens

2. Please select the time frame that best describes the age of the structure in which you live:

66% live in homes built since 1970

19% live in homes built between 1930 and 1969

5% live in homes built before 1930

3. How would you characterize yourself. Please select all that apply.

79% are residents of Cary

7% own property designated as "historic"

- 17% are employed in Cary
- 3% are employed in a historic preservation-related job
- 3% are employed as a realtor/broker
- 10% are employed in the building/development industry
- 8% own a business in Cary

Comments:

I am actively involved in historic preservation advocacy in the Town of Cary. I currently serve as Vice-Chairman of the Wake County Historic Preservation Commission.
I was born and raised in Carpenter. I own inherited property in Green Level and my family has lived in these two communities about 100 years.
Retired
Thank you - it looks like part of your plan is to investigate the clay/hunter/chatham/e.park neighborhood. While I'm biased (my home is in this location), I think it would make a wonderful walking area with historic signs.
I live on North West St - in one of several old bungalows built (as I understand it but am not sure) - by the railroad company to house employees. I would like to see if there is any way to preserve the bungalows that have been kept up well - as they are now over 100 years old. It would be a shame to lose the look and spirit of Old Cary - to be replaced by plastic looking town houses. If the lot my house is on must be moved - perhaps the bungalow could be moved to a more appropriate location within the Town of Cary to "join" other historic houses of it's era. - Thus preserving the true original look and feel of early Cary NC - and maintain our beautiful and unique small town feel.
I believe it's important to preserve the few actually historic buildings we have. They add character and charm to our overly '70s-ranch/'80s-cookie-cutter/any-uninteresting-suburbia-in-America town.
I have been negatively impacted by development by Cary.
I plan to seek a career in historic preservation following graduate school (M.A. in public history at NCSU). The preservation of historic architecture and historically important sites is very important to me, and I feel that it should be a priority in every town that is lucky enough to have historic structures and sites.
Our family owns historic properties in New Hill NC. built in 1928, 1932 and 1946.
I represent an historic church.
I grew up in Raleigh, lived in Cary and now New Hill.
I live in a Planned Unit Development - Silverton, that has very little online documentation available for it, to assist residents in learning about the history and planning for this area. Older PUD documents need to be made available on-line. They have a wealth of info. http://silveroaks.wdfiles.com/local--files/silverton-planned-unit-development/SilvertonPUDonline.pdf I tried to do this for the Silverton PUD, see link above.
I believe historic districts and it's building should be protected from development that would be harmful to the character of historic areas.

Resident of Cary for 60+ years. The year breakdown in Q 3 is not the best way to categorize the years. Ex. 1930-1969 should be broken down into several eg. post WWII,

I work for the Town of Cary Planning Department.

4. On a scale of 1 to 9 with 1 being not important and 9 being extremely important, how important do you think it is for a community to preserve its historic character, including its buildings?

89% considered it important

5% were neutral

6% considered it not important

Comments:

Again, the BEST thing about Cary – (which visitors always comment on) – is the Quaint and historic feel of the down town area, and older neighborhoods (houses built in the early 1900’s). This is what makes Cary GENUINE, as well as making our town a place people would want to visit and/or live by.

- The suburban sprawl of ugly condos, apartments, and housing developments with new houses placed almost on top of each other is ugly and is defacing the beauty of the surrounding country side, removing old growth trees so important to air quality and erosion control – (as well as devaluing real estate by over building and over crowding). Such development is ruining the main thing Cary has going for it – it’s original and historic buildings and “small town” feel.

-Please help maintain and protect Cary’s historic homes and buildings. It IS of key importance to do so. We can not afford to loose our heritage – as it is what makes Cary a special and beautiful town.

Local government involvement is essential to establish both incentive for the preservation of historic structures and disincentive for their destruction.

I have lived in Newhill for over 30 years. My feelings for my town are just as strong as your feelings for Cary. We have an historic downtown with a lot of history and we would like to keep it that way without the stench of a treatment plant within a stones throw of it. I don’t believe Cary would place a treatment plant in their historic part of town. What makes our district any different?

I fully support guideline establishment but I have never found anybody pleased with enforcement procedures in these matters.

Our local government, town staff, and our community need to raise our level of awareness of our historical assets. Otherwise, we loose them.

I think local Government involvement should be in the form of support, historical attention and encouragement to property owners. It should not be dictatorial or demanding for a few at the expense of the property owner.

More important things to do with our limited tax dollars. This is just one more cost that we must pay for.

I am supportive of the local government being involved in protecting historic resources so long as it is willing to protect its historic resources with integrity. I am not supportive of turning historic resources into something they are not: for example, many of the historic houses on Academy Street have lost their integrity by being turned into businesses rather than homes. Some of these houses have not been restored but simply renovated/updated

I would like to see a historic records department, where people could write & read a history of their property.

Cary proved itself incapable as a local government of protecting historic sites. They did this when they proposed sewage treatment in the center of a historical community.

Public education on the importance of preserving our community's heritage is of the utmost importance It should be dealt with as partnerships rather than heavy-handed regs that dictate every detail.

There is a balance that must be struck between a property owner's right to use their property as they desire and the government's regulation of historic character.

A building 50 years of age is of no historical significance. Also, do not try to save every single house, just because it is 50 yrs old. Some old homes were just that old homes of no value (once you have saved one dog trot or one shotgun home you have saved enough). Try not to get carried away with preservation of structures of no real value, historical or

WE would love to have your support in keeping the "Partners" (Cary, Apex, Holly Springs and Morrisville) from putting a waste water treatment plant in Historic New Hill

Local governments should be actively involved in protecting historic areas, both within their jurisdiction and those where they have responsibility (e.g. neighboring communities).

I suspect Cary is only interested in Cary regardless of the beauty and importance of surrounding area. There is much outside the City Limits of interest.

Only as a last resort.

Cary has an identity characterized by small town (now city) living, lovely neighborhoods and a strong sense of community. Appropriate historic preservation enhances that. Excessive and exploitative development can destroy what is most important about Cary. Preservation activities are another voice for residents to protect Cary.

5. On a scale of 1 to 9 with 1 being completely unsupportive and 9 being completely supportive, how supportive are you of local government involvement in protecting historic resources?

79% - supportive

10% - neutral

11% - unsupportive

6. A historic preservation commission (HPC) is a government-appointed group of citizens who, among other duties, performs design review of proposed alterations to designated historic structures, recommends preservation-related policies and procedures to elected officials, and advocates for preservation issues in general. Currently Cary is served by the Wake County HPC, a nine- to

twelve-member commission that has one Cary representative. The draft Historic Preservation Master Plan recommends that Cary establish its own HPC made up entirely of Cary citizens. How supportive are you of this Plan recommendation?

72% - supportive

13% - neutral

15% - unsupportive

Comments:

<p>The critical need is to establish ordinances that help to prevent the continued loss of our limited historic resources. I fear that establishing our own commission in the first year or two would distract limited staff resources from that primary need. We should continue to leverage the existing relationship with WCHPC and CAP until the regulatory framework is established.</p>
<p>I question whether this activity cannot be adequately provided through the WCHPC, at least until a comprehensive inventory is completed, giving us a better idea of the opportunities that might exist and whether they will justify establishing a separate commission for Cary.</p>
<p>The plan looks great. My only two suggestions are: 1) have trails/biking/walking paths that connect toward other cities/towns or along major thoroughfares or the rr tracks (there seems to be a desire to place these along greenways, which is great for recreation - not so much for practicality); 2) most of the historic registers seem to be very large and prominent homes, rather than the type of home most people lived in. I think a historic neighborhood, or inclusion of some representative homes from different eras would be great.</p>
<p>I hope the plan will include protection for older historic homes like mine at 305 N. West St. -</p>
<p>I support recommendations and being advocates, not enforcers.</p>
<p>The Cary HPC should have representatives from multiple town areas (e.g. Carpenter, Down</p>
<p>I have seen these type groups get out of hand by putting there wants and desires on property owners that negitively affect the value and best use of the property. Property owner rights are very important and in no way should there be a commission given the power to strong arm property owners.</p>
<p>Any plan to include additional citizens of Cary cannot be trusted to be a plan to act upon input from those citizens. History teaches that Cary listened, for example, to the citizens of New Hill. Then they proceeded (in spite of less populated areas being available) with proposing a plant in the center of this historic community.</p>
<p>I think that Cary having its own HPC is a great idea. If a HPC has to devote its time to a whole county rather than just one city/town, they are not going to be able to give each city/town as much consideration as it deserves. I would volunteer to be a member of Cary's HPC if they would have me.</p>
<p>I'm supportive of this idea. Unfortunately, it seems like most of Cary's historic buildings have already been demolished. The downtown of Cary appears to be much less historic than, for example, downtown Apex.</p>

Cary having its own HPC is all well and good providing there's enough expertise and diversity within the panel.....however, I would also recommend maintaining some sort of relationship with the Wake Co. commission as well at least for a few years since it's been in existence long enough to offer guidance
Those selected to serve on the Cary HPC should/must live within or adjacent to the borders of the designated historic districts they represent...
The Wake County HPC has been working well with Cary. Why fix something that's not broken, establishing a Cary HPC will only politicize the process more. Historic Preservation is never an easy sell to those who don't see the importance. Being that Cary is mostly made up of people who haven't lived here all that long, I think you have a tough sell, especially when it comes to getting dedicated funding from Town Council for the next 10 years.
Should also include non-Cary citizens, particularly those with expertise in the area of historic preservation, and someone to ensure equity for Cary's treatment of its own historic
Should include a larger mix before the outlying area is completely destroyed. Much will be lost.
Local citizens should have the final say in what happens to their historic areas.
It depends also on how much it would cost the town. If done on a small scale and budget I think it would be useful.
Another case of Cary trying to reinvent the wheel and think that nothing done by others is good enough for Cary.
As long as the committee represents a balance of interests I fully support the idea.

7. In order for a community to effectively focus their preservation efforts, the first step is usually to develop a comprehensive inventory of all of the community's significant historic buildings, including summary information about each structure and its relative significance. While Cary does have access to a limited survey, in the course of developing this draft Plan, project consultants determined that this inventory has some data missing and is not a completely comprehensive list of Cary's historic structures. The draft Historic Preservation Master Plan recommends that this inventory be updated as soon as possible. How supportive are you of this Plan recommendation?

82% - supportive

8.2% - neutral

9.8% - unsupportive

Comments:

There has been so much annexation and enlarging our town that I am unaware of historic sites that might have come into town limits. I am primarily familiar with "Old Cary".
Again - I hope the older historic homes in my area may be added under protection in the plan. - As they help preserve the historic and home town look and feel of Cary NC.
I am a landscape architect and would be willing to assist in this endeavor.

Having an accurate list of historic properties and sites is extremely important to any historic preservation plan. Sources are available around Cary to help gather this data. For example, the Page-Walker Hotel sells a book on Cary's historic structures. As this is supposed to be a master plan, all of the data available should be gathered.
Start spending less money. Millions to rebuild Cary Elementary is a waste of tax payer dollars. Don't do the same on a town with very little historic structures.
how can the project move forward without first knowing what's out there
...but ONLY if the survey is performed by Town staff and not hired out for an overinflated cost.
The recent past must be a priority in the new survey.
I think more of the historic African American homes and buildings in North Cary need to be surveyed and added to the historical building inventory.
Obviously you need to know what you have to better protect it.
It depends also on how much it would cost the town. If done on a small scale and budget I think it would be useful.

8. Some local governments require land developers to perform a limited (also referred to as a Phase I) archaeological survey of their project area before getting a permit to disturb (i.e. clear and grade) the soil. The purpose of a limited survey is to identify potentially significant archaeological sites. A limited survey usually includes background research on the land, a walking survey of the land by a trained technician or archaeologist, and the taking of soil samples for analysis. If a potentially significant site is identified, the information could be used to encourage archaeologically sensitive development plans. How supportive would you be of a Town ordinance requiring land developers to perform a limited archaeological survey before a permit is granted to disturb the soil and begin development?

66% - supportive

21% - neutral

13% - unsupportive

Comments:

Anything to slow down development!! Not a bad idea. I'm sure we're destroying some archaeological valuable sites.
I'm surprised that Cary does not have this already. Also (somewhat related to this question), I'd be interested to learn more about the Native Americans who inhabited this region.
I am certain there are also archaeological sites within Cary town limits - particularly as Cary boundaries have extended to the South and West towards Jordan Lake.
The Historic Preservation Master Plan should be the list.
There should already be a reason for archeological exploration and not just a mandate that every development must be subjected to this exploration.

Phase 1 archaeological survey to be completed on land over certain acreage.
While archaeological sites might provide valuable historic information, the power to "encourage archaeologically sensitive development plans" is a power that could be exploited to the advantage of self interested Cary officials and disadvantage of Cary citizens. If, for example, as with the site selection process for Cary's \$500M+ sewage treatment plant, there are not defined any impacts and weights to be used to score those impacts, those impacts and weights can be made up, changed, and tailored through the process to obtain a favored event. Flexibility in regulations can make processes appear like "rigged processes" and enable Cary officials to offer favors.
I think this required survey is a great idea. As someone who grew up on Evans Road and watched the destruction of the historic house that sat across from West Cary Middle School just so that the street could be widened (which was unnecessary-I lived there long enough to know the traffic; all that the street widening has done is to increase speeding), I am appalled that this structure was pulled down and nothing was done to save it. Far too much building is going on in Cary. The land and historic sites are not being respected and not being taken care of properly.
Not a valuable use of tax payer dollars.
Again, without becoming heavy-handed with regs, this would be necessary especially where possible grave-sites could be unearthed.....and more history.
It should already be a requirement.
Have significant archeological resources ever been found in Cary? I'm not sure this would end up being an exercise in futility.
I believe the town should do the same for it's only development activites.
As past president of the Friends of North Carolina Archaeology and The North Carolina Archaeological Society, I can never stress enough the importance of saving our past resources. Too much development is being done in our area to properly safeguard archaeological sites. As archaeologists study sites, they also recognize that every single arrowhead, every piece of pottery does not have to stop progress, but rather work hand in hand with it.
I am supportive of the requirement to perform the survey; however, I am more wary of regulations permanently restricting the use of the propoerty based upon the result of the survey. Perhaps the survey could be used to place a temporary restriction on development to allow time for recovery of any significant artifacts or negotiation toward the purchase of the property if such is warranted.

9. Downtown Cary (please feel free to refer to the attached map) contains a number of historic homes and buildings along South Academy St., South Harrison Ave., Dry Ave., and W. Park Street. Current zoning and development regulations for that area allow new buildings to be much taller and larger than existing homes and buildings, and placed as close as 10 ft. from the sidewalk/curb. There is some concern that these regulations might inadvertently encourage tear-down and redevelopment of these historic properties, changing the district's traditional character. The Draft Historic Plan therefore recommends that the area's zoning be modified so that any new development would be more compatible in height, size, and setback with the surrounding historic properties. How supportive would you be of changing the zoning to reduce threats to the historic buildings and character of that area?

72% - supportive

17% - neutral

12% - unsupportive

Comments:

Absolutely -- one person can ruin an entire neighborhood and the history that goes along with it. This behavior is often driven by economics, rather than a holistic view of an entire community over time (past and future). Rezoning is essential.

The existing permit process more than adequately addresses this issue as is evidenced by the fact that the feared "inadvertent" development that "might" occur has not.

Zoning also needs to be changed to encourage these structures to be used as RESIDENCES, not offices. For a downtown to be vital it needs residents, not offices and parking lots. The recent conversion of the house at Academy and W Park saddened me. It could have been an excellent residence.

Keep a nice flow and appearance integration of new and old buildings.

Again - I would support any and all efforts to preserve homes and buildings built in the early 1900's IN ANY PART OF CARY. - INCLUDING N. West Street - and all streets that feature older historic homes - on BOTH SIDES of Chatham. Hillsborough NC is a good model - look at the value of their real estate within the town limits. Cary should also show pride in the heritage of their town as well.

I feel too restrictive zoning will only serve to drive away developers and leave the downtown to decay. If zoning will change, I would support set-back, size and height in that order.

It is unfortunate that Cary has turned some of those beautiful historic homes into commercial structures. Then suddenly Cary wants to develop a true downtown and encourage people to live and work in the downtown areas. Cary is preventing that by its commercial interests. Is that to end?

At this point I think we have a 3 or 4 story limit. This should be fine if done correctly. To have a property owner be limited to one story just because another property owner has one story, is limiting one owner at the expense of the other. There are already multi-level buildings in the historical district and in this area now. To now put additional footage and additional height requirements is not needed!

I am supportive of pretty much anything that reduces the threat of destruction to historic buildings. Downtown Cary is a beautiful area. Keeping these historic buildings in tact is very important to me. Zoning is important as well as citizens having access to information on listing their properties on the national register of historic places, which will help protect them from destruction.

Cary is a collection of old homes with little to no character. The free market will preserve them if they have any value. Shouldn't spend tax payer dollars on this kind of waste (but you'll do it anyway).

The current downtown is a flop. I would love a downtown that draws us there. Weekly music, outside/patio restaurants, etc. Have the local business support a weekly music group to draw people in to their area.

We're already seeing the results of tear-down / McMansion rebuilding and it just creates a hodge-podge view of the neighborhood therefore where historic structures, etc have already been inventoried, some control is going to be necessary if this project is to be able to attain it's goal of preservation.

Teardowns are a significant threat in Cary, I fully support any means to make sure infill fits in with the surrounding neighborhood.
Apex is an example of a historic downtown that has been preserved during the revitalization efforts.
Only supportive if Cary would take the same action towards its neighbors when it builds things outside it's ETJ.
Development within historic areas should compliment the structures in the same area.
I'm supportive of the changes in the Historic District and its environs, but not a blanket change to the TC district.
Cary does not have may historic buildings. Surely this one area of downtown Cary can be preserved. There are some ugly, flat-roofed buildings (60s and 70s era) that should be the

10. The historic Carpenter area (please feel free to refer to the attached map) is located just east of NC Hwy 55, along Morrisville-Carpenter, Carpenter Upchurch, Carpenter Fire Station, and Good Hope Church Roads. Carpenter contains a number of historic homes and buildings indicative of its early 20th Century farming roots. Zoning within Carpenter currently allows office and light industrial buildings typical of Cary's suburban employment areas (but not typical of a traditional rural community). There is some concern that this zoning currently supports buildings that are out of scale with Carpenter's historic stores, homes, and farm buildings, and that there is therefore risk of inadvertently encouraging tear-down and redevelopment of historic properties. The Draft Historic Preservation Plan recommends that this zoning be adjusted so that any future development would be compatible with this historic rural community in terms of both land use and building size, scale, and site design. How supportive are you of this Plan recommendation?

73% - supportive

15% - neutral

12% - unsupportive

Comments:

I was born and raised in Carpenter. It was home but I no longer live there. I hate that Cary now has jurisdiction over that area. I would hope you would respect the rights and wishes of those who still own property there.
I'm not as qualified to decide as people who live there. However, if there are some who have spent a long lifetime there I am sure they'd love to see some preservation.
Unfortunately, I feel that it may already be too late for this location. The farmland surrounding the buildings was part of its charm. With new development, traffic congestion is now out-of-hand.
The area in question is no longer a "traditional rural community" as the map clearly demonstrates. The suburban development has already taken place. The buildings in question do not have architectural significance and most are in disrepair.
Do not feel capable of making a decision on this recommendation.

I am very familiar with those buildings and with the Carpenter family - again - I fully support the preservation of our heritage. Once lost - such is gone forever - and we lose where we came from. - The new buildings are very disappointing. Cheaply built, ugly, too big... etc. WHY destroy our past and unique history... to replace it with ugly buildings that have no character. Doing that is RUINING our town and obliterating its charm and au-

Again, I am very supportive of plans that will reduce the threat of destruction to historic architecture and sites. I would suggest that information on registering historic sites on the national register of historic sites become more available to citizens in some way so that they know that they have a way to protect their structures and sites from tear-down.

This is the only area worth preserving. No more new home developments or commercial development in this area. No apartments.

I live in this area I do want to see it go commercial but that is the way of progress. If you want to see old farm houses drive out to the country and go see one.

Again, partnerships and cooperation are imperative or the ultimate preservation goals to be achieved.....the town and developers have got to keep open dialog with the HPC any time property is bought / sold / renovated / developed

There has already been significant disturbance to the Carpenter area with newer development, it needs all the help it can get.

I think that all sites listed as current and/or former sites of natural/historic significance need to be protected, as well as PUD plans. > I found a report from the Town of Cary that lists the Secondary and Cumulative Impacts Master Impact Plan. This document should be studied and properties that are of historical, cultural, or environmental significance should be protected by zoning rules. > > <http://www.townofcary.org/depts/pwdept/scimmp/default.htm> > > It contains the following map. > > http://www.townofcary.org/depts/pwdept/scimmp/images/Fig_4-1.pdf > > The legend contains a pink color that is supposed to be Significant > Natural Heritage Areas, and one of those areas on the map that is pink > is labeled the Black Creek Slopes. > > I haven't found anything else related to what the significance of this > might be, but thought I would share it with you.

I am completely unsupportive of actions that remove local control. When Cary took Carpenter, it required the removal of signs (Ex: at the Carpenter Farm Supply store) that had been in place long before Cary annexed the area. Shame on you and your arrogance.

Since Cary opines that building a sewage plant alongside New Hill's historic district will enhance that district, I believe one should also be built alongside Carpenter's historic district. Fair's fair. You wouldn't want to omit such an enhancement to Carpenter's historic district, which you plan to put in New Hill's.

Please don't destroy it if it isn't within the Cary city limits or ejt.

I think Cary should treat the Carpenter rural community the same as they are doing to the rural New Hill historic district. Industrial facilities are OK in the center of the New Hill Historic District so why not the same for Carpenter?

The Carpenter area has seen significant development surrounding it. I don't know that, at this late date, significant progress can be made to preserve the historic character of the crossroads. The island is too small in my opinion.

11. The historic rural Green Level area (please feel free to refer to the attached map) is located around and just north of the intersection of Green Level West and Green Level Church Roads,

about 1.7 miles west of NC Hwy 55, and includes a number of historic buildings indicative of its early 20th Century farming roots. About 18 acres around this intersection are currently zoned for general commercial uses, which allow shopping centers or offices typical of Cary's suburban areas. The Draft Historic Preservation Plan recommends that this zoning be adjusted so that any future commercial or office buildings would be more compatible with the community in terms of building size, height, and design. How supportive are you of this Plan recommendation?

75% - supportive

15% - neutral

10% - unsupportive

Comments:

<p>Of course we should preserve truly historic structures. But I am positive there is nothing about Uncle Kenneth and Aunt Reba's house or the tenant house on the farm that is of historical significance. Uncle Kenneth's store was kind of neat but it's not mine to deal with. Green Level has some old buildings but historic they are not. Outsiders may think they are quaint. But you must remember when you place an exaggerated historic value on an area you are also treading on people's property rights. I think you need to raise your standards for historic preservation.</p>
<p>I would also try to learn from the Carpenter area. Some of that farmland needs to stay so the roads won't have to be widened.</p>
<p>I wasn't aware that several rundown farmhouses constituted "historic buildings."</p>
<p>No decision.</p>
<p>Again - it is KEY that these properties NOT be destroyed and/or surrounded by suburban sprawl. There are so many super markets, drug stores, gas stations and such - - - it is ridiculous. We do not need to destroy the beautiful properties of the past - we MUST protect them as they alone maintain and represent the beauty of this area. If destroyed - we devalue our area, and our selves.</p>
<p>I am very supportive of zoning that protects historic architecture and sites. See above comments on Questions 9 and 10.</p>
<p>Don't know about this.</p>
<p>Please -- we need more CVS's drug stores. Please build one on every corner. Make sure the back of the buildings face the roadways -- looks really beautiful seing the rear en-</p>
<p>see #10</p>
<p>Cary's suburban sprawl is the biggest threat to this area. Green Level is such a treasure with its views and rural character. Residential development should be regulated in this area as well.</p>
<p>I think Cary should treat the Green Level rural community the same as they are doing to the rural New Hill historic district. Industrial facilities are OK in the center of the New Hill</p>

Since Cary opines that building a sewage plant alongside New Hill's historic district will enhance that district, I believe one should also be built alongside Green Level's historic district. Fair's fair. You wouldn't want to omit such an enhancement to Green Level's his-

I'm support this item, as opposed to the previous, because it did not address land use. I do support design criteria to better integrate commercial uses into this area.

12. The draft Historic Preservation Master Plan recommends that the Town consider using economic incentives to encourage owners of historic properties to voluntarily preserve and protect the historic integrity of the property. How supportive are you of this Plan recommendation?

79% - supportive

11% - neutral

10% - unsupportive

Comments:

Needs to be done appropriately and transparently.

I'm not sure about economic incentives, but it would be great to have a resource for homeowners to access that would help us make decisions for maintaining the historic integrity of the property.

I strongly object to giving tax dollars to one homeowner because their house is older than mine.

Include guidance and education.

I think it is wise to assist owners in keeping up their historic properties - again to maintain the original and unique look and feel of Cary Town - and the beautiful surrounding country side.

Recommendation and support - perhaps in terms of reduced taxation - for voluntary efforts would be great.

Owners of historical properties should not be looking for handouts. The government should not take from taxpayers simply to give to this (or any other) special interest group.

I am very supportive of this plan. Economic incentives are a common way of helping to protect and preserve the integrity of historic homes. Preservation North Carolina, which protects and sells historic properties, often offers or informs prospective buyers about the economic incentives available to them when purchasing a historic home. A little extra money may be needed to keep a historic home in good shape, but the effort is worth it in

NO tax payer money for private individuals. If they are worth saving -- the market will save them. Stop spending our tax dollars.

This would compliment the funding available from State and Federal funds.

do *NOT* use tax dollars for this. if you want to waive/reduce fees then OK. But do not spend money.

12a. If you are supportive of using economic incentives (question 12), which of the following economic incentives for historic property owners would you support? Check all that apply. Below are the responses in rank order, with number one having the highest number of votes, and number four having the lowest number of votes:

1. Low-interest loans
2. Permit fee waivers
3. No-interest loans with preservation conditions attached
4. Grants

Comments:

Transfer of development rights may be an additional tool that could be used, especially in the Green Level area.
What about a partial grant/loan for any extra costs associated with the historic nature of the project? So, for instance, if a homeowner wants to repair some baseboards. To replace the baseboards with new ones would cost \$1000. To repair or replace the baseboards with historically appropriate ones would cost \$1500. You might offer some sort of incentive for the \$500 difference, rather than the cost of the entire project.
Reduced property taxes.
These offerings should not be for some commerical developer but someone who values the historic nature of the structure and wants to maintain its purposes (residential maintained a residential and supported as such).
I think these are all great ideas. One or a combination of any of them should help entice
Stop spending tax payer dollars.
education of the property owners would be the first incentive....let them know what local, state, federal grant monies are available so they know where / how to apply.....after making sure they understand the importance of the preservation / rehabilitation / resto-
Private investment in Cary's historic resource will only multiply and benefit from any in-
Reasonable taxes on historic structures.

13. Some local governments require a ‘delay in demolition’ when property owners apply for a permit to demolish a historic property determined to be of significance. Typically, the length of delays vary on a case-by-case basis, but can not exceed 365 days and is set by the Historic Preservation Commission. The delay is intended to provide time for the local government and the community to work with the property owner to investigate solutions to save the structure if at all possible. How supportive would you be of the Town of Cary adopting a “delay of demolition” ordinance?

- 75% - supportive
- 10% - neutral
- 15% - unsupportive

Comments:

One year! That's hard to believe it should take that long. I wonder what the real motive is for such a delay.
If the building has been around so long that it has historic significance, why hasn't somebody restored it or come up with a solution to save it? It's usually because the building is falling down and the cost of restoration would be prohibitive. This type of delaying tactic is often blackmail to force the property owner to become an unwilling financial participant in saving a dilapidated structure with no economic value.
The appetite of developers needs to be denied - we have already lost too much of our beautiful historic farms, land and buildings to their greed. We must do all we can to assist in preserving what is left - and allowing TIME to make sure quick hasty decisions do not go thru - simply because it will make a developer (often from out of town) - a richer person - at the expense of our town's heritage - which once destroyed, is gone forever.
A delay of no more than 90 days - the Historic Preservation Master Plan should be consulted and decisions made quickly.
assuming the buildings in question are safe and stable
In some cases the reason for demolition may be due to the family's personal situation and the only option they have to recover from a financial hardship. In such cases, I believe they should receive consideration and not turn such a situation into a government driven, hard hearted, no compassion, endeavor.
It may be good to consider that a historical district property owner must give a 60 notice of intent to demolish.
I support measures that will help save historic structures. A delay of demolition will at least give historic property a chance to be saved. In this building-crazy town, this measure could really help save important historic structures.
also see #12
A delay is often what saves a historic resource. A penalty for demolition would be even more effective.
The owner of the property should have full control.
Please add New Hill to the attempt to save the historic nature of the area.
I am supportive, but 365 days is excessive. The governmental agency bears some responsibility to efficiently handle any negotiation in a timely manner.
That is a long time period to delay construction, is the 365 day time period something that could be shortened to 182 days or 90 days?

14. Some local governments have a “demolition-by-neglect” ordinance that requires owners of designated historic properties in substantially deteriorated condition to meet certain standards of maintenance or else be found in violation and fined. How supportive would you be of the Town of Cary adopting a “demolition by neglect” ordinance?

63% - supportive

17% - neutral

19% - unsupportive

Comments:

<p>It would have to depend on the historical value of the structure and cost of maintenance.</p>
<p>I think owners should be encouraged to keep their buildings / homes in good condition. Rather than demolition... if the owner is unable to afford proper maintenance of a historic building - perhaps they could be encouraged to sell the property to a party that WILL maintain it properly (hopefully programs to help with maintenance will also offer a possible option for those who wish not to sell).</p>
<p>I do not think that fines would make a difference (look at the recent sign ordinance issue). While perhaps not realistic, it would be great if the town had volunteers who would bring historic properties up to the standards and the town could pay for materials. The "fine" could then be some sort of lien on the property that would need to be satisfied before any transaction on the property takes place (to recoup the materials expense).</p>
<p>Owners of property should want to maintain their investments. Anyone who does not should be harshly dealt with unless there are specific limitations that are forcing this neglect. Just take into consideration the full picture before assessing fines and penalties.</p>
<p>This is tricky because by fining a neglectful owner, you may inadvertently harm the house. If someone has a historic home that he or she is not taking care of, he or she probably will not care what happens to the home. If the home is costing the owner money, he or she may just tear it down rather than repair it. I am not sure that this will help keep historic properties protected and maintained in all cases. Obviously, I believe historic homes should be well taken care of, but I am ambivalent about whether this measure will work. Many factors would have to be considered if this ordinance is adopted, such as is someone living in the house, are they too poor to repair the structure, etc.</p>
<p>Not supportive if this means Cary would lose the property because the owner has neglected or abandoned it or could not pay taxes, fees or fines. I would support an ordinance that would allow the town to take the property over if it is designated historic.</p>
<p>Not totally familiar with this plan....</p>
<p>These ordinances while helpful in theory, often make owners less likely to work with the Town.</p>
<p>Charging folks that may be trying to restore older structures would seem to me to be counterproductive to rebuilding them. Cooperation would seem more reasonable than the iron fist.</p>
<p>Doesn't County also have authority to condemn a building if it is deemed unsafe?</p>
<p>It would depend on what the standards of maintenance are.</p>
<p>NO WAY! If "the public" doesn't like it's condition then the public should raise the money to fix up the building.</p>
<p>Unless you require the same of other homeowners in the Town, you should not penalize people who happen to live in a historic home.</p>
<p>Naturally these cases may be viewed as hardship, handicapping the owner. Are funds available for these hardships and how would they be reviewed/granted or obtained?</p>

15. A preservation revolving fund is a pool of money created and reserved for specific activities such as the acquisition and resale of historic properties, or to make loans to individuals for restoration or rehabilitation projects. Funds are replenished with proceeds from the sale of properties, loan repayments, and interest. The money is then re-used for new preservation projects. The draft Historic Preservation Master Plan recommends that in the future (as funds permit) the Town consider establishing a preservation revolving fund. How supportive are you of this Plan recommendation?

66% - supportive

24% - neutral

10% - unsupportive

Comments:

I am supportive, but with the tight economy, funds may be hard to get now and don't count on making any money on interest from the bank.
This pool should be created from private money, not taxpayer dollars.
The plan sounds good... I need to learn more about it to be completely supportive. I believe that perhaps those DEVELOPING new properties at large profits should also have to contribute substantially to historic preservation - Since they are profiting from the loss of historic properties and/or countryside in many cases.
As long as it is carefully managed and subject to public review.
I think that would be a great idea. Measures taken to help save, sell, and restore historic property are important in getting prospective buyers interested and are a great bonus for those of us who are already interested in purchasing historic property.
Are you crazy? Stop spending tax payer dollars on private enterprise.
As long as it is not tax payer money
The town shouldn't be in the business of historic properties unless they house town resources (offices, cultural resources, etc).
I have participated in such a program in another town and have seen the benefits to the community.
Should be restricted so that developers could not come in and pretend to do something significant when in fact they are just doing window dressing.
Cary has an "Art Council" that buys "art" for the Town of Cary that does not use tax dollars (or so they say). Why can't the HPC be run the same way?

16. The cost of preserving a community's historic character, including its historic buildings, can vary greatly depending on the program. How supportive are you of the Town of Cary spending tax dollars on historic preservation?

64% - supportive

12% - neutral

24% - unsupportive

Comments:

Historic preservation has a positive impact on the citizens of Cary by improving property values, improving livability, etc. As such, it is valid to invest tax dollars in a cost-effective manner to provide these benefits to the residents of Cary.
The use of tax dollars to support historic preservation recognizes that certain properties have, over time, become integral to the community and its character and that they add value to the community overall.
I am supportive, but in today's economy I don't have any idea how much the Town could afford.
I think it's something every town should do because it's respectful of the people who made the town what it is today. It's also educational, makes the town a nicer place to live, and community-focused.
The town should not be spending any taxpayer money on the preservation of private property. The town can and does influence the feel of historic areas through the maintenance and up-
With the present economic situation, I hesitate to answer anything that requires tax dollars.
I would think historic preservation would be an excellent and worthy use of tax dollars. - As well as taxing developers who wish to put up shopping centers, high density housing etc. - - - Particularly when their projects contribute to the loss of historic land and/or undisturbed countryside. They should also be encouraged to keep as many old growth trees as possible - there is far too much "clear cutting" going on - which destroys the natural beauty around us - not to mention ecological harm done.
I generally support this though it also depends on what tax increase this causes or what programs do not get funding (or have reduced funding).
We just have to remember that we are not Charleston, South Carolina and never will be.
It is a difficult balance in these challenging economic times, but if we don't take action to preserve what little historic character we have, it will be lost forever. As it is, we already have too many ugly strip malls (in spite of our reputation for being nit picky) and too many ugly cookie cutter neighborhoods. It's too bad we don't have a Five Points area in Cary to preserve. Let's at least try and preserve the character of what we do have that's worth saving.
I support Cary's fiscal responsibility, so that they do not need in the future to forcefully annex property to increase their tax revenue.
I would much rather have my tax dollars spent on historic preservation than those stupid electronic billboard signs on Kildaire and Harrison, the ridiculous sculptures/artwork that the town
NO !
This is a responsibility of the entire community.
Since there are few historic buildings in Cary the costs should be reasonable.

I am completely supportive IF the tax dollars are spent on preserving common heritage and
The town should spend money and will need to in order to implement this very comprehensive
I think the town of Cary should start by moving the proposed sewage treatment plant from the center of New Hill, across the street from our historic district. Why are your historic districts worthy of more consideration than ours. You really should be ashamed of yourselves for the
Cary only cares about historic preservation where it's voters have a vote. Cary does not care
Depends on the type and scope of preservation being done and the historical importance/significance of the property being protected.

17. Did you participate or attend any of the public meetings or educational workshops held in 2009 as part of the Historic Preservation Master Plan project?

40% attended one of the public meetings or workshops held as a part of this project

58% did not attend any of the public meetings or workshops

2% did not respond to this question

18. If you have read the draft Historic Preservation Master Plan, please share any other comments you may have.

Comments:

I think it is important, especially during the economic downturn, to see how we can move this plan forward efficiently and cost-effectively. Rather than adding staff and the additional costs of administering a Cary Historic Preservation Commission, I believe it would make better sense to first fund the comprehensive inventory, using the WCHPC and Capital Area Preservation to perform the regulatory and administrative functions, as we begin to see what actions will actually be taken and whether a full Cary HPC will be justified. The local commission and staff can be added later, as needed.
I truly do believe in Historic Preservation and support it but I have made negative comments and given low ratings in this survey because I simply do not trust these planning groups in Cary to respect my families property rights. Experience in dealing with Cary over the last several years has taught my family to be careful that we don't get taken advantage of.
I developed back problems which has made workshops and meetings difficult to attend.
Preservation efforts should be financed by private funds, not taxpayer dollars. The government is infringing on the rights of private property owners with this plan.
Downtown area needs to be expanded to include the 1950s/60s era houses in Greenwood Forest and other areas surrounding downtown. These are as historic as old barns etc...we simply grew up with the Greenwood Forest style houses and can't seem them historic from being around them.

<p>Our community could use our tax dollars in better ways.</p>
<p>Downtown Cary should be foremost in the efforts of preservation. Carpenter and Green Level should be preserved but they do not have the same impact on the image/identity of the town. Downtown Cary has been neglected too long. Studies made, plans written, but little visible action on the ground. The old elementary school/art center plan is finally getting attention after numerous delays. What is happening with the downtown park? Why are there so many distressed properties in the TCAP?</p>
<p>Please help New Hill maintain it's rural and historic charm. Raleigh did not trash Cary and New Hill needs the respect you are giving Green Level and Carpenter. Find another site besides 14.</p>
<p>Overall, I am very pleased that Cary is paying so much attention to its historic preservation program and historic resources. In ten years we could have a completely different Town Council that is un-supportive of Historic Preservation. I hope that we are not planning for the sake of planning and Town Council will commit to fund historic preservation long-term if the Town wants to take this big step and remove itself from the current system in place with Wake County.</p>
<p>I have read sections of it. It seems to be well done. The historic properties and land ownership by African Americans needs to be highlighted and record of the contributions of these citizens to the health and prosperity of Cary.</p>
<p>I have not read the whole plan yet but am impressed with the information provided so far. I found the historical information quite informative and has piqued my interest in learning more about the history of Cary as well as getting involved in any Cary HPC.</p>
<p>I have too many interests and too little time :) . I will say, however, in reviewing the Executive Summary and acknowledging my inexperience in the area of historic preservation, that the plan as per the Executive Summary looks reasonable and that I appreciate your efforts.</p>
<p>I have scanned over it and plan to read it more closely at another time. I am pleased that Cary is making plans to preserve their historic sites and structures and is ready to make them a priority.</p>
<p>The town has very little of historic value at this point and is not worth spending tax payer dollars (but you'll do it anyway, so why bother).</p>
<p>I developed back problems which has made workshops and meeting difficult to attend.</p>
<p>Preservation efforts should be financed by private funds, not taxpayer dollars. The government is infringing on the rights of property owners with this pan.</p>
<p>Downtown area needs to be expanded to include the 1950s/60s era houses in Greenwood Forest and other areas surrounding downtown. These are as historic as old barns etc...we simply grew up with the Greenwood Forest style houses and can't seem them historic for being around them.</p>
<p>I would appreciate assistance and guidance to homeowners in applying for Historic designation and restoration.</p>
<p>I wish I had - - - is it too late for older homes / neighborhoods North of Chatham to be considered? - Also - is there a possibility to move historic homes or buildings to a more appropriate site should development be absolutely necessary to make real improvements within Cary Town limits? Thank you.</p>

It seems there is little interest by Cary in allowing land owners in Green Level to do what they like with their farms. If they want to build a home for a family member there, they should have that right--it IS their own land, and they pay taxes on it, after all. Also, since Wake Co. residents can't vote in Cary elections, I wonder whether comments we make are even considered? I wonder whether our communities are treated with respect by Cary? I believe a sewage plant deliberately put beside homes and churches, with no thought to placing it on already cleared and commercially-zoned land, is an abomination. So much for Cary's respect for New Hill's Historic District. Watch out, Green Level & Carpenter... your day will

I know how you can really improve Cary's Historic District: Build a sewage plant next to it like Cary is doing in New Hill. Being that Cary thinks the sewage plant in New Hill will be good for the New Hill community, why doesn't Cary follow it's own advice?

I would really like to see the Historic Preservation Plan come to pass and see some things accomplished as stated in the Plan. The Carpenter area would really thrive on such a plan and investment into the area as a destination would be certainly welcomed to the area.

Poorly organized. Needs an Executive Summary. Too much TOC regulation. TOC Historic Area is a joke.

APPENDIX B

Example Historic Preservation Ordinance

AN ORDINANCE CREATING THE HISTORIC PRESERVATION COMMISSION OF CARY

WHEREAS, the historic heritage of the State of North Carolina is one of our most valued and important assets; and

WHEREAS, the North Carolina General Statutes authorize cities to safeguard the heritage of the town by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory and to promote the use and conservation of such district or landmark for the education, pleasure and enrichment of the residents of the town and the State as a whole; and

WHEREAS, the conservation of historic districts and landmarks will stabilize and increase property values in their areas and strengthen the overall economy of the State; and

WHEREAS, the Town Council of Cary desires to safeguard the heritage of the town by preserving and regulating historic landmarks and historic districts; to enhance the environmental quality of neighborhoods; to establish and improve property values; and to foster economic development; and

WHEREAS, the Town Council of Cary does therefore desire to create a commission to be known as the Historic Preservation Commission of Cary to perform the duties of regulating historic landmarks and historic districts pursuant to N.C.G.S. Chapter 106A, Article 19, Part 3C and the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF CARY AS FOLLOWS:

Historic Preservation Commission

There is hereby established a Cary Historic Preservation Commission (“Commission”) under the authority of Chapter 106A, Article 19, Part 3C of the North Carolina General Statutes.

The Commission shall consist of (at least three) members appointed by the Town Council. All members shall reside within the planning and zoning jurisdiction of Cary. A majority of the members of the Commission shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields. The Commission may appoint advisory bodies and committees as appropriate.

Members of the Commission shall serve terms of four years. Terms shall be staggered. A member may be reappointed for a second consecutive term, but after two consecutive terms a member shall be ineligible for reappointment until one calendar year has elapsed from the date of the termination of his or her second term.

The powers of the Historic Preservation Commission are as follows:

1. Undertake an inventory of properties of historical, prehistoric, architectural and/or cultural significance.
2. Recommend to the Town Council areas to be designated by ordinance as “historic districts” and individual structures, buildings, sites, areas or objects to be designated by ordinance as “Landmarks.”
3. Recommend to the Town Council that designation of any area as a historic district, or part thereof, or designation of any building, structure, site, area or object as a landmark, be revoked or removed for cause.
4. Review and act upon proposals for alterations, demolition or new construction within historic districts, or for the alteration or demolition of designated landmarks.
5. Conduct an educational program with respect to historic districts and landmarks within its jurisdiction.
6. Cooperate with the state, federal and local government in pursuance of the purposes of this ordinance; to offer or request assistance, aid, guidance or advice concerning matters under its purview or of mutual interest. The Town Council, or the Commission when authorized by the Town Council, may contract with the State or the United States, or any agency of either, or with any other organization provided the terms are not inconsistent with state or federal law.
7. Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the Commission may enter any private building or structure without express consent of the owner or occupant thereof.
8. Prepare and recommend the official adoption of a preservation element as part of the Town of Cary comprehensive plan.
9. Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property.
10. Restore, preserve and operate historic properties.

Negotiate at any time with the owner of a building, structure, site, area or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate.

Prior to any official action the Commission shall adopt rules or procedure governing its meetings and the conduct of official business and bylaws governing the appointment of members, terms of office, the election of officers and related matters. A public record shall be kept of the Commission's resolutions, proceedings and actions. The Commission shall also prepare and adopt principles and guidelines for altering, restoring, moving, or demolishing properties designated as landmarks or within historic districts.

Historic Districts

Historic districts are hereby established as districts which overlap with other zoning districts. All uses permitted in any such district, whether by right or as a special use, shall be permitted in the historic district.

Historic districts, as provided for in this section, may from time to time be designated, amended, or repealed, provided however that no district shall be recommended for designation unless it is deemed to be of special significance in terms of its historical, prehistoric, architectural or cultural importance. Such district must also possess integrity of design, setting, workmanship, materials, feeling and/or association. No district shall be designated, amended, or repealed until the following procedure has been carried out:

1. An investigation and report describing the significance of the buildings, structures, features, sites or surroundings included in any such proposed district, and a description of the boundaries of such district has been prepared, and
2. The Department of Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, shall have made an analysis of and recommendations concerning such report and description of proposed boundaries. Failure of the Department to submit its written analysis and recommendations to the Town Council within 30 calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the Town Council of any responsibility for awaiting such analysis, and the Town Council may at any time thereafter take any necessary action to adopt or amend its zoning ordinance.

The Town Council may also, in its discretion, refer the report and the proposed boundaries to any other interested body for its recommendations prior to taking action to amend the zoning ordinance.

With respect to any changes in the boundaries of such district subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of this section shall be prepared by the Commission and shall be referred to the Planning Board for its review and comment according to the procedures set forth in the zoning ordinance. Changes in the boundaries of an initial district or proposal for additional districts shall be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of this section.

Upon receipt of these reports and recommendations the Town Council may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning ordinance provisions.

Historic Landmarks

Upon complying with the required landmark designation procedures set forth herein, the Town Council may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. No property shall be recommended for designation as a landmark unless it is deemed and found by the Commission to be of special significance in terms of its historical, prehistoric, architectural or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural or prehistoric value, including the land area of the property so designated, and any other information the governing board deems necessary. For each building, structure, site, area or object so designated as a landmark, the ordinance shall require that the waiting period set forth in this ordinance be observed prior to its demolition. A suitable sign for each property designated as a landmark may be placed on the property at the owner's consent; otherwise the sign may be placed on a nearby public right-of-way.

No property shall be designated as a landmark until the following steps have been taken:

1. As a guide for the identification and evaluation of landmarks, the Commission shall, at the earliest possible time and consistent with the resources available to it, undertake an inventory of properties of historical, architectural, prehistoric and cultural significance within Cary.
2. The Commission shall make or cause to be made an investigation and report on the historic, architectural, prehistoric, educational or cultural significance of each building, structure, site, area or object proposed for the designation or acquisition. Such report shall be forwarded to the Division of Archives and History, North Carolina Department of Cultural Resources.
3. The Department of Cultural Resources, acting through the State Historic Preservation Officer, or his or her designee, shall either upon request of the Department or at the initiative of the Commission be given an opportunity to review and comment upon the substance and effect of the designation of any landmark. All comments will be provided in writing. If the Department does not submit its comments to the Commission within 30 days following receipt by the Department of the report, the Commission and the Town Council shall be relieved of any responsibility to consider such comments.
4. The Commission and the Town Council shall hold a joint public hearing (or separate public hearings) on the proposed ordinance. Reasonable notice of the time and place thereof shall be given.
5. Following the public hearing(s) the Town Council may adopt the ordinance as proposed, adopt the

ordinance with any amendments it deems necessary, or reject the proposed ordinance.

6. Upon adoption of the ordinance the owners and occupants of each landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the ordinance and all amendments thereto shall be filed by the Commission in the office of the Register of Deeds of Wake County. Each landmark shall be indexed according to the name of the owner of the property in the grantor and grantee indexes in the Register of Deeds office and the Commission shall pay a reasonable fee for filing and indexing. A second copy of the ordinance and all amendments thereto shall be kept on file in the office of the Cary Town Clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be given to the building inspector. The fact that a building, structure, site, area or object has been designated a landmark shall be clearly indicated on all tax maps maintained by Wake County for such period as the designation remains in effect.
7. Upon the adoption of the landmark ordinance or any amendments thereto, it is the duty of the Commission to give notice thereof to the tax supervisor of Wake County. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes.

Certificate of Appropriateness Required

From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within the historic district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the Commission.

Such a certificate is required to be issued by the Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A certificate of appropriateness shall be required whether or not a building or other permit is required.

For purposes of this ordinance, “exterior features” shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features. Exterior features may also include historic signs, color and significant landscape, archaeological and natural features of the area. In the case of outdoor advertising signs, “exterior features” shall be construed to mean the style, material, size and location of all such signs.

The State of North Carolina (including its agencies, political subdivisions and instrumentalities), the Town of Cary, and all public utilities shall be required to obtain a certificate of appropriateness for construction, alteration, moving or demolition within the historic district or of designated landmarks.

Application for Certificate of Appropriateness

Applications for a certificate of appropriateness shall be obtained from and when completed, filed with the administrator. The application shall be filed two weeks prior to the next regularly scheduled meeting of the Commission. Each application shall be accompanied by sketches, drawings, photographs, specifications, descriptions and other information of sufficient detail to clearly show the proposed exterior alterations, additions, changes or new construction. The names and mailing addresses of property owners filing and/or subject to the application and the addresses of property within one hundred (100) feet on all sides of the property which is the subject of the application must also be filed. No application which does not include the aforementioned information will be accepted.

It shall be the policy of the Commission, in regard to applications involving new construction or extensive alterations and/or additions to existing structures, that a sub-committee of the Commission shall be available to meet with persons involved in planned or pending applications in order to advise them informally at an early stage in the development process concerning the Commission's guidelines, the nature of the area where the proposed project will take place, and other relevant factors. The members of the sub-committee, collectively or individually, shall refrain from any indication of approval or disapproval. Advice or opinions given by any member of the sub-committee at such an informal meeting shall not be considered official or binding upon the Commission.

Action on Application for Certificate of Appropriateness

The secretary of the Commission shall notify, by mail, not less than one week prior to the meeting at which the matter is to be heard, owners of property within one hundred (100) feet on all sides of the subject property. Applications for certificates of appropriateness shall be acted upon within 90 days after filing, otherwise the application shall be deemed to be approved and a certificate shall be issued. An extension of time may be granted by mutual consent of the Commission and the applicant. As part of the review procedures the Commission may view the premises and seek the advice of the Department of Cultural Resources or other such expert advice as it may deem necessary under the circumstances. The Commission may hold a public hearing on any application when deemed necessary. The action on an application shall be approval, approval with conditions or denial and the decision of the Commission must be supported by specific findings of fact indicating the extent to which the application is or is not congruous with the special character of the historic district or landmark.

Hearings for Certificate of Appropriateness

Prior to the issuance or denial of a certificate of appropriateness the applicant and other property owners likely to be materially affected by the application shall be given an opportunity to be heard. All meetings of the Commission shall be open to the public in accordance with the North Carolina Open Meetings Law, G.S. 143, Article 33C.

The Commission shall have no jurisdiction over interior arrangement, except as provided below, and shall take no action under this ordinance except to prevent the construction, reconstruction, alteration,

restoration, moving or demolition of buildings, structures, appurtenant features, outdoor advertising signs or other significant features which would be incongruous with the special character of the historic district or landmark.

The jurisdiction of the Commission over interior spaces shall be limited to specific interior features of architectural, artistic, or historical significance in publicly owned landmarks; and of privately owned landmarks for which consent for interior review has been given by the owners. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the Register of Deeds office and indexed according to the name of the owner of the property in the grantor and grantee indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the Commission's jurisdiction over the interior.

In any action granting or denying a certificate of appropriateness, an appeal by an aggrieved party may be taken to the Board of Adjustment.

Written notice of the intent to appeal must be sent to the Commission, postmarked within 30 days following the decision. Appeals shall be in the nature of certiorari. Appeals of decisions of the Board of Adjustment shall be heard by the Superior Court of Wake County.

The State of North Carolina shall have a right of appeal to the North Carolina Historical Commission, which shall render its decision within thirty (30) days from the date that a notice of appeal by the state is received by the Historical Commission. The decision of the Historical Commission shall be final and binding upon both the state and the Commission.

Administrative Approval of Minor Works

Notwithstanding the subsection above (Action on Certificates of Appropriateness), upon receipt of a completed application the Zoning Administrator may issue a certificate of appropriateness for minor works. Minor works are defined as those exterior changes which do not involve substantial alterations, additions or removals that could impair the integrity of the property and/or district as a whole. Such minor works shall be limited to those listed in the Commission's "Bylaws and Rules of Procedure." No application may be denied without the formal action of the Commission. All minor works applications approved by the Zoning Administrator shall be forwarded to the Commission in time for its next scheduled meeting.

Review Criteria

No certificate of appropriateness shall be granted unless the Commission finds that the application complies with the principles and guidelines adopted by the Commission for review of changes. It is the intent of these regulations to insure insofar as possible that construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district or of landmarks shall be congruous with the special

character of the district or landmark.

In addition to the principles and guidelines, the following features or elements of design shall be considered in reviewing applications for certificates of appropriateness:

- Lot coverage, defined as percentage of the lot area covered by primary structures
- Setback, defined as the distance from the lot lines to the building
- Building height
- Spacing of buildings, defined as the distance between adjacent buildings
- Proportion, shape, positioning, location, pattern, sizes, and style of all elements of fenestration and entry doors
- Surface materials and textures
- Roof shapes, forms and materials
- Use of regional or local architectural traditions
- General form and proportion of buildings and structures, and the relationship of additions to the main structure
- Expression of architectural detailing
- Orientation of the building to the street
- Scale, determined by the size of the units of construction and architectural details in relation to the human scale and also by the relationship of the building mass to adjoining open space and nearby buildings and structures; maintenance of pedestrian scale
- Proportion of width to height of the total building façade
- Archaeological sites and resources associated with standing structures
- Effect of trees and other landscape elements
- Major landscaping which would impact known archaeological sites
- Style, material, size and location of all outdoor advertising signs
- Appurtenant features and fixtures, such as lighting

--Structural condition and soundness

--Walls – physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, or combinations of these

--Color

--Ground cover or paving

--Significant landscape, archaeological, and natural features

The Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” shall be the sole principles and guidelines used in reviewing applications of the State of North Carolina for certificates of appropriateness.

Certain Changes Not Prohibited

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, materials, or outer appearance thereof; the ordinary maintenance or repair of streets, sidewalks, pavement markings, street signs, or traffic signs; the construction, reconstruction, alteration, restoration or demolition of any such feature which the Building Inspector shall certify is required by the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent (a) the maintenance, or (b) in the event of an emergency, the immediate restoration, of any existing above-ground utility structure without approval by the Commission.

Enforcement and Remedies

Compliance with the terms of the certificate of appropriateness shall be enforced by the Zoning Administrator. Failure to comply with the certificate shall be a violation of the zoning ordinance and is punishable according to established procedures and penalties for such violations.

In case any building, structure, site, area or object designated as a landmark or within a historic district is about to be demolished, whether as a result of deliberate neglect or otherwise, materially altered, remodeled, removed or destroyed except in compliance with this ordinance, the Town Council, the Commission, or other party aggrieved by such action may institute any appropriate action or proceeding to prevent such unlawful demolition, destruction, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such a building or structure.

Delay in Demolition of Landmarks and Buildings Within Historic Districts

(a) An application for a certificate of appropriateness authorizing the demolition, removal, or destruction of a designated landmark or a building, structure, or site within a historic district may not be denied except as provided in subsection (c) below. However, the effective date of such a certificate may be delayed for up to 365 days from the date of approval. The period of delay shall

be reduced by the Commission if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. During the delay period the Commission shall negotiate with the owner in an effort to find a means of preserving the building, structure, or site. If the Commission finds that a building, structure, or site has no special significance or value toward maintaining the character of a district, it shall waive all or part of such period of delay and authorize earlier demolition or removal.

If the Commission has voted to recommend designation of a landmark or the designation of an area as a historic district, and final designation has not been made by the Town Council, the demolition or destruction of any building, structure, or site in the proposed district or on the property of the designated landmark may be delayed by the Commission for up to 180 days or until the Town Council takes final action on the designation, whichever occurs first.

(b) The Town Council may enact an ordinance to prevent the demolition by neglect of any designated landmark or any structure or building within the established historic district. Such ordinance shall provide appropriate safeguards to protect property owners from undue hardship.

(c) An application for a certificate of appropriateness authorizing the demolition of a building, structure or site determined by the State Historic Preservation Officer as having statewide significance as determined in the criteria of the National Register may be denied except where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

APPENDIX C

Endnotes

1. <http://quickfacts.census.gov/qfd/>
2. Facts and figures from “Population Report, July 2008,” by the Town of Cary Planning Department available at <http://www.townofcary.org/depts/dsdept/P&Z/populationreport.pdf>
3. Ibid.
4. <http://www.rtp.org/main/>
5. Ibid.
6. Thomas M. Byrd, Around and About Cary 2nd ed. (Ann Arbor: Edward Brothers, Inc, 1994) 1-2.
7. Ibid., 7.
8. Ibid., 56.
9. Ibid., 19-21.
10. Quoted in Byrd, 33.
11. Byrd, 30-34.
12. Ibid., 22.
13. Cary, North Carolina: A Walking Tour of Historic Sites (Cary Historical Society, 1987).
14. Ella Arrington Williams-Vinson and Muriel W. Allison, ed. Both Sides of the Tracks, (1996), 38.
15. Byrd, 54-55.
16. Williams-Vinson and Allison, 34.
17. Ibid., 2.
18. Ibid., 103.
19. An Act to Incorporate the Town of Carey, In Wake County. 1871. (Reproduced in Tom Byrd and Evelyn Holland, Cary’s 100th Anniversary (The Graphic Press, Inc, Raleigh, N.C., 1971) 8.
20. Byrd and Holland, 1.
21. Byrd, 55-56.
22. Ibid., 55-58.
23. Ibid., 49.
24. Ibid., 58.
25. Williams-Vinson and Allison, 51-53.
26. Byrd, 61-63.
27. Ibid., 55.
28. Ibid., 65-68.
29. Ibid., 75-79, 83.
30. Ibid., 81-83.
31. Ibid., 84-89.

32. "William B. Umstead State Park," 5 March 2009 <http://www.stateparks.com/william_b_umstead.html>.
33. Byrd, 84, 87-88, 90.
34. Ibid., 91.
35. Peggy Van Scoyoc, Just a Horse-Stopping Place: An Oral History of Cary, North Carolina. (Passing Time Press: Cary, NC, 2006) 162.
36. Byrd, 105-106, 109-110.
37. Van Scoyoc, 252.
38. Byrd, 96-97.
39. Ibid., 96-99, 109, 111.
40. Ibid., 100-104, 113-119.
41. Williams-Vinson and Allison, 56-57.
42. Byrd, 121-124.
43. "William B. Umstead State Park," 5 March 2009 <http://www.stateparks.com/william_b_umstead.html>.
44. Williams-Vinson and Allison, 37.
45. Byrd, 134-136.
46. Ibid., 168-170.
47. bid., 5, 154-156.
48. Ibid., 175-177.
49. Ibid., 144-145.
50. Van Scoyoc, 250.
51. Byrd, 145.
52. Ibid., 162, 172-173.
53. Ibid., 165-168.
54. "Town of Cary," 8 March 2008 <<http://www.townofcary.org/aboutcary/>>.
55. "Cary, North Carolina, City-Data," 8 March 2008 <<http://www.city-data.com/city/Cary-North-Carolina.html>>.
56. Bryan Edwards, Carpenter, N.C. As I Remember (2006), 1-2.
57. Edwards, 2-3, 7-24.
58. Ibid., 4, 7, 39, 41.
59. Ibid., 48-49, 67.
60. Van Scoyoc, 4-5.
61. Ibid., 116-118.
62. "Green Level Baptist Church," 10 March 2008 <<http://www.greenlevel.com/v2/historyreview.html>>.
63. Van Scoyoc, 111-112.

APPENDIX D

Existing Inventory of Cary's Historic Resources

The word inventory has a variety of meanings and connotations. In classic historic preservation methodology, it is the first of a three-step process: Identify-Evaluate-Treat. The purpose then of an inventory is to *identify* a list (with baseline data included) of properties that meet basic criteria (such as, at least 50 years old). From this very broad list, a local government can then *evaluate* the properties using a set of specific criteria in order to differentiate those that are significant from those that are merely old.

North Carolina's enabling legislation does not go into detail about what constitutes special significance and integrity, but there is a generally-agreed-upon principle that those qualities are determined by comparing the property (or district) to others of its type within the jurisdiction. (This Plan recommends that Cary undertake a comprehensive survey of its historic properties so as to have a complete poll for comparison.) While the arguments for special significance and integrity must be made on a case-by-case basis, the following are examples of criteria often used by local governments to make that determination:

- The property is older than 50 years old
- The property is an outstanding example of a type or style of construction or a good example of a specific architect's design
- The property represents a theme in the municipality's history
- The property is associated with a person important in local, state, or national history
- An important event in local, state, or national history happened there
- The property is a very good examples of rare or threatened property types
- For a district, it is a definable collection of resources that are greater than the sum of their parts and collectively represent one of the themes outlined above

After evaluating the properties against established criteria, the significant properties can be sorted out from the larger list, and decisions can be made about *treatment* -- whether treatment is through a physical, regulatory, or policy means.

What's Included In The Cary Inventory?

The existing inventory of Cary's historic properties is derived from the Wake County Architectural and Historic Inventory, which was initially completed in 1991 with approximately 2000 properties county-wide (not including properties inside Raleigh's 1988 corporate limits). The Wake County Inventory was updated in 2005-2006, and currently contains approximately 2800 properties. Of these, approximately 155 parcels with structures still standing are within Cary's planning jurisdiction. The Inventory Update was limited by scope and budget; thus this should not be considered a comprehen-

sive inventory of Cary's resources.

Of those properties derived from the Wake County Inventory that fall within Cary's jurisdiction, the following have been moved or demolished since 2006:

320 West Chatham Street,

212 South Harrison Avenue,

8809 Hilly Springs Road,

4402 Ten Ten Road,

7828 Emery Gayle Lane,

1405 Old Apex Rd, 87

Johnson House SW corner SR 1628 and SR 1625

115 West Park

529 Heather Drive

1016 Batchelor Rd

1328 Yates Store Rd

The inventory contains properties that are at least fifty years old (though many recently-turned-fifty properties have not yet been surveyed and so aren't included in this inventory). Many of the properties in the inventory have special designations. They include:

National Register Properties

The inventory includes all of the properties in Cary that are individually listed on the National Register of Historic Places—The Nancy Jones House, the Utley-Council House, the Page-Walker Hotel and the Ellington-Ivey-Waddell House. Additionally, Cary has three National Register districts—Cary, Green Level and Carpenter. The National Register districts comprise what are either called “contributing” or “non-contributing” properties. A contributing property is one that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. A contributing property must contain most of its original physical features; alterations, even minor ones, can cause it to be non-contributing. The inventory contains all of the contributing properties in each of the three National Register District as well as some of the non-contributing ones.

HPO Study List Properties

As part of the Wake County Survey Update the State Historic Preservation Office (HPO) made determinations about eligibility of the surveyed properties for the HPO State Study List, which is the first step towards National Register listing in North Carolina. Thus the inventory notes the properties which are considered potentially eligible for listing on the National Register. While this determination is not absolute, conditions would have to change or new evidence would have to be introduced to reconsider a property's eligibility. Properties on the HPO Study List are considered eligible for listing on the National Register. Within Cary's jurisdiction those include: the Oak Grove Primitive Baptist

Church, G.H. Baucom House, George Upchurch House, the WPTF Transmitter, and the Rufus M. Upchurch House.

Local Landmark Properties

The inventory also includes Cary's four local landmarks: the John Pullen Hunter House, the Guess-White-Ogle House, the Carpenter Farm Supply Complex, and the Page Walker Hotel. All of these landmarks are also listed on the National Register either individually or as contributing members of a district.

A Note About Archaeological Sites

North Carolina legislation (and the National Register of Historic Places) does allow for the designation of archaeological sites. However many local governments do not pursue this sort of designation as they lack the financial and technical resources to identify and determine the significance of these sites. However, records at the Office of State Archaeology indicate the presence of 93 sites in and around Cary, one of which has been assessed and determined eligible for listing on the National Register of Historic Places. Inclusion of these sites in this inventory was outside the scope of this project.

Inventory Format

The amount of information available on the Wake County Inventory varied by property, but an attempt was made to cull and summarize the available data for each Cary property, and present it in a consistent format. For most properties there is a photograph (although in some cases, a block of properties was noted as a group, and there is only one representative photograph for the block), and the following information (if available) is listed:

Historic name (if a named property)

Street address

PIN - property identification number assigned by the Wake County tax office to every land parcel in Wake County

SSN - survey site number; sometimes followed by "WA" which identifies it as being in Wake County

Special designations. These could be National Register listing; local landmark designation; listing on the HPO study list; or a determination of ineligibility for the National Register

Year built. (If the exact year is unknown, the date may be preceded by a "c," which is an abbreviation for "circa," a Latin word meaning *in approximately*.)

A short description of the building's architectural features

The Inventory begins on the next page.

Inventory of Historic Resources



Page-Walker Arts and History Center, 119 Ambassador Loop

PIN 0764523393, SSN WA0037

Listed on the National Register; Also a designated Cary Landmark

1868 with later additions

This is a good example of a Second Empire style building with its signature mansard roof. The building also has Italianate details, particularly the decorative bracketing at the eaves. It served as a railroad hotel and retains the integrity of location and context adjacent to active rail lines.



149 East Chatham Street

PIN 0764514607, SSN WA-R061

c. 1950

This is a one-story L-shaped frame motel on foundation with formstone skirt and a gable-on-hip roof. At the intersection of the ell there is a projecting frame addition which features a large brick chimney with stone accents. The hotel is set back off the road to allow for ample parking in the front.



214-233 East Chatham Street blockface entry

PIN 0764615418, SSN WA0922

This is a blockface entry for several buildings on either side of the 200 block of East Chatham Street. As of the 2005 survey update, those on the north side of East Chatham have been demolished. The building at 214 East Chatham is a craftsman bungalow circa 1930 clad in a decorative double shingle. It features a large shed-roofed dormer on the façade, four-over-four sash windows, and a shed-roofed front porch supported by tapered posts on brick piers. Original roofing has been replaced with synthetic shingles.



WPTF Transmitter Building, 833 East Chatham Street

PIN 0774038744 , SSN WA2257

On HPO study list

1941

This is a 1941 moderne-style transmitter building. Essentially a square brick masonry building with flanking entrance wings, it has rounded corners, multiple stringcourses and banked windows. Mounted on the façade is the legend “WPTF 50,000 WATTS” in a sans serif face to complement the architectural style. The associated broadcast tower is immediately adjacent.



Ashworth Drugstore

105 West Chatham Street

PIN 0764418427, SSN WA0896

c. 1920

This is a two-story, six-bay brick commercial building on a corner lot. Large multi-paned display windows face Chatham Street on the first floor with sash windows above. The building has a parapet roof and a semi-permanent pent roof awning.



122 West Chatham Street

PIN 0764415670, SSN WA0894

c. 1915

This traditional commercial-form building has a flat parapet roof and a three-bay shop front. The entrance to the first floor is within a shop display bay, and the entrance to the second floor is on an exterior bay via a single-leaf door with a transom. The second floor has three twelve-over-twelve sash windows.



Scott Dry Goods Store, 125-127 West Chatham Street

PIN 0764416407, SSN WA0895

c. 1910

This pair of buildings is a traditional commercial form—two-story, three-bay masonry buildings with a central entrance and a parapet roof. One-twenty-five West Chatham is the more decorative of the two with round-headed masonry openings topped with rowlock segmental arched lintels, mouse-toothed stringcourses, and a recessed masonry panel with corbelled courses above. One twenty-seven West Chatham has squared masonry openings and a more modest brickwork cornice.



Ivey-Ellington-Waddell House, 135 West Chatham Street

PIN 0764415372, SSN WA0892

Listed on the National Register

c. 1870

This is a rare surviving example of a Gothic Revival-style dwelling. Lancet windows on the façade in dormers and in a central cross gable echo the triangular light above the door and are hallmarks of the style as is the board and batten construction and the decorative bargeboard in the gables as well as the dormers.



237 West Chatham Street

PIN 0764318324

c. 1920



247 West Chatham Street

PIN 0764317361

c. 1920



Matthews House, 317 West Chatham Street

PIN 0764311223

WA 0888

c. 1900

This is a two-story three-bay frame dwelling with an irregular plan. It has a hip roof with two, two-story projecting gables on the façade, one of which is a canted bay. A central entrance is dominated by a monumental porch supported by two-story Doric columns supporting a balustraded roof. Smaller one-story Doric columns set behind the monumental ones support a similarly balustraded balcony over the entrance which is accessed by paired doors.



321 West Chatham Street

PIN 0764219294

c. 1930



323 West Chatham Street

PIN 0764219233

c. 1900



First Methodist Church, 117 South Academy Street

PIN 0764419395

WA0897

c. 1915

This Gothic Revival church has evolved to serve its congregation. The core of the building is a gabled-fronted, buttressed brick-veneered building with a buttressed and crenellated central entrance tower with double-leaf entrance doors, a lancet-shaped stained glass window with tracery, and two levels of paired lancet louvers. Lancet-shaped stained glass windows flank the entrance tower and are paired in two flanking wings—also buttressed.



200-208 South Academy Street, blockface entry

PIN 0764416195, SSN WA0898

This is a blockface entry for several domestic buildings in the 200 block of South Academy Street. The building at 200 South Academy has been demolished. The building at 208 South Academy Street is a one-story frame dwelling with a hipped roof with several hipped roof projections. A one-story three-bay porch is supported by slightly tapered square posts on brick piers. Predominant window style is one-over-one.



209 South Academy Street

PIN 0764419091

In Cary National Register District

c. 1927

This is a one-story, four-bay, side-gabled frame dwelling with a projecting cross gable on the facade. An offset slightly projecting gabled entrance houses a single-leaf entry door. A modest porch has been added to a side elevation. Predominant window type is six-over-six sash.



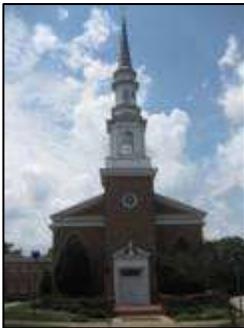
Guess-White-Ogle House, 215 South Academy Street

PIN 0764500982, SSN WA0906

In Cary National Register District; Also a designated Cary Landmark

1830

This two-story frame Queen Anne style house features many hallmarks of the style—irregular massing, a turreted tower, ornate bargeboard and porch trim and stained multi-light-over-one-sash windows.



First Baptist Church, 218 South Academy Street

PIN 0764417014, SSN WA0899

c. 1920 with additions c. 1965

This is a Colonial Revival-style church. It has a brick and gable front facade with a prominent steeple tower entrance centered on the façade. Entrance is via double leaf doors within a robust classical door surround with a broken pediment containing an urn. Above the entrance in the tower is a round window. At a point above the gable, the brick tower is topped with a multi-stage steeple including square- and hexagonal-glassed sections.



Dr. Frank W. Yarborough House, 219 South Academy Street

PIN 0764500749

In Cary National Register District

1935

This is a one-and one-half-story, three-bay, side-gabled frame dwelling. It has three gabled dormers housing six-over-six sash windows. A central entrance is flanked by two eight-over-eight sash windows. A side elevation features a screened porch with a hip roof. Roof and siding materials are synthetic.



302 South Academy Street

PIN 0764407685, SSN WA0900

In Cary National Register District

c. 1890

This is an I house with a rear addition. There is a cross gable centered on the façade. A full width, hip-roofed front porch is supported by Doric columns and pilasters. The central single-leaf door is flanked by three-light sidelights with panels below and topped by a multi-light transom. Side elevation has a canted three-sided projecting bay. Windows are generally six-over-six.



Pasmore House, 307 South Academy Street

PIN 0764500512, SSN WA0905

In Cary National Register District

c. 1900

This is a one-and-one-half-story three-bay side-gabled frame house with modestly Victorian detailing. A large cross-gable flanked by two pedimented dormers dominates the façade. The three-bay one-story, shed-roofed porch is supported by doric squared posts and pilasters. The single leaf entrance door is in the central bay and is topped by a two-light transom.



Dr. John P. Hunter House, 311 South Academy Street

PIN 0764409493

In Cary National Register District; Also a designated Cary Landmark

1925

This is a one-and one-half-story, side-gabled brick house with a central-pedimented dormer flanked by two shed dormers. The front porch is supported by tapered posts on brick piers; it is enclosed on the south and at the north extends to create a porte-cochere. The roof features exposed rafter tails and there is an exterior end chimney on the south elevation.



318 South Academy Street

PIN 0764406296

In Cary National Register District

c. 1923; c. 1962

This frame, one-story, gable-front bungalow was completely remodeled around 1962, during which a brick veneer was added to the exterior. The doors, windows, and porch supports were also replaced. The building is non-contributing due to alterations. This property includes a c.1940 one-car garage with a gable-roof, concrete-block walls, and a paneled door. The garage is a contributing building in the National Register District.



Henry Adams House, 320 South Academy Street

PIN 0764407118

In Cary National Register District

c. 1940

This is a one-and-one-half-story brick, side-gabled house with a projecting cross gable on the façade. Within the cross gable is a smaller offset gabled entrance with a stone arch which houses a single leaf entrance door with a fan light above. An exterior brick chimney with stone accents is nestled against the cross gable.



324 South Academy Street

PIN 0764407068, SSN WA0901

In Cary National Register District

c. 1890

This modest Queen Anne-style house features irregular massing and a composite roof. A spindle frieze, turned posts with brackets and a turned balustrade grace the porch and the front cross-gable has a relatively modest bargeboard. The roof is standing seam metal. The porch has been glassed in.



107 West Park Street

PIN 0764406685

In Cary National Register District

c. 1940

This is a two-story, three-bay, side-gabled, frame house that appears to have a side hall plan. A one-story shed-roofed porch spans the façade and is accessed from a side elevation; it is supported by square posts with a square-section balustrade. There is a single central interior brick chimney.



111 West Park Street

PIN 0764405674

In Cary National Register District

c. 1940

This is a one-story, three-bay side-gabled brick Craftsman style dwelling. The entrance flanked by paired six-over-one sash windows. An oversized front cross-gabled porch with a four-over-four window in the pediment is supported by tapered posts on brick piers which shelters a single leaf multi-light entrance door.



115 West Park Street

PIN 0764404674

In Cary National Register District

c. 1930

This is a one-story, three-bay side-gabled brick dwelling. The inset porch is flush with the front-cross gable. The façade sports paired six-over-six sash windows, one is set on a cross gable and the other is on the porch. A single-leaf entrance is accessed by a porch supported by three-arch brick arcade.



116 West Park Street

PIN 0764404827

In Cary National Register District

c. 1940

This is a side-gabled one-story three-bay brick former dwelling with a gabled telescoping wing fronted by a cross gabled sunporch. Entrance is by a single-leaf front door flanked by paired six-over-six sash windows with soldier course lintels. There is one offset interior chimney.



119 West Park Street

PIN 0764403654

In Cary National Register District

c. 1951

This is a Colonial-revival-influenced brick ranch house. When the Cary National Register District was established in 2001, this house was listed as non-contributing due to its age.



120 West Park Street

PIN 0764403838

In Cary National Register District

c. 1932

This one-and-one-half story, three-bay side-gabled brick dwelling has been converted to institutional use. Entrance is in the center bay by a single-leaf paneled door with integral fan light. A one-bay projecting gabled brick porch with arcaded entrances on three sides shelters the entrance. The building has paired six-over-six windows flanking the entrance and two six-over-six windows in façade dormers. The building has an exterior end chimney and a projecting one-bay brick arcaded side porch.



Marcus Baxter Dry House, 400 Faculty Avenue

PIN 0763495993, SSN WA0913

In Cary National Register District

c. 1900

This is a one-story frame triple A cottage with Victorian details. Central cross gable has decorative shingling and a lancet-shaped louver. One-story hipped roof porch with exposed rafter tail spans the façade. Central single leaf entrance with side lights. Predominant window type is four-over-four.



Former Cary High School, 100 Dry Avenue

PIN 0763496272, SSN WA0192

In Cary National Register District

1940

This Colonial Revival building was once Cary High School and then later served as Cary Elementary. Prominently sited at the terminus of South Academy Street, its monumental classical portico dominates the façade. Slim columns support a modillioned pediment on a broad fascia. Double-leaf entrance doors are within a pilastered door surround with a cornice supporting an elaborate window surround for the central window above.



106 Dry Avenue

PIN 0764406068

In Cary National Register District

c. 1920

This is a one-story frame house with a pyramidal roof, four-over-four sash windows, and an interior brick chimney. The recessed front porch has been partially enclosed and the house has aluminum siding.



110 Dry Avenue

PIN 0764405098

In Cary National Register District

c. 1930

This frame Bungalow has a hip roof and a gable-roofed front porch supported by square posts on brick piers and a decorative picket balustrade. Windows are two-over-two sash. Alterations include the addition of aluminum siding and the enclosure of the open triangular gable braces.



112 Dry Avenue

PIN 0764405133

In Cary National Register Historic District

c. 1930

This is a one-and-a-half-story period cottage with simple Colonial Revival details such as the gabled roof dormers, six-over-six sash windows, and simple gable-roofed entry porch.



114 Dry Avenue

PIN 0764404047

In Cary National Register District

c. 1920

This is a frame Bungalow with a low-pitched gable roof and a broad roof overhang embellished with triangular brackets. Some windows have been replaced; a few original windows with multi-paned upper sashes over one lower sash remain. The front porch has been screened in and the exterior is covered with aluminum siding.



115 Dry Avenue

PIN 0763494879

In Cary National Register District

c. 1923

This is a one-and-a-half story gable-front frame Bungalow with a one-story gable-roofed front porch supported by tapered wood posts on brick piers and triangular brackets in the gables. Windows are two-over-two sash. This property contains a frame, one-car garage with a gable-roof (c.1923). The garage is also a contributing building in the National Register District.



119 Dry Avenue

PIN 0763493991

In Cary National Register District

c. 1922

This is a one-story brick-veneered, gable-front Bungalow with a gable-roofed porch supported by brick piers and enhanced with shingles in the gable. The sash windows are six-over-one. This property also contains a brick-veneered, two-car garage with a low-pyramidal roof (c. 1922) which is a contributing building in the National Register District.



121 Dry Avenue

PIN 0763493910

In Cary National Register District

c. 1930

This is a one-story, frame Bungalow with simple Craftsman details: exposed rafter tails, three-over-one sash windows, and a porch supported by tapered wood posts on brick piers. The exterior is covered with aluminum siding. This property also contains a one-car, frame, gable-roofed garage (c. 1930) with German siding. The garage is a contributing building in the National Register District.



208 South Harrison Avenue

PIN 0764401839

In Cary National Register District

c. 1935

This is a one-and-one-half-story, side-gabled brick dwelling. A slightly projecting cross-gabled wing on the façade has frame siding in the pediment with a louvered vent in the peak of the gable and paired six-over-six windows. Projecting slightly from the cross-gabled wing is an offset gabled entrance with a single leaf door with a fan light above with double leaf louvered shuttered doors that are round-headed. A side gabled telescoping wing extends the façade.



302 South Harrison Avenue

PIN 0764401631

In Cary National Register District

c. 1941

This is a one-story, five-bay side-gabled frame dwelling clad in asbestos shingles. The outer two bays are extending wings with a lower pitched gable. The center bay is a projecting gabled bay with triple six-over-six sash windows with a four-light lunette in the gable. Entrance is by a single leaf door with three cascading lights. Adjacent to the entrance is a brick exterior chimney with offset shoulders.



307 South Harrison Avenue

PIN 0764403593

In Cary National Register Historic District

c. 1930

This is a one-story, front-gabled, frame Craftsman style house. It has an offset gabled projecting screened porch with a decorative railing. Porch and building roofs have decorative knee braces. Windows are generally six-over-one.



326 South Harrison Avenue

PIN 0764401095, SSN WA0918

In Cary National Register District

c. 1922

This is a one-story frame cross-gabled Craftsman-style house clad in aluminum siding. Roofs have exposed rafter tails and decorative knee braces. Entrance is via a single-leaf door sheltered by a projecting gabled porch supported by two sets of three square posts. The predominant window type is nine-over-one.



400 South Harrison Avenue

PIN 0763491964, SSN WA0917

In Cary National Register District

c. 1926.

This is a two-story frame Craftsman style house. It has a side-gable roof with an offset projecting front gable with decorative shingles. A full-width hipped roof front porch on tapered posts on piers also has a front cross-gable aligned with that above and also with decorative shingles, but shallower in pitch. All roof structures have decorative knee braces.



513 South Harrison Avenue

PIN 0763393050, SSN WA04801

1959

This modernist-influenced brick house has a broad, low, front-facing gable roof with overhanging eaves and exposed roof beams. A carport on the east end has been enclosed. Typical of this house type, it displays windows in a variety of shapes and sizes.



Hillcrest Cemetery, south end of Page Street

PIN 0763385742, SSN WA0928

This town cemetery has paved roads and a relatively level topography. Graves are laid out in an orthogonal fashion and there are modest trees and plantings scattered throughout. While many markers are contemporary and relatively simple there are some older and more detailed markers such as the one pictured here.



Former Dairy Farm Buildings, 301-303 South Dixon Street

PIN 0764208378, SSN WA0927

1930

This building at 301 South Dixon, along with a massive tile and masonry barn located on an adjacent parcel at 303 South Dixon, are part of a former dairy farm. Both are now residences. The residence at 301 South Dixon has handsome brick detailing with stone accents; the former barn at 303 South Dixon has equally handsome brick and tile structural polychrome, topped with a standing seam metal gambrel roof.



207 N. West Street

PIN 0764312892

c. 1925

Windows were replaced in 2005.



209 N. West Street

PIN 0764312878

c. 1925



301 N. West Street
PIN 0764322082
c. 1930



305 N. West Street
PIN 0764322122
c. 1950



309 N. West Street
PIN 0764322118
c. 1950



Breeze House, 413 Kildaire Farm Road

PIN 0763592649, SSN WA0909

c. 1900

This is a two-story three-bay frame I house with a pedimented front gable. It has a porch that extends across the façade and wraps around one side elevation; however, the side portion as well as part of the façade portion are enclosed. The remainder of the porch is supported by turned columns. The porch and house roofs are standing seam metal. There are two interior end chimneys with corbelled caps.



Jones House, 3925 Kildaire Farm Road

PIN 0760064450, SSN WA0663

Deemed not eligible for the National Register

c. 1900

This one-story, triple A cottage was moved to this site from Penny Rd. It has a hipped-roof front porch supported by square posts with a square-section balustrade and rail. One-over-one windows appear to be replacement windows and the house has been re-roofed with synthetic shingles.



109 and 113 Walnut Street, blockface entry

PIN 0764503144, SSN WA0910

This is a blockface entry for two houses on Walnut Street, however only one, 109 Walnut, remains. This is a one-story, three-bay, frame Carolina triple A house. The central gable on the façade is pedimented with a diamond-shaped louvered vent. Two six-over-six sash windows flank a single-leaf entrance. There are two interior end chimneys with corbelled caps and a three-bay, shed-roofed front porch supported by turned posts with decorative brackets.



Franklin-Jones Farm, 6405 Holly Springs Road

PIN 0772638831, SSN WA1292

Deemed not eligible for the National Register

c. 1917

This one-story frame, hipped-roof house has numerous cross gables including an offset pedimented front gable with a lunette window. A hip-roofed wrap porch is supported by slender tapered posts and has a pedimented gable to mark the principal entrance which is by a single-leaf door.



Franklin House (behind 6405 Holly Springs Road)

PIN 0772638831, SSN WA1293

Deemed not eligible for the National Register

c. 1850

This coastal plain cottage is one-and-one-half stories and constructed with a mortise and tenon frame. It is severely deteriorated. The front door is two-panel, and framed openings are covered with louvered shutters. The side-gabled roof is standing seam metal.



8808 Holly Springs Road

PIN 0760676237, SSN WA0666

Deemed not eligible for the National Register

c. 1910

This one-story, pyramidally-hipped cottage has a broad cornice and a three-bay, hipped-roof front porch supported by turned posts. The house has an interior end chimney and a rear shed. The porch and primary roof have been re-clad with synthetic shingles.



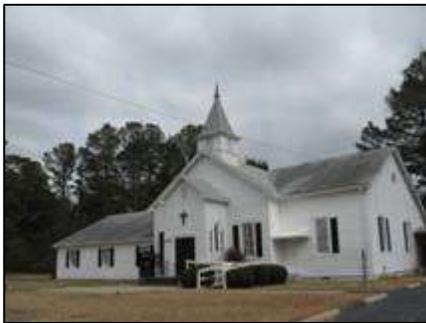
Utley-Pierce House, 9100 Holly Springs Road

PIN 0760454338, SSN WA 0603

Deemed not eligible for the National Register

c. 1860

This one-story side-gabled cottage with a front cross gable has modest Victorian trim on a vernacular hall-and-parlor-plan house. A full-width front porch is supported by turned posts with brackets. The house has had numerous side and rear additions.



Piney Plains Christian Church, 2803 Piney Plains Road

PIN 0772256782, SSN WA0684

Deemed not eligible for the National Register

c. 1900

This church building has evolved over time with various additions. The central core of the building is a gable-fronted mass with an enclosed projecting, gabled entrance porch. A modest pyramidal steeple with a finial rises from a squared, louvered base on the central gabled core of the building. The church has been sheathed in synthetic siding. There are a few lancet windows but the majority are four-over-four.



Barnabas Jones House, 9701 Penny Road

PIN 0761939036, SSN WA0679

Deemed not eligible for the National Register

1840

This Greek Revival-style I house has a hipped roof porch that spans the façade (and has been enclosed), two exterior end chimneys, and a rear ell. It is sheathed in synthetic siding. It is on a large tract and is well-screened from the road.



Theo Jones House, 10100 Penny Road

PIN 0761741941, SSN WA0678

Deemed not eligible for the National Register

c. 1900

This one-story, T-shaped, frame Queen Anne house has a projecting cross-gabled wing with a canted bay front with carved brackets. A one-story porch spans the façade to the ell and fronts a pedimented cross gable. Windows are predominantly four-over-four. Porch columns appear to be replacements.



Oak Grove Primitive Baptist Church, 10530 Penny Road

PIN 0761353666, SSN WA0677

On HPO study list

c. 1870

This is a one-story, one-bay, frame gable-fronted chapel. The gable roof has cornice returns. The side elevation has six over six windows. The chapel sits on brick piers. The roof is standing seam metal. The entire structure is remarkably intact. The associated graveyard is now incorporated into a neighboring church's property.



Bell-Pierce Farm, 5508 Ten Ten Road

PIN 0770426721, SSN WA1252

Deemed not eligible for the National Register

c. 1900

This is a one-story, three-bay, frame triple-A cottage with two exterior end chimneys, a full-width hipped roof front porch supported by tapered posts on brick piers. The property also contains numerous outbuildings.



3401 Arthur Pierce Rd

PIN 0760370980, SSN WA0662

Deemed not eligible for the National Register

c. 1850

This is a one-story, frame evolved vernacular house. The original core of the building is a four-bay structure with a low hipped roof. The triple-A section was added later, around 1900. As such, the house has dual facades, though the later portion seems to house the principal entrance. Both have one-story full-width porches.



Wes Jones Farm, 8600 Pierce Olive Road

PIN 0760608421, SSN WA0601

Deemed not eligible for the National Register

This site has a complex of late-nineteenth- and early-twentieth-century houses and outbuildings, some of which appear to have been moved to this location. Pictured is a one-and-one-half-story side-gabled house with a front cross gable and hipped-roof porch. The house has two-over-two double-hung sash windows.



Utley-Council House, 4009 Optimist Farm Road

PIN 0669951842, SSN WA0599

Listed on the National Register

c. 1820

Two-story, three-bay, side-gabled frame Federal period house. The house has two exterior end chimneys, and six-over-nine windows on the façade. Entrance via a single leaf six paneled door sheltered by a single story single bay porch with gabled pediment supported by square posts. Roof material has been replaced with synthetic shingles.



8532 Manns Loop Road

PIN 0679448573, SSN R141 WA04770

Deemed not eligible for the National Register

c. 1920

A good example of a Craftsman Bungalow, this house has many features typical of the style including exposed rafter tails, decorative knee braces and a porch supported by tapered posts on brick piers. The gabled front dormer has two narrow one-over-one windows flanking a larger one-over-one.



2200 Trenton Rd

PIN 0775605294, SSN WA 2247

Deemed not eligible for the National Register

c. 1930

This is an impressive farm complex with an array of large barns that serves as an agricultural experiment station for N.C. State University. As such it also maintains broad swaths of agricultural, undeveloped land in a location close to more urbanized areas.



2506 Trenton Road

PIN 0775610860, SSN WA R135

Deemed not eligible for the National Register

c. 1890

This one-story side-gable Carolina triple A house has six-over-six sash windows, wrap-around porch, and sidelights framing a single-leaf front door. The hipped roof porch has a pedimented gable below the cross gable of the house. The gable ends of the house are pedimented as well.



Will Sorrell House

1605 North Harrison Avenue

PIN 0765747695, SSN WA0734

c. 1840

This is a one-story, side-gabled, frame building with Federal and Greek Revival characteristics. A two-bay front porch is supported by square posts and its roof continues the slope of the roof on the primary structure. An impressive stone and brick chimney remains with some signs of deterioration. According to survey data, in 2005 a log outbuilding was removed by grass-cutting crew without owner's permission.



John McGhee Farm

1619 North Harrison Avenue

PIN 0765859357, SSN WA0733

c. 1900

Deemed not eligible for listing on the National Register

This is a Carolina triple-A I house. Windows are predominantly four-over-four. A shed-roofed porch nearly spans the façade and is supported by square posts.



Nelson Rd.

PIN 0757766175, SSN WA0936

Deemed not eligible for the National Register

c. 1900

This Carolina triple-A cottage has a hipped-roof porch across the façade, supported by slender columns. The house retains a standing seam metal roof. In the yard is a well with a hipped standing seam metal roof on square posts with diagonal bracing.



2824 Campbell Rd.

PIN 0772841351, SSN WA-R137

Deemed not eligible for the National Register

c. 1940

This period cottage has a side-gabled roof with a cross gable on the façade that itself has an offset projecting gabled porch. Adjacent to the porch in the cross gable is a three-part picture window. The house has wings on each side elevation—one a projection of the existing side gable, the other a telescoping smaller volume.



237 Adams Street

PIN 0764333088, SSN WA0884

c. 1925

This is a one-and-one-half story, three-bay frame Craftsman Bungalow with a side jerkinhead roof. A jerkinhead dormer is centered on the façade. A full-width, shed-roofed porch extends from the principal roofline and is supported on tapered wooden posts. There is shingling above the second floor and the roofs have decorative exposed rafter tails and knee braces.



213-232 Hillsboro Street, blockface entry

PIN 0764317867, SSN WA0923

Deemed not eligible for the National Register

This is a blockface entry for several domestic buildings in the 200 block of Hillsboro Street dating from 1900-1925. The building at 226 Hillsborough Street is an amalgam of a Carolina triple A house with an added projecting, canted cross-gabled addition. Both façade gables have diamond-shaped louvered vents and decorative bargeboards in various states of repair.



302-306 Wood Street, blockface entry

PIN 0764320324, SSN WA0925

Deemed not eligible for the National Register

c. 1920

This is a blockface entry for several houses on Wood Street. The building at 306 Wood Street is a Craftsman-style house. It has a hipped roof with a projecting cross-gabled porch on the façade. Exposed rafter tails on both roofs are obscured by gutters. Windows are generally four vertical lights over one sash, with a square four-light window in the gable peak. The porch is offset and supported by handsome Doric posts.



8600 Chapel Hill Road

PIN 0764431277, SSN WA0883

c. 1925

This is a one-story, Craftsman-style Bungalow. A gable-fronted façade has an offset gable-fronted porch supported by tapered square posts on brick piers. What appears to have been a porte cochere on the east elevation now shelters a handicap ramp that climbs along the east elevation to meet the porch. The ramp railing continues along the porch.



8602 Chapel Hill Road

PIN 0764431277, SSN WA0883

c. 1925

This is a one-and-one-half-story frame Craftsman-style house with brick veneer on the first story. An offset front-gabled porch projects from the front-gabled façade and is supported by tapered posts on brick piers. There is a four-vertical-light window in the peak of the gable. The roof sports rafter tails, and windows include four-vertical-lights-over-one sash.



8606 Chapel Hill Road

PIN 0764431208, SSN WA0883

c. 1920

This is a one-and-one-half-story, frame, Craftsman-style house. It has a side-gabled roof with a full-width shed-roofed porch that continues the roofline. The three-bay porch is supported by tapered square wooden posts. A large shed dormer with five six-over-six windows extends to the beginning of the porch. Predominant window type is six-over-six sash.



8608 Chapel Hill Road

PIN 0764430267, SSN WA0883

c. 1925

This is a one-and-one-half-story, three-bay, frame Craftsman Bungalow. An inset porch runs the width of the façade supported by tapered posts on brick piers. A large shed dormer with paired four-over-four windows is centered on the façade. The predominant window type is six-over-six and the roof has exposed rafter tails.



8635 Chapel Hill Road

PIN 0764332193, SSN WA0884

This is a Craftsman-style Bungalow with a large shed dormer containing two sets of paired six-over-one windows. The first floor façade features paired six-over-six sash windows flanking the entrance. The house features decorative knee braces and a three-bay front porch with posts supporting a shallow arched entrance with arches on the porch's side elevations as well. There is an exterior masonry chimney/chase that pierces the primary roof.



8637 Chapel Hill Road

PIN 0764332127, SSN WA0884

c. 1925

This is a one-story, three-bay, gable-fronted frame Craftsman-style house. An offset gabled front porch supported by tapered posts on brick piers shelters an entrance via a single-leaf door with four vertical lights. This glazing pattern is echoed in paired four-over-one windows with vertical lights in the upper sash which flank the entrance and a four-light window in the peak of the gable.



Nancy Jones House, 9391 Chapel Hill Road

PIN 0754856872, SSN WA0187

Listed on the National Register

c. 1803

This Federal period home features a central two-tiered portico with unusual carved blocking between Doric posts and the fascia or pediment they support. Fenestration is drawn close to the central portion of the façade and windows are nine-over-nine sash. The house was a stagecoach stop and tavern on the route from Raleigh to Chapel Hill and Hillsborough during the antebellum period.



Richards House, 9475 Chapel Hill Road

PIN 0754762985, WA0719

c. 1939

This is a two-story, hipped-roof, stone, American Foursquare Craftsman-style house. A one-bay porch supported by tapered stone piers shelters the entrance and extends to create a porte cochere which is balanced on the opposite elevation by an enclosed sun porch. Windows are paired and the entrance is a single-leaf Craftsman-style multi-light door with full height Craftsman-style sidelights.



G.H. Baucom House, 2421 High House Road

PIN 0734923454, SSN WA0767

On HPO study list

c. 1878

This is a Greek Revival two-story, three-bay, frame, side-gabled I house with two exterior end chimneys, one-story wrap-porch with squared Doric posts and shed roofed central dormer. It has six-over-six windows and a single leaf entrance with side lights.



George Upchurch House, 6101 Collins Road

PIN 0743396716 , SSN WA0772

On HPO study list

c. 1900

Triple-A I-house with elevated central portion of the gable ridge. Windows are two-over-two. Original entrance door with dual rounded lights remains. House has twin central interior chimneys and a half-wrap porch with replacement columns. House has been resided with synthetic siding.



Maynard-Stone House, 2420 Davis Drive

PIN 0744536888, SSN WA0770

1860

This frame Greek Revival-style house has a two-story, three-bay central core with a hipped roof and a full-width, two-story porch supported by monumental squared columns and pilasters. The core also has generous cornerboards and a broad frieze. Two interior central brick chimneys are symmetrically placed just off the ridge line. The entrance door is flanked by multi-light sidelights and topped by a multi-light transom.



James A. and Myrtie Edwards Farm, 2737 Davis Drive

PIN 0744467523, SSN WA0769

Deemed not eligible for listing on the National Register

c. 1915

This early 20th century farm has Queen Anne features. Two projecting cross-gabled bays of unequal distance from the façade frame a central entrance distinguished by a one-story, one-bay pedimented feature with decorative cast iron inserts that interrupts a wrap porch. The farm is directly adjacent to a recent subdivision that impairs its context and integrity of setting.



Luther Barbee House, 2836 Davis Drive

PIN 0744567923, SSN WA0768

c. 1915

This modest Queen Anne house has irregular massing and a composite roof that features a cross gable in the façade with cornice returns that tops a bay-fronted projecting mass. There is a shed roofed wrap porch on Doric columns which also has a gable-fronted entrance with cornice returns. The single leaf front door is flanked by sidelights with paneling below.



1524 Jenks Carpenter Road

PIN 0743291815, SSN WA-r)43

Deemed not eligible for the National Register

c. 1920

This house is a good example of a Bungalow with its hallmark side-gabled roof, gabled central dormer and inset porch supported by tapered columns of brick piers. It retains its tin-shingled roof and the dormer window has a lattice light pattern.



Merrimon Upchurch Farm, 1600 Jenks Carpenter Road

PIN 0743183688, SSN WA00773

1896

One of two prominent Upchurch family houses situated on adjoining parcels along Jenks Carpenter Road, the dwelling on the Merrimon Upchurch farm is probably the later of the two. The two-story, L-plan house with hip and cross gable roof and two rear ellis has both late Victorian and Greek Revival detailing. Survey data indicates it has been moved.



Horton Upchurch Farm, 2000 Carpenter Upchurch Road

PIN 0744147704, SSN WA 0764

c. 1860

This is a Greek Revival I-house at the center of a complex of mostly tobacco-related out-buildings. The two-story three-bay side-gabled dwelling has two exterior end chimneys with corbelled caps. The entrance is a single leaf flanked by sidelights. The roof has tin shingles. The three-bay porch has a hipped roof on square posts and synthetic shingles. The house appears to have been re-sided with synthetic siding and shutters.



William Henry Carpenter House, 3040 Carpenter Upchurch Road

In the Carpenter National Register District

PIN 0735821924, SSN WA0754

c. 1910

This I-house has a pedimented cross gable on the façade with a round louvered vent. A hipped-roof wrap porch also has a pedimented cross gable centered on the façade. The porch is supported by turned columns with brackets. The house is now clad in vinyl siding including vinyl shingles in the gable ends. Windows are two-over-two and the house has a later rear addition.



Carpenter Boarding House, 3041 Carpenter Upchurch Road

PIN 0735739328, SSN WA0755

In the Carpenter National Register District

c. 1880

This vernacular frame dwelling was once used as a boarding house. The cross-gabled roof is standing seam metal. Windows are generally one-over-one. The building draws significance from its context within the Carpenter Historic District and its proximity to the railroad.



Adelaide Carpenter House, 3048 Carpenter Upchurch Road

PIN 0735831575, SSN WA0753

In the Carpenter National Register District

c. 1915

This Carolina triple-A house has a pedimented front gable with a rectangular louvered vent. Windows are one-over-one and appear to be replacement. The single-leaf front door is sheltered by a modest gabled portico centered on the façade and supported by slender turned columns and pilasters. There is a shed-roofed addition to the side.



C. F. Ferrell House, 1132 Morrisville Carpenter Road

PIN 0745252410, SSN WA0742

In the Carpenter National Register District

c. 1910

This is a typical Carolina triple-A cottage. It has a shed-roofed porch that nearly spans the façade supported by tapered posts on brick piers. The railing appears to be recent of a vernacular Chippendale. The pedimented cross-gable has a louvered circular vent and retains decorative courses of wood shingles.



A.M. Howard House, 1580 Morrisville Carpenter Road

PIN 0745057999, SSN WA0744

In the Carpenter National Register District

c. 1915

This vernacular house, which is part of a larger farm complex, has a steep hipped roof with a gable pediment above a hipped roof porch which is supported by square posts on brick piers. The roofs are all standing seam metal. Two-over-two windows flank the single-leaf entrance centered on the façade. The house is clad in weatherboard and has a handsome broad cornice.



Bill Sears House, 1600 Morrisville Carpenter Road

PIN 0745050227, SSN WA0745

In the Carpenter National Register District

c. 1905

This house has a traditional form with Queen Anne elements. The cross-gabled house has a pedimented cross gable on the façade with generous cornice returns above a three-sided bay. In the cross gable's ell is a one-story shed-roofed porch that spans the remainder of the façade and is supported by Doric columns. The house sits on the corner lot and has a second open porch on the other street elevation.



C. F. Ferrell house, 1921 Morrisville Carpenter Road

PIN 0735832745, SSN WA0751

In the Carpenter National Register District

c. 1900

This modest frame vernacular house has a side-gabled roof and a full-width shed-roofed porch that spans the façade, supported by turned columns with brackets. Interestingly, the façade is not symmetrical and the entrance is off-center.



Ferrell Store Complex, Morrisville Carpenter Road

PIN 0735727565, SSN WA0758

In the Carpenter National Register District

1910

This is an early twentieth-century, frame, two-story, side-gabled two-bay retail building in a larger complex of buildings. Second-story windows are two-over-two. A shed-roofed porch with decorative siding application under the roof slope shelters an extensive entrance with multi-light display windows and canted displays flanking the single-leaf entrance. The front porch has a simple square-sectioned rail and baluster.



Dodge Car Dealership, Morrisville Carpenter Road

PIN 0735830674, SSN WA0759

In the Carpenter National Register District

1910

This gable-roofed commercial building has a stepped parapet on the façade. There is a large central entrance to accommodate vehicular access. The area between the building and the right-of-way is paved for additional parking.



Carpenter Farm Supply Store, 1933 Morrisville Carpenter Road

PIN 0735739514, SSN WA0752

In the Carpenter National Register District; Also a designated Cary Landmark

c. 1895 with additions

This is an evolved brick commercial-form building with a frame addition. A shed-roofed porch supported by turned posts unites the façade. The interior of the building is remarkably intact; the building has served as a rural store from its beginning.



Carpenter Warehouse & Meeting House, 1933 Morrisville Carpenter Road

PIN 0735739514, SSN WA0 756

In the Carpenter National Register District; Also a designated Cary Landmark

c. 1880

This is one of the most prominent buildings in the Carpenter District. Located adjacent to the railroad, the building has served an industrial use throughout its history.



Byrd-Ferrell House, 0 Carpenter Fire Station Road

PIN0735843186, SSN WA0749

In the Carpenter National Register District

c. 1900

This modest frame Victorian house has a side-gabled roof and a projecting cross-gabled pavilion centered on the façade. A shed-roofed porch on turned columns wraps the façade and projects to fully accommodate the cross-gabled pavilion. A later shed-roofed addition has been made on the rear.



Byrd Tenant House, 0 Carpenter Fire Station Road

PIN 0735840333, SSN

In the Carpenter National Register District

c. 1900

One of two similar adjacent tenant houses, this one retains more of its historic fabric. It is a one-story side-gabled house with rear additions and a full-width, screened, shed-roofed porch. The house has standing seam metal roof and is clad in asbestos siding.



Byrd Tenant House 6716 Carpenter Fire station Road

PIN 0735841217, SSN

In the Carpenter National Register District

c. 1900

One of two similar adjacent tenant houses, this one has been greatly altered. The house and its central interior chimney have been clad in vinyl and the roof has synthetic shingles. The shed-roofed porch has been incorporated into the side-gabled roof structure and it is supported by square posts. Windows are replacement one-over-one sash.



Lemuel Morgan Farm, 7032 Carpenter Fire Station Road

PIN 0735454223, WA0968

Deemed not eligible for listing on the National Register

c. 1860

This house has a coastal cottage form with aluminum siding. The 2005 survey update noted new shutters, the smokehouse and log washhouse are gone, and tobacco buildings are overgrown.



Lorenzo Morgan House, 7225 Carpenter Fire Station Road

PIN 0735341347, WA0965

Deemed not eligible for listing on the National Register

This two-story vernacular house is side-gabled with a projecting cross-gabled pavilion around which is a one-story, hipped U-shaped porch with a standing seam metal roof supported by slender square posts. Windows are double-hung sash and largely two-over-two.



Good Hope Baptist Church, 6636 Good Hope Church Road

PIN 0735858220, SSN WA0746

In the Carpenter National Register District

c. 1910

This Classical Revival church has a monumental pedimented portico supported by four columns and two pilasters. It shelters a double-leaf entrance with a broken pedimented door surround with an urn. The front-gabled church is made of brick and also has a cupola with a spire.



6820 Good Hope Church Road

PIN 0735773189, WAR054

Deemed not eligible for listing on the National Register

c. 1925

This Bungalow has an enclosed inset porch with banks of one-over-one windows flanking a central entrance with sidelights. It has a low-slung shed dormer centered on the façade with three single-light windows. It is clad in synthetic siding and has two interior chimneys that pierce the ridgeline of the roof.



Carpenter-Nutt House, 1629 Petty Farm Road

PIN 0735578877, SSN WA 0961

Deemed not eligible for the National Register

c. 1900

This is a two-story, three-bay, side-gabled frame I-house with an earlier rear ell. First-story windows are two-over-two and second-story windows are six-over-six. A shed-roofed dormer centered on the façade has been added and it has two four-light windows. A three-bay shed-roofed porch nearly spans the façade; its roof and the primary roof are standing seam metal.



3510 NC Highway 55

PIN 0734872754, SSN WA 0761

Deemed not eligible for the National Register

c. 1920

This two-story brick Craftsman-style house has a hipped roof and impressive enclosed one-story entrance porch with brick balustrade and balconet. Adjoining the porch is a hipped roof porte cochere on brick piers with a brick planter box.



4404 NC Highway 55

PIN 0735675624, SSN WA0962

Deemed not eligible for the National Register

c. 1890

This vernacular frame house has an L plan with later additions. The side-gabled roof has a projecting cross gable on the façade, and with the ell is a shed-roofed porch supported by wood trellis columns. The house retains a standing seam metal roof.



201 and 210 Fryars Frontier Trail

PIN 0735402360, SSN WA

Deemed not eligible for the National Register

This farm complex includes agricultural buildings, a more recent dwelling, and this 19th century log house with weatherboard siding. It is side-gabled with a front cross gable and a shed-roofed porch that spans the façade supported by modern trellis “posts.”



6915 Green Hope School Road

PIN 0734663246, SSN WA0978

Deemed not eligible for the National Register

c. 1900

This variation on a foursquare has a hipped roof and a slightly projecting hipped two-story bay on the façade. A hipped roof wrap-porch is supported by square posts with simple brackets. The house retains its tin-shingled roofs.



7316 Green Hope School Road

PIN 0734179823, SSN WA0983

Deemed not eligible for the National Register

c. 1900

This one-story Carolina triple-A cottage has a pedimented front gable and a shed-roofed porch with modern metal trellis supports. Windows are four-over-four sash. The house retains its standing seam metal roof.



Adolphus Sorrell House, 8626 Manns Loop

PIN 0679437319, SSN WA1231

Deemed not eligible for the National Register

c. 1890

This handsome three-bay, side-gabled house is part of a larger farm complex. It has a broad cornice with gable cornice returns and the roof is clad in metal shingles as is the porch roof. The three-bay, one-story, shed-roofed porch is supported by tapered square posts on brick piers. Multi-light side lights flank the entrance.



Williams House, 7328 Roberts Road

PIN 0733340892, WA1017

Deemed not eligible for listing on the National Register

This is a two-story frame Queen Anne-style dwelling with a hip roof and numerous cross-gabled projecting bays. A one-story wrap porch supported by Doric columns is partially enclosed. An open hyphen connects a garage to a projecting bay on the side elevation. Though synthetic siding has been added to the house, the roof retains its historic metal shingles.



Williams-Roberts Farm, 7416 Roberts Road

PIN 0733252375, SSN WA1016

Deemed not eligible for the National Register

c. 1910

This is a one-and-one-half-story three-bay frame dwelling with a pyramidal hip roof and a wrap porch which is supported by classical tapered posts. There is a hipped dormer centered on the façade. The house has numerous outbuildings and is immediately adjacent to a large residential subdivision.



Lassiter-Sloan House, 7612 Roberts Road

PIN 0723959840, SSN WA1015

Deemed not eligible for listing on the National Register

c. 1900

This is a vernacular triple-A cottage with two-over-two windows in the cross gable and flanking the entrance. A hipped-roof porch nearly spans the façade; it is supported by turned columns with decorative brackets which appear to be replacements. Both porch and primary roof are synthetic shingle.



Buck Mills House, 3133 Green Level West Road

PIN 0733392735, SSN WA1010

Deemed not eligible for listing in the National Register

This is a vernacular, one-story, three-bay, triple-A cottage. The front cross gable features decorative scalloped shingles. Windows are predominantly six-over-six sash. A shed-roofed porch supported by plain posts nearly spans the façade—its roof and the principal roof are standing seam metal.



Mills House, 3208 Green Level West Road

PIN 0734202324, SSN WA1009

Deemed not eligible for the National Register

c. 1900

This is a one-and-one-half story three-bay frame dwelling with a steep pyramidal hip roof. A wrap porch circles the façade with a hip roof that originates just below the cornice of the primary roof. Both are standing seam metal. Porch posts are squared with necking and support a broad cornice below the roofline. A hipped dormer is centered on the façade and contains three multi-light stained-glass Queen Anne style windows.



3224 Green Level West Road

PIN 0733290634, SSN WA1008

Deemed not eligible for the National Register

c. 1900

This is a one-and-one-half-story, side-gable frame house with front and rear projecting cross gables. There is a two-bay inset front porch; both the porch and primary roofs are standing seam metal. The 2005 Wake County survey update noted synthetic siding and replacement of porch posts.



A.C. and Helen Council House, 3608 Green Level West Road

PIN 0723883379, SSN WA1002

In the Green Level National Register District

c. 1890

This is a common North Carolina vernacular form, the triple-A house— a two-story, three-bay, single-pile side-gabled I house with a central pedimented cross gable on the façade. Original wood siding has been covered or replaced with synthetic siding.



Alious Mills House and Store, 3529 Beaver Dam Rd

PIN 0723898432, SSN WA1004

In the Green Level National Register District

1916

This asymmetrically-massed two-story frame house with hipped roof is at the center of a farm complex that includes a store. The house has a cross gable on the façade and a hipped-roof wrap porch that is supported by Doric columns.



Green Level Community Store, 8401 Green Level Church Road

PIN 0723886479, SSN WA

In the Green Level National Register District

c. 1920

This early-twentieth-century frame store has a vernacular commercial form with later additions. The early gable-fronted store has a shed-roofed extension on a side elevation. A shed-roofed porch that extends the width of the façade unifies the two sections. The entrance is by double-leaf glazed doors.



8400 Green Level Church Rd

PIN 0723888978, SSN WA1003

In the Green Level National Register District

c. 1900

This is a one-story, three-bay frame house with a side gable and two projecting gabled bays on either end of the façade. Each cross gable has cornice end returns and a diamond-shaped louvered vent in the peak of the gable. One is atop a bay that is flush with the façade, the other tops a canted three-sided bay. Between them is a central entrance with a single-leaf door sheltered by a one-bay gabled porch.



8425 Green Level Church Road

PIN 0723894260, SSN WA

In the Green Level National Register District

c. 1920

This house, reminiscent of the Tudor Revival-style, has a front gabled façade with a projecting gabled entrance pavilion flanked by a step-shouldered exterior chimney. There are cross-gabled projections on the side elevations.



Green Level Baptist Church, 8501 Green level Church Road

PIN 0723890828, SSN WA1005

In the Green Level National Register District

1904 (with later additions)

The Green Level Baptist Church is a large Gothic Revival frame church with a front gable with a projecting tower entrance centered on the gable. The tower terminates in a pyramidal-hipped spire. The double-leaf entrance has a lancet window above with tracery, and in the next stage of the tower are paired lancet louvers.



Albert Council House, 8621 Green level Church Road

PIN 0724802893, SSN WA 1011

Deemed not eligible for the National Register

c. 1910

This pyramidal cottage has a hipped-roof porch across the façade which is supported by square posts. Centered on the façade is a hipped wall dormer. The house retains its standing seam metal roofs. Windows are one-over-one sash and appear to be replacement.



A. M. and Vallaria Council House, 8700 Green Level Church Rd

PIN 0724913056, SSN WA1012

In the Green Level National Register District

c. 1890

This one-and-one-half-story, frame, L-shaped house has a cross-gabled standing seam metal roof. The crux of the ell holds a hipped-roof, inset wrap porch supported by square posts. Windows are largely six-over-six.



E. W. Hilliard House, 9021 Green Level Church Road

PIN 0724941884, SSN WA1014

Deemed not eligible for the National Register

c. 1910

This two-story triple-A house has a hipped-roof porch supported on handsome Doric columns. The windows are predominantly two-over-two sash. The house has had several additions to the rear.



William Upchurch House, 9212 Green Level Church Rd

PIN 0724966123, SSN WA0985

c. 1900

This pyramidal hip cottage was moved to this site in the 1960s. The house has hipped dormers and a hipped roof porch with a central gable at the entrance. The porch is supported by square posts with a square section balustrade.



9625 Green Level Road

PIN 0724562174, SSN WA R183

Deemed not eligible for the National Register

c. 1920

This front-gabled frame Bungalow has shed dormers on the side elevations. An inset porch under the large weatherboarded front gable is supported by pyramidal posts on brick piers. There is a large sash window in the front gable. The house has a shed-roofed addition to the rear.



10109 Green Level Church Road

PIN 0724236305, SSN WA R184

Deemed not eligible for the National Register

This farm complex on 50 acres includes a 1940s brick house with an array of pre-existing agricultural outbuildings including several barns and a tenant house in close proximity creating a complex of similar buildings.



1511 Green Level to Durham Road

PIN 0725972609, SSN WA 0965

Deemed not eligible for the National Register

A few scattered outbuildings like this log building are all that remain of a larger farm complex, as the principal dwelling is no longer extant.



2129 South Alston Avenue

PIN 0736112236, SSN WA0963

Deemed not eligible for listing on the National Register

c. 1900

This one-story frame vernacular house is side-gabled with a projecting cross-gabled wing on the facade and an inset porch. The shed-roofed porch is supported by four minimally dressed logs. It has two interior chimneys with corbelled caps.



Yates-Carpenter House, 1116 White Oak Church Road

PIN 0724112547, SSN WA1667

Deemed not eligible for the National Register

c. 1860

This evolved house is purported to have a log house at its core. Its form is an elaborated L shaped plan of two Carolina triple A houses. The façade has a shed-roofed porch and the elevation that is the “façade” of the lesser triple A has a porch that extends across the end gable of the first form. Roofs are standing seam metal.



1817 White Oak Church Road

Deemed not eligible for the National Register



Yates Farm, 500 Futrell Drive

PIN 0724656742, SSN WA 0987

Deemed not eligible for the National Register

c. 1900

This turn-of-the-century I-house sits on a large agricultural tract and contains a series of outbuildings and dwellings. The house has gable returns and a hipped-roof porch on slender columns. The house retains its standing seam metal roofs.



John Ferrell House, 1033 Ferson Road

PIN 0724341418, SSN WA0990

Deemed not eligible for the National Register

c. 1900

This triple-A I-house has a broad cornice and all gables on the principal structure have generous cornice returns. The house is clad in asbestos siding and windows are one-over-one double hung sash. The house has a standing seam metal roof and one offset central interior chimney that pierces the roof ridge.



1117 East Ferrell

PIN 0724158582, WA 0991

Deemed not eligible for the National Register

c. 1890

This one-and-one-half-story frame house has a side-gabled roof with a rear shed-roofed addition. The entrance is flanked by two windows; the windows that remain appear to be six-over-six sash. The house has a standing seam metal roof. It is open to the elements and greatly deteriorated though not overgrown.



Yates Store, 1400 Yates Store Road

PIN 0725410476

SSN WA-R182

Deemed not eligible for the National Register

c. 1940

This vernacular country store has a front-gabled roof with a projecting gabled frame porte cochere with exposed rafter tails supported on brick piers and additions on both side elevations.