APPLICATION FOR HISTORIC LANDMARK DESIGNATION

Preparing Your Application:
Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. Capital Area Preservation (CAP) staff is available to advise in the preparation of applications.

Filing Your Application:
When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Wake County Historic Preservation Commission (WCHPC) to determine whether the property qualifies for designation.

Mail the application to Capital Area Preservation, PO Box 28072, Raleigh, NC, 27611. Submitted materials become the property of the Wake County Government and will not be returned. Incomplete applications will be returned to the applicant for revision. CAP staff will contact applicants after receiving an application to discuss the next steps of the designation process (see *Landmark Designation Q & A* for more information). Please feel free to contact CAP with any questions at 919.833.6404, or e-mail at info@cappresinc.org. CAP can be found on the web at www.cappresinc.org.

Thank you very much for your interest in protecting Wake County's historic resources!

**The guidelines developed for this application are based on the evaluation process used by the National Register of Historic Places. National Register evaluation principles regarding criteria, category classifications, and integrity have been adapted for local applications.*

---

1. **Name of Property**

   Historic Name: Dr. John Pullen Hunter House

   Current Name: same

2. **Location**
   Please include the full street address of the property, including its local planning jurisdiction. Wake County Property Identification (PIN) and Real Estate Identification (REID) Numbers can be found at the Wake County property information website at **http://imaps.co.wake.nc.us/imaps/mainpage.htm,** or by contacting the Wake County Planning Department.

   Street Address: 311 S. Academy Street

   Planning Jurisdiction: Cary PIN Number: 0764409493 REID: 0034303

   Owner Information (If more than one, list primary contact)

   Name: Mr. John Mitchell

   Address: 4611 Hard Scrabble Road, Suite 360 Columbia, SC 29229-8584

   Phone: 803.3319.2648 Email: jmitchell9@sc.rr.com

3. **Applicant/Contact Person (If other than owner)**

   Name: Rebecca Spanbauer

   Address: Capital Area Preservation

   Phone: 919.833.6404 Email: rspanbauer@cappresinc.org

4. **Signatures**
   I have read the general information on landmark designation provided by the Wake County Historic Preservation Commission and affirm that I support landmark designation of the property defined herein.

   Owner: John Mitchell **Date:** 5/15/08

   Applicant: John Mitchell **Date:** 5/15/08

OFFICE USE ONLY: Received by: Rebecca A. Spanbauer **Date:** 5·19·2008

5. **General Data/Site Information**

A. **Date of Construction and major additions/alterations:** c.1925

B. **Number, type, and date of construction of outbuildings:** chicken coup (c. 1925)

C. **Approximate lot size or acreage:** 0.43

D. **Architect, builder, carpenter, and/or mason:** unknown

E. **Original Use:** residence

F. **Present Use:** office

G. **Significance for Landmark Designation:** architecture, history

6. **Classification**

A. **Category (fill in type from below):** building

- **Building** – created principally to shelter any form of human activity (i.e. house, barn/stable, hotel, church, school, theater, etc.)
- **Structure** - constructed usually for purposes other than creating human shelter (i.e. tunnel, bridge, highway, silo, etc.)
- **Object** - constructions that are primarily artistic in nature. Although movable by nature or design, an object is typically associated with a specific setting or environment (i.e. monument, fountain, etc.)
- **Site** - the location of a historic event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value, regardless of the value of any existing structure (i.e. battlefields, cemeteries, designed landscape, etc.)

B. **Ownership (check one):** ☑ Private ☐ Public

C. **Number of Contributing and non-contributing resources on the property:**
A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

	Contributing	Non-contributing
Buildings	2	
Structures		
Objects		
Sites		

D. **Previous field documentation (when and by whom):** Cary Historic District National Register nomination, 2001

Please contact the Survey Coordinator at the State Historic Preservation Office to determine if the property is included in the Wake County survey (919.733.6545).

E. **National Register Status and date (listed, eligible, study list):** contributing, Cary NRHD, 2001

Please contact the National Register Coordinator at the State Historic Preservation Office to determine National Register Status (919.733.6545).

7. **<u>Supporting Documentation</u> (Please type or print and attach to application on separate sheets. Please check box when item complete.)**

☒ **A. Required Photographs**

All photographs are required to be **<u>digital, in JPEG (.jpg) format, and submitted on a recordable CD or DVD</u>**. Please note the following requirements:

- *<u>Minimum Standard:</u>* **6.5" x 4.5" at a resolution of 300ppi** (a pixel dimension of **1950 x 1350**)
- *<u>File Size:</u>* There is no maximum or minimum for the file size of an image; however, smaller file sizes may be necessary when emailing images.
- *<u>Proof Sheet:</u>* Proof sheets are still required to show what is on a CD or DVD without having to load the disk. Proofs may be printed in either color or black and white as long as the images are crisp and legible. There should be a minimum of four and a maximum of six proofs per 8.5" x 11" sheet, with no image smaller than 3.25" on its longest side. Proofs should be labeled as they appear on the disk.
- *<u>Naming Images</u>*: Please label image files for the Local Designation Application as follows:

LM_PropertyName_Description.jpg (ex. LM_ABCHouse_front_façade.jpg)

For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.

☒ **B. Floor Plan (for buildings and structures)**

Please include a detailed floor plan showing the original layout, dimensions of all rooms, and any additions (with dates) to the building or structure. Drawings do not have to be professionally produced nor do they need to be to exact scale, but should accurately depict the layout and dimensions of the property.

☒ **C. Maps**

Include two (2) maps: one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Please show street names and numbers and all structures on the property.

☒ **D. Historical significance (Applies to all classifications)**

Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the commercial, social or political history of Wake County or of the local community. Include all major property owners of the property, if known. Include a bibliography of sources consulted.

☒ **E. Architectural description, significance and integrity (for buildings, structures and objects)**

For **buildings and structures**, describe significant exterior architectural features, additions, remodeling, alterations and any significant outbuildings. For **objects**, describe the physical appearance of the object(s) to be designated in context of the history of the local community or of Wake County. For example, a building or structure might be a community's only surviving examples of Greek Revival architecture or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor. Include a description of how the building, structure or object currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof? Please include a bibliography of sources consulted.

☒ **F. Property boundary, significance and integrity (Applies to all classifications)**

Describe the land area to be designated, address any prominent landscape features. Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s)**, **structure(s)** or **object(s)** located within the property boundary or, in the case of **sites**, the historical event or events that make the land area significant. For **buildings and structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For o**bjects**, the designated land area may continue to provide the object's historic context (i.e., a statue's historic park setting). For **sites,** the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

Section 7A

Façade (West Elevation)

North Elevation

East Elevation

South Elevation

South Elevation

Garage (South Elevation)

Furnace Hatch (South Elevation)

Front Porch (view from north elevation)

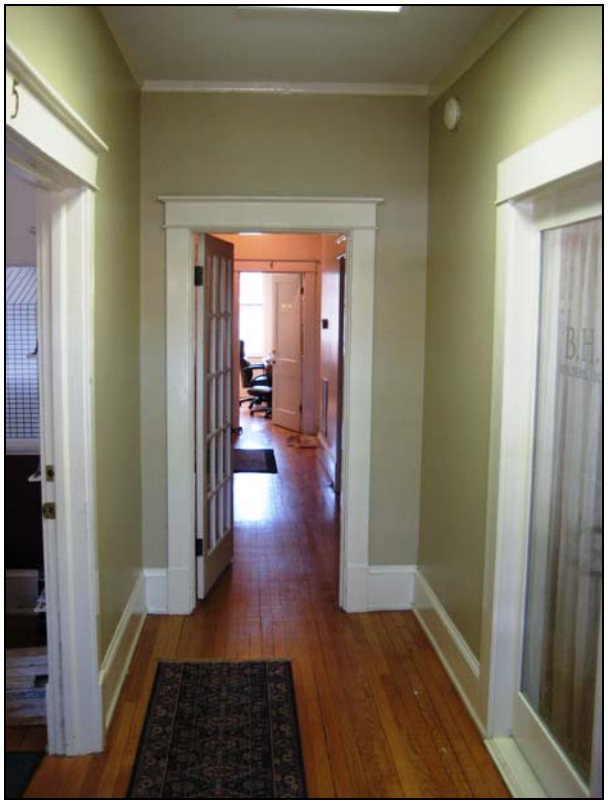
Façade window detail

Front Porch (detail)

Decorative Brickwork (front porch)

Exposed Rafter Ends

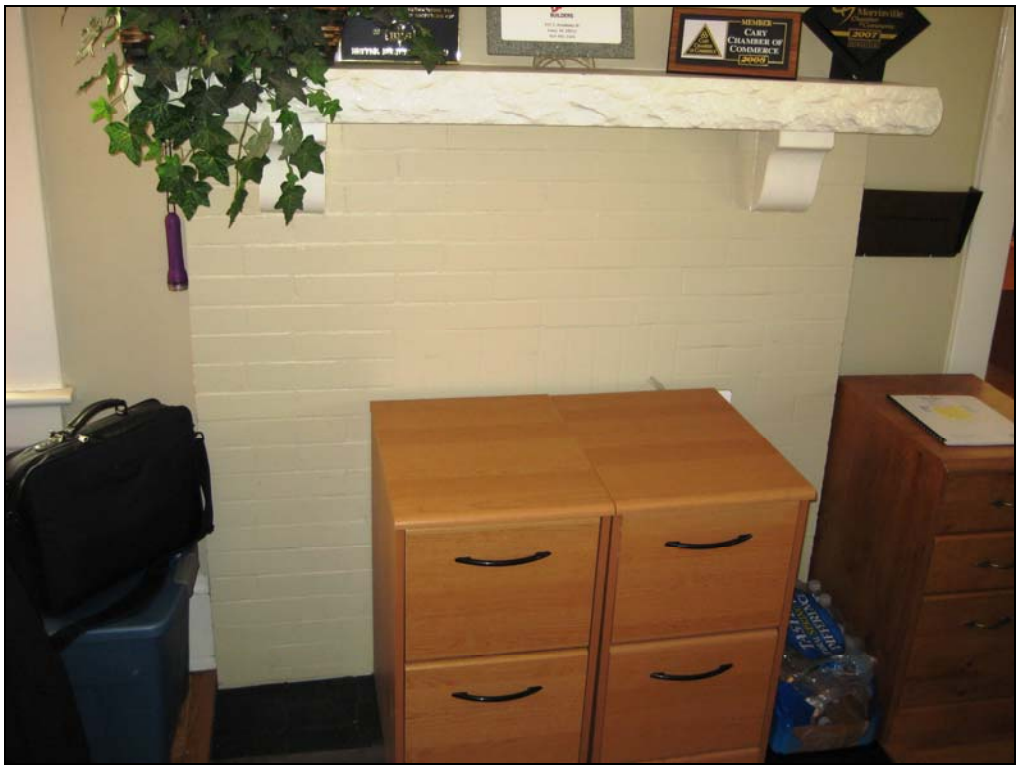
Dormers (detail)



Interior Central Hallway

Front Door (view from Interior)

Front Room



Fireplace Mantel

Enclosed Room (southwest side)

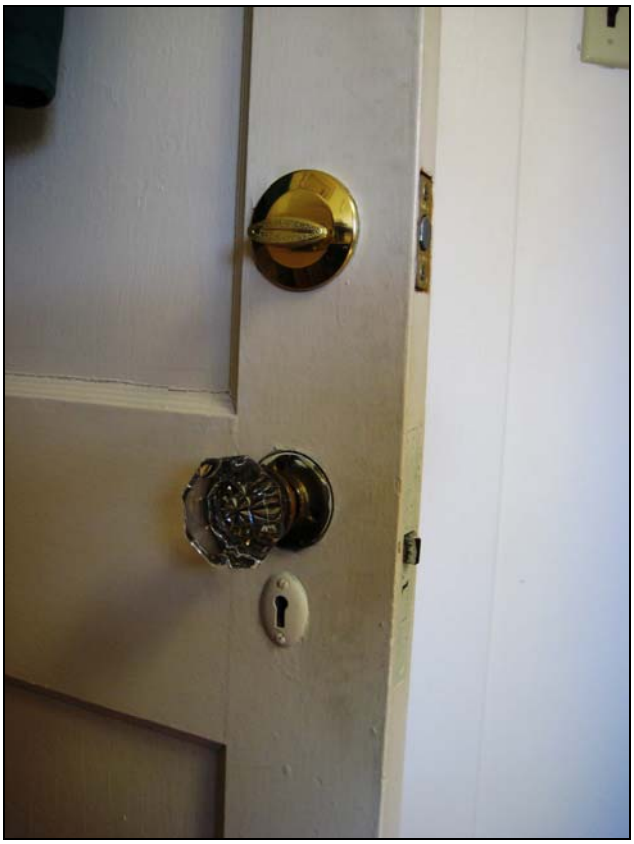
Front Room (northwest side)

Interior Door

Butler's Pantry

Kitchen

Office/Bedroom



Door Hardware

Office/Bedroom

Bathroom

Setting (view looking north up Academy Street)

Setting (view looking south towards Cary High School down Academy Street)

Chicken Coop (façade – south elevation)

Chicken Coop (west elevation)

Chicken Coop (north elevation)

Chicken Coop (east elevation)

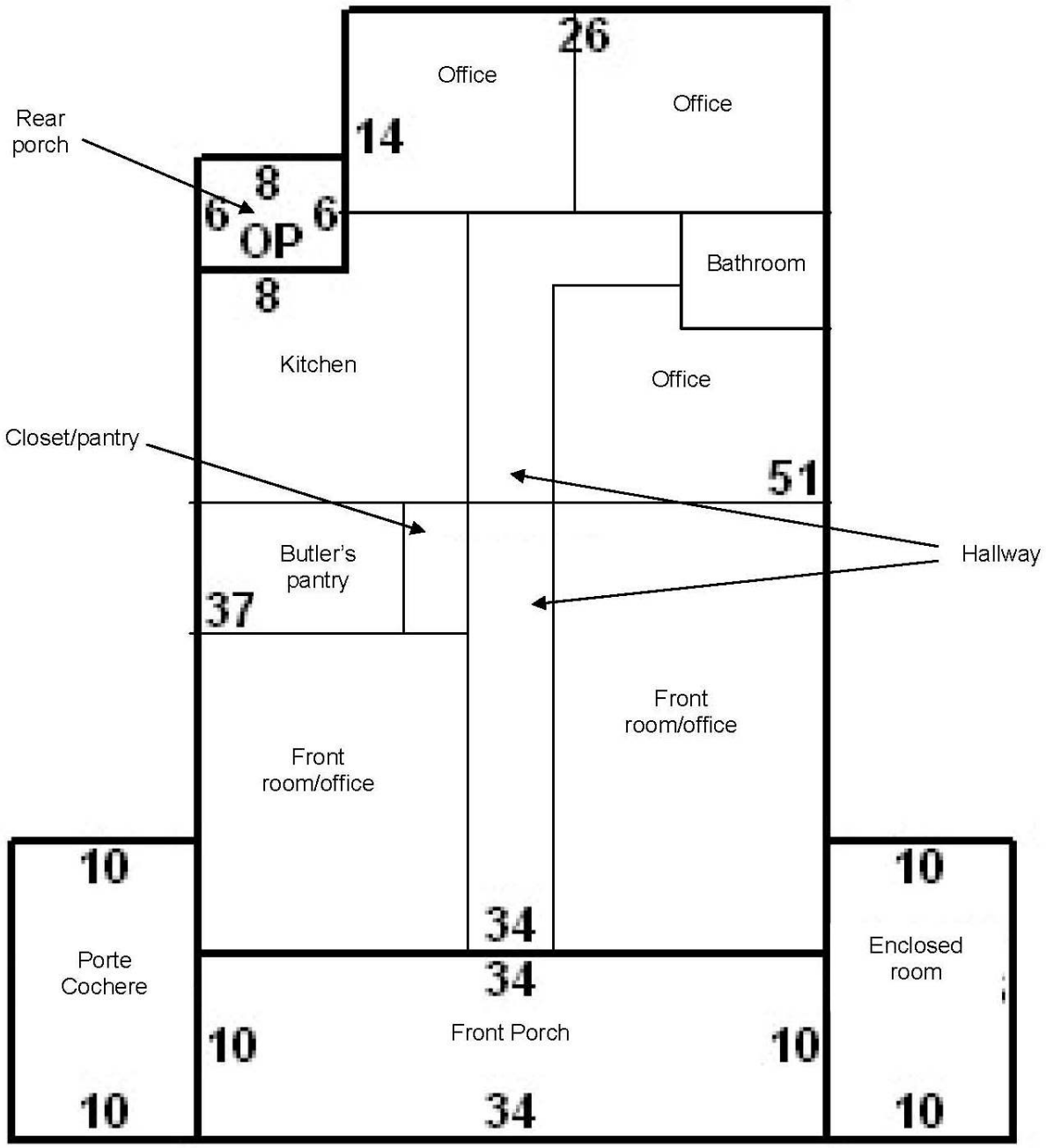
Chicken Coop (interior)

Chicken Coop (interior)

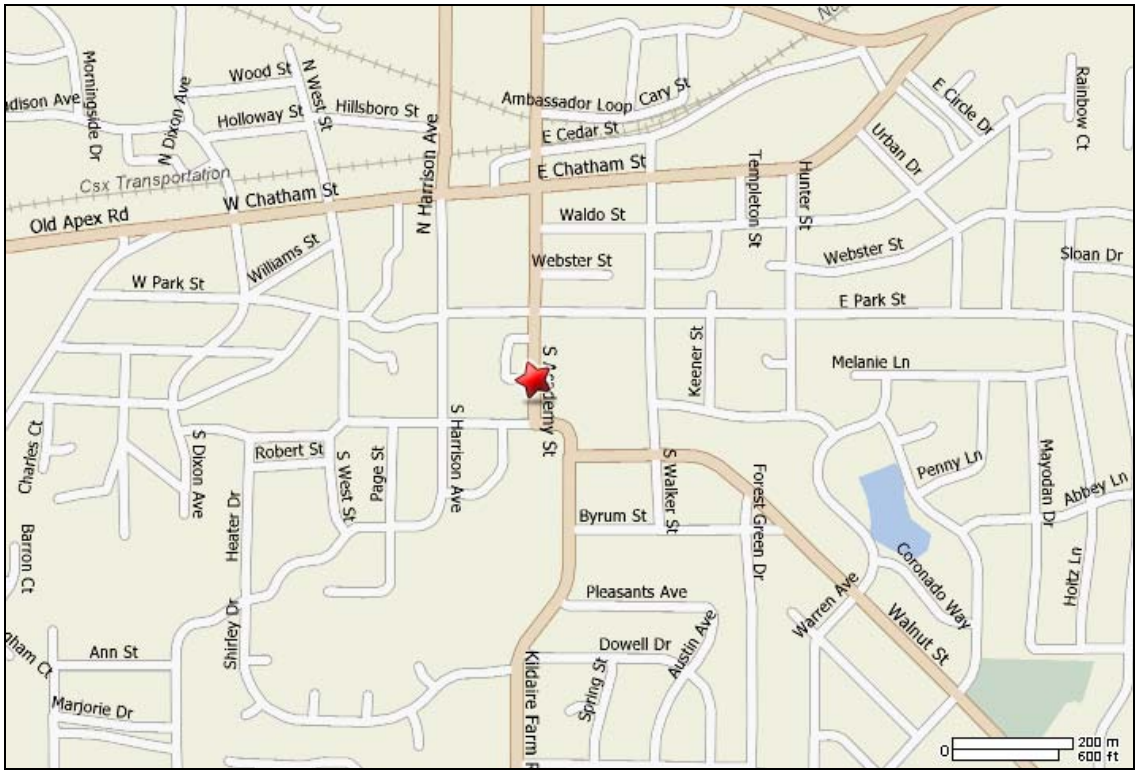
Chicken Coop (interior)

Cut Nails (chicken coop)

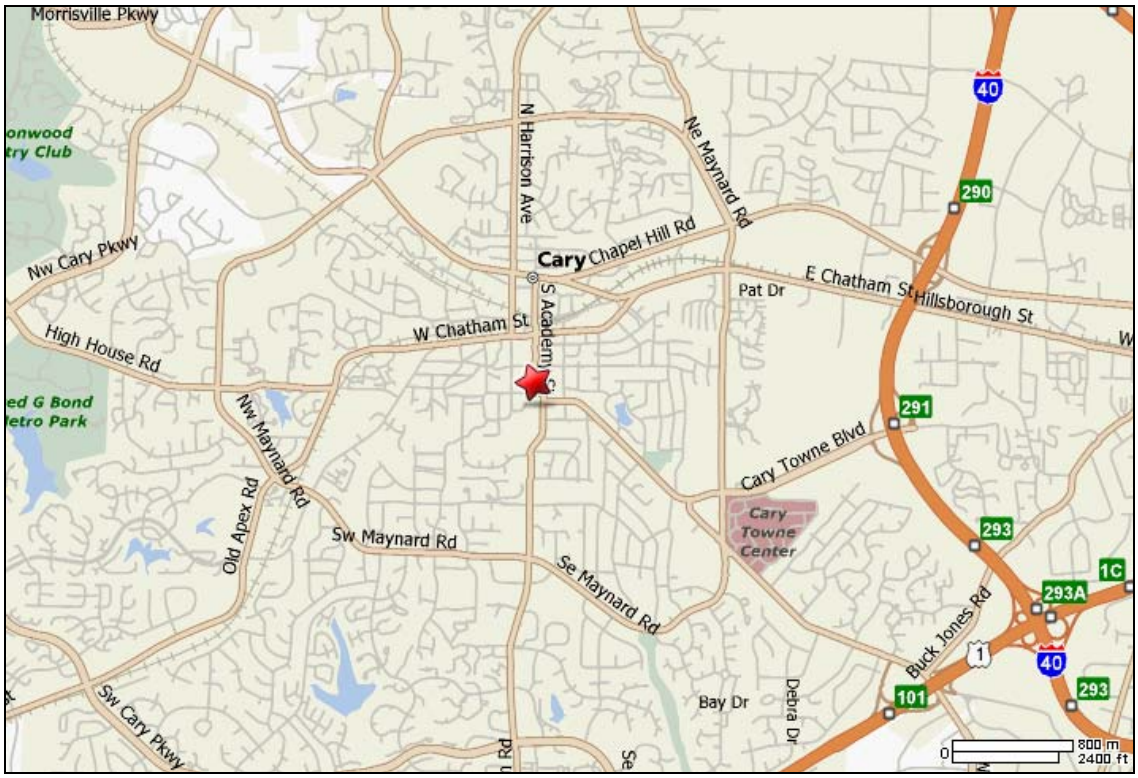
Section 7B: Floor Plan



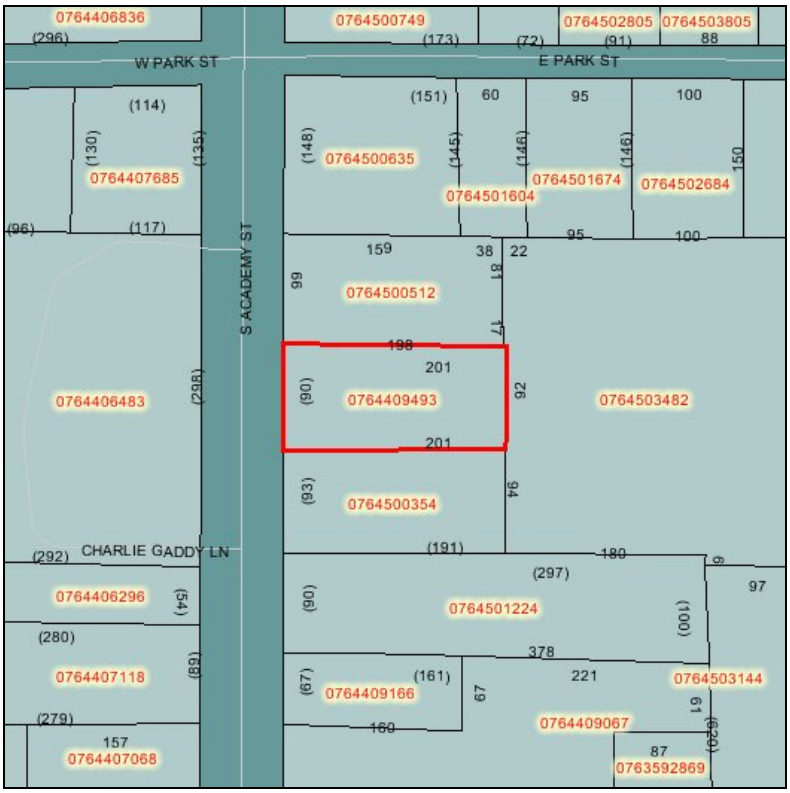
Section 7C: Maps



Location Map 1

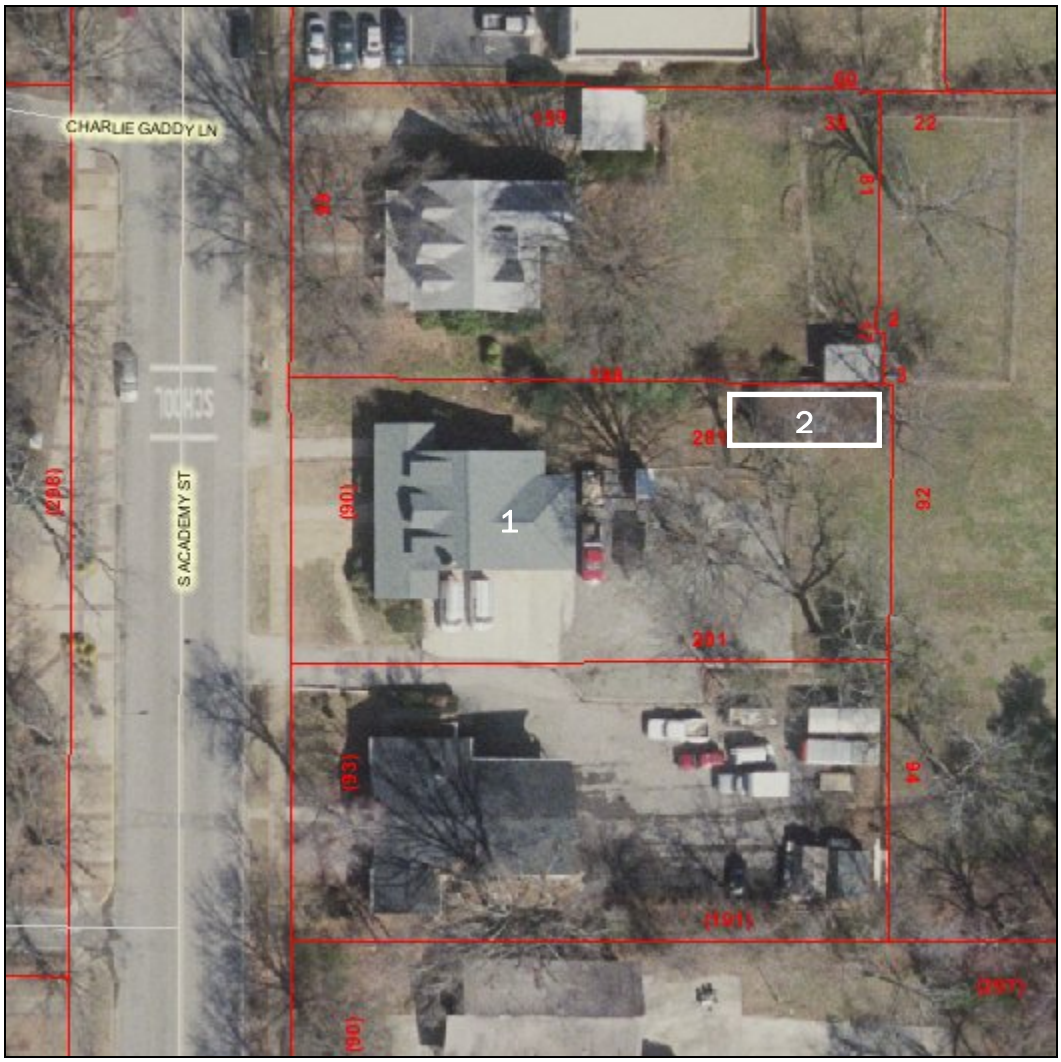


Location Map 2



Tax Map 2

Tax Map 2



Site Map

<u>Key</u>

1 = Hunter House
2 = Chicken Coop

Section 7D: Historical Significance

John Pullen Hunter (b. 1896, d. 1959) was born in Cary. His father was the Reverend Alsey Dalton Hunter, an early Baptist minister. The family is descended from Isaac Hunter, owner of a popular tavern in Wake County that was used as a landmark in establishing the city of Raleigh in 1788. John Pullen Hunter graduated from Cary High School in 1912, after which he worked for Southern Railroad for one year. In 1913, he entered Wake Forest College and received a B.S. degree in medicine in 1917. He moved to Philadelphia for medical school, and interned in a hospital in Youngstown, Ohio. In 1920, Dr. Hunter moved back to Cary, where he practiced medicine until his death in 1959. He and his wife, Iva Schubert Hunter, had two children, Elizabeth and John, Jr. Dr. Hunter constructed their house in the heart of downtown Cary in 1925. In addition to practicing medicine, Dr. Hunter served the community as a prominent civic leader. He was president of the Cary P.T.A. for two years and served on the Wake County School Board for fourteen years. He led the Wake County Medical Society and the Wake County Rural Medical Society for several years. He was also the president of the Cary Chamber of Commerce, served on the Cary Town Board, and was a member of the Cary Masonic Lodge. Dr. Hunter organized a financed the boys' baseball teams in the 1920s and 1940s, a softball team in the Raleigh City League in 1933, and semi-professional baseball teams in Cary from 1926 to 1933. He helped organize the Cary High School Band and bought their first uniforms. Dr. Hunter was described as a kind, gentle person who always treated those in need no matter their circumstances.

The Hunter House is a contributing structure to the Cary National Register Historic District. The Hunter House is significant for its association as the family home of Dr. John Pullen Hunter, who was an influential civic booster for the Town of Cary during the first half of the twentieth century. See attached sections of the National Register nomination for more of the historic context of the Hunter House.

Section 7E: Architectural Description

The Hunter House, constructed in 1925, is a brick bungalow standing one-and-a-half-stories tall. It is three bays wide, with an extending porte cochere to the north side of the façade, and a porch enclosure on the south side of the façade. It retains its original Craftsman-style windows, which include 8/1 and 10/1 configurations. The front door is a fifteen-light glazed door. The house has a broad front porch supported by battered posts on brick piers. The side-gable roof is punctuated by a large, front-gable dormer flanked by two smaller shed-roof dormers. Each dormer is pierced with multi-light, Craftsman-style windows; the larger, central dormer containing a double window with ten panes each, and the smaller shed-roof dormers containing single windows, each with ten panes. The house exhibits other quintessential Craftsman features, including patterned brickwork on the porch knee wall, exposed rafters, and think, interior decorative trim.

The interior includes original features such as fireplace mantels, large, two-panel doors with original crystal-doorknob hardware, a butler's pantry, original kitchen counters and cabinets, and original, white sink and subway tiles in the bathroom. The butler's pantry features original cabinetry with six-light glazed doors in the upper portion. The overall floor plan remains unchanged: it is a center-hall plan, and is three bays deep.

The chicken coop at the northeast corner of the property remains intact. It is somewhat deteriorated, but is structurally sound, and retains its original floor plan, siding, and roof. It is a large, rectangular, shed-roof structure. It is large, divided openings in the front, and the side

elevations each contain a board-and-batten door and a window opening. The west side elevation still retains its window, with is a 6/6 configuration. The existing written documentation states that the chicken coop was built in 1925. Physical evidence does reveal some nineteenth-century cut nails in the structural members, but the preponderance of nails in the structure are twentieth-century wire nails. The presence of cut nails suggests that the chicken coop may have been built in the late-nineteenth or early-twentieth century.

The Hunter House property merits Landmark designation for its architectural integrity as one of only two intact Craftsman bungalows in the Cary Historic District, and for its retention of the only intact chicken coop in the district. The property is significant as one of the finest examples of a Craftsman bungalow in the Cary National Register Historic District and the only one constructed of brick. The district contains eleven (11) other bungalows or Craftsman houses, mostly located one to two blocks to the west on Harrison Avenue, Park Street, and Dry Avenue. The two-story, frame Craftsman house at 400 S. Harrison Avenue rivals the Hunter House in architectural integrity. This house retains its original siding and windows, and its exterior structural form has been well preserved. Not much is known about the historical background of this house. Eight (8) of the other Craftsman houses have been altered in some form, through either replacement siding, windows, or porch alterations. No other bungalows in the district display the quintessential Craftsman bungalow features of the Hunter House, such as a horizontal, rambling floor plan, low-slung roof, broad eaves, and multiple dormers.

Additionally, the Hunter House property contains an intact chicken coop from c.1925, which survives as a vestige of Cary's early rural history (pre-1900) and the self-sufficiency of its early suburbs. The chicken coop is the only surviving example of a rural farm outbuilding type in the Cary Historic District. Though an outbuilding of this type appears to have been rare in Cary's suburban neighborhood, the chicken coop's presence reflects an adaptation of rural practices into a suburban setting.

See attached sections of the Cary National Register Historic District nomination for more of the architectural context of the Hunter House.

Section 7F: Boundary justification, significance, and integrity

The property to be designated includes 0.43 acres of the property known as PIN# 0764409493, REID# 0034303. The main house is in the central, western portion of the parcel, and the outbuilding occupies the northeast corner of the parcel. The property retains its early-twentieth-century, inner-suburban character. The chicken coop remains a vestige of Cary's earlier rural history. The lot preserves the rural and suburban character of early Cary. The appraised value of the entire property is $457,634 as of June 30, 2008.

The proposed 0.43-acre boundary encompasses the main house and the chicken coop and retains its original integrity. The property is significant as an example of early-twentieth-century suburban development and represents early-twentieth century Craftsman-style architecture, popular at this time in North Carolina.