

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.

