

## 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 25<sup>th</sup> 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 26<sup>th</sup> 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 25<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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 RIPE 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 loose 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. <a href="http://silveroaks.wdfiles.com/local--files/silverton-planned-unit-development/SilvertonPUDonline.pdf">http://silveroaks.wdfiles.com/local--files/silverton-planned-unit-development/SilvertonPUDonline.pdf</a> 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, 1960-1970. Pud era of Early '70-1990., etc.

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.

<p>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 so that they can be used for business. That is NOT historic preservation.</p>
<p>I would like to see a historic records department, where people could write &amp; read a history of their property.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>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 otherwise.</p>
<p>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</p>
<p>Local governments should be actively involved in protecting historic areas, both within their jurisdiction and those where they have responsibility (e.g. neighboring communities).</p>
<p>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.</p>
<p>Only as a last resort.</p>
<p>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.</p>

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. - and other similar historic bungalows and Victorian style homes in the downtown area.</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 Town, Green Level, etc.) and should be a volunteer based.</p>
<p>I have seen these type groups get out of hand by putting there wants and desires on property owners that negatively 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 areas and Cary's treatment of the historic areas of others.
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 target of redevelopment instead.

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 loose where we came from. - The new buildings are very dissapointing. 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 it's charm and authenticity.

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 procted 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](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:

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.

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.

I wasn't aware that several rundown farmhouses constituted "historic buildings."

No decision.

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.

I am very supportive of zoning that protects historic architecture and sites. See above comments on Questions 9 and 10.

Don't know about this.

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 seeing the rear entrance of these buildings. Great planning job Cary!

see #10

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.

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 Historic District so why not the same for Carpenter?

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 historic district, which you plan to put in New Hill's.

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 the end.

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 a prospective buyer of historic property.
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 / restoration.....
Private investment in Cary's historic resource will only multiply and benefit from any incentives offered.
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:

<p>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.</p>
<p>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.</p>
<p>I am supportive, but in today's economy I don't have any idea how much the Town could afford.</p>
<p>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.</p>
<p>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 upgrading of the surrounding infrastructure.</p>
<p>With the present economic situation, I hesitate to answer anything that requires tax dollars.</p>
<p>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.</p>
<p>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).</p>
<p>We just have to remember that we are not Charleston, South Carolina and never will be.</p>
<p>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.</p>
<p>I support Cary's fiscal responsibility, so that they do not need in the future to forcefully annex property to increase their tax revenue.</p>
<p>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 has on display, or widening roads such as Evans Road that do not need to be widened.</p>
<p>NO !</p>
<p>This is a responsibility of the entire community.</p>
<p>Since there are few historic buildings in Cary the costs should be reasonable.</p>

I am completely supportive IF the tax dollars are spent on preserving common heritage and public buildings and spaces; not for use with private residences or businesses.
The town should spend money and will need to in order to implement this very comprehensive historic preservation plan.
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 double standard.
Cary only cares about historic preservation where it's voters have a vote. Cary does not care about preserving "historic character" when citizens can't vote.
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.

Our community could use our tax dollars in better ways.

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?

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.

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.

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.

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.

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.

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.

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).

I developed back problems which has made workshops and meeting difficult to attend.

Preservation efforts should be financed by private funds, not taxpayer dollars. The government is infringing on the rights of property owners with this pan.

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.

I would appreciate assistance and guidance to homeowners in applying for Historic designation and restoration.

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.

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 come.

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.