

## VI. PLAN IMPLEMENTATION

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

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

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

As with any public plan, it should be understood that implementation of most of the actions will require many steps, including preparation of draft proposals for internal review, stakeholder reviews, public comment, and in many cases public hearings before being recommended to Council for their review and adoption. The schedule presented here is also dependent on available personnel and budgeted resources, and should be reviewed annually for adjustment and re-prioritization of actions as directed by Town Council.

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

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2.1.6.	Develop for Town Council's consideration alternative zoning and design standards for the Town Center's historic core to ensure compatible infill and to reinforce traditional design patterns.	Years 1 - 2	Planning
2.2.1.	Develop and maintain an inventory of cemeteries and known archaeological sites.	Years 1 - 2	PRCR; Volunteer Partners; Planning
5.1.2.	Develop a formal program for the digital capture and sharing of historic documents, images, and artifacts.	Years 1 - 3	PRCR; Volunteer Partners
3.1.3.	Develop application criteria and a review process for neighborhoods interested in pursuing a neighborhood conservation overlay district; hold periodic informational meetings with interested neighborhoods.	Year 2	Planning
3.2.1	Develop requirements for the protection and ownership of historic structures that are preserved during the rezoning/site development process.	Year 2	Planning; Legal
3.2.5.	Develop a process by which preservation interests are routinely considered during planning for roadway improvements.	Year 2	Planning; Engineering
1.1.1.	Develop an ordinance for Town Council review and adoption establishing a Cary Historic Preservation Commission; coordinate with the State Historic Preservation Office.	Year 2	Planning; PRCR; Legal

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1.1.2.	Prepare a plan for recruitment, involvement and training of Historic Preservation Commission members; ensure representation of diverse neighborhoods and interests.	Year 2 - 3	Planning; PRCR; Town Clerk
1.2.2.	Using established standards, develop for Town Council review and adoption clear criteria for determining historic significance of structures and other resources.	Year 2 - 3	Planning; Historic Preservation Commission; Professional Consultants
1.2.3.	Following the completion of a comprehensive survey, categorize resources that are determined to be historically significant into levels of priority (designation, protection, purchase, etc.).	Year 2 - 3	Planning; Historic Preservation Commission; Professional Consultants
4.1.1.	Develop and maintain a historic preservation web page; periodically explore new internet technologies to promote preservation.	Years 2 - 3	Planning; PRCR; Public Information Office
5.1.1.	Increase the number of trained facilitators for the existing oral history program.	Years 2 - 3	PRCR; Volunteer Partners
2.3.1.	Develop a delay-of-demolition ordinance for Town Council review and adoption that applies to significant historic structures outside of local historic districts.	Year 2 - 3	Planning; Legal; Historic Preservation Commission

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2.4.2.	Begin preparing preservation and stewardship plans for each historic resource (structural and non-structural) owned by the Town; continue as resources are acquired.	Years 2 - 3	PRCR; Professional Consultants; Public Works
3.1.2.	Establish standards for determining when moving a historically significant structure is an appropriate preservation solution.	Years 2 - 3	Planning; Historic Preservation Commission
5.2.2.	Develop a formal internship program to support historical research documentation.	Years 2 - 3	PRCR
1.1.4.	Upon the establishment of a Cary Historic Preservation Commission, identify and train departments/staff charged with supporting the activities and public processes that fall under the purview of the Commission.	Years 2 - 3	Planning; PRCR
4.3.1.	Begin producing an annual report for preservation in Cary.	Year 3	Planning; PRCR; Historic Preservation Commission
1.3.2.	Begin conducting annual training for Town staff who must enforce historic preservation ordinances or policies.	Year 3	Planning
1.3.1.	Develop a Town policy for review and adoption that requires that historic resource preservation be considered in future Town planning efforts and in overall approaches to environmental sustainability.	Year 3	Planning, Administration

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1.3.3.	Hold a meeting every three years with Town Council and the Planning and Zoning Board to review effectiveness of preservation policies and Plan actions.	Year 3	Planning; PRCR; Historic Preservation Commission
2.3.3.	Acquire and promote materials to educate landowners and developers about the use of the available North Carolina Rehabilitation Code.	Year 3	Planning; Inspections and Permits
2.4.1.	Develop for review and adoption a policy by which the Town, prior to purchase of properties with potential historic significance, completes an assessment to determine the historic and archaeological value of the site and its existing structures.	Year 3	Planning; Engineering/Real Estate
2.1.4.	Begin periodic informational meetings for interested property owners to explain the process and benefits of historic district zoning.	Year 3	Planning; Historic Preservation Commission
4.4.2.	Periodically post a feature article on a local historic property and its owner on a Town Historic Preservation web page.	Year 3	Planning; PRCR; Public Information Office
4.4.3.	Develop an annual awards program to recognize those who have rehabilitated historic buildings in the past year.	Year 3	PRCR; Planning; Historic Preservation Commission
4.4.5.	When a comprehensive historic/architectural survey is completed or updated, distribute copies to owners whose property is included in the survey.	Year 3	Planning

<b>PHASE II - PROGRAM DEVELOPMENT (Years 4 - 7)</b>			
<b>Action #</b>	<b>Action Description</b>	<b>Implementation Year(s)</b>	<b>Involved Party(s)</b>
4.3.3.	Begin sponsoring periodic workshops on the use of federal and state historic tax credits for owners of historic properties, developers, real estate professionals, and others in coordination with the SHPO	Year 4	<b>Planning</b> ; Historic Preservation Commission; State Historic Preservation Office
1.4.5.	Begin conducting periodic workshops on the Town's façade grant program.	Year 4	<b>Planning</b>
1.1.3	When a preservation ordinance and commission are in place, achieve and maintain Certified Local Government status.	Year 4	<b>Planning</b> ; Legal
2.1.2.	Following the recommendations made in the comprehensive survey, contact property owners of National Register-eligible properties to explain the process and benefits of designation; pursue designation for properties when there is owner support.	Year 4	<b>Planning</b> ; Historic Preservation Commission
3.2.2.	Based on the results of a comprehensive historic resources survey, expand the applicability of historic preservation incentives in the Conservation Residential Overlay District (Southwest Area Plan) to historic structures outside of the Green Level National Register Historic District.	Year 4	<b>Planning</b>

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1.4.2.	Develop a proposal for Town Council's consideration that outlines and recommends economic incentives such as low/zero interest loans, renovation grants, or fee waivers for owners who agree to certain preservation conditions.	Year 4	Planning; Budget; Permits and Inspections; Legal
2.4.4.	Develop a process by which proposed changes to, demolition, or moving of historically significant Town-owned properties be reviewed first by a historic preservation commission (Wake County or Town of Cary).	Year 4	Planning; Historic Preservation Commission
2.1.1.	Identify areas meeting qualifications for new or expanded National Register Historic District designations; prepare nomination(s) with owner support.	Years 4 - 5	Planning; Professional Consultants; Historic Preservation Commission; State Historic Preservation Office
5.2.1.	Create and maintain a database of completed, current, and future research on historical topics.	Years 4 - 5	PRCR; Volunteer Partners
4.3.2.	Create a speaker's bureau for presenting historic preservation information to local community groups and organizations.	Years 4 - 5	Planning; PRCR; Historic Preservation Commission
2.2.3.	Develop a public education program to educate citizens and hobbyists about site preservation and the importance of archaeological context.	Years 4 - 5	PRCR; Volunteer Partners



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4.1.3.	Publish a paper inventory of Cary's historic properties following the completion of a comprehensive survey.	Years 4 - 6	Planning; PRCR; Public Information Office
4.1.2.	Establish and maintain a program to distribute materials about Cary's preservation program and historic areas to local hotels, restaurants, antique shops, and other merchants.	Year 5	PRCR; Planning; Public Information Office
2.3.4.	Begin sponsoring periodic public workshops on historic building repair and maintenance.	Years 5 - 6	Planning; PRCR; Volunteer Partners; Historic Preservation Commission
1.4.3.	Develop a proposal for Town Council's consideration that expands the Town's façade grant program to include historic properties outside of downtown.	Years 5 - 6	Planning; Historic Preservation Commission; Budget
2.2.2.	Develop for Town Council's consideration an ordinance requiring a phase I archaeological survey for new development projects involving site disturbance.	Years 5 - 6	Planning
2.4.3.	Develop an interpretive plan that incorporates educational goals and addresses public access for each Town-owned historic site/property .	Years 5 - 6	PRCR

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4.2.6.	Develop, with citizen input, additional walking or driving tours of historic neighborhoods throughout Cary.	Years 5 - 7	PRCR; Volunteer Partners
5.1.3.	Expand and enhance the Cary Heritage Museum to broaden the time period covered and increase the number of artifacts and collections displayed.	Years 5 - 7	PRCR; Volunteer Partners
5.1.4.	As the Town continues to collect, document, and display artifacts, develop strategies for storing and managing the archives, including the development of a searchable database of collections and artifacts.	Years 5 - 7	PRCR; Volunteer Partners
2.3.2.	Seek State enabling legislation to allow “demolition-by-neglect” regulation of historically significant structures located outside of local historic districts.	Year 6	Planning; Administration; Legal
4.2.3.	Develop educational tours of other Town-owned historic properties as they become accessible.	Years 6 - 10	PRCR
4.4.1.	Expand house marker programs throughout historic areas such as downtown, Carpenter and Green Level, as well as individual resources.	Year 7	PRCR; Planning; Historic Preservation Commission
5.2.3.	Secure funding for scholarly research on historic topics.	Year 7	PRCR

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5.3.1.	Initiate a periodic Cary Heritage Festival with a variety of programs, performances and living history demonstrations highlighting Cary's diverse heritage.	Year 7	PRCR; Volunteer Partners; Planning; Historic Preservation Commission
<b>PHASE III - LOOKING AHEAD (Years 8 +)</b>			
4.1.5.	Develop and maintain Historic Preservation Resource Library that is accessible to the public.	Years 8 - 10	PRCR; Planning
1.2.4.	Undertake a survey of all subdivisions platted and developed from 1960 to 1970 within the Maynard Loop; identify individual properties that may be of architectural or historical interest.	Years 9 - 10	Planning; Professional Consultants
1.4.4.	Prepare a proposal for Town Council's consideration to establish a revolving fund for the purchase, protection, and then re-sale of historic structures.	Years 9 - 10	Planning; Historic Preservation Commission; Budget; Legal
3.2.4.	Prepare a historic preservation bond referendum proposal for consideration by Council to fund the purchase and preservation of historic structures and historic rural landscapes.	Year 10	Planning; PRCR; Administration; Finance
<b>ONGOING ACTIONS (Efforts already underway that will continue)</b>			
1.4.1.	Continue to provide assistance to historic property owners wishing to apply for State and/or Federal tax credits.	Ongoing	Planning; State Historic Preservation Office

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2.1.3.	Continue to identify properties eligible for local landmark designation; contact property owners; pursue designation for properties with owner support.	Ongoing	Planning; Historic Preservation Commission
3.2.3.	Continue to seek state, federal, and private grant opportunities to acquire historic landscapes and/or easements that protect historic landscapes and views.	Ongoing	PRCR; Planning
4.1.4.	Continue to celebrate National Historic Preservation Month with special events.	Ongoing	PRCR; Volunteer Partners; Planning; Historic Preservation Commission
4.2.1.	Continue to update history-based curriculum materials and distribute to area schools to further student appreciation of local history.	Ongoing	PRCR; Volunteer Partners
4.2.2.	Continue to offer hands-on educational tours of the Page-Walker Arts and History Center and of the Cary Heritage Museum to area schools.	Ongoing	PRCR
4.2.4.	Continue to offer periodic historic preservation-themed public education programming in collaboration with the Friends of the Page-Walker Hotel.	Ongoing	PRCR; Volunteer Partners
4.2.5.	Continue to offer a downtown walking tour which emphasizes historical and architectural significance of historic downtown structures.	Ongoing	PRCR; Volunteer Partners

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4.4.4.	Continue to provide guidance to historic home owners in obtaining chain-of-title research, ownership history, biographical data, etc.	Ongoing	Planning; PRCR
5.3.2.	Continue to incorporate elements of local history and the importance of historic preservation into Lazy Daze and other town celebrations.	Ongoing	PRCR

