

# i. INTRODUCTION

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

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

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

## Purpose and Scope of the Historic Preservation Master Plan

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

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

## Structure of This Plan

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

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

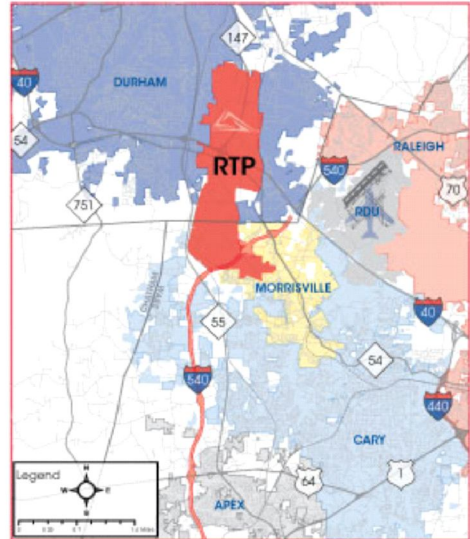
### Why Plan Now?

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

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

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

The Research Triangle Park, North Carolina



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

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



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

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

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

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

## **The Benefits of Historic Preservation**

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

### **Historic Preservation Promotes Quality of Life**

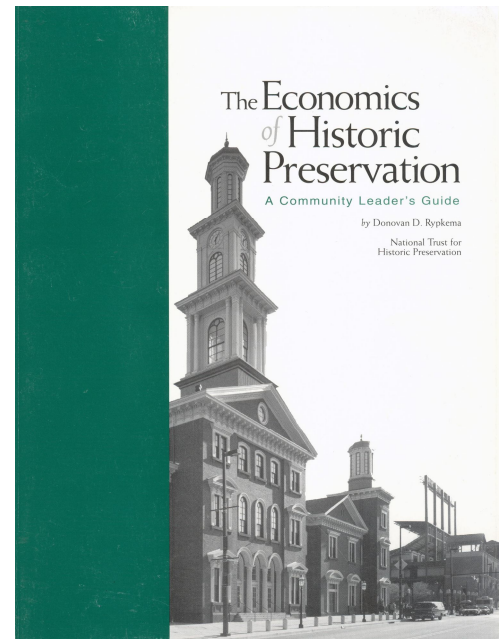
A key component of economic development is a community's quality of life, to which historic buildings often contribute. A town's history is communicated through the built environment, and historic buildings differentiate one town from another. Historic buildings impart the character and identity of a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

### **Historic Preservation Creates Jobs**

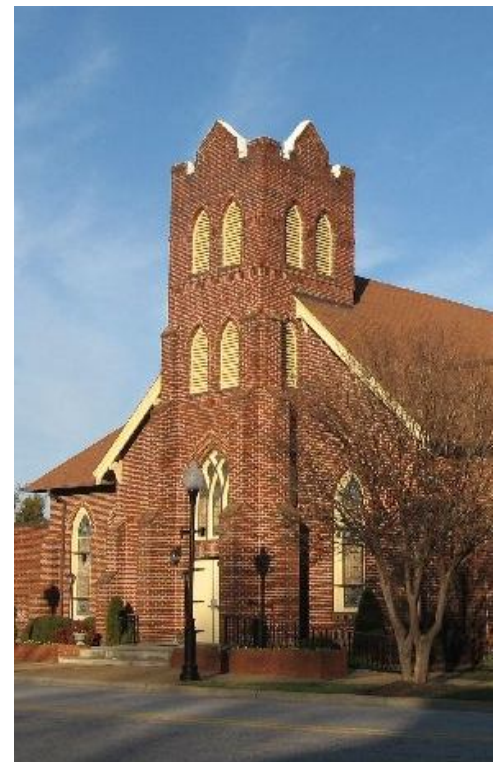
Rehabilitation and revitalization projects create thousands of construction jobs annually. A greater portion of the rehab construction budget is spent on labor because these projects tend to require more local craftspeople such as plasterers, window repairers, and laborers with other specialized woodworking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

### **Historic Architecture Attracts Visitors**

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



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



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





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

vide opportunities to draw tourists to the town.

### Historic Preservation Increases Property Values

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

### Preserving Existing Buildings Reduces Sprawl

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



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

### Preserving Buildings Reduces Waste in Landfills

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

### Retaining Existing Buildings is Part of Overall Energy Conservation

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

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

## **Conclusion**

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



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



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