

III. PAST & CURRENT PRESERVATION IN CARY



The Friends of Page-Walker Hotel brochure



The Friends of Page-Walker Hotel worked for several years on the restoration of the historic building.

Over the past 35 years, historic preservation in Cary has been supported and promoted by a range of public and private entities, as well as individual citizens. Most notable among the entities are The Cary Historical Society, The Friends of Page-Walker Hotel, the Town of Cary, Wake County and the Wake County Historic Preservation Commission, Capital Area Preservation, and the State Historic Preservation Office. This chapter summarizes each of these entities and their efforts, and then gives an overview of Cary’s historic resources.

Cary’s Preservation Partners

The Cary Historical Society

In 1974, the Cary Historical Society was formed with the initial purpose of categorizing and archiving historic education records from Cary High School. Once this project was complete, the Society went on to create a walking tour brochure of historic sites in downtown Cary and a Cary Oral History Program that continues today. Society members, notably Ms. Phyllis Tuttle, also worked successfully to place several Cary properties on the National Register of Historic Places, including the Nancy Jones House, and the Page-Walker Hotel.

The Friends of Page-Walker Hotel

Before it became known as “Technology Town” in the late twentieth century, Cary was known in the mid-to-late nineteenth century and early twentieth century as a rail stop on the North Carolina Railroad connecting Goldsboro and Charlotte. With the laying of the first track through Cary in 1854, Cary founder Frank Page and his wife Kate bought 300 acres of land along the rail line in what is now downtown Cary. In 1868, Page built a stately Second Empire-style hotel to accommodate rail travelers. In 1884, Page sold the hotel to J.R. Walker.

Fast forward to 1985, when members of the Cary Historical Society’s Preservation Committee became concerned about the poor condition of the still surviving hotel, known then

simply as the Walker Hotel. The Hotel's current owner had lived out of town for five years, leaving the hotel empty and deteriorating. The roof was leaking badly and it was becoming a home for birds and graffiti. Determined to save the hotel from certain ruin, members of the Preservation Committee reorganized and established a non-profit organization called The Friends of Page-Walker Hotel; they then set about convincing the Town of Cary to purchase the hotel so it could be restored for use as a history and arts center for the community. The Town agreed to purchase the hotel and The Friends of Page-Walker Hotel went on to raise over \$500,000 toward its restoration. With additional financial help from the Town, the hotel was completely restored by the early 1990s, and The Friends began programming it to host arts and history events -- which became immediately popular with the community. As volunteers, many of whom held other full-time jobs, The Friends needed some assistance with managing the Page-Walker and its growing program schedule.

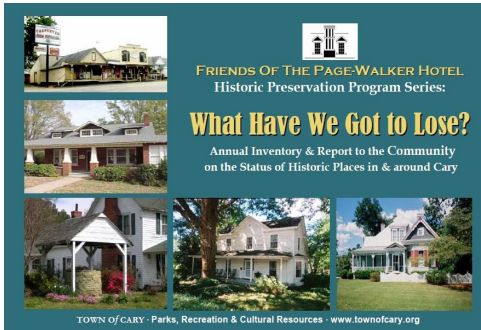


The Page-Walker Hotel was an early preservation success story in Cary and it now serves as a museum and arts center.

In 1994, the Town's Parks, Recreational, and Cultural Resources Department hired a full-time supervisor and staff for the center. The Friends then turned their attention to planning and raising money to create a permanent display to tell the story of Cary's history. In 2000, in partnership with the Town, the Friends opened the doors to the Cary Heritage Museum. The museum is located on the third floor of the Page-Walker and is a repository for local artifacts and oral histories.⁵³

The Friends of Page-Walker Hotel also partner with the Town of Cary in sponsoring the Page Educational Gardens on the grounds of the Page-Walker. The garden contains plantings of herbs and flowers commonly cultivated for domestic use during the 18th and 19th centuries. Tour guides explain to visitors the traditional culinary, medicinal, and ornamental uses of the vast array of botanicals grown in the Page Educational Gardens.

In addition to their work with the Page-Walker Arts and History Center, the organization also sponsors educational programs in schools, provides tours for area students, sponsors a historic preservation speaker series that is open to the public, and presents an annual report to the community on the state of Cary's historic resources. The annual report is



in the form of a slide presentation titled “What Have We Got To Lose?” This effective presentation highlights what has been lost in the community over the past year as well as what is worth preserving. Their efforts and dedication make The Friends of Page-Walker Hotel the most prominent and effective advocates for historic preservation in Cary. The Friends continue to partner with the Town’s Cultural Resources staff to program educational events and have expanded their advocacy to preserving other structures

The Town of Cary Parks, Recreation and Cultural Resources Department

Cary’s Parks, Recreation, and Cultural Resources (PRCR) Department provides Cary citizens with a wide array of town-wide recreational and cultural activities, one part of which is the planning, programming, and management of Town-owned historic resources. These properties include:

- Page-Walker (Hotel) Arts and History Center – Located at 119 Ambassador Loop in downtown Cary, the Page-Walker Hotel is listed on the National Register of Historic Places and is a Cary Landmark. Acquired by the Town in the mid 1980s and renovated in partnership with the Friends of Page Walker, PRCR staff has managed it since 1994 as a community arts and history center.
- Old Cary High School – Located at the southern terminus of Academy Street in downtown Cary, the old Cary High School is a contributing structure to the downtown Cary National Register District, and one of Cary’s most historically and culturally significant buildings. The Town acquired the school from the Wake County school system in 2003. The PRCR Department is currently overseeing a sensitive renovation of the building into a community arts center which will provide classroom, studio, rehearsal, and performance space for the visual arts, ceramic arts, and performing arts.
- The Waldo House – built around 1873 by Dr. S.P. Waldo, the third practicing physician in Cary and owner of the Town’s first drug store. The rare, board and batten-style house was donated to the Town by the First United Methodist Church on the condition that it be moved off their property. The house was moved in 2007 to Town-owned land just a few blocks away on Park Street. The



The former Cary High School building is being renovated as a community arts center.

house has been stabilized in preparation for future use as a possible welcome center in a future downtown park, for which land is currently being acquired. When all the land is acquired and funds have been approved, the PRCR Department will initiate a master-planning process that will determine the house's final location and use.

- **Bartley Homestead** – In 2000, the Town purchased this approximately 50-acre parcel of land with structures located on Penny Road near its intersection with Holly Springs Road for re-use as a park and community center. The PRCR Department initiated a master planning process in 2003, and the Bartley Park Master Plan was approved by Town Council in 2004. The plan for the proposed park balances the recreational needs of the Town with stewardship of the land and sensitivity to the historical context of the property and surrounding region. The master plan centers on the Bartley Homestead (a ca. 1840 farmhouse and original outbuildings) that is a classic example of a mid-nineteenth century agricultural facility. The plan proposes that the Bartley homestead be retained and grouped with other structures to create a community center focusing on cultural arts. In addition, structures will be used for activity rooms and a gym. The grounds will have both an active recreation area and a large undisturbed, mature forest area.



Above two pictures: The Bartley farmhouse (ca. 1840s) and outbuilding on Penny Road are part of a 50-acre property acquired by the Town of Cary for a future community park.

- **A.M. Howard Farm** – In 2008, the Town purchased more than 45 acres of farmland and historic structures – known as the A.M. Howard Farm – at 1580 Morrisville-Carpenter Road in Cary. The A.M. Howard farm is a contributing property in the Carpenter National Register Historic District. The property is divided by Morrisville-Carpenter Road: Sixteen acres are located to the south of the road, and on the north side, the remaining 29 acres contain the farmhouse and twelve outbuildings. A one-story, frame dwelling with German siding and a central front gable (ca. 1910) stands at the center of the farm. The twelve outbuildings include two tobacco curing barns, a tobacco strip room, and a pack house. Future plans are to use the property located south of Morrisville-Carpenter Road as a 16-acre neighborhood park, with the remaining 29 acres north of Morrisville-Carpenter Road preserved and used for the purpose of focusing on the area's agricultural history and farming practices.

- **C.F. Ferrell Store** – This historic structure, along with adjacent warehouse, was recently (in 2009) purchased by the



The C.F. Ferrell Store in Carpenter is an integral part of the historic landscape.

Town. The store is located in the heart of the historic Carpenter community at the historic commercial crossroads of Morrisville-Carpenter Road and Carpenter-Upchurch Road. Both the store and the warehouse are contributing structures in the Carpenter National Register District. The PRCR Department is overseeing the effort to stabilize the structures for future community uses yet to be determined.

In addition to programming and managing Town-owned historic properties, PRCR staff work closely with The Friends of Page-Walker Hotel on history and preservation projects, such as the Oral History Program. Staff also initiates and conducts other preservation-related projects such as updating the self-guided downtown walking tour brochure “A Walking Tour and Architectural Guide to Downtown Cary,” and developing a digital library of historic Cary images.

Also, since 2005, PRCR staff has been involved in meetings with the Town of Apex, Wake County, Chatham County, and the North Carolina Department of Transportation regarding the development of the American Tobacco Trail (ATT). The ATT plan will convert portions of the abandoned historic Norfolk Southern Railroad line into a recreational multi-use trail through urban, suburban, and rural settings. When completed, the ATT will consist of twenty-three miles of trail linking Wake, Chatham and Durham Counties. PRCR Department staff is administering the NCDOT-funded \$1.5 million project.

The Town of Cary Planning Department

The Town of Cary Planning Department staff provides guidance, information, and contacts for private owners of historic properties who have questions about the history or significance of their property or who need information about zoning regulations or incentives for historic preservation. Planning staff are also responsible for working with citizens, the Planning and Zoning Board, and Town Council to prepare plans and studies, as well as to administer the Town’s Land Development Ordinance for all property, including historic areas. Following is a summary of the primary Town plans and programs that have addressed historic preservation up to this point.

Town-Wide Land Use Plan (adopted November 1996; last amended August 2009) - Section 3.7 of the Land Use Plan is entitled “Historic Resources.” It recognizes the serious threats to historic resources caused by rapid growth, and it lists and maps “the more significant resources.” Derived from *The Historic Architecture of Wake County*, all of these resources are included on the National Register or appear to meet national Register criteria. Most of the resources are located either in the Cary Historic District, the Carpenter Historic District or the Green Level Historic District. There are nine goals of the Land Use Plan and each is supplemented by objectives. Goal 1 is “Maintain and enhance a strong sense of community,” with Objective (e) under this goal being “Promote Cary’s distinct heritage and traditions.” Chapter 7 of the Land Use Plan element recommends a series of design guidelines to be applied town-wide that clearly encourage context-sensitive design within established older areas. Thus, they are preservation-friendly. The Town-Wide Land Use Plan includes seven “area” plans. Of these seven area plans, the following four offer the most significant policy recommendations relative to Cary’s historic resources:

- *Town Center Area Plan (adopted August 2001)*

The Town Center Area Plan provides recommendations for land use, development, transportation, housing, parks and greenways in the town center. The Plan’s guiding principles speak to “creating a sense of place” and encouraging the “rehabilitation of declining residential properties and neighborhoods.” The Plan recommends that the Town acquire, rehabilitate and resell historic buildings in need of help, and recommends that, within the Town Center’s designated National Register district, the design review process consider historic resources and encourage their preservation. The Plan also offers several other guiding principles that are relevant to historic preservation goals:

- ✦ Encourage “mixed use” zoning that is pedestrian-friendly.
- ✦ Preserve downtown's small-town charm as a key design element for future development, especially south of the CSX railroad tracks.
- ✦ Establish downtown Cary as a cultural center and unique and desirable destination.
- ✦ Link the town center to parks, open space, and other areas of Cary with pedestrian sidewalks and greenway trails.



The “Heart of Cary” is the focus of the Town Center Area Plan.

- *Northwest Area Plan (adopted September 2002)*

This plan's key preservation recommendation is to address the special nature of the Carpenter Community (a small formerly rural community located within the northwest area) and its important historic resources, through the creation of a Carpenter Community Plan.

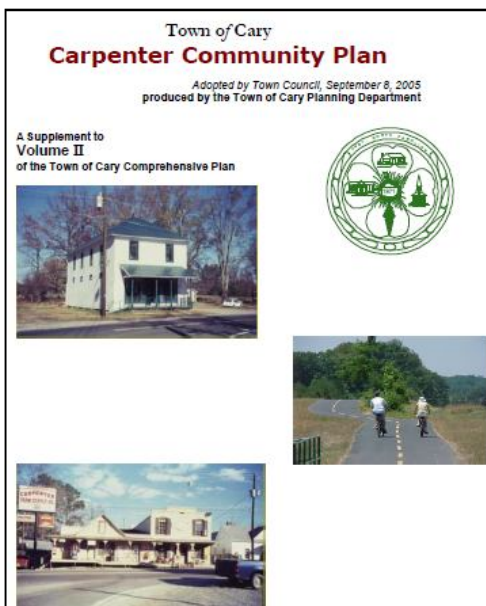
- *Southwest Area Plan (adopted August 2004; amended March 2009)*

Among this plan's key preservation-related recommendations are the adoption of a residential conservation overlay zone to specify "requirements for preserving open space and historic resources," as well as to provide incentives for preservation; the adoption of "rural collector" and "rural thoroughfare" road standards; and the creation of a master plan for the Green Level Historic District. The status of these recommended actions is as follows: In 2005, a "conservation residential overlay zone" providing incentives for preserving open space and historic structures within the Green Level National Register District was adopted, and then refined and amended in 2009. Rural collector and rural thoroughfare standards have been adopted and incorporated into the Town's Comprehensive Transportation Plan. As an initial step toward developing a plan for the preservation of the Green Level National Register Historic District, staff undertook the *Green Level Preservation Initiative* in 2007 to consider historic preservation issues as well as preserving the open space and farmland integral to the District's historic integrity.

Many citizens and staff participated in this initiative and a variety of views were expressed. While preserving historic properties is desired by the community, the general consensus was that this should be voluntary and not governed by additional regulations. As a result, the Town Planning staff recommended that a local historic zoning district should not be created, that density bonuses should be used to preserve open space, and that the Town should work with property owners on preservation easements or other voluntary initiatives.

- *Carpenter Community Plan (adopted September 2005)*

Development of this plan was an implementation recommendation of the 2002 Northwest Area Plan. Two of the five stated objectives of this plan are:



- ✦ Protection of historic and natural resources and preservation of rural character and open space emphasizing support of the Northwest Area Plan and the Open Space Plan.
- ✦ A revitalized small village center at Carpenter as a historic and cultural destination focus area.



These tobacco barns on Horton Upchurch Road represent Cary's and the state's traditional agricultural economy.

The Plan recommends the core of the Carpenter National Register District (the historic crossroads and area immediately adjacent) be zoned to reflect its Plan designation as a Rural Village (RV). The Plan also notes the need to avoid overwhelming the historic village with too much new development that might jeopardize its National Register designation.

In 2006, the Town hired preservation consultants to develop Carpenter Rural Village Design Guidelines. The guidelines, completed in 2007, emphasize the historic character of the community and provide recommendations for rehabilitation as well as appropriate new construction.

Open Space Plan (adopted August 2001) - The Town adopted this plan in August of 2001. In general, it focuses on open space preservation, including historic rural landscapes, and addresses preservation of historic structures only to a limited degree. The most relevant section of the plan to historic structures is the Preservation Toolbox, which addresses implementation issues and serves as an appendix to the plan. One key aspect of the plan is its recommendation of conservation overlay zones, which have since been adopted by the Town. Another recommendation of the plan is to “Evaluate the need for a historic preservation program,” which this plan is accomplishing.



Attention to the preservation of green space is among the objectives of the Open Space Plan.

Other Planning Department Initiatives in Support of Historic Preservation - The Planning Department administers a *Façade Improvement Grant Program* available to eligible properties within the Town Center Area. Improvements must total between \$4,000 and \$10,000 per storefront to receive a 50% reimbursement. Grants are in the form of a deferred loan, which is forgiven after the improvements are maintained for three years. Proposals for new façade designs are reviewed by Town staff prior to work taking place, and staff also provide preliminary con-



The Wake County HPC works with communities throughout the county on survey and nomination efforts. With their assistance, the Wendell Downtown Commercial District was listed on the National Register of Historic Places.

sulting. Applicants who retain professional architectural services are also eligible for a 10% grant of the reimbursable costs (maximum of \$1,000). The Planning Department also administers the *Housing Rehabilitation Program*, which is available to qualifying low-income Cary homeowners throughout the town. For home projects that may require a major repair, such as re-plumbing or roofing, a deferred loan of up to \$10,000 is available to eligible homeowners. If the resident remains in the home for five years following the repair job, the loan is converted to a grant. The objectives of the Housing Rehabilitation Program are to maintain safe, affordable housing stock and prevent neighboring dwellings from slipping into a similar state of disrepair. Both of these programs are federally funded through the Community Development Block Grant program.

Wake County and the Wake County Historic Preservation Commission

In 1988, Wake County, through its Planning Department, commissioned a survey of Wake County's historic architecture. The survey identified and documented approximately 2,000 historic properties with approximately 150 of them being in Cary. In 1992, the Wake County Board of Commissioners adopted a historic preservation ordinance which established the Wake County Historic Preservation Commission (HPC). In order to make the Wake County HPC a county-wide commission, the Wake County Board of Commissioners asked each of the twelve municipalities in the county to participate in the commission by signing an inter-local agreement with the County. As a result, the Historic Preservation Commission has jurisdiction in Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Raleigh's extraterritorial jurisdiction (the Raleigh Historic Districts Commission presides over properties within the Raleigh corporate limits), Rolesville, Wendell, Zebulon and the unincorporated areas of the county. (Wake Forest chose to continue operating its own Historic Preservation Commission.) The Wake County Historic Preservation Commission held its first meeting in January 1993. The historic preservation program and commission are funded by Wake County government and currently staffed by ***Capital Area Preservation, Inc.***, a non-profit preservation organization based in Raleigh that advocates for historic preservation and provides professional preservation consulting services.

The Wake County HPC is a 12-member board, one of whom is a Cary representative. The primary purpose of the HPC, as outlined in the historic preservation ordinance, is to “safeguard the heritage of the county, including its municipalities” The HPC’s primary responsibilities are to:

- Initiate and recommend properties for designation as historic landmarks
- Review and issue Certificates of Appropriateness to owners of designated historic properties who wish to alter their property
- Keep the county’s historic architecture survey up-to-date
- Initiate National Register Listings and comment on National Register nominations
- Develop a historic preservation plan and ensure that historic resources are recognized in county and municipal plans
- Provide information to the public about the county's preservation program and historic resources.
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When Wake County established the HPC in 1992, it initially adopted design guidelines from Raleigh. However, Raleigh’s design guidelines focused on residential architecture in an urban setting. Given Wake County’s significant agricultural heritage, guidelines needed also to address rural and small town architecture and settings. Wake County expanded and redefined a new set of guidelines in 1996 to accomplish this goal.

The Wake County Local Landmark Program

A local historic landmark is an individual building, structure, site, area, or object which has historical, architectural, archaeological, or cultural significance and has been recognized by official designation for its importance. Since the program began, four properties in Cary have become designated local landmarks: the Page-Walker Hotel, 119 Ambassador Loop; the Guess-White-Ogle House, 215 S. Academy Street; the John Pullen Hunter House, 311 S. Academy Street; and the Carpenter Farm Supply Complex, 1933 Morrisville-Carpenter Road.

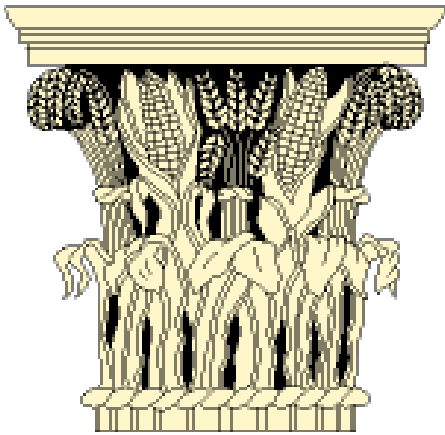


The historic building survey in Wake County included properties in Cary such as the pyramid square plan dwelling at 6808 Holly Springs Road (above) and the Bungalow style dwelling at 8532 Mann's Loop Road, (below).



The Wake County HPC uses the Wake County Design Guidelines to review proposed changes or alterations to the exteriors of these landmark properties. If the changes are determined to be appropriate, the HPC will issue the owner a “certificate of appropriateness.” A certificate of appropriateness is a type of permit that certifies that changes to a historic landmark are appropriate to the historic character of the property. In return for meeting these higher design standards, the owner of a privately-owned landmark is eligible for an annual 50% property tax deferral for as long as the historic integrity of the property is maintained.

The Wake County HPC’s staff, Capital Area Preservation, Inc. (CAP), provides technical support to landmark property owners upon request. CAP can help property owners make decisions about appropriate exterior alterations, and help them understand the importance of a building’s setting, landscape features, boundaries, outbuildings, and potential archaeological resources.



The North Carolina State Historic Preservation Office provides technical assistance and oversight for historic properties throughout the state.

The Wake County HPC also has design review authority over changes to structures in local historic districts in Wake County (outside of Raleigh and Wake Forest), but Cary does not currently have any local historic districts.

The North Carolina State Historic Preservation Office

The North Carolina State Historic Preservation Office (SHPO) provides technical support and assistance to individuals, non-profit organizations, and government agencies in the identification, evaluation, protection, and enhancement of historic, cultural, archival, and archaeological resources significant to the state’s heritage. The SHPO oversees state and federal programs in preservation.

As buildings, districts, and landscapes are surveyed in North Carolina, the SHPO is the repository for media produced, such as field notes, photographs, reports, and National Register nomination forms. The SHPO is also accountable for Environmental Review of federally-funded projects within the state. For example, if a cell tower or highway expansion is in the planning, an assessment must be completed to ascertain the impact of the project to existing historic resources or properties that may be deemed eligible for inclusion in the National Register.

The North Carolina SHPO administers income tax incentives for the rehabilitation of historic structures. These incentives are useful tools for historic preservation and economic development. Incepted in 1976, a federal income tax credit allows for a 20% credit for the qualifying rehabilitation of income-producing historic properties. In addition, since 1998, North Carolina has provided a 20% credit for those taxpayers who receive the federal credit, providing investors with a combined 40% credit against eligible project costs. Another tax credit available in North Carolina provides a 30% credit for the rehabilitation of non-income-producing historic properties, including private residences. Three private property owners in the Cary National Register Historic District in recent years have rehabilitated their properties, and have received assistance from the SHPO in using the federal tax credits.

The SHPO also offers technical assistance to local historic preservation commissions. Additionally, the SHPO administers the federal grant program for preservation projects. The grant is matching and can be applied to county surveys, brick and mortar restoration, National Register nominations, preservation planning, and archaeological excavations.

Overview of Cary's Historic Resources

The Wake County Architectural and Historic Resources Inventory

As stated earlier, Wake County commissioned a survey of the county's architectural and historic resources in 1988. The inventory was completed in 1991 and contained approximately 2000 properties county-wide (outside the city limits of Raleigh); approximately 150 of them being within the town limits of Cary. In 2005-2006, the inventory was updated, but the survey was limited by time and finances. Since the update, approximately eleven structures have been moved or demolished. The current inventory of Cary's historic resources contains approximately 155 land parcels with structures still standing. Some of these 155 land parcels are farms, and as such often contain a collection of outbuildings. The inventory identifies many of Cary's most historically and architecturally significant resources, but it is not a comprehensive list. Many resources fifty years old or older remain to be inventoried and assessed. Over the next decade, subdivisions from the 1960s will also reach fifty years of age.



The Council House at 2420 Davis Drive is one of many historic properties inventoried in Cary.



The Alious Mills House (ca. 1916) in the Green Level community is an important reminder of the community's rural past.

A review of Cary's historic resources reveals that Cary's historic resources fall into distinct property types which mirror the town's overall growth and development. The historic resources of Cary can be categorized into four main themes:

⇒ ***Farmsteads and Rural Dwellings of the 19th and 20th Centuries***

These are scattered properties that reflect the rural and agricultural heritage of southwest Wake County. Properties include farmhouses and associated outbuildings such as barns, smokehouses, and dairies. Due to Cary's suburban development in past decades many of these resources have been lost or are at risk.

⇒ ***Community Resources of Cary of the 19th to Mid-20th Centuries***

The area that would become Cary first began to be settled in the late 1700s, but Cary wasn't incorporated until 1871. By the late 19th century, Cary had become an active commercial and rail center. The presence of the Cary Academy also led to the construction of numerous dwellings along Academy and other nearby streets. Cary remained a small town until just after World War II with a distinct commercial center and adjacent blocks of frame and brick veneer houses. Many of these resources are located within the Cary Historic District.

⇒ ***The Villages of Carpenter and Green Level***

As Cary expanded it grew to include the rural villages of Carpenter and Green Level within its jurisdiction. Both Carpenter and Green Level contain significant resources reflective of their 19th and early 20th century development as commercial centers serving the adjacent farmers and residents. Carpenter has a central business district made up of several stores and warehouses while Green Level is centered on the area around the Green Level Baptist Church. Both of these villages are listed on the National Register of Historic Places.

⇒ ***Cary's Suburban Expansion, ca. 1945 - 1960***

The years after World War II witnessed dramatic growth and development in Cary from suburban expansion from

Raleigh and the establishment of the Research Triangle northwest of the town. Although some platting of subdivisions occurred in the 1920s and 1930s, extensive development outside of the historic core of Cary did not get underway until the late 1940s. Subdivisions such as Forest Park and Russell Hills led the way for the construction of hundreds of dwellings in the 1950s. This property type represents Cary's largest inventory of pre-1960 buildings and only limited survey and analysis has occurred of these resources.

As with all inventories, the Wake County inventory included historic properties in various levels of repair and with various levels of significance, but a subset of the inventoried properties has achieved some level of special designation – either as a Cary Landmark, as an individually-listed property on the National Register of Historic Places, as a contributing property within a designated National Register Historic District, or as a property potentially eligible for listing on the National Register as a result of survey and analysis efforts. These specially-designated properties are discussed below.

Cary Landmarks

There are currently four properties designated as Cary Landmarks. The Wake County HPC, aided by staff at Capital Area Preservation, made the recommendations for each of these designations to the Town of Cary. In accordance with State statutes and the Wake County Preservation Ordinance, the HPC presented each landmark recommendation to the Cary Town Council. The Council accepted the recommendation, held a public hearing, and voted to designate it a Cary Landmark. These four Landmark properties are the only properties in Cary currently subject to design review by the Wake County HPC.

The Page-Walker Hotel (designated 1994)

119 Ambassador Loop

The Page-Walker Hotel was built to accommodate railroad passengers on the North Carolina Railroad and Chatham Railroad. The hotel was constructed in 1868 by Allison Francis Page, founder of Cary, leader in the North Carolina lumber and rail industry and father of Walter Hines Page, U.S. ambassador to Great Britain during the Wilson administration. It currently serves as an arts and cultural center for the Town of Cary.



The Page-Walker Hotel is an example of the Second Empire style popular in the late 19th century, but rarely seen in small town settings.



The Guess-Ogle House is a notable example of the Queen Anne style and a local landmark.

The Guess-White-Ogle House (designated 2008)

215 S. Academy Street

Although known locally as the Guess House, this house has had many owners throughout the nineteenth and twentieth centuries. Railroad “roadmaster” Captain Harrison P. Guess and his wife, Aurelia, purchased the land on which the house sits from Frank Page in 1880 and built the original house, which is said to have been a two-story I-house, a common vernacular house type throughout Wake County, embellished with modest Greek Revival detailing. The house also had a rear ell. John White, a local Baptist minister, bought the house from the Guess’ in 1896 and substantially remodeled and expanded it. He transformed the house into a Queen Anne structure by adding a three-story tower to the façade, a front bay window, and much decorative woodwork. Carroll and Sheila Ogle bought the property in 1997 and restored it.

The John Pullen Hunter House (designated 2008)

311 S. Academy Street



The John Pullen Hunter House at 311 S. Academy Street is one of four properties designated as a local landmark in Cary.

This brick bungalow is one of the best-preserved structures in Cary’s National Register Historic District. Dr. John Pullen Hunter, a practicing physician and the son of the Reverend Alsey Dalton Hunter (an early Baptist minister), had this one-and-a-half-story house constructed in 1925. The side-gable roof has three dormers on the front, with two shed dormers flanking the central gabled dormer. The long, horizontal front porch is enclosed on the south end and extends into a porte-cochere on the north end, supported by tapered wood posts on brick piers. The interior, too, is well-preserved. Dr. Hunter practiced medicine in Cary from 1920 to 1959. Hunter was also the president of the Cary Chamber of Commerce, served on the Cary Town Board and the Wake County Board of Education, and was a member of the Cary Masonic Lodge. Mr. John Mitchell of South Carolina currently owns the building.

The Carpenter Farm Supply Complex (designated 2010)

1933 Morrisville-Carpenter Road

The Carpenter Farm Supply Complex is made up of two buildings standing on either side of Carpenter Upchurch Road in the Carpenter Community: the Carpenter Supply Store (circa 1895, 1916, 1917, 1983) and the Farmers’ Cooperative and Meeting Hall (circa 1880, 1972, 1985). Both buildings were expanded in the latter half of the twentieth century, but the original late-nineteenth- and early-twentieth-century core

are largely intact. The complex has remained in the same family since the late nineteenth century. The Farmers' Cooperative and the Carpenter Supply Store and the Farmers' Cooperative both reflect the agricultural community and economy of rural Wake County in the late-nineteenth through mid-twentieth century.



The Carpenter Farm Supply Store building dates to 1916.

Carpenter Supply Store

Located on the east side of Carpenter Upchurch Road, the Carpenter Supply Store is an evolved crossroads commercial building beginning as a one-story, frame, gable-front store in 1895. In 1916, a two-story brick building featuring a stepped-parapet roof, a corbelled cornice, common bond brick walls, and segmental-arch windows was built beside the frame store. The brick store building is thought to be the only rural brick store building in Wake County. The two stores were attached sometime around 1917 with a frame structure that housed the Carpenter community's post office until 1933. During the 1980s, the three building sections were unified with the addition of a shed-roofed porch, and the structure was also enlarged with two rear additions. The interiors of the original store buildings are remarkably intact.

Farmers' Cooperative and Meeting Hall

Located on the west side of Carpenter Upchurch Road, the 1880 Farmers' Cooperative building provided a place for farmers to buy and sell their goods. After the turn of the century, the building is believed to have served as a meeting house for the Farmers' Educational and Cooperative Union and for meetings of a fraternal organization similar to the Freemasons – activities which were somewhat unusual for a rural crossroads like Carpenter. The Farmers' Cooperative building is a two-story, frame, gable-front building with corrugated metal siding. The metal-covered roof has a slight overhang and exposed rafter tails. Single-story frame additions (a garage and a warehouse) were made to the rear and west facades respectively in the 1950s, along with a shed-roofed front porch that spans the cooperative building and warehouse. Other smaller additions were made in the 1970s and 1980s, including a rear warehouse addition, loading docks suited for trucks rather than railcars, and a metal silo. A cupola with a pyramidal roof was added in the 1990s.



From 1880 to at least 1920, this building was used as a farmers' co-operative and meeting hall.

Cary's National Register Resources

Through the efforts of the Cary Historical Society and the Friends of Page-Walker Hotel, Town of Cary staff, Wake County preservation planners, and the State Historic Preservation Office, four Cary properties have been individually listed on the National Register of Historic Places, and three historic areas within Cary's town limits or extra-territorial jurisdiction are National Register Historic Districts:

Nancy Jones House (listed 1984)

Page-Walker Hotel (listed 1979)

Utley-Council House (listed 2002)

Ivey-Ellington-Waddell House (listed 2008)

Cary Historic District, (listed 2001)

Green Level Historic District (listed 2001)

Carpenter Historic District (listed 2000)

Individually-Listed Properties on the National Register

The Nancy Jones House, listed 1983

9391 Chapel Hill Road

The Nancy Jones House is a two-story frame house built in the vernacular Federal style. Built ca. 1803, it has its original brick foundation and chimneys, but its weatherboarding has been replaced by siding. There is a double front portico topped by a broken pediment gable; both stories are supported by square posts. Originally the house was a one-room-deep hall-and-parlor plan, but it has had several additions over time. No original or early outbuildings survive.

The primary significance of the house is historical: it housed an important stagecoach stop and tavern on the Raleigh-Chapel Hill stage road, operated by Nancy Jones from the antebellum period throughout the Civil War Years. As it was the only large, white house in the area, it was a landmark on the route and received many visitors. The tavern is supposed to have hosted a meeting between the Governor Edward Dudley of North Carolina and Governor Pierce Mason Butler of South Carolina during which the famous words, "It's been a damn long time between drinks!" were spoken. The tale is one of the most popularly told in North Carolina's political folklore and its association with the house is long and established.



The Nancy Jones House, (ca. 1803,) is an example of vernacular Federal architecture and is one of the oldest dwellings remaining in Cary.



A striking feature of the Nancy Jones House is its two-tier front portico.

President James K. Polk and his entourage also stopped at the tavern in 1847 on their way to Chapel Hill for the President to give the commencement speech at the University of North Carolina, his alma mater. The tavern's reputation as the only suitable stop for important persons on the Raleigh-Chapel Hill route makes it likely that it hosted a great number of local political figures throughout the years.

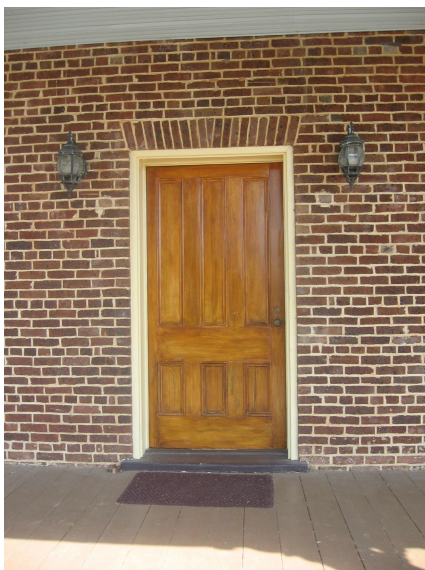
The Page-Walker Hotel, listed 1979

119 Ambassador Street

The Page-Walker Hotel is a rare example of the Second Empire style in small-town North Carolina; normally the style was reserved for grand houses or public structures. Built ca. 1868, the two-and-a-half story, rectangular building was constructed of handmade red brick laid in 4:1 common bond with lime mortar joints. It is built directly on the ground with a minimal crawl space. It has a steep, straight-sided Mansard roof with ten pedimented dormer windows with decorative wooden surrounds. There are several chimneys, enhanced by recessed panels and corbelled caps. Decorative brackets support the roof overhang. The six-bay façade is dominated by six full-size wooden posts which support a balcony at the attic level. The rest of the façade was altered in the 1940's, with the attic-level balcony added and the second-floor balcony shortened. Most of the original fenestration was six-over-six sash windows with complex moldings topped by a flat brick arch. The original layout of the entrances is unclear. The rear elevation has also been altered: in the 1940's, a shed kitchen was dismantled, a modern window and door were added and a Second Empire Revival outbuilding was constructed to house the new boiler to update the building's heating system.



The roof features a chimney with distinctively detailed brick corbelling.



The exterior of the building is five-course American bond, a pattern alternating five rows of stretchers with one row of headers.

The internal layout is surprisingly intact given its change in usage over time from a hotel to an apartment building/boarding house to a single-family dwelling to its current use as an arts and history center. It was originally built by Allison Francis Page, founder of Cary and a prominent businessman throughout the state. He was also the father of Walter Hines Page, ambassador to Great Britain during World War I and a vocal advocate for public school reform in North Carolina. Page's other children also went on to become prominent businessmen in North Carolina. The Page-Walker Hotel is the only building remaining in Cary that is associated with the Page family; the Page House, originally next door to the hotel, was demolished in the 1970's. Page built the hotel to

cater to railroad passengers after tracks were built through Cary in 1854. The railroad has a vast influence on the growth of Cary and on the state of North Carolina in general, and the hotel is a strong reminder of that. The Pages sold the hotel to the Walker family in 1884. After the hotel was turned into a boarding house, it housed some of the students of the nearby Cary High School, a model school throughout the state. The building has changed hands several times, with a major renovation conducted in the 1940's, again in the 1970's, and again in the 1980s after it was bought by the Town of Cary, but its architectural integrity remains intact.

Ivey-Ellington-Waddell House, listed 2008

135 West Chatham Street

The Ivey-Ellington-Waddell House houses a privately-owned business in a former single-family dwelling. It was built in the Gothic Revival style ca. 1870, with white board and batten walls atop a stucco-covered, concrete-and-brick foundation and a standing-seam tin roof on top. It is one-and-a-half stories with seven gabled dormers. Both its plan and elevations are symmetrical and it has distinctive detailing: a steeply-pitched roof, decorative gable trim and pointed-arch windows. This makes it very typical of Gothic Revival structures built at that time, though the style is rare in the county. It is arranged as a T-plan with a center hall and identical parlors in the front, and a wider stair hall and living room in the rear. The plan repeats on the second floor with three rooms accessed by a central hall. A shallow kitchen addition was added in the back in the 1950s, and a one-story living room and bathroom were added on the west side in the early 2000s. However, the building retains nearly all its original exterior finishes and the interior arrangement remains intact, with original floors, windows, and trim.

The building sits in the center of a tract about 100 feet from W. Chatham Street shaded by large trees to the west. There were trees in front of the house, but they were destroyed during Hurricane Hazel in 1954. It has had several owners over the years, one of whom was H. H. Waddell, a prominent early 20th century figure in Cary. He was the first Fire Chief of the town and later served as its mayor. His daughter and son-in-law still own the property and use it as commercial rental space.



The Ivey-Ellington-Waddell House is a central hall plan dwelling with Gothic Revival detailing.



The dwelling has a board-and-batten exterior and characteristic Gothic arch windows.



The Utley-Council House was built ca. 1820 and retains much of its original architectural character.



The dwelling's original chimneys, seen here, as well as windows are still intact.



The property also retains original outbuildings.

The Utley-Council House, listed 2002

4009 Optimist Farm Road

The Utley-Council House, circa 1820, is one of the oldest dwellings remaining in Cary. It is one of only two Federal period dwellings remaining in the southern and western portions of Wake County. Typically, such early dwellings are found in the northern and eastern sections of the county, where fertile soil was conducive to cash crops of large plantations. Poorer, sandy soils in the west and south resulted in a sparser population.

The Utley Council House is listed under the National Register's Criterion C, for architecture. Its form, plan, design elements, and much of its historic fabric remain intact. The two-story, three-bay, frame dwelling has a side-gabled roof with two exterior end chimneys, six-over-nine windows on the façade, a single-leaf, six-paneled door sheltered by a single-story, single-bay porch with gabled pediment supported by square posts. Roof material was replaced with synthetic shingles ca. 2000.

Deed records support the oral tradition of the Utley family's presence in the area throughout the nineteenth century. The patriarch, William Utley, had a son David, who was known to have owned land on which the house sits. David's daughter Elizabeth inherited 300 acres. At some point the property was lost due to legal matters, but was regained by the Utley family in the 1870s. Thomas Council, a Civil War veteran purchased the property in 1872. His wife was an Utley. In 1952, the house was sold out of the Council family and has changed ownership numerous times since.

Five other individual properties on the Wake County Inventory have been identified as **potentially eligible** for listing on the National Register as a result of past survey and analysis efforts. These properties are the Oak Grove Primitive Baptist Church, the G.H. Baucom House, the George Upchurch House, the WPTF Transmitter Building, and the Rufus M. Upchurch House.

National Register Historic Districts

Carpenter Historic District, listed 2000

The Carpenter Historic District extends along Morrisville-Carpenter Road (SR 3014, east of the CSX Railroad tracks

and west of Davis Dr. (SR 1613). There are 75 contributing resources, a vast majority of which are buildings, and 28 noncontributing resources, a little more than half of which are buildings. Properties are a mix between private and locally-owned public buildings. There is a mix of architectural styles, including late Victorian, Colonial Revival, and vernacular commercial and domestic buildings. The district's period of significance is c. 1895-1933. The area is a commercial crossroads surrounded by residences, farmsteads, and community buildings, leading to a history of mixed usage that continues today: included in the district is everything from single-family houses and tobacco fields to general stores, warehouses, and a cemetery. The focal point of the crossroads is the Carpenter Farm Supply Co., ca. 1895, which is the most substantial early 20th century store continuously operating in Wake County.



The Carpenter Feed Store is still in business.

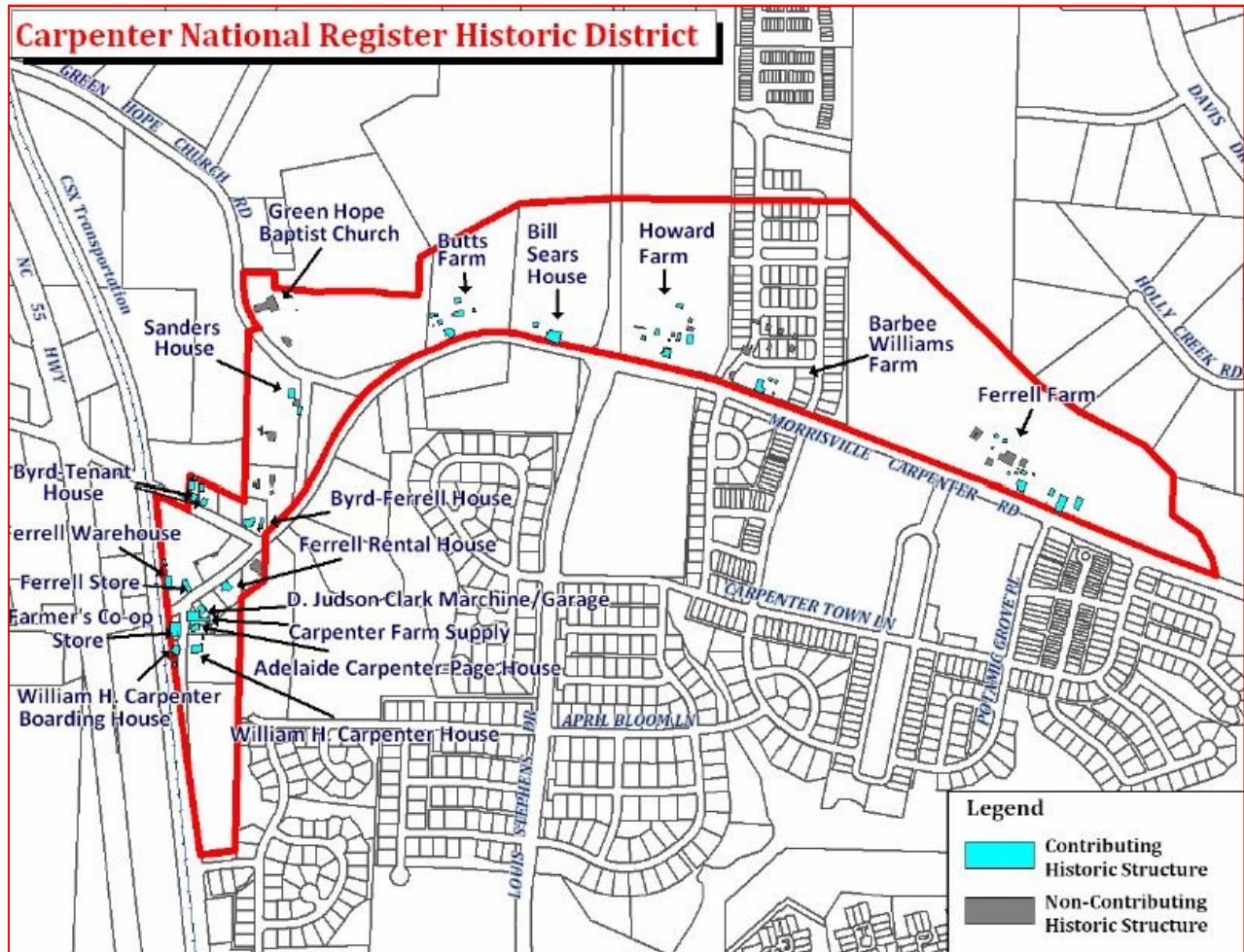
The surrounding residences are small, vernacular homes with simple Victorian trim, except for the grander William Henry Carpenter House. The most prominent dwelling in the community, the Carpenter house displays a traditional I-house form and three-gable “triple-A” roof common on turn of the century dwellings. It also has a simple Victorian porch and gable ornamentation. The district is significant not just for its architecture but for its association with the local development of agriculture and community planning. Tobacco became an important cash crop in the area in the late 19th century and remained so into recent decades. Moving beyond the crossroads, the historic district encompasses eight farm complexes that together provide a glimpse of rural development patterns associated with tobacco cultivation at the turn of the century. Their relatively close location to each other reflects the introduction of bright leaf tobacco to the area, which requires a much smaller acreage to produce a profit than traditional tobacco cultivation. Most of the farmhouses still maintain their specialized domestic and agricultural outbuildings such as smokehouses and garages. The A. M. Howard Farm has a terra cotta-tiled curing barn, representative of a 1930's experiment in using new, heat-absorbing materials for tobacco barns.



In Carpenter, the Ferrell Store's entrance retains original display windows, flooring, and single-light, three-panel wood door.

Centrally located between the town and the farms is the Good Hope Baptist Church, and though the current church is too new to be considered a contributing structure, the church's congregation has been strong throughout the community's history. Overall, the Carpenter Historic District is

a remarkably unaltered snapshot of turn-of-the-century development in rural areas and small towns in North Carolina.



This map of the Carpenter National register Historic District depicts the boundary and contributing and non-contributing structures, as well as their relation to late-twentieth-century development.

Green Level Historic District, listed 2001

The Green Level Historic District encompasses what remains of a crossroads village at the junction of Green Level Church Rd. (SR 1600), Green Level West Rd. (SR 1605), and Beaver Dam Rd. (SR 1615). There are 36 contributing resources, most of which are buildings, and 18 noncontributing resources, mostly outbuildings built after the period of significance; all are privately owned. The district represents a few different types of architectural styles, including Gothic Revival, late Victorian, Colonial Revival, and vernacular styles. Its period of significance is from the late 19th century to 1945. Besides its architecture, it is also significant for its association with the development of agriculture in the area. In addition to the nine dwellings included in the district (three of which are farmsteads), there are two stores, a church and cemetery, and a Masonic lodge.

The area directly around the crossroads holds the Green Level Community Store, c. 1945 --a simple, gable-front frame structure that is one-story tall--a common form for country stores built in that period. Besides the store, there are three frame houses with simple Victorian trim from the turn of the century. The largest is the A. C. and Helon Council House, an I-house with a "triple-A" gabled roof



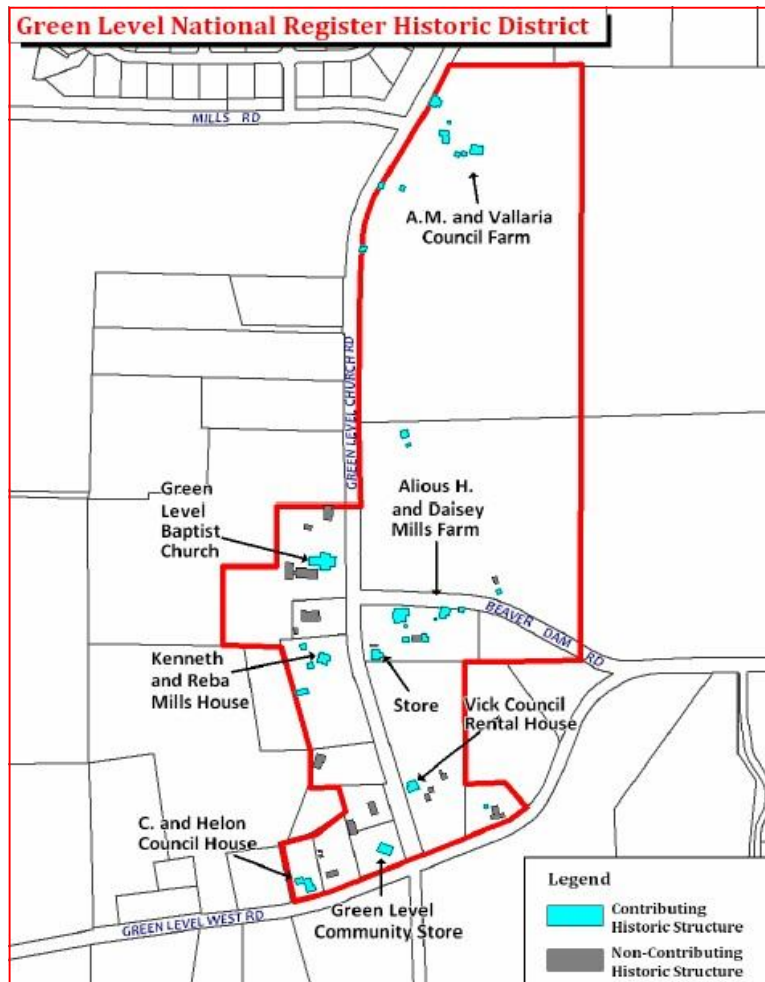
The Green Level Baptist Church on Green Level Church Road.



The Gothic Revival style Green Level Baptist Church stands at the center of the community.



The Green level Baptist Church cemetery dates to ca. 1900.



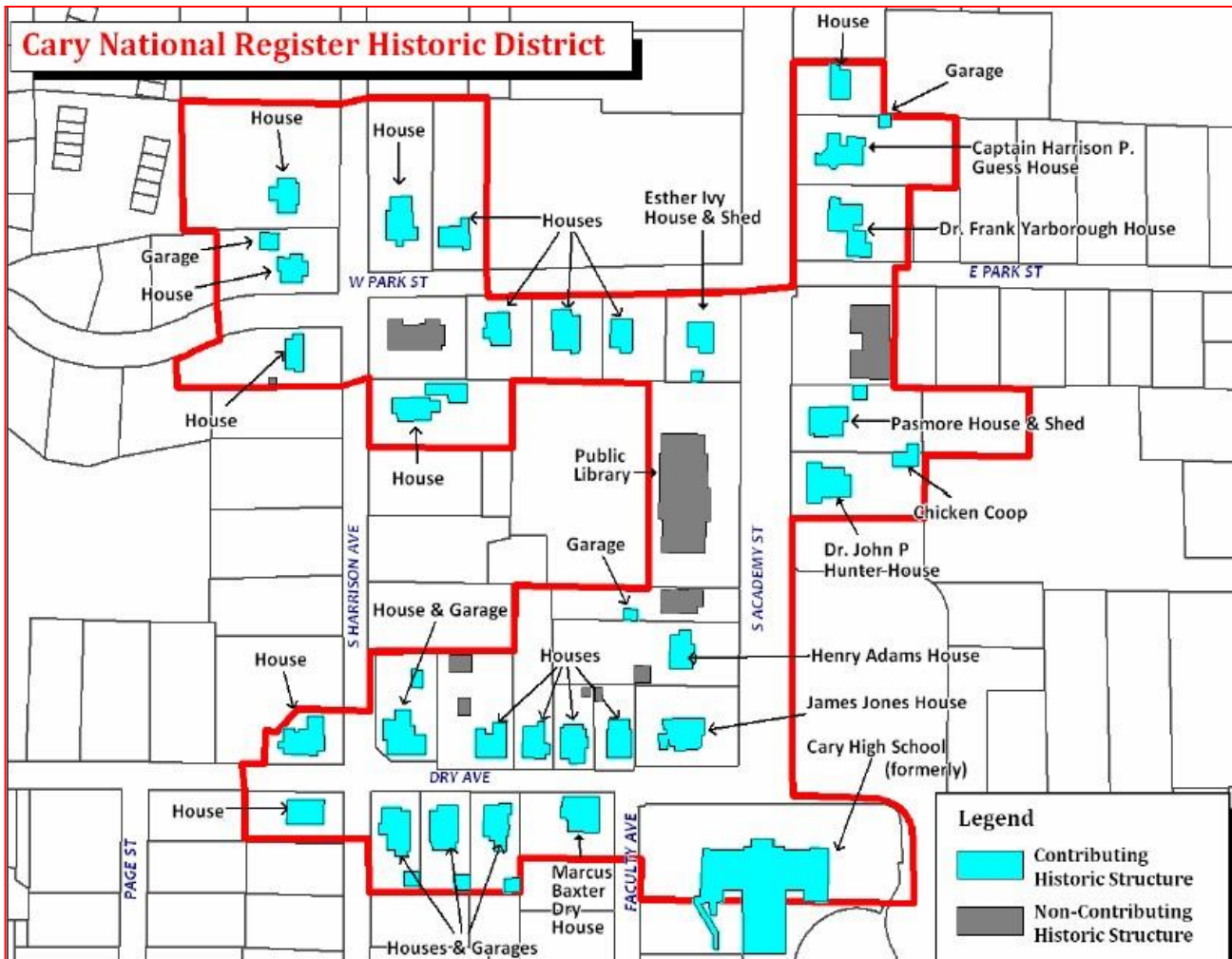
common in the area at that time. The original structure dates to the late 19th century, but it was expanded again in the early 20th century, and a garage was added in the later part of the century.

Although the crossroads could be considered the hub of the district, the visual and social focal point of the community lies just north at the Green Level Baptist Church, ca. 1907. It is one of the best-preserved country churches from this period in the County. It features basic Gothic Revival details, such as pointed-arch gable windows on a frame edifice. Today it shares land with the modern Masonic lodge, originally founded in 1867. Next to the church is its cemetery, dating back to 1882 and marked with several prominent local names; however, due to the relatively recent age of many of the markers, it too is noncontributing. Across from the church is the largest dwelling in Green Level, the Alious H. and Daisey Mills House, ca. 1916. The two-story house features a tall hip roof and a wrap-around porch. The couple built their store next to the house, a gable-front

building with retail space on the ground floor and storage space above it, a common form for early 20th century stores in the county. On the outskirts of the district are simple, representative farmsteads built by tobacco farmers in the area at the turn of the 20th century. With very little modern construction in the area, the district is demonstrative of rural crossroads communities that were common at the time.

Cary Historic District, listed 2001

The Cary Historic District is a collection of early 20th century resources concentrated along South Academy Street, Faculty Avenue, South Harrison Avenue, W. Park St., and Dry Ave. There are 39 contributing buildings, and 15 noncontributing buildings and other structures. The district is significant both for its architecture and its association with the development of education in the area. There are many architectural styles represented in the area, including late Victorian, Queen Anne, Tudor Revival, and Bungalow/Craftsman. The neighborhood, two blocks south of the town's commercial district, is almost completely residential in character. It is laid out in an informal grid plan and is lined with mature hardwood trees.



In addition to the thirty historic dwellings which contribute to the district, there is the former Cary High School, a two-story, red brick, Neoclassical Revival building built by the Works Progress Ad-

ministration in 1939. Its location on the side of a hill overlooking Cary, the same site used for an earlier succession of school buildings, demonstrates the significant role education plays in the town's history. In 1907, Cary High School became one of the first public high schools in North Carolina and served as a model for schools across the state. Before that, Cary High School was a private school originally founded in 1870 as Cary Academy, but even then was academically renowned throughout North Carolina.

The historic dwellings located to the north and east of the school range in date from the 1890s to around 1945. While many of houses are modest bungalows or period cottages, some of the grander ones, such as the Capt. Harrison P. Guess House, illustrate Cary's success as a commercial and educational center in the late-nineteenth century. Now representative of the Queen Anne style, the three-story frame house was originally built in the 1830's as a Greek Revival I-house with a rear ell. It was remodeled ca. 1900 to include a three-story tower, front bay window, corner tower, and the addition of a great deal of decorative woodwork.

The area evolved from residential to mixed commercial and residential use during the second half of the twentieth century, with several homes being renovated into businesses or offices. However, even historically there was some minor commercial use; one of the town's two doctors had a home office in the neighborhood during the early twentieth century. The office, connected to the main house by a breezeway, dates back to the days of segregation when the two separate entrances were used for black and white patients. There have been some modern alterations of historic buildings, as well as the construction of a few modern buildings on previously residential lots, but none of these detract from the integrity of the district. Most of the noncontributing resources are modern outbuildings.

The National Register of Historic Places

The National Park Service (NPS), a part of the U.S. Department of the Interior, manages the National Register of Historic Places. It also manages the federal tax credit program for qualified rehabilitations, and provides technical assistance. The National Register of Historic Places is the nation's official list of properties significant to the history, architectural history, archaeology, engineering, and culture



The Henry Adams House at 320 South Academy Street exhibits Tudor Revival traits in its multi-gabled roof, façade chimney and arched entrance.



The asymmetrical plan, wrap-around porch, and detailed decorative woodwork of the James Jones House at 324 South Academy street are typical of Queen Anne and folk Victorian styles of the late 19th century.



The National Park Service is responsible for overseeing much of the nation's historic preservation programs and policies at the federal level.

of the United States. It includes individual buildings, structures, sites, objects, and historic districts. Individuals, organizations, state and local governments, and federal agencies can all make nominations to the National Register. Listing in the National Register is an honorary designation, recognizing the significance of properties and districts on a local, state, or national level. Properties that are listed individually, or are contributing to a historic district, may qualify for federal and state tax credits. Listing also provides opportunities for technical assistance and possible grants. Studies show that buildings in a historic district generally see property values increase as homes are rehabilitated. National Register listing does not provide any protection to these properties from demolition or inappropriate rehabilitation. Property owners may remodel buildings or even raze them. There are no requirements to open buildings to the public. Some protection for historic buildings does occur when federal funds are utilized for projects that may jeopardize National Register properties. Under the National Historic Preservation Act, federally-funded projects must take the time to assess their impacts to historic properties and determine whether the project will adversely affect these properties.

Conclusion

Historic preservation advocates in Cary point to the fact that pre-1960 resources make up a very small percentage of the town's built environment and as such are deserving of focused planning efforts. According to census data in 2000, Cary had a total of 36,850 housing units. Almost 97% of these were built after 1960, with the majority (79.1%) built since 1980. Only 1006 dwelling units in Cary were built prior to 1960. Of these, 284 were built prior to 1940 while the remaining 722 were built in the 1940s and 1950s. In 2000 this represented only 2.8% of all dwellings in Cary, and this percentage is now less considering the development that occurred from 2000 to 2009.

These statistics can be viewed in a number of ways. On the one hand they point to the limited number of nineteenth and early twentieth century resources that should be fully inventoried and assessed. They also suggest that much of Cary's history as well as its built environment is reflective of the late twentieth century. Telling this story and evaluating these resources will also be an important part of future historic preservation efforts.

Housing stock in Cary, NC, 2000 Census		
Year Built	No. of Units	Total %
1999-2006	2130	5.8
1995 to 1998	9947	27.0
1994 to 1990	7873	21.48
1980 to 1989	9159	24.9
1970 to 1979	5095	13.8
1960 to 1969	1640	4.5
1940 to 1959	722	2.0
Pre-1939	284	0.8

Housing statistics of the 2000 Census show how few pre-1960 houses exist in Cary.