
WAKE COUNTY HISTORIC PRESERVATION COMMISSION



STRATEGIC PLAN 2007

Adopted by the Wake County Historic Preservation Commission

November 13, 2007

INTRODUCTION

The Wake County Board of Commissioners took the first formal step toward establishing a historic preservation program when a countywide survey of historic architecture was authorized in 1988. In May 1992, the Wake County Board of Commissioners adopted a historic preservation ordinance, which established the Wake County Historic Preservation Commission (WCHPC).



Dr. Nathan Blalock House, Willow Spring Vicinity, Landmark since 2005

In order to create a countywide commission, which could best foster a comprehensive and cooperative approach to protecting historic resources throughout the county, each municipality was then requested to adopt the ordinance through an interlocal agreement with the county. As a result, the Historic Preservation Commission has jurisdiction in Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Raleigh extraterritorial jurisdiction (the Raleigh Historic Districts Commission has

jurisdiction over properties within the Raleigh corporate limits), Rolesville, Wendell, and the unincorporated areas of the county. Wake Forest operates its own Historic

Preservation Commission and Zebulon's Planning Department responds to questions and concerns regarding historic preservation in the Town's planning jurisdiction. For more information about the Raleigh, Wake Forest and Zebulon programs, please contact: the Raleigh Historic Districts Commission: 919.832.7238 www.rhdc.org; the Wake Forest Historic Preservation Commission: 919.554.6140 www.wakeforestnc.gov/historic_preservation_committee.aspx; and the Town of Zebulon Planning Department: 919.269.7455 www.ci.zebulon.nc.us/Planning.htm.

Preservation Partnership

In February 2002, the Wake County Government and Capital Area Preservation, Inc. (CAP) agreed to form a partnership for historic preservation under which CAP provides a wide range of preservation services to the County Planning Department including, but not limited to, staffing the WCHPC. CAP also undertakes a variety of educational initiatives to complement the County's historic preservation activities. Initiatives include historic landmark tours, publication of a newsletter and a website. Additionally, as a qualified easement-holding organization, CAP may accept donations of protective covenants and historic preservation easements on historic properties in and around Wake County.

Programs

As outlined in the historic preservation ordinance, the primary purpose of the WCHPC is to safeguard the heritage of the county, including its municipalities, by preserving districts and landmarks that embody important elements of its culture, history, architectural history, or prehistory. Additionally, the WCHPC promotes the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the county and state. The goals of the County's historic preservation program are to fulfill this charge and to integrate preservation concepts in the county's and the participating municipal planning programs.



Cannady-Brogden Farm, Creedmoor Vicinity, Landmark since 2005

The WCHPC's primary responsibilities are to:

- Initiate and recommend properties for designation as historic landmarks
- Review Certificates of Appropriateness
- Keep the historic architecture survey up-to-date and maintain the historic resources database
- Initiate National Register listings and comment on National Register nominations
- Develop a historic preservation plan and assure that historic resources are recognized in county and municipal plans
- Provide information to the public about the county's preservation program and historic resources



**Bennett Bunn Plantation, Zebulon Vicinity,
Landmark since 1996**

The WCHPC's achievements include:

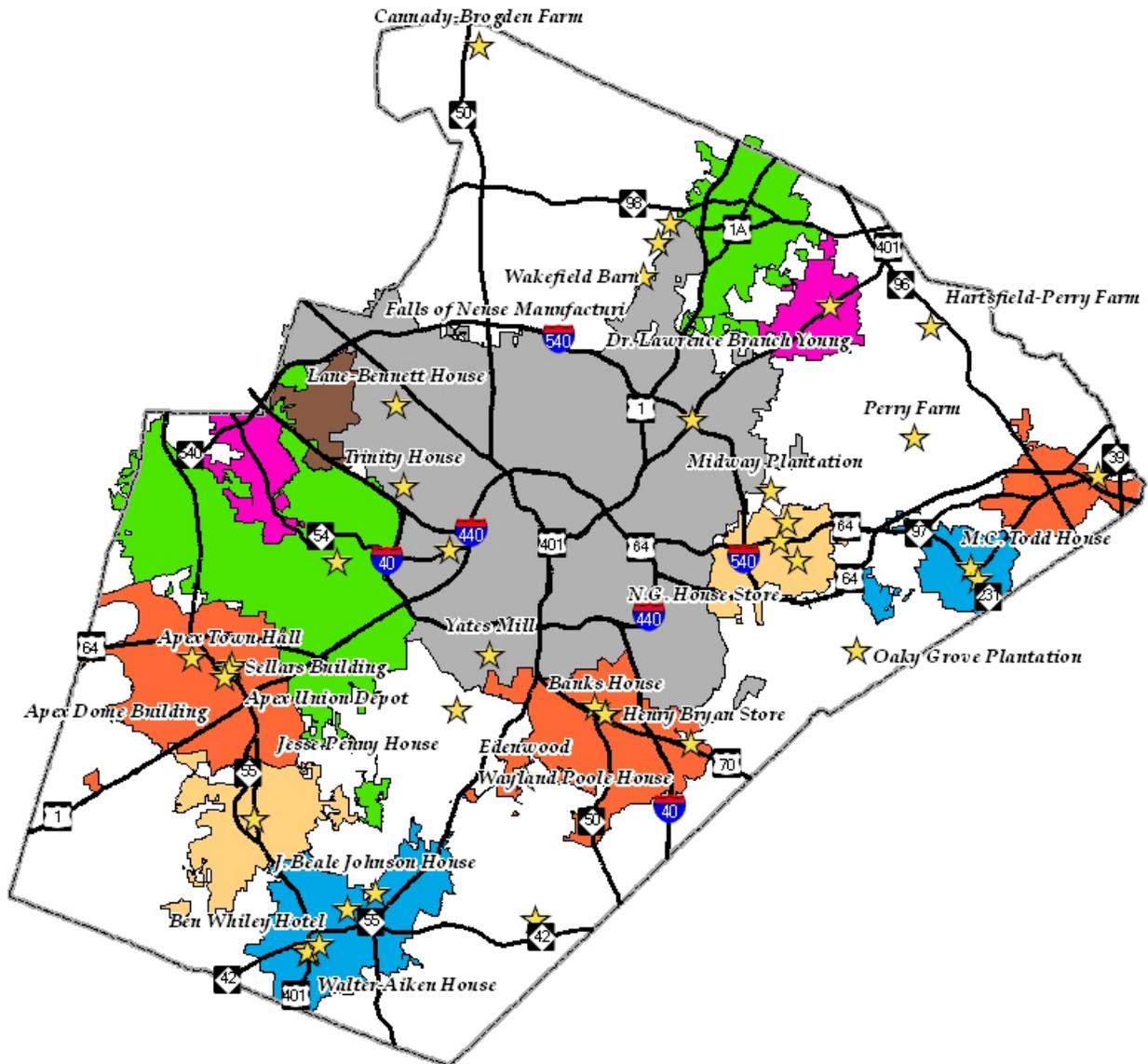
- Recommending and monitoring forty-two (42) local landmarks
- Funding research and writing for National Register nominations and local landmark applications
- Facilitating the 2005-2007 update of the Wake County Historic and Architectural Survey
- Developing the Plaque Program to honor local landmarks with bronze plaques
- Building relationships with owners of historically significant properties to designate at least four (4) new local landmarks per year
- Establishing and developing the Historic Preservation Book Collection at the Olivia Raney Local History Library



**Wakefield Barn, Wake Forest Vicinity,
Landmark since 2002**

STRATEGIC PLAN 2007- 2017

On April 10, 2007, the Wake County Historic Preservation Commission met in a retreat to formulate a Strategic Plan for the next ten years and beyond. The plan has three objectives: Building Relationships; Awareness; and Identification and Designation. Under each of these objectives, the plan offers a list of recommendations, suggested implementation partners and a timeframe for completion.



OBJECTIVE: BUILDING RELATIONSHIPS

Since its inception in 1992, the Commission has built good working relationships with local governments, non-profits and the public. The Commission is committed to strengthening ties between government and private sector organizations.

RECOMMENDATION	IMPLEMENTATION PARTNERS	TIMEFRAME
LANDMARKS TOUR AND RECEPTION	CAP, MUNICIPALITIES	ONGOING
ESTABLISH STRONGER RELATIONSHIP WITH WAKE COUNTY BOARD OF COMMISSIONERS	BOC	ONGOING
WORK WITH TOWNS TO PROMOTE HISTORIC RESOURCES	MUNICIPALITIES	ONGOING
HANDS-ON PROJECT (SUCH AS A SWAT TEAM)	LOCAL NON-PROFITS, LANDMARK PROPERTY OWNERS	1-5 YEARS
ESTABLISH STRONGER RELATIONSHIPS WITH COMPARABLE LOCAL ORGANIZATIONS SUCH AS THE COUNTY OPEN SPACE PROGRAM	WAKE COUNTY OPEN SPACE PROGRAM	HORIZON
DEVELOP A SMALL COLLEGE SCHOLARSHIP FOR STUDENTS INTERESTED IN PRESERVATION	BOC, PRIVATE SECTOR ORGANIZATIONS	HORIZON
WORK WITH LOCAL YOUTH ORGANIZATIONS SUCH AS TAR HEEL JUNIOR HISTORIANS, BOY AND GIRL SCOUT TROOPS	LOCAL YOUTH ORGANIZATIONS	HORIZON

OBJECTIVE: AWARENESS

Increasing awareness of the importance of historic preservation is a priority of the Commission. Preservation education should be targeted broadly, and at different levels. Targeted groups include school age children, elected officials, developers, property owners.

RECOMMENDATIONS	IMPLEMENTATION PARTNERS	TIMEFRAME
PRESENT LECTURES TO LOCAL CLUBS AND ORGANIZATIONS	LOCAL CLUBS AND ORGANIZATIONS	ONGOING
DISTRIBUTE LANDMARK PLAQUES	BOC, MUNICIPALITIES, LANDMARK PROPERTY OWNERS	ONGOING
EDUCATION FOR WCHPC MEMBERS	SHPO, CAP	ONGOING
BOOK DONATION TO OLIVIA RANEY LIBRARY	WAKE COUNTY LIBRARY STAFF	ONGOING
INVESTIGATE AND PUBLISH ECONOMIC IMPACT OF PRESERVATION IN THE COUNTY	CONSULTANTS	1-10 YEARS
UPDATE WCHPC WEBSITE	HPC STAFF, PLANNING DEPT. STAFF,	1-3 YEARS
DEVELOP CD ON WCHPC ROLE IN PRESERVATION	HPC STAFF, PLANNING DEPARTMENT STAFF	1-3 YEARS
SUPPORT HISTORIC PRESERVATION BOND	OPEN SPACE PROGRAM	1-5 YEARS
DEVELOP A SYSTEM FOR PEOPLE TO LEAVE MONEY FOR PRESERVATION IN THEIR WILLS/CHARITABLE CONTRIBUTIONS	CAP	1-5 YEARS
ASK BOC TO PROCLAIM MAY AS HISTORIC PRESERVATION MONTH	HPC STAFF	ONGOING
USE LOCAL PUBLIC RADIO AND PUBLIC ACCESS CHANNELS AS EDUCATIONAL TOOLS	WUNC, WAKEGOV-TV, RALEIGH, CARY AND OTHER MUNICIPAL PUBLIC ACCESS CHANNELS	1-3 YEARS

ADD NAMEPLATES TO DONATED BOOKS	WAKE COUNTY LIBRARY STAFF	HORIZON
ORGANIZE LECTURES BY RECOGNIZED PRESERVATIONISTS	SHPO, HPC STAFF	HORIZON
EDUCATIONAL OPPORTUNITIES ON ENFORCEMENT ISSUES	SHPO, HPC STAFF	HORIZON
EDUCATE HIGH SCHOOL STUDENTS INTERESTED IN PRESERVATION	LOCAL PUBLIC, PRIVATE, PAROCHIAL HIGH SCHOOLS	HORIZON
IMPROVE PROCESS OF EXPLAINING PRESERVATION TO THE PUBLIC	HPC STAFF, PLANNING DEPT. STAFF	HORIZON

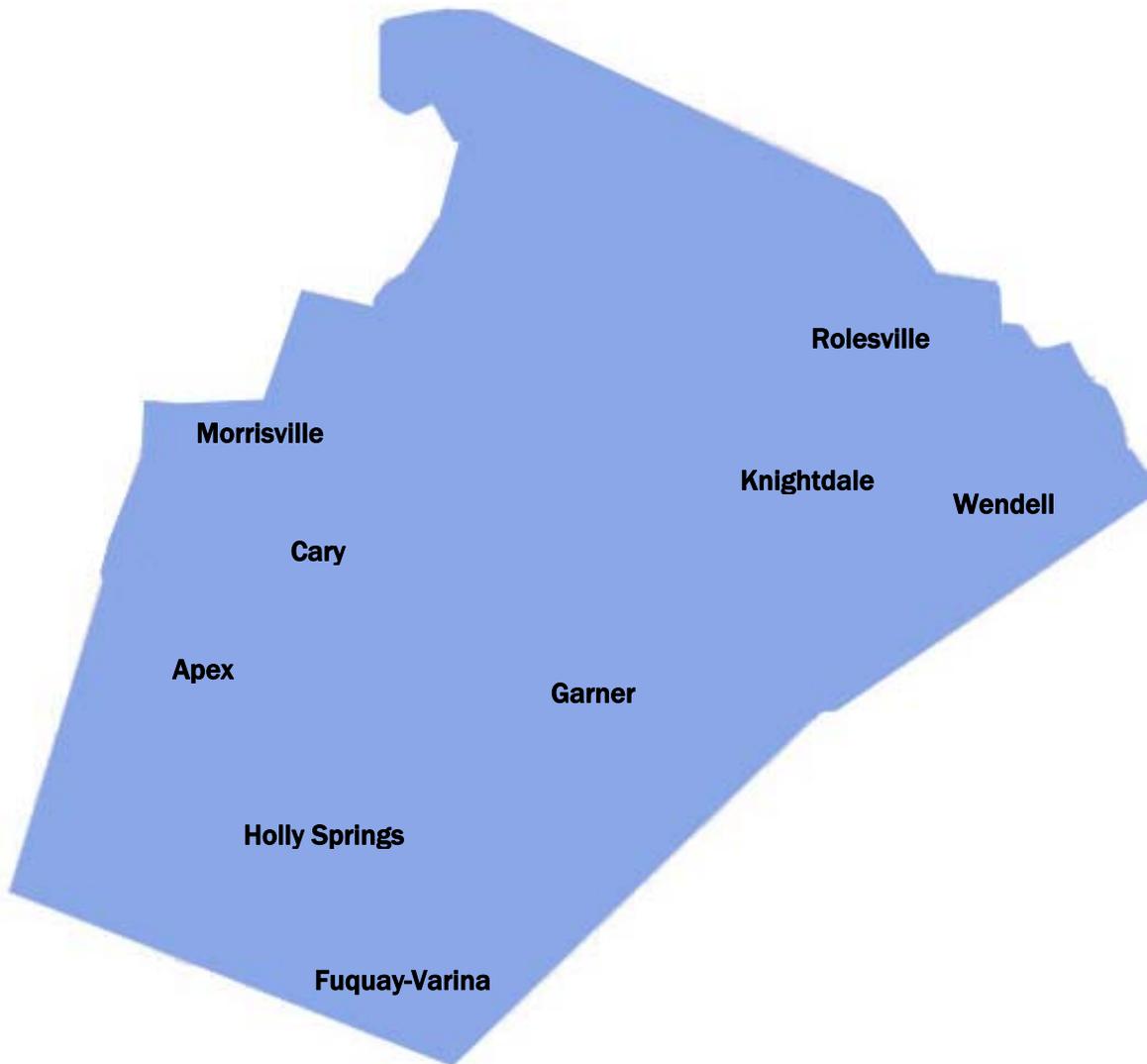
OBJECTIVE: IDENTIFICATION, DESIGNATION, AND PROTECTION

Identification and designation are the central functions of the Commission. Increasing the number of protected local landmarks as well as properties listed on the National Register is the number one priority of the Commission.

RECOMMENDATIONS	IMPLEMENTATION PARTNERS	TIMEFRAME
DESIGNATE LANDMARKS	BOC, MUNICIPALITIES	ONGOING
CERTIFICATES OF APPROPRIATENESS	PROPERTY OWNERS, COUNTY AND MUNICIPAL ENFORCEMENT AUTHORITIES	ONGOING
NATIONAL REGISTER NOMINATIONS	BOC, MUNICIPALITIES, SHPO	ONGOING
MAINTAIN DESIGNATION PRIORITIES LIST	HPC STAFF	ONGOING
CONTINUE CEMETERY PROJECT (FIND ASSISTANCE FOR ARCHIVING CURRENT RECORDS, CREATE SEARCHABLE DATABASE, PUBLISH BOOK)	WAKE COUNTY CEMETERY SURVEY	1-10 YEARS
VENTURE OUTSIDE OF HISTORIC ARCHITECTURE AND CONSIDER HISTORY, ARCHEOLOGY AND CULTURE	SHPO, HPC STAFF	ONGOING
THEMATIC STUDY/SURVEYS (SUCH AS METHODISM IN WAKE COUNTY; TOBACCO BARNs IN WAKE COUNTY)	SHPO, HPC STAFF	HORIZON
USE UPDATED WAKE COUNTY SURVEY TO EXPAND DESIGNATION PRIORITIES LIST	HPC STAFF	HORIZON
ADVOCATE FOR "DENSITY BONUSES" AS HISTORIC PRESERVATION INCENTIVES	HPC STAFF, COUNTY PLANNING STAFF, MUNICIPAL PLANNING STAFFS, ELECTED OFFICIALS	1-5 YEARS
ADVOCATE FOR STRENGTHENING "DEMOLITION BY NEGLECT" ORDINANCES	HPC STAFF, COUNTY PLANNING STAFF, MUNICIPAL PLANNING STAFFS, ELECTED OFFICIALS	1-5 YEARS
ADVOCATE FOR APEX-TYPE DEMOLITION DISINCENTIVES IN WAKE COUNTY AND MUNICIPALITIES	HPC STAFF, COUNTY PLANNING STAFF, MUNICIPAL PLANNING STAFFS, ELECTED OFFICIALS	1-5 YEARS

MUNICIPAL PARTNERS

Of all the present and potential partners identified in this plan, perhaps the most important are the municipal governments who participate in the work of the WCHPC through their adoption of an interlocal agreement. Currently, the following eight towns are in the jurisdiction of the WCHPC: Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, and Rolesville. Summaries of the WCHPC's activities within these municipalities as well as town-initiated preservation activities follow.



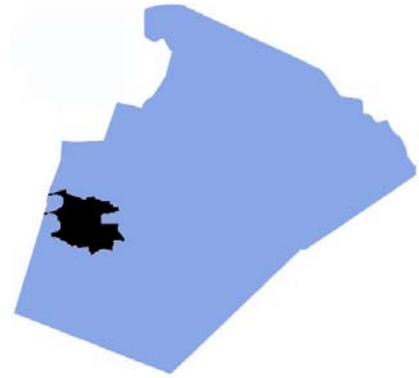
APEX

National Register Properties: Apex Historic District, Apex Depot, Callie Lawrence House (pending)

Local Historic Landmarks: Apex Dome Building, Old Apex Town Hall, Sellars Building, Thompson-Utley-Fletcher-Tunstall House, Apex Depot, Maynard-Pearson House

Local Regulations/Ordinances/Initiatives

In the summer of 2003, the Town of Apex adopted revisions to its Unified Development Ordinance regulating the demolition of historic structures. The UDO now states the Town cannot not accept a subdivision application for any property on which a historic building has been demolished in the preceding 48 months. Adoption of this revision followed the passage of enabling legislation by the North Carolina legislature.



Apex Union Depot,
Landmark since 1994

As a result of this regulation, the Town of Apex and Standard Pacific Homes negotiated to preserve the Seagroves Farm, a historically significant early-twentieth-century tobacco farm listed on the North Carolina's National Register Study List. The housing subdivision construction proceeded, but a road front portion of the farm that included the main house and surviving outbuildings was cut out, donated to Capital Area Preservation, and sold with protective covenants to a commercial user, thus preserving a vista that Apex determined was important in maintaining the quality of life within the town.

Apex has adopted overlay zoning districts to maintain the special character of the town. The Small Town Character Overlay District and the Central Business District identify defining architectural qualities and proposed design standards based on these qualities for new construction and infill projects. The standards emphasize such features as building hierarchy, site relationship, massing, proportion, height, roof form, fenestration patterns and street-level façade appearance.

Formal CAP-Local Relationship:

The Town of Apex contracts with Capital Area Preservation to provide historic preservation expertise in a variety of areas. Within the small town character overlay district, which includes, but also goes beyond the National Register Historic District, CAP provides design assistance for new construction and rehabilitations. CAP also assists the Town with the enforcement of its demolition disincentive ordinance, provides consultation on proposed ordinances, and offers additional professional services as needed, such as the preparation of a National Register Nomination for Boundary Expansion III of their National Register Historic District.



Sellars Building
Landmark since 2003

Non-profit Partners

Apex Historical Society: Founded in 1987, the mission of the Apex Historical Society (AHS) is to preserve and protect the town's history. AHS is headquartered in the ca. 1870 Maynard-Pearson House. AHS acquired the house to preserve it from demolition. Capital Area Preservation provided a

loan and grant for the stabilization and upgrade of the historic house. AHS donated a historic preservation easement on the house to CAP, protecting it in perpetuity.

Tax Credit Projects

Private property owners in Apex are taking advantage of state and federal income tax credits available for approved restorations to their historic buildings. The W.A. Hinton Hardware rehabilitation benefited from state and federal tax credits. Five other tax credit rehabilitation projects are underway and pending approval.

CARY

National Register Properties: Cary Historic District, Page-Walker Hotel, Ivey-Ellington House (pending), Nancy Jones House, Carpenter Historic District, Green Level Historic District.

Local Historic Landmarks: Page-Walker Hotel

Local Regulations/Ordinances/Initiatives

The Cary Open Space and Historic Resources Plan was adopted on August 23, 2001. The purpose of the plan is to identify, evaluate, and prioritize important natural and historic resources and to establish goals for their preservation. The Plan identifies parcels with significant resource value and ranks them according to the quantity of resources present, the threat of loss of the open space or resource to development, and other factors. The Preservation Toolbox section of the plan determines the appropriate acquisition and financing strategy for each priority parcel. The Plan serves as a guide to the Town Council and staff for implementing the preservation of open space and historic resources. The Open Space and Historic Resources Plan also serves as a resource for citizens – especially landowners interested in preservation possibilities for their own property.

In November, 2007, the Cary Town Council directed the Town's planning staff to separate the historic resources element from the open space element in the Town's existing Open Space and Historic Resources Plan, and update the Town's official goals and objectives for historic preservation. This effort to be undertaken during 2008 will include a jurisdiction-wide inventory of all historic structures in Cary.

In June 2007 the Town announced plans to purchase the 45-acre A.M. Howard Farm in the Carpenter National Register Historic District



Page-Walker Hotel
Landmark since 1994

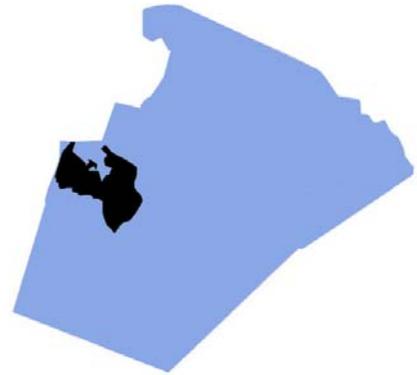
During the 2007 North Carolina legislative session the Town of Cary successfully requested the passage of enabling legislation for a “demolition disincentive” ordinance similar to that of Apex.

Formal CAP-local Relationship:

The Town of Cary contracts with Capital Area Preservation (CAP) to provide a variety of preservation services including design review for Facade Grant projects in the downtown area, Community Development Block Grant rehabilitation consultation on projects such as the Waldo House move and rehabilitation, and other professional services as required.

Non-profit Partners

The Friends of the Page-Walker Hotel was established two decades ago to preserve the landmark Page-Walker Hotel. In recent years, the Friends' Historic Preservation Committee has undertaken a variety of educational and advocacy initiatives to inform the public about the town's past as well as ongoing preservation efforts. In 2002, CAP and the Friends of the Page-Walker sponsored a Landmarks Tour of the “Heart of Cary” in cooperation with the Town of Cary.



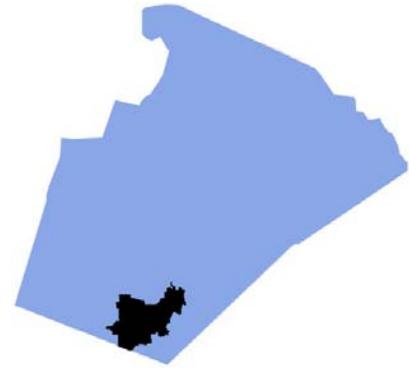
Tax Credit Projects

Private property owners in Cary have taken advantage of state and federal income tax credits available for approved restorations to their historic buildings. In 2005 the owners of the Pasmore House at 307 S. Academy Street used tax credits to renovate their building. Applications for the William Henry Carpenter Boarding House at 3041 Carpenter-Upchurch Road and the house at 115 Dry Avenue are currently under review.

FUQUAY-VARINA

National Register Properties: Fuquay Springs National Register Residential Historic District and Varina National Register Commercial Historic District, Jones-Johnson-Ballentine National Register Historic District, Ben Wiley Hotel, Fuquay Mineral Spring, Fuquay Springs High School, Fuquay Springs Teacherage.

Local Historic Landmarks: Ballentine-Spence House, Ben-Wiley Hotel, Fuquay Springs Teacherage, Walter Aiken House, Dr. Wiley S. Cozart House.



Local Regulations/Ordinances/Initiatives

Fuquay-Varina mayor John Byrne is an active supporter of historic preservation in Fuquay-Varina and countywide. Mayor Byrne is a Director Emeritus of Capital Area Preservation.

Historic and cultural resources are recognized as important elements in maintaining the quality of life in Fuquay-Varina. “Sustaining character” and “preserving resources” are stated goals of the town’s Comprehensive Land Use Plan, adopted in 2005. The plan identifies its historic downtown commercial core and adjacent residential neighborhoods, as well as rural farm areas, as vital to the town’s identity and worthy of protection.



**Ballentine-Spence House,
Landmark since 1996**

To this end, Fuquay-Varina has participated in the in North Carolina Main Street Program since 2006. The Main Street program is administered by the North Carolina Division of Community Assistance. Selection for the program is competitive, and Fuquay-Varina is one of only two towns in Wake County that participate. The Main Street approach is a comprehensive four-pronged revitalization process designed to improve all aspects of the downtown. The program emphasizes partnership-building, promotion and marketing, compatible architectural and streetscape design, and diversification of the economic base.

Non-profit Partners

Fuquay-Varina Revitalization Association is a non-profit organization whose mission is to facilitate development of the business and residential historic districts as an economic, cultural and recreational center for the community preservation. Activities include the façade grant program and streetscape improvements in the commercial historic district.

The Fuquay-Varina Questers have been supporters of historic preservation initiatives in their town for many years. Currently they are raising funds for the rehabilitation the Old Fuquay Springs Post Office. The town has already moved structure to Library Park.

The Fuquay Springs Historical Society traces its beginnings to 1996 when a group of residents, led by John Byrne, organized to list their neighborhood on the National Register of Historic



**Fuquay Springs Teacherage
Landmark since 2006**

Places. Having accomplished that objective, the group continues to actively promote and protect the historic Fuquay Springs neighborhood.

In 2000, Capital Area Preservation sponsored a Landmarks Tour of historic Fuquay-Varina.

Tax Credit Projects

Private property owners in Fuquay-Varina have taken advantage of state and federal income tax credits available for approved restorations to their historic buildings. The following buildings are known to have utilized these credits: Bank of Varina, Wiley-Cozart House, Varina Hotel, Fuquay Springs Consolidated School, and the Fuquay Springs Teacherage.

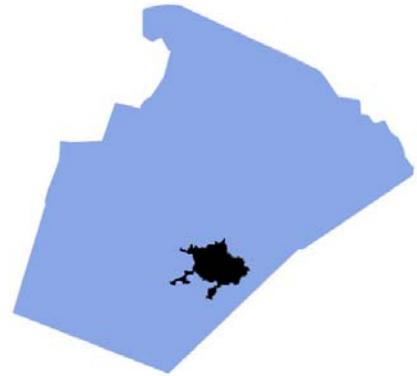
GARNER

National Register Properties: Downtown Garner Historic District, Banks House, Old Garner High School, Edenwood, Wayland Poole House.

Local Historic Landmarks: Old Garner High School, Banks House, Henry Bryan Store, Edenwood, Wayland Poole House.

Local Regulations/Ordinances/Initiatives

Preservation of the historic downtown area commercial and residential area is an integral part of the North Garner Small Area Plan adopted by the Board of Aldermen in 2003.



The Town funded the listing of the Downtown Garner Historic District in the National Register of Historic Places. This honor recognized downtown Garner as an important regional commercial and railroad center. In 2005, local businessman Magdi Saad completed the renovation of the Henry Bryan Store for commercial and residential uses. Federal and state historic preservation income tax credits, made possible by the building's status as a contributing resource in the National Register District, were used for this project. This investment represents a significant step in the revitalization of downtown.



Old Garner High School,
Landmark since 1996

The town recently built an addition on to the Old Garner High School Building to accommodate community theater productions. The school, both a National Register and Local Historic Landmark, was originally renovated in 1998 for use as senior citizen housing and a community center. The facility is heavily used by the public and has been a great success. Both the original renovation and the auditorium addition were recognized with Anthemion Awards by Capital Area Preservation.

Non-profit Partners

In the early 1990s, Garner resident Pam Cash polled her neighbors in Garner's historic area with the idea of creating a neighborhood watch group. The organization grew to become the "Friends of Historic Garner." Over the years, the group has been involved in a number of community issues, including historic preservation. The Friends actively recruited the Garner Police to relocate a substation into a Main Street location. Additionally, the Friends worked with the Town of Garner to purchase signs to help publicize downtown Garner's National Register Historic District. The Friends continue to advocate for the revitalization of downtown.

In 2003, Capital Area Preservation and the Friends of Historic Garner sponsored a landmarks Tour of downtown Garner with support from the Town of Garner.

Tax Credit Projects

Private property owners in Garner have taken advantage of state and federal income tax credits available for approved restorations to their historic buildings. The following buildings are known to have utilized these credits: Old Garner High School, Henry Bryan Store.



Wayland E. Poole House,
Landmark since 2005

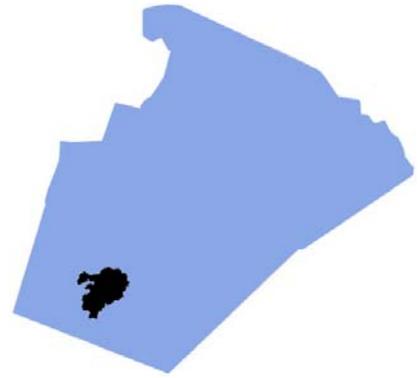
HOLLY SPRINGS

National Register Properties: Leslie-Alford-Mims House,
David-Adcock Store

Local Historic Landmarks: Leslie-Alford-Mims House

Local Regulations/Ordinances/Initiatives

In anticipation of imminent growth, the Town of Holly Springs undertook a nine-month long study of its downtown core. The result of this study is the Village District Area Plan, adopted in October 2005. The plan identifies the area within walking distance of Main and Ballentine Streets (the "Village") as possessing special character worthy of preservation. The plan contains recommendations on ways to protect and emphasize the town's historic assets through the use of zoning and design guidelines. A key element of the plan is the protection of the Leslie-Alford-Mims House, a property listed both on the National Register of Historic Places and as a Local Historic Landmark.



In keeping with its commitment to revitalize its downtown, the town constructed its new Town Hall on Main Street in the heart of Holly Springs. Opened in 2003, the 35,000 square-foot, two-story brick building was designed in an architectural style reminiscent of the 19th century when Holly Springs was founded.

In the future, the Town may study the possibility of additional National Register listings or local landmark designations.

Non-profit Partners

The Holly Springs Historic Preservation Society is actively involved in the preservation of the Village District Area.

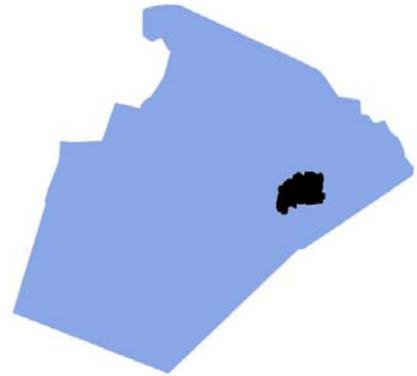


Leslie-Alford-Mims House,
Landmark since 1996

KNIGHTDALE

National Register Properties: Beaver Dam, Henry and Bettie Knight Farm

Local Historic Landmarks: Henry and Bettie Knight Farm, N.G House Store, Beaver Dam.



**N.G. House Store,
Landmark since 2007**

Local Regulations/ Ordinances/Initiatives

Old Town Knightdale Small Area Plan was adopted by the Town Council in 2007. This planning document describes existing conditions and plans for future growth in the Old Town Area, which includes the town's historic core. An interest by some developers in constructing infill development within Knightdale's historic core caused the Town Council to issue a building moratorium until the small area plan and revisions to the town's Unified Development Ordinance could be put into place. The resulting plan outlines

architectural and design standards that will be compatible with the existing architecture of the downtown, such as building massing, scale, set back, materials, and facades. The plan also addresses sidewalks, parking and landscaping.

As a result of the planning process the Town is studying having the downtown listed in the National Register of Historic Places. In September of 2007, the Town Council recognized the N.G. House Store as local historic landmark. This downtown commercial building is currently occupied by Stained Glass Associates, a nationally-recognized restorer and creator of stained and decorative glass.

Non-profit Partners

Knightsdale Historical Society

Tax Credit Projects

The owners of Beaver Dam Plantation at 7081 Forestville Road in Knightdale have taken advantage of state and federal income tax credits available for approved restorations to their historic property.



**Henry and Bettie Knight Farm,
Landmark since 2005**

MORRISVILLE

National Register Properties: James M. Pugh House

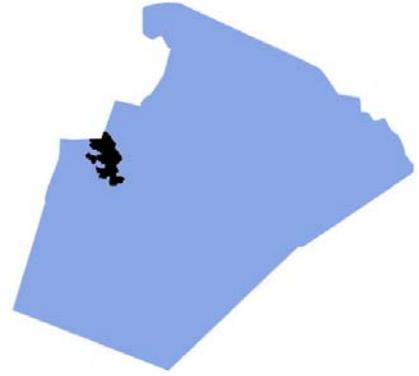
Local Regulations/Ordinances/Initiatives

Morrisville's new Town Center Plan blends elements of Morrisville's historic depot village with planned new amenities such as a Main Street commercial district, a cultural arts facility, public parks, transportation improvements, and new housing opportunities.

Historic preservation is a key component of the plan.

Implementation strategies include protecting historic structures around Church Street and Page Street with a Town Center

Development Code that lays out the standards for new development in the Town Center area; establishing a Civil War Park and a Rural Heritage Park; and restoring the Christian Church owned by the Town so that it can be used once again as a community facility.



The Town Center Plan won a 2007 State Planning Award from the North Carolina Chapter of the American Planning Association.

Formal CAP-Local Relationship:

The Town of Morrisville contracts with Capital Area Preservation to provide expertise on preservation issues related to the Morrisville Town Center Plan including, but not limited to, implementation strategies for the historic aspects of the plan. CAP has also provided consultation on the preservation of the Morrisville Christian Church and the Pugh House.



**James M. Pugh House,
National Register since 2003**

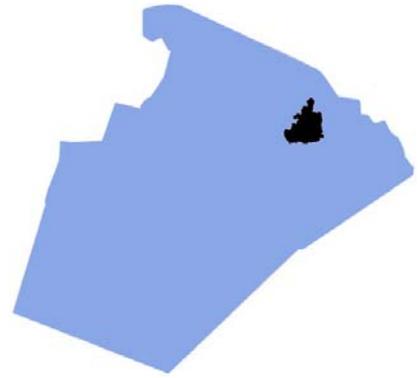
ROLESVILLE

National Register Properties: Dr. Lawrence Branch Young House

Local Historic Landmarks: Dr. Lawrence Branch Young House

Local Regulations/Ordinances/Initiatives

In 1999, the Town of Rolesville, with participation by elected officials, staff, and citizens, developed a community plan that set forth a vision for the future of the Town. In 2004, the Town of Rolesville created another plan, again with the participation of elected officials, staff and citizens that outlined goals for the next five to ten years.

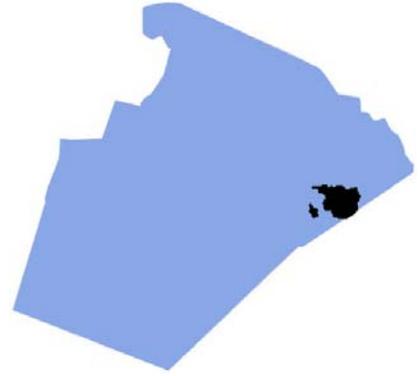


**Dr. Lawrence Branch Young House,
Landmark since 2005**

WENDELL

National Register Properties: Wendell Commercial Historic District

Local Historic Landmarks: M.C. Todd House, Sunnyside/R.B. Whitley House



**M.C. Todd House,
Landmark since 2006**

Local Regulations/ Ordinances/ Initiatives

Historic preservation is vital to Wendell's future. Beginning in July 2006, the Town of Wendell undertook a process of public participation to develop a vision for the town. A comprehensive plan entitled "The Plan of the Town of Wendell" was adopted in 2007. The plan states that the preservation of its small town and historic character should guide the town's growth.

Protecting and enhancing the downtown core is also a key objective of the plan. The solutions

section of the document recommends various tools to achieve these aims such as rezoning to encourage compatible mixed-use infill, and traffic flow, parking, and landscape recommendations. The plan is expected to be adopted by the Wendell Board of Commissioners in the near future.

Non-profit Partners

Wendell Historical Society is active on historic preservation issues. In 1997, they funded the nomination of the Wendell Commercial Historic District. In 2007, they co-sponsored a Landmarks Tour of historic Wendell with Capital Area Preservation and the Wake County Historic Preservation Commission.

Tax Credit Projects

Private property owners in Wendell have taken advantage of state and federal income tax credits available for approved restorations to their historic buildings. The following buildings are known to have utilized these credits: 17 N. Main Street and 21 N. Main Street.



**Sunnyside/R.B. Whitley House,
Landmark since 2007**

APPENDICES:

- A) LANDMARK DESIGNATION Q & A**
- B) CERTIFICATE OF APPROPRIATENESS Q & A**
- C) ORDINANCE TO ESTABLISH THE WAKE COUNTY HISTORIC PRESERVATION COMMISSION**
- D) WAKE COUNTY LANDMARKS**

APPENDIX A

LANDMARK DESIGNATION Q & A

WHAT IS A LOCAL HISTORIC LANDMARK?

A local historic landmark is an individual building, structure, site, area, or object, which has historical, architectural, archeological, or cultural significance and has been recognized by official designation for its importance. There are approximately 140 individual properties designated as historic landmarks in Wake County, including municipalities.

WHAT ARE THE BENEFITS OF DESIGNATING A PROPERTY AS A HISTORIC LANDMARK?

Honor - Landmark designation is an honor that is bestowed on only a few of the county's significant historic properties each year.

Reduced Property Taxes - An owner of a privately owned landmark is eligible for an annual 50% property tax deferral, as long as the special character of the historic property is maintained.

Design and Technical Assistance - The Wake County Design Guidelines aid the landmark owner in planning desired exterior changes in such a way that a landmark's historic value is preserved. Capital Area Preservation (CAP) staff can provide technical preservation assistance to owners of landmarks upon request.

WHAT ARE THE REQUIREMENTS OF LOCAL DESIGNATION?

Once the property has been designated, property owners are required to obtain a "certificate of appropriateness" from Capital Area Preservation before making changes to the exterior of the property. A Certificate of Appropriateness, or "CA," is a type of permit that *certifies* that changes to a historic landmark are *appropriate* to the historic character of the property. The Wake County Historic Preservation Commission's review of proposed changes ensures that work does not compromise the special character of the landmark.

HOW IS LOCAL DESIGNATION DIFFERENT FROM LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES?

Local designation should not be confused with listing in the National Register of Historic Places, a federal program administered by the state. Although some properties may carry both types of designation, the National Register and local designation are totally separate and independent programs with different requirements and benefits.

HOW ARE LANDMARKS DESIGNATED?

A local governing board designates historic landmarks upon recommendation of the Historic Preservation Commission. Procedures and requirements for landmark designation were established in the Wake County historic preservation ordinance.

Eligibility - Wake County's survey of historic architecture is used as a guide to evaluate a property's eligibility for landmark designation. In addition, the Historic Preservation Commission maintains a "Designation Priorities List" which includes properties already determined eligible for landmark designation. Other properties may be eligible, however, it is suggested that the applicant discuss the property's eligibility with Capital Area Preservation staff before proceeding with designation.

Landmark designation is usually initiated by the property owner, Capital Area Preservation, the Wake County Historic Preservation Commission, or the Raleigh Historic Districts Commission.

Application and Designation Report - A Designation Application and Report are completed and submitted to Capital Area Preservation. The report is usually prepared by the property owner or a consultant hired by the property owner or CAP. The report will include current data about the property and site; a complete description of the property proposed for designation; pertinent historical information; and photographs. (The "Landmark Designation Application" specifies all the information required for designation reports. A designation handbook provides detailed instructions about preparing a designation report.)

Historic Preservation Commission Review - Once Capital Area Preservation determines that the report is complete; it is submitted to the Historic Preservation Commission. The Commission is required to give the State Historic Preservation Office 30 days to comment on the report. The report may also be referred to the Commission's Designation Committee. Following these reviews, the Historic Preservation Commission will hold a public hearing on the landmark request during a regular meeting. Comments from the property owner, the State Historic Preservation Office, and other interested parties will be heard at the public hearing. The commission will then vote on a recommendation.

Governing Board Review - The report will be forwarded to the appropriate local governing body, which will also hold a public hearing on the proposed designation. Comments from the property owner, the State Historic Preservation Office, and other interested parties will be heard at the public hearing and the Historic Preservation Commission will present its recommendation. Following this public hearing, the local governing body may adopt an ordinance designating the property as a landmark or reject the proposal.

Notification - Upon approval, written notice of the designation is mailed to the property owner. A certified copy of the ordinance is also mailed to the owner after it is filed with the Wake County Register of Deeds Office.

HOW DO LANDMARKS GET THE TAX DEFERRAL?

Landmarks are eligible for the property tax deferral beginning in the year following designation. For example, a property which is designated as a historic landmark in 2001 is eligible for the tax deferral in 2002. (The deadlines are established by the N.C. General Statutes.) The tax deferral is claimed by submitting an application and a copy of the landmark ordinance to the Wake County Tax Assessor during the January tax listing period.

Please note that it takes several months for the completion of the landmark designation process. In order to ensure an adequate amount of processing time, the Historic Preservation Commission suggests that property owners who wish to meet the December 31 deadline submit a completed designation application form and report no later than August (see meeting schedule for specific deadline).

IS THERE ANY PENALTY IF A PROPERTY RECEIVING THE TAX DEFERRAL LOSES ITS LANDMARK STATUS?

Yes. If a designated historic landmark loses its landmark status due to demolition or alterations which affect the special character of the property, the owner will be responsible for up to three years back taxes, plus interest.

APPENDIX B

CERTIFICATE OF APPROPRIATENESS Q & A

WHAT IS A CERTIFICATE OF APPROPRIATENESS?

A Certificate of Appropriateness, or “CA,” is a type of permit that certifies that changes to a historic landmark or property in a local historic district are appropriate to the historic character of the property or district. Once a property is designated as a historic landmark or included in a local historic district, the exterior cannot be changed without a certificate of appropriateness issued by the Wake County Historic Preservation Commission (WCHPC) or by Capital Area Preservation (CAP) staff.

WHEN DO I NEED A CA?

If you are getting ready to do work to the exterior of your landmark property or its grounds, you will need to apply for a CA. A CA is required for all exterior projects that involve a change in design, materials, or general appearance to a historic landmark or its site.

A CA is not required for interior changes or routine maintenance. Routine maintenance is defined as the repair or replacement of building features when there is no change in materials or appearance. For example, painting a house when there is no change in color is considered routine maintenance. See the attached list of major and minor works for more examples of routine maintenance.

HOW ARE CAs ISSUED?

Your application will first be reviewed by CAP staff based upon the adopted Design Guidelines. The Design Guidelines are the basis for evaluating proposed changes. Copies of these guidelines are available from CAP. It is suggested that you review your application with CAP staff before the deadline to ensure that it is complete, accurate, and includes sufficiently detailed information. (See “Information for Applicants” on the CA Application)

Major Works - involve substantial changes to a landmark such as additions, new construction, and demolition. Major works are presented to the WCHPC for its approval during the Commission’s regular monthly meeting. The presentation will be a public hearing, and CAP and the WCHPC strongly encourage property owners and applicants to attend the meeting. You are not required to speak; however, it is often helpful for the applicant/owner to be present to answer questions that may arise. Owners of adjacent properties will also be notified by mail. Adjacent property owners and any other interested parties will also have the opportunity to comment on the application at the hearing. If the WCHPC approves the application, the property owner is issued a CA, which must be posted at the work site with any other required permits.

Minor Works - do not involve substantial changes to the appearance of a landmark. Minor works are reviewed by CAP staff and can usually be approved within a few days. Minor works may be referred to the WCHPC if the staff determines that the change involves substantial alterations, additions, or removals that could impair the integrity of the landmark or district. (See list of Major and Minor works.) Owners will be notified as soon as staff approves the project, and a copy of the

signed application will serve as the minor works CA. Like the major works CA, a copy of the minor works CA must be posted at the work site with any other required permits.

HOW SHOULD I PLAN APPROPRIATE CHANGES TO MY LANDMARK PROPERTY?

All decisions concerning applications for Certificates of Appropriateness are based on these guidelines. The Design Guidelines recognize that buildings evolve over time and encourage compatible change that does not compromise the characteristics that made the landmark worthy of designation. The guidelines are free and available to property owners from Capital Area Preservation. CAP staff can assist property owners in interpreting the guidelines and in planning changes that are appropriate. Please utilize the guidelines to plan your project.

HOW DO I APPLY FOR A CA?

Submit a Certificate of Appropriateness application to Capital Area Preservation, PO Box 28072, Raleigh, NC 27611. The application includes more detailed information about submittal requirements and schedules.

APPENDIX C

AN ORDINANCE TO ESTABLISH THE WAKE COUNTY HISTORIC PRESERVATION COMMISSION

Approved 5/4/92; Amended 11/16/92; Amended 9/20/93; Amended 5/15/95;
Amended 5/17/99

Purpose

Historic Preservation Commission

Historic Landmarks

Historic Districts

Certificate of Appropriateness

Conflict with Other Laws

1.0 Purpose

The historical heritage of Wake County is a valuable and important asset. By listing and regulating historic districts and landmarks, and acquiring historic properties, Wake County seeks:

- (1) To safeguard the heritage of the County, including its municipalities, by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- (2) To promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the County and State as a whole.

2.0 Historic Preservation Commission

2.1 Creation and Appointment

There is hereby established, by authority of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes, a joint historic preservation commission to be known as the Wake County Historic Preservation Commission or "Commission." The Commission shall consist of at least 9 members but no more than twelve members appointed by the Board of Commissioners of Wake County. All members must reside in Wake County within the jurisdiction of the Commission, which shall include the area wherein the county and municipalities which adopt this ordinance have authority for planning and regulation of development.

In making appointments to the Commission, the Board of Commissioners shall strive to appoint one member from each of the seven Board of Commissioners districts. The need for district representation shall be balanced with the availability of and need for specific expertise on the Commission.

In establishing the Commission and making appointments to it, the Board of Commissioners shall seek the advice of local governing bodies, or such State or local historical agencies, societies, or organizations as it may deem necessary. The Commission may appoint advisory bodies and committees as appropriate.

2.2 Qualification of Members

A majority of the members of the commission shall have demonstrated special interest, experience or education in history, architecture, archaeology, or related fields.

2.3 Terms

Commission members shall serve overlapping terms of two years, and until their successors have been appointed. Initially, the Board of Commissioners shall appoint six members to a term of one year and appoint five members to a full term of two years. Thereafter, the Board of Commissioners shall appoint members to two year terms. Any vacancy during the unexpired term of a member of the Commission shall be filled in accordance with Wake County policy.

2.4 Rules of Procedure

The Commission shall adopt rules of procedure necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. The rules of procedure adopted by the Commission shall at least provide for the selection of officers of the Commission, the time and place of its regular meetings and the calling of special meetings, the procedures for the conduct of public hearings, the conduct of voting, the forms to be used in applying for and issuing or denying certificates of appropriateness, and a list of minor works for which Commission staff may issue Certificates of Appropriateness.

2.5 Powers and Duties

The Commission is authorized and empowered to undertake such actions reasonably necessary to the discharge and conduct of its duties and responsibilities as outlined in this ordinance and the N.C. General Statutes, including but not limited to the following:

- (a) Undertake an inventory of properties of historical, prehistorical, architectural, archaeological, and/or cultural significance.
- (b) Recommend to the local governing body with which the County has entered an agreement, individual buildings, structures, sites, areas, or objects within its zoning jurisdiction to be designated by ordinance as "historic landmarks," and areas within its zoning jurisdiction to be designated by ordinance as "historic districts."
- (c) Recommend to the local governing body that designation of any area as a historic district or part thereof, or of any building, structure, site, area, or object as a historic landmark, be revoked or removed for cause.
- (d) Review and act upon proposals for alteration or demolition of designated landmarks and for alteration, demolition, or new construction within historic districts, pursuant to this ordinance.
- (e) Report violations of this ordinance, or other ordinances affecting historic landmarks and properties within historic districts, to the local official responsible for enforcing the ordinance.
- (f) Act as, establish, or designate a group, body, or committee to give advice to owners of historic landmarks or property within a historic district concerning the treatment of the historical and visual characteristics of their property, such as color schemes, gardens and landscape features, minor decorative elements, and for the informal review of major additions and new construction.
- (g) Conduct an educational program on historic landmarks and districts within the county.
- (h) Publish information, or otherwise inform the public about any matters pertinent to its purview, duties, organization, procedures, responsibilities, functions, or requirements.
- (i) Cooperate with state, federal and local governments in pursuing the purposes of this ordinance. The local governing body or the Commission when authorized by the appropriate local governing body may contract with

the State, or the United States of America, or any agency of either, or with any other organization, provided the terms are not inconsistent with state or federal law.

(j) Communicate with other boards or commissions in Wake County or with agencies of the County or other governmental units to offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.

(k) Prepare and recommend the official adoption of a historic preservation element as part of the County's comprehensive plan and a municipality's comprehensive plan, at the request of the local governing body.

(l) Accept funds to be used for preservation purposes that are granted to the Commission by private individuals, organizations, and local governing bodies.

(m) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to any historic landmarks, land to which historic buildings or structures may be moved, or properties located within historic districts; hold, manage, preserve, restore and improve the interest; and exchange or dispose of the interest by public or private sale, lease, or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property. All lands, buildings, structures, sites, areas, or objects acquired by funds appropriated by a local governing body shall be acquired in the name of the local government unless otherwise provided by the local governing body.

(n) Restore, preserve and operate such historic properties.

(o) Enter, at reasonable times, upon private lands and make examinations or surveys as necessary to the performance of its official duties. However, no member, employee or agent of the Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

(p) Negotiate at any time with the owner of a building, structure, site, area or object for its acquisition or its preservation, when such action is reasonably necessary and appropriate.

(q) Take steps, during the period of postponement of demolition or alteration of any historic landmark or property within a historic district, to ascertain what the local governing body can or may do to preserve such property, including consultation with private civic groups, interested private citizens, and other public boards or agencies, and including investigation of potential acquisition by the local governing body when the preservation of a given historic property is clearly in the interest of the general welfare of the community and such property is of certain historic and architectural significance.

(r) Propose to the local governing body changes to this or any other ordinance, and propose new ordinances or laws relating to historic landmarks and districts or relating to a total program for the protection and/or development of the historic resources of Wake County, the municipalities therein, and their environs.

(s) Organize itself and conduct its business, including any meetings or hearings necessary to carry out the purposes of this ordinance.

3.0 Historic Landmarks

3.1 Adoption of an Ordinance of Designation

Upon compliance with the procedures set out in Section 3.4, the local governing body may adopt and, from time to time, amend or repeal an ordinance designating one or more historic landmarks. The ordinance shall include information which shall:

(a) List the name or names of the owner or owners of the property;

(b) Describe each property designated in the ordinance, including the approximate area of the property so designated;

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- (c) Describe those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural significance;
 - (d) Provide for each designated historic landmark, a suitable sign or plaque indicating that the landmark has been so designated; and

(e) Any other information the local governing body deems necessary within the authority of this ordinance and the general statutes.

3.2 Criteria for Designation

In order for any building, structure, site, area, or object to be designated in an ordinance as a historic landmark, the Commission must find that the property is of special significance in terms of its history, prehistory, architecture, archaeology and/or cultural importance, and that it possesses integrity of design, setting, workmanship, materials, feeling and/or association.

3.3 Inventory

The Commission shall use an inventory of buildings, structures, sites, areas, or objects of historical, prehistorical, architectural, and archaeological significance in the county as a guide to the identification, assessment, and designation of historic landmarks. The Commission shall update the inventory from time to time.

3.4 Required Procedures for Designation

A local governing body may not adopt or amend an ordinance designating a historic building, structure, site, area, or object, or acquire any landmark, until the steps prescribed by this ordinance and its subsections have been taken, including rules of procedure and guidelines for the altering, restoring, moving, or demolishing properties designated as historic. Designation procedures may be initiated by the Commission or at the request of a property owner.

3.4.1 Designation Reports

The Commission shall make, or cause to be made, an investigation and report that includes all the information contained in this Section. Applications prepared by owners will be judged by the same criteria as those prepared by the Commission.

- (a) The name of the property to be considered for designation - both common and historic names, if they can be determined;
- (b) The name and address of the current property owner;
- (c) The location of the property proposed to be designated historic, including the street address and Wake County tax map and parcel numbers or the parcel identification number;
- (d) The date of construction and of any later alterations, if any;
- (e) An assessment of the significance of the site or structure pursuant to Section 3.2;
- (f) An architectural or archaeological description of the area of the site or structure proposed to be designated. If outbuildings or other appurtenant features are proposed to be designated, the report shall contain a description of those features;
- (g) A historical discussion of the site or structure within its type, period and locality;
- (h) A photograph that clearly depicts the property proposed to be designated and supplementary photographs showing facades, details and siting; and

(i) A map showing the location of the property, including any outbuildings and appurtenant features.

3.4.2 Review by the Department of Cultural Resources

A report accepted by the Commission shall be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History or its successor agency, for comments pursuant to G.S. 160A-400.6, as amended from time to time. The Department of Cultural Resources or its successor agency, acting through the State Historic Preservation Officer, shall, either upon request of the Department or at the initiative of the Commission, be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this ordinance.

3.4.3 Consideration of the Report

Once the designation report has been prepared, either by the Commission or by the owner, and is deemed by the Commission staff to meet the provisions of subsection 3.4.1, the Commission shall consider the report. The Commission may accept it, amend it, reject it, or recommend further study.

Prior to final action on a designation report, the Commission shall indicate the extent to which the landmark meets the criteria for designation in Section 3.2.

The Commission should consider any comments received in writing from the Department of Cultural Resources or its successor agency. If the Department does not submit its written comments or recommendations in connection with any proposed designation within thirty (30) days following receipt of the report, the Commission and the local governing body shall be relieved of any responsibility to consider such comments. After the expiration of the thirty (30) day comment period given the Division of Archives and History, the Commission may recommend to the local governing body that the property be designated as a historic landmark.

3.4.4 Submission to the Governing Body

The Commission shall forward its recommendation to the local governing body. The Commission shall submit a copy of the designation report, any written comments received from the Department of Cultural Resources, and, if the recommendation is for approval, a proposed ordinance of designation, to the local governing body.

3.4.5 Public Hearing

When a proposed ordinance of designation is submitted, the Commission and the local governing body shall hold a joint public hearing or separate public hearings on the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

3.4.6 Adoption of a Designation Ordinance

Following the required public hearing, the local governing body shall consider the designation report, the Commission's recommendation, the Department of Cultural Resource's comments, and the comments made at the public hearing, and may adopt the ordinance as proposed, adopt the ordinance with amendments or reject the ordinance.

3.5 Actions Subsequent to Approval

Upon adoption of the ordinance:

(a) Commission staff shall send the owner(s) of the landmark, as identified by current tax records, written notice of such designation within thirty (30) days of adoption of the ordinance by certified mail, return receipt requested.

(b) The Commission shall file one copy of the ordinance and any subsequent amendments thereto, in the office of the Register of Deeds of Wake County. The Register of Deeds shall index each historic landmark according to the name of the owner in the grantee and grantor indexes. The Commission shall pay a fee for filing and indexing.

(c) In the case of a landmark lying within the zoning jurisdiction of a municipality, a second copy of the ordinance shall be kept on file in the office of the municipal clerk and be made available for public inspection at any reasonable time. A copy shall also be given to the municipality's Inspections Director.

(d) All tax maps maintained by Wake County shall clearly indicate the designation of a building, structure, site, area, or object as a historic landmark for as long as the designation remains in effect.

(e) The Commission staff shall notify the tax assessor of Wake County of the landmark designation. The assessor shall consider the designation and any recorded restriction on the landmark in appraising it for tax purposes.

3.6 Denied Applications

If the local governing body denies a designation report, a copy of the minutes of the meeting at which such a decision to deny the report was made, shall be mailed to the owner of the property proposed for designation.

4.0 Historic Districts

4.1 Adoption of an Ordinance of Designation

No historic district may exist without an ordinance designating it as such. Upon compliance with the procedures contained in Section 4.4, the local governing body within its jurisdiction, may adopt and from time to time amend or repeal an ordinance designating one or more historic districts.

4.2 Criteria for Designation

In order for any area to be designated in an ordinance as a historic district, the Commission must find that the area is of special significance in terms of its history, prehistory, architecture, archaeology and/or cultural importance, and that it possesses integrity of design, setting, workmanship, materials, feeling and/or association.

4.3 Inventory

The Commission shall use an inventory of buildings, structures, sites, areas, or objects of historical, prehistorical, architectural, and archaeological significance in the county as a guide for the identification, assessment, and designation of historic districts. The Commission shall update the inventory from time to time.

4.4 Required Procedures for Designation

A local governing body may not adopt or amend an ordinance designating a historic district, nor may the local governing body or the Commission accept any district until the steps prescribed by this Section have been taken.

4.4.1 Designation Report

The Commission shall prepare or review an investigation and report describing the significance of the buildings, structure, features, sites, or surroundings included in any such proposed district, and the description of the boundaries of such district. Such report shall be referred to the local governing body or the local planning agency for its review and comment according to procedures set forth in the zoning ordinance of the corresponding jurisdiction.

4.4.2 Review by the Department of Cultural Resources

All designation reports shall be submitted to the North Carolina Department of Cultural Resources by the Commission. The Department of Cultural Resources or its successor agency, acting through the State Historic Preservation Officer, shall, either upon request of the Department or at the initiative of the Commission, be given an opportunity to review and comment upon the substance and effect of the designation of any district.

If the Department does not submit its written comments or recommendations in connection with any proposed designation within thirty (30) days following receipt of the report, the Commission and the local governing body shall be relieved of any responsibility to consider such comments. After the expiration of the thirty (30) day comment period given the Division of Archives and History, the Commission may recommend to the local governing body that the area be designated as a historic district.

4.4.3 Review by other Groups

The local governing body may also, in its discretion, refer the designation report and proposed boundaries to any local preservation commission or other interested body for its recommendations prior to taking action to amend the zoning ordinance.

4.4.4 Adoption of a Designation Ordinance

On receipt of these reports and recommendations, the local governing body may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning ordinance provisions.

4.5 Revisions to Districts

With respect to any changes in the boundaries of an adopted historic district subsequent to its initial establishment, the requirements and procedures contained in Section 4.0 shall apply.

5.0 Certificate of Appropriateness

5.1 Required

From and after the designation of a historic landmark or district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission. In adopting an ordinance establishing a historic district, the local governing body shall provide that no building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures shall be issued unless the Commission has first issued a Certificate of Appropriateness authorizing the construction, alteration, moving, or demolition. Any building permit or such other permit not issued in conformity with this section shall be invalid. In approving a Certificate of Appropriateness, the Commission may attach reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building permit is required.

For purposes of this ordinance, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building or other structure, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" shall mean the style, material, size, and location of all such signs. In adopting an ordinance establishing a historic district, the local governing body may provide that "exterior features" also include historic signs, color, and significant landscape, archaeological, and natural features of the area. The Commission shall take no action under this section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features which would be incongruous with the special character of the landmark or district.

5.2 Review Guidelines

Prior to the designation of any historic landmark or district, the Commission shall prepare and adopt guidelines, not inconsistent with Part 3B Article 19 of Chapter 160A of the N.C. General Statutes for altering, restoring, moving, or demolishing of property designated as historic. It is the intention of these guidelines to ensure, insofar as possible, that changes in designated landmarks or properties located within designated districts shall be in harmony with the reasons for designation.

5.3 Limitations on Interior Review

Notwithstanding this ordinance, jurisdiction of the Commission over interior spaces shall be limited to specific interior features of architectural, artistic, or historical significance in publicly owned landmarks, and of privately owned historic landmarks for which consent for interior review has been given by the owner. If an owner's consent for interior review has been filed in the office of the Wake County Register of Deeds and indexed according to the name of the owner of the property in the grantee and grantor indexes, such consent shall bind future owners and/or successors in title. The ordinance establishing the historic designation shall specify the interior features to be reviewed and the specific nature of the Commission's jurisdiction over those features.

5.4 Certain Changes Not Prohibited

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of a historic landmark or property located within a district that does not involve a change in design, material, or outer appearance thereof. Nor shall this ordinance be construed to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent a property owner from making any use of his property not prohibited by other statutes, ordinances, or regulations. Nothing in this ordinance shall be construed to prevent the maintenance of or, in the event of an emergency, immediate restoration of any existing above-ground utility structure without approval by the Commission.

5.5 Administrative Approval for Minor Works Allowed

The Commission staff may issue a Certificate of Appropriateness for minor works, as listed in the Commission's Rules of Procedure. Minor works shall include and are defined as those exterior changes that do not involve substantial alterations, additions, or removals that could impair the integrity of the property and/or district as a whole.

No application for a minor works Certificate of Appropriateness may be denied without formal action by the Commission.

5.6 Delay in Demolition of Designated Properties

Except as provided below, the Commission may not deny an application for a Certificate of Appropriateness authorizing the demolition of a designated historic landmark or property located within a district. However, the Commission may delay the effective date of such a certificate for a period of up to 365 days from the date of approval. The Commission may reduce the period of delay where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the property, as provided in subsection 2.5(q).

The Commission may deny an application for a Certificate of Appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Office to have statewide significance, as defined in the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

If the Commission has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the local governing body, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Commission for a period of up to 180 days or until the local governing body takes action on the designation, whichever occurs first. Should the governing body approve the designation prior to the expiration of the 180 day delay period, an application for a certificate of appropriateness for demolition must then be filed; however, the maximum delay period of 365 days shall be reduced by the period of delay while the designation was pending.

5.7 Demolition by Neglect

Demolition by neglect of any designated historic landmark or property located within a district shall constitute a violation of this ordinance. The local governing body may take appropriate actions to prevent demolition by neglect, provided such actions include appropriate safeguards to protect the property owner from undue economic hardship.

5.8 Required Procedures

5.8.1 Submittal of Application

An application for a Certificate of Appropriateness shall be obtained from and, when completed, filed with the Commission staff. Applications for Certificates of Appropriateness shall be considered by the Commission at its next regularly scheduled meeting, provided they have been filed, complete in form and content, at least 10 working days before the meeting; otherwise consideration shall be deferred until the following meeting.

5.8.2 Contents of Application

The Commission shall, by uniform rule in its Rules of Procedure, require information as is reasonably necessary to determine the nature of the application. An application for a Certificate of Appropriateness shall not be considered complete until the required information is included. An incomplete application shall not be accepted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.

5.8.3 Notification of Affected Property Owners

Before considering an application for a Certificate of Appropriateness, the Commission shall notify by mail the owners of any adjacent property. The mailed notices are for the convenience of the property owners and occupants and any defect or their omission therein shall not impair the validity of issuing a Certificate of Appropriateness, or any following action.

5.8.4 Hearing

When considering an application, the Commission shall give the applicant and owners of any property likely to be materially affected by the application, an opportunity to be heard.

5.8.5 Commission Action on Application

When considering the application, the Commission shall apply the review guidelines required by Section 6.0, and shall, before final action of the application, make findings of fact indicating the extent to which the application is or is not in compliance with the review criteria.

The Commission's action on the application shall be approval, approval with modifications, deferral, or disapproval.

5.8.6 Reasons for Commission's Actions to Appear in Minutes

The Commission shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with modifications, deferral or denial. The minutes shall also contain a summary of any citation to the evidence, testimony, studies, or other authority upon which it based its decision.

5.8.7 Time Limits

If the Commission fails to take final action upon any application within ninety (90) days after the complete application is submitted to the Commission staff, the application shall be deemed to be approved as submitted. This time period may be extended upon mutual agreement between the Commission and the applicant.

A Certificate of Appropriateness shall expire six months after the date of issuance, or in the case of a demolition Certificate of Appropriateness, the effective date, if the work authorized by the certificate has not been commenced. If the work has been discontinued for a period of twelve months after commencement, the permit shall immediately expire.

5.8.8 Submission of New Application

If the Commission denies a Certificate of Appropriateness, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration, or moving.

5.8.9 Appeals of the Commission's Decision

An appeal may be made to the Board of Adjustment of the corresponding jurisdiction regarding the Commission's action in approving or denying any application for a Certificate of Appropriateness. Written notice of intent to appeal must be sent to the Commission, postmarked within twenty (20) days following the Commission's decision, unless oral notice of appeal is made to the Commission during the meeting at which the decision is rendered. Appeals must be filed with the Board of Adjustment of the corresponding jurisdiction within 60 days following the Commission's decision. Appeals shall be in the nature of certiorari. The Board of Adjustment's decision in any such case may be appealed to the superior court of Wake County.

5.9 Ordinance to Apply to Publicly Owned Buildings and Structures

Designated historic buildings, structures, sites, areas, or objects owned by State of North Carolina or any of its political subdivisions, agencies, or instrumentalities shall be subject to the regulations imposed by this ordinance, in accordance with North Carolina General Statute 160A-400.9(f).

5.10 Remedies

In case any building, structure, site, area, or object designated a historic landmark or any property located within a historic district is about to be demolished as the result of deliberate neglect or otherwise, materially altered, remodeled, or removed, except in compliance with this ordinance, the local governing body, the Commission, or other party aggrieved by such action may institute any appropriate action or proceedings to prevent such unlawful demolition, material alteration, remodeling, or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such historic property.

6.0 Conflict with Other Laws

Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance or regulation of the local governing body, the more restrictive ordinance or regulation shall govern.

APPENDIX D

WAKE COUNTY LANDMARKS



Alpheus Jones House, 6512 Louisburg Road, Raleigh, Designated: 5/01/1990, Individually Listed, National Register

Alpheus Jones built the house that bears his name in 1847 on 680 acres of land given him by his father, Seth Jones, in 1842. The house is a handsome, unpretentious, representative Greek Revival plantation house with consistent Greek Revival details. In the 1970s the house served as a restaurant, but is once again a private residence.



Yates Mill, 3031 Lake Wheeler Road, Raleigh, Designated: 5/01/1990, Individually Listed, National Register

Granted to Samuel Pearson by Lord Granville in 1761, Yates Mill is the last water-powered mill standing in Wake County. The mill takes its name from Phares Yates who acquired the mill in 1869. The mill is currently being renovated and will be the centerpiece of a county park.



NC State Commercial and Agricultural Building, 1025 Blue Ridge Road, Raleigh, Designated: 5/01/1990, Individually Listed, National Register

These buildings are distinguished examples of Mediterranean Revival Architecture—rare to North Carolina—and are among the oldest extant exhibition halls standing in the state. Designed by the local firm of Atwood and Weeks the buildings were the first exhibition halls erected at this site where the fair has been held annually since 1928.



Lane-Bennett House, 7408 Ebenezer Church Road, Raleigh, Designated: 5/01/1990, Individually Listed, National Register

The Lane-Bennett House was built in two sections beginning in 1775 by Joseph Lane. In 1863, Joseph Z. & Eugenia Bennett, acquired the house which remained in the Bennett family for the next 100 years. The long-vacant house was moved from the Cary area to its current location in 1980. The house is currently a private residence.



Jones-Johnson Farm, 7200 Sunset Lake Road, Fuquay-Varina Vicinity, Designated 5/02/1994, Jones-Johnson-Ballentine National Register Historic District

The Jones-Johnson Farm contains a well-preserved collection of dwellings and outbuildings from the late eighteenth century to World War II. The farm features the 1790s log-built Ethelred Jones House, the grand Greek-Revival-turned-Neo-Classical William Wesley Johnson House, and a full complement of agricultural outbuildings spanning three centuries of farming including an early twentieth-century Standard Homes Plans Office. The farm is privately owned.



Ben Wiley Hotel, 331 S. Main Street, Fuquay-Varina, Designated: 12/05/1994, Individually Listed, National Register

Built in 1925 by local physician Wiley Cozart, the Craftsman-style hotel entertained guests from around the state during holidays and special celebrations on Easter Monday and July Fourth. The landmark's Craftsman influences can be seen in its overhanging and low pitched roof and exposed and shaped rafter tails. The structure is now apartments.



Page Walker Hotel, 119 Ambassador Loop, Cary, Designated: 12/08/1994, Individually Listed, National Register

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.



Perry Farm, 6308 Riley Hill Road, Riley Hill, Designated: 12/19/1994, Individually Listed, National Register

The Perry Farm with its 1820 farm house built by John and Nancy Perry, is an intact historic farm complex significant in local African-American social history. Like many former slaves after emancipation, Feggins Perry became a tenant farmer on the land where he was once bound. Owned by white members of the Perry family for most of the nineteenth century, in 1914 the property was acquired by Feggins Perry's son, Guyon Perry, and it remains in that family to the present.



Apex Union Depot, 220 N. Salem Street, Apex, Designated: 10/20/1994, Apex National Register Historic District

The Apex Depot was designed in 1914 by the staff of the Seaboard Railway in Norfolk Virginia. It is the most sophisticated of Wake County's few surviving local railroad stations. It currently serves as the office of the Chamber of Commerce.



J. Beale Johnson House, 6321 Johnson Pond Road, Fuquay-Varina Vicinity, Designated: 6/05/1995, Individually Listed, National Register

This grand Neo-Classical house, built around 1906, was designed by prominent Raleigh architect Charles Pearson. With its imposing Doric portico, the residence illustrates the Neoclassical influences of the early Colonial Revival style. The house was home to James Beale Johnson, who made substantial contributions to business, political and general community life in southern Wake County in the early part of the Twentieth-Century. The Johnson Home is a private residence.



Ballentine-Spence House, 109 E. Spring Street, Fuquay-Varina, Designated: 11/04/1996, Fuquay Springs National Register Historic District

This impressive Colonial Revival residence features a hipped cross-gabled roof, a large wrap around porch featuring tapered Doric columns. The house was built for James "Squire" Ballentine, who was active in town life in his various roles as magistrate, postmaster, merchant, and teacher. The current property owners have worked to restore the house to its historic appearance.



Garner High School (former), 720 W. Garner Road, Garner, Designated: 1/16/1996, National Register Historic District

The former Garner High School was built in the 1920s to serve students in the town and the surrounding rural areas. After a major renovation in the late 1990s, the building currently serves as a performing arts center for the town and as senior housing.



Bennett Bunn Plantation, 1917 Old Bunn Road, Zebulon Vicinity, Designated: 8/19/1996, Individually Listed, National Register

The Bennett Bunn Plantation is a remarkably intact collection of 1830's outbuildings clustered around an 1833 main house on one-hundred and eighty acres of farmland. The property passed through several generations of the Bunn family until the late 1990s. The property continues to serve as a private residence.



Edenwood, 7620 Old Stage Road, Williams Crossroads Vicinity, Designated: 8/19/1996, Individually Listed, National Register

Edenwood has been a landmark on the Old Stage Road from Charleston to Petersburg since its construction by David Williams or his son Simeon in the second quarter of the nineteenth century. Owned by the Williams family until 1917, the house continues to serve as private residence.



Leslie-Alford-Mims House, 100 Avent Ferry Road, Holly Springs Vicinity, Designated: 10/01/1996, Individually Listed, National Register

A prominent local example of the Greek Revival, the main block of the building was constructed by Archibald Leslie in the early 1840s and added to in the late nineteenth century and 1940s by the Alford and Mims families. The property continues to serve as a private residence for the Mims family.



Falls of the Neuse Manufacturing Company, Falls of Neuse Road, Designated: 7/21/1997, Individually Listed, National Register

Built in 1854-1855, this massive, three-story granite mill building at the falls of the Neuse River was the center of an impressive milling operation for over a century. During its chief period of significance in 1855-1896 in which it operated as a paper mill, it was described as the only significant producer of paper in eastern North Carolina and one of the largest in the state. The mill was restored in 1984 as condominiums.



Apex Town Hall (former), 235-237 N. Salem Street, Apex, Designated: 10/07/1997, Apex National Register Historic District

The focal point of the civic history of Apex, the Town Hall was constructed in 1911-1912. Purpose built to serve numerous functions, the new Town Hall on North Salem Street housed a large vegetable and meat market, a small jail, and a storage room (which doubled as a "fire house") on the first floor and a municipal offices and a theater on the second floor. The building currently serves as headquarters for the Town's Parks and Recreation Department.



Oaky Grove Plantation, 5800 Turnipseed Road, Shotwell, Designated: 10/20/1997, Individually Listed, National Register

Built by Thomas Price around 1818 Oaky Grove has been home to generations of the Price, Blake and Doub families, Originally a two-story hall-parlor-plan house, the dwelling was expanded and remodeled in the late nineteenth century. The 28-acre tract, all that survives of the once over 4500-acre plantation, also contains an early smokehouse, barn, and the family cemetery with stone tombs and a notable stone enclosure wall characteristic of antebellum plantation graveyards in North Carolina. Oaky Grove is still owned by the Doubs family.



Banks House, 101 East Garner Road, Garner, Designated: 11/18/1997, National Register Historic District

Dr. Braxton Banks purchased a one-story dwelling from George Montague in the 1890's and soon greatly expanded it to serve as both his home and office. The house is still owned and occupied by family members, although the medical office has not been used as such since Dr. Banks died in 1903.



Walter-Aiken House, 313 S. Fuquay Avenue, Fuquay-Varina, Designated: 12/22/1998, Fuquay Springs National Register Historic District

The Walter Aiken House is architecturally significant as a well-preserved and finely detailed Queen Anne / Colonial Revival style-residence. Built in the early twentieth century, the Aiken House is distinguished by its massive size and Queen Anne details such as the wrap-around porch with turret, ionic columns and pilasters and a projecting bay. The house is also associated with Walter Aiken, Fuquay Springs' first mayor. The house is a private residence.



Maynard-Pearson House, Olive Chapel Road, Apex Vicinity, Designated: 5/01/2001

The Maynard-Pearson House is an excellent example of an "I" House Style, a popular rural style in late nineteenth and early twentieth-century Wake County. Built in 1872 it was also home to two prominent area families, including John Phineous Pearson, a member of the NC State Legislature. The property has been completely rehabilitated and is currently the headquarters of the Apex Historical Society.



Dr. Wiley S. Cozart House, 333 S. Main Street, Fuquay-Varina, Designated 12/18/2001, Fuquay Springs National Register Historic District

Dr. Wiley S. Cozart, who owned the adjacent Ben-Wiley Hotel constructed this stately residence in 1927. The house combines strong elements of the Colonial Revival style with more subtle elements of the Arts and Crafts style. The property includes a well-preserved frame gazebo with a dry-laid stone fireplace that was constructed at the same time as the house. The house is also important for its association with Dr. Cozart, a local doctor, businessman, school board chairman, and mayor of Fuquay Springs. The house currently functions as the Fuquay Springs Inn, a popular B & B.



Wakefield Farm (Barn), 6324 Wakefalls Road, Wake Forest Vicinity, Designated: 4/01/2002, Individually Listed, National Register

Wakefield Barn is all that remains of a 2,200 acre dairy farm and is one of the most architecturally unique farm buildings in Wake County. Prominent Durham resident John Sprunt Hill began construction of his dairy complex in 1934. The farm became a showplace for the newest dairy and farming technologies and produced prize-winning Guernsey dairy cows, as well as hay, corn, wheat and draft horses. Few other barns in Wake County share Wakefield's creative details, including its X-batten door and window shutters, graceful bell-shaped roof, and terra-cotta tiled silos. The structure is now a privately operated horse barn.



Thompson-Utley-Fletcher-Tunstall House, 406 N. Main Street, Apex, Designated: 8/05/2003, Apex National Register Historic District

The Thompson-Utley-Fletcher-Tunstall House was built in 1872 and was home to four of Apex's most influential community figures. A fine example of a late nineteenth-century "I" house with Victorian details, the house and its outbuildings represent a rare surviving core of an in-town farm. The building is owned by the Town of Apex.



Sellars Building, 108-110 N. Salem Street, Apex, Designated: 8/05/2003, Individually Listed, National Register

The Sellars Building, built in 1908, was the first brick commercial building in downtown Apex and influenced the architecture of every significant structure that followed during the almost twenty years economic prosperity for the community. The understated façade is accented with stone granite lintels, a second story dentil stringcourse, and two restored storefronts. The building was restored inside and out by the current owners, Michael and Sandra Trull.



Jesse Penny House and Outbuildings, 5611 Penny Road, Raleigh Vicinity, Designated: 10/20/2003, Individually Listed, National Register

The Jesse Penny House and Outbuildings are a rare, unique, intact example of a rural Wake County farm complex. The house displays the triple-A roof so popular at the time and features a prominent wrap-around verandah embellished with turned and sawn ornamentation. Notable is the excellent condition and arrangement of the outbuildings, which include barns, a chicken house, a pump house, and a cottage. An original picket fence encloses the dwelling and remains one of the earliest such structures in the county. The house continues to serve as a private residence.



Hartsfield-Perry Farm, 8401 Mitchell Mill Road, Rolesville Vicinity, Designated: 10/04/2004, Individually Listed, National Register

An outstanding antebellum farm complex, the Hartsfield-Perry Farm commands a marvelous rural setting. Surrounded by mature oak trees, the two story L-shaped house at the center of the complex was built in 1835, when Dr. Wesley Hartsfield is known to have been living there with his father, Andrew Hartsfield (1765-1861), a prominent Methodist minister. The house and property retain a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.



Dr. Lawrence Branch Young House, 119 W. Young Street, Rolesville, Designated: 3/07/2005, Individually Listed, National Register

Built in 1903 by Rolesville physician Dr. Lawrence Branch Young, this two story house blends Victorian and Classical details, such as a steep pyramidal roof with front and side cross gables, tall corbelled brick chimneys, and a wraparound porch with slim Ionic columns and a turned balustrade. The Young House is the only example of the Queen Anne / Colonial Revival-style in Rolesville. Dr. Lawrence Young served the Rolesville community during the late-nineteenth and early twentieth centuries. The Dr. Lawrence Branch Young House is the first local historic landmark designated by the Rolesville Board of Commissioners.



Henry Bryan Store, 107 W. Main Street, Garner, Designated: 03/02/2005, Garner National Register Historic District

Built around 1900, it is reportedly the first brick commercial building in Garner. The triple store contained Bryan's grocery, furniture, dry goods stores in the early twentieth century. Restored by Magdy and Mones Saad in 2005 for mixed commercial/residential use, the Bryan Store is the most prominent building in the line of commercial buildings that face the railroad and is a visual anchor on Main Street.



Thompson House, 13029 Falls of Neuse Road, Wake Forest Vicinity, Designated: 5/13/2005, Individually Listed, National Register

The antebellum Thompson House in New Light Township is more closely related architecturally to houses of the same period in nearby Wake Forest Township than to the generally modest dwellings in New Light. The house is unusually large and displays many common Greek Revival features. Relocated and restored by Applewhite Properties in 2005, the house continues in private residential use on its new site.



Henry and Bettie Knight Farm, 7045 Highway 64 East, Knightdale, Designated: 5/14/2005, Individually Listed, National Register

The Henry and Bettie Knight Farm is significant as the home place of the people who worked to establish the Town of Knightdale. The farm complex includes a one-and-a-half story vernacular frame farm house, built c. 1890, with several additions constructed before 1920; a smokehouse; and dairy. The farm remains in private ownership.



Dr. Nathan Blalock House, 6741 Rock Service Station Road, Willow Spring Vicinity, Designated: 10/03/2005, Individually Listed, National Register

Built circa 1912 for Dr. Nathan Blalock on the site of an earlier family home, this Colonial Revival home features lavish details. In front of the house sits a miniature triple-A playhouse. Among the outbuildings are several tobacco barns and early twentieth-century tenant houses. The house is owned by and lived in by descendants of Dr. Blalock.



Cannady-Brogden Farm, 15260 Brogden Road, Creedmoor Vicinity, Designated: 10/03/2005, Individually Listed, National Register

Built in 1904 onto an earlier family dwelling, the Cannady-Brogden house is an archetypal example of the very popular triple-A-roofed I-house. Dependencies associated with the property are a corn crib, woodshed, washhouse, covered well, chicken coop, smokehouse, stackhouse, packhouse, machinery shed, mule barn, cow shed, and tobacco barn, all of frame construction. The farm continues in family ownership.



Wayland E. Poole House, 4800 Auburn-Knightdale Road, Garner Vicinity, Designated: 10/18/2005, Individually Listed, National Register

This remarkably intact Queen Anne cross-gabled frame dwelling built in 1911 by Wayland E. Poole has a wraparound porch with turned posts, corbelled brick chimneys, decorative screen doors and diamond shaped vents. According to family tradition, Poole hand picked all the lumber for the house from his sawmill in Auburn. The building is currently used for commercial purposes.



Trinity House, 3700 Trenton Rd., Raleigh vicinity, Designated: 12/7/2005

The Trinity House is the oldest brick residence in Wake County. Although expanded in the late nineteenth century and extensively remodeled in the twentieth, the house retains its steeply pitched gable roof and traditional form with interior chimneys. Associated with the beginnings of Methodism in Wake County, the Trinity house is the County's first designated archaeological landmark. It serves as a private residence.



Fuquay Springs Teacherage, 602 E. Academy Street, Fuquay Varina, Designated: 8/7/2006, Individually Listed, National Register

The Fuquay Springs Teacherage is a two-story Craftsman style building constructed as a private residence in 1925 in Fuquay Varina. In 1947, the Wake County Board of Education bought it and operated it as a teacherage until 1968. It is one of only six known teacherages in Wake County, and it exemplifies housing provided for teachers as an integral part of school consolidation in the early to mid-20th century.



M.C. Todd House, 3851 Wendell Boulevard, Wendell, Designated: 10/9/2006

The M.C. Todd House is particularly noteworthy Craftsman-style bungalow. It has unusual oriental detailing on the porch posts and railings. It has a multi-planed, low pitched roof with broad eaves and exposed rafter ends. It has multiple Craftsman-style windows and a large, glazed front door. The M.C. Todd House is an excellent example of an "Aeroplane Bungalow," a nickname given to this house type by its California designers which stems from the single room on the second story. There are only a few other examples of Aeroplane Bungalows in North Carolina.



Apex Dome Building, 105 W. Williams Street, Apex, Designated: 12/5/2006

The Apex Dome was built c.1960 by Raleigh architect Dale Blosser and owner Louis C. Smith of Apex. It is a local adaptation of a geodesic dome. Geodesic domes were invented by Buckminster Fuller and were developed in Raleigh, NC by his company, Synergetics, Inc. and in collaboration with faculty and alumni of the Design School at North Carolina State College (now North Carolina State University). The Apex Dome is an example of Buckminster Fuller's "world architecture," his global vision of the installation of mass-produced, patented geodesic domes. The architect of the Apex Dome, Dale A. Blosser (1927-1982), earned a B.S. in Architecture from the School of Design at North Carolina State College in 1956. Blosser was a student at State during a time when the School of Design was one of the nation's foremost progressive design schools pioneering modernist architecture and when Buckminster Fuller was leading annual teaching seminars there. Blosser later worked as a manager and architect on nationally-renowned projects with Synergetics, Inc. Blosser designed the Apex Dome around the geodesic dome roof. The roof is a "Peasedome," which is a specific type of geodesic dome constructed from plywood kit from the Pease Woodworking Company of Hamilton, Ohio, a well-known supplier of Buckminster Fuller-licensed geodesic domes. Blosser also designed the porch that encircles the building, adding a quintessentially rural North Carolina feature to the structure. The tin shingles that cover the roof today were installed approximately one year after the Dome's completion, as the plywood roof quickly developed leaks. These tin shingles also add a local building tradition to this unusual structure. The Apex Dome is the only known Peasedome in Wake County, and possibly in North Carolina. The Apex Dome is significant for its representation of Buckminster Fuller's vision of "world architecture" and its association with the innovative design community at North Carolina State University. The Apex Dome also signifies Apex's shift in the mid-20th century from a railroad-oriented community to an automobile and highway-oriented community.



N.G. House Store, 221 N. First Avenue, Knightdale, Designated: 6/4/2007

The N.G. House Store was constructed c. 1907-1912. It is a simply detailed two-story brick commercial building. The original four-over-four wooden sash windows remain, as well as the original interior room configurations and finishes. The storefront at street level was replaced in the 1960s by Robert Wysocki, accomplished stained glass artist, founder of Stained Glass Associates, and owner of the building at the time. The current owners of Stained Glass Associates now own the building and continue to run their nationally-renowned business out of this space. Nymphas Green House and his father, Thomas House, built the structure between 1907 and 1912. Nymphas House and his son, Lundy, ran their grocery and general store, "N.G. House and Son," out of this building. Like many small but growing communities in the early twentieth century, Knightdale's progress was tied to the railroad. The N.G. House Store's location—directly across the tracks from the depot—made it one of the most prominent places in the town from the 1910s to the 1950s. The N.G. House store was a central point not only for purchasing staple goods, but also for social and civic gatherings. In 1940, the town of Knightdale was struck by a massive fire that decimated the downtown area. The N.G. House Store is the only building to have survived the fire and represents that first period of Knightdale's downtown development from the early twentieth century.



Sunnyside, 210 S. Selma Road, Wendell, Designated: 08/13/2007

Wendell businessman R. B. Whitley built a large and fashionable brick Craftsman-style house on Selma Road in 1918. Undoubtedly one of the most stylish houses in town in the 1910s and 1920s, the house displays such thoroughly modern Craftsman features as front and side porte cocheres to shelter the family automobiles. A broad porch shelters the front entrance, which is topped by an arched window and flanked by sidelights. According to family tradition, the recently completed house served as a hospital during an influenza epidemic in 1918. Family members remember that R.B. Whitley believed brick buildings were more durable and, in the long run, more economical than frame buildings—a belief reflected not only in his own home but also in the other buildings on this property, including a wash house, smokehouse, a garage, and four gate pillars at the front of the drive. Originally from Johnston County, R. B. Whitley moved to the budding town of Wendell in 1906. A prominent merchant and civic leader, Whitley was instrumental in establishing the town's tobacco market. He founded the Bank of Wendell in 1907 and served as its president from its establishment until his death in 1944.



Beaver Dam Plantation, 7081 Forestville Road, Knightdale, Designated: 9/4/2007

Once the seat of a 4000-acre plantation during the first half of the nineteenth century, Beaver Dam survives as a rare example of the successful plantations throughout eastern Wake County and , Indeed, piedmont North Carolina. Built c.1810, Beaver Dam stands as an unspoiled example of transitional Georgian-Federal architecture. It was also one of nine prominent Hinton-family plantation houses in Wake County, only three of which survive. William Hinton (1767-1836) and his wife, Candace Rosser Hinton, built Beaver Dam around 1810 on land William acquired from his sister and his father, Major John Hinton. Exemplifying the substantial, neatly finished but conservative houses built for many North Carolina planters around 1800, the two-story frame dwelling has a hall-and-parlor floor plan with original shed rooms to the rear. Characteristic of the best workmanship of the era, the heavy timber-frame is covered with molded weatherboard siding. The house retains its original nine-over-nine wooden sash windows. The interior finishes continue the excellent traditional craftsmanship with paneled doors, hand-molded wainscot, and fine decorative fireplace mantels. The building stands commandingly on two open acres at the corner of Smithfield and Forestville Roads. To its east stands the original, small, timber-frame smokehouse.



Midway Plantation, 1900 Amethyst Ridge Road, Knightdale vicinity, Designated: 9/4/2007

Midway Plantation was constructed in 1848 by Charles Lewis Hinton as wedding gift to his son, Major David Hinton, and his wife, Mary Bodie Carr. The house was named Midway for its location halfway between the two other surviving Hinton family Plantations, Beaver Dam and The Oaks. The handsome Greek Revival main house stands two stories tall and has many fine Greek Revival decorative features throughout, including Doric fluted porch columns, a second story balustrade, interior decorative cornices, paneled wainscot, paneled doors, and decorative window trim. The house retains much of its original material, including its wood siding and six-over-six wood sash windows. The house was originally located on U.S. Highway 64 in Knightdale, but had to be moved in 2005 to be saved from commercial development. It now sits on a secluded ten acres near Knightdale.