

## Additional Information

### Ivey-Ellington House

The Ivey-Ellington-Waddell House has stood on this location since 1874. Though its pointed gables and windows suggest a church, it has been mostly used as a family home.

The house was built in 1874 and was later sold to Thaddeus Ivey in 1893. Charles R. Scott of Chatham County bought the property from the Ivey family on January, 1898. Scott owned and lived in the house until 1918, when he sold it to Joseph A. Smith. Smith owned the house only a few short months before selling it to J. Harrison Ellington. Later, in 1946, H. H. Waddell, a Cary fire chief and mayor, owned the house.

During the 1890s, drovers frequently took a rest on the front lawn during the cattle drive from Chatham County to Raleigh.

The Gothic Revival style with a board-and-batten exterior is a rare Wake County example of this architecture.

In 2008 it was listed on the National Register of Historic Places, a national statement that this structure is not only important to our community – but to our nation.

### Friends of the Page-Walker

The mission of the Friends of the Page-Walker Hotel is to enrich the community by serving as guardian for the Page-Walker Arts and History Center, by advocating preservation of Cary historic sites, by archiving history and facilitating history education, and by promoting the cultural arts.

The Friends are supportive of downtown Cary development that is sensitive to our historic structures and their historic context including:

- New commercial development on the corner of Chatham Street and Harrison Avenue
- New and higher-density residential development in Town Center

- Creation of parking/transit solutions that reduce the amount of surface parking in Town Center
- Development of the Mayton Inn including the relocation of the Mayton House and Waldo House
- Redevelopment of the Cary Theater
- Redevelopment of Midtown Square

### National Register of Historic Places

The charming Ivey-Ellington House has stood at its current location for almost 150 years and has survived in situ as Cary has grown from initial incorporation to a town of over 150,000 people.

The Ivey-Ellington House was individually listed on the National Register of Historic Places in 2008, one of just four properties so recognized in the Cary planning jurisdiction.

The Ivey-Ellington House is an example of mid-19th century Gothic-Revival residential architecture, rare for Wake County, and one of only two extant in the county, the other being Cary's Waldo House.

The Ivey-Ellington House, along with the Scott Dry Good Buildings, Everybody's Store Buildings, and the Ashworth Drugstore Building, form the historic heart of downtown Cary.

### Cary Town Center Area Plan

Adopted by the Cary Town Council on August 9, 2001, the Cary Town Center Area Plan posits a guiding principle of preserving small-town charm as a key design element for future development.

### US Secretary of the Interior

The US Secretary of the Interior's Standards for Rehabilitation recommend against:

1. Removing or radically changing those features of the setting which are important in defining the historic character.
2. Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.

3. Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.

## **Town of Cary Historic Preservation Master Plan**

Adopted by the Cary Town Council on May 27, 2010, the Town of Cary Historic Preservation Master Plan states that “Town-owned historic resources should be preserved and maintained in accordance with established... principles such as the US Secretary of the Interior’s Standards for Rehabilitation...”

The Town of Cary Historic Preservation Master Plan further states that “Moving a historic building is generally not recommended since it removes the property from its historic context and site and setting. A historic resource’s original location is part of its overall significance and a part of its story is lost when it is transported elsewhere.”

## **Imagine Cary**

Initiated in 2013 and intended as a comprehensive master plan, Imagine Cary proposes “to maintain the historic and authentic character of Downtown Cary’s built environment. Revitalization and redevelopment efforts should make it a priority to work within Downtown Cary’s existing and historic design framework.”

## **Design Considerations**

Design considerations for the proposed development could assess opportunities to:

- Maximize the value per square foot of the development by offering enhanced presence, brand, value and amenities.
- Preserve and embrace historically significant buildings.
- Serve the short and long term interests of the growing Cary community.

By considering:

- An alternative to adding a new street ingress and egress which could worsen already dangerous and frustrating conditions for both pedestrians and drivers.
- Providing access to the proposed development from Chatham Street by a pedestrian walkway rather than building a new street for cars.
- Designing a pedestrian walkway on the west side of the Ivey-Ellington House as a gently curving and wide walkway, landscaped and shaded with small trees leading past the storefronts and to the residential buildings.
- Designing the pedestrian walkway as a complimentary connection to and extension of the Academy Street design by using similar pavers and amenities.
- Allowing vehicular access to the proposed development from both Harrison Avenue and Academy Street.
- Following the suggestions of various Cary Town Council members that perhaps the four-story retail and office building could be reconfigured to include “step backs” so that only two-stories are immediately adjacent to the Ivey-Ellington House lawn and pedestrian area.
- Enhancing the Ivey-Ellington House in this setting as a Cary welcome center and museum, as well as a community gathering place and iconic gateway.
- Using the Ivey-Ellington House as one of the important buildings proximate to the intersection of Academy and Chatham streets that along with the Cary Arts Center, The Cary and the Page-Walker would define and anchor the historical and small-town charm at the heart of Cary.
- Continuing the park-like ambiance surrounding the Ivey-Ellington House to the south to help screen the parking deck from view on Academy Street and enhance a courtyard-like amenity for the residential buildings.
- Following the counsel of Smedes York of York Construction who has advised that “you need a strong identifiable frontage on a well-traveled street to make anything work.”