

Request for Proposals

Issue Date: August 7, 2009

Title: Preparation of a Local Landmark Designation Report for the Carpenter Farm Supply Company Complex, Cary, Wake County, North Carolina

All inquiries should be directed to Gary Roth, 919.833.6404 or groth@cappresinc.org. Proposals for furnishing services must be received by Capital Area Preservation no later than 5:00 pm on August 21, 2009. Proposals may also be sent by fax or e-mail.

INTRODUCTION

The Wake County Government and Capital Area Preservation, Inc. (CAP) are seeking proposals from qualified firms and individuals to provide professional services for the research and preparation of a local landmark designation report for the Carpenter Farm Supply Company (information attached). The consultant must have experience in preparing National Register nominations and local landmark reports. The contract will be with the Wake County Government and will be monitored by CAP.

The Carpenter Farm Supply Company complex is comprised of two discontinuous buildings on one tax parcel. The first building is the Carpenter Supply Store, a circa 1895 frame gable-front building with an attached two-story brick commercial building built in 1916. Local merchant William Henry Carpenter built the frame section of the Supply Store around 1895; the attached brick building was built around 1916. The second building is the Farmer's Cooperative and Meeting Hall, a two-story frame gable-front building with corrugated tin siding and exposed rafter ends. The building was constructed around the turn of the century and expanded in 1910s and again in the 1950s. Carpenter purchased the Co-op and Meeting Hall building in the early years of the twentieth century. All buildings contained within the complex remain under the ownership of the Carpenter family who maintain the farm supply business.

Both buildings are contributing structures in the Carpenter National Register Historic District. Building descriptions excerpted from the nomination are attached.

SCOPE OF WORK

See attached sheets for background information

The landmark designation report is based on the content and structure of a National Register nomination, but this report is much shorter in length. The application is available at <http://www.cappresinc.org/images/LANDMARKAPP-JULY2009-FINAL.pdf> (Please make sure to use the application dated July 2009. as the form has recently changed.)

Sample reports are available on request. A guide to completing the application, "Historic Landmark Designation Handbook" will be provided to the consultant to assist with the process. The consultant will complete necessary site visits, recording, description, digital photography, mapping, research and other processes required to prepare the application.

The consultant will submit the application to WCHPC staff for review based on a schedule to be included in the proposal. Time should be allowed for all necessary revisions.

SUBMISSION REQUIREMENTS

Wake County and CAP reserve the right to reject any and all proposals and to negotiate changes with consultant. Wake County and CAP are not liable for costs incurred by any consultants prior to the execution of an agreement or contract. One copy of the proposal must be received at the following address no later than 5:00 pm on August 21, 2009.

Gary G. Roth
President & CEO
Capital Area Preservation, Inc.
PO Box 28072
Raleigh, NC 27611

Proposals may be submitted by e-mail to groth@cappresinc.org

CAP anticipates award of this contract to the successful consultant no later than August 28, 2009. Consultants whose proposals are not accepted will be notified as soon as the selected consultant has been approved.

INFORMATION TO BE INCLUDED IN PROPOSAL

Provide a cover letter briefly describing the consultant's understanding of the scope of work, general information regarding the consultant and individuals to be involved in the project, and the name, address, phone, fax and e-mail for the consultant's primary contact person for the proposal.

Qualifications of Consultant

Proposal should include information about the consultant, the consultant's expertise related to this RFP and to the Secretary of the Interior's Standards, and relevant qualifications of the project manager and other key personnel who would be assigned to this project. Please include references of clients with whom the consultant has had similar projects.

Project Outline

Include a preliminary outline explaining the proposed process to be followed in completing the project. Indicate anticipated timing/completion of project elements, including a timeline for submission of products. The consultant must submit a first draft of the landmark report within ninety (90) days of the awarding of the contract.

Fees and Compensation

Provide either a cost-plus-expenses budget or a fixed fee for completion of the scope of services, inclusive of travel expenses, long distance phone calls and any other related expenses. The consultant shall provide all materials, equipment, supplies and labor for professionally performing all work for this project.

EVALUATION CRITERIA

CAP will evaluate all proposals and will award a contract on the basis of the following factors:

1. Qualifications and experience of the consultant
2. Grasp of project requirements and understanding of project scope
3. Proposed approach to completing scope of work defined
4. Proposed schedule required to complete the project and ability to complete the project on time and within budget
5. Proposed cost to complete project

Carpenter Farm Supply Company Complex Information

Location: 1933 Morrisville-Carpenter Road
Current Owner: Dale and Joel Carpenter
PIN #: 0735739514
National Register: Carpenter Historic District 2000



Property Description:

William Henry Carpenter began assembling the Carpenter Farm Supply Complex around 1885 at the crossroads of Morrisville-Carpenter and Upchurch Road. The store on the far left was built in 1895 and the adjoining brick building was built in 1916. The small connecting portion of these two buildings was constructed in 1933 and served as a post office. Located on the right is the farmer's co-op and old meeting hall, constructed ca. 1885.

United States Department of the Interior
National Park Service

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Carpenter Historic District, Wake County, North Carolina

5 SW corner, jct
Morrisville-
Carpenter Rd and
Carpenter-
Upchurch Rd

C-B
late 19th century
early 20th century
mid 20th century
ca. 1990

(Former) Store. Two stories tall with a gable-front orientation, this frame store building is said to have been built in the late nineteenth century and was expanded several times to the side and rear with frame additions in the early to mid twentieth century. The main block, which displays exposed rafter ends, has been covered with corrugated tin. A porch spans the front of the building, also serving as a loading dock for current customers of the Carpenter family's feed business. The porch contains both early and replacement structural materials and shelters original double six-panel doors. Windows have been covered with the metal siding, although wooden shutters are visible on the second story of the main block. A frame, hip-roofed belfry has been added to the original section of the building in recent years. The one-story, gable-roofed side addition on the west (track) side of the building also has a corrugated tin covering. This section features a loading dock and a metal silo. The one-story rear ell has German siding.

Strong local and Carpenter family tradition holds that the building, referred to by some long-time residents as the "Union Hall," was built in the late nineteenth century to serve as a farmers' cooperative store, with an upstairs meeting room for a farmers' organization. It is also said to have served as a Masonic lodge for the Junior Order of Masons in the late nineteenth and early twentieth century. Records of the Farmers' Educational and Cooperative Union (known as the "Farmers' Union"), which had thirty-eight chapters in Wake County in the early twentieth century (Wake County MPDF, 47-48; Lally 1994, 64-65), indicate that a local chapter met in Carpenter from 1912 until at least 1920 (NC Farmers' Union Records, 1912-1923). Given the dates of construction for the other buildings in the village and the strong oral tradition associated with this building, it seems likely that this was the group's meeting place. However, no written records indicate the building's date of construction or original use. William Henry Carpenter is said to have acquired the building around the turn of the century for use in his farm supply business, although family members indicate that the lodge and farmers' group continued to meet in the building for a number of years after Carpenter's acquisition (Dale Carpenter, interviews, June and October 1999).

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Carpenter Historic District, Wake County, North Carolina

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|---|---|--|
| 6 | 1933 Morrisville-Carpenter Rd

C-B
ca. 1895; ca. 1916;
ca. 1983 | <p>Carpenter Farm Supply Company. Built in several stages, the Carpenter Farm Supply Company is an excellent and unusually prominent example of a crossroads commercial building. The one-story, frame, gable-front portion of the building was built by William Henry Carpenter in 1895 as a replacement to an earlier Carpenter family store. The Carpenter's commercial establishment was greatly expanded in 1916 with the addition of a two-story brick building adjacent to the earlier store. This larger brick store, which resembles store buildings built in Wake's incorporated towns during the period, features a stepped parapet roof, a corbelled cornice, common bond brick walls, and segmental-arch windows of six-over-six sashes. It was attached to the earlier store building with a frame section (probably in the 1920s). The frame connecting portion still holds the post office boxes of the Carpenter Post Office, which closed around 1933. The current porch with turned posts and sawn brackets that spans all three sections of the building was added in the 1980s and is a replica of an early twentieth-century porch. Two rear additions were added in 1983-1984: a rear shed and a long wing with three garage bays--both of concrete block construction.</p> <p>William H. Carpenter established his first store about a half-mile to the east around 1885, but moved his business to this crossroads location ten years later. Carpenter and his family donated land for the Durham and Southern Railroad and were instrumental in getting a railroad depot for the community. During his life, William H. Carpenter served as post master, deputy sheriff, and member of the school board (Nifong 1998). Carpenter family descendants still own and operate the farm supply business.</p> |
| 7 | | <p>Vacant Lot. Small wedge-shaped parcel located behind the Carpenter Farm Supply building.</p> |
| 8 | S side Morrisville-Carpenter Rd, just east of jct with Carpenter-Upchurch Rd

C-B
ca. 1920 | <p>D. Judson Clark Machine/Garage. D. Judson ("Judd") Clark is said to have built this one-story, gable-front, frame structure for use as a machine shop around 1920. The building was used in the 1930s as an automobile garage and car dealership (Dun, Mercantile Agency Reference Book, 1933, 1936, 1938, 1939, 1940). The utilitarian building has a parapet roof, exposed rafter ends, six-over-six sash windows, and a wide front service entry. Exterior walls are covered with corrugated metal, and are said to have been so covered since its construction (Dale Carpenter, interview, June 1999). Various members of the Russell family have owned the property in the latter half of the twentieth century. The current tenants still operate an automobile repair shop in the building.</p> |
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