



# CAMERON PARK

The Finest Residence Property in the State

Over \$100,000 Invested in Modern Dwellings

\*UP LOTS PRINTED IN DARK ARE SOLD\*

**Four Miles of Streets and Driveways**  
Nearly Two Miles of Concrete Sidewalks  
Sewerage, Water, Gas, Electricity

**Parker-Hunter Realty Company**  
SELLING AGENTS

Full-page advertisement for Cameron Park. News and Observer, Sunday, June 29, 1913. Elizabeth Reid Murray Collection, 2004.013, Box 258, Cameron Park File, Olivia Roney Library, Raleigh, NC. Similar advertisements appeared on March 12 and March 22, 1914. The Parker-Hunter Realty Company conducted a vigorous sales campaign. In addition to placing periodic newspaper ads, they published a promotional booklet containing the names of lot owners and photos of new homes in 1914.

\* Page-Bishir House  
ca. 1920  
305 W Park Drive

### Cameron Park - Neighborly Architecture

The Page-Bishir House is one of the homes featured on the cover of *Cameron Park, A Remote Retreat on Hillsborough Street 1910-2010*, a history of the neighborhood by architectural historian Margaret Ruth Little. As quoted in a N&O review, Little notes that "Cameron Park's design, which features linear parks and service alleys behind houses, is responsible for much of the neighborhood's enduring charm. These amenities help make a place with homes that are relatively close together feel spacious. That and an overall feeling of community and livability, the peace and quiet, are the distinctive features, she said, rather than assertive architecture. *It's neighborly architecture.*"

Developed in 1910 on land that once was part of the Duncan Cameron antebellum plantation, Cameron Park was marketed as Raleigh's first planned sub-division. "The Cameron Park neighborhood is a sylvan oasis today," notes Catherine Bishir, seller and architectural historian, "with hardwood canopy trees, glorious flowering shrubs and small trees—azaleas, winter jasmine, dogwoods and redbuds, thousands of daffodils and a springtime swath of buttercups—and three small public parks. Neighborly residences show a range of styles and sizes unified by harmonious materials and a consistent scale, from small bungalows to large Colonial Revival houses, most of which have porches greeting the passerby. All that lies within walking distance of Cameron Village, North Carolina State University, Glenwood South, the YMCA, many shops and restaurants, and the regional bus line. And we are a little longer walk or a quick bus or scooter ride to downtown, the Warehouse District, the civic auditorium, the civic center, and the AMTRAK station."

Contributing to the success of the neighborhood were the Wiley Grammar School built in 1926, and Needham Broughton High School built in 1929. Both schools continue their tradition of strong academic programs. Wiley students now are temporarily reassigned elsewhere while the school is being updated and remodeled. Learn more at [wcpss.net](http://wcpss.net).

### Historic Districts and Agreement

Preserving the historic character and "neighborly architecture" of Cameron Park homes contributes to the "enduring charm" of the neighborhood and enhances the value of its properties.

Cameron Park is listed on the National Register of Historic Places. Because the Page-Bishir House is a contributing structure to the National Historic District, NC Rehabilitation Tax Credits may be available to reimburse 15% of the costs of State approved updates and other eligible rehab projects. Unlike "local" historic districts, e.g., Historic Oakwood, Raleigh Historic Development Commission (RHDC) approval is not required for changes in a National district. Learn more at [rhdc.org](http://rhdc.org), [hpo.ncchr.gov](http://hpo.ncchr.gov), [presnc.org](http://presnc.org).

Cameron Park is subject to a Neighborhood Conservation Overlay District (NCOD). As stated by the City, "By respecting the context of existing built environmental characteristics (e.g., lot sizes, setback, building heights), the NCOD reduces conflicts between new construction and existing development, and it encourages compatible infill development." Review zoning and related info at [raleighnc.gov](http://raleighnc.gov).

Cameron Park neighbors are now debating whether to become a local "streetside" historic district, somewhat similar to an existing district in the Glenwood-Brooklyn area. There the local streetside District requires RHDC approval of exterior changes only visible from the street. Paint colors do not require review.

Over 800 NC statewide historic properties, several in Cameron Park, are already subject to Historic Preservation Agreements with Preservation NC (PNC), a statewide non-profit organization. The sellers have signed a similar agreement with PNC. Its purpose is "to preserve the Page-Bishir House and assure that it retains its architecturally significant features, while being sympathetically adapted and altered where necessary to provide for contemporary uses."

### Full-page N&O ad, June 29, 1913.

The lot for 305 W Park was already platted in 1910 but does not appear in this ad. N. L. Walker, President and Treasurer of Walker Electric Co., who lived at 409 W Park, built 305 W Park for the Page family. He also built several other nearby houses. *Cameron Park, A Remote Retreat on Hillsborough Street 1910-2010*, 9, 68.

