

Living in a designated historic district is different from living anywhere else in Wilson. In 1988, the City Council voted to permit historic overlay districts. The West Nash Historic District was listed on the National Register of Historic Places in December of 1984, and the local district was established in August of 1988.

By designating this and other areas as local historic districts, the City Council has shown that it places great value on protecting and preserving the unique architecture of the buildings and of the historic neighborhoods. Such designation protects the buildings from inappropriate or harmful exterior changes, while insuring that future generations as well as today's residents and visitors will be able to enjoy them for years to come.

There are many advantages to living in a local historic district.

- Studies have shown that property values increase, sometimes very dramatically, when people begin taking pride in restoring their historic homes within the boundaries of established, protected districts.
- A sense of community develops as homes become more "owner-occupied" and residents work together for the common purposes of improving and preserving their neighborhood.
- Historic district designation encourages stability of the residential population which often translates into increased safety and security for the entire neighborhood.

One of the most important gifts an established historic district can give to the larger community, as well as to its own residents and children, is its tangible, architectural heritage. The people who live and work in these historic districts share in this effort to preserve the past for the future.

Wilson Historic Preservation Commission  
PO Box 10  
Wilson, NC 27894-0010

## What it Means to Live or Own Property in a Local Historic District



While historic district designation is an honor and a privilege, there are also certain responsibilities for the property owners. City of Wilson Zoning Ordinance section 8.42 authorizes the Historic Preservation Commission to approve or deny proposed exterior changes to properties within the boundaries of a designated local historic district. The Old Wilson, West Nash and Broad-Kenan neighborhoods have been so designated.

This City law requires an owner to file an application for Certificate of Appropriateness [COA], and get approval, before beginning any exterior work. Approval is required for changes in material or design, as well as:

1. New construction (primary and accessory buildings) and building additions
2. Decks, porches or patios
3. Demolition (primary and accessory buildings)
4. Moving of any structure



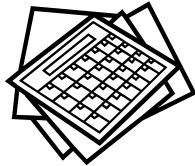
5. Removal or concealing architectural features (siding, trim, cornices, etc.)
6. Removal or installation of trees and significant landscaping features

These are just some examples of the types of items that must first be approved by the Preservation Commission before work may commence. The Commission's Guidelines for Property Improvements and "Do I Need a COA" brochure contain a more comprehensive listing of items and the various levels of review. Both are available on line at



<http://www.wilsonnc.org/departments/developmentservices/historicpreservation/documents> or by calling 399-2217. Certain types of work have also been identified as "Maintenance" (small amounts of in-kind replacement) and "Minor Works." Maintenance does not require review of any kind. Minor Works are certain changes, which, if completed according to certain standards and/or accepted design(s), may be administratively approved in order to expedite the process.

A Certificate of Appropriateness, issued by the Historic Commission, is required before issuance of a building permit from the City's Construction Standards [Inspections] Division. Once approved, a COA placard is attached to building permit application, and/or sent to the applicant. A COA is required for exterior changes, even if a building permit is not. The placard should be clearly displayed while work is in progress.



Wilson's Historic Preservation Commission meets monthly to consider applications for Certificates of Appropriateness. The applicant or their agent should be present at the meeting where their case is heard, and may present information and hear testimony of their neighbors or other interested parties who may also address the application. The

meetings are held on the first Wednesday of each month at 5:30 pm in the City Council Chambers, 3rd floor of the Municipal Building at 112 North Goldsboro Street E., and are open to the public. The Commission is quasi-judicial, therefore sworn testimony is taken of anyone wishing to speak in support of, or in opposition to, the application.

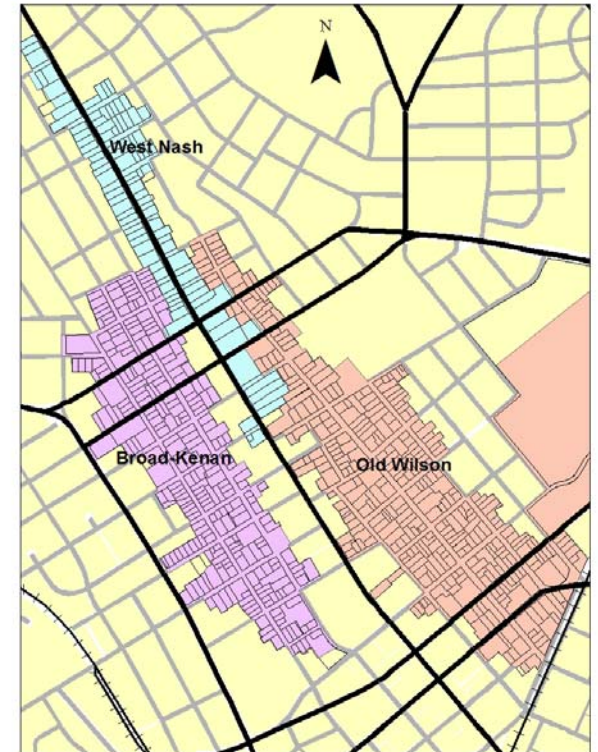
You may obtain a Certificate of Appropriateness in this way:

1. Download an application or call, fax or e-mail the preservation office to request one. **Phone: (252) 399-2217. Fax: (252) 399-2233. E-mail: [imonson@wilsonnc.org](mailto:imonson@wilsonnc.org)**
2. Return the completed application to the Commission office in person, via mail, e-mail or fax. Applications for major work projects are due 3 weeks prior to the meeting. Administrative COAs are usually approved within 24 hours.
3. Staff is available for consultation and advice on your projects and applications. Don't hesitate to call and schedule an appointment!



4. The Commission will then meet and make a decision regarding the appropriateness of the proposed change.
5. If approved, a Certificate of Appropriateness will be issued in a timely fashion. A placard will be enclosed with the document. It should be displayed at all times while the work is in progress.

For more information about the historic districts, specific properties, the current meeting schedule, or assistance in completing the application, please call the **Preservation Office at 399-2217.**



**LOCAL HISTORIC DISTRICTS**

