

Jamestown Historic Preservation Group

Disclaimer:

This information is being provided as a community service for the Jamestown Historic Preservation Group. The Town Council has not directed Town staff to pursue any action or to make any reports in regards to the establishment of a local historic district. The Town staff anticipate that the "Jamestown Historic Preservation Group" will present a formal request to establish a historic district before our Town Council at some time in the near future. Until that time, the Town will continue to post information forwarded from this group so that citizens may be aware of ongoing efforts to support a local historic district. Questions regarding these efforts should be directed to Mary Browning - 336-454-3534 (maryab30@triad.rr.com) or Dot Perdue - 336-885-0984 (jmstwnperdue@aol.com).

***Thank you!
Town Staff***

The Jamestown Historic Preservation Group encourages all local residents to consider establishing a local Historic District in Jamestown.

Such a local Jamestown Historic District would differ from a National Register Historic District in that it would be established by local ordinance, and would enable the town to set local standards for preserving the special historic character of Jamestown.

Over the next weeks the Jamestown Historic Preservation Group will be circulating more specific information about Historic Districts and Historic District Commissions to help the general public understand the method and intent of their organization.

Members of our group will also be available soon to speak to civic or neighborhood groups.

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The first step in establishing a local Historic District in Jamestown is taken when local residents decide that Preservation of the town's historical assets is a matter that should be regulated by town ordinance. Procedures for continuing this process appear in North Carolina Statutes (Chapters 160-A-400.1 --160-A.400.14).

The process begins with the drafting of an Ordinance creating a Historic Preservation Commission. A member of the Jamestown Historic Preservation Group has drafted such an ordinance for consideration. This ordinance will be presented to the Town Council in the near future, and after the ordinance is submitted to the Town Council, public hearings will be held.

If the town adopts the ordinance creating a Historic Preservation Commission, the Commission members will be named and will adopt rules of procedure.

Surveying and identifying historical properties in the town are among the first duties of a Commission. Educating the public is a continuing duty. In due course, Historic District(s) boundaries can be determined, and submitted, with the results of the surveys, to the State Historic Preservation Office for approval.

In the next part of this series, individual landmark properties will be examined. For more information contact Mary Browning, 454-3534 (maryab30@triad.rr.com) or Dot Perdue, 885-0984 (jmstwnperdue@aol.com).

Thanks, Town of Jamestown, for helping us to publicize this effort.

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When the Town Council enacts an ordinance establishing a local Historic Preservation Commission, and Historic District boundaries have been approved, the Commission can then accept applications for Landmark status for individual properties in the town.

Jamestown already has four individual Landmark properties: the Richard Mendenhall House, the Coffin-Robbins-Tilden House, the Jamestown Public School, and the Ragsdale Farm House.

Owners of other properties who desire Landmark status could apply to the Commission if their property has special significance as a historical, prehistorical, architectural or cultural property, and if it has integrity of design, setting, workmanship, material, feeling and association. Applications should describe the property, list property owners, and list key elements of significance. Successful applications must be approved by the local Commission, the Town Council, and by the State Office of Historic Preservation (SOHP).

Designated Landmarks are taxed on 50% of their value. Deferred taxes act as a lien on the property. They are payable in 3 years with interest when property loses if the property loses landmark designation.

The Jamestown Historic Preservation Group will be presenting a PowerPoint file explaining their proposals at the Planning Board meeting on Sept. 13.

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[Note: It has been determined that Planning Board approval is not required for this Historic District process to go forward, so the Sept. 13 hearing referred to above is cancelled.]

With an ordinance in place that confirms a local Historic Preservation Commission, and after that body has established Historic District boundaries, owners of properties within the District and owners of Landmark properties will need to be familiar with documents called Certificates of Appropriateness. Fortunately, there's an easy acronym for that clumsy term, and it is "COA."

A COA is a document approving work on local Landmarks or properties in Historic Districts based on consistency with applicable review criteria. COAs are required before building permits are issued, and are required even if no other permit is needed.

COAs are required for exterior work on buildings, walls and fences, pavement, lighting, above-ground utilities and signs. Possibly they might also be required for interior work on publicly owned Landmarks, or on privately owned Landmarks where owner consent is given.

Kinds of work that require a COA are: new construction, alternations, restoration, moving a structure, or demolition. No COA is required for routine maintenance where there is no change in appearance, design or materials.

More information on COAs will be given in the next section.

Thanks, town staff, for making this information available.