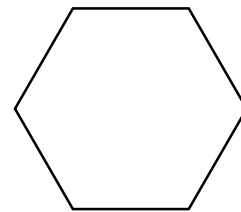


Design Guidelines

Monticello Historic Districts
Monticello, Georgia



Acknowledgments ●

This project was initiated by the Monticello Historic Preservation Commission and financed in part by the City of Monticello on behalf of the current and future citizens of Monticello, Georgia. Additionally, appreciation should be expressed to the Historic Preservation Division of Department of Natural Resources for the staff's helpfulness on numerous occasions. A special thanks is included to Jenny Tucker Segal and Mrs. Margaret Jordan, without whose foresight, leadership and fortitude the commission and the community would be the poorer.

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Introduction

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Preface

[PG 4-5] Provides a summary of the purpose and intent of local design guidelines; reviews local preservation initiatives, including the ordinance and the establishment of a design review board.

Intent Statement

Historic Preservation Ordinance

*Historic Preservation
Commission (HPC)*

Historic Properties

[PG 6-7] Reviews the documentation and recognition of Monticello's historic properties, including national, state, and local programs and status.

Historic Resource Survey

*National Register of
Historic Places*

Monticello Historic Districts

Design Review Process

[PG 8-9] Outlines the design review process, providing a flow chart and answers to the most common questions.

Administration

Common Questions

Design Review Chart

Visual Character

[PG 10-17] Gives the historical background of Monticello's pattern of development and describes the types of resources found in the town.

Historic Context

Building Types

Architectural Styles

Standards & Guidelines

[PG 16-21] Introduces the national guidelines and sets the stage for the following local guidelines: *Non-Residential* [PG 23-55] and *Residential* [PG 57-95]; includes a glossary of the most commonly used terms [PG 20-21].

Secretary of the

Interior's Standards

Glossary

◆ PREFACE ◆

◆ *Intent and Purpose*

This booklet was initiated by the Monticello Historic Preservation Commission and financed in part by the City of Monticello on behalf of its current and future citizens. The purpose of this booklet is to provide information on local preservation measures, the design review process, and the visual character which defines Monticello's downtown and residential areas. The remainder of the booklet outlines design guidelines for non-residential and residential areas. The guidelines listed and illustrated herein are designed to assist decision makers --- property owners, developers, contractors, and commissioners --- in developing design solutions which satisfy Monticello's historic preservation ordinances.

◆ *Historic Preservation Ordinance*

“In support an furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of the City of Monticello is among its most valued assets,” the City of Monticello adopted a historic preservation ordinance May 2, 1988. The ordinance is designed to preserve the community's identity and historic character, promote harmonious growth in relationship to historic properties, to strengthen community pride and awareness of historic assets, to stabilize property values and encourage investment in historic areas, to capture the benefits of tourism and economic development, and to maintain and protect historic properties. By preserving its unique historic character, the City ensures that future generations will enjoy the benefits of Monticello's rich architectural heritage.

● *Historic Preservation Commission*

The Historic Preservation Commission Ordinance establishes the Historic Preservation Commission (HPC), the volunteer board which serves as part of the planning functions of the City of Monticello. The HPC is charged with the responsibility of initiating local designation, the design review process, public education and awareness, securing preservation related grant funding, and preservation planning and research. The Commission consists of five appointed members, who serve three-year terms without monetary compensation. Because of the work of the HPC, the City of Monticello also qualifies as a Certified Local Government (CLG) community. CLG status enables the municipality to apply for a variety of preservation grant and funding opportunities at the state and federal levels.