

Examples: Changes requiring a COA

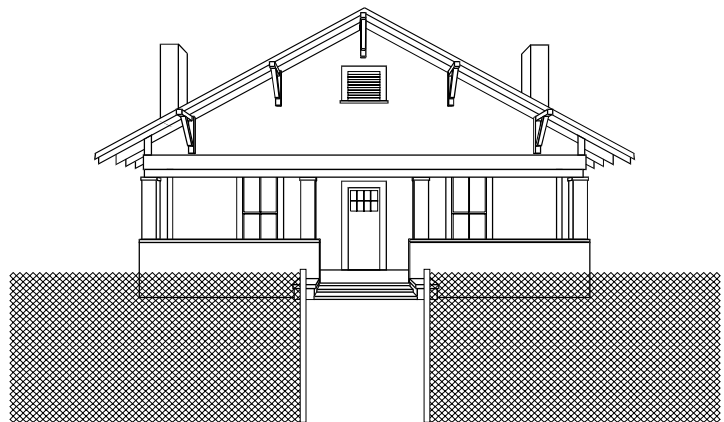
- * Construction of a new fence.
- * Construction of a new retaining wall.
- * Construction of a pet enclosure.

Examples: Changes not requiring a COA

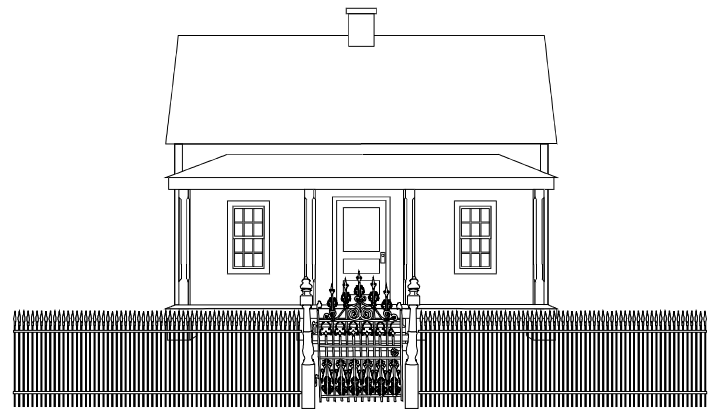
- * Repair of an existing fence.
- * Painting an existing fence.
- * Repair of an existing retaining wall.
- * Temporary fences at construction sites.

Common Mistakes

- ▶ *Placing a fence in front of the house where none existed. [A]*
- ▶ *Using nontraditional materials such as chainlink for fences and railroad ties for front yard retaining walls. [A]*
- ▶ *Using a fence design inappropriate to the age and style of the house or district. [B]*



↑ [A]



↑ [B]

WALKS & DRIVES

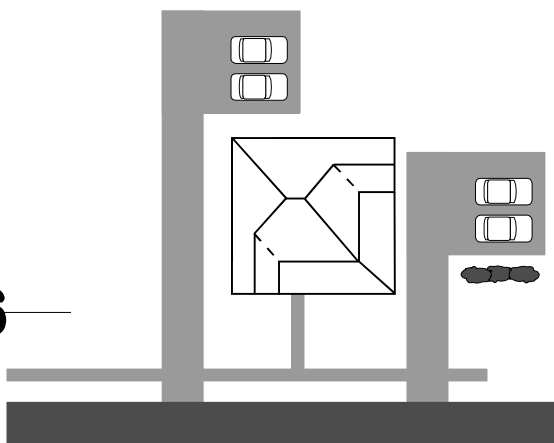
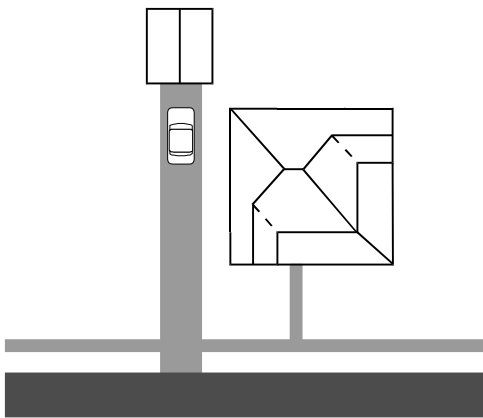
Walks and drives refers to paved pathways both to the property and within the property as well as parking areas.

GOAL:

The primary goal is to maintain the pattern of paved and unpaved areas found within the historic district.

Actions to achieve the goal:

- Historic walks and drives should be maintained and preserved.
- New walks should:
 - a) use traditional placement: generally, directly from the street to the entrance for front walks, and
 - b) use traditional materials: gravel, concrete, stone pavers, and in a few instances bricks.
- New drives should:
 - a) use traditional placement: generally, straight along the side of the house, and
 - b) use traditional materials: gravel or concrete.
- Parking should be located to the rear of the house (preferred) or to the side behind the facade line of the house and screened.



Glossary terms:

Facade line: p. 20

Paving: p. 21

Examples: Changes requiring a COA

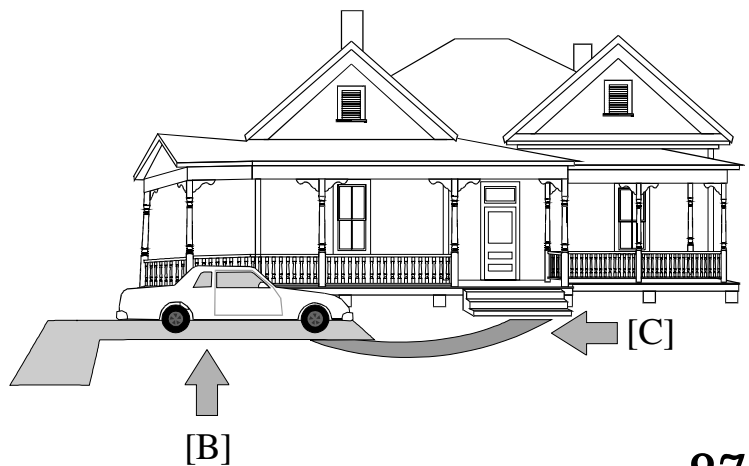
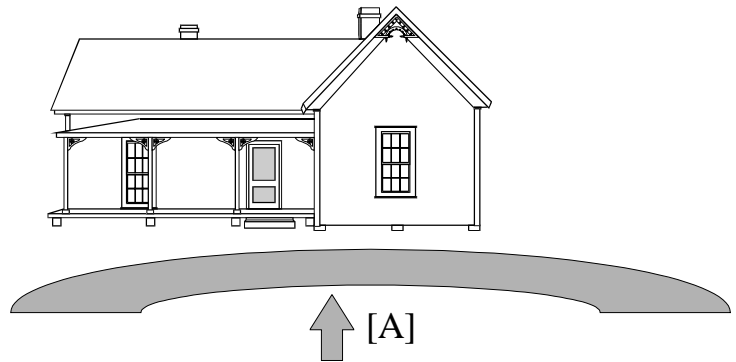
- * Removing an existing walk or drive.
- * Constructing a new walk or drive.
- * Changing the paving material for an existing walk or drive.
- * Extending an existing walk or drive.
- * Adding parking areas.

Examples: Changes not requiring a COA

- * Resurfacing an existing walk, drive or parking area with the same material.

Common Mistakes

- ▶ *Using asphalt or brick for driveways.*
- ▶ *Using circular drives where none existed historically. [A]*
- ▶ *Placing parking in front of the facade line of the house. [B]*
- ▶ *Constructing walks that lead only to the drive rather than the street or public sidewalk. [C]*



SITE & SETTING

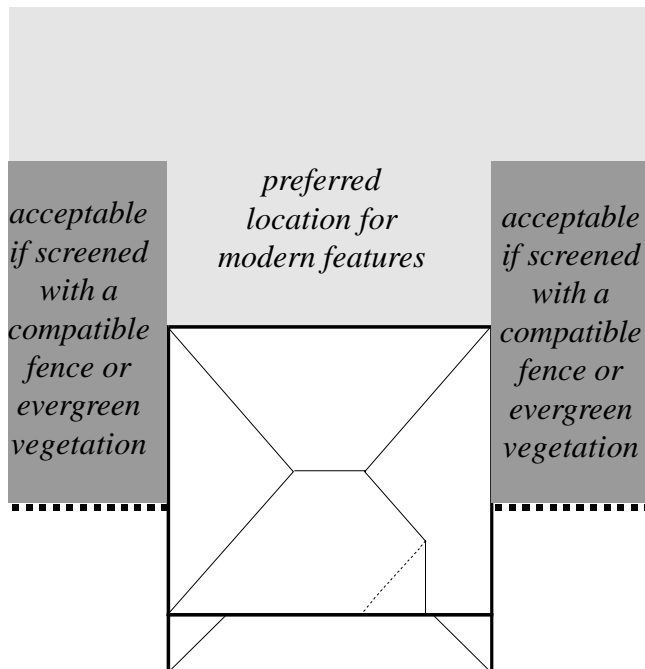
MODERN FEATURES

Modern features refers to mechanical systems, lighting, and recreational equipment not available in the past but now part of everyday life.

GOAL:

The primary goal is to integrate modern features while limiting the negative impact to the historic district.

Actions to achieve the goal:



- Mechanical systems and recreational structures such as pools or play equipment are best placed toward the rear of the property as unobtrusively as possible.
- Mechanical systems within the public view should be screened with evergreen vegetation or appropriate fencing.
- Modern decks are permitted at the rear of the house.
- New porch lighting should:
 - a) use traditional designs appropriate to the age and character of the house, or
 - b) use modern fixtures placed inconspicuously.

Glossary terms:

Evergreen vegetation: p. 20

Facade line: p. 20

Public view: p. 21

Examples: Changes requiring a COA

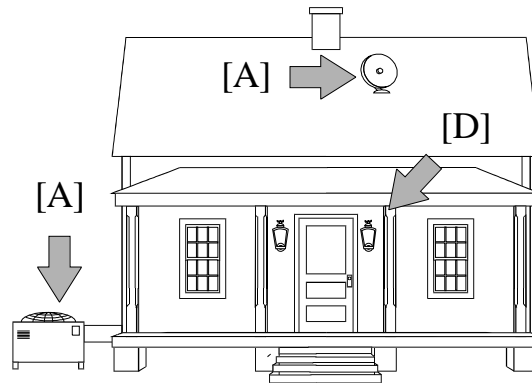
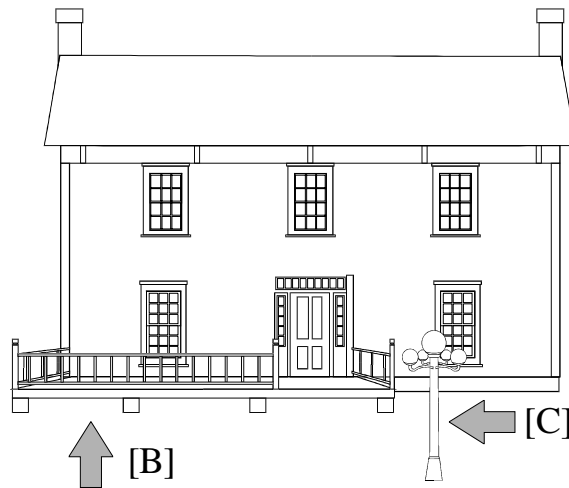
- * Placing exterior mechanical systems such as satellite dishes or air-conditioning units.
- * Constructing a deck or pool.
- * Constructing a semipermanent play structure.
- * Adding exterior lighting including porch lights.

Examples: Changes not requiring a COA

- * Interior changes to mechanical systems.
- * Planting vegetative screening around existing mechanical systems.
- * Temporary event lighting or tenting.
- * Placing mailboxes.

Common Mistakes

- ▶ *Placing mechanical systems or recreational equipment to the front of the property. [A]*
- ▶ *Placing a modern deck on the facade or side elevation of a house. [B]*
- ▶ *Not screening side yard placements from the public view.*
- ▶ *Using “Victorian” street lights in a residential area. [C]*
- ▶ *Using colonial carriage lamps for porch lighting. [D]*



SITE & SETTING

OUTBUILDINGS

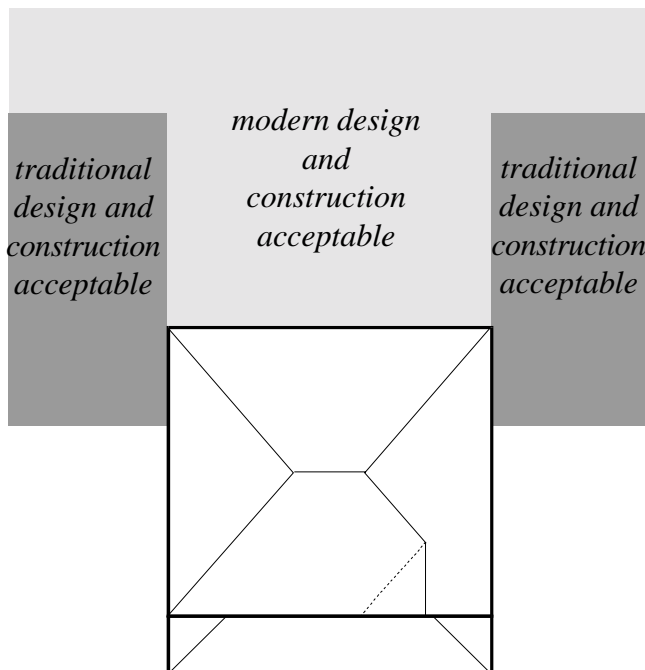
Outbuildings refers to historic and modern structures secondary to the main structure on the property.

GOAL:

The primary goal is to preserve historic outbuildings and to pattern new outbuildings after historic examples.

Actions to achieve the goal:

- Historic outbuildings should be preserved and maintained.
- Rehabilitation of historic outbuildings should be consistent with the rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, and roofs.
- New outbuildings should:
 - a) use traditional placement, generally well behind the facade line of the house,
 - b) should not be attached to the house,
 - c) should not be out of scale with the house, and
 - d) should use materials and design compatible with the house when within the public view.



Glossary terms:

Facade line: p. 20

Public view: p. 21

Routine maintenance: p. 21

Examples: Changes requiring a COA

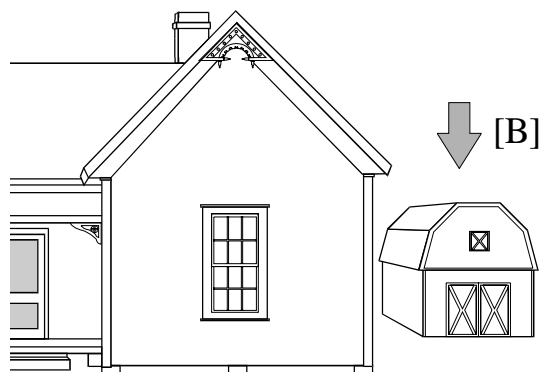
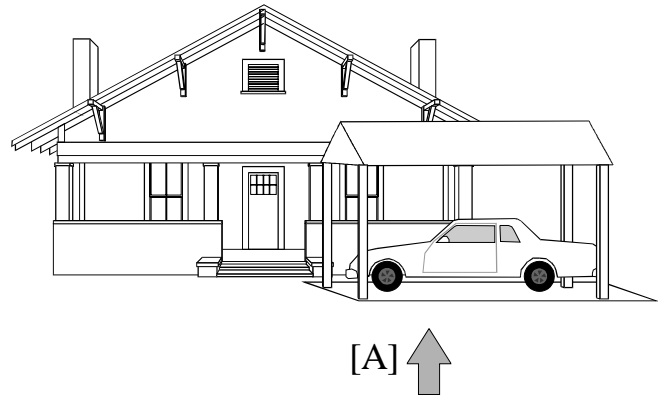
- * Demolition of an outbuilding.
- * Construction of garage or carport.
- * Construction of a storage shed.
- * Construction of any other type of outbuilding.
- * Adding to an outbuilding.
- * Relocation of an outbuilding.

Examples: Changes not requiring a COA

- * Painting an outbuilding.
- * Reroofing an outbuilding.
- * Routine maintenance to an outbuilding.

Common Mistakes

- ▶ *Placing outbuildings at the front of the property. [A]*
- ▶ *Attaching carports to the house.*
- ▶ *Constructing outbuildings of an incompatible design when within the public view. [B]*
- ▶ *Using modern materials when the outbuilding is within the public view.*
- ▶ *Constructing outbuildings of an inappropriate scale.*



SITE & SETTING **SIGNS**

Signs refers to permanent signs for home businesses, special use businesses in residential areas, or businesses in homes now zoned nonresidential.

GOAL:

The primary goal is to create signs which both inform the public and compliment the property where they are located.

Actions to achieve the goal:

- ◆ Signs must conform to the City of Monticello sign ordinance.
- ◆ Signs should:
 - a) be limited in number to the minimum necessary for identification purposes,
 - b) be of a scale appropriate to the house and the district,
 - c) be painted wood or metal,
 - d) have little ornament or use ornament similar to the style of the house, and
 - f) not be attached to roofs, painted on the building, or cover architectural details.



Glossary terms:

Facade line: p. 20

Public view: p. 21

Routine maintenance: p. 21

Examples: Changes requiring a COA

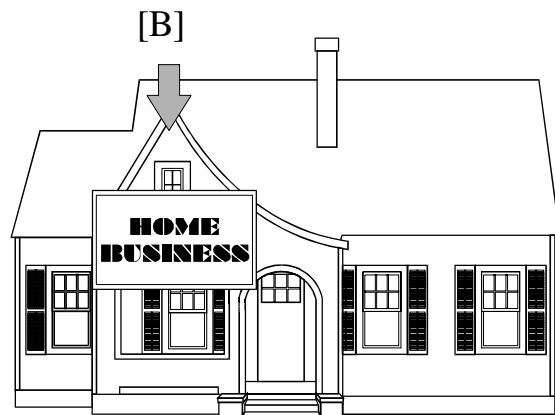
* Placing a sign in the yard or on the building.

Examples: Changes not requiring a COA

* Placing temporary signs such as yard sale, political, or real estate signs.

Common Mistakes

- ▶ *Using internally lit signs.*
- ▶ *Using inappropriately large signs. [B]*
- ▶ *Using signs with a colonial motif. [A]*
- ▶ *Covering architectural details such as porch railings. [B]*



SITE & SETTING ACCESS

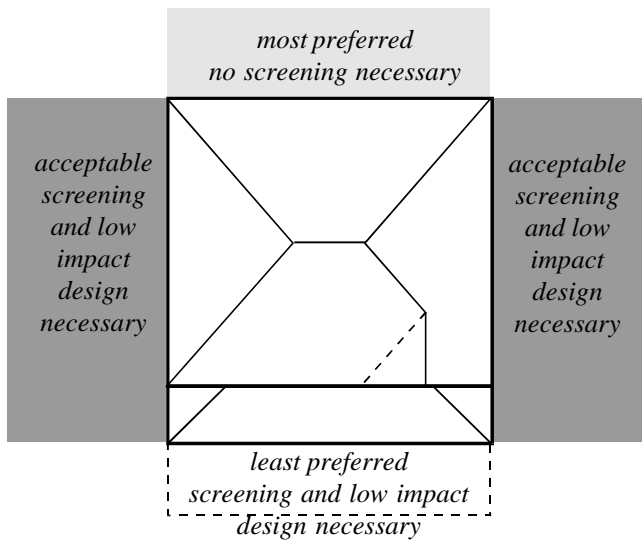
Access refers to changes required by safety codes, fire codes, the Americans with Disabilities Act, or owners' special access needs.

GOAL:

The primary goal is to provide barrier free access and code required egress while preserving the historic character of the building.

Actions to achieve the goal:

- Place ramps and other access aids as unobtrusively as possible while still providing convenient access to users.
- Use materials which create the least visual impact.
- Place fire escapes on side or rear elevations.
- Screen access changes with vegetation.
- Limit the removal of historic material.
- Make changes reversible.



Glossary terms:

Barrier free access: p. 20

Elevation: p. 20

Facade: p. 20

Public view: p. 21

Reversible: p. 21

Examples: Changes requiring a COA

- * Constructing a wheelchair ramp.
- * Constructing a fire escape.
- * Constructing an exterior elevator.

Examples: Changes not requiring a COA

- * Interior modifications for accessibility.
- * Minor alterations of thresholds for accessibility.

Common Mistakes

- ▶ *Replacing or covering front steps with a ramp.* [B]
- ▶ *Adding a fire escape to the facade.* [A]
- ▶ *Altering the symmetry of a building.*
- ▶ *Not screening access features within the public view.*

