
WHAT GUIDELINES CAN AND CANNOT DO FOR YOUR HISTORIC DISTRICT**Guidelines can:**

Help reinforce the character of a historic area and protect its visual aspects;

Improve the quality of growth and development;

Protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth;

Preserve the integrity of a historic area by discouraging the construction of buildings that are inappropriate;

Indicate which approaches to design a community encourages as well as which it discourages;

Provide an objective basis for the decision of a design review board;

Serve as a tool for designers and their clients to use in making preliminary design decisions;

Increase public awareness of design issues and options.

Guidelines cannot:

Limit growth, or regulate where growth takes place. They address only the visual impact of growth. Growth itself is a separate issue that must be separately addressed;

Control how space within a building is used. They usually deal only with the exterior, publicly visible portions of buildings, not with how interior space is laid out or used;

Serve the same legal purpose as a design review ordinance. A design review ordinance is a law, but guidelines are typically not laws. Instead, they simply set forth, in terms of design ideas and illustrations, the criteria to be used when the rights conferred by law are exercised.

Guarantee that all new construction will be compatible with a historic setting. Guidelines ultimately can only guide, leaving final results in the hands of the people responsible for following the directions they set. They can put up barriers that block the worst sorts of insensitive design. But they visually cannot guarantee the creativity that is essential to the best sorts of sensitive design;

Guarantee "high quality" construction.



What it means to adopt a preservation ordinance

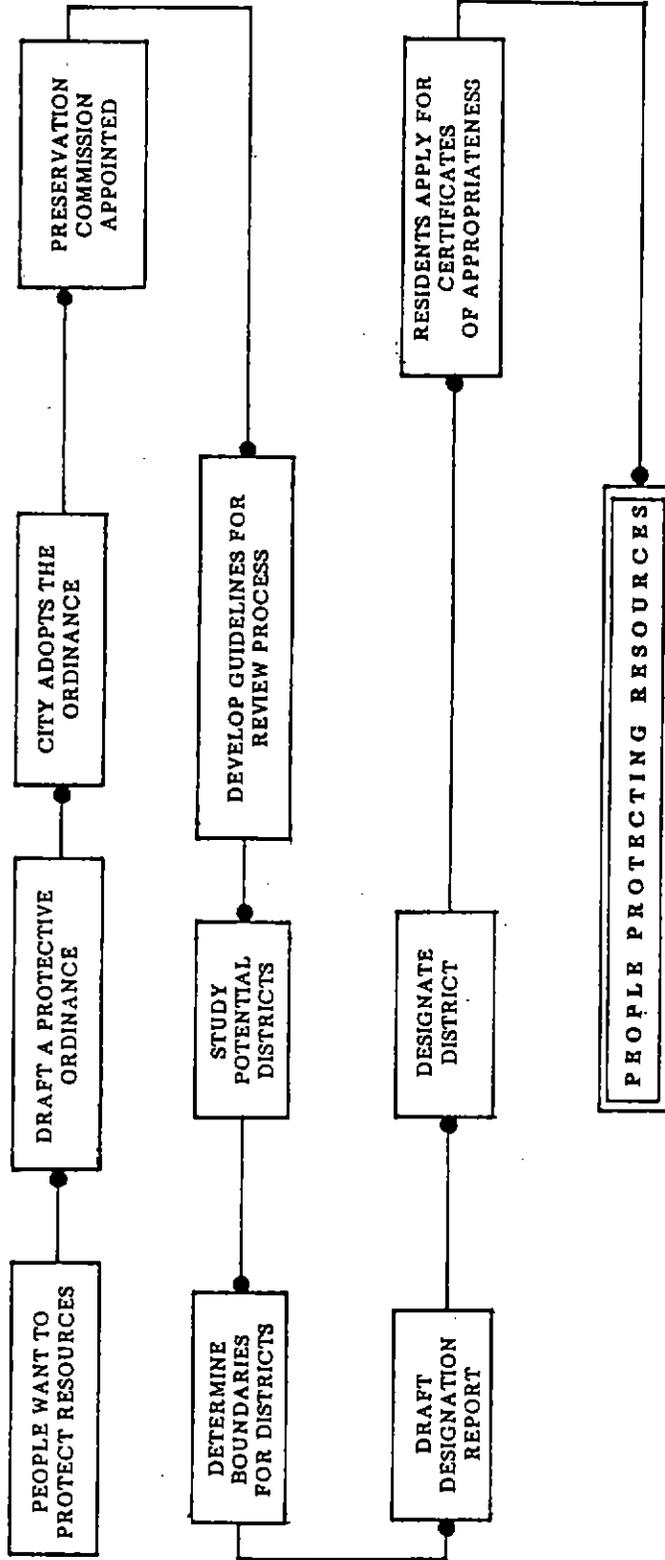
A preservation ordinance:

1. provides a municipal policy for the protection of historic properties
2. establishes an objective and democratic process for designating historic properties
3. protects the integrity of designated historic properties with a design review requirement
4. authorizes design guidelines for new development within historic districts to ensure that it is not destructive to the area's historic character
5. stabilizes declining neighborhoods and protects and enhances property values.

A preservation ordinance DOES NOT:

1. require permission to paint your house or review color selection
2. require that historic properties be opened for tours
3. restrict sale of property
4. require improvements, changes or restoration of your property
5. require approval of interior changes or alterations
6. prevent new construction within historic areas
7. require approval for ordinary repair or maintenance

WHAT CAN I DO TO PROTECT THE NEIGHBORHOOD? - OR - HOW DO ORDINANCES WORK?



CITIES AND COUNTIES WITH HISTORIC PRESERVATION ORDINANCES

1.	Albany-Dougherty County	39.	Lexington*
2.	Americus*	40.	Lilly*
3.	Ashburn*	41.	Lincolnton**
4.	Athens-Clarke County*	42.	Ludowici
5.	Atlanta*	43.	Macon
6.	Augusta*	44.	Madison*
7.	Avondale Estates*	45.	Marietta
8.	Bowdon*	46.	Marshallville*
9.	Carrollton*	47.	McDonough
10.	Cedartown*	48.	McDuffie County*
11.	Cobb County*	49.	McIntosh County
12.	Colquitt	50.	Milledgeville*
13.	Columbus*	51.	Monroe*
14.	Conyers*	52.	Montezuma
15.	Cordele*	53.	Monticello*
16.	Culloden	54.	Moreland
17.	Dahlonega	55.	Moultrie*
18.	Dalton*	56.	Oxford
19.	Darien*	57.	Parrott
20.	Decatur*	58.	Pike County
21.	Dekalb County*	59.	Plains*
22.	Douglasville	60.	Reidsville
23.	Dublin	61.	Richmond County*
24.	Eatonton	62.	Rome
25.	Elberton*	63.	Roopville
26.	Euharlee	64.	Roswell*
27.	Fitzgerald*	65.	Savannah*
28.	Fort Oglethorpe*	66.	Social Circle
29.	Fort Valley*	67.	St. Marys*
30.	Grantville*	68.	Stone Mountain*
31.	Hahira	69.	Thomaston*
32.	Hartwell*	70.	Thomasville*
33.	Heard County*	71.	Tifton*
34.	Hogansville*	72.	Troup County*
35.	Jackson	73.	Valdosta*
36.	Jefferson*	74.	Washington*
37.	Jones County	75.	Waycross
38.	Kennesaw*	76.	Wayne County
		77.	West Point*
		78.	Winder*

* INDICATES CERTIFIED LOCAL GOVERNMENTS (50)
** CLG STATUS PENDING

GEORGIA ALLIANCE OF PRESERVATION COMMISSIONS

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