

Ames

Comprehensive Historic Preservation Plan

Report

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AMES CITY COUNCIL

Ann Campbell, Mayor

| | |
|--|--------------|
| Dan Rice | Jami Larson |
| Ryan Doll | Riad Mahayni |
| Matthew Goodman | Jim Popken |
| Paul Keppy, <i>ex officio student representative</i> | |

Steve Schainker, City Manager

AMES HISTORIC PRESERVATION COMMISSION

Gloria Betcher, Chair

| | |
|-------------|--------------------|
| Bill Malone | Sharon Wirth |
| Elaine Dunn | Dillon Kraft |
| Tom Leslie | Britney Rutherford |

Lou Cathcart (Term expired April, 2009)
Daniel DeGeest (Term expired April, 2008)
Michael Brothers (Resigned June, 2009)

AMES PLANNING AND ZONING COMMISSION

Keith Barnes, Chair

| | |
|----------------|---------------|
| Elizabeth Beck | Kori Heuss |
| Norman Cloud | Chuck Jons |
| Jeff Johnson | Justin Platts |

HISTORIC PRESERVATION PLAN STEERING COMMITTEE

(Focus Group Represented)

| | |
|---|--|
| Russ McCullough (Development Community) | Ryan Clemens (ISU Students) |
| Janet Klaas (Smart Growth Alliance, Inc.) | Sharon Wirth (Old Town Historic District) |
| Alan Spohnheimer (Main Street Cultural District) | Eden Schmitt (West Ames) |
| Shawn Bearson, (South Campus Area Neighborhood) | Shellie Orngard, (Community at Large) |

Gloria Betcher, *ex officio Historic Preservation Commission Representative*

DEPARTMENT OF PLANNING AND HOUSING

Steve Osguthorpe, Director
Ray D. Anderson, Planner
Sam Perry, Planner
Cindy Holler, Secretary II
Heather Cromie-Roche, Principal Clerk
Tami Moen, Principal Clerk

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EXECUTIVE SUMMARY

This project originated with the Ames Historic Preservation Commission (HPC) and the Ames Department of Planning and Housing. The need for the project became apparent when the commission attempted to identify the subject of its next historical and architectural survey and discovered that it lacked criteria to prioritize the many opportunities available. Consulting the State Historical Society of Iowa (SHSI), the staff of that institution suggested that the HPC apply for a grant through the Historic Resources Development Program (HRDP) to prepare an historic preservation plan in 2007.

The City appointed a Steering Commission of eight members to oversee the project. Over the next eighteen months, the committee met on a regular monthly basis. A series of public forums was inaugurated to kick off the project, inform the public about it, and solicit their input. The categorized results of these forums are contained in Appendix 7 of this document. The SHSI conducted a National Register workshop at the Ames Public Library attended by some 65 individuals, and further workshops offered to real estate developers, although not well attended.

As the project progressed, it became apparent that the City of Ames wished to adopt the plan as a policy statement, not just a report to receive and file. To achieve this end and to separate the plan from consultant recommendations, the Steering Committee developed a series of Goals, Objectives, and Action Steps (GOAS). Six goals emerged along with numerous objectives and action steps. The committee then consulted with the Ames Historic Preservation Commission, Ames Planning and Zoning Commission, and Ames City Council, asking their review and comment. The preservation commission and the P&Z also met jointly, the first time ever, to learn about each other's civic responsibilities and to discuss topics of mutual concern. All of the comments from these bodies were integrated into the revised format of what was emerging as the *Ames Comprehensive Historic Preservation Plan*. Then the process began again with more consultations with the various commissions and council to fine-tune the revised GOAS.

The result of this work is the *Ames Comprehensive Historic Preservation Plan* draft (see Appendix 1) approved by the City Council on October 27, 2009. The plan is also published under separate cover to distinguish it from the consultant's report.

As to the document in hand, the *Ames Comprehensive Historic Preservation Plan Report*, the report provides background information concerning historic preservation in Ames and contains numerous recommendations to augment the GOAS contained in the plan. As historic preservation has evolved in Ames, it has grown more complex, as various stakeholders and government entities become involved. As Chapter 1 of this report documents, historic preservation in Ames has never been so robust or with a more diverse and growing constituency.

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November 9, 2009

Gloria Betcher, Ph.D.
Chair
Ames Historic Preservation Commission
City Hall
Ames, IA 50010

Re: *Ames Comprehensive Historic Preservation Plan*
Ames Comprehensive Historic Preservation Plan Report

Dear Dr. Betcher:

Please find attached the draft products for our contract to prepare the *Ames Comprehensive Preservation Plan* and *Ames Comprehensive Historic Preservation Plan Report*, as funded through the City of Ames and an Historic Resources Development Program grant-in-aid by the State Historical Society of Iowa.

These documents provide a road map for the next ten years with many different directions available for the Ames community to pursue. As noted in the *Executive Summary* of the report, it is my belief that historic preservation in Ames has never been so robust or with a more diverse and growing constituency.

I wish to extend my sincere thanks to the many members of the Ames community, who worked hard to make this effort a success and whose names appear in the report below.

Sincerely,

William C. Page,
Public Historian

Attachments

1

GENERAL INTRODUCTION

INTRODUCTION

The *Ames Comprehensive Historic Preservation Plan Report* (the document in hand and hereinafter referred to as the “*Report*”) augments the *Ames Comprehensive Historic Preservation Plan* by supplementing it with the consultant’s review of historic preservation in the community and a series of recommendations for future action by the City of Ames. The *Report* does not repeat the Goals, Objectives, and Action Steps of the Plan (although they are included as Appendix 1) but rather augments the Plan with background information and specific recommendations.

This introductory chapter is divided into the following sections:

Definition of Ames Historic Character
Legal Basis of Historic Preservation in Ames
Goal No. 10 *Ames Land Use Policy Plan*
Historic Preservation in Ames: A Sketch

DEFINITION OF AMES HISTORIC CHARACTER

“Story of City’s Growth One of Public Service.” This banner headline from the *Ames Daily Tribune* of November 17, 1921, encapsulates the story. Characterized by a huge number of transient students, Ames successfully has provided basic services and amenities to them and its permanent and semi-permanent residents, in part because of enlightened local leadership and the willingness of residents to engage in the political process.

The presence of Iowa State University drives much of the community’s history. Here again, that institution’s commitment to “Science and Technology with Practice” defines much of Ames character. The scientific method and its quest for truth encourage robust public debate about issues of every stripe. Given the fact that many Ames residents and university students come from rural backgrounds, where tolerance is seen as an essential quality, friction is often avoided and compromise achieved as a result.

As to the historic resources in Ames, the community possesses many properties dating to the late 19th and early 20th centuries. The G.I. Bill following World War II propelled Iowa State and Ames into boomtown. Many properties dating from the late 1940s and 1950s are now National Register eligible because they call attention to this seminal period in the community’s history—unusual in Iowa when so many communities reverted to their prewar habits and practices.

LEGAL BASIS OF HISTORIC PRESERVATION IN AMES

The State of Iowa authorizes municipalities to provide for the maintenance of public health and safety and, in the state's tradition of home rule, to administer any discretionary duties responding to needs as they arise, except as reserved for higher jurisdictions.

Several provisions in state law are more specific as they relate to municipal zoning and land use. The City Zoning section of the *Code of Iowa* outlines the enabling legislation, which grants certain powers to Iowa communities:

For the purpose of promoting the health, safety, morals, or the general welfare of the community or for the purpose of preserving historically significant areas of the community, any city is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot, that may be occupied, the size of yards, courts, and other open spaces, the density or population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes. (*Code of Iowa*, 2009, Section 414.1, City Zoning)

For any or all of said purposes the local legislative body, hereinafter referred to as the council, may divide the city into districts, including historical preservation districts but only as provided in section 303.34, of such number, shape, and area as may be deemed best suited to carry out the purposes of this chapter, and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. All such regulations and restrictions shall be uniform for each class or kin of buildings throughout each district, but the regulations in one district may differ from those in other districts. (*Ibid.*, Section 414.2, Districts)

The statutes to administer such local historic preservation districts are contained in Chapter 303 of the *Code of Iowa*. These statutes stipulate the creation of design guidelines and the establishment of an historic preservation commission to administer a Certificate of Appropriateness process to protect resources within such a district. (*Ibid.* Chapter 303, Sections 303.20 through 303.33) In 1988, the City of Ames established such a program with ordinances contained in Chapter 31 of the *Ames Municipal Code* in keeping with the authority granted to the City by the State of Iowa by this legislation.

Then, in 1995, the City of Ames became a Certified Local Government (CLG) through an agreement with the State Historical Society of Iowa. (Appendix 4) In this agreement, the City committed the Ames Historic Preservation Commission (HPC) to review proposed National Register nominations within the community, promote historic survey and registration projects, educate the general public about historic preservation, and prepare an annual report of the commission's work. By this commitment, the City became eligible to apply for federal funds through the State Historical Society of Iowa to promote historic preservation.

Recently, the City of Ames' Local Landmark Ordinance has been challenged. In 2008, the case of *Ely v. City of Ames* came before the Iowa District Court for Story County. This case involved the local landmark designation of the Martin House at 218 Lincoln Way in Ames and challenged the legality of several points in the City's ordinance. Such test cases for historic preservation are rare in Iowa. One such occurred in 2009 and concerned a property proposed for demolition in the Amana Land Use District. It was settled out of court.

As to the Martin case, in 2009 the Iowa District Court concluded:

the provisions of the Ames Municipal Code relating to historic landmarks and preservation districts do not, on their face, violate the due process guarantees of the United States and Iowa Constitutions. (Findings & Conclusions, Case No. EQCV044109: 8)

The court denied the plaintiffs' petition for relief and sustained the legality of the City's landmark ordinance and its application to the Martin House. The court's findings made no reference to Iowa case law, suggesting it lacks precedent. The plaintiffs subsequently appealed the court's ruling to the Iowa Supreme Court, where it remains pending.

AMES LAND USE POLICY PLAN

The Land Use Policy Plan (LUPP) of the City of Ames provides the chief planning tool for community growth and development. On August 29, 1997, the Ames City Council adopted this plan as its policy.

Under the heading "Cultural Heritage Preservation," Goal No. 10 of this plan, along with three objectives to achieve it, addresses historic preservation, stating:

It is the goal of Ames to maintain and enhance its cultural heritage.

- 10.1. Ames seeks to provide a record of its earlier development through conservation, preservation and restoration of historically/architecturally significant structures and areas where economically feasible.
- 10.B. Ames seeks to integrate historically/architecturally significant structures and areas with new development in a compatible and unifying manner.
- 10.C. Ames seeks to protect its archaeologically significant resources. Where such resources are endangered, the community should seek buffering and relocation measures.

Source: *Ames Land Use Policy Plan*: 23.

In 2009, the Ames City Council approved the *Ames Comprehensive Historic Preservation Plan*. This updated policy plan contains six additional goals and many objectives and action steps to achieve these goals. (See Appendix 1.)

HISTORIC PRESERVATION IN AMES: A SKETCH

The impulse to preserve historic resources is of long standing in Ames. Early in the 20th century, the Adams Funeral Home purchased the Colonel Wallace and Mary Greeley House at 502 Douglas Avenue and converted it from a single-family dwelling into a successful business. This example of adaptive reuse preserved one of Ames' showplace residences. The efforts to preserve the Farmhouse on the main campus of Iowa State University provide another early example of a preservation impulse.

The National Historic Preservation Act of 1966 (Public Law 89-665) authorized the establishment of the National Register of Historic Places and thereby expanded the federal government's recognition of historic properties across the nation and offered some protection for them. Administered by the National Park Service of the U.S. Department of the Interior, the National Register is the official list of the Nation's cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation.

The nomination of buildings to the National Register on the Iowa State campus responded to this new program, beginning with the Knapp-Wilson House, listed on October 15, 1966. Over the next three decades, the additional properties were listed, including Alumni Hall (November 16, 1978, now known as Enrollment Services Building), Marston Water Tower (May 27, 1982), Engineering Hall (January 10, 1983), Agriculture Hall (November 15, 1978, now known as Catt Hall), Christian Petersen Courtyard Sculptures and Dairy Industry Building (April 7, 1987), and Morrill Hall (June 28, 1996). Many more properties at Iowa State are National Register eligible, including the main campus as an historic district. (Page 1992)

Old Town

In the 1980s, property owners and neighbors in Old Town organized together and formed the Old Town Neighborhood Association. This group has made a major contribution to stabilize and revitalize the neighborhood. The association is dedicated to community improvements. Its agenda includes the promotion of neighborliness, homeownership, historic preservation, and long-range city planning. Sharon Wirth, an Old Town resident who was elected to the Ames City Council in 1989 as its First Ward representative and served on it until December 31, 2005, has nurtured historic preservation and neighborhood improvement throughout Ames.

In an effort to encourage the preservation of the Old Town's historic fabric, the Old Town Neighborhood Association undertook to nominate the neighborhood as an historic district to the National Register of Historic Places. The State Historical Society of Iowa determined this district National Register eligible in 1985. This process did not proceed, however, and, in its place, the neighborhood association concentrated its efforts on the creation of a local historic district. To that end, the association completed a survey of its resources in 1988 (Wirth). That same year, the City of Ames adopted an historic preservation ordinance, created the Ames Historic Preservation Commission to administer a design review process, and designated Old Town as a local historic district, protecting its historic resources from inappropriate change.

In 2001, the effort to nominate Old Town to the National Register was reactivated in conjunction with sponsorship of the Ames Historic Preservation Commission and funding through the Ames City Council. Three reports laid the groundwork for this—an intensive survey of the neighborhood, a multiple property documentation form providing historic context for it, and a National Register nomination of the Old Town Historic District. (Page 2003a, 2003b, 2003c) The National Park Service reviewed this documentation and listed the property on the National Register on January 2, 2004. This is a large historic district and possesses about 250 resources.

Hospital Expansion

In the late 1980s, the need for Mary Greeley Hospital to expand its campus and facilities in Ames resulted in a zoning dispute focused on the Harry F. Brown House. Located at 1004 Kellogg Avenue, this house was located on property included in the hospital's planned expansion. The house was designed by the Des Moines architectural firm of Proudfoot and Bird and was built by Mr. Dunn. Kay E. Wall, the owner of the house, objected to the property's rezoning. On December 14, 1990, she applied to the City of Ames for the house to be designated a local landmark. This was the first such application to come before the City of Ames. Wall also requested that the State Historical Society of Iowa evaluate the National Register eligibility of the building. The preservation commission and the Planning and Zoning Commission subsequently recommended that the property be designated a local landmark. The Society found the building National Register eligible on June 17, 1991. On August 13, 1991, the Ames City Council recommended the designation of the Brown House as a local landmark and referred the matter to the State Historical Society of Iowa, which has the authority to review landmark designations, requesting that the Society consider the possibility of the house's relocation. In the meantime, the hospital revised its plan for expansion and excluded the Brown House and other properties in the vicinity from the project area. The National Register nomination of the Brown House and its designation as a local landmark were not pursued and remain dormant to the present day. This issue demonstrated, however, how historic preservation law could protect a historically significant property, and how due process successfully worked in Ames.

Ames High School

The purchase of the former Ames High School (later used as a junior high) by the City of Ames in the late 1980s brought new luster to historic preservation in the community. Following the construction of a new junior high school, the former building became redundant. Purchased by the City with the help of a bond issue, the building underwent extensive rehabilitation to complete its new use. The project was completed in 1990. The result would have gratified Mayors Parley Sheldon and Capt. Wallace Greeley and their Progressive Era contemporaries. The "new" city hall brought many City Departments together under one roof, an efficiency earlier city leaders and the community had achieved in 1912, when the Municipal Building at 420 Kellogg Avenue (NRHP) was completed. The adaptive reuse of the former Ames High School reinforced the site's historical continuity, continues its role as an anchor to the Ames Civic Center (a potential National Register historic district), and engenders affection among its former pupils. The building was listed on the National Register through a Multiple Property Documentation of school-related buildings in Iowa on October 24, 2002.

Certified Local Government

In 1995, the City of Ames became a Certified Local Government (CLG) through an agreement with the State Historical Society of Iowa. (See Appendix 4.) This agreement committed the City to a series of actions, including added duties for the Ames Historic Preservation Commission, and qualified the City as eligible to receive a share of the State Historical Society of Iowa's 10% pass-through funds from the U.S. Department of the Interior.

The duties added to the commission because of its CLG status included commission review of proposed National Register nominations, a commitment to ongoing survey of Ames historic resources, the training of HPC members, and the preparation of an annual report, among others. These duties added relatively little time-commitment to the workload of the commission or its staff but qualified the City for funding through the State Historical Society of Iowa, a status that subsequently proved to be of marked benefit.

Bandshell Park Historic District

In 1999, the Parks and Recreation Department of the City of Ames sponsored the nomination of Bandshell Park Historic District to the National Register of Historic Places. (Page 1999) The property was listed as such on October 7, 1999. The west boundary line of this historic district (Duff Avenue from 5th Street to 6th Street) excluded the west twenty feet of the Bandshell Park. This exclusion was made in anticipation of the possible future widening of Duff Avenue in the area. The intent of this nomination was to qualify the property as eligible for historic preservation grant opportunities to refurbish Bandshell Park and the renovation of the Bandshell itself. The property was subsequently rehabilitated using other sources of funding.

Archie and Nancy Martin House Legal Challenge

In 2007, Col. Grantland Shipp, the titleholder of the Archie and Nancy Martin House, requested that the City designate the property as a local landmark. Located at 218 Lincoln Way and built in 1920, the house is historically significant because it calls attention to the Martins' allowing African-American students to live there at a time when blacks were denied residence at Iowa State during the early 20th century. The City designated the property as a local landmark on December 18, 2007. Subsequently, the owners of the property immediately to the east of the Martin House, Laurel Ely, Jr., and Mildred Ely, his wife, felt aggrieved by this action and appealed the City's designation to district court. In August 2008, the court dismissed the charges against the City and sustained the legality of the Martin House's landmark designation. Then, late in 2009, the Elys appealed the court's decision to the Iowa Supreme Court, whose action is pending. The high court's decision will test the legality of city and the state local landmark law. Regardless of the outcome of this case, it will reinforce the status of Ames on the cutting edge of historic preservation in Iowa.

Recent Events

Within the last several years, Ames has witnessed a series of events that in their effects have broadened public recognition of historic preservation as a tool for infrastructure improvement and economic development.

In 2007, the City of Ames applied to the State Historical Society of Iowa for two separate grants. The Society subsequently awarded both of these matching grants to the City. The first, funded through the Historic Resources Development Program (HRDP), underwrote the preparation of the *Ames Comprehensive Historic Preservation Plan* and the *Ames Comprehensive Historic Preservation Plan Report*, the latter being the document in hand. The second matching-grant, funded through the Certified Local Government program, underwrote an intensive historical and architectural survey of the College Heights neighborhood in West Ames.

The City of Ames continues to create zoning overlays to manage growth. In 2005, the City established two new overlays, wrapping around the south and west sides of the Iowa State University campus. The intent of the overlays is to manage increased density in the area while protecting essential elements of its historic character. (See < <http://www.cityofames.org/housingweb/Planningweb/UIA/UIAPlan.pdf>>)

In 2007, the City of Ames received a grant-in-aid from the Historic Sites Preservation Program (HSPG), a program of the State Historical Society of Iowa, for the replacement of exterior doors on the Ames City

Hall. The grant totaled \$100,000 and helped pay for the replacement of more than 30 deteriorated doors with doors and transoms appropriate in design and materials with the originals.

In 2008, the rehabilitation of the former Sigma Sigma-Delta Chi Fraternity House at 405 Hayward Avenue as the Iowa House bed and breakfast received federal historic preservation tax credits estimated by the developer at \$163,000, along with an additional \$204,000 in tax credits from the State of Iowa because of the building's historical significance (National Register of Historic Places listed 2008) and its rehabilitation according to the *Secretary of the Interior's Standards for Rehabilitation*. This event signaled to local site developers that historic preservation offered an important tool for economic development. The second event signaled to the City of Ames that preservation offered tangible financial incentives.

Campustown continues to pose challenges. Every quarter of the community recognizes the need for its rehabilitation, a need highlighted in 2004, when student riots in Campustown during the student-run VEISHEA celebration shocked Ames to the quick. The current challenge revolves around Campustown's historic character and how to update its function, buildings, and setting to preserve that character.

Recently, the Smart Growth Alliance, Inc., sponsored the process of nominating Roosevelt School at 921 9th Street to the National Register. (Price and Rogers) Owned by the Ames Community School District, the fate of this property was unclear following its closing by the district. As it happened, the district did not object to the nomination and the process is nearing completion in 2009. (Extensive research into the building's significance already had been completed as part of an application for the City of Ames to designate it as a local landmark. This application did not move forward because the City of Ames lacks that jurisdiction over school district property.)

In 2009, the State Historical Society of Iowa chose the Ames Historic Preservation Commission to partner with the Mount Vernon CLG to apply for CLG grant monies to sponsor a statewide seminar on masonry and masonry repair. By this action, the SHSI showed its trust in the Commission to undertake this important assignment, an assignment in keeping with Ames' role as a leader in technology and education. This was the second CLG grant in as many years awarded to the City of Ames by the SHSI.

Also, in June 2009, members of the Ames Historic Preservation Commission completed preliminary work on a National Register nomination for the Ames Public Library (APL) in order to obtain a Determination of "Eligibility (DOE) for the APL complex, including its 1904 and 1940 units. The SHSI determined that the APL complex is eligible for nomination and the question of whether or not to pursue National Register listing is now under consideration by the City Council.

All of this recent activity points to a preservation ethos alive and well among a diverse and growing constituency in Ames today.

2

PUBLIC SECTOR RESPONSIBILITIES

INTRODUCTION

Public sector responsibilities for historic preservation in Ames primarily rest in the Mayor and City Council, City Manager, Ames Historic Preservation Commission (HPC), and the Ames Planning and Zoning Commission (P&Z). These responsibilities extend to other of the City's boards, commissions, departments, and staff responsible for historic private and municipal property. The following sections of this *Report* discuss these public sector responsibilities.

Other public sector entities in Ames—including Iowa State University, the Iowa Department of Transportation, the National Animal Disease Center, and local school districts—are located within the City of Ames but fall outside its jurisdiction and are not discussed here.

AMES MAYOR AND CITY COUNCIL

The Mayor and Ames City Council, together with City staff, are responsible for providing for the community's public health, safety, and discretionary duties as prescribed in the *Ames Municipal Code*. To those ends, the City Council evaluates and prioritizes actions to fulfill these responsibilities. The Council has established a number of goals/objectives for 2008-2010, including Campustown rejuvenation, a "go green" strategy, strengthening neighborhoods, and discussion of "branding" Ames. Historic preservation can play a role in each of these endeavors' success.

Additionally, the Mayor appoints and the City Council approves members to serve on the HPC. The Mayor and City Council both review and select applications to receive funding from the City's Downtown Facade Improvement program

CITY MANAGER

The City of Ames adopted the Council-Manager form of government in 1920. As the chief administrative officer for the city, the city manager oversees the day-to-day operations of the city with an eye to its long-term interests. The City Manager ensures that the city complies with federal regulations concerning historic preservation, which obtain when federal monies are involved in specific projects. Section 106 of the federal code outlines the regulations for this compliance. The City Manager also ensures that the city complies with provisions of its agreement with the State Historical Society of Iowa through the Certified Local Government (CLG) program. (See Appendix 4.)

AMES HISTORIC PRESERVATION COMMISSION

The Ames Historic Preservation Commission (HPC) was established in 1988 by the Ames City Council to administer historic preservation initiatives in the city and, particularly, to administer design guidelines and issue Certificates of Appropriateness (COA) for major exterior improvement projects for locally designated historic districts and historic landmarks. Encompassed in what the City has called its *Historic Preservation Overlay* (“O-H”), the provisions regulate exterior alterations, new construction, and demolitions within the overlay district by applying design guidelines for such changes and requiring a Certificate of Appropriateness before a building or demolition permit can be obtained and the project begin. The HPC reviews and grants or denies the Certificates of Appropriateness for these projects. Parties aggrieved or adversely affected by the actions of the HPC can appeal its decisions to the City Council. Parties aggrieved or adversely affected by the actions of the City Council can appeal its decisions to district court, although this process is not spelled out in Chapter 31 of the *Ames Municipal Code*. Although not without precedent, such appeals are rare.

The HPC also reviews any proposed zoning change to these designated properties before the matter goes before the Ames Planning and Zoning Commission. City staff within the Department of Planning and Housing serves as liaison to both commissions.

In 1995, the commission’s duties expanded when the City of Ames became a Certified Local Government through an agreement with the State Historical Society of Iowa. With this agreement in accordance with state and federal regulations pertaining to Local Government Historic Preservation Programs, the city took on broader responsibilities to promote historic preservation in the community. These responsibilities included commitments for further preservation planning, identification, evaluation, National Register registration, training, and education. (See Appendix 3.)

As originally configured, the Ames Historic Preservation Commission consisted of seven members appointed by the Mayor and approved by the City Council. The commission elected one of its members annually to serve as its chair, and one member elected annually to serve as its vice-chair. Member terms consisted of five years, staggered among the members. Members could be appointed to serve out the balance of an unexpired term of two years or less and subsequently serve a full 5-year term.

This 5-year rule was changed, becoming effective in 2008. Members now serve three-year terms and can be reappointed for one additional term. Reappointment is possible after a former member has been off the commission. The *Ames Municipal Code* does not state a specific period of time. This change satisfies term limit concerns while allowing former commission members to serve again at a later date. Typically, it takes several years for first-time commission members to become knowledgeable about the commission’s business.

Over the last few years, the commission has taken an aggressive posture in applying for historic preservation grants. In 2007, through the commission’s efforts, the City of Ames received a grant-in-aid through the Certified Local Government Program (CLG) of the State Historical Society of Iowa to help finance an intensive survey of the College Heights neighborhood in Ames during the 2008-2009 grant cycle. The same year, the commission received an Historic Resources Development Program (HRDP) grant to help finance a comprehensive historic preservation plan for the city, the subject of the *Report* now in hand. In November 2007, the City of Ames received a \$100,000 grant from the State Historical Society of Iowa’s Historic Sites Preservation Grant (HSPG) to replace more than 30 exterior doors on the Ames High School-Ames City Hall building. The total cost of the project amounted to approximately \$247,000 with the balance paid by the City.

Then, also in 2009, the HPC received a CLG grant from the State Historical Society of Iowa to conduct a preservation training session for a statewide audience. In collaboration with the Mount Vernon (Iowa) Historic Preservation Commission, these two commissions will host “Mortar Matters: A Joint Masonry Workshop: Ames/Mount Vernon” on March 26, 2010, in Ames and March 27, 2010, in Mount Vernon.

The success of this grantsmanship reflects positively on the professionalism of the Ames Historic Preservation Commission, the staff of the Planning and Housing Department, and their ability to achieve improvements for Ames.

In 2009, the City Council provided the HPC with discretionary funding. In the past, the commission had received funding only for various itemized purposes.

As the chief public forum for historic preservation in Ames and enabled by the State Historical Society of Iowa and the City of Ames to play this role, the Ames Historic Preservation Commission has the duty to promote the City Council adopted *Ames Comprehensive Historic Preservation Plan*.

From this brief sketch of the Ames Historic Preservation Commission and its accomplishments, one concludes that this body is fulfilling its obligations under agreements with the State Historical Society of Iowa and as a leader in historic preservation commensurate with the status of Ames as an academic community and the respect the public holds for its leadership.

AMES PLANNING AND ZONING COMMISSION

In 1931, the Ames City Council established five classes of zoning districts with a Planning and Zoning Commission to administer the program. Today, the commission consists of seven members appointed by the Mayor and approved by the City Council. Members serve a 3-year term and can be appointed for one additional term. Reappointment is possible after a former member has been off the commission. The *Ames Municipal Code* does not state a specific period of time. This change satisfies term limit concerns while allowing former commission members to serve again at a later date. Typically, it takes several years for first-time commission members to become knowledgeable about the commission’s business.

The Planning and Zoning Commission’s power to review and recommend approval or denial of zoning changes in the city can impinge on historic preservation directly and indirectly. The rezoning of property from residential to commercial use obviously can affect what subsequently occurs on the property. Zoning changes within locally designated historic districts and to historic landmarks require the review of the Ames Historic Preservation Commission prior to review by the P&Z. City Council approval is required to change any form of city zoning.

In addition to traditional base zoning, the City of Ames has established nine other overlays to regulate growth. In addition to the *Historical Preservation Overlay*, described above, the following two overlays directly affect historic preservation:

Single Family Conservation District (O-SFC)

According to the stated purpose of this overlay:

The Single-Family Conservation Overlay (O-SFC) Zone is intended to conserve the existing single-family residential character of areas identified as O-SFC adjacent to the downtown. The –SFC is intended to protect single-family neighborhoods while guiding the transition to higher density and compatibility with the surround uses where intensification is permitted. The O-SFC is meant to help maintain the general quality and appearance of the neighborhoods; promote a more cohesive look to the neighborhoods; recognize the neighborhood characteristics as a major part of the City’s identity and positive image; promote local design qualities; stabilize and improve property values; reduce conflicts between new construction and existing homes; and allow a limited amount of increased housing densities. (*Ames Municipal Code*, Sec. 29.1101 [1])

To date, one of these districts has been created, north of the downtown. In the administration of this overlay, the Planning and Zoning Commission reviews and recommends approval or denial for new construction or additions to multi-family housing in the area. (Ames Historic Preservation Commission becomes directly involved when affected properties are located within the locally designated Old Town Historic District.)

East University Impacted District (O-UIE)

According to the stated purpose of this overlay:

The purpose of the East University Impacted District is to include areas where the majority of the facilities were developed by “Greek”: organizations as housing for students, in order to maintain housing opportunities and housing density, to the extent that base zoning would allow, while assuring the provision of such requirements as adequate parking and architectural compatibility with the valued characteristics of existing structures and landscapes, such as location, height, materials and the appearance of variety of forms and of architectural styles, by creating regulatory standards for commercial and high density residential uses, but not impacting single or two family uses. (*Ames Municipal Code*, Sec.1110 [1])

East University Impacted District is an area located south of the Iowa State campus. With regard to historic preservation, this overlay includes certain restrictions concerning the demolition of properties associated with Greek organizations within the area and the alteration of existing building exteriors. The Planning and Zoning Commission has the authority to review and to recommend approval or denial of applications for such demolition. (These provisions do not apply to the West University Impacted District.)

OTHER PUBLIC SECTOR RESPONSIBILITIES

Other public sector responsibilities vis-à-vis historic preservation rest in other City departments and divisions as well as with the Ames Public Library Board of Trustees and with other public bodies—such as Iowa State University—located within the City’s corporate limits but outside its jurisdiction. A description of these responsibilities follows.

Parks and Recreation Department

The Parks and Recreation Department manages important historic resources in Ames, including the Bandshell Park Historic District, Emma McCarthy Lee Memorial (a park, which could be counted as a contributing resource in the potentially National Register eligible Ross Road Historic District), the Bertrand and Mary Adams House, whose local landmark designation is pending with the City Council, and other city-owned property.

Inspections Division

Administered by the City of Ames Fire Department, the Inspections Division issues building permits for new construction in Ames and inspects industrial, commercial, and residential property. The division will not issue a building permit for construction projects in a designated local historic district or for a local landmark if a Certificate of Appropriateness for the project is required and has not been obtained. The City of Ames has adopted the updated 2006 International Existing Building Code (IEBC), which provides special considerations for historic properties.

The division's Neighborhood Inspector is responsible for responding to citizen complaints concerning code noncompliance and works with neighborhood associations to facilitate property maintenance and code compliance. Residential rental property is included in this charge.

Public Works Department

In its responsibility to protect trees in the public rights-of-way and to issue permits for the planting of such trees in the residential areas, the Public Works Department affects historic streetscapes and their landscaping in the community.

In its responsibility to maintain streets, alleys, bridges, and cemeteries, the Public Works Department affects those properties with historic qualities. The City possesses no brick streets.

The Ames Municipal Cemetery is likely National Register eligible as an historic district because of its significance as a designed historic landmark. (Page 1992, 1999) The City of Ames, through its Public Works Department and the cemetery superintendent, is responsible for the property's preservation as an historic resource.

Planning and Housing Department

This department provides staff liaison for the HPC, analyzes and evaluates applications for Certificates of Appropriateness, offers staff recommendations regarding those applications, provides clerical support to keep minutes of its meetings, and work up agendas. The staff issues COAs to projects eligible for administrative approval, as stipulated in Chapter 31 of the *Ames Municipal Code*, reviews proposed National Register nominations and Local Historic District and Local Landmark applications, and issues recommendations concerning them to the HPC and the Mayor and City Council. The Planning and Housing Department prepares the commission's annual CLG report, administers the Downtown Facade Improvement grants, including evaluation of applications and recommendations to the City Council for selection, and works with the Ames Historic Preservation Commission on the writing, submission, and direction of grants.

Legal Department

The Legal Department prepares ordinances to establish new historic preservation overlays, reviews any proposed changes to them, and litigates in district court the appeals of parties felt aggrieved by actions of the Mayor and Council.

Ames Public Library

The Ames Public Library is administered by a board of trustees, appointed by the Mayor and approved by the City Council. Although the City of Ames budgets funding for the library, the library operates in an autonomous fashion. Many libraries operate under similar forms of administration. The intent is to separate intellectual freedom from possible political control. The State Historical Society of Iowa has determined that the Ames Public Library building is National Register eligible. Additionally, the Ames Public Library and its trustees and administration remain subject to federal regulations, under Section 106 of the federal code, when projects employing federal money are undertaken.

3

HISTORIC CONTEXTS

INTRODUCTION

Historic contexts are themes that characterize the pre-history or history of a subject and place it in perspective. Such themes can embrace a wide variety of events, eras, patterns of development, notable individuals, architectural designs, and other fields of human endeavor. Historic contexts can focus on the local, statewide, or the national scene, and combinations of them. An examination of historic contexts aids in the identification and evaluation of property types, which call attention to them and possess significance for that reason.

Significance within the National Register of Historic Places program (the program widely used across the nation and in Ames for the identification and evaluation of historic resources) derives from the following criteria:

- A. Association with events, activities, or patterns
- B. Association with important persons
- C. Distinctive physical characteristics of design, construction, or form
- D. Potential to yield important information.

Criterion A deals with broad themes of history (such as industry, education, transportation, or community planning); with significant events associated with them; and with eras of development, such as the Progressive era in the Midwest. Criterion B deals with the lives of individuals with local, state, or national importance and their contributions to their communities. Criterion C deals chiefly with architecture and landscape architecture and those responsible for its shaping. Criterion D deals with buried deposits of materials whose study can provide information of importance. This criterion is frequently used for the study of prehistoric Native American cultures and the remains of historic properties.

Coupled with historic integrity (the survival of those physical elements of a property, which convey its significance), historic contexts and historic significance provide the framework to determine whether a property is National Register eligible.

HISTORIC CONTEXTS IN AMES

Over the last 20 years, a series of cultural resources surveys have studied the history of Ames and identified significant historic contexts within it. The first of these studies, completed in 1992, intensively surveyed Downtown Ames and surveyed in reconnaissance fashion the rest of the city's corporate limits as they existed in 1943, corresponding with the National Register's 50-year rule at the time. (Page 1992)

In addition to developing certain historic contexts for this development, this report also identified the following four eras of development that shaped it.

PATTERNS OF COMMUNITY DEVELOPMENT

Founding and First Growth (1864-1891)
The Progressive Era in Ames (1891-1918)
Boom Time for Ames (1918-1941)
Ames at War and Peace (1941 and Beyond)

Referring to this report will flesh out the reasons for this periodization.

Subsequent historic preservation studies in Ames have generally employed these eras of development to orient a specific resource within the broader context of the city's history.

The same 1992 report also identified and developed a number of historic contexts. They, and additional survey work, have outlined a wide range of themes. These historic contexts include the following:

Commerce and the Development of Ames

| | |
|--------------------------|--|
| Identified N.R. Criteria | A and C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. I. (Page 1992) |
| Notes | Intensive survey of Downtown Ames with two sub-contexts: The Development of Commerce in Downtown Ames Commercial Building Design in Ames |

Ames, Iowa: A Laboratory for Education

| | |
|--------------------------|--|
| Identified N.R. Criteria | A and C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Reconnaissance survey, including the college, university, and community schools |

Transportation and the Development of Ames

| | |
|--------------------------|---|
| Identified N.R. Criteria | A and C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Reconnaissance survey, including the railroads, "Dinky," interurban, and automobile and their effects |

Civics: Government and Public Participation Improve the Community

| | |
|--------------------------|---|
| Identified N.R. Criteria | A and C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Reconnaissance survey, including brief discussion of potential Civic Corridor Historic District |

The Notables of Ames: Academic and Commercial Elites

| | |
|--------------------------|--|
| Identified N.R. Criteria | B |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Biographical sketches representative of individuals who lead significant careers |

Housing the Town and Gown: The Variety of Architecture

| | |
|--------------------------|---|
| Identified N.R. Criteria | C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Reconnaissance survey of Ames with eight sub-contexts: Architects: Interpreters of Design The Contractor-Builders of Ames Community in Nature Suburban Growth in Ames Style, Function, Materials Ames Applies Science and Technology Housing the Faith: The Architecture of Religion Green Hills for Thy Throne: The Collegiate Architecture of Ames Addresses for Greek Letters: Fraternity and Sorority Architecture |

Dream of Arcadia: Designed Historic Landscapes in Ames

| | |
|--------------------------|--|
| Identified N.R. Criteria | C |
| Survey Source | <i>Historical and Architectural Resources of Ames, Iowa</i> ; Vol. II. (Page 1992) |
| Notes | Includes publicly and privately owned property |

The National Park Service has approved a Multiple Property Documentation Form (MPD) entitled *A Home for Science and Technology: Ames, Iowa, 1864-1941*. (Page 2003a) This document recast the above historic contexts and established them as recognized working tools for the further study and evaluation of historic resources in Ames. A National Register of Historic Places nomination of the Old Town Historic District was submitted to the National Park Service at the same time as this MPD and as one property type under it. The Old Town Historic District was listed on the National Register on January 2, 2004. As a format, the MPD is intended to serve as an umbrella under which individual properties and historic districts can be shown to possess significance and, hence, National Register listed in an efficient fashion without the need for exhaustive justification each time.

Since that time, the following reconnaissance and intensive surveys have expanded these historic contexts.

Fourth Ward, Ames, Iowa

| | |
|--------------------------|---|
| Identified N.R. Criteria | A, B, C |
| Survey Source | <i>Fourth Ward, Ames, Iowa.</i> (Page 2007) |
| Notes | Reconnaissance survey of West Ames with ten sub-contexts: Splendid Isolation Fourth Ward Emerges and Booms Fourth Ward Flourishes West Gate South Side Community Lifeways Transportation Greek Letters at Iowa State Architecture and Landscape Architecture |

College Heights, Ames, Iowa

| | |
|--------------------------|---|
| Identified N.R. Criteria | A, B, C |
| Survey Source | <i>College Heights, Ames, Iowa.</i> (Page 2009) |
| Notes | Intensive survey of West Ames with four sub-contexts: 80 Acres of Land—The Shaping & Acquisition of College Heights Improvements Fill the Plat Garden Suburb Architecture |

The reader wishing more information about any of these historic contexts can find it in the reports identified. All of these materials are available for reference at the City of Ames Planning and Housing Department, Ames Public Library, and State Historical Society of Iowa.

These historic contexts only begin to categorize subjects within the history of Ames. It is expected that as the study of this subject progresses, other historic contexts will be identified, developed, refined, and employed to identify, evaluate, and preserve the community's historic properties.

4

HISTORIC PROPERTY POTENTIALS

INTRODUCTION

The City of Ames possesses a wealth of historic properties with preservation potential. This chapter explains which of them have been identified in Ames to date. The National Register of Historic Places, a program established within the National Park Service of the U.S. Department of the Interior in 1966, provides the most widely employed method for identification and registration of historically significant property.

This chapter is divided into the following sections:

Survey
Official Historic Properties
Potential Historic Districts

Historic resources are preserved through a three-fold process of survey (or identification), official recognition, and preservation. The first subsection outlines the survey this process. The second subsection discusses properties already officially recognized in Ames. Preservation, the third in this triad, occurs in many ways. Some of them are outlined in Chapter 5.

Much of the information in this chapter is taken directly from previous survey work in Ames. References at the end of the various subsections refer the reader to those documents if further information about the properties is desired.

The discussion of these potential historic districts and other properties in this chapter suggest opportunities available for the Ames community. Others await discovery.

SURVEY

The identification of historical, architectural, and archaeological resources in Ames results from historical and architectural surveys evaluating their significance. The City of Ames coordinates these surveys with the State Historical Society of Iowa. Other survey reports, prepared by private property owners or other interested parties, augment this database.

A variety of survey formats are available to target specific survey needs according to the criteria outlined in Chapter 3. These formats range from the windshield survey to the reconnaissance survey to the intensive survey. Each yields a different level of information about the property type in question.

The *windshield survey* is the quickest and most cursory type of these surveys. Sometimes called a pedestrian survey, this brief examination includes a visual examination of an area and recommendations for future survey work. For example: “Many late-19th century buildings remain intact with good integrity, warranting additional survey.” Or: “The area has been virtually redeveloped with few historic buildings remaining.”

A *reconnaissance survey* examines, in preliminary fashion, the potential of a subject area. The “recon” survey identifies and sketches in a preliminary fashion the appropriate historic contexts that might lead to the understanding the area’s history. An Iowa Site Inventory Form is completed for a selected number of properties in the area, chosen to convey a sense of the area’s resources. Finally, the reconnaissance survey recommends a future course of action to treat the area’s potential. Such a recommendation might advise an intensive survey of the area in question or might determine that no further survey action is necessary. It is helpful if the geographic range of a reconnaissance survey is broad. Its recommendations can include a more precisely defined area for an intensive survey, if such potential exists.

An *intensive survey* examines the history and architectural heritage of a defined geographic area, creates an extensive discussion of its historic context, completes Iowa Site Inventory Forms for each property within it, and evaluates the area’s potential for nomination to the National Register of Historic Places using that program’s criteria for significance. Typically, the completion of an intensive survey predates the preparation of a National Register application for the area.

OFFICIALLY DESIGNATED HISTORIC PROPERTY

Ames currently possesses a variety of federally registered and locally designated historic properties. “Registered” refers to properties listed on the National Register of Historic Places by the U.S. Department of the Interior, National Park Service, upon nomination by the State Historical Society of Iowa. Federally registered properties can be listed as historic districts or as individual resources.

“Locally designated” refers to a status conferred upon eligible properties by the City of Ames with review and comment by the State Historical Society of Iowa. This status can be conferred upon historic districts or landmarks. Local historic districts and local landmarks substantially differ in regulation from National Register-listed properties. (See Chapter 2.) Federal and local designations are not mutually exclusive. A property can, and often is, eligible for both designations at the same time. Only one criterion of significance is all that is required for either of these two types of designation.

National Register Historic Districts

At the present time the following two historic districts in Ames are listed on the National Register of Historic Places:

Old Town Historic District

| | |
|---------------------|---|
| Location | From 7 th to 9 th between Duff & Clark |
| Date of Designation | 1989 (Local Historic District) |
| Date of Listing | January 2, 2004 (National Register of Historic Places) |
| Significance | Criterion A: Community Planning & Development Transportation Education Criterion C: Architecture Landscape Architecture |
| Reference | Local District Application 1988 (Wirth) Intensive Survey 2003 (Page) NRHP Nomination 2003 (Page) |

OLD TOWN HISTORIC DISTRICT



The National Register boundaries of this district are one and the same as those of the local historic district.

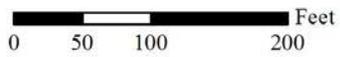
Bandshell Park Historic District

| | |
|-----------------|--|
| Location | Between Duff, E. 5 th , Carroll, & E. 6 th |
| Date of Listing | October 7, 1999 |
| Significance | Criterion A: Entertainment/Recreation Criterion C: Architecture |
| Reference | NRHP Nomination 1999 (Page) |

BANDSHELL PARK HISTORIC DISTRICT



BANDSHELL PARK HISTORIC DISTRICT



Map Area



National Register Individual Property

Appendix 5 of this *Report* contains a complete list of individual properties presently National Register-listed in Ames.

Local Historic District

The City of Ames, enabled through legislation by the General Assembly of Iowa, has the power to designate local historic districts. The State Historical Society of Iowa has a review and comment authority during the designation process. A historic preservation commission is established to administer the local historic district with projects reviewed using design guidelines as evaluation criteria.

Local historic districts include a zoning overlay with a design review process. Major physical alterations to properties within the local historic district must first obtain a Certificate of Appropriateness, granted in Ames by the Ames Historic Preservation Commission, before a building permit for the project can be issued. This design review process protects the local historic district from inappropriate alterations to its historic integrity. The design guidelines for this process are contained in Chapter 31 of the *Ames Municipal Code*. (See Appendix 2.)

The City of Ames designated the Old Town Historic District as a local historic district in 1989. Currently, this is the only locally designated historic district in the city. Local historic districts and National Register historic districts are not mutually exclusive. The Old Town Historic District is both a federally listed and locally designated property. Usually, properties become National Register districts and subsequently apply for local designation. With Old Town, this process was reversed. When the National Register nomination was prepared in 2003, the district's boundaries were carefully drawn to coincide with those of the local district to promote consistency and avoid confusion.

Local Landmarks

The City of Ames, enabled through legislation by the General Assembly of Iowa, has the power to designate local landmarks as well as local historic districts. The State Historical Society of Iowa has the same review and comment authority with local landmarks as with local historic districts. The local landmark designation brings with it a zoning overlay similar to that covering a local historic district. A design review process is required to obtain a Certificate of Appropriateness for major physical alterations before a building permit can be issued for a project affecting a local landmark. The design guidelines for this process are contained in Chapter 31 of the *Ames Municipal Code*. (See Appendix 2.)

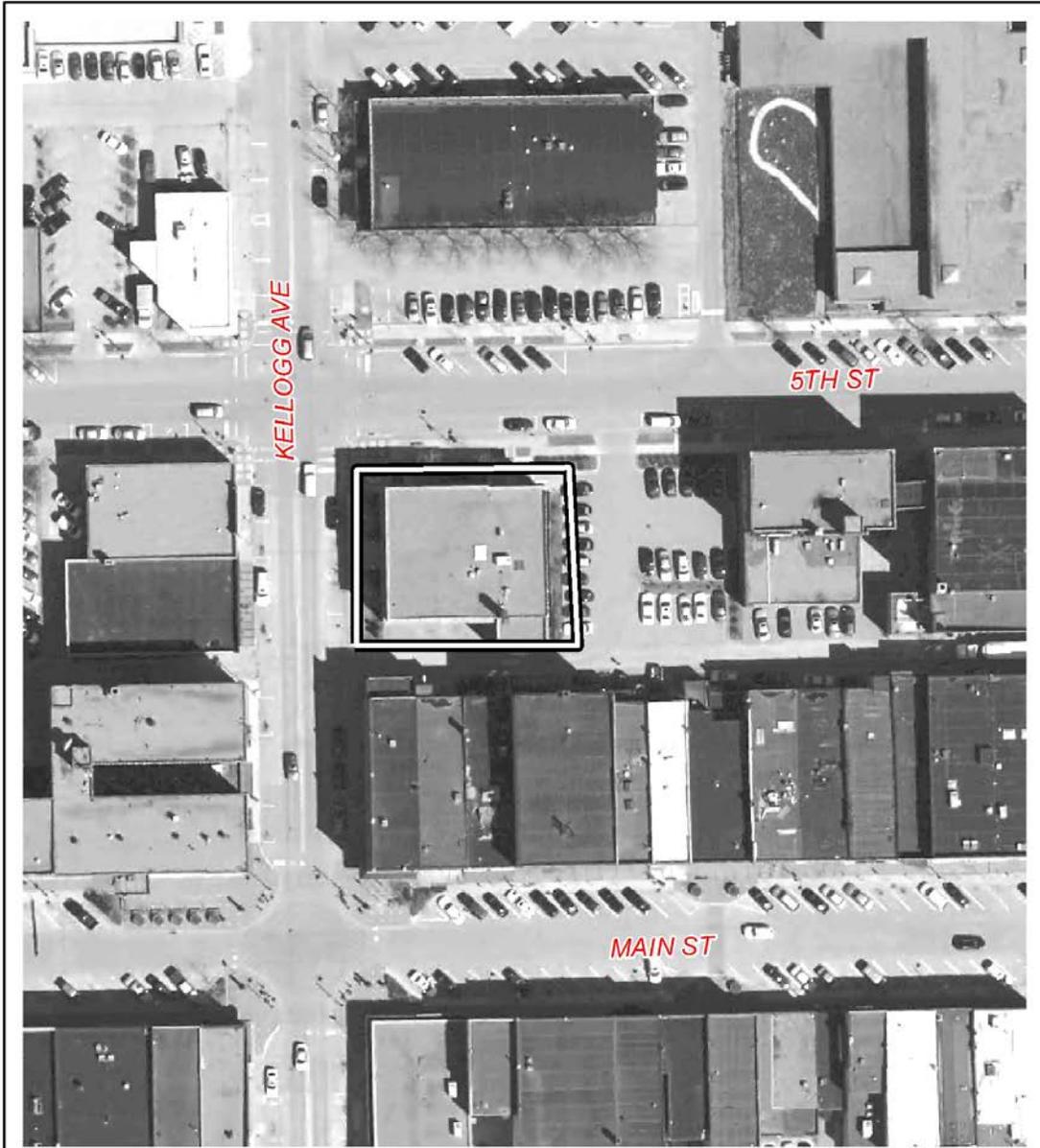
To date, the City of Ames has designated the following two local landmarks. One of them is also National Register-listed.

Ames Municipal Building

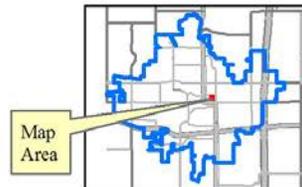
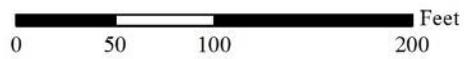
| | |
|---------------------------------------|---|
| Location | 420 Kellogg Ave. |
| Date of Local Landmark Designation | December 8, 1992 |
| Date of N.R. Listing | June 2, 1997 |
| Area(s) of Significance | Government, Architecture |
| Reference | Local Landmark Application 1991 (Rollenhagen & Svec) NRHP Nomination 1997 (Page) |

Following the relocation of the Ames city hall from this building, discussion ensued as to its future use. Youth and Shelter Services, Inc. (YSS), a Central Iowa social services agency, expressed interest in its purchase. The City of Ames agreed to this sale if YSS would agree to the building's designation as a local landmark, thus ensuring that the building's conversion to this new use would not negatively impact its integrity.

AMES MUNICIPAL BUILDING



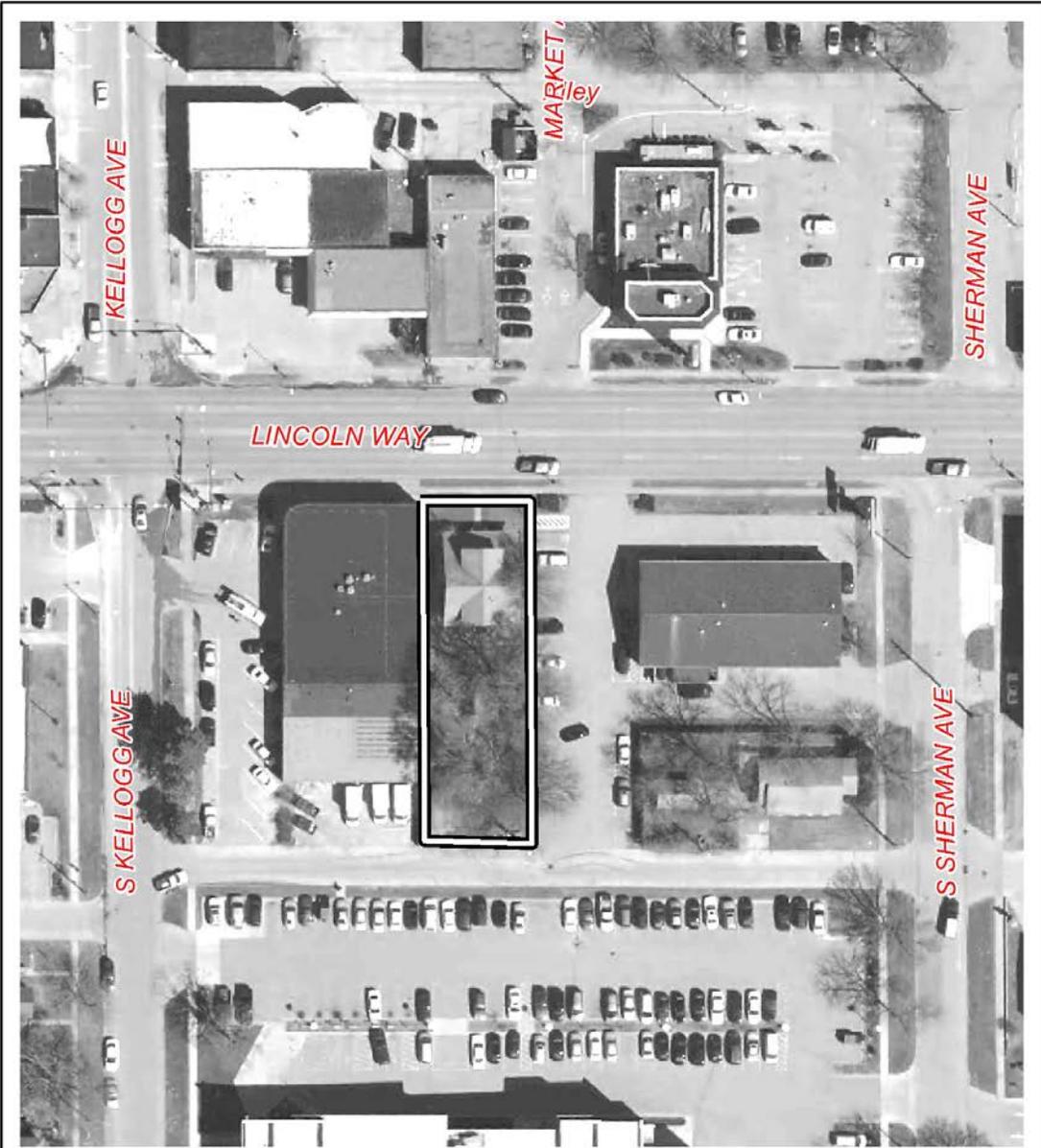
AMES MUNICIPAL BUILDING



Archie and Nancy Martin House

| | |
|---------------------------------------|---|
| Location | 218 Lincoln Way |
| Date of Local Landmark Designation | December 12, 2007 |
| Area(s) of Significance | Social history |
| Reference | Local Landmark Application 2007 (Martin Foundation) |

ARCHIE AND NANCY MARTIN HOUSE



ARCHIE AND NANCY MARTIN HOUSE



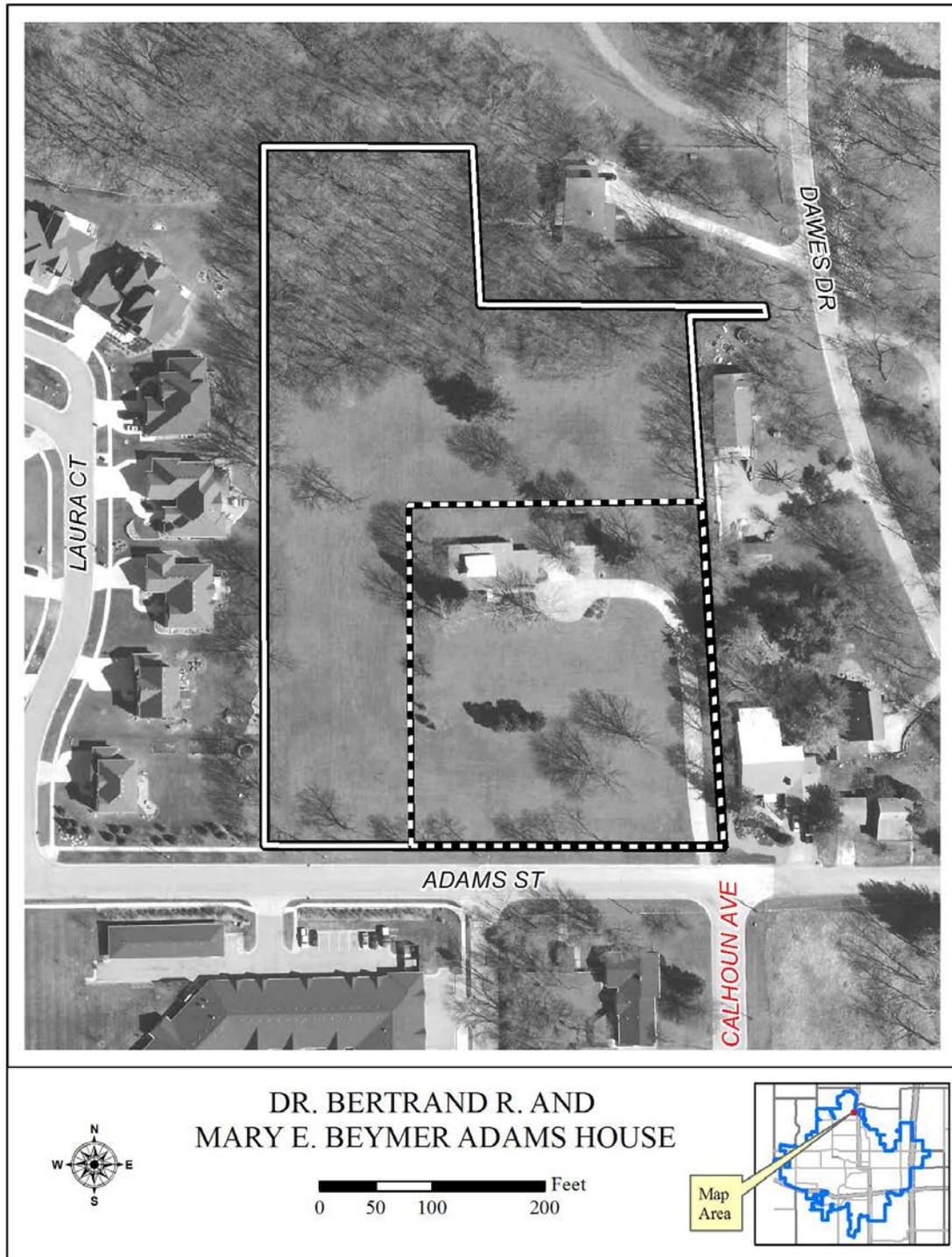
In addition to these two properties, the local landmark designation of the following property is pending City Council action:

Dr. Bertrand R. and Mary E. Beymer Adams House

| | |
|---------------------------------------|---|
| Location | 1013 Adams Street |
| Date of Local Landmark Designation | Pending |
| Area(s) of Significance | Architecture, Dr. Bertrand R. Adams |
| Reference | Local Landmark Application 2006 (Svec, Wendell, & Leslie) |

The Dr. Bertrand R. and Mary E. Beymer Adams House at 1013 Adams Street currently is under consideration for designation as a local landmark. The City of Ames owns this property, bequeathed it by the former owner, Mary Adams, the widow of “Bert” Adams, an innovative local osteopathic physician. Located adjacent to the Ada Hayden Heritage Park and popularly known as “Prairie Ark,” the Adams property contains five acres +/- . The City plans to subdivide the property into two parcels with one parcel containing 1.88 acres surrounding the house. If this parcel is designated as a local landmark, it will be protected by the city’s design review process, and the City would sell the property and return it to a private party. The City’s intent is to use the balance of the Adams property to increase the public property adjacent to the Ada Hayden tract.

DR. BERTRAND R. AND MARY E. BEYMER ADAMS HOUSE



The designation of the Bertrand and Mary Adams property as a local landmark is currently pending City Council action. The proposed landmark boundaries are shown above as solid lines. The plan is for the City to sell off the area within the dashed lines and to use the balance of the property used in conjunction with the parkland to the north. The local landmark designation will provide protection to both parcels of the property.

POTENTIAL HISTORIC DISTRICTS

Over the last quarter century, a series of cultural resources surveys have identified numerous potential historic districts in Ames. These districts include commercial, governmental, educational, residential, and mixed-use properties. The following paragraphs summarize the results of these surveys and recommend planning activities to promote their preservation.

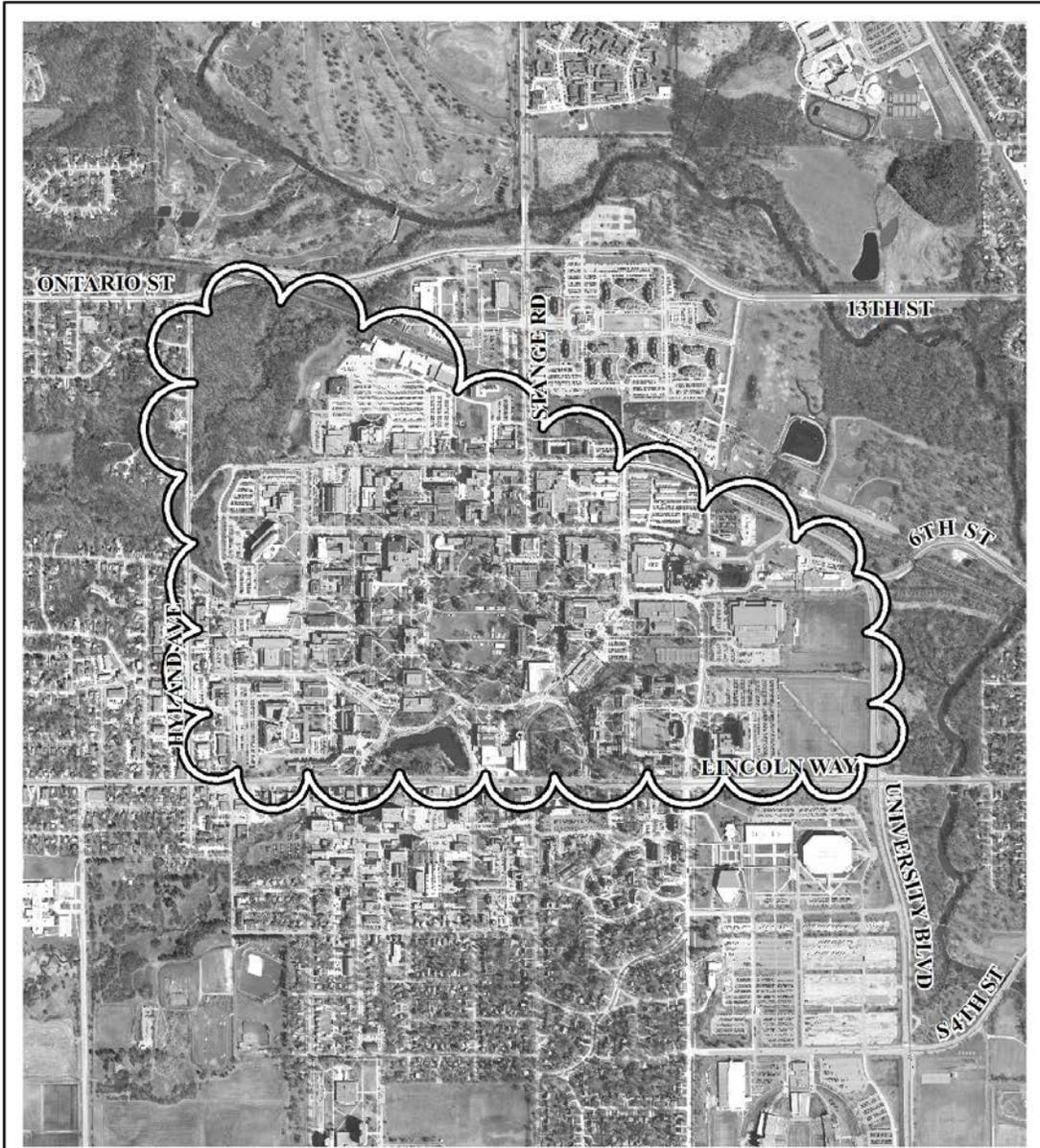
Iowa State University Survey 1980

H. Summerfield Day, the former University Architect and Planning Coordinator, published in 1980 a report entitled “The Iowa State University Campus and Its Buildings, 1859-1979.” Although not specifically stated as such, the Summerfield survey demonstrated that the main campus of Iowa State University possessed potential for nomination to the National Register as an historic district.

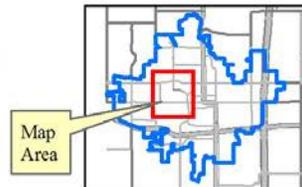
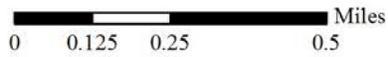
Already interest existed on the campus for historic preservation, as evidenced by the 1966 nomination of the Knapp-Wilson House to the National Register. The interest generated at the university from this and other historic research such as Day’s resulted in the nomination of the Marston Water Tower Hall to the National Register in 1982. Other property nominations followed, including Engineering Hall (1983), Agriculture Hall (1985), Christian Petersen Courtyard Sculptures and Dairy Industry Building (1987), Morrill Hall (1996), and Alumni Hall (2002).

The university administration tends to view the preservation of historic resources on the campus in mixed fashion. When initially recalcitrant, the force of public opinion can change this point of view, often resulting in preservation projects of superior quality, such as the rehabilitations of Morrill Hall and Agricultural Hall (Botany Hall, Carrie Chapman Catt Hall). Because the City of Ames and the Ames Historic Preservation Commission have no jurisdiction over Iowa State University, preservation activities must originate from within that institution.

IOWA STATE UNIVERSITY CAMPUS



IOWA STATE UNIVERSITY CAMPUS



Surveys 1992

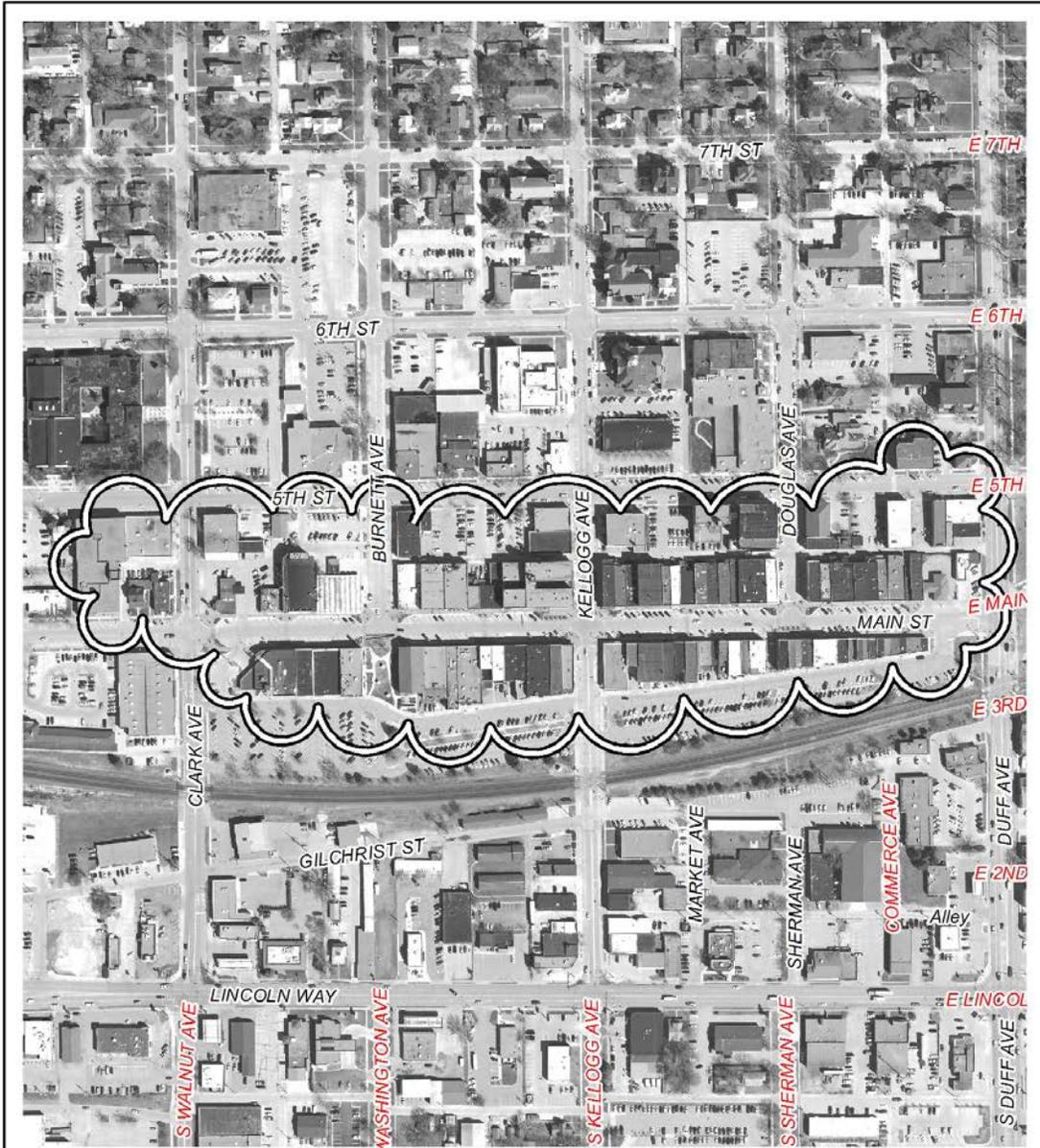
In 1992, the City of Ames completed an intensive survey of the Ames Central Business District and a reconnaissance survey of the 1943 incorporated limits of the City of Ames. William C. Page, Public Historian, conducted those surveys. The following paragraphs summarize their results and recommend treatment to preserve those properties.

Central Business District

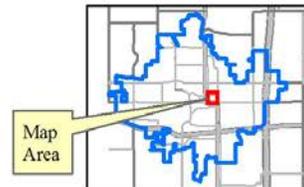
| | |
|----------------|--|
| Location | Both sides of Main & 5 th between Duff & several properties west of Clark |
| Date of Plat | 1865 |
| Significance | Criterion A: Commerce Criterion C: Architecture |
| Reference | Intensive Survey 1992 (Page) |
| Recommendation | NRHP Nomination |

The development of commerce in downtown Ames is historically significant because it calls attention to the growing interconnections between Iowa State as an institution and the people of Ames as a city. The downtown is architecturally significant because of its radical remodeling in the 1920s through the 1950s. Under the influence of the Commercial Style of architecture, many owners stripped the Victorian facades off their Main Street commercial properties and replaced them with simplified, efficient, and no-nonsense designs. This transformation was nearly universal and resulted in a distinctive downtown. (Page 1992: 1/4-5)

CENTRAL BUSINESS DISTRICT



CENTRAL BUSINESS DISTRICT



College Park Addition

| | |
|----------------|---|
| Location | Between Lincoln Way & Fourth St. west of Grand to 3 Lots beyond Hazel St. |
| Date of Plat | 1893 |
| Significance | Criterion A: Community Planning & Development |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Continued Research |

The College Park Addition plat was laid out by H. W. Bean, surveyor of Greene County, Iowa, and filed in the public record in 1893. The purpose behind the plat appears to have been the desire to realize a profit on land owned by the proprietors in proximity to a new streetcar line, inaugurated by the Ames and College Railroad between the I.S.C. campus and downtown Ames. Development of the area, however, proceeded slowly. Many of the houses appear to date from the 1920s.

The character of College Park Addition is residential. Single-family dwellings predominate. College Park Addition has the feeling of a working class neighborhood. Homes are mostly small in scale and utilitarian in design. There are many houses showing the influence of bungalow and craftsman design. The use of stucco is pronounced.

The fact that the neighborhood required so many years to develop suggests that the plat's original intent lacked resonance in the community, diminishing the plat's significance as an early streetcar suburb. Today, the southeast portion of the plat is zoned as Highway-Oriented Commercial and has been redeveloped to that land use.

COLLEGE PARK ADDITION



College Park Addition First North

| | |
|----------------|--|
| Location | Railroad tracks on west; 5 th St. on south; Grand Ave. on east; 9 th St. on north |
| Date of Plat | 1900 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive Survey of College Park Addition First North in conjunction with College Park Addition Second North (see below) |

Platted in 1900 as a streetcar suburb, College Park Addition First North was laid out by H. Y. Ludwig. Development of the addition was led by J. L. Stevens and G. D. Rowe, both of Boone, Iowa, and William D. Hodge of Wright County, Iowa, along with other Story County investors. This development was restricted to land surveying and platting.

The upbuilding of College Park Addition First North required a number of years. A concentration of new construction occurred following World War I and in the 1920s. Hodge Avenue became known popularly as “Professors’ Lane” because of the many college faculty and their families attracted to the area.

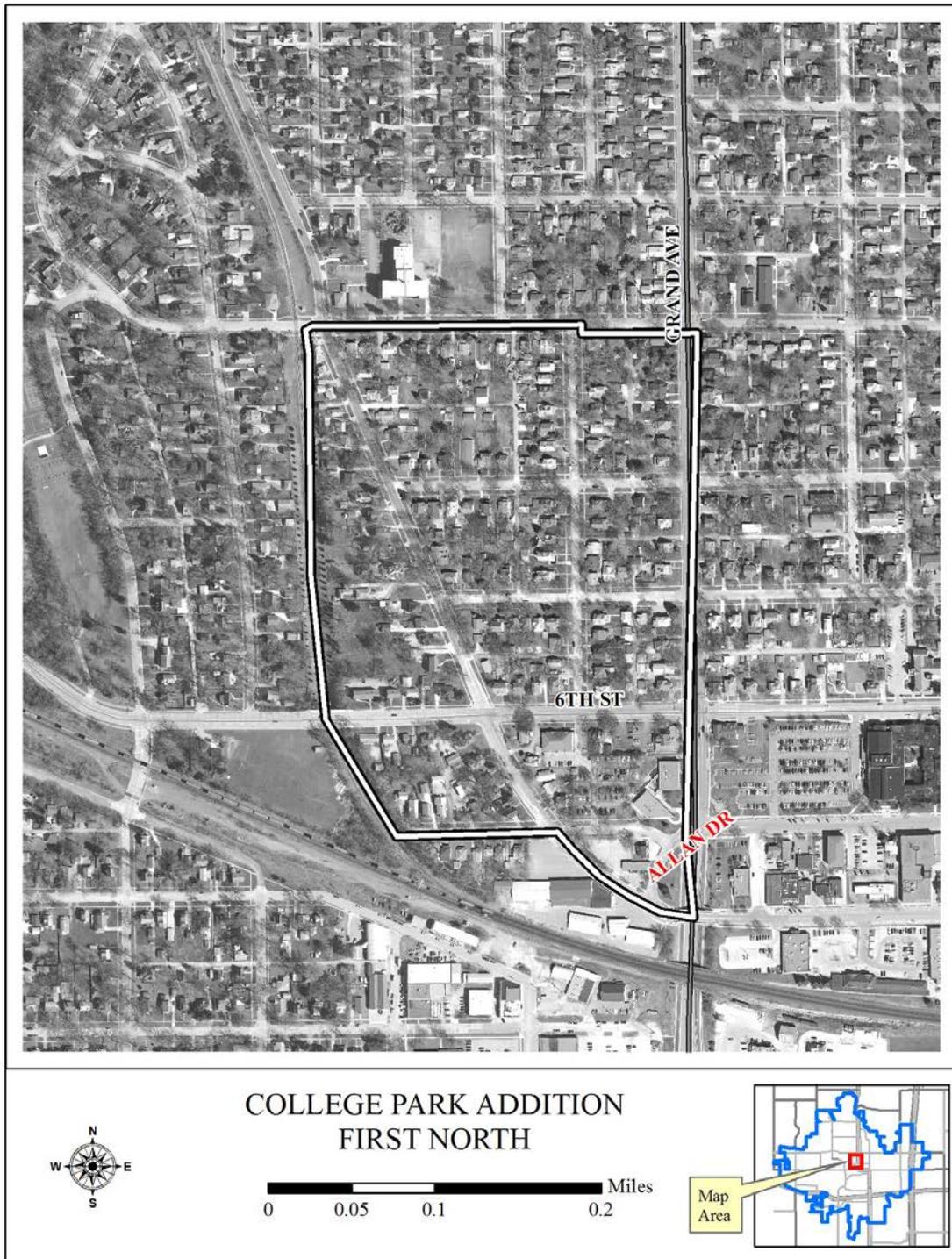
The character of College Park Addition First North is residential. Although both single-family and multiple-family dwellings were built in the area, the single-family homes dominate. A row house (or triplex) standing on Northwestern Avenue is an outstanding and rare example of this architectural form in Ames. A number of duplexes are also located in the neighborhood. Difficult to identify because they blend, by design, into the neighborhood, these resources are interesting in themselves as a property type.

Homes in the neighborhood are either 1- or 2-story. They are mostly frame. Houses exhibit a variety of stylistic influences, including many with bungalow and craftsman characteristics.

College Park Addition First North is historically significant because it calls attention to the expansion of Iowa State College and the City of Ames following World War I.

An intensive survey of the neighborhood should be undertaken to determine its potential for nomination to the National Register as an historic district. Residents along Hodge Avenue and adjacent streets have formed a neighborhood organization, and this organization could act as an advocate for such action. At some future time, these residents might wish to consider the designation of the neighborhood as a local historic district and receive the protection this overlay confers on real estate.

COLLEGE PARK ADDITION FIRST NORTH



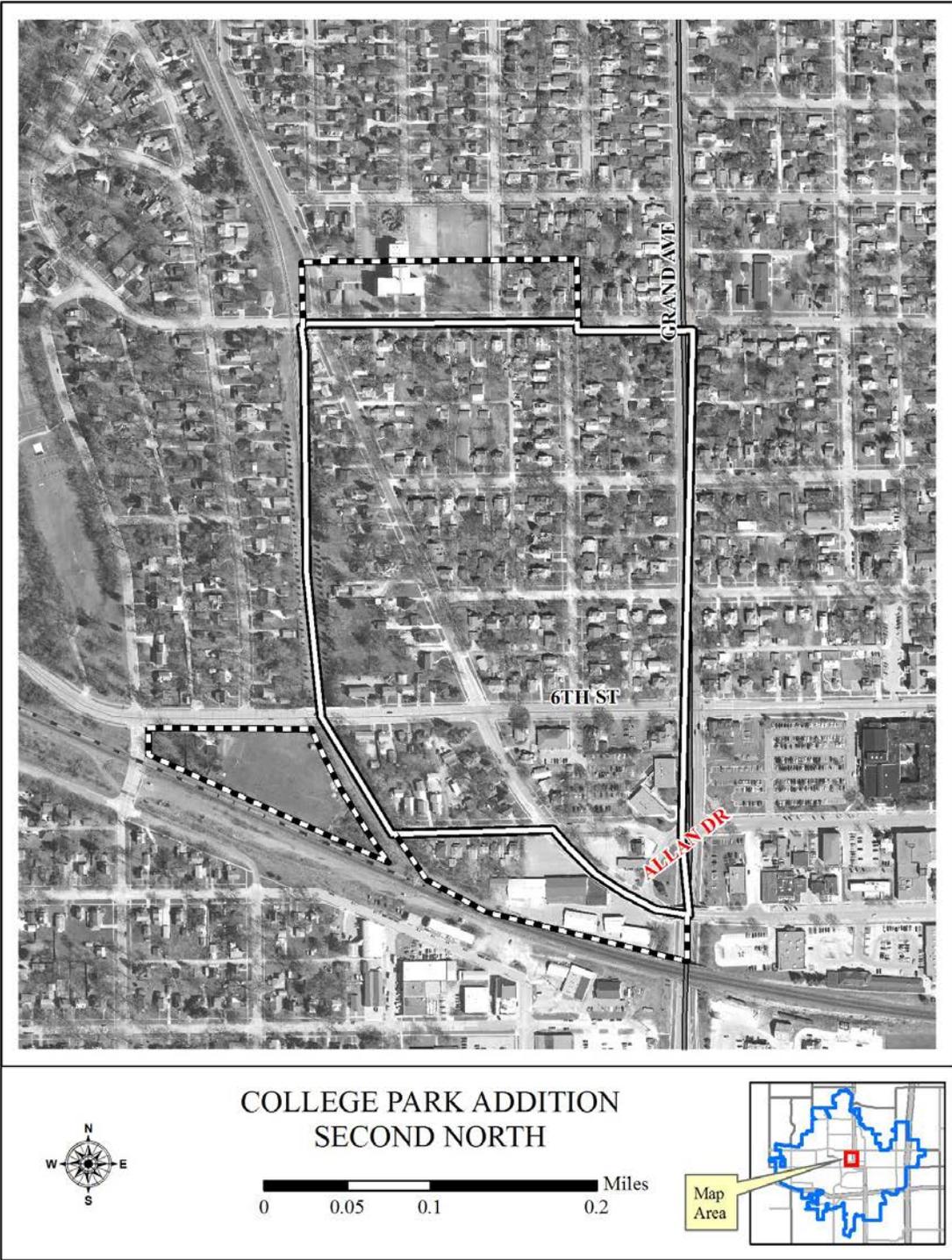
The solid line on this map shows the boundaries of the College Park Addition. The dashed lines show the boundaries of the College Park Addition Second North.

College Park Addition Second North

| | |
|----------------|---|
| Location | Railroad tracks on west; 5 th St. on south; Grand Ave. on east; a little above 9 th St. on north Railroad tracks on south & west; 5 th St. on north; Grand Ave. on east |
| Date of Plat | 1907 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | No survey to date |
| Recommendation | Intensive Survey of College Park Addition Second North in conjunction with College Park Addition First North (see above) |

Platted as a streetcar suburb, College Park Addition Second North was laid out in 1907. This plat expanded the plat of College Park Addition First North with the addition of two parcels of land. One parcel lies to the south of the first addition, and one parcel lies to the north of it.

COLLEGE PARK ADDITION SECOND NORTH



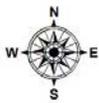
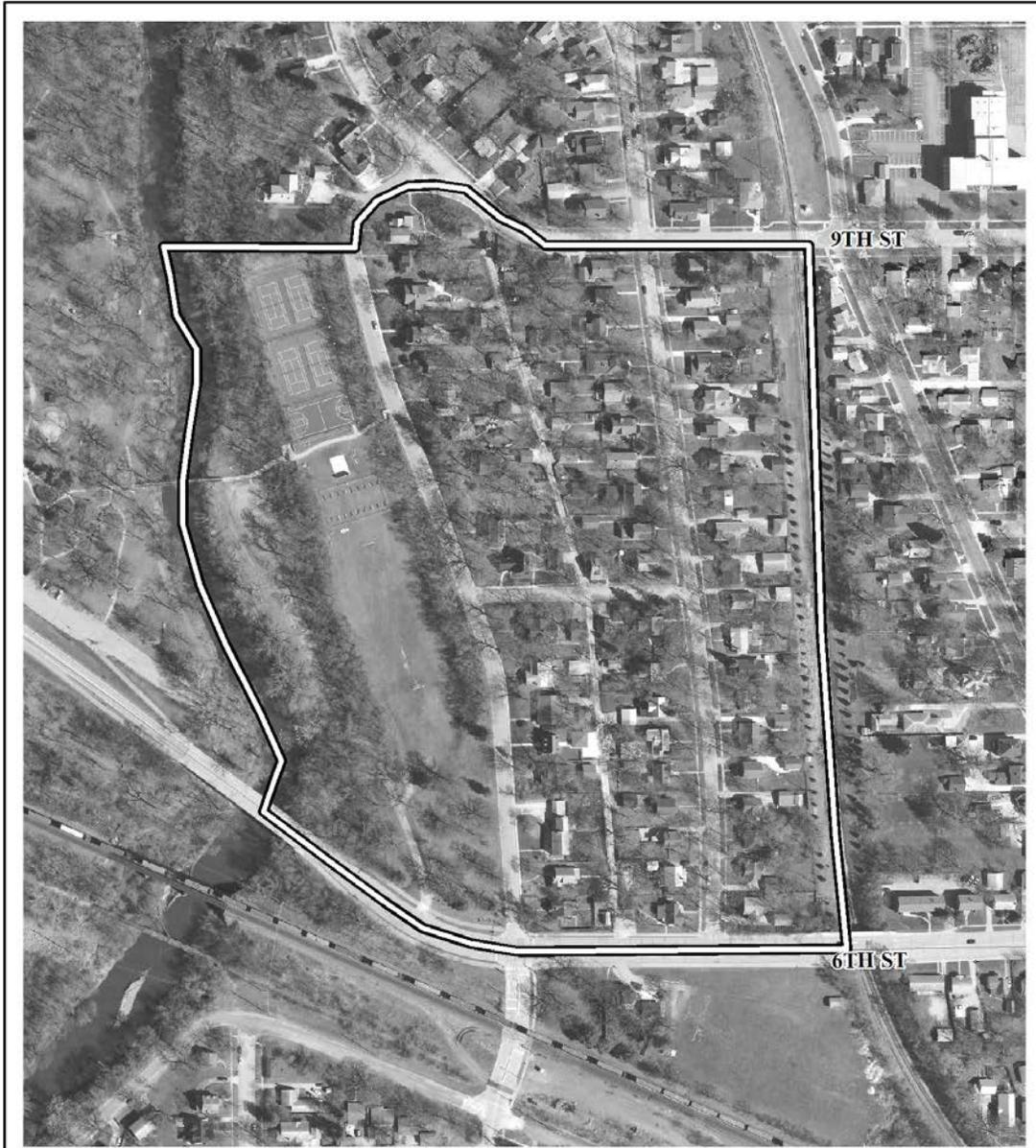
The solid line on this map shows the boundaries of the College Park Addition. The dashed lines show the boundaries of the College Park Addition Second North.

Chautauqua Park Addition

| | |
|----------------|--|
| Location | East of Squaw Creek between 6th and 9th & Railroad Tracks |
| Date of Plat | 1910 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive Survey |

Chautauqua Park Addition is a good example of an early 20th century automobile suburb in Ames. Building lots in the plat sold quickly to many of Ames professional people who actually built homes there rather than purchasing them as investments. The decision by Mrs. William N. Beardshear, the widow of Iowa State College's beloved president, to build a home at 714 Brookridge Avenue added luster to the area. Craftsman and Tudor Revival influences prevail. The layout of the plat exploited the natural terrain of the area. The plat included a footbridge across Squaw Creek to link the neighborhood and the college campus.

CHAUTAUQUA PARK ADDITION



CHAUTAUQUA PARK ADDITION



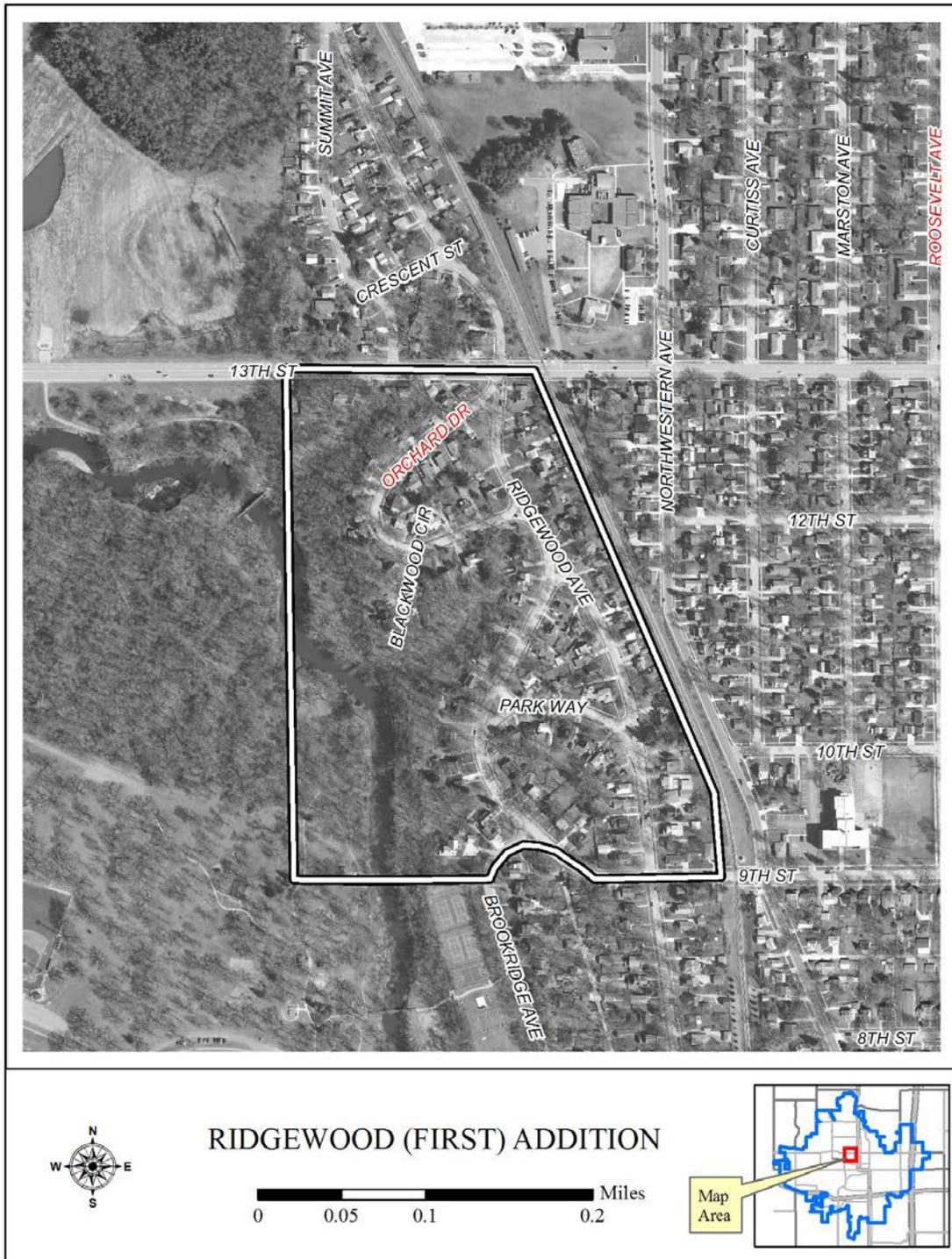
Ridgewood [First] Addition

| | |
|----------------|---|
| Location | East of Squaw Creek between 9th and 13th & Railroad Tracks |
| Date of Plat | 1916 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive Survey |

H. R. Green, a civil engineer based in Cedar Rapids, Iowa, laid out the Ridgewood [First] Addition in 1916. It included Lot 1 in the Oak Park Addition, a tract laid out by John L. Stevens in 1909 but undeveloped and subsequently replatted within the Ridgewood [First] Addition.

Green's design for the addition includes curvilinear streets reflecting the area's topography, deep backyards adjacent to Squaw Creek, a public walk from Ridgewood Avenue to the creek, and a footbridge over it. Out Lot A of this plat became a public park in 1932.

RIDGEWOOD (FIRST) ADDITION



The solid lines indicate the boundaries of the Ridgewood [First] Addition. The dashed lines show those of the Ridgewood Second Addition.

Ridgewood Second Addition

| | |
|----------------|---|
| Location | Between 13th, Railroad Tracks & a Quarter Section Line plus an out lot in the Ridgewood [First] Addition |
| Date of Plat | 1923 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Possible Intensive Survey |

The McGregor Subdivision Company platted this land in 1923 as the Ridgewood Second Addition. The plat included and reconfigured Out Lot B in the Ridgewood [First] Addition.

H. R. Green, the civil engineer of Cedar Rapids, Iowa, who had laid out the Ridgewood Addition, might have platted this second addition as well, although the second addition's plat, on file in the Story Country Recorder's Office, does not mention his name and its graphic design lacks the earlier one's elegance.

Regardless of its source, the plat for the Ridgewood Second Addition echoes the curvilinear street layouts of its sister plat to the south. In other respects, Ridgewood Second is less pretentious in intent. The building lots in the second addition lack the large sizes found in the first.

The character of Ridgewood Second Addition is residential. Homes in the neighborhood are either 1- or 2-story and are almost universally single-family dwellings. Houses in the neighborhood exhibit a variety of stylistic influences with many modest examples of simplified ranch style. Most buildings in the area appear to have been constructed after World War II.

The neighborhood was conceived in conjunction with other plats situated along the eastern ridge above Squaw Creek and designed to benefit from the topographical beauty of the area. Although the Ridgewood Second Addition was platted prior to World War I as an early automobile suburb, the area was slow to develop. As a result, it projects the image of later vintage. In this respect, the plat calls attention to the growth of Ames during the mid-20th century. The plat might possess architectural significance in calling attention to the variety of stylistic influences over the design of its houses.

RIDGEWOOD SECOND ADDITION



The Ridgewood Second Addition is shown by dashed lines within the Ridgewood (First) Addition.

Murray's Subdivision

| | |
|----------------|--|
| Location | North side of Murray Dr. between Grand & Northwestern |
| Date of Plat | 1927, 1938 (replat) |
| Significance | Criterion A: Community Planning & Development Criterion B: Charles B. Murray Criterion C: Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive Survey |

This plat consists of 17 lots and typifies the small suburban subdivisions platted in Ames during the 1920s. Deep backyards characterize this plat offering generous space for homeowners to garden. Charles B. Murray, in conjunction with C. O. Egemo and Marie Egemo, platted this area in 1927. The plat was laid out by J. Q. Wickham, City Engineer of Ames. The southern boundary of Murray's Subdivision abutted the north corporation line of the City of Ames so that, when platted, the subdivision was unincorporated. In 1938, Murray, the Egemos, and two other families replatted the area. Known as the Replat of Murray's Subdivision, this plan was a somewhat scaled down version of the 1927 layout.

Restrictive covenants had been attached to this land before Murray and the Egemos acquired it. In the warranty deed, which transferred its title from Mr. and Mrs. W. H. Van Duzer (and others) to them in 1917, the new owners covenanted "not to build or construct nor will we permit or allow any other person, persons, firm, company or corporation to build or construct. . . any barn or out buildings within 150 feet nor any dwelling within 75 feet of the west line of the street or public highway known as Grand avenue which passes along the east side of the above described premises, nor will be build [*sic*] or permit any dwelling to be built on said premises which costs less than \$2,000.00" (Story County Recorder's Office, *Town Lot Deed Record Book: 73*) This restrictive covenant promoted uniform development of the neighborhood. Homes in the neighborhood are either 1- or 2-story, mostly of frame construction, and of simple design.

Charles B. Murray was the treasurer of Iowa State College. It is unclear if he and his family ever lived in the subdivision, and it appears that the plat was a real estate investment for Murray.

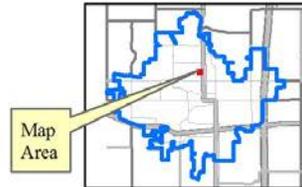
Murray's Subdivision (and the subsequent replat) is significant under National Register A because it calls attention to the rise of the automobile suburb in Ames and the growing use of restrictive covenants as a tool to protect property owners and their investments. Although restrictive covenants were widely used in metropolitan areas, restrictive covenants were more infrequently employed in smaller communities. Murray's Subdivision is yet more unusual, in this respect, because the property was rural and unincorporated at the time.

The neighborhood is additionally significant, under Criterion A, because it calls attention to Charles B. Murray, his association with Iowa State, and how that institution's administration participated in the upbuilding of residential subdivisions in Ames, and, possibly under Criterion C, because of its architectural design.

MURRAY'S SUBDIVISION



MURRAY'S SUBDIVISION



Ames Civic Center

| | |
|----------------|---|
| Location | 5th St. between Clark & Carroll |
| Date of Plat | 1865 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive Survey |

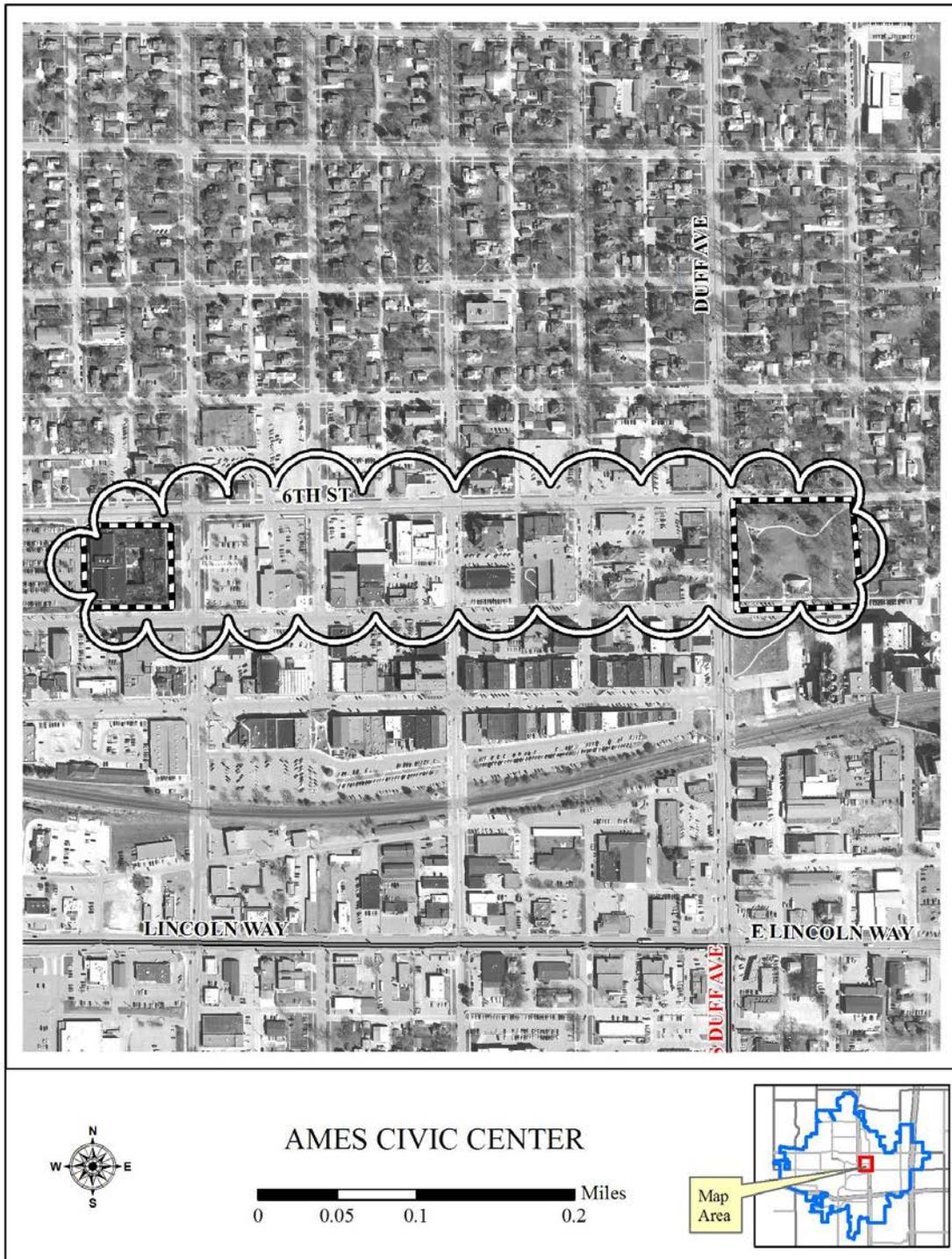
A civic center emerged in Ames during the Victorian period as an organic expression of town building activity. The center is situated along the 5th Street corridor between the town's central business district and one of its residential districts to the north. Properties along this corridor evolved in mixed land use. They included public and semi-public property with government, education, religious, and social functions.

Note that properties already listed on the National Register anchor this potential historic district—the Ames High School on the west and Bandshell Park Historic District on the east. The Ames Public Library is currently under consideration for individual National Register nomination. A few historic resources in this civic center are nonextant.

During the early 20th century, some metropolitan areas in Iowa, such as Des Moines and Davenport, planned and implemented civic centers as conscious expressions of local pride. The Ames Civic Center calls attention to an earlier impulse in town building. As communities expanded in Iowa during the Victorian period, local leaders often chose transitional areas between commercial and residential sections of the community as the sites for the erection of churches, schools, and other types of public and semi-public facilities. These transitional areas usually formed a corridor along one or more streets stretching for several or more blocks in either direction. The public and semi-public property types in these civic centers rarely stood check-to-jowl exclusively along the corridor. Their sites were usually punctuated by other land use. In spite of this blending, an overall sense of an intended civic purpose prevailed in many of them. The Ames Civic Center is an excellent and representative example of such organic evolution.

Ascension Lutheran Church at 621 Kellogg Avenue is located beyond the likely district boundaries of the Ames Civic Center, but the church might be individually eligible for nomination to the National Register because of its architectural design. This building's site locates it within the general transitional corridor along 5th Street.

AMES CIVIC CENTER



The “bubble” shows the approximate boundaries of the Ames Civic Center. The dashed lines on the west shown of location of the Ames High School and the dashed lines of the east show that of the Bandshell Park Historic District. Both of these properties are already National Register listed.

Colonial Village

| | |
|----------------|--|
| Location | Friedrich's 1 st Addition, Friedrich's 2 nd Addition |
| Date of Plats | 1939, 1940 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Reconnaissance survey 1992 (Page) Reconnaissance survey 2003 (Page) |
| Recommendation | Intensive survey National Register nomination (without need of intensive survey if sufficient information already available) |

Colonial Village is the creation of two city plats, laid out and developed by Reinhard Friedrich. As a stylistically homogeneous, well-planned residential development constructed with quality building materials, Colonial Village is a fine example of a mid-20th century automobile suburb built during a critical period of Ames' growth.

Colonial Village embraces two plats: Friedrich's 1st Addition, laid out in 1939, and Friedrich's 2nd Addition, laid out in 1940. These plats abut one another and lie immediately south of College Heights. Friley Road forms the backbone of the first addition, with its building lots flanking both sides of the street. Gaskill Drive accesses the plat from College Heights, and Beach Avenue forms the addition's boundary on the east. The building lots in the second addition face Ash Avenue on the west and abut the first addition on the east.

Friedrich's 1st and 2nd Additions are made up exclusively of single-family and duplex dwellings. Most of these buildings are of frame construction. A number of them feature brick or stone veneer on the front façades, lending an additional dignity to their designs.

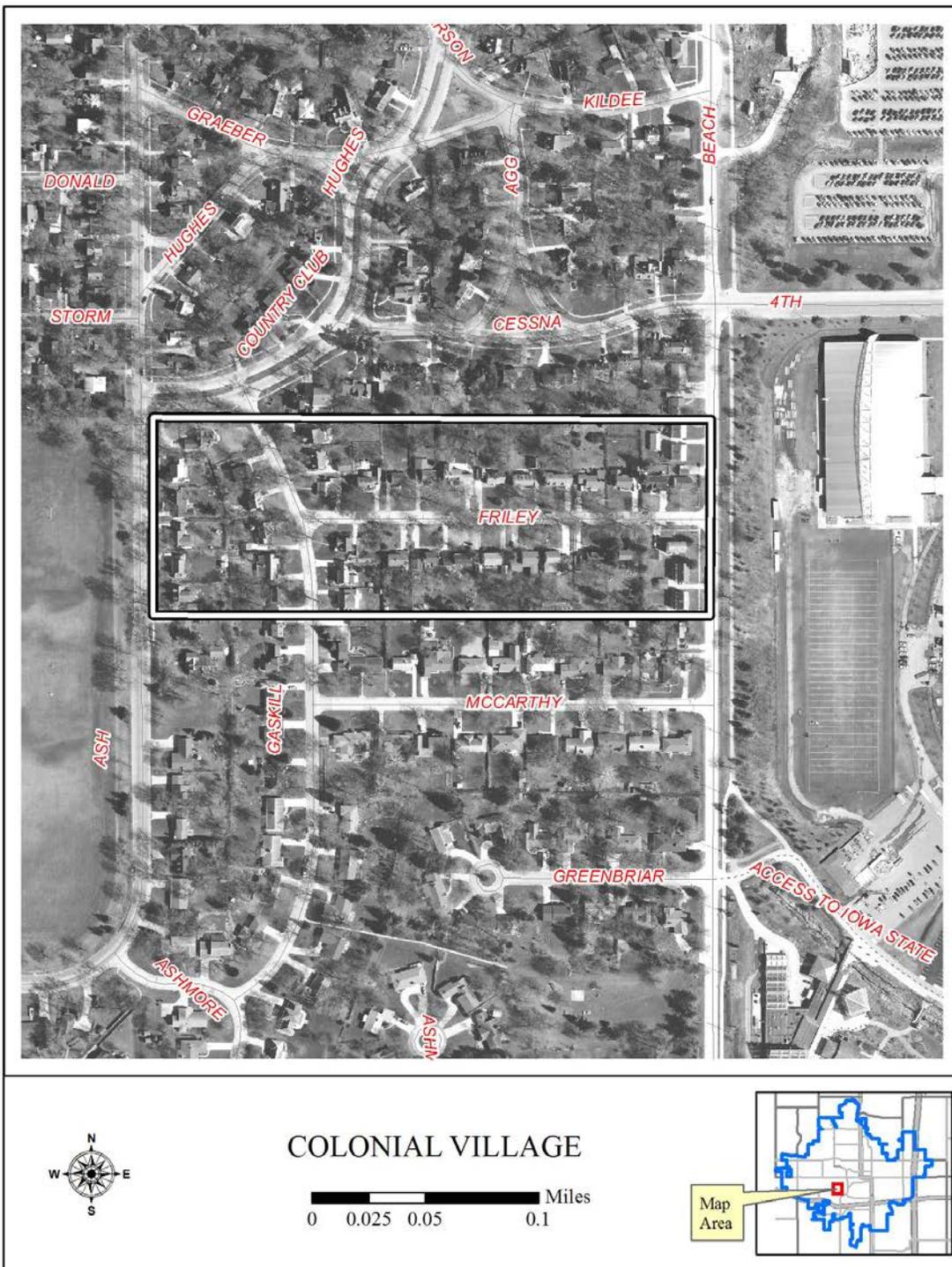
Although closely associated with College Heights geographically and stylistically and with links to Reinhard Friedrich, Colonial Village possesses a slightly different feeling from its neighbor to the north. Colonial Village is more uniform in architectural design and in landscape architectural design than is College Heights. In the latter, one notices a mixture of Craftsman, Tudor Revival, Neo-Colonial Revival, and other stylistic influences. The strongly curvilinear layout of the streets is marked in College Heights. The impression in Colonial Village is different in both these regards. There, Neo-Colonial Revival styling predominates virtually to the exclusion of other architectural influences. The rectilinear layout of Friley Road contrasts strongly with those in College Heights, where virtually no street runs straight.

The influence of Cape Cod styling dominates Colonial Village. Most of these examples are of frame construction, often embellished with brick or stone on the front façade. The garrison-styled house is another Neo-Colonial Revival influence found in Colonial Village. The distinctive features of these buildings are side gable roofs, generally symmetrically styled façades, with an upper floor projecting slightly beyond that of the first floor. The garrison-styled house proved popular in Colonial Village for both single-family dwellings and for duplexes. At least 11 properties reflect the influence of this styling in the district.

The interiors of Colonial Village residences have distinctive features in addition to their exteriors. Indeed, these interiors serve as a showcase for the products of the Curtis Woodwork Company of Clinton, Iowa.

Colonial Village is a strong candidate for nomination to the National Register of Historic Places as an historic district, under Criterion C. The district features a fine collection of Neo-Colonial Revival designs. Many of them are likely from published sources. Developed during the late 1930s through the 1950s, the district's integrity is high with few intrusions. Properties have been well maintained. The small geographic size of Colonial Village would make this a relatively easy project. It is said that residents have already completed extensive research into the neighborhood's construction and development.

COLONIAL VILLAGE



Ames Municipal Cemetery

| | |
|----------------|-------------------------------------|
| Location | East of Crawford Ave. above 7th St. |
| Date of Plats | 1878, 1917, 1929, etc. |
| Significance | Criterion C: Landscape Architecture |
| Status | Reconnaissance Survey 1992 (Page) |
| Recommendation | Intensive survey |

Planned by landscape architect A. N. Carpenter of Galesburg, Illinois, the Ames City Cemetery is significant as a designed historic landscape. The cemetery calls attention to the Victorian concept of cemeteries as parks and how that concept was implemented locally in Ames. Originally, the cemetery was owned and managed by the Ames Cemetery Association. The City of Ames later acquired this property and has expanded it over the years. National Register Criteria Considerations D applies to this property because of its function as a cemetery. This consideration likely is satisfied because of the property's landscape design.

AMES MUNICIPAL CEMETERY



Survey 2007

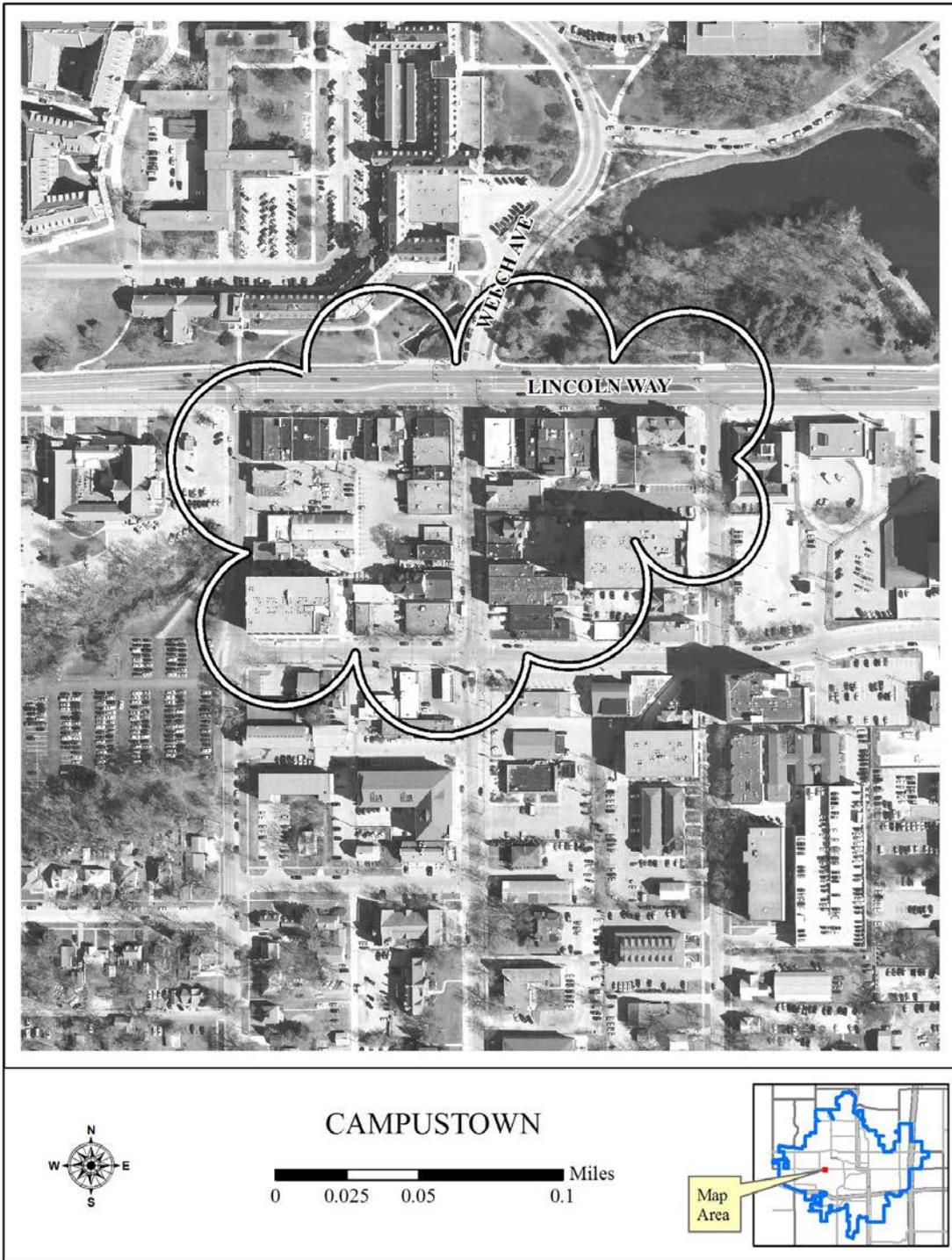
A reconnaissance survey, completed in 2007 and entitled *Fourth Ward: Ames, Iowa*, identified the following resources as potential historic districts.

Campustown

| | |
|----------------|---|
| Location | South side of Lincoln Way between Beach & Sheldon & property adjacent to Hayward, Welch, Stanton, & Lynn north of Chamberlain |
| Date of Plats | Various, late 19th & early 20th century |
| Significance | Criterion A: Community Planning & Development Criterion A: Commerce Criterion C: Architecture |
| Status | Pedestrian survey 2007 (Page) |
| Recommendation | Intensive survey |

Campustown began its evolution as the most fully developed commercial node in West Ames during the early 20th century. By the 1920s, Campustown had far surpassed the West Gate commercial node importance and even challenged downtown Ames with some of its retail and service offerings. Following World War II, the rise of the automobile, and the development of strip malls, business in Campustown declined. Today the area awaits its rediscovery as a vital element in the Ames community.

CAMPUSTOWN



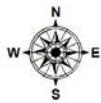
College Heights

| | |
|----------------|---|
| Location | Between Beach, Cessna, Ash & Greeley |
| Date of Plat | 1913 + later subdivisions |
| Significance | Criterion A: Community Planning & Development Criterion A: Education Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Intensive survey 2009 for portion of plat (Page) |
| Recommendation | National Register of Historic Places nomination |

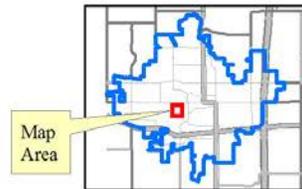
In 2009, the City of Ames completed an intensive survey of the College Heights neighborhood. Prepared by William C. Page, Public Historian, this survey examined some 103 buildings located in the southern reaches of the College Heights plat and occupying some 40 acres of land. The survey focused on single-family dwellings and excluded the multiple-family buildings occupied by various Greek fraternities and sororities located above Greeley Street.

This survey included the preparation of a Multiple Property Documentation form (MPD), which outlined the history of the area and its architectural significance. The MPD called attention to the district as a premier example of a garden suburb in Ames, the role of the Friedrich Construction Company in its development, and its outstanding collection of Tudor Revival and Neo-Colonial Revival influenced architectural designs.

COLLEGE HEIGHTS



COLLEGE HEIGHTS



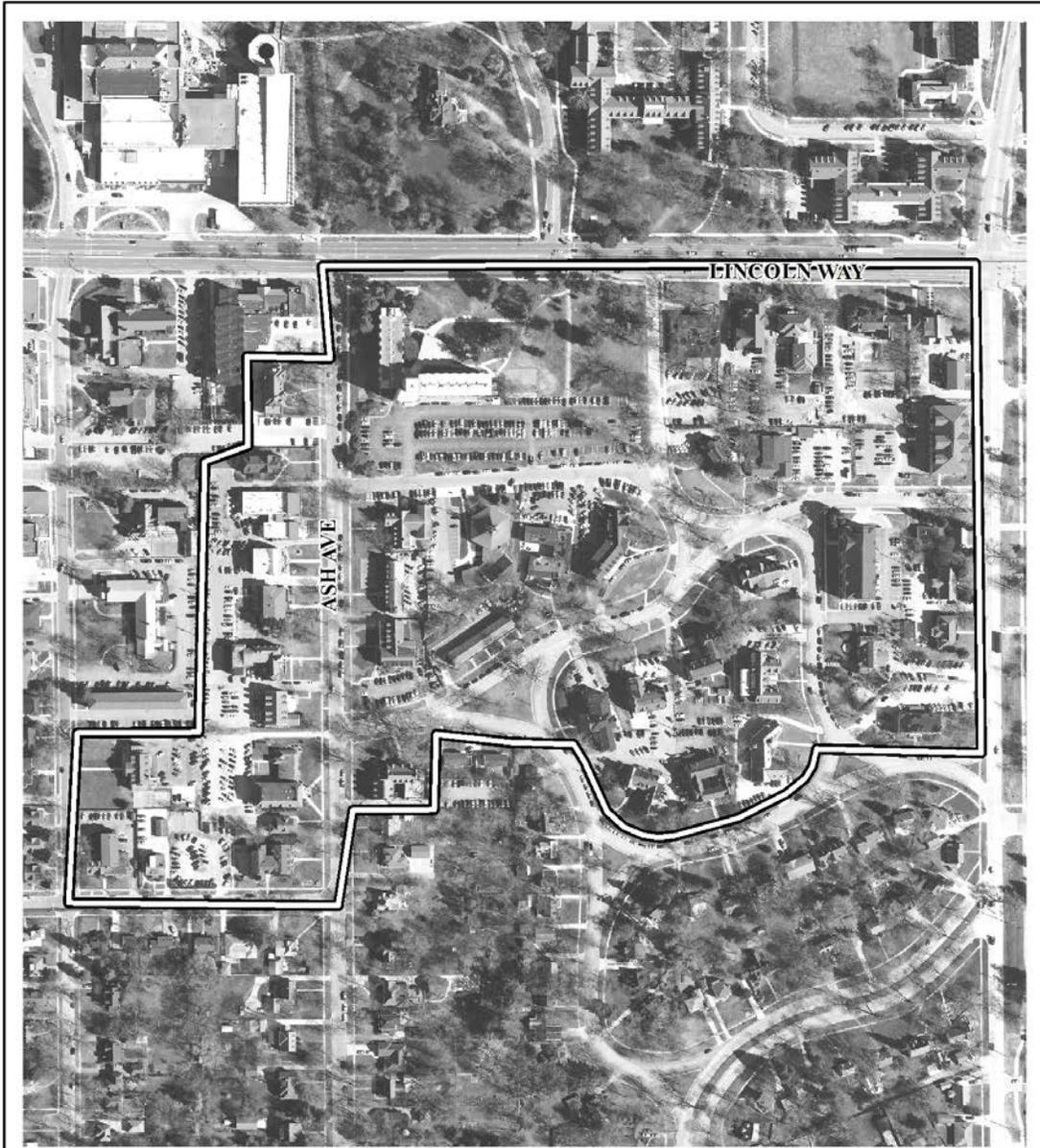
Greek Letters District

| | |
|----------------|---|
| Location | Between Lincoln Way, Beach, Greeley, & Ash |
| Date of Plats | Late 19th & early 20th centuries, College Heights Addition 1913 |
| Significance | Criterion A: Community Planning & Development Criterion A: Social Criterion C: Architecture |
| Status | Pedestrian survey 2007 (Page) |
| Recommendation | Intensive survey |

The Greek Letters Historic District includes portions of the College Heights Plat and other properties along Ash and Lynn Avenues between Lincoln Way and Beech Avenue. In addition to this historic district, a number of Greek Letter properties located outside of it are also potentially National Register eligible. These properties developed beginning in the 1920s and continued through the mid-20th century. Applicable National Register Criteria for significance include A (community planning and development; education), C (architectural design), and C (landscape architecture).

The 2007 survey, *Fourth Ward, Ames, Iowa: 1859-circa 1956*, developed historic context for this district and provides the basis for an intensive survey of the area. The report identifies one historic district and a number of individual Greek chapter houses deemed eligible for National Register nomination. For more information see: *Fourth Ward, Ames, Iowa: 1859-circa 1956*.

GREEK LETTERS DISTRICT



GREEK LETTERS DISTRICT



Oak-Wood-Forest District

| | |
|----------------|---|
| Location | Oakland & Woodland from Forest Glen to Franklin |
| Date of Plats | Various, early 20th century |
| Significance | Criterion A: Community Planning & Development Criterion C: Landscape Architecture |
| Status | Inventory n.d. (Knipe) Reconnaissance survey 2007 (Page) Windshield survey 2008 (Schmitt) |
| Recommendation | Intensive survey |

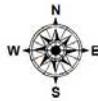
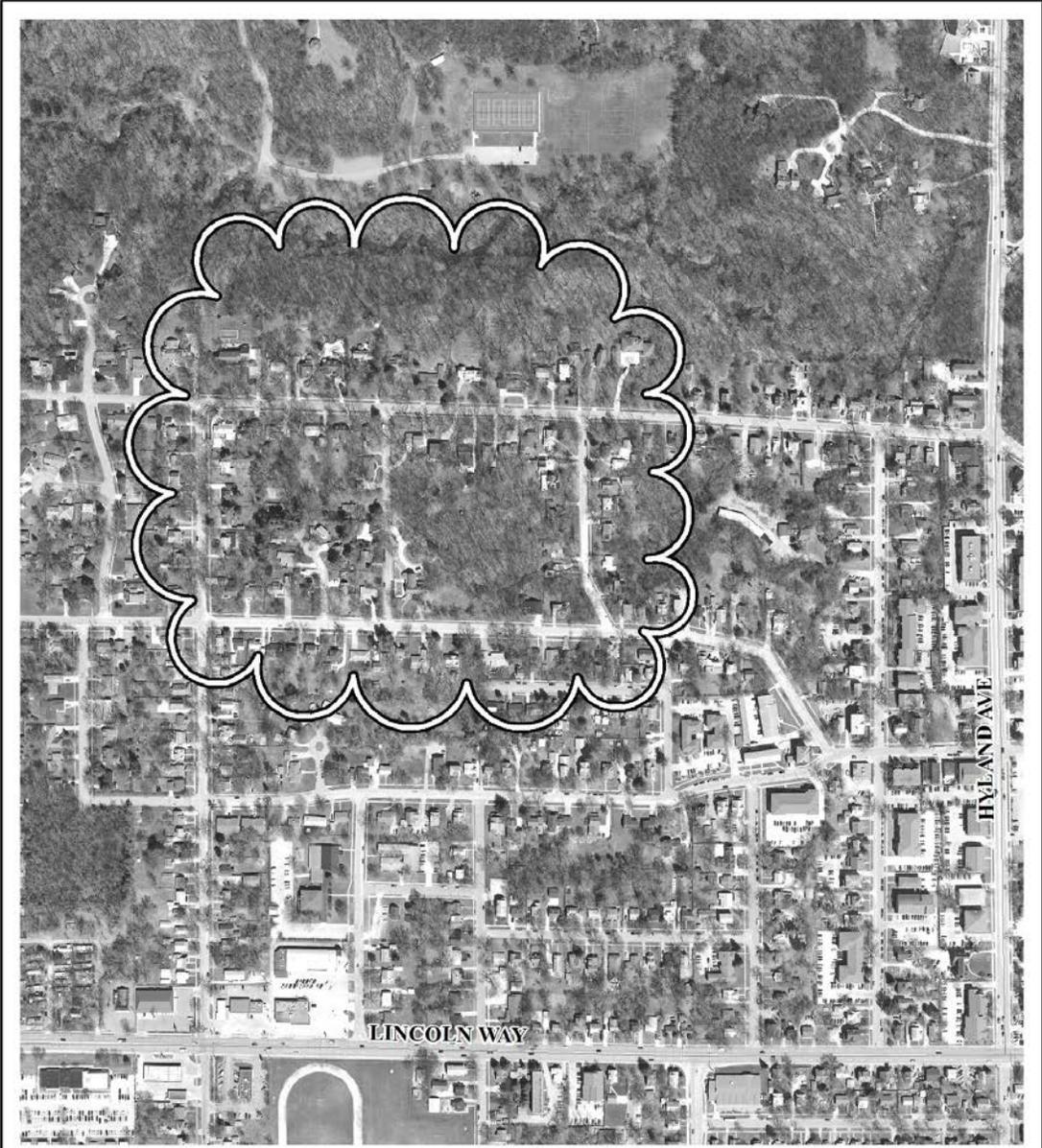
Located along both sides of Oakland Street, Woodland Street, and Forest Glen Avenue, properties in the Oak-Wood-Forest Historic District date from the turn of the 20th century to the present day. Although this chronological range is wide, most buildings date to the middle of the 20th century. A 2007 reconnaissance survey of the area provided a brief historic context for its significance. (Page 2007: E196-E197) Lynn Knipe, a sometime district resident in the 1980s, prepared a building-by-building description of the neighborhood and a sketch of its past. In 2008, Eden Schmitt, a member of the Steering Committee for the *Ames Comprehensive Historic Preservation Plan*, conducted a windshield survey of Crane Avenue, including its resources and Elmer Kluck, Dick Bliss, and others' activity there. (Schmitt)

The district features an eclectic collection of Craftsman, Prairie School, Tudor Revival, and Neo-Colonial Revival designs. The integrity of these buildings and of that of the overall district is outstanding. Many of these buildings are architect-designed by local Ames architects. Identified architects include Richard McConnel, Alexander Linn, Bernie J. Slater, Charles Bowers, Kraetsch and Kraetsch (Des Moines), and Don Ayers.

This historic district of single-family dwellings evolved from a number of suburban acreages, which once made up much of its area. The district developed as a choice residential neighborhood for faculty members at Iowa State University and for other professionals in Ames. The Oak-Wood-Forest Historic District preserves the feeling of a wooded and rural landscape set upon an uneven topography with streets following its undulations.

The Oak-Wood-Forest Historic District is one of the largest historic neighborhoods in Ames surveyed to date. The 2007 survey evaluated this district as a strong candidate for nomination to the National Register of Historic Places, under Criterion C, because of its architectural designs. It also found the district National Register eligible, under Criterion C, because of its landscape architecture and, under Criterion A, because of its historical significance. The name of this district is recent and a clever contraction of street names coined by residents to form an appropriate one for this historic neighborhood.

OAK-WOOD-FOREST DISTRICT



OAK-WOOD-FOREST DISTRICT



Ross Road District

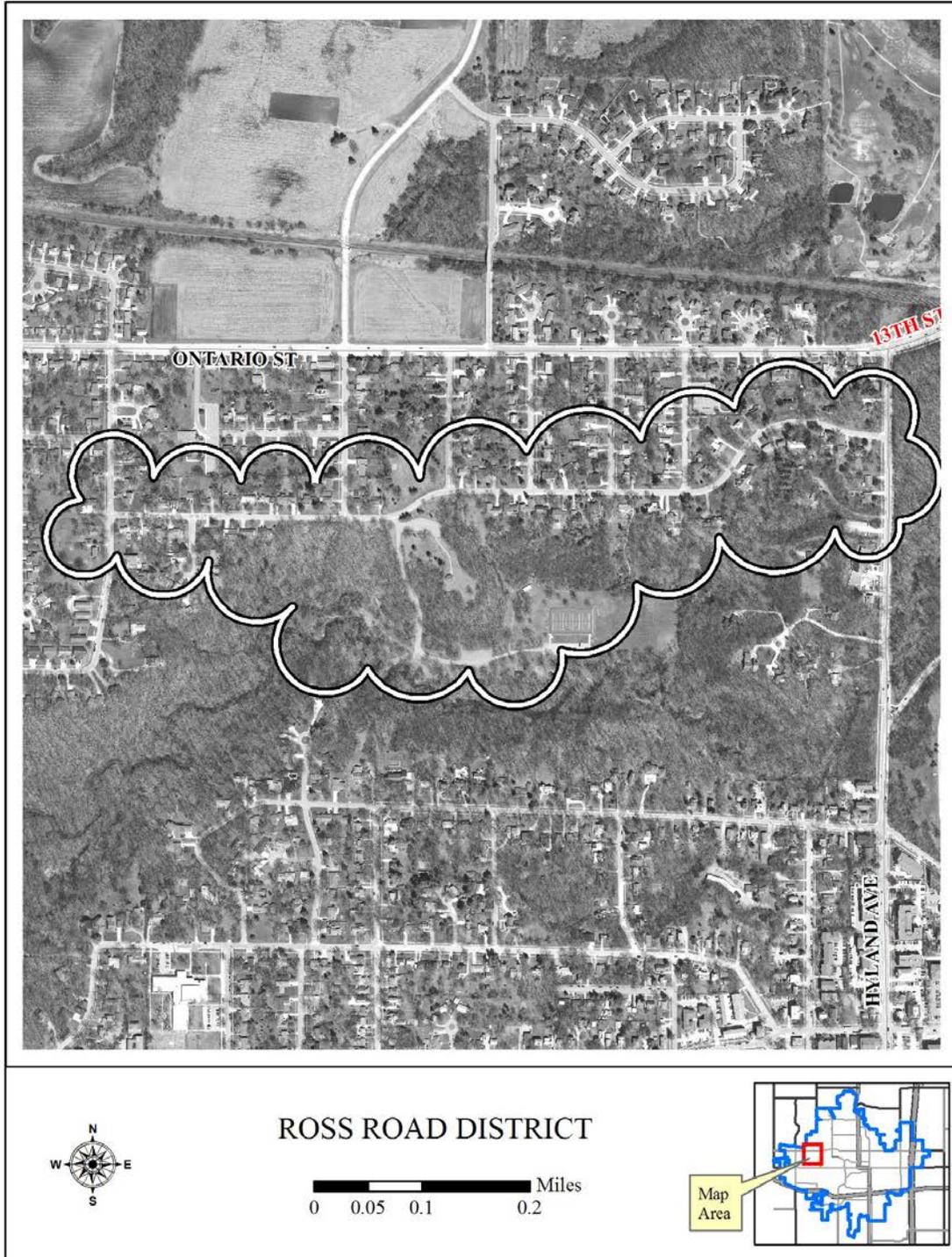
| | |
|----------------|---|
| Location | West along Ross Road from Hyland Ave. |
| Date of Plats | Various, mid-20th century |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Reconnaissance survey 2007 (Page) |
| Recommendation | Intensive survey |

Ross Road was originally laid out in the 1930s as a short street to access a newly created plat. The road was located along the north ridge above Clear Creek. As Ames' population burgeoned following World War II, more plats were laid out in piecemeal fashion to the west of this plat. Ross Road served as the link connecting these new plats with one another and with the Hyland Avenue artery.

The course of Ross Road follows, in broad strokes, that of Clear Creek and its valley. The road begins at Hyland Avenue and runs west to Garfield Avenue, where it terminates. Between Hyland and Iowa Avenues, Ross Road features a curvilinear layout. This stretch of about one-half mile is lined on both sides by single-family residences mostly constructed in the 1930s. Single-family dwellings west of Iowa Avenue were constructed following World War II.

The period of this district's historic significance stands at the threshold of National Register's 50-year rule. Other potential historic districts in West Ames of earlier development should be given higher priority for National Register listing.

ROSS ROAD



The Ross Road District includes the Emma McCarthy Lee Memorial Park to the south, whose natural features influenced the layout of the district and added much to the appeal of this residential section.

South Campus District

| | |
|----------------|--|
| Location | Between Hayward, Storm, Lynn/Ash & Knapp |
| Date of Plats | Various, late 19th & early 20th centuries |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Inventory 2006-2007 (SCAN) Reconnaissance survey 2007 (Page) |
| Recommendation | Intensive survey |

The South Campus district includes multiple land use areas including single-family dwellings, multiple-family dwellings, and commercial property. The latter two land uses cluster mainly along Welch Avenue and make up a fraction of the overall number of properties in the district.

The upbuilding of the South Campus area occurred quickly during the early 20th century. In 1915, one student newspaper reported:

MUCH BUILDING ON SOUTH SIDE
Ten New Houses Are Under
Construction Within One
Block On Knapp And Ridge

Things are decidedly on the boom on the south side. It was noted yesterday that here were ten new houses under construction within one block at one place on the south side.

The place referred to is at the corner of Knapp and Ridge [now Stanton, ed.], where much building seems to be centralized. Here three new double apartments are being erected by Clyde Williams and W. R. Boyd, three houses by W. K. Grier, one each by Dr. O. H. Cessna, W. O. Parks, Prof. George Morback and the Phi Delta fraternity. (*Iowa State Student*, August 4, 1915)

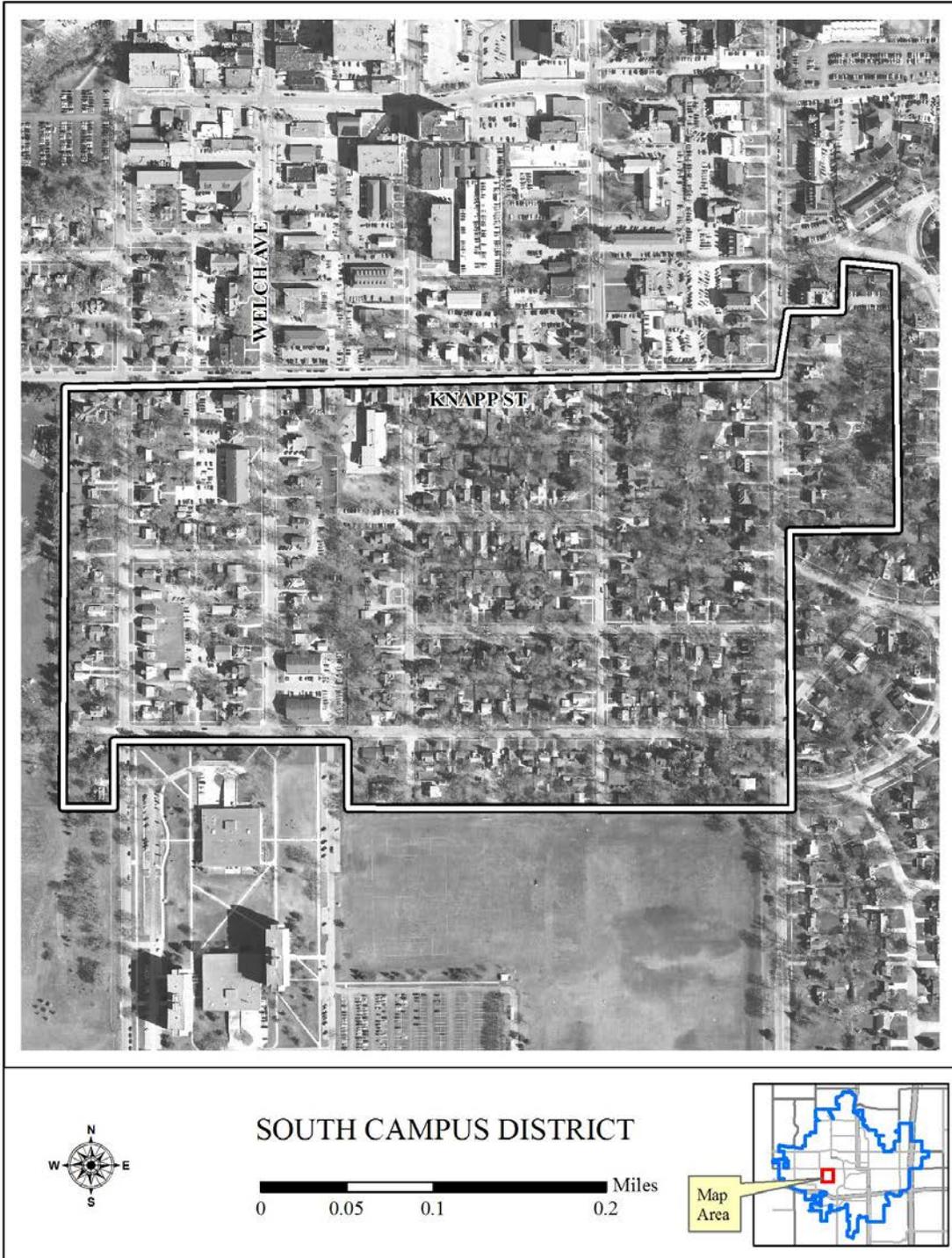
Accounts such as this attest to the rapid upbuilding of the south campus area during the 1910s. Within the space of one generation—say 1910 to 1939—most of the lots in the South Campus Historic District had filled with improvements. Although it is true that these buildings exhibit a variety of architectural styles, most of them share a contemporary feeling with one another. This sense is compounded by the fact that certain streets likely developed even more quickly than the neighborhood as a whole. An intensive survey of properties along Donald Street, Baker Street, and parts of Storm Street undoubtedly will reveal that many of the houses in these blocks went up within one or two years of each other.

The South Campus area is a large neighborhood. Properties date from the turn of the 20th century to the present day. Although this chronological range is wide, most buildings within the district date before World War II. The district features an eclectic collection of Craftsman, Prairie School, Tudor Revival, and Neo-Colonial Revival designs. The integrity of these buildings is outstanding. Many are likely architect-designed either by custom or from published sources. While it is true that a number of intrusions stand along Welch Avenue—mostly multiple-family dwellings redeveloped during the late 20th century on the sites of single-family dwellings—these intrusions retain the neighborhood's setback from the street and do not over-power the historic buildings in height. The number of these intrusions is very low within the overall integrity of the historic district. Most properties have been well maintained.

An active neighborhood organization is working to encourage the preservation of these buildings and their owner-occupancy.

The South Campus area is also National Register eligible, under Criterion A, because of its significance for education and its association with Iowa State College. The area contains many different plats and layouts, a legacy of its laissez faire development. Because of this patchwork development, an intensive survey of the neighborhood should not focus on any one or two plats but rather embrace the entire area as a significant expression of laissez faire town building.

SOUTH CAMPUS DISTRICT



West Gate Center

| | |
|----------------|--|
| Location | From Sheldon Ave. west several blocks along West St. |
| Date of Plats | Various, late 19th & early 20th centuries |
| Significance | Criterion A: Community Planning & Development Criterion C: Landscape Architecture |
| Status | Reconnaissance survey 2007 (Page) |
| Recommendation | Intensive survey |

“West Gate Center” is a nonhistoric name for properties located along both sides of West Street from the western edge of the Iowa State University campus to where West Street forks at Woodland Street. This corridor emerged during the first decade of the 20th century as the hub of activity for residents, mostly associated with Iowa State College, who lived west of the college campus. Mixed land use prevailed from the beginning of the area’s settlement. Single-family dwellings stood check-to-jowl with fraternity and rooming houses for students. Commercial and institutional buildings soon arose among them. By the 1930s, the corridor had taken on its historic character.

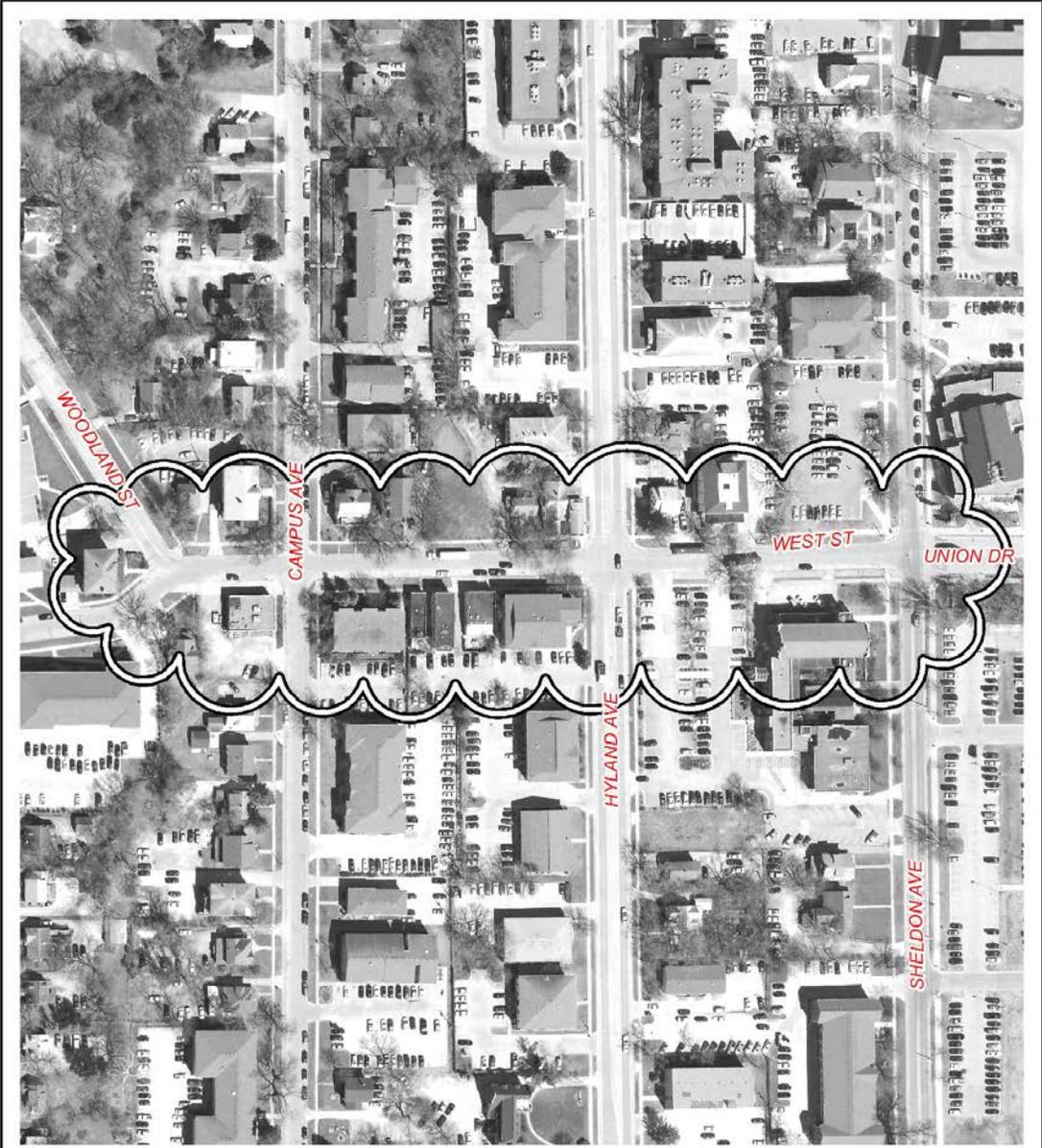
In 2007, the City of Ames completed a reconnaissance survey of the West Gate Center area. The survey inventoried about two-dozen resources within the area. (Page 2007: E192-E195) The survey found that, since the 1970s, this area has undergone change. Although infill, alteration, and redevelopment have occurred within it, the center’s essential qualities of historic mixed land remain extant. Fraternal, commercial, and institutional properties remain extant from the early 20th century surrounded by recent apartment buildings much larger in scale. The center continues to serve its historic function as the heart of the surrounding neighborhoods—a place to buy some staple goods, to eat a meal, and to meet friends.

The district features mixed land use of commercial, residential, and institutional property types and buildings influenced by Colonial Revival, Prairie School, Commercial Style, and Tudor Revival styling. Substantial redevelopment has occurred along this corridor because of its proximity to the Iowa State campus, and yet its historic character as the center of the West Gate neighborhood is still discernable. Many changes also have taken place to the storefronts of these buildings, but this is not unusual for commercial structures. The over-arching significance of this district should be subsumed under Criterion A, however; and, although architectural significance should be claimed, the district’s historical significance is paramount.

Most properties to the north and the south of West Street and between Oakland and Lincoln Way have been redeveloped with large 2- and 3-story apartment buildings, since the 1970s. Although a few of the early rooming and fraternity houses remain extant in these redeveloped areas, they stand as isolated representatives of a property type once frequent in the area.

Because of extensive redevelopment, the integrity of this historic district lacks the strength of other potential districts in the Fourth Ward. Its listing would require a carefully crafted justification. National Register Criterion A would provide the primary source for this justification, although Criterion C should also be explored. An intensive survey of the West Gate Center would provide a definitive evaluation of the district’s National Register potential.

WEST GATE CENTER



WEST GATE CENTER



Map Area



Surveys 2008-2009

The Steering Committee, which provided the direction for this comprehensive plan, identified the following potential historic districts as the result of windshield surveys conducted in 2008-2009:

Edgewood Park (Edgewood Park First Addition, Edgewood Park Second Addition)

| | |
|----------------|--|
| Location | Between Duff, O'Neil, Meeker School Grounds, & 20th St. |
| Date of Plat | 1962, 1964 |
| Significance | Criterion A: Community Planning & Development Criterion C: Landscape Architecture |
| Status | Windshield survey & interview with Chuck Dekovic, 2009 (Orngard) |
| Recommendation | Intensive survey |

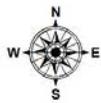
Edgewood Park is the creation of R. Friedrich and Sons, Inc., the developers, who constructed this complex of apartment buildings in the early 1960s, and architect Chuck Dekovic, who created the concept and designed the buildings. The park consists of two plats, Edgewood Park First Addition (1962) and Edgewood Park Second Addition (1964). John Conis, a professional engineer, platted both of these properties.

The first addition includes 13 building lots. Each lot is improved with a 2-story, brick apartment building with a 1-story wing. Each building possesses four units and features a stud frame clad with brick veneer. These buildings edge Duff Avenue, 20th Street, Douglas Avenue, and the second addition. The latter addition includes five building lots. Each of these lots is improved with a brick apartment building similar in design to those in the first plat. The second addition also includes a brick garage and a frame garage.

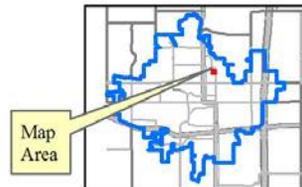
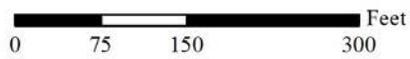
Edgewood Park is historically significant, under National Register Criterion A, because it calls attention to the post-World War II growth of Ames as a community and the leading role R. Friedrich and Sons, Inc., played in that development.

Edgewood Park is significant, under National Register Criterion C, as a designed historic landscape. The property stands as a fine example of a mid-20th century garden suburb. Originally laid out on the northern edge of Ames, the grounds of the two plats are landscaped with mature specimen trees and shrubs and entrance features, including retaining walls and brick name plaques with "Edgewood Park" cut in stone. The interior space of the first addition includes a large open space—landscaped with playgrounds, plantings, pedestrian walks, and other amenities—which visually link all of the apartment buildings together. These qualities promote a neighborly feeling among the complex's residents. The property possesses high integrity and is well maintained to the present day. The complex blends well into the surrounding single-family residential neighborhood because of its compatible open space, building massing and materials, and density.

EDGEWOOD PARK



EDGEWOOD PARK



Edgewood Terrace

| | |
|----------------|---|
| Location | Between Duff; E. 20th; Maxwell & both sides of Allen & Maxwell Ave.; & E. 16th |
| Date of Plats | Various, mid-20th century |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Windshield survey 2009 (Page) |
| Recommendation | Intensive survey |

Edgewood Terrace is a large residential area in the northeast quadrant of Ames laid out in a series of plats in the late 1950s and early 1960s for the development of single-family dwellings. The area includes 36 acres (a quarter section of a quarter section) and is divided into the following plats:

EDGEWOOD TERRACE PLATS

| <u>Name of Plat</u> | <u>Date of Plat</u> |
|-------------------------------|---------------------|
| Edgewood Terrace 1st Addition | 1956 |
| Edgewood Terrace 2nd Addition | 1957 |
| Edgewood Terrace 3rd Addition | 1962 |
| Edgewood Terrace 4th Addition | 1964 |
| Edgewood Terrace 5th Addition | 1966 |

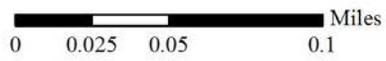
R. Friedrich and Sons, Inc., the local real estate developer responsible for so much residential housing in Ames, laid out these plats. The streets in both of the sections feature curvilinear layouts, which gives shape to the area and distinguishes it from its surrounding residential counterparts. The use of the words “edgewood” and “terrace” in the names of these plats highlight the intent among the developer to attract new homeowners by the physical beauty of the area. Located on the upland above the Skunk River floodplain, these plats enjoy a gently rolling terrain and mature timber. Homewood Golf Course is located immediately north of Edgewood Terrace. Parkland along the Skunk River valley is located a little to its east. This parkland offers recreational amenities to the plats and further contributes to their physical beauty.

Houses influenced by Ranch styling tend to predominate. Most are custom-built, feature quality building materials, and are sited on spacious lots. A feeling of solid comfort permeates the area. This area of Ames developed in the mid-20th century as a residential section of preference in the city. An intensive survey of this area might result in the determination that an historic district exists in it.

EDGEWOOD TERRACE



EDGEWOOD TERRACE



Gunderland Heights & Homewood Golf Course

| | |
|---------------------|---|
| Location | Between Meadowlane, Carr Dr., Allen, & E. 20th Homewood Golf Course |
| Date of Plats | Various mid-20th century |
| Date of Golf Course | c. 1938 |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture Criterion C: Landscape Architecture |
| Status | Windshield survey 2009 (Page) |
| Recommendation | Intensive survey |

Gunderland Heights is a large residential area in the northeast quadrant of Ames laid out in the following series of plats in the late 1950s for the development of single-family dwellings:

GUNDERLAND HEIGHTS

| <u>Name of Plat</u> | <u>Date of Plat</u> |
|------------------------------------|---------------------|
| Gunderland Heights 1st Subdivision | 1956 |
| Gunderland Heights 2nd Subdivision | 1957 |

The Gunderland family had previously established a 9-hole private golf course above East 20th Street. This development preserved the natural terrain of the area and added to its appeal as a residential section in Ames. The City of Ames purchased this golf course and took possession of it in 1968.

The use of the word “Heights” in the names of these plats calls attention to the developers’ desire to attract new homeowners by the natural beauty of the area. Some of the street names, such as Meadow Lane, Crestwood Circle, and Glendale Drive, reflect a similar intent. (A 1964 municipal ordinance changed the name Meadow Lane to Meadowlane Avenue and George Allen Drive to George Allen Avenue.) Located on the upland above the Skunk River floodplain, these plats enjoy a gently rolling terrain and mature timber. Homewood Golf Course, a 9-hole, par 34, municipally owned and operated facility, is located immediately north of Gunderland Heights, and the floodplain of the Skunk River is located immediately to its east. These parklands offer recreational amenities to Gunderland Heights and further contribute to its physical beauty.

Houses influenced by Ranch styling tend to be predominant. Most are custom-built, feature quality building materials, and are sited on spacious lots. A feeling of solid comfort permeates the area. This area of Ames developed in the mid-20th century as a residential section of preference in the city. An intensive survey of this area might result in the determination that an historic district exists in it.

GUNDERLAND HEIGHTS & HOMEWOOD GOLF COURSE



Duplexes above East 13th Street

| | |
|----------------|--|
| Location | Generally between Duff, E. 13th, E. 16th, and Glendale Ave. |
| Date of Plats | Various, mid-20th century |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Reconnaissance survey 1992 (Page) |
| Recommendation | Intensive survey |

A large number of modest duplexes is situated throughout the area north of East 13th Street and east of Duff Avenue. Friedrich's Sixth Addition contains many, but by no means all, of them. Located along the west side of Carroll Avenue between 13th and 16th Streets and in certain adjacent areas, this plat was developed by R. Friedrich and Sons, Inc., in the late 1940s and early 1950s.

Each of these duplexes is 1-story and features frame construction with brick or stone veneer, side-gable roof, and a footprint measuring 90 feet by 26 feet. Each duplex typically is set back 30 feet from the public right-of-way. The front facade is of symmetrical design embellished by brick or stone veneer. Fenestration tends to feature 6/6 double-hung sash. Front doors are wood paneled with multiple panes in the upper panels. These architectural features show the diluted influence of Colonial Revival styling on the buildings. A 2-bay, frame garage is typically situated behind each duplex. Although each of these duplexes features the same floorplan, the treatment of their front facades varies. Some facades feature rough-cut rubble limestone randomly laid, some feature square-cut ashlar limestone laid in irregular courses, some feature red brick, and some feature tan-colored brick. Many of these materials are polychrome in consistency. This variety of building materials, textures, and colors relieves the streetscape from any sense of regimentation and readily distinguishes the buildings from one another.

The duplexes above East 13th Street are historically significant because they call attention to the growth of Ames following World War II and the important role R. Friedrich and Sons, Inc., played in that development. The design of these duplexes demonstrates the Friedrich firm's desire to offer low- and moderate-income rental housing of quality construction. Although the firm no longer holds the titles to these properties, the duplexes and their garages remain well maintained and possess a high degree of historical integrity. Other developers likely engaged in the construction of these duplexes. An intensive survey of the area would need to cast a wide net to include as many of these duplexes as possible and analyze their National Register potential as an historic district.

DUPLEXES ABOVE EAST 13TH STREET



North Old Town

| | |
|----------------|--|
| Location | Above Old Town north to 13th St. between Duff and Grand |
| Date of Plats | Various, late 19th & early 20th century |
| Significance | Criterion A: Community Planning & Development Criterion C: Architecture |
| Status | Windshield survey 2009 (Page) |
| Recommendation | Reconnaissance survey |

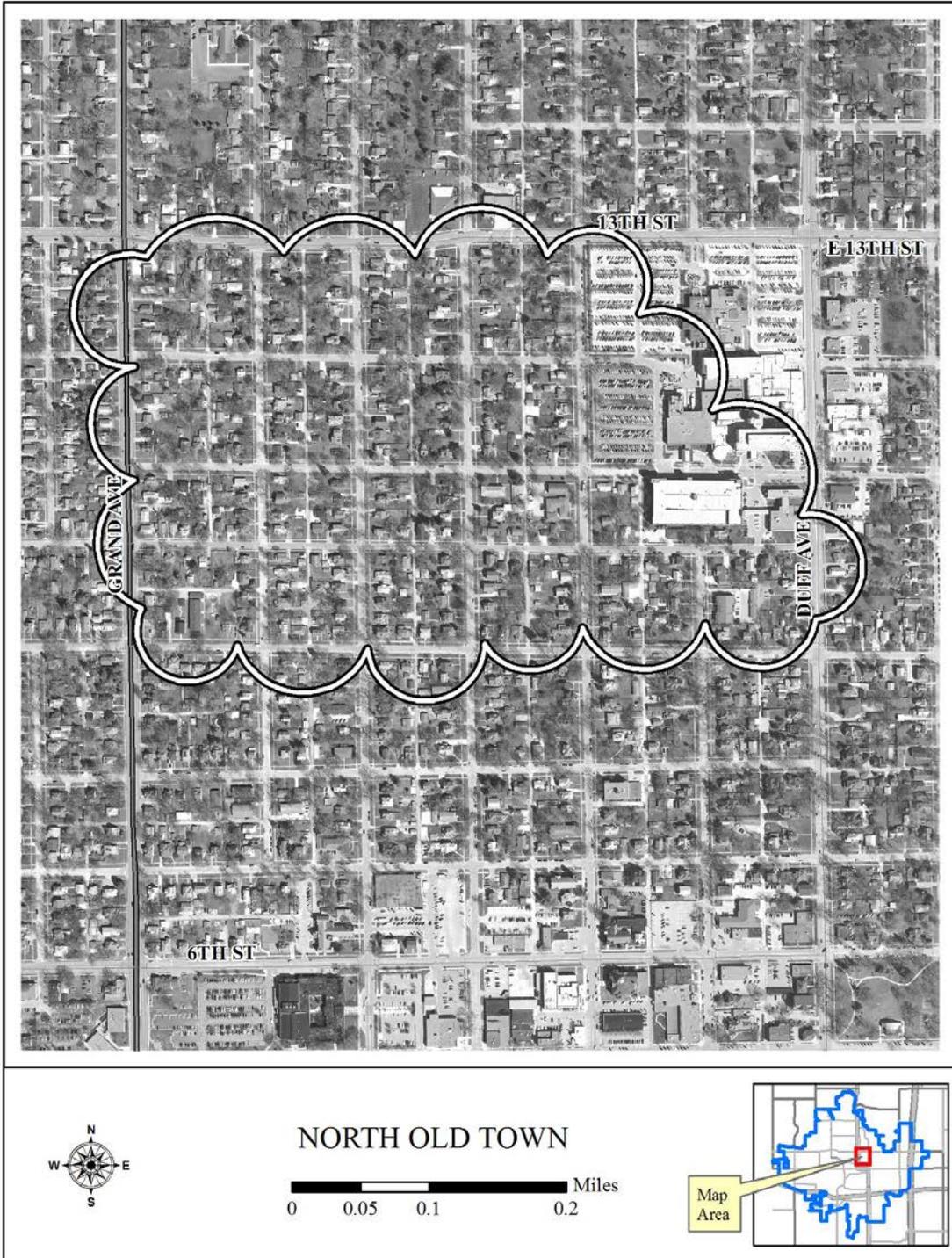
“North Old Town” is a nonhistoric name coined by residents to define a large residential area situated north of 10th Street, south of 13th Street, and between Duff and Grand Avenues. This area developed in the late 19th and early 20th century. (Thirteenth Street remained the northern corporate limits of the City of Ames until after World War II.) A neighborhood association is loosely organized in this area currently above 10th Street. (The boundaries of the Old Town Neighborhood Association extend to 10th Street, somewhat beyond the boundaries of the federally listed and locally designated Old Town Historic District.)

Most of the buildings in North Old Town are single-family dwellings. Some of these houses might be architect-designed and custom-built, but most reflect popular styles, whose plans were available through mass publications or the experience of their contractor-builders. Further, these houses are of moderate size, nicely detailed, well maintained, and exemplary of middle class housing.

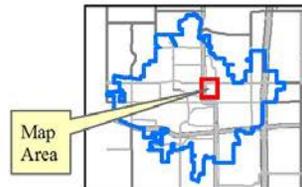
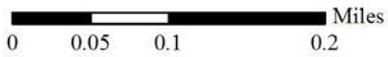
North Old Town calls attention to the residential development of Ames during the late 19th to the mid-20th centuries. This development proceeded in a patchwork quilt sequence of construction, with houses of various stylistic influences standing check-to-jowl with others of later and earlier vintage. These influences include Craftsman, Tudor Revival, Neo-Colonial Revival, and Ranch styling.

North Old Town stands somewhat in the shadow of the Old Town Historic District, particularly when its generally modest designs are compared with those of its historic district neighbor to the south. With its somewhat earlier period of significance, the Old Town Historic District developed when Victorian conspicuous consumption was at its zenith. By contrast, the North Old Town area possesses a later and broader period of significance, a period which reacted to such extravagance, prizing practicality and a simplified lifestyle instead. A reconnaissance survey of North Old Town along these or other lines might reveal historical and/or architectural significance sufficient to justify its nomination to the National Register as an historic district.

NORTH OLD TOWN



NORTH OLD TOWN



5

INTEGRATING HISTORIC PRESERVATION INTO PLANNING

INTRODUCTION

The City of Ames effects historic preservation through its authority to manage urban growth and to manage city-owned historic property.

The simplest way to coordinate historic preservation with zoning, land use, and growth management is to designate local historic districts and local landmarks as official zoning districts. The State of Iowa has enabled cities, counties, and land-use districts to make such designations on private- and publicly-owned property, and the City of Ames has adopted a process for the creation and administration of these designated properties. These regulations are contained in Chapter 31 of the *Ames Municipal Code*. (See Appendix 2.)

As the titleholder of historic properties, the City of Ames also effects historic preservation through its management of these resources. These resources include, for example, the Ames High School (NRHP), Bandshell Park Historic District, (NRHP), Ames Municipal Cemetery, Bernard and Mary Adams House (local landmark designation pending), and certain parklands including Emma McCarthy Lee Memorial Park and city boulevards, as in College Heights. The management of these and other properties influences, to a greater or lesser extent, what occurs to adjacent property.

This chapter of the *Report* recommends future action in Ames to integrate historic preservation fully into community planning and improvement. These recommendations are divided into the following sections:

Ames Mayor and City Council
Ames Historic Preservation Commission
Ames Planning and Zoning Commission
Neighborhoods and General Public

The first five sections discuss how local government can improve Ames and its quality of life through historic preservation. The remaining section outlines how other entities in the community can employ historic preservation to improve Ames.

Consultant recommendations are presented as bullets in the text. The recommendations followed by the pound sign (#) address the goals, objectives, and action steps of the *Ames Comprehensive Historic Preservation Plan*. The balance of the recommendations suggests additional courses of action.

AMES MAYOR AND CITY COUNCIL

This *Report* recommends that the Ames City Council act upon the following tasks:

- Promote vigorously the *Ames Comprehensive Historic Preservation Plan*.
- Integrate the *Ames Comprehensive Historic Preservation Plan* into the City's LUPP by action of the City Council to make explicit that the *Ames Comprehensive Historic Preservation Plan* is a tool to implement Goal No. 10 of the LUPP. #
- Fund Ames Historic Preservation Commission initiatives to assist in achieving the goals of the Ames Comprehensive Historic Preservation Plan. This obligation by the City of Ames to fund the commission's initiatives will increase that body's ability to fulfill its mission as stated in Chapter 31 of the *Ames Municipal Code*. During the 2009-2010 fiscal year, the City approved expenditures of less than \$10,000 for the commission's work.
- Maintain open communication channels whereby City Departments notify the HPC of plans and/or impending actions that might affect historic resources. #
- Continue the Neighborhood Intern position within the City of Ames to coordinate neighborhood association activities.
- Sponsor an annual Neighborhood Summit, a gathering of property owners and other interested parties to promote the stabilization and improvement of neighborhoods. #
- Develop and adopt a more defined structure for neighborhood participation in city affairs to strengthen historic preservation at the grassroots and promote broad participation in local government. Historic preservation frequently provides a useful tool to stabilize and improve these residential areas. #
- Encourage active neighborhood associations by providing incentives for neighborhood improvements.
- Broaden the power of the HPC from its current authority "to periodically review the Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts" (*Ames Municipal Code* 31-3 [underline, ed.]) so that the HPC has the authority to review and recommend amendments affecting property deemed National Register or local district/landmark eligible in other sections of the community. The current code language is narrow and restricts the HPC from areas of legitimate concern.
- Consider the skills of an historian, architectural historian, or archaeologist when appointing members to the Planning and Zoning Commission to avail that body of those insights.
- Integrate the Section 106 process into planning, when federal monies are involved in projects, as required by the Federal Code.
- Designate Bandshell Park a local historic district. This city-owned property is listed on the National Register of Historic Places but is not a designated local historic district. The latter designation would provide additional protection for the park and require the HPC to issue a Certificate of Appropriateness for any major alteration to it.
- Amend the *Ames Municipal Code* to require a formal P&Z review of proposed local historic district and local landmark zoning overlays prior to the City Council review.
- Consider the feasibility and utility of adopting a facade easement ordinance in identified historic areas threatened with potentially unsympathetic redevelopment.
- Direct Staff to facilitate the revision of Chapter 31 of the *Ames Municipal Code*. #

- Update completely this comprehensive historic preservation plan in ten years time.

AMES HISTORIC PRESERVATION COMMISSION

As the primary public forum for historic preservation in Ames, the HPC should review, as needed, the various municipal planning overlay zones in effect in the city. The “Historical Preservation Overlay—O.H.” is one of nine such zones. (See Chapter 2.) This review will keep the commission abreast of regulations in the city as applied to historic preservation and stimulate thought concerning how additional overlays might benefit historic preservation in the community.

To this end, the commission needs to determine priorities for the coming year and refer them to the City Council for approval. At the end of each year, the commission should evaluate its accomplishments, remembering that the *Ames Comprehensive Historic Preservation Plan* looks to a 10-year horizon for implementation.

This *Report* recommends that the Ames Historic Preservation Commission act upon the following tasks:

Procedures

- Promote vigorously the *Ames Comprehensive Historic Preservation Plan*. As the chief local government agent for historic preservation in Ames and enabled by the State Historical Society of Iowa and the City of Ames to do so, the Ames Historic Preservation Commission has as its first and foremost charge “to promote the educational, cultural, and economic welfare of the public of the City” by preserving significant historical property in Ames. (*Ames Municipal Code*, Sec. 31.1)
- Develop and adopt criteria to select and prioritize historic preservation surveys and National Register nomination projects, using the criteria as outlined in Appendix 6 of this *Report* as a point of beginning. At present, the Ames Historic Preservation Commission lacks a formal procedure to select and prioritize such projects. #
- Create design guidelines to evaluate historic landscaping designated as a local historic district or a local landmark. A number of designed historic landscapes in Ames are likely eligible for such designation, but the HPC presently lacks criteria to evaluate proposed treatment of them.
- Update the *Ames Comprehensive Historic Preservation Plan* at least once every ten years.
- Address other procedural issues as they emerge.

Survey and Registration

- Survey potential historic districts as they meet the National Register’s 50-year threshold. Adopt a policy to prioritize and select historic preservation survey and registration projects in the community.
- Remember that properties *representative* of common historical patterns and themes can possess significance without visually seeming to be significant. Significance need not be unique or rare for National Register eligibility.
- Pursue the nomination of the College Heights Historic District to the National Register, as stated in the City’s application to the State Historical Society of Iowa, which funded its intensive survey, and as recommended by the intensive survey itself. (Page 2009)

- Pursue the nomination of the Ames Central Business District to the National Register as an historic district, as recommended in an intensive survey of it. (Page 1992)
- Sponsor an intensive survey of the South Campus Area Neighborhood (SCAN), excluding the already surveyed College Heights neighborhood. Such a survey would determine the geographic area appropriate for nomination of the South Campus Historic District to the National Register of Historic Places, as discussed in a recent reconnaissance survey. (Page 2007) Such a listing would provide a useful tool for the preservation of SCAN, which is threatened by deferred maintenance and the pressures of off-campus student housing.
- Sponsor an intensive survey of Campustown, as recommended in a reconnaissance survey of it. (Page 2007) An intensive survey would provide a building-by-building analysis of the area's resources, evaluate their historical value, and establish a planning tool for the rehabilitation or redevelopment of the area.
- Sponsor an intensive survey of the Oak-Wood-Forest neighborhood. Such a survey would determine the geographic area appropriate for nomination of the Oak-Wood-Forest Historic District to the National Register of Historic Places, as discussed in a recent reconnaissance survey. (Page 2007) This listing would provide a useful tool to increase neighborhood pride and signal the need to maintain the area's historic character. An intensive survey's study area should include both sides of Franklin Avenue between Oakland and Woodland Streets. The houses facing this city block share some of the architectural characteristics of the broader district; and, upon further research, might fit justifiably with its boundaries. Upon the recommendation of the intensive survey to proceed, prepare a National Register nomination of the area as an historic district. The outstanding integrity of this area should facilitate National Register listing.
- Conduct an intensive survey of the Ames Municipal Cemetery to determine its potential as an historic district. If found eligible, nominate it to the National Register of Historic Places and/or designate it a local historic district. These actions would identify and evaluate the historic and nonhistoric elements of the property and assist in the property's future management.
- Prepare a brief list of registered/designated historic districts in Ames and the community's potential historic districts as identified in this plan. Distribute this quick reference to members of the preservation commission to broaden their horizons and challenge their action.
- Ask each member of the HPC to choose a potential historic district, as outlined in Chapter 4 of this *Report*, to conduct a windshield survey of it, prepare a media presentation concerning its historical/architectural significance, and present, at staggered intervals throughout the year, the results of these surveys at televised commission meetings. This project will develop the analytical skills of commission members and help educate the public in areas of critical concern.
- Make application to designate Bandshell Park a local historic district. This city-owned property is listed on the National Register of Historic Places but is not a designated local historic district. The latter designation would provide additional protection for the park and require the HPC to issue a Certificate of Appropriateness for any major alteration to it.
- Apply for Community Development Block Grant (CDBG) funding to support historic preservation projects in Ames. The City of Ames is already a U.S. Department of Housing and Urban Development (HUD) entitlement community. CDBG monies are frequently employed in qualified areas for such projects across the nation. Typically in Iowa, however, departments responsible for CDBG funding are frightened off when asked to spend CDBG funds on historic properties, but this use of money is perfectly acceptable, according to the State Historical Society of Iowa. Many of the biggest cities in Iowa use CDBG money for historic preservation projects.

Regulations

- Discuss the pros and cons of establishing a facade easement ordinance or applying the Single-Family Conservation District ("O-SFC") overlay to areas of the City not yet covered by it.
- Work with city staff to revise Chapter 31 of the *Ames Municipal Code*. #

- Establish a role for the HPC in the Downtown Facade Improvement Program.
- Monitor the Inspection Division's enforcement of rental maintenance to ensure that historic properties are not adversely affected by neglect.
- Cooperate with efforts to create a minimum maintenance ordinance for private property in Ames. #
- Study the creation and/or application of other zoning overlay districts in Ames to protect historic resources, such as a demolition delay overlay applicable to historic buildings within identified potential historic districts. Study the Southeast Entryway Gateway Overlay District ("O-GSE") as a possible model.

Community Education

- Educate the community about the value of mid-20th century properties as worthy of survey, nomination, and preservation. As a city whose growth boomed following World War II, Ames possesses hundreds of resources dating from this period of time and worthy of preservation consideration.
- Conduct a public forum for developers and property owners with historic buildings, focusing on the federal and state historic preservation tax credits available for qualified historic property rehabilitation. The federal tax credit equals 20% of the projects allowable costs. The state tax credit equals 25% of allowable costs. Projects can qualify for both tax credit programs.
- Promote historic preservation through neighborhood organizations. As an outreach program, contact the leaders of neighborhood associations with historic preservation potential, inform them of historic preservation planning in place for their neighborhoods, and offer the commission's support and assistance for preservation-related activities.
- Work in concert with the City Council to sponsor an annual Neighborhood Summit, a gathering of property owners and other interested parties to promote the stabilization and improvement of Ames neighborhoods. #
- Continue to conduct the HPC's annual historic preservation awards program as an excellent way to recognize good preservation in the community and educate the public. Generate as much publicity for the program as possible using all local media sources.
- Inform and remind all sectors of the community that Campustown is likely eligible as a National Register historic district and that this entails obligations if federal money is involved in its rehabilitation or redevelopment, including transportation-related projects. Section 106 procedures might apply.
- Educate the public that the National Register listing of an individual property or an historic district restricts private property owners in no way from what they can or cannot do to their property. Call attention, at the same time, to the improvements in the Old Town Historic District as a result of its historic preservation zoning overlay as a locally designated historic district with design restrictions.

Tourism

- Study and evaluate how other communities and states across the nation have used the Lincoln Highway as a tool to promote tourism. Visit the website of the Lincoln Highway Heritage Corridor in Pennsylvania www.LHHC.org for one example.

AMES PLANNING AND ZONING COMMISSION

This *Report* recommends that the Ames Planning and Zoning Commission act upon the following tasks:

- Promote vigorously the *Ames Comprehensive Historic Preservation Plan*.
- Monitor the effectiveness of the University Impacted Areas zoning overlay and study possible improvements to it.
- Consider the feasibility and utility of recommending to the City Council the adoption of a facade easement ordinance in identified historic areas threatened with potentially unsympathetic redevelopment.
- Study the creation and/or application of other zoning overlay districts in Ames to protect historic resources, such as a demolition delay overlay applicable to historic buildings within identified potential historic districts.
- Amend the *Ames Municipal Code* to require a formal P&Z review of proposed local historic district and local landmark zoning overlays prior to the City Council review.

NEIGHBORHOODS AND GENERAL PUBLIC

Neighborhoods and residential property comprise the largest land use area in Ames and their health constitutes a primary obligation of the City of Ames. Some of these neighborhoods have formed associations to work for their improvement. Some of these associations are well organized and others are loosely organized. Other neighborhoods could benefit from organization but have not taken such action. Many of these neighborhoods possess historical significance.

This *Report* recommends that Ames neighborhoods act upon the following tasks:

- Organize, if not already formed, a neighborhood association to promote residential improvement.
- Explore the potential offered by historic preservation to attract membership, foster neighborhood pride, stabilize property values, promote the maintenance of property, stimulate research of neighborhood history, and work for infrastructure improvements.
- Complete Iowa Site Inventory Forms. The title-holders of historic properties or those concerned about the preservation of these properties should complete this form and submit it to the State Historical Society of Iowa and the City of Ames. Blank forms and instructions are available on-line. Documentation then will be on hand if a preservation threat arises. Too often, the historical significance of a property is noted after planning for site redevelopment is complete or implementation has begun, compounding challenges to preservation. Visit the following site to learn more:
www.iowahistory.org/historic-preservation/statewide-inventory.
- Study local historical/architectural surveys previously completed and evaluate their recommendations as applicable.

- Discuss neighborhood potential for historic preservation action with the Ames Historic Preservation Commission and its staff.

6

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2009 "Roosevelt School, National Register of Historic Places Nomination." Prepared for Ames Smart Growth Alliance, Ames, Iowa.

Rollenhagen, Rose, & Kathy Svec

1991 "Application for Designation of a [the Ames Municipal Building] Historic Landmark." Prepared for the City of Ames, Iowa.

SCAN [South Campus Area Neighborhood] Historic Preservation Subcommittee

2002-2008 Neighborhood research.

Schmitt, Eden

2009 Windshield Survey of Crane Avenue. Prepared for Steering Committee, Ames Comprehensive Historic Preservation Plan, of which she is a member.

Spohnheimer, Alan

2008 Windshield Survey of Northwestern Avenue. Prepared for Steering Committee, Ames Comprehensive Historic Preservation Plan, of which he is a member.

State Historical Society of Iowa

various Iowa Site Inventory Forms. On file at the State Historic Preservation Office, Des Moines, Iowa.

Svec, Kathy, Dennis Wendell, Tom Leslie, AIA

2006 "Application for Historic Landmark Designation: The Adams House." Prepared for the City of Ames, Iowa.

Wirth, Sharon, Coordinator

1988 "An Application for Designation of the Old Town Historic District." Sharon Wirth, coordinator, Historic Old Town Committee for the City Council and Department of Planning and Housing of the City of Ames, Iowa." Includes a detailed explanation of this pioneering project's background and methodology.

Wirth, Sharon

2008 Windshield Survey of Brookridge/Ridgewood Neighborhood. Prepared for Steering Committee, Ames Comprehensive Historic Preservation Plan, of which she is a member.

These resources contain extensive bibliographies of other historic preservation resource materials of possible interest and use.

Appendix 1

AMES COMPREHENSIVE HISTORIC PRESERVATION PLAN GOALS, OBJECTIVES AND ACTION STEPS APRIL 13, 2021 UPDATE

GOAL #1. Acknowledge the role of historic preservation in encouraging civic pride, neighborhood identity, economic vitality, and community sustainability.

Objective A:

Adopt strategies to conserve historic neighborhoods, which reflect their organic development, historical roles and traditions, modern needs, and economic health and stability.

Action Step: Encourage the study and appreciation of Ames history in all its wards and eras, including the mid-20th century.

Action Step: Provide each neighborhood representative with the information, from Chapter 4 (Historic Property Potentials) of the Ames Comprehensive Preservation Plan Report, that applies to their neighborhood. Encourage each neighborhood to consider conducting a survey to identify all historically significant structures in their neighborhood.

Objective B:

Facilitate the preservation efforts of neighborhood associations.

Action Step: Share historic preservation survey documentation with neighborhood associations, through the use of links on the City of Ames website. Clarify that designations of properties within a survey as “contributing,” “non-contributing,” “potentially eligible,” or some other designation does not necessarily mean that the properties will be subject to local historic preservation regulations, nor listed on the National Register of Historic Places.

Action Step: Seek ways to meet with established neighborhood associations, and other residential areas throughout the community, where residents can learn about historic preservation as a tool for community improvement, share accomplishments, discuss problems, and network. Collaborate with community organizations to offer a historic preservation summit for neighborhoods, and other community residents interested in historic preservation. Plan for such an event at a minimum of once every five years.

Objective C:

Strengthen the role of historic preservation in promoting Ames tourism.

Action Step: Coordinate with the Ames History Museum, Chamber of Commerce, Convention & Visitors Bureau, Iowa State University, and individual neighborhoods in developing the content, design and distribution of printed walking brochures or digital guides. The brochures and digital guides should focus on historic neighborhoods, historic districts, such as Downtown, historic sites, and other areas in Ames of interest to persons attending conferences, special events, or otherwise generally visiting the community.

GOAL #2. Promote the preservation of historically, architecturally, and archaeologically significant resources in the community.

Objective A:

Provide financial support for the Ames History Museum to assist in achieving the goals of the Ames Comprehensive Historic Preservation Plan.

Action Step: Identify a strategy to assist in funding Staff or supporting operational costs of the Ames History Museum. This could include City support of grant requests or support for outside funding sources.

Objective B:

Promote economic incentive opportunities to encourage the preservation of historic buildings and neighborhoods.

Action Step: Provide information to the owners of historically significant properties on the use of financial incentives that are available.

Objective C:

Provide guidance for preserving and improving historic properties to developers, property owners, and others interested in historic preservation.

Action Step: Partner with the Ames History Museum and the State Historic Preservation Office to provide information on preservation tools available to the owners of historically significant properties.

Action Step: Continue to encourage the retention of outbuildings on historic properties, particularly automobile garages.

Action Step: Preserve cultural landscapes with individual significance or that are significant as contributing to a landscape within which other historic buildings or structures are situated.

Objective D:

Encourage private support and commitment for preservation undertakings.

Action Step: Encourage property owners to pursue National Register nominations.

Objective E:

Increase awareness of the potential for archaeological sites within the city and legal protection for them.

Action Step: In all historic survey projects, consider a property's potential for National Register Criterion D significance (archaeology), including sites where historic archaeology (previous buildings, foundations, and/or other habitation materials on a site) might apply.

GOAL #3. Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory measures.

Objective A:

Continue to improve Ames inventories of historic properties through reconnaissance and intensive historical, architectural, and archaeological surveys.

Action Step: The Historic Preservation Commission will prioritize potential historic resource and strategize funding mechanisms to achieve them.

Action Step: Publicize results of previous surveys to promote preservation among property owners.

Action Step: Integrate City survey information into the City Geographic Information System (GIS)

Action Step: Include support of historic preservation in the Ames 2040 Comprehensive Plan.

Objective B:

Continue to monitor changes and trends in new materials, technologies, and emerging “green” issues as they relate to local historic district and landmark design guidelines.

Action Step: Address internal inconsistencies, when identified, with updated Chapter 31 design guidelines to reflect the compatible use of new materials, technologies, and sustainability measures.

Action Step: Create handouts that illustrate the intent of the Design Guidelines in order to make Guidelines more user friendly-

Objective C:

Continue to designate local historic districts, local landmarks, and properties for listing on the National Register of Historic Places.

Action Step: The Historic Preservation Commission will identify and prioritize potential National Register historic districts and strategize funding mechanisms available for surveys and preparation of National Register nominations.

Action Step: Identify and designate properties eligible for listing as local landmarks and local historic districts.

Objective D:

Ensure that design guidelines for city re/development incentive programs respect the historic character of the properties and surrounding areas to which they are applied.

Action Step: Utilize the expertise of the Ames Historic Preservation Commission to advise City Council on appropriate preservation standards for incentive programs related to identified historic resources.

Objective E:

Ensure that expansion or development of City of Ames property follows appropriate preservation practices.

Action Step: Utilize the expertise of the Ames Historic Preservation Commission.

Action Step: Develop and adopt an historic preservation policy for City property.

Objective F:

Protect the value of properties and neighborhoods by working to prevent the deterioration of structures.

Action Step: Support a minimum maintenance code for rental and owner-occupied property.

GOAL #4. Educate the public concerning the value and benefit of historic preservation.

Objective A:

Promote and offer lectures, workshops, and other educational opportunities focused on historic preservation.

Action Step: Sponsor workshops targeted to multiple audiences with emphasis on commercial and residential architecture property, incentives, and hands-on brick and mortar issues.

Objective B:

Utilize website/on-line presence.

Action Step: Maintain a list of survey materials for city staff and others to consult in planning projects on the Historic Preservation Commission section of the City of Ames website.

Action Step: Develop informational graphics to assist the public in understanding and utilizing the Design Guidelines in Chapter 31 of the Municipal Code.

Action Step: Provide information concerning grants-in-aid and other funding sources for historic preservation.

Objective C:

Facilitate the dissemination of historic preservation information.

Action Step: Gather historic preservation information and resource materials and provide public access for their use.

GOAL #5. Facilitate and strengthen preservation partnerships among municipal, county, state, and federal government agencies, including Iowa State University, Ames History Museum, and local school districts, and developers.

Objective A:

Open communication channels among all interested parties to identify common interests and concerns, to explore areas of mutual benefit, and to share historical data and research.

Action Step: Collaborate with other historic preservation commissions, historical societies, and related groups to promote common interests.

Action Step: Meet with the City Council and the Planning & Zoning Commission to review authorities, responsibilities, and procedures on an as-needed basis.

Action Step: Encourage county, state, and federal agencies to partner with municipal agencies in preservation efforts to increase public awareness of the history of Ames.

Action Step: Utilize resources available through Iowa Main Street program.

Action Step: Collaborate with Iowa State University regarding historic resources throughout the community.

Action Step: Collaborate with other Iowa communities and other interested parties to identify and promote specific historic resources along the Lincoln Highway historic conservation corridor across the State of Iowa.

Action Step: Partner with the Campustown Action Association and Iowa State University to promote remaining aspects of the historic character of Campustown, while encouraging its development as a commercial and cultural center.

Objective B:

Develop timely notification and review/comment process for proposed re-use, rehabilitation, or demolition of historic resources.

Action Step: Explore additional ways the Historic Preservation Commission could be involved in the review of demolition applications for properties determined to be eligible for the National Register.

Objective C:

Integrate the Historic Preservation Plan with other priorities of the City Council.

Action Step: Review the Ames Comprehensive Historic Preservation Plan Report and determine priorities as necessary, ~~but not more frequently than once each year.~~

Action Step: Obtain approval from the City Council for priorities determined by the Commission following each review of the Ames Comprehensive Historic Preservation Plan Report.

GOAL #6: Promote the economic development and vitality of the city through historic preservation, and heritage tourism.

Objective A:

Assess the impacts of new development on the historic character of existing neighborhoods, commercial districts, and archaeological resources.

Action Step: Develop criteria to determine which type of new development projects should be assessed.

Action Step: Develop assessment process.

Objective B:

Encourage the use and adaptive reuse of existing public and private buildings.

Action Step: Work with Main Street Iowa and Downtown Ames association on programs to maintain the historic character of Downtown Ames, while encouraging its development as a commercial and cultural center.

Action Step: Showcase notable adaptive reuse projects through the media.

Objective C:

Explore local incentive opportunities for historic preservation. [e.g. TIF, façade improvement program]

Objective D:

Provide current information concerning preservation grants and financial incentives.

Action Step: Continue to include pertinent data and links for additional information on the city website, alongside local model projects if available.

Objective E:

Recognize the importance of heritage tourism for Ames and support efforts to promote it.

Action Step: Encourage interested parties to develop a coordinated heritage tourism strategy for Ames with a role for historic preservation in that effort.

Objective F:

Partner with businesses in Downtown Ames, Campustown, and other business communities and tourism efforts beyond Ames to explore branding, promotion, products, marketing, and other economic advantages associated with the Lincoln Highway as an historic corridor across Iowa and its attraction to the touring public.

Action Step: Consider sensitive use of the Lincoln Highway logo as a branding tool.

Appendix 2

CHAPTER 31 HISTORIC PRESERVATION

Sec. 31.1. PURPOSE.

The purpose of this Chapter is to promote the educational, cultural, and economic welfare of the public of the City by preserving and protecting historic structures, sites, and neighborhoods which serve as visible reminders of the history and cultural heritage of the city, state, or nation. Furthermore, it is the purpose of this chapter to strengthen the economy of the City by stabilizing and improving property values in historic areas, and to encourage new developments that will be harmonious with the existing historic buildings and squares. Lastly, it is the purpose of the chapter to foster civic pride and to enhance the attractiveness of the community to residents, potential residents, and visitors.

Section 31.2. DEFINITIONS AND RULES OF CONSTRUCTION.

For the purpose of this chapter, the following words, terms and phrases shall have the meanings set forth. Unless specifically defined, words, terms and phrases shall be construed so as to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application.

- (1) Accessory Building: any structure having a roof supported by columns or walls for shelter, support or enclosure of persons, animals or chattels, which is subordinate to, detached from but located on the same lot as a principal building. The use of an accessory building must be incidental and accessory to the use of the principal building. Accessory Buildings include, but are not limited to, garages and sheds.
- (2) Alteration: Any act or process that changes one or more of the exterior features of a structure, without increasing the amount of gross floor area.
- (3) Baluster: A post or upright supporting a handrail.
- (4) Balustrade: A railing with supporting balusters.
- (5) Certificate of Appropriateness: A certificate issued by the Planning and Housing Director authorizing an alteration, new construction, demolition, or relocation conforming to the requirements of this chapter.
- (6) Character-Defining Features: Distinguishing features of the exterior of a structure which include but are not limited to brackets, chimneys, porches, roof lines, windows and other exterior design elements and materials.
- (7) Commission: The Ames Historic Preservation Commission.
- (8) Compatible: Capable of existing together in harmony.
- (9) Contributing Structures: Structures establishing the architectural character of the area; structures may represent one architectural style or a broad range of architectural styles. To be considered contributing, structures must be at least fifty (50) years old.
- (10) Demolition: Any act that destroys in whole or in part the exterior of a building or structure in a historic district; or, destroys in whole or in part a designated historic landmark.
- (11) Design Criteria: Standards for architectural elements characteristic of specific types of architecture for a particular designated historic district.
- (12) Design Guidelines: Standards intended to preserve the historic and architectural character of the district.
- (13) District: Historic Preservation District.
- (14) Exterior Architectural Features: The exterior architectural character and general composition of a structure, including but not limited to the kind of texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, fences, gates and appurtenant elements.
- (15) Historic District: An area which includes or encompasses such historic sites, landmarks, buildings, structures, or objects as the City Council may determine to be appropriate for historical preservation.
- (16) Historic Landmark: Any building, structure, site, area or land of architectural, landscape architectural, historical, archaeological, or cultural importance or value, as may be designated for preservation by the City Council.
- (17) Historic Materials: Materials that are common to the period of significance for the architectural style of the structure.

- (18) Historic Siding Materials: Siding material added to a structure within the “Period of Significance” for the historic district.
- (19) Massing: The grouping of major architectural volumes.
- (20) Match: Equal or similar to another, nearly the same.
- (21) Mullion: A vertical member that divides a window or separates one window from another.
- (22) Muntin Bar: A strip separating panes of glass in a sash.
- (23) New Construction: The erection of a new principal or accessory structure on a lot or property, or an addition to an existing structure that increases the amount of the gross floor area.
- (24) Noncontributing Structures: Structures that are neither of an architectural style or time period representative of the preservation district.
- (25) Relocation: Any relocation of a structure on its site or to another site.
- (26) Repair: Any change that is not new construction, removal, or alteration. Repair may include patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading historic materials such as masonry, wood and architectural metals according to recognized preservation methods.
- (27) Sanborn Maps: The Sanborn Fire Insurance Maps. These maps were produced in the United States from 1867 to the 1950s. The maps show the size, shape and construction of buildings as well as street names and boundaries.
- (28) Sash: The portion of a window assembly that frames or holds the glass. In the case of operable windows the portion that moves.
- (29) Structure: For the purposes of this ordinance, a structure is defined as a fence, garage, accessory building or house.
- (30) Fence: A man-made barrier used as an enclosure or as a boundary.
- (31) Retaining Wall: A wall built to hold back a bank of soil.
- (32) Visibility Triangle: The area created by the intersection of property lines at the corner of two (2) abutting streets and a line connecting two (2) points on these property lines twenty (20) feet from the point of intersection.

Sec. 31.3. HISTORIC PRESERVATION COMMISSION ESTABLISHED; TERMS OF OFFICE.

(1) The Ames Historic Preservation Commission is hereby established. It shall consist of six (6) residents of the city, with a positive interest in preservation, appointed by the Mayor with the approval of the City Council, with due regard to relevant fields of knowledge including but not limited to history, urban planning, architecture, archeology, law, and sociology; plus, one additional member to be appointed from among the residents of each designated historic district as the statutory district representative. At least two members of the Commission will, if feasible, be professionally trained in preservation related fields, with at least one in history or architecture.

(2) The term of office shall be three (3) years, except that the Mayor may prescribe a shorter term for any appointment or reappointment in order to stagger terms. Vacancies shall be filled for any unexpired term in the same manner as original appointments. No member who has served two (2) full consecutive terms is eligible for reappointment.

Sec. 31.4. RESERVED.

Sec. 31.5. COMPENSATION OF COMMISSION.

All members of the Historic Preservation Commission shall serve without compensation.

Sec. 31.6. POWERS AND DUTIES OF HISTORIC PRESERVATION COMMISSION.

The Commission shall have the following powers and duties:

- (1) To adopt its own procedural regulations.
- (2) To accept and review proposals for designating areas as historic districts.

(3) To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation as prepared by the proponents of the district under consideration.

(4) To provide information to the owners of landmarks and property or structures within historic districts on preservation, renovation, rehabilitation, and reuse.

(5) To hold public hearings and to review applications for new construction, alteration, demolition or relocation affecting proposed or designated landmarks or structures within historic districts and to approve or deny Certificates of Appropriateness for such actions.

(6) To make recommendations to the City Council on guidelines for the alteration, new construction, demolition, or relocation of landmarks or property and structures within a historic district.

(7) To review proposed zoning amendments that affect proposed or designated landmarks and historic districts.

(8) To testify before boards, commissions, and the City Council on any matter affecting historically and architecturally significant property, structures, and areas.

(9) To periodically review the Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts.

(10) To undertake any other action or activity necessary or appropriate to the implementation of the purpose of this ordinance as directed by City Council.

(11) Provide information regarding historic preservation to the City Council.

(12) Promote and conduct educational and/or interpretive programs on historic properties within its jurisdiction.

(13) To conduct studies for the identification and designation of historic districts, structures, and sites. City staff time and resources to conduct studies must be approved by City Council.

(14) To make recommendations to the State Historic Preservation Officer regarding the listings of districts, structures, or sites to the National Register of Historic Places, and hold public hearings before making recommendations regarding National Register eligibility.

Section 31.7. CRITERIA FOR CONSIDERATION FOR NOMINATION.

(1) Before an area, which contains contiguous parcels of diverse ownership, can be designated as a historic district, as evidenced by information provided by the proponents of the district, it must satisfy all of the following criteria:

(a) Properties are significant in national, state or local history, architecture, archeology, and culture, and it must satisfy one or more of the following criteria:

(i) Properties are associated with events that have been a significant contribution to the broad patterns of our history; or

(ii) Properties are associated with the lives of persons significant in our past; or

(iii) Properties embody the distinctive characteristics of a type, period, method of new construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or

(iv) Properties have yielded, or may be likely to yield, information important in prehistory or history; and

(b) Properties possess integrity of location, design, setting, materials, workmanship, feeling and association; and

(c) A minimum of 66% of the principal structures in the proposed district are contributing structures from a historical architecture standpoint; and

(d) The contributing structures in the proposed district are a minimum of 50 years old; and

(e) The proposed district is less than 160 acres but more than 2 acres in size. City Council may waive the 160 acre limitation.

- (2) A building, structure, or site designated as a historic "landmark" shall meet all of the following criteria:
- (a) Properties are significant in national, state or local history, architecture, landscape architecture, archeology, and culture, and it must satisfy one or more of the following criteria:
 - (i) Properties are associated with events that have been a significant contribution to the broad patterns of our history; or
 - (ii) Properties are associated with the lives of persons significant in our past; or
 - (iii) Properties embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or
 - (iv) Properties have yielded, or may be likely to yield, information important in prehistory or history; and
 - (b) Properties possess integrity of location, design, setting, materials, workmanship, feeling and association.

Section 31.8. PROCEDURES FOR DESIGNATION OF A HISTORIC DISTRICT OR LANDMARK.

- (1) Designation of a historic district may only be proposed by an owner or owners of property within the area for which designation is requested. Any such proposal shall be filed with the Planning and Housing Department upon the prescribed form and shall include the following data:
- (a) A map showing Assessor's plat of the area, boundary and boundary description, legal description, and size of area in acres;
 - (b) Photographs and/or other descriptive material;
 - (c) List of all property owners and their addresses;
 - (d) Narrative providing information concerning at least one of the following:
 - (i) Its association with events that have a significant contribution to the broad patterns of community history; or
 - (ii) Its association with the lives of persons significant in the community history; or
 - (iii) Its embodying of the distinctive characteristics of a type, period, method of new construction, etc.
 - (e) Narrative providing information about events or persons that may have a significant relationship to the area and its past;
 - (f) Provide documentation that indicates the structures in the proposed district are a minimum of 50 years old; and
 - (g) Provide information which indicates that a minimum of 66% of the structures in the area are contributing; and
 - (h) Design guidelines proposed as an aid to decisions on Certificates of Appropriateness required by Section 31.10.
- (2) Designation of a historic landmark may be proposed by any person or organization. Any such proposal shall be filed with the Planning and Housing Department upon the prescribed form and shall include the following data:
- (a) A map showing Assessor's plat of the area, boundary and boundary description, legal description, and size of area in acres or square feet;
 - (b) Photographs and/or other descriptive material;
 - (c) List of all property owners and their addresses;
 - (d) Narrative providing information concerning at least one of the following:
 - (i) Its association with events that have a significant contribution to the broad patterns of community history; or
 - (ii) Its association with the lives of persons significant in the community history; or
 - (iii) Its embodying of the distinctive characteristics of a type, period, method of new construction, etc.

- (e) Narrative providing information about events or persons that may have a significant relationship to the area and its past; and
- (f) Design criteria proposed as an aid to decisions on Certificates of Appropriateness required by Section 31.10.

Sec. 31.9. PUBLIC HEARINGS AND ENACTMENT PROCEDURES.

(1) Oral and written testimony concerning the significance of the nominated historic district or landmark shall be taken at a public hearing before the Commission. The Planning and Housing Department shall notify, by certified mail, all property owners of a proposed landmark or within a proposed district a minimum of twenty days prior to the public hearing to be held by the said Commission. The Commission upon hearing the proposal will review and make recommendations to the City Council.

(2) The City Council forwards the proposed landmark or historic district designation to the State Historical Department for review and recommendation. Within a reasonable time after receipt of the recommendation from the State Historical Department the Council shall make a final determination on the proposed landmark or district designation. Designation of such an area shall be by enactment of an ordinance to amend the official zoning map of the City to show such designated area in accordance with the hearing, notice and procedure requirement of Chapter 414, Code of Iowa.

Section 31.10. CERTIFICATE OF APPROPRIATENESS.

(1) Any act of alteration, demolition, new construction, or relocation, as defined herein, shall require a Certificate of Appropriateness as further described below.

Furthermore, every application for a building permit or a demolition permit affecting the exterior architectural appearance of a designated landmark or of any contributing structure within a designated historic district shall be accompanied by an application for a Certificate of Appropriateness. Applicants shall be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions. The Building Official shall not issue the building or demolition permit until a Certificate of Appropriateness has been approved.

(2) Alteration of an exterior part of a building or a structure. An alteration is any act or process that changes one or more of the exterior features of a structure, without increasing the amount of gross floor area. Alterations to existing structures that are contributing structures or to structures designated as historic landmarks shall require a Certificate of Appropriateness and shall be permitted in the following instances.

- (a) An architectural feature has deteriorated to the point that it must be replaced.
- (b) Architectural features were added which modified the original qualities of the architectural style and the current property owner wishes to restore the structure to the original architectural style.
- (c) An architectural feature can be added as long as the feature is appropriate to the architectural style of the structure.

(3) New Construction. A Certificate of Appropriateness shall be required for construction of

- (a) a new principal structure, or
- (b) an addition to an existing contributing structure or to a designated landmark, or
- (c) a new accessory building on any property with a contributing principal structure or designated landmark.

A new principal structure shall be representative of one of the architectural styles approved in the district. The design for the new principal structure must meet all the design criteria listed for the architectural style selected. Architectural features not specifically listed in the design criteria may be proposed by the applicant. Those features should be incorporated in a manner appropriate with the architectural style.

(4) Consideration of an application for a Certificate of Appropriateness shall apply the Design Guidelines, which shall pertain to all historic preservation districts and historic landmarks; and the Design Criteria, which shall apply only to the particular historic district or historic landmark for which they are enacted.

In each instance the Commission may grant exemptions to the requirements for an alteration if it determines that the cost of replication is prohibitive.

(5) Demolition. Demolition of existing principal structures that are contributing structures or of a historic landmark shall be strictly prohibited except in the following instance:

The structure cannot be used for the original intended purpose and/or no alternative reasonable use can be identified and the property owner can show evidence that an economic hardship will be created if the structure cannot be removed. To prove economic hardship, the applicant may submit where appropriate to the applicant's proposal, the following information to be considered.

(a) Estimate of the cost of the proposed demolition, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for the issuance of a Certificate of Appropriateness.

(b) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structures or structures on the property and their suitability for rehabilitation. (This shall be required only when the applicant's proposal is based on an argument of structural soundness.)

(c) Estimated market value of the property in its current condition; after completion of demolition; after any changes recommended by the Commission; and after renovation of the existing property for continued use.

(d) An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

(e) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

(f) If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(g) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

(h) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

(i) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

(j) Assessed value of the property according to the most recent assessment.

(k) Real estate taxes for the previous two years.

(l) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

Determination of Economic Hardship. The Commission shall review all the evidence and information required of an applicant and make a determination whether the denial of a Certificate of Appropriateness has deprived, or will deprive, the owner of the property of reasonable use of, or economic return on, the property. After reviewing the evidence, the Commission may deny the application, may approve a Certificate of Appropriateness for Demolition, or may table the application for a Certificate of Appropriateness for Demolition for a period of time not to exceed 30 days. The 30 day period will permit an opportunity for other alternatives to be evaluated. If a suitable alternative is not presented to the Commission within the 30 day period, the Certificate of Appropriateness for Demolition shall be approved.

In no instance will the Commission approve a Certificate of Appropriateness for demolition without approval of a redevelopment project and submittal by the applicant of a bond or cash escrow to guarantee completion of the approved project.

(6) **Demolition of Contributing Garages.**

No contributing garage structure may be demolished without first receiving approval by the Commission. The Commission may permit the demolition of a contributing garage structure only after considering the following factors and determining that either the garage is not a contributing garage or it is not practicable to be retained on site.

(a) **Historical Significance.** The Commission shall determine whether the garage contributes to the historic character of the house, or district, based upon historical and architectural research.

(b) Architectural Integrity. The Commission will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:

- (i) Removal or alteration of original door and/or window openings;
- (ii) Removal or alteration of original garage/barn/pedestrian doors;
- (iii) Installation of artificial siding;
- (iv) Alteration of the original building footprint and/or roofline; and
- (v) Loss of original materials due to removal and/or deterioration.

(c) Functionality. The Commission will consider whether or not the structure can be put to any reasonable use. For example, a historic one-car garage may be too small to accommodate a modern-day vehicle, but may still function as a place for storage.

(d) Structural Condition. The Commission will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. When assessing structural condition, the following factors may be considered:

- (i) Quality of original construction;
- (ii) Bowing walls;
- (iii) Lack of a foundation;
- (iv) Extensive siding repair;
- (v) Termite damage;
- (vi) Rotted wood; and
- (vii) Integrity of roof system.

(e) Location on the Property. The Commission may consider the building's location on the property and whether or not it is visible from the public street, or alley, when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition. If the contributing garage is insufficient in size for modern-day vehicles, efforts should be made to construct a new garage on another portion of the site, to accommodate the vehicles.

(7) Relocation. Relocation of a historic landmark or of an existing contributing structure within or into a historic district shall be strictly prohibited except in the following instances:

- (a) The structure is being relocated to its original site of construction.
- (b) Relocation of the structure is an alternative to demolition of the structure.
- (c) A structure to be moved within or into the district is of an architectural style identified in that district. The structure can be relocated to a vacant parcel or to a parcel occupied by a noncontributing structure which will be removed.

(8) Ordinary Maintenance Permitted; Public Safety.

(a) Ordinary Maintenance Permitted. Nothing in this Chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in a historic district or of any historic landmark which do not involve alterations or changes in the exterior features of a building. For the purposes of this Ordinance, changes made in the color of the exterior surfaces of a building are considered to be ordinary maintenance and repair.

(b) Public Safety. Nothing in this Chapter shall prevent the construction, reconstruction, alteration, restoration, or demolition of any interior or exterior feature which the City Building Official shall certify is required for public safety because of an unsafe or dangerous condition, but any such action shall be, where possible, in accordance with the design guidelines and design criteria set forth in Section 31.13 (Design Guidelines for Alterations) and in Section 31.14 (Design Criteria).

Section 31.11. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS.

(1) Administrative Approval Process.

(a) A Certificate of Appropriateness for alterations to the principal structure, garages, and other accessory buildings, and the new construction of fences and retaining walls can be approved by the Planning and Housing Director, provided the alterations or new construction meet the adopted Design Guidelines and Design

Criteria, and substitute materials are not proposed, other than those specifically listed in the Design Guidelines. The Planning and Housing Director may refer an application for an alteration to the Commission for approval.

(b) Administrative Approval Procedure. Upon receipt of a fully completed application for a Certificate of Appropriateness, the application materials will be reviewed by staff of the Department of Planning and Housing. The application for a Certificate of Appropriateness may be:

- (i) Approved as presented;
- (ii) Approved with modifications;
- (iii) Denied; or
- (iv) Referred to the Commission.

(c) Applications which have not received final administrative approval within thirty (30) days from the date of acceptance of the application, due to any unresolved dispute as to the administrative interpretation of this Chapter shall be submitted in its entirety to the Commission for their approval.

(2) Historic Preservation Commission Approval Process.

(a) Applications. The Commission shall review the application for a Certificate of Appropriateness and approve or deny the application, except as provided for in Section 31.11(1).

(b) Approval/Denial. Written notice of the approval or denial of the application for a Certificate of Appropriateness shall be provided by the Department of Planning and Housing to the applicant and the Building Official within seven (7) days following the determination and shall be accompanied by a Certificate of Appropriateness in the case of an approval.

(c) Denial of a Certificate of Appropriateness. A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Commission.

(d) Subsequent Applications. All structures that have once obtained a Certificate of Appropriateness shall be required to obtain a Certificate of Appropriateness for all subsequent alterations, new construction, or demolition.

(3) Other Codes, Regulations, and Ordinances. In granting or denying a Certificate of Appropriateness, the Commission shall not have the power to override housing codes, zoning regulations, or any other Ordinances of the City.

(4) Building Permit. Upon issuance of a Certificate of Appropriateness, the applicant may apply for a building permit, if required and not already submitted.

(5) Effective Period of Approval for a Certificate of Appropriateness. The approval of any application for a Certificate of Appropriateness shall be effective for one (1) year from the date of approval by the Commission, or by the Department of Planning and Housing (in the case of administrative approvals). The Planning and Housing Director may approve a 1 year extension upon finding that the pertinent codes have not changed since the original approval.

Sec. 31.12. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

The Secretary of the Interior's Standards for Rehabilitation from the U.S. Department of the Interior, National Park Service, shall be followed. The standards described below are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, textures, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 31.13. DESIGN GUIDELINES FOR ALTERATIONS.

(1) Use of Substitute Materials. Historic materials shall be used unless otherwise excepted. The Design Guidelines include specific substitute materials for some building elements that are approved as an acceptable alternative to the historic materials for alterations for those building elements. Other substitute materials not listed may be used only if the Commission determines that all of the following conditions are met:

(a) the historic material on the structure is so deteriorated or damaged that it cannot be repaired; and

(b) the historic material on the structure is not readily available; and

(c) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and

(d) the substitute material matches the historic material in size, design, texture, and other visual qualities.

(2) Chimneys.

(a) Existing brick or stone chimneys shall be retained whenever possible.

(b) Building and fire codes shall be met in regard to proper heights and other requirements.

(c) Chimney alterations shall be consistent with the architectural style.

(3) Decks and Similar Exterior Entrance Features.

(a) Alterations to decks shall follow the design guidelines for the new construction of decks.

(4) Dormers.

(a) Dormers shall be retained whenever possible.

(b) Dormers shall be constructed in the same shape, style, and scale as any historic dormer on the building, or in the same shape, style, and scale of dormers on houses of the same architectural style.

(c) Dormers are not typical on certain styles of historic architecture and adding them in this case shall not be permitted.

(5) Exits, Second and Third Story.

(a) Historic second and third story exits shall be retained whenever possible.

(b) Exit stairs located on the exterior shall be consistent with the architectural styles.

(c) The stairs shall be constructed in the most compact form.

(d) Exit stairs from upper level apartments shall be accommodated inside the existing building whenever possible.

(6) Fences and Retaining Walls.

- (a) Historic retaining walls and perimeter fences shall be retained, whenever possible.
- (7) Foundations.
 - (a) Existing foundations shall be retained whenever possible.
 - (b) Historic door and window openings and storm cellar entrances in the foundation shall be retained.
 - (c) The adjacent grade at a foundation shall not be raised to cover any part of the foundation that was historically exposed. Minimal grade changes necessary to solve destructive drainage problems shall be permitted when no reasonable alternative exists.
 - (d) Masonry and concrete foundations which were never painted shall not be painted.
 - (e) Historic brick, stone, and rusticated masonry foundations shall not be coated with cement plaster or stucco where exposed above grade.
- (8) Garages and Accessory Buildings
 - (a) Garages shall be retained, whenever possible. Demolition is allowed only if it is determined by the Commission that the adopted criteria for demolition of a contributing garage are met.
 - (b) Retain and preserve the character-defining materials, features, and details of historic garages, including foundations, roofs, siding, masonry, windows, doors, and architectural trim, in accordance with Design Guidelines for each exterior feature, and Design Criteria for the architectural type of the principal structure.
 - (i) Exception: that this requirement does not prohibit replacement of a historic garage door with an overhead door that matches the historic garage door in design and dimensions.
 - (c) Replace features in kind that are too deteriorated to repair using physical evidence to guide the new work. Match the original element or detail in design, dimension, texture, and material.
 - (d) Alteration of contributing garages by using materials, configurations, and designs that do not match the design appropriate for the period and the garage is prohibited.
 - (e) Repair of Historic garage door features or portions of features shall utilize the same material and design.
 - (f) If matching the historic door is not possible, the proposed replacement door shall contain as many of the elements of the historic door or of a garage door design appropriate for the period and design of the structure, as is possible.
 - (g) A garage door shall be no larger than necessary to enclose the existing opening.
 - (h) When replacing a non-historic door or replacing a missing door, the new door shall be consistent with doors of the period in design character and dimensions or with the historic character of the building in terms of quantity of doors, height, width, proportion, trim, corner details, pattern of panels, and glass.
 - (j) Garage doors shall be single wide. Double wide garage doors are not permitted.
- (9) Gutters and Downspouts.
 - (a) Built-in gutters and other historic drainage provisions such as wood gutters shall be retained whenever possible.
 - (b) Downspouts and gutters may be added if they have not previously existed.
 - (c) Metal gutters and downspouts shall be permitted when dealing with a building where a water removal system never existed or where repair of the historic system is not possible.
 - (d) Half-round gutters and round downspouts or Roman ogee (K-style) gutters and rectangular downspouts shall be permitted.
 - (e) Downspouts shall be run vertically. Diagonals crossing roof planes and walls shall not be permitted.
- (10) Porches and Similar Exterior Entrance Features.
 - (a) Historic porches, verandas, patios, or similar exterior entrance features shall be retained whenever possible.
 - (b) Alterations to existing porches, verandas, patios, or similar features shall be consistent with the architectural style of the dwelling.
 - (c) Enclosing a porch shall be permitted only if consistent with the architectural style.
 - (d) Second or third story sun porches or balconies, historic in design, shall be retained. Doors leading out to these shall also be retained.

(e) Porch balustrades shall be constructed with materials of the same size, height, detailing, and baluster spacing consistent with the historic architectural style.

Note: It will be necessary to obtain authorization from the City Building Official prior to constructing a balustrade which does not meet the minimum requirements, as specified by the Building Code. When the lower and historically correct height of a porch rail cannot be considered to be life threatening, the Commission shall support the applicant's request for special consideration under the Historic Buildings Section of the currently adopted Building Code.

(f) Handrails required on porch steps, if not of a historic design and materials, shall be a simple metal rail or similar to other balustrade elements on the porch.

(g) When designing enclosures for historic porches, required by the new use, in a manner that preserves the historic character of the building, this can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

(h) Composite material is permitted for use on porch floors when not visible from the street or other historic resources.

(i) Fiberglass material is allowed for porch columns, provided the columns have the historically correct proportions to resemble historic wood columns.

(j) Vinyl material is prohibited for porch columns and all other elements of a porch.

(k) Stair risers shall be enclosed.

(l) Locate ramp to minimize its visibility from the public way; to incorporate it behind an existing historic feature; and, if it is providing access to a porch, to enter the porch from the side

(m) Locate and design ramps to minimize damage to existing materials

(n) Locate and design ramps to allow for their removal and for restoration to the historic original appearance with no loss of architectural integrity

(o) Minimize loss of historic features at the point where ramp connects (porch, railings, steps, windows)

(p) Design of ramps shall be simple and non-obtrusive, with historic materials or materials compatible with historic materials

(11) Roofs.

(a) The historic roof shape and roof features, including eaves, shall be maintained.

(b) Historic roofing materials and roof features shall be retained whenever possible.

(c) Asphalt shingles are permitted as a substitute for the historic materials.

(d) Elements of solar design, either active collectors, trombe walls, or passive collectors, shall be kept to the back or a side away from the street and incorporated into the building design to result in site placement, massing, and roof forms which are consistent with the architectural styles in the district. Solar collectors shall be mounted flush to the roof plane and at the same angle as the roof plane.

(e) Skylights, roof windows, wind generators, and radio and television reception equipment and other mechanical equipment which are roof mounted shall be designed in such a way that they are not visible from the street.

(12) Siding/Exterior Materials.

(a) The historic exterior siding material shall be retained whenever possible.

(b) Cementitious siding (smooth finish) of an appropriate profile is permitted for portions of the structure that are not part of the original structure, and on additions that were built after 1941.

(13) Windows and Doors.

(a) Deteriorated historic windows and doors shall be repaired rather than replaced, whenever possible.

(i) In the event replacement is necessary for windows and doors on the original portion of the historic structure, or on any portion of the structure related to the period of significance, the original window materials shall be replaced with historic materials and match the original in design and profile.

(ii) In the event replacement of windows is necessary for a portion of the structure that was added to the original after the period of significance, aluminum clad wood windows, with an anodized or

baked enamel finish may be used as a replacement material in lieu of historic materials and designed to match the original in the design and profile.

(b) New door and window openings shall follow the pattern of door and window openings of the historic architectural style, and shall meet 13(a), above.

(c) The shape of historic window divisions shall not be changed. New muntin bars and mullions shall duplicate the original in size and profile shape.

(d) Replacement frame profiles shall be consistent with those of the historic frame profiles.

(e) Combination aluminum, steel, or vinyl storms may be used as a substitute for wood.

(f) Historic stained glass windows shall be retained. In the case where the window must be replaced, the replacement shall be complementary in design and ornamentation to the historic window.

(g) The addition of stained glass windows into openings which did not historically have stained glass is not permitted.

(h) Historic door and window openings shall not be blocked down to accommodate stock sizes.

(i) Plastic or metal shutters shall not be permitted.

(j) Plastic, metal, or wood awnings shall not be permitted.

Sec. 31.14 DESIGN CRITERIA.

(1) Design Criteria for the "Old Town" District. All new buildings in the "Old Town" Historic Preservation District shall be representative of one of the following architectural types and have the characteristics hereinafter set out with respect to such architectural types. Alterations and new construction pertaining to Contributing Structures identified by the 2003 Inventory shall be of the same architectural type as said building.

(a) Italianate Design Criteria.

(i) Building Height Two or three stories.

(ii) Roof Type Low pitched hipped roof with widely overhanging eaves usually with decorative brackets beneath.

(iii) Roof Pitch 8:12 or less

(iv) Dormers None.

(v) Entry Off-centered door on front facade. Full or partial width porch. Simple, single story porch. Door with large glass panel in upper portion and applied trim below.

(vi) Siding Stucco, brick, or narrow clapboard 2½" to 4" with corner boards 4" to 6". Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.

(vii) Windows Double hung, tall and narrow with elaborated crowns, commonly arched or curved above. Trim 4" to 6".

(viii) Plan/Footprint Usually a square or rectangular box shape. May have bays.

(b) Queen Anne Design Criteria.

(i) Building Height Two to two and one half stories.

(ii) Roof Type Irregular shape with dominant front facing gable. Hipped with lower cross gables. Gabled or crossgabled.

(iii) Roof Pitch 12:12, towers very steep.

(iv) Dormers Wall dormers, Roof dormers. Gabled dormers.

(v) Entry Off-centered door on front facade. Partial or full-width, one-story porch usually along front and one or both side walls. Door with decorative detailing and single large glass pane in upper portion.

- (vi) Siding Avoid smooth walled appearance with patterned shingles, cutaway bay windows, and other devices. Narrow/medium clapboard 2½" to 6". Decorative siding shingles, especially in gables. Corner boards 4" to 6". Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Vertical emphasis. Double hung. Window sash with single pane. Trim 4" to 6".
- (viii) Plan/Footprint Most rooms articulated from the exterior with jogs in exterior walls, bays or roof form changes. Irregular form or perimeter.

(c) Colonial Revival Design Criteria.

- (i) Building Height One and one half to two and one half stories.
- (ii) Roof Type Gabled with ridgeboard parallel to street. Gambrel roof.
- (iii) Roof Pitch 8:12
- (iv) Dormers Wall or roof dormers. Pitch consistent with roof.
- (v) Entry Accentuated front door with pediment. Door centered or off centered on front facade. Door with panels and glass. Small entry porch with decorative pediment or arch.
- (vi) Siding Medium clapboard 4" to 6" with 4" to 6" corner boards. Stucco. Shingled. Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Symmetrically balanced door and window patterns. Double hung with multi-pane sash, frequently in pairs. Trim 4" to 6".
- (viii) Plan/Footprint Simple rectangular box with porch or entry having a separate roof.

(d) Tudor Design Criteria.

- (i) Building Height One and one half stories.
- (ii) Roof Type Side-gabled with dominating front cross gable.
- (iii) Dormers Wall dormers.
- (iv) Entry Centered, arched door on front facade. Small, partial width entry porch.
- (v) Siding Decorative half-timbering. Stucco. Decorative chimney. Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vi) Windows Tall and narrow. Double hung with multi-pane glazing and casement windows. Trim 4" to 6".
- (vii) Plan/Footprint L-shaped plan.

(e) Prairie School/Craftsman/Bungalow Design Criteria

- (i) Building Height One and one half to two and one half stories.
- (ii) Roof Type Low pitched, hipped. Front gabled. Cross-gabled. Side gabled.
- (iii) Dormers Gabled dormers. Hipped dormers. Shed dormers.

- (iv) Entry Door on front facade with panels and glass. Centered door for Prairie School. One story porches or wings. Porch either full or partial width. Massive, square porch supports.
- (v) Siding Narrow clapboard 2½" to 4" with corner boards 4" to 6". Shingled. Stucco. Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vi) Windows Double hung, grouped and/or banded. Trim 4" to 6". Multi-paned upper sash.
- (vii) Plan/Footprint Prairie School—simple square or rectangular plan with one story wings or porch subordinate to principal two story mass. Craftsman/Bungalow—rectangular or T shaped with one story porch.

(f) Hipped Cottage (Type I) Design Criteria

- (i) Building Height One and one half to two stories.
- (ii) Roof Type Hipped.
- (iii) Reserved.
- (iv) Dormers Hipped or gabled front dormer. Optional side dormers.
- (v) Entry Off-center entry on front facade. Porch shape varies from small entry porch to full width of front facade.
- (vi) Siding Narrow clapboard 2½" to 4". Corner boards 4" to 6". Often with Prairie School/Craftsman and/or Colonial details. Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Double hung. Trim 4" to 6".
- (viii) Plan/Footprint Square or rectangular plan.

(g) Gabled Cottage (Type II) Design Criteria.

- (i) Building Height One and one half to two and one half stories.
- (ii) Roof Type Gabled roof with ridgeboard perpendicular to street with wide overhang.
- (iii) Dormers Shed, gabled or hipped dormers on side facades.
- (iv) Entry Centered or off-centered door on front facade. Porch shape varies from full width of front facade to small entry porch.
- (v) Siding Narrow clapboard 2½" to 4" is principle cladding with brick or stucco as secondary. May have Craftsman detailing such as brackets, exposed rafter tails, window bands, fish-scale shingles. Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Double hung. Trim 4" to 6".
- (viii) Plan/Footprint Rectangular plan. Two or three bay width.

(h) Gabled-ElI Cottage (Type III) Design Criteria.

- (i) Building Height Two stories.
- (ii) Roof Type Intersecting gable roof. Hipped with intersecting gables.
- (iii) Reserved.
- (iv) Dormers Gabled dormers.
- (v) Entry Off-center entry on front facade. Porch shape ranges from small entry porch to wrapped porch across front and around corner.
- (vi) Siding Narrow clapboard 2½" to 4". Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Double hung. Trim 4" to 6".
- (viii) Plan/Footprint L or T shaped plan.

(i) Colonial Cottage (Type IV) Design Criteria.

- (i) Building Height One and one half to two stories.
- (ii) Roof Type Side gable with ridgeboard parallel to the street.
- (iii) Roof Pitch
- (iv) Dormers Gabled dormers.
- (v) Entry Centered or off-centered entry on front facade. Porch varies from full width to small entry porch.
- (vi) Siding Narrow clapboard 2½" to 4". Additions to an existing structure may have siding material of the same composition and width as the siding on the existing structure, if the composition and width of the siding material on the existing structure is the original or historic siding material.
- (vii) Windows Double hung. Trim 4" to 6".
- (viii) Plan/Footprint Rectangular or T-shaped plan.”

(2) Design Criteria for 218 Lincoln Way, known locally as the Martin House.

(a) The Martin House is a strong example of Craftsman Style residential architecture. Details of design and dimensions of distinct architectural elements of the building shall be followed and conformed to for all alterations or new construction of additions to the building.

(b) The Martin House’s relationship to Lincoln Way is an essential aspect of its Landmark status. Alterations of changes in use that alter the visual or spatial appearance or aspect of the House from this public way shall be discouraged.

(c) All alterations and newly constructed additions shall conform to the following characteristics of the building:

- (i) Building Height One and a half stories plus roof pitch.
- (ii) Roof Type/Pitch Strong pitch (9:12 and 7:12) with break at level of upper floor. Single gables with two large dormers on north and south sides.
- (iii) Dormers One at front and back side of roof, with four integral windows in each.
- (iv) Entry Centered door on front facade with panels and glass. One story full width porches. Porch either full or partial width. Massive, square pyramidal porch supports with shallow arches over openings.
- (v) Exterior Materials Narrow (3-1/2") horizontal wood siding with 4" corner boards and painted stucco. Asphalt shingle roof (not original). Wood

- flooring on porch. Alterations, repairs, and renovations shall match patterns of existing siding, trim, and finish material.
- (vi) Windows Double hung, grouped and/or banded. 5-1/2" trim (4-1/2" board with 1" trim piece). Multi-paned upper sashes. Wood only for alterations to match extant trim and muntin patterns.
 - (vii) Plan/Footprints Simple square plan with porch subordinate to principal two story mass. Minor projections (<3'-0") permissible on sides and back only. Extensions to the rear of the house are preferred to maintain original appearance of front and side elevations, especially from Lincoln Way.

(3) Design Criteria for Lot 1, Mary Adams Subdivision, known locally as the Adams House, 1013 Adams Street and Lot 2, Mary Adams Subdivision, known locally as the Adams Memorial Greenway, 1025 Adams Street.

(a) The Adams House is a mixture of late Prairie School and Postwar Modern styles of architecture. Details of design and dimensions of distinct architectural elements of the building as shown on the building plans prepared by the builder, Bertrand Adams, shall be followed and conformed to for all alterations or new construction of additions to the building.

(b) The Adams' House relationship to its knoll is an essential aspect of its Landmark status. Alterations or changes to the vegetation that reflect the historic, visual or spatial relationship of the house to its grounds shall be encouraged, but not required.

(c) All alterations and newly constructed additions to the house on Lot 1 shall conform to the following characteristics of the building:

- (i) Building Height The building height shall be limited to one-and-a-half stories, not including the basement.
 - (ii) Roof Type/Pitch The roof line of the building shall be nominally flat with a slight slope to the clerestory that opens up toward the south.
 - (iii) Roof Projections The central clerestory is an integral element of the building's massing and primary elevation, and shall be retained.
 - (iv) Entry The primary entrance to the building is under a porch on the south side, with an alternate entry toward driveway on east. These entry features shall be retained.
 - (v) Exterior Materials Acceptable building materials are as follows:
 - Brick and/or concrete masonry walls. Alterations and/or repairs should match color and pattern of existing brick.
 - Built-up roofing with metal edge/parapet.
 - Concrete paving to front porch, walkway and driveway.
 - Steel pipe columns supporting roof over porch.
 - (vi) Windows Windows shall be narrow sash steel windows with predominantly horizontal muntin pattern and metallic finish. If window replacements are necessary, corner windows should be restored, as possible, to their original, more open configuration.
 - (vii) Solid/Void Ratio Maintain position and size of all large-scale openings (doors, windows, etc.) Additional openings as required for accessibility or egress improvements should coordinate with the existing rhythm and pattern of voids.
 - (viii) Plan/Footprints Rooms have a predominantly east-west orientation with windows along the south side. Retention of these features is encouraged, but not required.
- (d) Topography: Topography to be maintained on both lots.

(4) Design Criteria for the 1915 City Hall Landmark.

(a) The 1915 City Hall Landmark is of the Classical Revival style of architecture. Details of design and dimensions of distinct architectural elements of the building, as shown on the building plans prepared by the architectural firm of Liebke, Nourse and Rasmussen shall be followed and conformed to for all alterations or new construction of additions

(b) Substitute materials may be allowed if they are consistent with the historic materials in size, design and texture. Proposals for substitute materials must be expressed with specificity in the application for Certificate of Appropriateness.

(c) All alterations and newly constructed additions shall conform to the following characteristics of the building:

(i) Building Height: Two (2) stories, not including the basement.

(ii) Roof Type: Nominally flat - no pitched roof will be allowed.

(iii) Roof Pitch: Not applicable.

(iv) Dormers: None

(v) Entry:

Front facade -

- . Centered on the front facade
- . Limestone frame and cornice with dentils
- . Recessed doors
- . Double doors 7'6" tall
- . Doors with glass - 20" x 64" glass size
- . Transom with wood grill above double doors
- . Limestone stairs and stoop with matching limestone buttresses on each side of the entry or concrete to match limestone in color and texture.
- . Treads of variable widths

North Side Basement -

- . Single panel wood door with a single light
- . Side light
- . Transom above door
- . Iron railing for this entrance

Fire Station Doors (North Side) -

- . Two pairs of hinged, bifold, wood, three-panel doors or similar architectural feature
- . Center row of door panels are glazed
- . Six-light arched transom in each of two arched openings

Fire Station Doors (South Side) -

- . Sliding wood door or similar architectural feature
- . Three-light (42" x 26") windows over four vertical wood panels
- . Six-light rectangular transom above the door

Fire Station Second Story Door (South Side) -

- . An architectural feature similar to a six-light, single-panel, wood passage door

(vi) Siding:

City Hall Portion of the Building -

- . Brick walls above a limestone basement
- . Limestone cornice
- . Square limestone ornaments between second story windows
- . All windows recessed in two-story brick panels
- . Recessed spandrel panels between first and second-story windows on the City Hall portion of the building

- . Mitered brick window frames on the City Hall portion of the building
 - Fire Station Portion of the Building -
 - . Keystone and impost blocks on the north fire station door arches
 - . Common bond brick without decorative detail
 - . No limestone cornice on the south and east sides
- (vii) Windows:
- City Hall Portion of the Building -
 - . Wood single or double casement windows with transoms above
 - . Retention of existing iron grates is preferred
 - Fire Station Portion of the Building -
 - . Hollow metal double-hung windows with a divided light sash
 - . Retention of existing iron grates is preferred
 - Basement -
 - . Wood double-hung windows on the City Hall portion of the building
 - . Hollow metal double-hung windows on the fire station portion of the building
- (viii) Roof Features:
- City Hall Portion of the Building -
 - . Stepped parapet with a limestone cap
 - Fire Station Portion of the Building -
 - . Level parapet with a limestone cap on the north side
 - . Level parapet with a terra cotta cap on the south and east sides
 - . Chimney with a limestone cap
- (ix) Solid/void Ratio:
- Maintain the solid/void ration established by the existing building
- (x) Plan/Footprints:
- Simple rectangular plan, with a slight offset on the fire station portion of the building
- (xi) Window Wells:
- Gray brick areaways with cement coping

Sec. 31.15. DESIGN GUIDELINES FOR NEW CONSTRUCTION.

(1) Materials. Historic materials shall be used unless otherwise excepted. The Design Guidelines include other specific materials for some building elements that are approved as acceptable for new construction of those elements. Other materials not listed may be used only if the Commission determines that the size, design, texture and other visual qualities of the substitute materials are compatible with the historic materials of the particular architectural style.

(2) Chimneys.

(a) Chimney construction shall be consistent with the architectural style.

(3) Decks.

(a) Decks shall be located at the rear, or opposite the street-facing side of principal buildings. Decks shall be built on the side of a building only if the deck is screened from street view with fencing and/or appropriate plant materials that will provide screening during all seasons.

(b) Exposed materials shall be stained, or painted, to match or blend with the colors of the house.

(c) Lattice, or foundation materials that are consistent with the foundation materials of the historic structure, shall be installed in the opening between the piers and between the deck floor and the ground.

(d) The historic fabric of the building and its character defining features shall not be damaged, destroyed or obscured.

(e) The deck shall be self-supporting, so that it may be removed in the future, without damage to the historic structure.

(f) Design and detailing, including the deck railings and steps, shall reflect the historic architecture and proportions of the principal building.

(g) Align decks generally with the height of the principal building's first-floor level.

(h) Wood materials shall be used for all exposed parts of a deck, with the exception that composite material is permitted for the deck floor and steps providing direct access to the deck.

(4) Dormers.

(a) Dormers shall be constructed of a design and scale that is consistent with the architectural style.

(b) Dormers are not typical on certain styles of historic architecture and using dormers on new construction, in such cases, shall not be permitted.

(5) Egress Windows.

(a) Below-grade egress windows, and associated window wells shall be designed to be as unobtrusive as possible. Landscape, and/or fence screening may be required if the egress window and/or window well is visible from the street.

(b) Wood windows, or aluminum clad wood windows, with an anodized or baked enamel finish are permitted.

(6) Exits, Second and Third Story.

(a) Exit stairs for newly constructed buildings shall be accommodated inside the building.

(7) Fence and Retaining Wall Height and Materials.

(a) Fence Height.

(i) Fences shall comply with the height standards as described in Section 29.408 (Other General Development Standards).

(b) Retaining Wall Height.

(i) The height of the retaining wall is limited to the height of the bank of soil being retained by the wall.

(c) Fence Materials

(i) Permitted Fence Materials:

a. Wood;

b. Masonry (for fence posts, only);

c. Iron;

d. Stone;

e. Stucco Walls;

f. Cast Stone;

g. Metal construction fabricated of visually and structurally substantial heavy gauge or cast components; and

h. Other fence materials for which historic evidence can be shown that the material has been used historically on properties in the historic district.

(ii) Fence Materials Not Permitted:

a. Vinyl;

b. Metal Panels;

c. Plastic;

d. Plywood;

e. Solid Masonry;

f. Concrete, including poured concrete to imitate brick;

g. Metal construction fabricated of light tubular stock or sheet metal; and

h. Any other materials not listed as "permitted".

(d) Retaining Wall Materials.

(i) Permitted Retaining Wall Materials:

a. Stone (Mortared or Dry-laid);

- b. Poured Concrete;
 - c. Brick;
 - d. Combination of Brick and Stone; and,
 - e. Other retaining wall materials for which historic evidence can be shown that the material has been used historically on properties in the historic district.
 - (ii) Retaining Wall Materials Not Permitted;
 - a. Wood Design, including railroad timbers, landscape timbers and landscape logs;
 - b. Concrete Block;
 - c. Imitation Brick or Stone;
 - d. Metal; and,
 - e. Any other material not listed as “permitted”.
- (8) Fence and Retaining Wall Design.
 - (a) New construction shall be consistent with the architectural style.
 - (b) Fence Design.
 - (i) Permitted Fence Designs:
 - a. Wood Picket;
 - b. Wood Slat;
 - c. Solid Wood;
 - d. Woven Wire;
 - e. Ornamental Iron;
 - f. Heavy Gauge Metal;
 - g. Alternating Board;
 - h. Solid Wood Board fence with lattice comprising approximately the top one-third of the total fence height; and,
 - i. Other fence designs for which historic evidence can be shown that the design has been used historically on properties in the historic district.
 - (ii) Fence Designs Not Permitted.
 - a. Basket-Weave;
 - b. Chain Link;
 - c. Split Rail;
 - d. Horizontal Board;
 - e. Stockade;
 - f. Post and Rail;
 - g. Lattice, exceeding one-third of the total fence height; and,
 - h. Any other design not listed as “permitted”.
 - (c) Retaining Wall Design.
 - (i) Permitted Retaining Wall Designs:
 - a. Brick Wall in combination with concrete caps;
 - b. Cast Stone/Cast-in-Place Concrete; and,
 - c. Other retaining wall designs for which historic evidence can be shown that the design has been used historically on properties in the historic district.
 - (ii) Retaining Wall Designs Not Permitted:
 - a. Hollow, or Solid Interlocking Concrete Block;
 - b. Faced Concrete Block; and,
 - c. Any other design not listed as “permitted”.
- (9) Foundation.
 - (a) Foundation construction shall be consistent with the architectural style.
 - (b) Brick used on foundations for additions shall be either reclaimed old brick or

new brick which matches in size, color, and texture as closely as possible the brick used on the building.

(c) The amount of exposed foundation on additions shall match that of the existing building.

(d) Foundations using modern materials shall be permitted if the materials are veneered on the exterior with the appropriate historical materials above grade.

(e) Openings in the foundation shall be consistent with the architectural style of the building being added to.

(f) The height of the exposed foundation shall be consistent with that of the particular architectural style.

(10) Garages and Accessory Buildings.

(a) Garage and accessory building construction shall be consistent with the architectural style.

(b) Garages and accessory buildings shall not exceed the height or bulk of the principal building.

(c) Metal accessory buildings are not permitted.

(d) Accessory buildings shall use window design and materials that follow that of the principal structure.

(e) Aluminum or steel garage doors may be used as a substitute for wood.

(f) Double garages shall have two single doors rather than one double wide door.

(g) The roof form of a garage or accessory building shall be similar to the roof form of the principal structure.

(h) An accessory building shall not attempt to mimic the house or look like a barn or other non-historic building.

(i) Cementitious siding (smooth finish) of an appropriate profile may be used for the new construction of garages and other accessory buildings.

(j) Accessory buildings that are 120 square feet or larger are required to meet

Design Guidelines.

(11) Gutters and Downspouts.

(a) Downspouts shall be run vertically. Diagonals crossing roof planes and walls shall not be permitted.

(b) Metal gutters and downspouts shall be permitted when dealing with a building where a water removal system never existed or where repair of the historic system is not possible.

(12) Massing.

(a) The height of new construction shall be consistent with the height of historic buildings of the same architectural style.

(b) New construction shall be an appropriate height and massing when it is viewed in relation to historic buildings in the district.

(c) Additions shall not exceed the height of the historic building and shall be compatible with the massing of the historic building.

(d) The floor-to-floor heights of new construction shall be consistent with the floor-to-floor heights of historic buildings of the same basic architectural style.

(e) Additions shall have a floor-to-floor height the same as the historic building.

(13) Moved Buildings.

(a) Infill buildings shall be placed on a foundation exposed similarly to that of other buildings of the same architectural style.

(b) Buildings moved into a district shall be consistent with the massing, architectural style, height, and materials of buildings in the district.

(c) Historic porches, chimneys, or architectural features that were removed during the moving process shall be replaced when the building is at its new location.

(14) Porches and Similar Exterior Entrance Features.

- (a) A porch or similar entrance feature is required where it is necessary to meet the elements of the particular architectural style.
 - (b) Construction shall be consistent with the architectural style.
 - (c) Porches or similar entrance features shall have a connection to the interior by the use of windows and doors.
 - (d) A porch or similar entrance feature is permitted on a particular structure if the porch is consistent with the architectural style of the structure.
 - (e) When designing and constructing a new entrance feature or porch, if the historic entrance or porch is completely missing, the new one may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historical character of the building.
 - (f) The location of porches on new structures, or as additions to historic structures, shall be consistent with the architectural style of the structure.
 - (g) Composite material is permitted for use on porch floors, when not visible from the street, or other historic resources.
 - (h) Fiberglass material is allowed for porch columns, provided the columns have the historically correct proportions to resemble historic wood columns.
 - (i) Vinyl material is prohibited for porch columns and all other elements of a porch.
 - (j) Locate ramp to minimize its visibility from the public way; to incorporate it behind an existing historic feature; and, if it is providing access to a porch, to enter the porch from the side
 - (k) Locate and design ramp to minimize damage to existing materials
 - (l) Locate and design ramp to allow for its removal and for restoration to the historic original appearance with no loss of architectural integrity
 - (m) Minimize loss of historic features at the point where ramp connects (porch, railings, steps, windows)
 - (n) Design of ramps shall be simple and non-obtrusive, with historic materials or materials compatible with historic materials
- (15) Roofs.
- (a) Roof pitch and roof shape shall be the same as that of historic structures, repeating basic roof forms consistent with architectural styles in the district.
 - (b) Asphalt shingles are permitted as a substitute for the historic materials.
 - (c) Construction shall be consistent with the architectural style.
 - (d) Elements of solar design either active collectors, trombe walls, or passive collectors shall be kept to the back or a side away from the street and incorporated into the building design to result in site placement, massing, and roof forms which are consistent with the architectural styles in the district.
 - (e) Solar collectors shall be mounted flush to the roof plane and at the same angle as the roof plane.
 - (f) Skylights, roof windows, wind generators, and radio and television reception equipment and other mechanical equipment which are roof mounted shall be designed in such a way that they are not visible from the street.
 - (g) Additions shall have a roof pitch compatible with the building being added to.
 - (h) The roofs of additions shall not interfere with the original roof form by changing its basic shape.
 - (i) The roof of an addition shall not be higher than the main roof of the existing building.
- (16) Siding/Exterior Materials.
- (a) Construction shall be consistent with the architectural style.
 - (b) Cementitious siding (smooth finish) of an appropriate profile may be used for the new construction of stand-alone primary buildings, garages and other outbuildings. It may also be used for new additions to historic structures.
- (17) Site Features and Relationships.
- (a) The general historical setback pattern for the design of historic building fronts shall be incorporated into new construction of similar architectural styles.

(b) Additions, other than porches shall not be constructed on any building façade that faces the street. Additions may be constructed on any building façade that does not face the street, provided that the addition does not radically change, obscure, damage or destroy character defining features. Additions shall not protrude in front of the historic street façade.

(18) Windows and Doors.

(a) Construction shall be consistent with the architectural style.

(b) The windows and doors of new construction shall follow the rhythm (spacing pattern) and the size and shape of windows and door openings found in the walls of similar historic buildings.

(c) Horizontal windows, small windows, and modern picture windows shall not be used when vertically oriented and larger windows are used on the historic structure.

(d) Window trim elements shall be used in a manner similar to the architectural styles.

(e) Large areas of solid blank wall shall not be created on any highly visible elevations in the historic district.

(f) The use of smoked, mirrored, or tinted glass is not permitted in the district.

(g) Exposed metallic frames shall be baked enamel or painted.

(h) Combination aluminum, steel, or vinyl storms may be used as a substitute for wood.

(i) Aluminum clad wood windows, with an anodized or baked enamel finish may be used for the new construction of stand-alone primary buildings, garages and other outbuildings. They may also be used for new additions to historic structures.

(j) Fiberglass material is permitted for doors on new structures, or additions to existing structures.

Sec. 31.14. APPEALS.

Any person aggrieved by or adversely affected by a decision of the Commission may, within thirty (30) days of that decision, appeal the Commission's actions to the City Council. The Council shall determine whether the commission exercised its powers in accordance with the applicable laws and ordinances, and whether the commission's action was patently arbitrary.

Sec. 31.15. ENFORCEMENT.

It shall be the duty of the Zoning Enforcement Officer to enforce this chapter and to bring to the attention of the City Council any violations or lack of compliance herewith.

Sec. 31.16. PENALTIES FOR OFFENSES PERTAINING TO HISTORIC PRESERVATION DISTRICTS.

A violation of any provision of Chapter 31, Historic Preservation Districts, shall be a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.

(Ord. No. 4206,1-27-15)

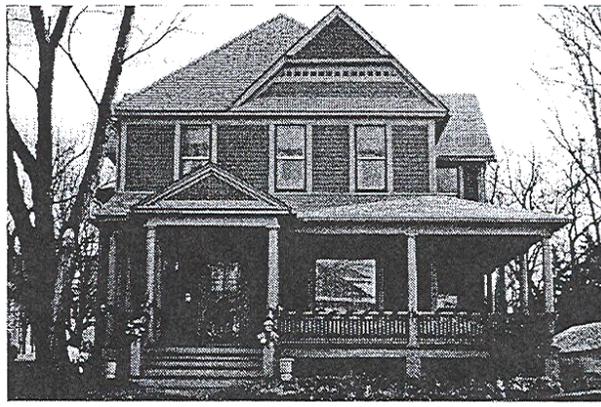
Appendix 3

GOAL NO. 10 AMES LAND USE POLICY PLAN

Goal No. 10. It is the goal of Ames to maintain and enhance its cultural heritage.

Objectives. In maintaining and enhancing its cultural heritage, Ames seeks the following objectives.

- 10.A. Ames seeks to provide a record of its earlier development through conservation, preservation and restoration of historically/architecturally significant structures and areas where economically feasible.
- 10.B. Ames seeks to integrate historically/ architecturally significant structures and areas with new development in a compatible and unifying manner.
- 10.C. Ames seeks to protect its archaeologically significant resources. Where such resources are endangered, the community should seek buffering and relocation measures.



Historically/architecturally significant
structure in Ames Historic District

Appendix 4

CERTIFIED LOCAL GOVERNMENT AGREEMENT



State Historical Society of Iowa

The Historical Division of the Department of Cultural Affairs

December 15, 1995

Honorable Larry R. Curtis, Mayor
City of Ames
P.O. Box 811
Ames, IA 50010

RE: Certified Local Government Request

Dear Mayor Curtis:

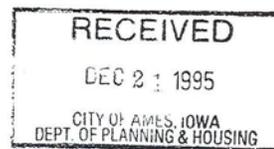
We have received, reviewed and approved the City of Ames's application for Certified Local Government status. The Certification Agreement between the State of Iowa and the City of Ames has been executed by both parties and an original copy returned to the Department of Planning and Housing for inclusion in the historic preservation commission's file.

I am pleased to inform you that in accordance with State and Federal regulations pertaining to Local Government Historic Preservation Programs the City of Ames qualifies as a Certified Local Government.

Thank you for your past and ongoing efforts to encourage historic preservation in Iowa.

Sincerely,

Patricia Ohlerking
Acting State Historic Preservation Officer



cc: Mr. Phil Poorman, Chair - Ames Historic Preservation Commission
Mr. Ray Anderson, Planner - City of Ames ✓
Mr. Stephen A. Morris, CLG Coordinator, National Park Service, Interagency Resources Division

402 Iowa Avenue
Iowa City, Iowa 52240-1806
(319) 335-3916

600 E. Locust
Des Moines, Iowa 50319-0290
(515) 281-6412

Montauk
Box 372
Clermont, Iowa 52135-0372
(319) 423-7173

CERTIFIED LOCAL GOVERNMENT (CLG) AGREEMENT

This agreement is made and entered into by and between the City of Ames, Iowa, hereinafter referred to as the CLG, and the State Historical Society of Iowa, hereinafter referred to as the STATE; WITNESSETH THAT:

WHEREAS, the STATE is interested in granting Certified Local Government status to qualified local governments; and

WHEREAS, the STATE is empowered by federal statute to institute the Certified Local Government program in Iowa; and

WHEREAS, the CLG has met all qualifications and criteria set forth by the STATE and the U.S. Department of the Interior, including the passage of historic preservation legislation and the creation of a historic preservation commission;

NOW, therefore, it is agreed by and between the parties hereto as follows:

1. That the STATE will consider the CLG eligible for the STATE's 10% pass-through funds from the Department of the Interior; and
2. That the STATE will monitor all preservation activities of the CLG, including those of its historic preservation commission; and
3. That the CLG and the STATE mutually agree to abide by the general and specific conditions and responsibilities attached hereto as Exhibits A and B and any additional responsibilities hereto attached as Exhibit C; and
4. The CLG will faithfully comply with all applicable Federal and State laws as specified by the STATE; and
5. The CLG will faithfully comply with all applicable regulations and directives issued by the STATE and the U.S. Department of the Interior; and
6. The CLG shall hold the STATE and Federal government harmless from damages in any action arising from the performance of any work performed under the auspices of this agreement or any grant.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year last specified below.

CLG
 Mayor, City of Ames
Larry R. Curtis 12/5/95

 Larry R. Curtis, Mayor / Date

STATE
 State Historical Society of Iowa
Patricia Ohlerking 12-19-95

 Patricia Ohlerking, Deputy SHPO/ Date

GENERAL CONDITIONS

ARTICLE I: General Responsibilities of a Certified Local Government.

- A. The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.
- B. The CLG will organize and maintain a historic preservation commission which must meet at least three times per year. The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community, with consideration of at least one representative in history and one in architecture. If an appropriate discipline cannot be represented, the CLG shall utilize expertise in this area when considering nominations to the National Register of Historic Places and other actions that will impact properties which are normally evaluated by a professional in such discipline. This can be accomplished by consulting with the State Historical Society of Iowa, another CLG, or hiring a consultant on an as-needed basis.
- C. The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission. After allowing for public comment, the commission and the chief elected local official(s) shall decide if the property meets the criteria of the National Register. This recommendation must be submitted to the STATE within sixty days (or sooner if mutually agreed upon) of the commission decision.
- D. The CLG shall provide for adequate public participation in the local historic preservation programs, including the process of recommending properties for nomination to the National Register of Historic Places. This will be accomplished in a format issued by the STATE in its program guidelines.
- E. CLG Commission members will participate in STATE-sponsored or approved historic preservation training activities.
- F. The CLG shall submit an annual report of its historic preservation activities in a format prescribed by the STATE.
- G. The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

- H. The CLG shall not unlawfully discriminate on the basis of sex, race, color, and/or national origin in any of its activities in implementing its programs.

ARTICLE II: Amendment of Agreement.

The CLG or the STATE may, during the duration of this agreement, deem it necessary to make alterations to the provisions of this agreement. Any changes, which shall be mutually agreed upon, shall be incorporated into this agreement. The provisions of the amendment shall be in effect as of the date of the amendment unless otherwise specified within the amendment. A waiver of any conditions of this agreement must be in writing from a duly authorized official of the STATE.

ARTICLE III: Patent and Copyright.

- A. No material or product produced in whole or in part under this agreement shall be subject to patent or copyright by either party in the United States or in any other country.
- B. The U.S. Department of the Interior reserves a royalty-free non-exclusive and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, any materials produced in whole or in part under this agreement for government purposes.

ARTICLE IV: Accounts and Records.

- A. Accounts: The CLG shall maintain books, records, documents, all aspects of financial management and other evidence pertaining to all activities under this agreement.
- B. Audit and Inspection: At all times during normal business hours and as frequently as is deemed necessary, the CLG shall make available to the STATE all of its records pertaining to all matters covered by this agreement.
- C. Retention of Financial Records: All records in the possession of the CLG pertaining to this agreement shall be retained by the CLG for a period of three (3) years beginning with the date upon which this agreement is issued. All records shall be retained beyond the three (3) year period if audit findings have not been resolved within that period.
- D. The CLG shall provide the STATE copies of all audit reports issued during the agreement period.

ARTICLE V: Termination of Agreement.

- A. Termination for Cause: The STATE or the CLG may terminate this agreement in whole or in part, at any time, whenever it is determined that the other party has failed to comply with the conditions of the agreement. The STATE or the CLG shall promptly notify the other party in writing of the determination and the reasons for the termination, together with the effective date.
- B. Termination for Convenience: The STATE and the CLG may terminate this agreement, in whole or in part, when both parties agree that the continuation of the agreement would not produce beneficial results. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated. Termination will be made without prejudice.
- C. Rights in Incompleted Products: In the event the agreement is terminated, all finished or unfinished products prepared by or for the CLG under this agreement shall, at the option of the STATE, become its property.

ARTICLE VI: Interest of Officials and Others.

- A. STATE: No officer or employee of the STATE shall participate in any decisions relating to this agreement which affect his or her personal interest or the interest of any corporation, partnership, or association in which he or she is, directly or indirectly interested or has any interest, direct or indirect, in this agreement or the proceeds thereof.
- B. CLG: The CLG covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this agreement.

ARTICLE VII: Assignment of Interest.

Neither this agreement or any interest therein nor claim thereunder shall be assigned or transferred by the CLG to any other party or parties.

ARTICLE VIII: Agreement Coverage.

This instrument contains the entire agreement between the parties and any statements, inducements or promises not contained herein shall not be binding upon said parties. This agreement shall inure to the benefit of, and be binding upon the successors in office of, the respective parties.

If any of the provisions herein shall be in conflict with the laws of the State of Iowa, or shall be declared to be invalid by any court of record in this State, such invalidity shall be construed to affect only such portions as are declared invalid or in conflict.

ARTICLE IX: Reports.

The CLG shall submit to the STATE two (2) copies of an annual report by October 1 of each year as specified.

ARTICLE X: Agreement Duration.

The agreement shall remain in effect until terminated by either or both parties.

SPECIAL CONDITIONS

ARTICLE I: Identification of Parties.

This agreement is entered into by and between the State Historical Society of Iowa, hereinafter called the STATE and the City of Ames, hereinafter called the CLG.

ARTICLE II: Designation of Officials.

- A. STATE: The Administrator of the State Historical Society of Iowa is the State Official authorized to execute any changes in the terms, conditions, or amounts specified in this agreement. He may designate a member of his staff to negotiate, on behalf of the STATE, any changes to this agreement.
 - B. CLG: The Mayor of the City of Ames is authorized to execute any changes in the terms, conditions, or amounts as specified in this agreement. He may designate a member of his staff to negotiate, on behalf of the CLG, any changes to this agreement.
-

EXHIBIT C

CLG SPECIAL DELEGATED RESPONSIBILITIES

Appendix 5

NATIONAL REGISTER OF HISTORIC PLACES IN AMES

Since the establishment of the National Register of Historic Places program in 1966, 14 properties in Ames have been listed on it. Of these, seven are located on the Iowa State University campus, two are city-owned property, and the rest are owned privately or by the third sector (not-for-profit). Among these 14 properties, two are listed as historic districts. Although this list is inclusive as of November 18, 2009, it neither indicates nor suggests the number of potentially significant historic resources in the community.

NATIONAL REGISTER OF HISTORIC PLACES

CITY OF AMES, IOWA

As of December 31, 2009

| <i>Resource Name</i> | <i>Address</i> | <i>Date Listed</i> | <i>Notes</i> |
|---|--|--------------------|-----------------------|
| Agriculture Hall (a.k.a. Catt Hall) | Iowa State University | June 27, 1985 | State property |
| Alumni Hall | Iowa State University | November 16, 1978 | State property |
| Ames High School * | 515 Clark Avenue | October 24, 2002 | City property |
| Bandshell Park Historic District | Bounded by Duff Ave., E. 5th St., E. 6th St., & Carroll Avenue | October 7, 1999 | City property |
| Prof. J. L., Sarah M., and Etta Budd House | 804 Kellogg Avenue | August 8, 2001 | Third sector property |
| Christian Petersen Courtyard Sculptures and Dairy Industry Building | Union Drive and Wallace Road, Iowa State University campus | April 7, 1987 | State property |

| <i>Resource Name</i> | <i>Address</i> | <i>Date Listed</i> | <i>Notes</i> |
|--|---|--------------------|------------------------------------|
| Engineering Hall | Union Drive Iowa State University campus | January 10, 1983 | State property |
| Knapp-Wilson House | Iowa State University campus | October 15, 1966 | State property |
| Gilmour B. and Edith Craig McDonald House * | 517 Ash St. | May 6, 1992 | Private property |
| Marston Water Tower | Iowa State University campus | May 27, 1982 | State property |
| Morrill Hall | Morrill Road, facing east toward central campus Iowa State University | June 28, 1996 | State property |
| Municipal Building | 420 Kellogg Ave. | May 2, 1997 | Third sector property |
| Old Town Historic District * | Between Duff and Clark Avenues and 7th & 9th Streets | January 2, 2004 | Private & third sector property |
| Sigma Sigma- Delta Chi Fraternity House | 405 Hayward Avenue | July 10, 2008 | Private property |

* Related Multiple Property Documentation available.

Appendix 6

SELECTION AND PRIORITIZATION GUIDELINES

The Steering Committee of the *Ames Comprehensive Historic Preservation Plan* drafted the following guidelines for consideration by the Ames Historic Preservation Commission as a tool in selecting National Register survey and registration projects:

CRITERIA

Demonstrated citizen interest
Evidence of significance
Value to community
Risk of Loss
Cost
Availability of incentives
Compatibility with city priorities
Compatibility with city plans

PRIORITIZATION

Minimum Requirements

Demonstrated citizen interest
Value to community

Consistency with the goals and objectives of the *Ames Comprehensive Historic Preservation Plan*

Other Possible Considerations

Availability of incentives
Cost relative to benefit
Evidence of significance
Risk of Loss
Compatibility with city plans and/or priorities
Consequences of delay

Appendix 7

COMMUNITY FOCUS GROUPS

To kick-off the *Ames Comprehensive Historic Preservation Plan*, the City of Ames sponsored a series of community focus groups. The purpose of these groups, held on November 26, and November 27, 2007, was to gauge public opinion in Ames concerning historic preservation. The following tabulations report the results of these focus group sessions.

Positives

1) **General Benefits of Historic Preservation**

- Sense of Community
- Sense of community pride
- Preserving parts of our history
- Preserving past architecture and designs
- Teaching our children about the past
- Saves history for future
- A sense of place
- Preserves quality of life and character of cities
- A sense of what has passed
- A fabric for quality growth
- Promotes neighborhood and city pride
- Keep old buildings to give sense of history for community
- Local heritage
- Record who we are/ where we're from
- Preserve history in more than a photo or book
- Save structures that otherwise might be torn down
- Allows us to know our past
- Carry on tradition
- Historic link to event or period

2) **Benefits of Preserving Historic Character**

- Character of neighborhood
- It sustains living historic reference points for generations to come
- Show the character and unique qualities of a time period/era
- Greater understanding of how we came to where we are
- Keep neighborhoods from changing character
- Maintain neighborhood character
- A cultural story of the community
- Saving of an architectural heritage
- Contribute to a richer more experienced built environment
- Maintain character of neighborhoods

-Create a sense of place based on history

3) Why This Benefits Community

- Tourism factor
- Stimulates the local economy
- Promotes healthy economic development
- Increase property values
- Preserves affordable housing
- Higher property values
- Encourages core growth rather than sprawl
- Allows for informed decision making
- Improve property values
- Encourage sustainable land use practices
- Increased home value

4) Tools for Preservation

- Sweat equity
- Funding for preservation efforts
- Grant money
- Adaptive reuse opportunities
- Re-uses materials
- Takes advantage of existing infrastructure
- Retain structures

5) Counters Harmful Tendencies

- Controls development
- Stops brick rectangles being built in Old Town
- Stabilize neighborhoods
- Combats blight/maintains character of neighborhoods
- Keeps junk out of yards
- Reduce potential for air pollution
- Reduce road building through promotion of infill use

6) Builds Community Involvement

- Provides access to financial incentives for improvement
- Business properties on national registry
- Neighborhood recognition
- Regional significance
- Value maintenance
- Attract outside interest
- Interesting to live in
- Help to focus on importance of historical renovations
- Helps keep single-family neighborhood housing available in neighborhoods
- Promotes diversity in the housing stock
- Promotes aesthetics
- Maintain diversity of housing
- Provide community input into use of land resources and development
- Protect value of areas and property because review necessary for alterations
- Protect uniqueness of buildings

- Identify special properties
- Local district-Old Town-South Campus (in future)
- Saves resources-eco friendly
- Adds uniqueness to an area as different styles of architecture develop
- We are forgetful
- Helps us learn
- Variety to neighborhoods
- Manages cultural resources
- Promotes sustainable building
- Heightens our appreciation for people and things that created our environment
- Impacts feelings of pride
- Give character to a place
- Consistent interpretation of values
- Adds value to property and districts
- Its what makes us “us”
- Shows our growth
- Unique, not cookie cutter
- Creates a sense of place
- Keeps city more compact
- Makes city interesting
- Use of solid well-built structures
- Saves resources
- Creates a sense of place for citizens
- Pleasant living quarters
- Helps us place ourselves
- Eases our ability to connect to the past, ID our place in time
- Allows for alternatives to typical new construction
- Acts as a bridge between new and old
- Adds character to existing neighborhoods
- Inspires others to do the same
- Fosters sense of connectedness with places and people of the past
- Makes community unique and memorable
- Past, present, and future side by side
- Demonstration of growth in community
- Understanding of creativity of architects and builders of the past
- Sense of heritage

Negatives

1) **Financial Issues**

- Lack of fiscal support
- Maintenance expense
- Cost of renovation/maintenance can exceed resale value
- Additional costs
- Costs money
- Cost of improvements
- Cost, maintenance
- Raise costs of improvements
- Can lead to extra expense in owning properties
- Raise costs of living/buying in particular neighborhoods
- It takes money
- Could affect value
- Not supported by \$
- May result in greater costs for improvements/hard to meet criteria
- May be more costly
- Higher taxes
- Expensive rehab
- Cost, red tape, codes
- Costs to remodel, bring up to code
- May be viewed as expensive
- May reduce values of some properties
- Costly
- Limit tax base
- Cost money
- Result in unfunded mandates for maintenance
- Often more costly than building new
- May make development more costly and complicated

2) **Regulatory Issues**

- Building technology evolution: ADA, codes
- Regulatory implications- inhibitors
- It may propagate arbitrary, capricious, or wrong standards, rules, and regulations
- Takes away owners rights to do certain things in some instances
- Historic structures may not be up to code
- May be impractical to restore or meet new codes
- Have to fill out forms and get ok's for changes you want to make
- Perceived infringement of property right
- Accompanied by regulations
- Code compliance issues

3) **Conflicting Public Values**

- Cause dissention, communication = good
- Pit one group against another
- Lack of full understanding of the historic context of the proposed or most significant historic period
- Can be in the eye of the beholder

- Different ideas of what's valuable can cause conflict
- Older is not always better
- Some people don't like to keep old things
- Fear by homeowner of restrictions and loss of capital.
- Can lead to extra expense in owning properties
- Some think old should be gone to make way for new
- Defining what is historic
- Confusing old with historic
- Sources of controversy
- Increased divide between students and rest of community
- Some people think old buildings stand for old ideas
- Perceived hindrance to development
- Different ideas of what's valuable can cause conflict
- Less forward thinking
- Often controversial

4) Practical Physical Problems

- Buildings may not have modern amenities if not easily updated
- Homeowners must do repairs in certain ways
- Newer more efficient ways
- Adaptability
- Maintenance
- Time consuming
- Cost to remodel/replicate vs other sections of town
- Can be "harder"
- Can be slow
- Increased time/resources to perform needed improvements
- Limited use of certain materials
- Finding individuals skilled in the reuse of historic projects
- Newer more effective materials
- Knowing and securing appropriate or authentic materials
- Remodel review/specific materials
- Poor condition
- Old spaces may not meet current needs
- Buildings may be in disrepair
- Its work

5) Restricts Development

- Restrictions on property renovations
- Reduction in available property for "growth"
- Can impede progress for the future
- Certain improvements may be delayed
- Inhibit redevelopment
- Slow or prevent upgrading of properties
- Slow commercial development
- Development may be slowed
- Inhibit owner's plans or needs
- Potential barrier to development
- It can impede progressive design

- Restricting
- Stands in the way of new development
- Decrease availability of housing for lower income families
- Can make it more difficult to redevelop properties
- Can result in non-conforming uses
- Difficult to demolish a structure that hasn't been maintained but deemed historic
- Impedes progress at that location
- Difficult reuse
- Perceived hindrance to development
- Less forward thinking
- Focus on old rather than new
- Fewer options for greater development
- Limits options
- May stifle innovation
- May make development more costly and complicated
- Less room for new development in core where older structures may be more common.
- Takes away from neighborhood housing

6) **Imponderables**

- Can be "harder"
- Can be slow
- Reveals complications
- Prevents spending on bad things, doesn't force spending on good things
- Have not encountered any in my lifetime to date
- Original-Oak Park, IL