

DESIGN GUIDELINES FOR NEW CONSTRUCTION. *[Section 31.15 of the Ames Municipal Code]*

New Construction is defined as, “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.”

- (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.