



Old Town Historic District

DESIGN CRITERIA. *[Section 31.14 of the Ames Municipal Code]*

For more information on the Old Town Historic District, see the “Local Landmarks and Historic Districts” page.

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.

Italianate Design Criteria.

Building Height	Two or three stories.
Roof Type	Low pitched hipped roof with widely overhanging eaves usually with decorative brackets beneath.
Roof Pitch	8:12 or less
Dormers	None.
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.
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.
Windows	Double hung, tall and narrow with elaborated crowns, commonly arched or curved above. Trim 4" to 6".
Plan/Footprint	Usually a square or rectangular box shape. May have bays.

Queen Anne Design Criteria.

Building Height	Two to two and one half stories.
Roof Type	Irregular shape with dominant front facing gable. Hipped with lower cross gables. Gabled or cross gabled.
Roof Pitch	12:12, towers very steep.
Dormers	Wall dormers, Roof dormers. Gabled dormers.
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.
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.
Windows	Vertical emphasis. Double hung. Window sash with single pane. Trim 4" to 6".
Plan/Footprint	Most rooms articulated from the exterior with jogs in exterior walls, bays or roof form changes. Irregular form or perimeter.

Colonial Revival Design Criteria.

Building Height	One and one half to two and one half stories.
Roof Type	Gabled with ridgeboard parallel to street. Gambrel roof.
Roof Pitch	8:12
Dormers	Wall or roof dormers. Pitch consistent with roof.
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.
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.
Windows	Symmetrically balanced door and window patterns. Double hung with multi-pane sash, frequently in pairs. Trim 4" to 6".
Plan/Footprint	Simple rectangular box with porch or entry having a separate roof.

Tudor Design Criteria.

Building Height	One and one half stories.
Roof Type	Side-gabled with dominating front cross gable.
Dormers	Wall dormers.
Entry	Centered, arched door on front facade. Small, partial width entry porch.
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.
Windows	Tall and narrow. Double hung with multi-pane glazing and casement windows. Trim 4" to 6".
Plan/Footprint	L-shaped plan.

Prairie School/Craftsman/Bungalow Design Criteria.

Building Height	One and one half to two and one half stories.
Roof Type	Low pitched, hipped. Front gabled. Cross-gabled. Side gabled.
Dormers	Gabled dormers. Hipped dormers. Shed dormers.
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.
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.
Windows	Double hung, grouped and/or banded. Trim 4" to 6". Multi-paned upper sash.
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.

Hipped Cottage (Type I) Design Criteria.

Building Height	One and one half to two stories.
Roof Type	Hipped.
Dormers	Hipped or gabled front dormer. Optional side dormers.
Entry	Off-center entry on front facade. Porch shape varies from small entry porch to full width of front facade.
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.
Windows	Double hung. Trim 4" to 6".
Plan/Footprint	Square or rectangular plan.

Gabled Cottage (Type II) Design Criteria.

Building Height	One and one half to two and one half stories.
Roof Type	Gabled roof with ridgeboard perpendicular to street with wide overhang.
Dormers	Shed, gabled or hipped dormers on side facades.
Entry	Centered or off-centered door on front facade. Porch shape varies from full width of front facade to small entry porch.
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.
Windows	Double hung. Trim 4" to 6".
Plan/Footprint	Rectangular plan. Two or three bay width.

Gabled-ElI Cottage (Type III) Design Criteria.

Building Height	Two stories.
Roof Type	Intersecting gable roof. Hipped with intersecting gables.
Dormers	Gabled dormers.
Entry	Off-center entry on front facade. Porch shape ranges from small entry porch to wrapped porch across front and around corner.
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.
Windows	Double hung. Trim 4" to 6".
Plan/Footprint	L or T shaped plan.

Colonial Cottage (Type IV) Design Criteria.

Building Height	One and one half to two stories.
Roof Type	Side gable with ridgeboard parallel to the street.
Roof Pitch	
Dormers	Gabled dormers.
Entry	Centered or off-centered entry on front facade. Porch varies from full width to small entry porch.
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.
Windows	Double hung. Trim 4" to 6".
Plan/Footprint	Rectangular or T-shaped plan.