AMANA COLONIES LAND USE DISTRICT
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HISTORIC ARCHITECTURAL GUIDELINES

Prepared by Gottfried & Jennings 1988
Based on the Department of Interior Standards for Rehabilitation

AMANA COLONIES LAND USE DISTRICT

HISTORIC ARCHITECTURAL GUIDELINES

DESIGN FOR REPLACEMENT ELEMENTS FOR EXISTING BUILDINGS

Prepared by Gottfried & Jennings 1988
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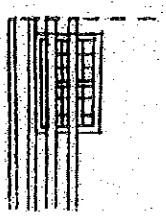
SITING FEATURES

Many issues relating to the replacement of siting features are included in the Land Use Plan, including the control of open space and lot sizes.

RECOMMENDED	NOT RECOMMENDED
• Replacing in kind an entire feature of the site that is too deteriorated to repair using the historic feature as the prototype for appropriate placement, shape, size, material, profile, and color.	• Removing a siting feature that is not repairable and not replacing it.
• Replacing buildings and outbuildings respecting historic density; historic open spaces, setbacks, and distances between buildings; historic orientation of buildings.	• Replacing a siting feature with a new feature that does not convey the same visual appearance.
• Replacing historic landscape features and open spaces using the historic elements as the prototype of appropriate placement, shape, size, materials, and colors.	• Relocating outbuildings. A feasibility study is required to prove that a building cannot be repaired or stabilized in its original location.
Sidewalks: same as historic or narrow concrete walk.	• Introducing siting features incompatible with scale, density, building massing, relationship between buildings, size, material, or color of those not present by 1932.
Lanterns: same as historic or wooden post: 5 – 5½' tall, 5" square or 5 – 6" in diameter, natural color; metal and glass 4-sided lantern approximately 21" x 13", painted dark green or black. 	
Trellises: same as historic or the most common height: just above the top of windows on the 1st floor or below the sill of 2nd floor windows; made of wood, natural color. 	
Fences: same as historic or for residences: post and board or picket; for commercial: post and board or post and chain.	• Constructing fences of materials or designs other than wooden post and board or picket, e.g., chain link fences.

SITING FEATURES (Continued)

RECOMMENDED	NOT RECOMMENDED
Post and board fences: same as historic or wood; 3 or 4 rail boards across, 6" wide; square or round posts 42" high, 4" square or 5" in diameter; distance between posts 6 – 8'.	
Picket fences: for residences, same as historic or vertical pickets no wider than 3" and 42" high.	
Rabatts: same as historic or made of wooden planks or poured concrete.	• Constructing rabatts of railroad ties or landscape timbers.

ROOFS

Replacement requires the replication of the historic roof because it is such an important design feature. Maintaining roof form and visual appearance will help ensure continuity among buildings no matter their age, condition of use.

RECOMMENDED

• Replacing a roof or features too deteriorated to repair using the historic roof to guide the new work.

Roof type: same as historic or gable roof with 7/12 pitch.

Overhang: same as historic.

Eaves: same as historic or traditional round eave and spouting, left unpainted or painted white.

Shingles: historic material (wood or slate) or wood or asphalt shingles.

Shingle color: medium grey to dark grey or brown tone.

Protective coating: for wood, wood preservative or stain that allows aging to show.

NOT RECOMMENDED

• Removing and not replacing a feature that is unrepairable.

• Replacing historic features on primary elevations with ones which do not convey the same appearance: cupolas, cresting, dormers, vents, or weathervanes.

• Replacing a roof with any other than the historic roof type or pitch.

• Replacing a roof with any other material than wood or slate (if historic) or asphalt shingles, e.g., no rolled roofing, corrugated steel roofing, or tile.

• Adding features on primary elevations which were not present historically: cresting cupolas, dormers, skylights, solar panels, vents, weathervanes.

MASONRY

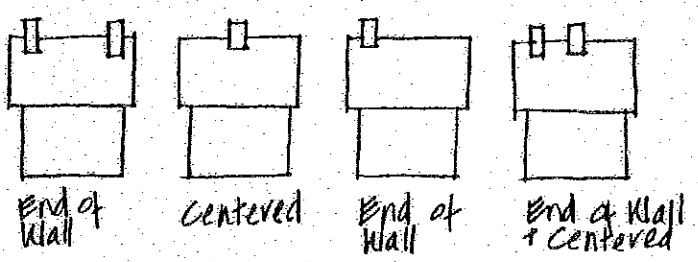
RECOMMENDED

• Replacing masonry walls or features that are too deteriorated to repair using the historic element as the prototype for appropriate placement, shape, size, material, profile, and color.

Foundation: same as historic placement, shape, size, material (stucco allowed), profile, thickness, coursing height, window openings.

Plinth: same as historic placement, shape, size, material, profile, thickness, coursing, height, window openings or approximately 40" to the edge of the bevel.

Chimneys: same as historic placement, material (stucco allowed), shape, size, profile, coursing, height.



Brick: same as historic placement, shape, size, thickness, coursing, colors or soft-fired brick approximately 8⅛" x 2⅛" x 4".

Mortar joints, brick: same as historic or flush profile no wider than ½", light brown color.

NOT RECOMMENDED

• Removing a masonry feature that is unrepairable and not replacing it.

• Replacing a masonry feature with a new feature or material that does not convey the same visual appearance.

• Adding features which were not historically present.

• Excepting chimneys, replacing brick walls or features with hard-fired bricks.

• Exposing structural features of chimneys: foundation, breast, or stack on the exterior of buildings.

• Replacing masonry chimneys with exposed metal chimneys.

CLAPBOARD AND WOOD FEATURES

To date clapboard siding too often has been replaced with vinyl or metal siding made to look like clapboards. There is a danger in using these materials in that they do not allow a building to breathe, or allow for the normal movement of moisture through a building, thus trapping moisture in walls. The savings that one assumes in exterior maintenance costs can be more than compensated for by damage to structure and interior walls.

Historically, Amana clapboard treatment allowed the wood to age naturally. As indicated below, a stain/preservative that allows age to show is recommended.

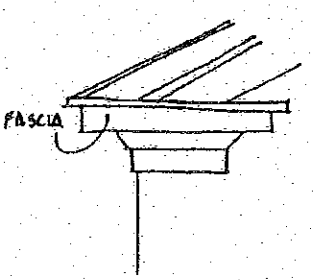
RECOMMENDED

• Replacing asbestos or asphalt shingles or siding or vinyl or aluminum siding with wooden clapboards.

• Replacing missing wood features using the historic element as the prototype for appropriate placement, shape, size, material, profile, and color.

Clapboards: same as historic or beveled boards approximately 4" wide, ½" thick on weather end; coated with wood preservative or approved stain that allows aging to show.

Gable returns: same as historic or make up of several boards including a narrow return.



GABLE RETURN

Cornerboards: same as historic or narrow, 3 – 4" wide, ¾" thick; coated with wood preservative, stain that allows aging.

Foundation: same as historic placement, shape, size, material, profile, thickness, coursing, height, window openings.

NOT RECOMMENDED

• Creating a false historic appearance because the replaced feature is based on insufficient historic, pictorial, and physical documentation.

• Introducing wood features incompatible in size, scale, material and color or one that was not present by 1932; gable returns, dentils, pentroofs, elaborate cornices and moldings, decorative gable finish, change of material in gable, e.g., shingles.

• Replacing cladding with metal or vinyl siding or asbestos shingles. (Wood siding must be replaced with wood; synthetic siding may be replaced with synthetic siding.)

• Replacing cladding with a combination of cladding materials, e.g., shingles and clapboard or stucco and timbers.

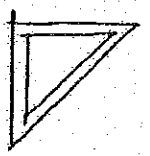
ENTRANCES

The key decision in replacing entrances is to conceive of the entrance as a system, in that all the individual elements combine to make the entrances a successful design. No part operates on its own. Each part contributes to the overall effect. The simplicity and dignity of the entrance is maintained in this way. This section is intended for entrances on primary elevations.

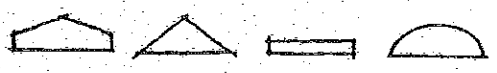
RECOMMENDED

• Replacing an entry that is too deteriorated to repair using the historic element as the prototype for appropriate placement, shape, size, material, profile, and color.

Hood: same as historic or wood material, projecting no more than 3' from wall and extending no more than 6" on either side of the trim, with no ornamentation; may be supported by plain 3-part wooden brackets.

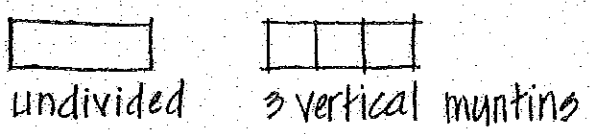


Hood types: same as historic or gable, flat (shed) or segmental.



Dripcap: same as historic or narrow wood cap directly above door, projecting approximately 2 – 3" from the wall.

Transom: same as historic or narrow wood sash sized to correspond to the historic opening which was approximately 11½" high, 36" wide; undivided glass or 3 vertical muntins, clear glass.



NOT RECOMMENDED

• Removing an entrance that is unrepairable and not replacing it.

• Removing an entrance and replacing it with a new one that does not convey the same visual appearance.

• Using substitute materials for mising or deteriorated elements.

• Adding porches, decks, terraces, or patios on the primary elevation.

• Replacing wooden hoods with any other material than wood, e.g., no metal, aluminum, plastic, canvas, or synthetic materials.

• Introducing a roof shape for a hood other than gable, flat (shed) or segmented.

• Supporting hoods with any element other than brackets or plain wood posts.

• Installing fanlights, circle-top, segmental, diamond, patterned, or colored or beveled glass transoms.

• Replacing historic hardware with new or decorative hardware or hardware with a highly reflective finish, e.g. no polished brass.

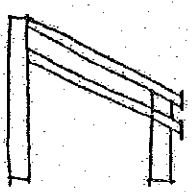
• Building wing walls of any material.

ENTRANCES (Continued)

RECOMMENDED

Door: same as historic or wood paneled.

Railings: same as historic or wood, narrow rectangular posts; 1 or 2 boards in the balustrade.



Stoop: (landing and steps) same as historic or wood or concrete steps only slightly wider than door.

Steps: same as historic or wood or concrete with both risers and treads, open or closed stringers.

Trim: same as historic or wood, plain faced, not more than 4" wide.

Color, wood features: wood preservative, stain that allows aging to show, or white paint.

NOT RECOMMENDED

- Replacing a historic door with a panel-and-glass door or double doors.
- Replacing wood railing with metal (pipe or wrought iron) or plastic railing.
- Enclosing the entrance with full-height walls of any material, e.g., no vestibles or airlocks.
- Replacing historic steps with brick, stone, metal or landscaping timber steps or steps with open risers.
- Applying molded trim with inappropriate profiles (Colonial, Victorian pilasters or moldings).

WINDOWS

It is permissible to replace an entire window if it is too deteriorated to repair or if the window is completely missing. If the original window's form and detailing are still evident, use the pattern to guide the new work.

RECOMMENDED

• Replacing severely deteriorated or missing elements using the historic element as a prototype for material, size, shape.

Number, size, and placement: to correspond to the historic opening.

Window division: same as historic window.

Glazing: single or double (insulating) clear glass.

Glazing patterns: configurations and depth to be the same as historic.

Glass size: same as historic or 8" x 10".

Material: wood.

Color: wood preservative, stain that allows aging to show or white paint.

Lintel and arch: same as historic material, size, shape.

Sills: same as historic.

Trim: same as historic or plain boards no wider than 4".

Muntins: non-permanent or removable muntins (fake, snap-in, pop-in, or removable grilles or muntins), or permanent.

NOT RECOMMENDED

• Cutting new openings on primary elevations.

• Replacing historic sash with one which does not convey the same appearance: awning, bay, bow, casement, fanlight, hopper, horizontal, picture, shaped tops (circle-top, peaked, segmental, angled), or transoms other than those specified in Entrances, Section II.

• Adding windows or features which were not historically present, shutters or awnings.

• Replacing historic operable windows with non-operable (stationary) windows.

* Note that the Secretary of the Interior's Standards for Historic Preservation Projects do not allow anything but permanent muntins which retain the historic muntin profile. Owners who wish to apply for tax credits should be aware that removable or fake muntins are not permitted.

HISTORIC ARCHITECTURAL GUIDELINES

DESIGN FOR ADDITIONS TO HISTORIC BUILDINGS

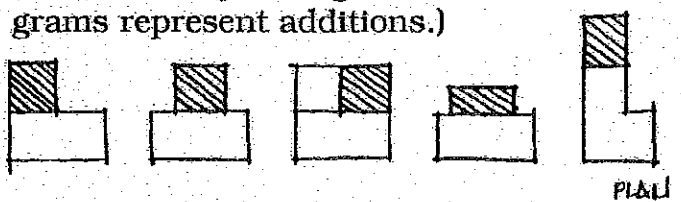
Prepared by Gottfried & Jennings 1988
Based on the Dept. of Interior Standards for Rehabilitation

SITING FEATURES

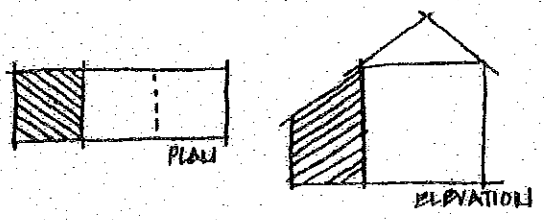
Historically, village buildings have a number of shapes (on plan) and orientations with either the wide or narrow side facing the street or sidewalk. Traditionally village houses face each other rather than the general public. As for massing and its effect on siting, there are differences between the requirements for additions to existing structure and for new buildings. Additions are to be smaller than the historic building in height, width, and length. In new construction a wing or other extension is to be smaller than the main body but only in width and length, that is, it may be two stories if the main body is.

RECOMMENDED	NOT RECOMMENDED
• Designing and constructing new additions to historic buildings that are compatible with the historic character of the villages in terms of size, scale, design, material, color, and texture.	• Placing additions on a front or side elevation.
• Designing new exterior additions to historic buildings which are compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.	• Designing residential additions which over scale the mass of the historic building.
• Referring to the Land Use, Plan Phase II for minimum lot sizes, setbacks, easements, driveways, size of buildings, and the like.	

Placement of additions: on the rear elevation only. (Diagonal lines in diagrams represent additions.)



Massing, residential additions: to be smaller than the historic building in bulk (height, width, length).



SITING FEATURES (Continued)

RECOMMENDED	NOT RECOMMENDED
Massing, commercial additions: to be no larger than the height, width, length of the historic building.	
Outdoor commercial spaces: not adjacent to or attached to a primary elevation; and to be screened by Amana-type historical landscaping, e.g., wood fences, trellises, gardens.	• Attaching outdoor commercial spaces to a primary elevation. • Allowing outdoor commercial spaces to be unscreened, or screened by elements other than Amana-type landscaping, e.g., installing awnings over outdoor eating areas on a primary elevation.
Trellises: optional.	
Rabbatts: optional; if there is a rabatt on the historic building, continue the rabatt on the addition for horizontal alignment.	
Garages and carports: preferred, entrance should not face a primary elevation.	
Garages: gable roof with 7/12 pitch or shed roof; clapboard, horizontal siding, or vertical board and batten; plain wood; 4" trim.	
Carports: single car width; gable roof with 7/12 pitch or shed roof; wood posts.	• Building carports of metal or synthetic elements.
Outdoor lighting: medium to low intensity; design to be small, plain, unornamented.	• Installing bright, oversized, ornamented, or thematic lighting, e.g., lanterns other than the Amana type.
Dish antennae: location adjacent to non-primary elevations, away from streets and walks, mesh-type, dark color.	

ROOFS

Roofs for new buildings are prescribed in terms of form and covering material. Dormers have been a minor feature and should be interpreted that way today.

RECOMMENDED	NOT RECOMMENDED
• Designing and constructing a gable roof with a 7/12 pitch. **Shingles**: same material as historic building. **Shingle color**: medium grey to dark grey.	• Designing or constructing a new roof with any other type than a gable roof with a 7/12 pitch. • Designing and constructing dormers of any kind on primary elevations (sides). • Adding new features to primary elevations which are not compatible with the historic character of the villages: cupolas, cresting, skylights, solar panels, vents, or weathervanes. • Using historic or salvaged roof or roof features.

MASONRY

Color is an essential element in new work, no matter the material. Color is the kind of design element that will create visual continuity among structures regardless of their age or use. As for sandstone, local material, because of its color and texture, is preferred.

RECOMMENDED

• Designing and constructing masonry additions for historic masonry buildings or clapboard additions for historic masonry buildings.

• Maintaining the horizontal alignment between the historic buildings and the new addition, e.g., the foundation or plinth line, height of windows, etc.

Stone additions: compatible color and bonding with the historic building.

Brick additions: compatible color and bonding with the historic building.

Foundation or plinth: concrete, concrete block, brick, sandstone, or limestone.

Chimneys: located anywhere on the roof line; brick only; plain stack with modest corbelling.

NOT RECOMMENDED

• Designing and construction additions for masonry buildings of any material other than brick, sandstone, or clapboard.

• Designing an addition using a combination of more than two materials.

• Designing an addition with masonry on only one or two of its elevations.

• Constructing an addition from soft-fired brick salvaged from historic Amana buildings.

• Using mottled or "used" brick to create a historic appearance.

• Disregarding the horizontal alignment between the historic building and the new addition.

• Exposing structural features of chimneys: foundation, breast, or stack on the exterior of additions.

• Exposing metal chimneys or using a material other than brick to enclose them.

• Using historic or salvaged masonry, including old clay brick.

CLAPBOARD AND WOOD FEATURES

In order to make it clear in each village and on each building which portions of existing buildings or which whole buildings are non-historic, historic or salvaged clapboard or other wood features may not be used for new exterior construction.

RECOMMENDED	NOT RECOMMENDED
• Designing and constructing additions of wood clapboard.	• Designing and constructing additions of aluminum, asbestos, or vinyl siding; asphalt or wood shingles; stucco and timber; or any combination or clapboard with another material, e.g., clapboard and masonry.
• Designing all siding to be horizontal on primary elevations.	• Using siding nailed up at any angle.
Clapboard color: should be the same value as the historic building, e.g., dark to dark or light to light; protected with wood preservative, stain that allows aging to show, or painted in warm grey-brown shades.	• Cladding with metal or vinyl siding or asbestos shingles.
Gable returns: optional, made up of several boards including a narrow return.	• Designing any ornamental treatment for the gable.
Cornerboards: 3-4" wide; coated with wood preservative, stain that allows aging to show.	• Adding features which were not historically present in the villages.
Foundation: concrete, block, brick, sandstone, or limestone.	• Installing shutters or awnings.
Accessory buildings: board and batten, or horizontal.	
Garages and carports: preferred, entrance should not face a primary elevation.	
Garages: gable roof with 7/12 pitch or shed roof; clapboard or horizontal siding; 4" trim.	• Installing ornamented garage doors.
Carports: single car width; gable roof with 7/12 pitch or shed roof; wood or asphalt shingles, wood posts.	• Using historic or salvaged clapboard or wood features.

ENTRANCES

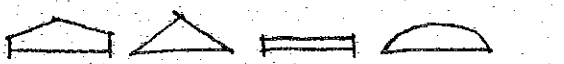
Because of the need to distinguish entrances for additions from those for new buildings, a distinction has been made between the kinds of steps that are permitted. Similarly, hoods for additions are limited to historic types, but new construction has three other choices, all variations on historic designs. Color treatment for entrances is consistent with policy for other elements: additions can use wood preservatives or stain or paint but new construction is limited to stain or paint only. A wood paneled door is a character defining element for an entrance and is preferred for all construction, although a metal paneled door is allowed. Until a more appropriate product is available, entrance hardware should be limited to what is simple, plainly styled and compatible. Historic or salvaged doors or entrance features may not be used for new exterior construction.

RECOMMENDED

• Designing and constructing entrances which are compatible with the historic building.

Hoods: optional.

Hood types: unornamented gable, flat (shed), or segmental.



Hood dimensions: projecting no more than 3' from wall, extending no more than 6" on either side of trim.

Hood supports: optional, plain 3-part wooden brackets.

Dripcaps: optional.

Transom: optional, rectangular clear glass with no divisions, 36" x 11½ – 15", may be stationary or operable (an awning window).

Railing: optional, wood narrow rectangular posts; 1 or 2 rails.

Stoop: small, slightly wider than door.

Steps: number optional, wood or concrete with both risers and treads, open or closed stringers.

NOT RECOMMENDED

• Adding entrance features which were not historically present in the villages: classical porticoes, columns, pilasters, colonial elements, sidelights, fanlights, awnings, or decorative elements.

• Adding porches, decks, terraces, or patios on primary elevations.

• Constructing overdoor entrance features other than a wooden hood or dripcap.

• Installing transoms larger than 36" x 15" or any other shape, pattern, or glass than in the "recommended" column, e.g., no circle-top, segmental, diamond, or colored or beveled glass transoms.

• Installing metal (pipe or wrought iron) or plastic railing or building wing walls of any material.

• Enclosing the entrance with full-height walls of any material, e.g., no exterior vestibules or airlocks.

• Constructing steps of any other material than wood or concrete or steps with open risers.

ENTRANCES (Continued)

RECOMMENDED	NOT RECOMMENDED

Trim: plain-faced boards, no more than 4" wide.

Color or wood features: wood preservative, stain that allows aging to show, or white paint.

Entrance light: optional, small, plain, unornamented.

Door: wood or metal paneled, (wood preferred).

Hardware: plainly styled, simple, with flat finish.

- Applying molded trim with inappropriate profiles (Colonial, Victorian pilasters or moldings).
- Installing oversized or thematic porch lights, e.g., lanterns, Colonial, or Victorian lights.
- Installing panel-and-glass doors.
- Installing decorative or Colonial hardware, strap hinges, hidden hinges, or hardware with highly reflective finish.
- Using historic or salvaged doors or entrance features.

WINDOWS

Design for new construction as an addition to an existing building should be compatible with the overall design of the existing building.

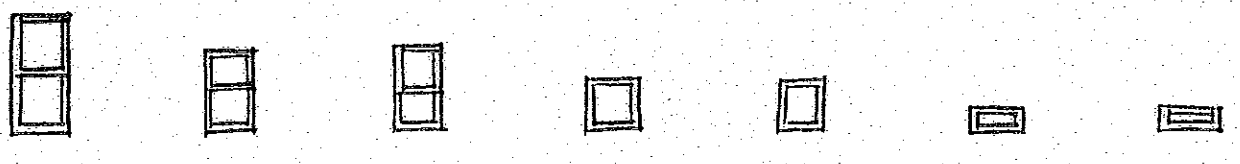
Historically Amana windows have been arranged in a vertical format as double-hung windows with a checkrail. Historic placement included the 9/6 window on either the first or second level and the 6/6 on the second and attic levels. There are 4/4 windows on one story houses. Square windows and long narrow sash have been used in cellars and attics. In new construction vertical placement is to be maintained but other historic patterns may be modified. Windows other than divided light windows, such as 1/1, may be used; windows may be stacked; and the ratio of window to wall may be increased. In sum, windows may be used to make buildings look modern yet compatible with the historic context. Stock windows are recommended because of their availability and standardized sizes rather than custom windows.

Historic or salvaged building materials may not be used for new exterior construction.

RECOMMENDED	NOT RECOMMENDED
• Additional windows on rear or other non-primary elevations.	
• Designing windows for additions from the following chart:	

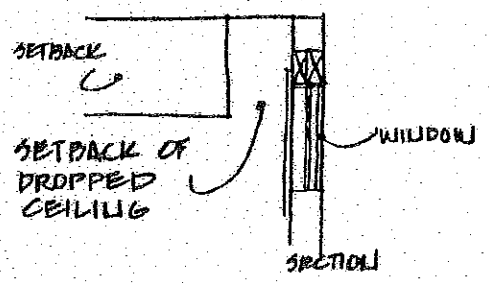
Types	Sash Dimension (width x height)	Operation	Placement	Approximates the Historic
#1	36" x 6'2"	D.H.	1st floor only	9/6
#2	32" x 4'2"	D.H.		6/6
#3	28" x 4'6"	D.H.		9/6
#4	32" x 32"	S. or O.	upper levels or gable ends of attic	square
#5	28" x 32"	S. or O.		square
#6	32" x 16"	S.	cellar, attic	cellar, attic
#7	36" x 11½ - 15"	S. or O. (awning)	above entrances	transom

Abbreviations: D.H.= double-hung
S.= stationary (fixed)
O.= operable



WINDOWS (Continued)

RECOMMENDED	NOT RECOMMENDED
Fenestration: single windows with no transoms or other windows above.	• Installing new windows that are incompatible with the historic building's appearance in terms of shape, size, material, and color.
Glazing: single or double (insulating) clear glass.	• Installing any window type, sash, operation, or placement not listed in the recommended chart.
Glazing pattern: 1/1 only.	• Grouping windows, e.g., no paired or triple windows.
Material and color: 1. wood treated with preservative, stain that allows aging to show, or white paint or 2. clad wood (wood construction clad with aluminum or vinyl) with white finish.	• Installing tinted window glass.
Lintels and sills: plain unornamented lintels, segmental arches, drip caps, and sills.	
Trim: plain boards, no more than 4" in width, finished with a wood preservative, stain that allows aging to show, or white paint.	• Installing shutters or awnings. • Using historic or salvaged windows or features.
Ceilings: to allow for the full height of the window opening, a setback is required in the design of dropped ceilings.	• Constructing new floor or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



HISTORIC ARCHITECTURAL GUIDELINES

DESIGN FOR NEW CONSTRUCTION

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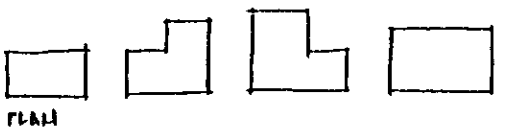
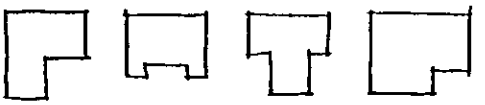
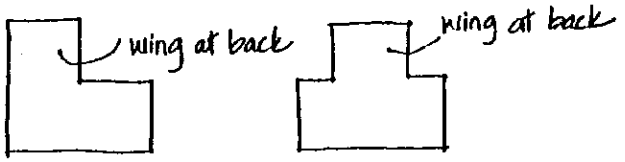
SITING FEATURES

Historically, village buildings have a number of shapes (on plan) and orientations with either the wide or narrow side facing the street or sidewalk. Traditionally village houses face each other rather than the general public. As for massing and its effect on siting, there are differences between the requirements for additions to existing structure and for new buildings. Additions are to be smaller than the historic building in height, width, and length. In new construction a wing or other extension is to be smaller than the main body but only in width and length, that is, it may be two stories if the main body is.

RECOMMENDED	NOT RECOMMENDED
• Designing and constructing new buildings which are compatible with the historic character of the villages in terms of size, scale, design, material, color and texture.	• Designing and constructing new buildings which over scale historic Amana buildings.
• Designing new buildings which are compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open spaces.	• Adding new siting features which are incompatible with the villages' historic appearance in terms of size scale, design, material, color, and texture.
• Referring to the Land Use Plan, Phase II for minimum lot sizes, setbacks, easements, driveways, size of buildings, and the like.	• Designing round or square shaped buildings.
Building footprints: primary volume to be a long rectangle or a rectangle and wing.	• Designing buildings with a void rather than a solid mass facing the street.
	
Bulk (height, width, length): refer to Land Use Plan, Phase II.	

SITING FEATURES (Continued)

RECOMMENDED	NOT RECOMMENDED
Massing: simple rectangular massing of 1, 1½, or 2 stories. Massing: intersecting elements - a main block and a wing; the wing or extension to be smaller than the body of the building in bulk (width and length).	
 Plan View	
Outdoor commercial spaces: not adjacent to or attached to a primary elevation; to be screened by Amana-type historical landscaping, e.g., wood fences, trellises, gardens.	• Enclosing or screening outdoor eating areas with elements other than Amana-type landscaping.
Trelllises: optional.	
Rabatts: optional.	
Garages and Carports: optional, entrance should not face a primary elevation.	• Building carports of metal or synthetic elements.
Garages: single or double car width; gable roof with 7/12 pitch or shed roof; clapboard or horizontal siding.	
Carports: single car width; gable roof with 7/12 pitch or shed roof; wood or asphalt shingles, wood posts.	
Outdoor lighting: medium to low intensity; design to be small, plain, unornamented.	
Dish antennae: optional, located adjacent to non-primary elevations, away from streets and walks, mesh-type, dark color.	

ROOFS

Roofs for new buildings are prescribed in terms of form and covering material. Dormers have been a minor feature and should be interpreted that way today.

RECOMMENDED	NOT RECOMMENDED
• Designing and constructing a gable roof with a 7/12 pitch. **Shingles**: Asphalt or wood. **Shingle color**: medium grey to dark grey or brown tones. **Dormers**: optional, gable or shed roof dormers on other than primary elevation.	• Designing or constructing a new roof with any other type than a gable roof with a 7/12 pitch. • Using any roofing material except asphalt or wood shingles. • Using historic or salvaged roof materials as features. • Building dormers on any elevation except the rear. • Constructing any dormer roof type other than gable or shed, e.g., no flat, hipped, mansard roof, or wall dormers. • Adding new features to primary elevations which are not compatible with the historic character of the villages: cupolas, cresting, skylights, solar panels, vents, weathervanes.

MASONRY

Color is an essential element in new work, no matter the material. Color is the kind of design element that will create visual continuity among structures regardless of their age or use. As for sandstone, local material, because of its color and texture, is preferred.

RECOMMENDED

• Designing and constructing new buildings of brick or sandstone.

Sandstone: stone can be of varying sizes, dressed and laid up in an ashlar pattern.

Brick: hard-fired, brick facing, of a low intensity, dark red color, mortar joints to be narrow and flush.

Foundation: concrete, concrete block, brick, sandstone, or limestone.

Plinth: optional, concrete, approximately 40" above grade.

Chimneys: located anywhere on the roof line; brick only; plain stack with modest corbelling.

NOT RECOMMENDED

• Designing and constructing new masonry buildings of materials other than brick or sandstone.

• Designing a new building using a combination of more than two materials.

• Designing a new building with masonry on only one or two of its elevations.

• Using modular or uniform sized sandstone blocks laid up in any other pattern than ashlar.

• Constructing a new building from soft-fired brick salvaged from historic Amana buildings.

• Using inappropriately colored brick, e.g., bright red or yellow.

• Using mottled or "used" brick to create a historic appearance.

• Exposing structural features of chimneys: foundation, breast, or stack on the exterior.

• Exposing metal chimneys or using a material other than brick to enclose them.

• Using historic or salvaged masonry, including old clay brick.

CLAPBOARD AND WOOD FEATURES

In order to make it clear in each village and on each building which portions of existing buildings or which whole buildings are non-historic, historic or salvaged clapboard or other wood features may not be used for new exterior construction.

RECOMMENDED

• Designing and constructing new buildings of wood clapboard.

• Designing all siding to be horizontal.

Clapboard color: warm, grey-brown shades for stain or paint.

Gable returns: optional, made up of several boards including a narrow return.

Cornerboards: 3 – 4" wide; coated with same color as main body of building.

Foundation: concrete, block, brick, sandstone, or limestone.

Accessory buildings: board and batten, or horizontal.

Garages and carports: preferred, entrance should not face a primary elevation.

Garages: single or double car width; gable roof with 7/12 pitch or shed roof; clapboard or horizontal siding; 4" trim.

Carports: single car width; gable roof with 7/12 pitch or shed roof; wood or asphalt shingles, wood posts.

NOT RECOMMENDED

• Designing and constructing new buildings of aluminum, asbestos, or vinyl siding; asphalt or wood shingles; stucco; stucco and timber; or any combination or clapboard with another material, e.g., clapboard and masonry.

• Using siding nailed up at any angle.

• Cladding with metal or vinyl siding or asbestos shingles.

• Designing any ornamental treatment for the gable.

• Adding features which were not historically present in the villages.

• Installing shutters or awnings.

• Painting garage doors white.

• Building carports of metal or synthetic elements.

• Using historic or salvaged clapboard or other wood features.

ENTRANCES

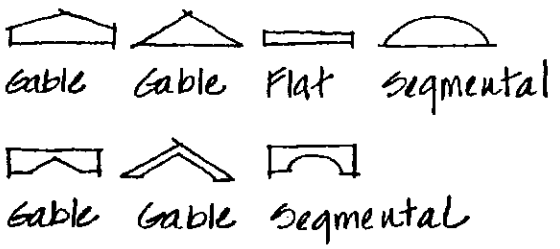
Because of the need to distinguish entrances for additions from those for new buildings, a distinction has been made between the kinds of steps that are permitted. Similarly, hoods for additions are limited to historic types, but new construction has three other choices, all variations on historic designs. Color treatment for entrances is consistent with policy for other elements: additions can use wood preservatives or stain or paint but new construction is limited to stain or paint only. A wood paneled door is a character defining element for an entrance and is preferred for all construction, although a metal paneled door is allowed. Until a more appropriate product is available, entrance hardware should be limited to what is simple, plainly styled and compatible. Historic or salvaged doors or entrance features may not be used for new exterior construction.

RECOMMENDED

• Designing and constructing entrances which are compatible with the villages' historic appearance.

Hoods: optional.

Hood types: unornamented gable, flat (shed), or segmental.



Hood dimensions: projecting no more than 3' from wall, extending no more than 6" on either side of trim.

Hood supports: optional, plain 3-part wooden brackets.

Dripcaps: optional.

Transom: optional, rectangular clear glass with no divisions, 36" x 11½ - 15", may be stationary or operable (an awning window).

Railing: optional, wood with narrow wooden rectangular balusters and a narrow handrail; 2 boards in the balustrade

NOT RECOMMENDED

• Adding entrance features which were not historically present in the villages: classical porticoes, columns, pilasters, colonial elements, sidelights, fanlights, awnings, or decorative elements.

• Adding porches, decks, terraces, or patios on primary elevations.

• Constructing overdoor entrance features other than a wooden hood or dripcap.

• Installing transoms larger than 36" x 15" or any other shape, pattern, or glass than in the "recommended" column, e.g., no circle-top, segmental, diamond, or colored or beveled glass transoms.

• Installing metal (pipe or wrought iron) or plastic railing or building wing walls of any material.

ENTRANCES (Continued)

RECOMMENDED	NOT RECOMMENDED

Stoop: small, slightly wider than door.

Steps: number optional, closed stringers.

Trim: plain-faced boards, no more than 4" wide.

Color of wood features: stain that allows aging to show, or white paint.

Entrance light: optional, small, plain, unornamented.

Door: wood or metal paneled, (wood preferred).

Hardware: plainly styled, simple, with flat finish.

- Enclosing the entrance with full-height walls of any material, e.g., no exterior vestibules or airlocks.
- Applying molded faces, inappropriate profiles (Colonial or Victorian) or pilasters to trim.
- Installing oversized or thematic porch lights, e.g., lanterns, Colonial, or Victorian lights.
- Installing panel-and-glass doors.
- Installing decorative or Colonial hardware, strap or hidden hinges, or hardware with highly reflective finish.
- Using historic or salvaged doors or entrance features.

WINDOWS

Design for new construction as an addition to an existing building should be compatible with the overall design of the existing building.

Historically Amana windows have been arranged in a vertical format as doublehung windows with a checkrail. Historic placement included the 9/6 window on either the first or second level and the 6/6 on the second and attic levels. There are 4/4 windows on one story houses. Square windows and long narrow sash have been used in cellars and attics. In new construction vertical placement is to be maintained but other historic patterns may be modified. Windows other than divided light windows, such as 1/1, may be used; windows may be stacked; and the ratio of window to wall may be increased. In sum, windows may be used to make buildings look modern yet compatible with the historic context. Stock windows are recommended because of their availability and standardized sizes rather than custom windows.

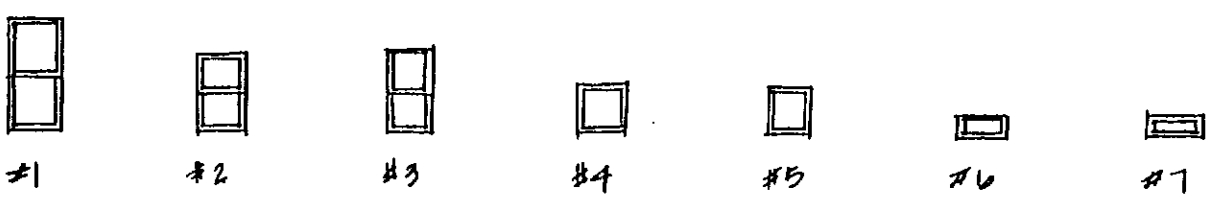
Historic or salvaged building materials may not be used for new exterior construction.

RECOMMENDED **NOT RECOMMENDED**

• Designing windows for new buildings from the following chart:

Types	Sash Dimension (width x height)	Operation	Placement	Approximates the Historic
#1	36" x 6'2"	D.H.	1st floor only	9/6
#2	32" x 4'2"	D.H.		6/6
#3	28" x 4'6"	D.H.		9/6
#4	32" x 32"	S. or O.		square
#5	28" x 32"	S. or O.		square
#6	32" x 16"	S.		cellar, attic
#7	36" x 11½ - 15"	S. or O. (awning)		transom

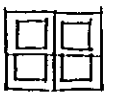
Abbreviations: D.H.= double-hung
S.= stationary (fixed)
O.= operable



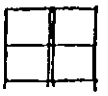
WINDOWS (Continued)

RECOMMENDED

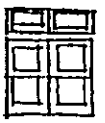
Fenestration: no more than 2 windows together (paired);



no more than 2 across (horizontally) on a primary elevation;



on a rear elevation, 2 windows may be arranged vertically, e.g., a type #1 and type #7.



Glazing: single or double (insulating) clear glass.

Glazing pattern: 1/1 only.

Material and color:

1. wood treated with preservative, stain that allows aging to show, or white paint or
2. clad wood (wood construction clad with aluminum or vinyl) with white finish.

Lintels and sills: plain unornamented lintels, segmental arches, drip caps, and sills.

Trim: plain boards, no larger than 4" with a wood preservative, stain that allows aging to show, or white paint.

NOT RECOMMENDED

- Installing new windows that are incompatible with the district's historic character.
- Installing any window type, sash, operation, or placement not listed in the "recommended" chart.
- Constructing windows to be wider than two windows across.
- Installing tinted window glass.
- Using historic or salvaged windows or features.

INSTRUCTIONS FOR APPLYING FOR A ZONING PERMIT AND A CERTIFICATE OF COMPLIANCE

Any construction in a Historic District requires a Zoning Permit that has been approved by the ACLUD Trustees under the advisement of the Historic Preservation Commission (HPC). Once the activity has been completed, the applicant must contact the Administrator for a final inspection and the issuance of a Certificate of Compliance. The Certificate of Compliance ensures that the approved terms of the Zoning Permit have been met; the process is not complete until the Certificate of Compliance has been issued. Work may not begin until a Zoning Permit is issued and the subject land or structure cannot be used until a Certificate of Compliance is issued.

1. Contact the ACLUD Administrator (622-3840) about the type of activity that you are planning. The Administrator can provide you with detailed advice and information and will file and then present the application to the HPC and Trustees. Applications must be received several days prior to the HPC meeting.

2. Provide the Administrator with the applicant's name and address, the owner's name and address, an accurate descriptive location of the property, the legal description of the property and a brief description of the activity or construction being planned.

3. Provide the Administrator with drawings of the planned construction:
   - An aerial view of the lot noting lot lines, right-of-ways, existing buildings, proposed buildings or additions, setbacks, all items specified on the application and all appropriate dimensions.
   - Side views of all elevations from which the construction can be seen, noting dimensions.
   - Details of construction noting colors, materials and dimensions.
   - Drawings of signs must include an aerial view of the lot noting the location of the proposed sign, measurements of setbacks from buildings, roads and right-of-ways and existing signs on the lot.

   NOTE: Increased detail and quality of drawings greatly aid in the presentation of the application and decrease the chance of delay. The application and its drawings will be reviewed by two different boards; the drawings must be clear enough so that they can be easily understood

4. Pay required fee, if necessary, by a check to ACLUD. Application will not be processed until fee is paid.

5. Applications for Historic Districts must first be reviewed by the Historic Preservation Commission, which meets the third Thursday of the month. It is beneficial if the applicant attends this meeting. The application is then passed on to the ACLUD Trustees with the HPC's recommendations.

6. Considering the HPC recommendations, the ACLUD BOard of Trustees makes a final decision on the application during their regular monthly meeting, the fourth Wednesday of the month. The appplicant may also attend this meeting.

7. After approval by the Trustees, the Administrator issues a Zoning Permit. The Zoning Permit is valid for one year and only for the activity specified. Any changes that would deviate from the intent of the Zoning Permit must be cleared with the Administrator.

8. After the activity specified on the Zoning Permit has been completed, it is the responsibility of the applicant to notify the Administrator for a final inspection and the issuance of a Certificate of Compliance. The terms of the Zoning Permit are not complete and the subject land or structure cannot be used until a Certificate of Compliance is issued.

BIBLIOGRAPHY
Planning Studies and Documents
Amana Colonies, Iowa

DATE	PUBLICATION
1977	Culture and Environment: A Challenge for the Amana Colonies Land and Community Associates Charlottesville, VA
1977	A Conservation Handbook for Amana Villages Land and Community Associates Charlottesville, VA
1985	Amana Colonies Land Use District 1986, Land Use Plan – Phase II Veenstra and Kimm, Inc. West Des Moines, IA
1988	Historic Architectural Guidelines, Amana Colonies Land Use District (Bound in Three Volumes) Gottfried and Jennings Ames, IA
1991	Amana Colonies Signage Study Jennings and Gottfried Associates Ames, IA
1992	Amana Colonies, Historic Districts Signage System Jennings and Gottfried Associates Ames, IA
1993	Amana Main Street Historic Preservation Plan Land and Community Associates / Dunbar Jones Associates Charlottesville, VA / Des Moines, IA
1994	Culture and Environment – 1994: A Challenge for the Amana Colonies Land and Community Associates / Dunbar Jones Associates Charlottesville, VA / Des Moines, IA
1996	Amana Recreation Trail – "Amana Kolonieweg" Dunbar Jones Associates Des Moines, IA
1996	Sign Ordinance – Chapter 31.37 (Land Use Plan – Phase II) Amana Colonies Land Use District Amana, IA