



AMANA COLONIES LAND USE DISTRICT

HISTORIC ARCHITECTURAL GUIDELINES

DESIGN FOR REPLACEMENT ELEMENTS FOR EXISTING BUILDINGS

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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

- 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.

- Replacing buildings and outbuildings respecting historic density; historic open spaces, setbacks, and distances between buildings; historic orientation of buildings.

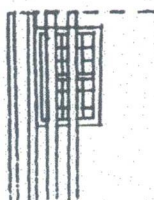
- Replacing historic landscape features and open spaces using the historic elements as the prototype of appropriate placement, shape, size, materials, and colors.

Sidewalks: same as historic or narrow concrete walk.

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.

NOT RECOMMENDED

- Removing a siting feature that is not repairable and not replacing it.

- Replacing a siting feature with a new feature that does not convey the same visual appearance.

- Relocating outbuildings. A feasibility study is required to prove that a building cannot be repaired or stabilized in its original location.

- Introducing siting features incompatible with scale, density, building massing, relationship between buildings, size, material, or color of those not present by 1932.

- Constructing fences of materials or designs other than wooden post and board or picket, e.g., chain link fences.

SITING FEATURES (Continued)

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.

NOT RECOMMENDED

- 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

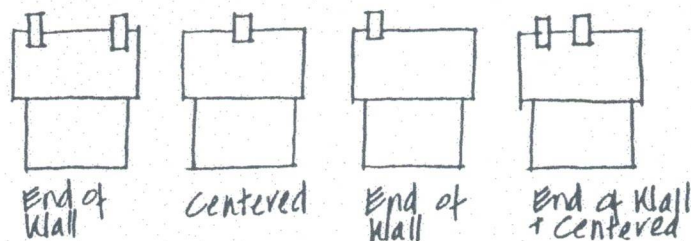
RECOMMENDED

- 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 $8\frac{1}{8}" \times 2\frac{1}{8}" \times 4"$.

Mortar joints, brick: same as historic or flush profile no wider than $\frac{1}{2}"$, 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.

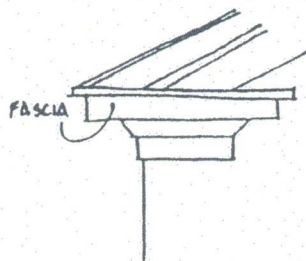
Historically, Amana clapboard treatment allowed the wood to age naturally. As indicated below, a stain/preservative that allows age to show is recommended.

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, 1/2" 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, 3/4" 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.

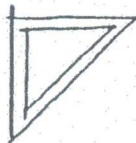
ENTRANCES

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.



Gable Gable Flat Segmental

Drip cap: 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 11 1/2" high, 36" wide; undivided glass or 3 vertical muntins, clear glass.



undivided 3 vertical muntins

NOT RECOMMENDED

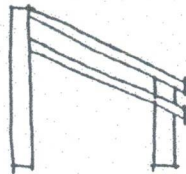
- Removing an entrance that is unreparable and not replacing it.
- Removing an entrance and replacing it with a new one that does not convey the same visual appearance.
- Using substitute materials for missing or deteriorated elements.
- Adding porches, decks, terraces, or patios on the primary elevation.
- 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	NOT RECOMMENDED
<ul style="list-style-type: none"> • Replacing severely deteriorated or missing elements using the historic element as a prototype for material, size, shape. <p>Number, size, and placement: to correspond to the historic opening.</p> <p>Window division: same as historic window.</p> <p>Glazing: single or double (insulating) clear glass.</p> <p>Glazing patterns: configurations and depth to be the same as historic.</p> <p>Glass size: same as historic or 8" x 10".</p> <p>Material: wood.</p> <p>Color: wood preservative, stain that allows aging to show or white paint.</p> <p>Lintel and arch: same as historic material, size, shape.</p> <p>Sills: same as historic.</p> <p>Trim: same as historic or plain boards no wider than 4".</p> <p>Muntins: non-permanent or removable muntins (fake, snap-in, pop-in, or removable grilles or muntins), or permanent.</p>	<ul style="list-style-type: none"> • Cutting new openings on primary elevations. • Replacing historic sash with one which does not convey the same appearance: awning, bay, bow, casement, fan-light, 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.