

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

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

Architecture. 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.

Relationship to its Knoll. 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.

Alterations and Newly Constructed Additions. All alterations and newly constructed additions to the house on Lot 1 shall conform to the following characteristics of the building:

- **Building Height:** The building height shall be limited to one-and-a-half stories, not including the basement.
- **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.
- **Roof Projections:** The central clerestory is an integral element of the building's massing and primary elevation, and shall be retained.
- **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.
- **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.
- **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.
- **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.
- **Plan/Footprints:** Rooms have a predominantly east-west orientation with windows along the south side. Retention of these features is encouraged, but not required.
- **Topography:** Topography to be maintained on both lots.