

DOWNTOWN BUILDING DESIGN GUIDELINES

The City of Hampton advocates/endorse the following guiding principles in rehabilitation, remodeling and new construction activities within the Hampton Main Street District. These guidelines are offered to help the property owner and developer make sound investment decisions in the building improvements while enhancing the area's historic character. Building plans should be reviewed with the city building inspector to ensure substantial compliance with these guidelines.

DO: - Recommendations for Historic Renovation

- . The traditional configuration of the storefront opening should be maintained, with the original storefront line along the sidewalk being maintained and restored.
- . Storefront window display areas should be considered an important part of the retail marketing strategy in the downtown area. Large street level display windows should be retained as part of the remodeling or new construction.
- . If the storefront has been altered substantially, attempt to bring back original historic proportions throughout the use of design elements, even if they are not a restoration of the original. Avoid altering, concealing or removing the historic detail when renovating existing older buildings.
- . The original façade material and ornamentation should be maintained and/or restored. Missing façade elements should be replaced with new materials that match the original as closely as possible.
- . Coverings that obliterate the size and shape of upper story windows should be removed.
- . The horizontal alignments or architectural components such as store front windows, kick plates, first story cornices, parapet cornices and windowsills should be recreated or restored.
- . Unless damaged beyond repair, architectural designs on the parapet should be maintained.
- . The mass, volume and height of new buildings should be compatible with existing buildings in the immediate area.
- . Selected building materials should complement and be compatible with existing buildings in the immediate area.
- . Exterior remodeling should be designed to consider the entire building façade. The ground floor exterior should be designed to harmonize the upper stories.
- . Existing buildings and structures should be recognized as products of their own time. Alterations which have no historical basis are discouraged.

DO: - Color choices: As you choose colors to beautify your building, please consider ones that would also complement surrounding buildings and coordinate with the overall attempt to restore historical beauty to the Main Street Business District. The Main Street/Chamber office is available to offer assistance with color choices.

DON'T: - For Rehabilitation and Remodeling, the following are prohibited:

- . Adding elements that are not original to the building, such as aluminum, vinyl or fiberglass siding or roofing materials corrugated or beveled metal siding, highly tinted or mirrored glass, or corrugated fiberglass.
- . Any material that attempts to mimic conventional building material. For example: fiberglass panels that are molded to look like brick or imitation rock work.
- . Concrete block or brick larger than 4" in height or 12 "in length.
- . New window openings or eliminating original window openings.
- . Changing the roof design or style where visible from the ground.
- . Roof heating/cooling units visible from the street level.
- . Vinyl and metal screen/storm doors.
- . Astro turf, indoor-outdoor carpeting.
- . Removing or destroying original transom windows.
- . Removing, concealing or covering a cornice.
- . Removing, concealing or covering a parapet.

Additional information and guidance on historical renovation is available from The Greater Franklin County Chamber of Commerce/Main Street Office.

Facade & Storefront Parts

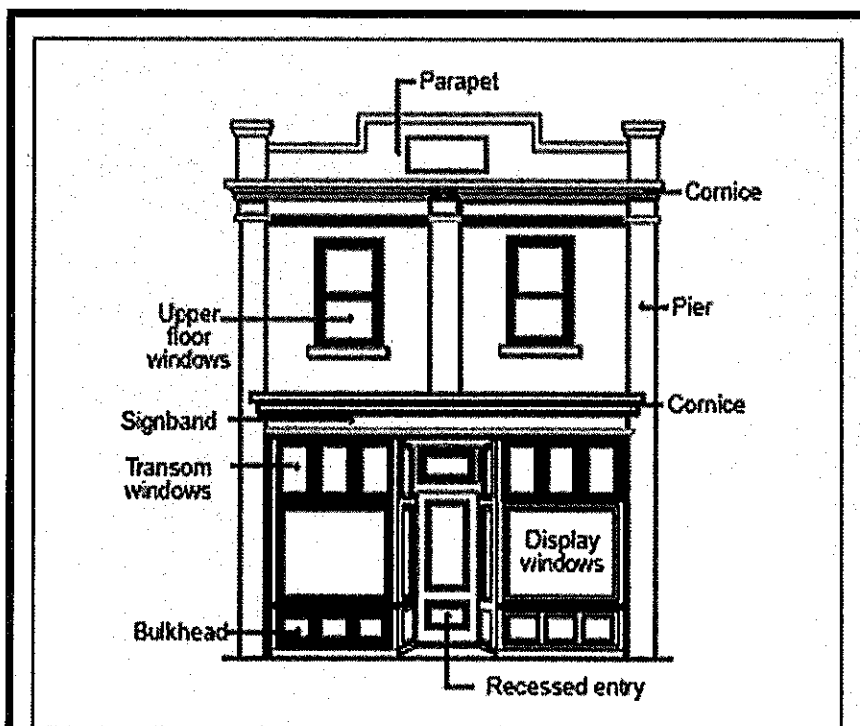
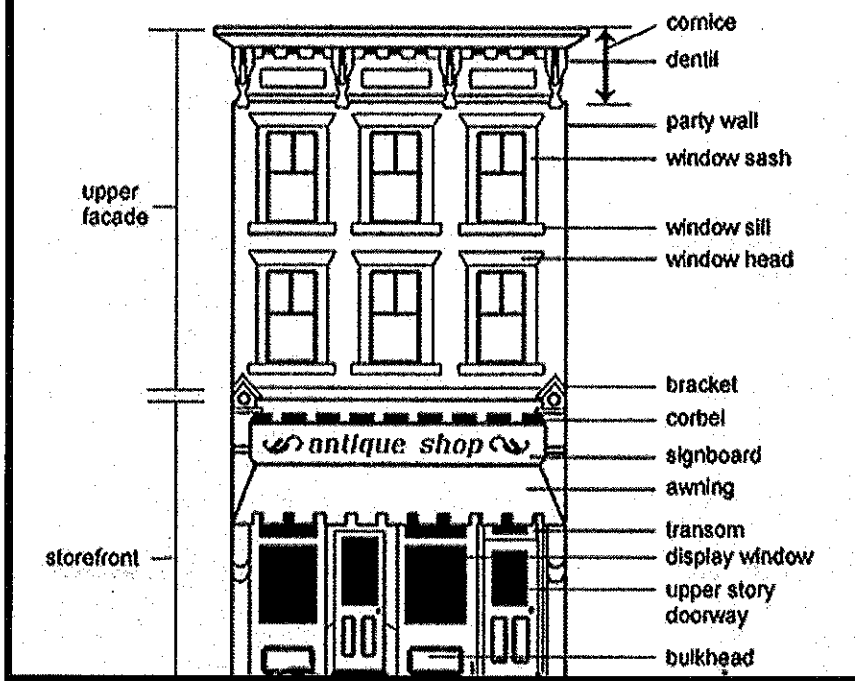


Illustration 4

Typical historic building facade showing major components

Greater Franklin County Chamber of Commerce/Main Street Hampton

Design Committee

Building Improvement Grant Program

Goal: This is an incentive-based program made available to property/business owners within the Hampton TIF district. In providing up to \$2,000 in matching funds, the Chamber Design Committee believes improvements to buildings will enhance the overall appearance of our community and encourage other business owners to make improvements. The historic district will take priority during the grant process.

For All Categories

1. The grant pays up to a maximum of \$2,000 in matching funds.
2. The grant is strictly intended for building improvements.
3. The grant will only be considered given the total amount of work needed to be done. (Example: Tuckpointing of two sides of a building will result in a maximum of half the grant should all four sides require work.)

Awnings and Signage

- Awning material must be fabric
- Vinyl backlight or hand-painted signs will not be considered.
- Awnings/signage must satisfy the Chamber Design Committee and Hampton City Code.
- Signage is offered only to existing businesses, and may only be for the name of the business, not merchandise.

Exterior Painting

- Color scheme is subject to approval of the Chamber Design Committee.

Sidewalk Repair or Replacement

Exterior Structural Repairs

- Tuck pointing of lower and upper level
- Structural engineers' cost may be included
- Foundation work
- Roof repair, window replacement, and door replacement.

Interior Repairs

- Electrical – If it is a total rewiring of the structure or bringing the building up to code.

Program Outline

- Complete the application form on the reverse side. A schedule of work, including materials, paint colors, architectural changes, and costs must be included. Be Specific. Include a sketch or simulation of what the completed project will look like. If there is an insurance claim being filed for the repair the Design Committee must be notified in advance.
- At no charge, the Chamber Design Committee and/or a Main Street of Iowa Design Consultant can assist the property owner(s)/tenant(s) with recommendations.
- Property owners are only eligible for one grant per building per year.
- Business owners are only eligible for one grant per business per year.
- Labor costs may be included, but only those of professionals and no labor in kind will be considered.
- The work must be done by a professional and completed in full, with ITEMIZED paid receipts.
- The Chamber Design Committee encourages the recipient to use local business if at all possible.
- All applications will be reviewed and are subject to approval by the Chamber Design Committee. Applications need to be submitted 30 to 60 days prior to any work being done.
- The work and paperwork must be completed within one year from the date the project was approved.
- The grant money will be distributed to the applicant only upon completion and final inspection of the approved project by the Chamber Design Committee.
- Projects started before award notification will not be compensated.
- **FUNDS ARE LIMITED.** The Chamber Design Committee will carefully examine applications, in the order they were received, to determine which projects will most contribute to the overall design quality of our community.

If you have questions, including whether or not your property/business is located in the TIF district or for a list of local contractors, contact the Greater Franklin County Chamber at (641) 456-5668.

Greater Franklin County Chamber of Commerce/Main Street Hampton
Design Committee
Building Improvement Grant Application

Grant Category Applying for: Awnings and Signage _____ Exterior Painting _____ Window & Repair/Replacement _____
Sidewalk Repair or Replacement _____ Exterior Structural Repairs _____ Roof Repair _____ Electrical _____

Name of Applicant: _____ Application Date: _____

Name of Business/Building: _____ Address: _____

Phone #: _____ Building is currently used for: _____

Have you consulted with the Main Street of Iowa Design Consultant about your project? Yes _____ No _____

Will there be an insurance claim filed? Yes _____ No _____ If so what would be your deductible? \$ _____

Have you consulted with another architect or contractor? Yes _____ No _____

If yes, name of contractor or architect: _____ Phone #: _____

Estimated Cost of Project (materials and professional labor): _____

Estimated start date of project: _____ Estimated completion date of project: _____

Project Description:

Describe your proposed project below. Include a list of proposed building materials to be incorporated into the project, signage type, awning type and color, paint scheme, window type, architectural changes, as applicable, and any other information that would be beneficial to the Design Committee. Include as a separate attachment any sketches, plans, or other graphic illustrations you may have of the proposed improvements.

Building Owner Acknowledgement:

As owner(s) of the building names, I, (we) acknowledge the request for grant funds stated and support the proposed plan of improvements for the building(s) as listed above.

Signature Date

Signature Date

Design Committee Use Only: Project Approved: _____ Project Approved for \$ _____ Project denied: _____
Review Comments:

Design Committee Chair

Date

Façade Grant Chair

Date