

Main Street Vermilion Design Committee



PAINTING in Vermilion's Downtown Historic District

Painting is the most economical way to enhance your home or commercial building. Whether it's a touch up or complete repaint, awareness of the historic integrity of your paint selection is worth consideration. Carefully preserved historic districts enjoy greater visitor traffic and better home values than non-historic areas.

Suggestions:

- Identify the style and period of your structure.
 - Research may lead you to the appropriate color applications.
 - Take chips of the building's original color to a paint manufacturer for advice.
 - Even old black and white photos can indicate a paint pattern.
 - Discarded windows or doors in the basement may offer a color cue.
 - Manufacturers can match your chip or recommend an economical off the shelf color that is close.
 - Colors that are historically appropriate (though not perfectly accurate) often reflect natural organic materials in the Northern Ohio area; such as red clay, earth browns, wood greens, or lake blues.
 - Historic structures often originally featured several different colors.
 - A monochromatic paint job may be easy, but the extra effort to respect the original color pattern is worth the result.
- Avoid painting surfaces that have never been painted, i.e. stone lintels, sills or other masonry.
 - If your brick was originally painted, create contrast by painting trim, doors, and window sashes with an accent paint.
 - Preserve historically unique features on your structure such as building dates or interesting old signs and advertisements.
 - If your structure is newer, choose organic colors that compliment those in the historic district.
 - Never use harsh or loud colors.

Before You Paint:

- Any work on the façade of your home or commercial building in Vermilion's Historic District, including painting, requires a Certificate of Appropriateness issued by the Historic Design and Review Board.
- An application for a C.O.A. can be obtained at the Vermilion Building Department or at Vermilion.net



RESOURCES

National Trust for Historic Preservation partnership with Valspar Paints.
www.preservationnation.org
(Sold through Lowe's)

Benjamin Moore
Historic Colors
www.benjaminmoore.com

Sherwin Williams
Historic Colors
www.sherwinwilliams.com

For technical help: contact:
City Building Department
5511 Liberty Ave.
440-204-2410
www.vermilion.net

For creative help, contact:
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Design Committee
440-963-0772
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Examples of Effective Painting



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SIGNS in Vermilion's Downtown Historic District

Anyone wishing to erect a new sign is required to obtain a Certificate of Appropriateness and a Building Permit from the Building Department.

Here are some helpful points to guide you throughout the process. Keep in mind that signs must be compatible and harmonious with the architectural, historical, and nautical atmosphere of the Historic District.

A Building Permit is Required Before:

- Erecting any sign
- Placing any sign
- Building any sign
- Reconstructing any sign
- Altering any sign
- Moving any sign

See additional requirements
(Ordinance - 1274.02 b)

Important Features to Consider for an Effective Sign:

- Overall design
- Textures & colors
- Lettering & style
- Graphics & shape
- Lighting
- Construction materials of wood or metal; plastic is discouraged

See additional requirements
(Ordinance - 1274.14 d)

Facade Sign Requirements:

- Mounted flush with the building
- Proportional to the architectural features of the building

See additional requirements
(Ordinance - 1274)

Awning Sign Recommendations:

- Recommended lettering size: 12 inches or less located on the valance
- Traditional designs and colors

Portable Sign Requirements:

- Requires approval from the Zoning Board of Appeals
- 12 square feet or less
- Located so as not to be a hazard to either pedestrian or vehicular traffic

See additional requirements
(Ordinance - 1274.14c)

Projecting Sign Requirements:

- Requires approval from the Zoning Board of Appeals
- Not to exceed 6 square feet
- Not to exceed 3 feet from building wall surface
- Clear sidewalks by 8 feet
- Mounted/suspended on iron bracket

See additional requirements
(Ordinance - 1274.14b)

Window Lettering Recommendations:

(Building Permit Not Required)

- Easily visible by pedestrians
- The fewer words the better
- Size, scale, & placement are important
- Readable but not blocking the view of the interior



TIPS & INSPIRATION

Main Street businesses and districts that survive and flourish, do so by paying careful attention to image and design.

Main Street is designed to accommodate shoppers strolling along sidewalks... therefore, it needs signs to scale.

Lighted signs require careful selection of fixtures and placement. "Goose Neck" lamps are available and affordable.

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Examples of Effective Signs



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PRESERVATION

Historic Preservation & Standards for Rehabilitation

Secretary of the Interior's Standards for Rehabilitation

- A property will be used historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved.
- The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use.
- Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features should be repaired rather than replaced.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.
- Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



RESOURCES

National Trust for Historic Preservation

www.preservation.org

(Click on Resources, then choose the topic that you are looking for.)

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PRESERVATION

Historic Preservation & Standards for Rehabilitation

The Importance of Historic Preservation

- House values with Historic Designations and/or in Historic Districts generally increase more than most surrounding properties. (Approximately 5% – 26%).
- Locally enforced codes for Historic Designated houses more effectively increase house values than National Designations.
- The economic value of Historic Designation far outweighs the negative value of any house use, maintenance or other restrictions placed by the ordinances.
- Houses in both large and small communities benefit from Historic Designations.
- Historic Designations strengthen community tax bases.



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STORE FRONTS for a Successful Main Street

Anyone wishing to restore, remodel or expand a downtown store front/building is required to obtain a Certificate of Appropriateness and a building permit from the Building Department.

Here are some helpful points as you work with your builder and/or contractor. Keep in mind that Vermilion is very proud of its architectural and historical nautical atmosphere and wishes to preserve it for generations to come.

Seven Steps to a Successful Storefront Design:

- Consider the whole building; reintegrate the upper story to expand your business's presence.
- Look at your neighbors and consider the entire streetscape.
- Unity but not conformity.
- Change dramatically with color, BUT keep your paint scheme fairly simple... no more than three colors. (See additional handout.)
- Use an awning to shade the building and possibly conceal A/C units or other inappropriate alterations.
- Change your business's image and presence through creative signage (see additional handout).
- Develop focal points with lighting. Unobtrusive lighting can highlight your merchandise and accent architectural details.
- Create interesting display areas in your windows to attract attention.

Let's Preserve Good Design from the Past:

- Preserve original architectural features like brackets, cornices and other trim.
- Avoid removal of any original features like eave moldings, and whenever possible, doors and windows.
- Repair and preserve original wood siding; if some replacement is needed, match existing.
- Preserve distinctive features, finishes and construction techniques.
- Use the gentlest means possible to clean surfaces, especially brick and stone. (Based on the Secretary of the Interior's standards.)



TIPS & INSPIRATION Guiding Storefront Design

1. Who are your best customers?
(Age, gender, income, pastimes?)
2. How would they describe your shop?
3. What makes your business unique?
4. If your shop were a car, what kind would it be?
(Cadillac or comfortable pick-up?)
5. Whose shop on the street looks best? And why?

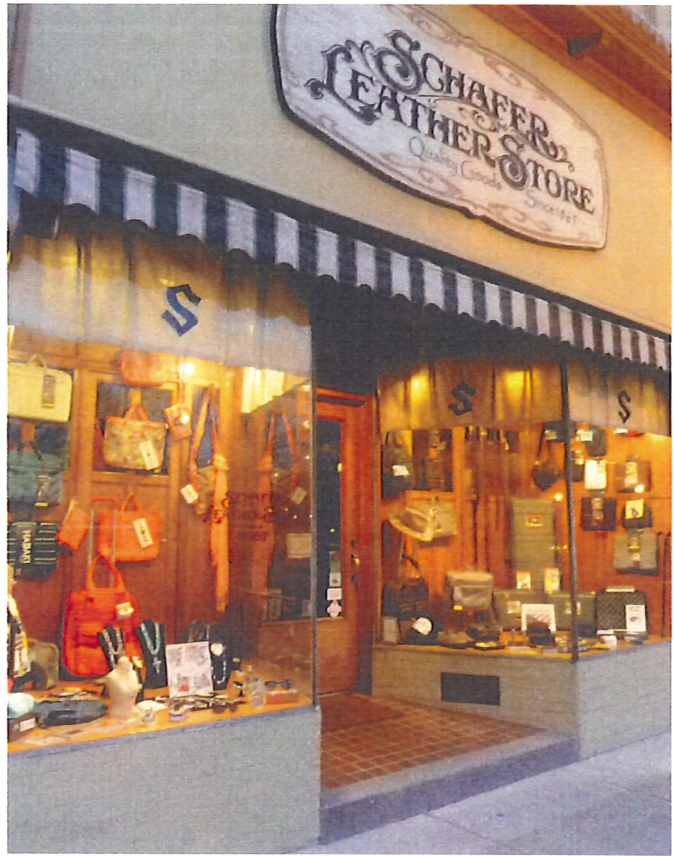
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Examples of Effective Store Fronts



The City of Vermilion seeks to promote the economic, educational, cultural and general welfare of the public through the perpetuation, protection, enhancement and preservation of the Harbour Town Historic District. Council affirms that it is a public purpose to insure that the distinctive, historical and nautical character of this district shall not be injuriously affected, that the value to the community of those buildings and sites having architectural and historical worth shall not be impaired and that the Harbour Town Historic District be maintained and preserved for the education, pleasure and welfare of the residents of the City.

DESIGN AND REVIEW BOARD

The Historic Vermilion Design and Review Board is charged with the following functions:

- (1) To exercise aesthetic judgment to maintain a desirable character in the Harbour Town Historic District;
- (2) To study the problems and determine the needs of the City in furthering the purpose of restoring and preserving the area known as the Harbour Town Historic District;
- (3) To conduct surveys of buildings for the purpose of determining those of local historic and/or architectural significance;
- (4) To formulate recommendations concerning the preparation of maps, brochures and historical markers for selected historic and/or architectural sites and buildings;
- (5) To cooperate with and advise the Planning Commission, Council and other Municipal agencies, in matters involving historic sites and buildings, as to legislation necessary, if any, to preserve and develop the Harbour Town Historic District;
- (6) To advise owners of historic buildings on problems of preservation and restoration;
- (7) To review exterior building and site plans, including landscaping, orientation of buildings and use of materials, and to determine, in the opinion of the Board, whether the character of the improvement is in harmony with existing development in the Harbour Town District. All proposals for alterations to existing structures or construction of new buildings in the Historic District must come before the Design and Review Board for advice, prior to the Building Inspector issuing a permit. The Design and Review Board shall respond to each proposal within thirty days of first discussing said proposal, provided the Board receives all requested information.

Nothing shall be construed to prevent the construction, reconstruction, alteration or demolition of any exterior architectural feature which the Building Inspector shall determine is required by public safety because of dangerous or unsafe conditions.

Nothing shall be construed as authorizing the Board, in acting with respect to district uses, or in adopting regulations in relation thereto, to regulate or limit the height and bulk of buildings, to regulate and determine the area of yards, courts and other open spaces, to regulate density of

population or to regulate and restrict the location of trades and industries or the location of buildings designed for specific uses or to create districts for any such purpose.

(8) To provide for regular and special meetings to accomplish the purpose of paragraphs (b)(1) to (7) hereof.

The Board is guided by the Secretary of the Interior's Standards for Rehabilitation. Should the Board choose to modify the aforesaid Standards, such modifications shall be forwarded to the Planning Commission for study and recommendation to Council.

The Board has no regulatory powers for residential property in this district. It only acts as a review and recommending advisory body. The Board has regulatory power in regard to commercial properties in the Harbour Town Historic District and the downtown target area. If the commercial application is not acceptable to the Historic Design and Review Board, the Board will work with the owner of the property to resolve the problem. Once any necessary Planning Commission review and approval is acquired and once consensus is reached by the Historic Design and Review Board, the Building Inspector shall then issue a permit. If the Design and Review Board cannot reach resolution and the permit is denied, the Board shall attempt to work out an alternative plan with the owner or his agent that is acceptable to all parties.

If the Board and owner are unable to work out an alternative plan or if the owner does not wish to take this action, the owner may take the written decision of denial from the Design and Review Board and make an appeal to Vermilion City Council.

The Board works in close harmony with the Planning Commission in the development of the Harbour Town District, and any and all regulations or changes recommended by the Board shall be submitted to the Planning Commission for study and recommendation to Council.