



THE TOWN OF YARMOUTH

FACADE INCENTIVE PROGRAM

FINAL REPORT

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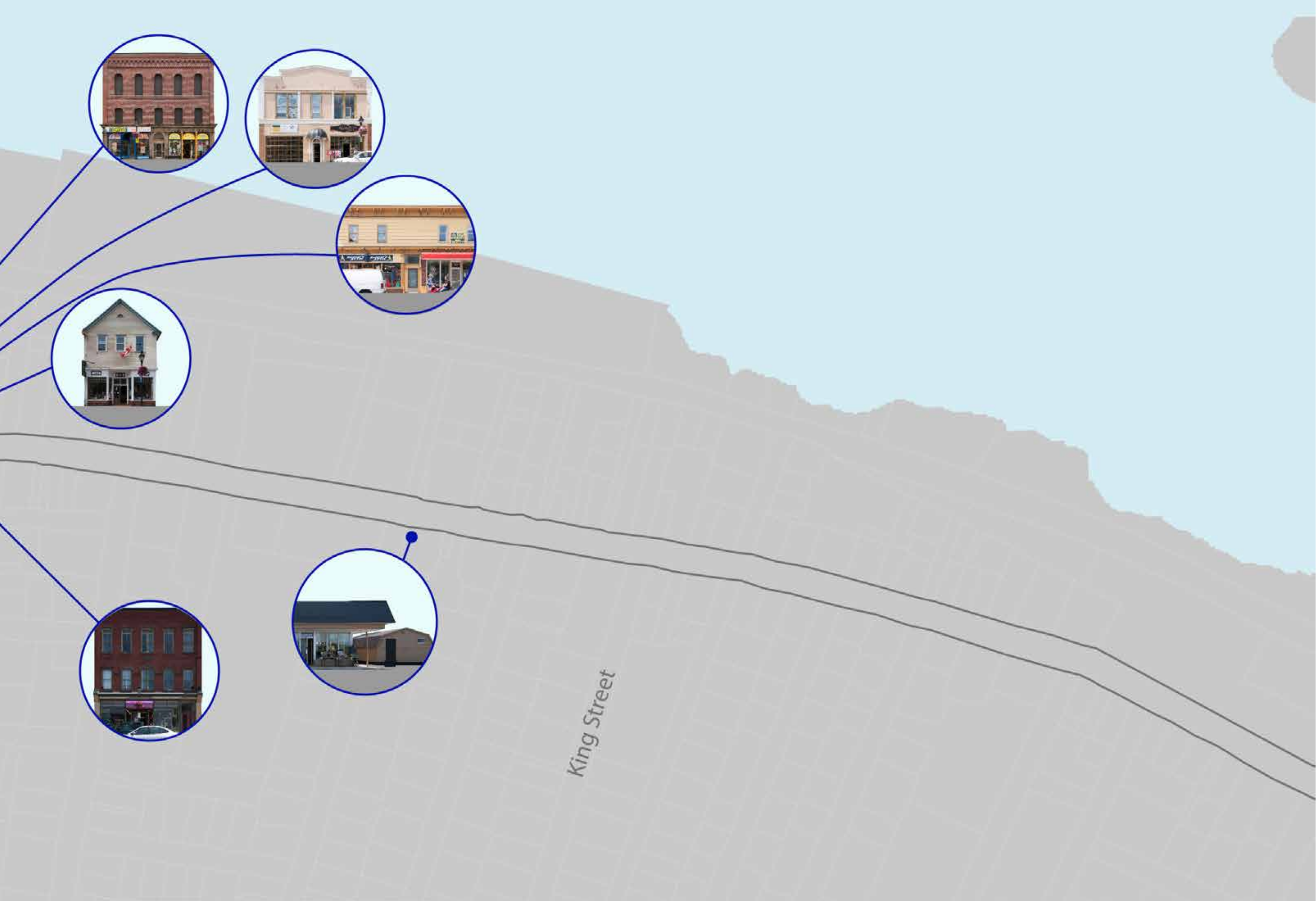
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SEPTEMBER 2014



Forest Street



King Street

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1 — BACKGROUND

HISTORICAL SIGNIFICANCE

While most towns in Nova Scotia were settled as either a French or English colony, Yarmouth was settled by both at different periods in time. In the early 1600's a French fishing settlement was established where Yarmouth stands today. Over a century later the town of Yarmouth was settled by a group of New England Planters. Following the Seven Years' War Acadians who were exiled returned to the area, followed after the American Revolution by a large number of United Empire Loyalists arriving in the late 1700's. This dynamic history is reflected in Yarmouth's existing built form. Yarmouth is filled with extravagant, handsome buildings from centuries ago, and is known for having the "most exuberant" examples of Victorian style houses in the Maritimes. These houses were the homes of wealthy captains and ship-owners, and the buildings left today are mementos of that age. In contrast to the Victorian houses, Yarmouth is scattered with brick and stone buildings, with arched windows and handsome detailing. When looking through archived photos you can see the diversity of buildings that lined Main Street. However, over the course of the years a majority of the buildings have been lost to fire and demolition. For this reason it is of utmost importance to prioritize quality preservation of the building's that are left.

This report provides specific recommendations for the upgrading of building façades in Yarmouth, Nova Scotia. The Façade Improvement Program is an initiative of the Town of Yarmouth.

The successful revitalization of unique streets and districts within our towns creates places that are part of people's everyday lives. Where there are people, there will be more people - a key ingredient in the success of retail industry. Grinners Systems reports a direct increase of 10-20% in sales as a result of façade improvements in their numerous restaurants throughout Nova Scotia. This 'business bump' can last up to two or three years. This study will help individual building owners realize the potential of their own properties.

The Façade Improvement Program will be managed by the Yarmouth Façade Society, through a Grant provided by the Town of Yarmouth. They will work to further the funding process and assist each business in acquiring funds and professional services required to complete this project and will approve façade designs proposed by the building owners.



Lovitt House- original
(above), present day (left)

PARTICIPATION IN THE FAÇADE INCENTIVE PROGRAM

Owners of properties on Main Street between King Street and Forest Street were invited to participate in the façade improvement program, starting with an initial presentation with the downtown merchants to outline the program and the opportunities it provides. A survey was released to introduce the project.

An information pamphlet was given to each business owner to invite them to the session. A generous showing of building and business owners showed up to the initial meeting on July 30th, 2014 resulting in a full day of scheduled sidewalk conferences. During the sidewalk conference, we met with individual property owners to discuss how they would like to see their façades changed. Of the responses collected twenty owners were interviewed and then a conceptual façade design developed as a result of the architect and owner consultation. Façade designs were prepared to meet property owners' objectives for improved street frontage, to respond to the form of individual buildings, and create a cohesive Yarmouth style with broad appeal. The designs ranged from simple modifications to whole façade make-overs. The prepared conceptual plans for these buildings are to serve as examples of the proposed design guidelines contained in this report.



INCENTIVE DETAILS & PROGRAM ELIGIBILITY

Property owners within the program area were offered conceptual design assistance to plan possible upgrades for their building façade. A key incentive for property owners to participate in the design process is the opportunity to access financial support to assist with implementation of the recommended façade improvements. This funding only covers exterior façade improvements (like windows, doors, siding, etc) and professional fees (structural, architectural, electrical, etc.) which may be needed to implement the changes. Interior alterations are not eligible for this program even if the exterior alterations require interior modifications. For more simple changes (i.e. siding, windows, doors, etc.), the plans outlined in this report may be adequate for construction costing purposes. For more complicated renovations, professionals may be required for detailed design work.

ELIGIBILITY

To be eligible for the funding, the property owners must follow the basic recommendations outlined in this report. They do not need to follow the exact conceptual plan presented in this report. Final façade plans must be submitted with the application to be checked by the Yarmouth Facade Society prior to receiving approval for funding. The reason is to ensure a high standard of design and construction on the street. The Yarmouth Facade Society will not fund ‘improvements’ which do not contribute to the overall image of the streetscape character. This requires a consistency in design and construction approaches. Vinyl siding, for instance, will not be considered as an appropriate siding material. Vinyl windows will be acceptable, however, wood or metal windows are preferred at the ground level. The details of acceptable materials are outlined further in the report. Proposed changes to the list of approved materials will be considered on an individual basis by the Yarmouth Facade Society. Applicants will need to fill in an application form and submit a drawing(s) of the proposed building renovations for consideration prior to receiving approval to proceed. A sample application form is found in Appendix A.

Building owners must meet with the Society at the initial stage of their project to discuss their proposal in detail. The Society will provide feedback and guidance to the owners.

Following this meeting, the owner must submit:

1. A preliminary illustration of proposed building renovations with notes adequate to demonstrate design, materials and proposed colour scheme for all changes;

Once the Society has had a chance to review and comment on the proposed building renovations, approval, with conditions as necessary, will be given.

With the design approved participants will also supply:

2. A cost estimate or tender from at least two contractors.
3. Other professional drawings which may be necessary to implement the façade changes (structural, electrical, etc).
4. A schedule for construction including a proposed completion date.

When the project is complete, the owner must schedule a site inspection by the project manager to ensure the project is built as detailed in the drawings. Owners should note that deviation from the original design drawings may be grounds for not approving funding. Once the inspection is completed, the Society will issue a letter of acceptance to the owner and will issue the funding.

2 — FAÇADE GUIDELINES

Included in this section of the report are general facade guidelines that apply to all the facades along Main Street. The diagram presented below illustrates important terminology of architectural features referred to in these design guidelines. Understanding this terminology will help individual building owners converse fluently with designers and contractors.

FAÇADE STYLE

There are several coordinating elements which will coordinate the Downtown façade ‘style’. The largest coordinating element would be the streetscape with street trees, architectural lighting, banners, etc. More than anything else, this one element will help pull the façades together into an integrated theme for the street. The other coordinating elements include:

COORDINATED ARCHITECTURAL LIGHTING - Wherever possible, façades should employ RLM gooseneck sign lighting.

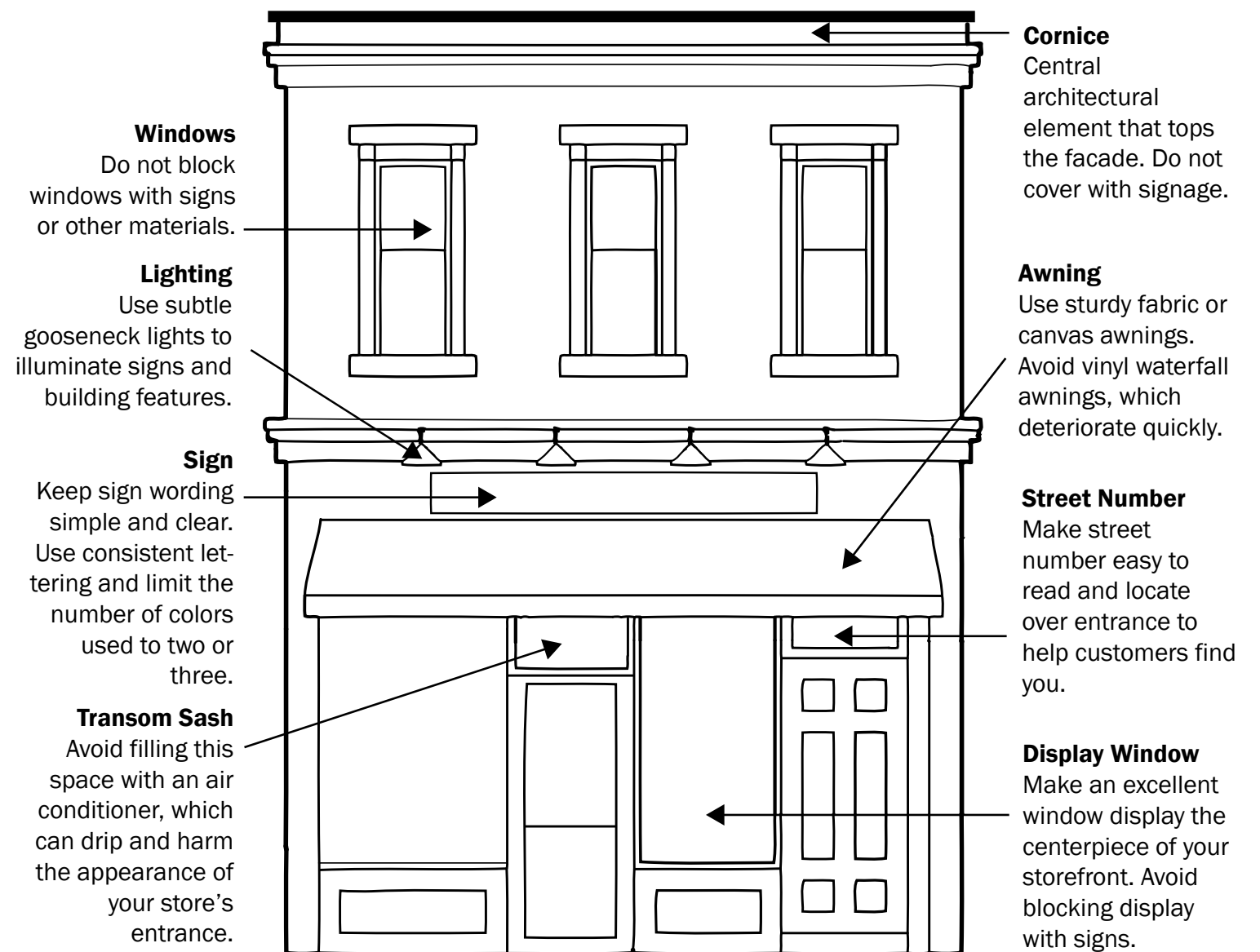
COORDINATED SIGNAGE All buildings should coordinate sign standards. Signs should be individual letters or shaped effigy signs reflecting the business. The installation of cheap, backlit rectangular metal box signs only serves to reinforce the transient nature of a business. This goes against the image of permanence and stability that will attract business.

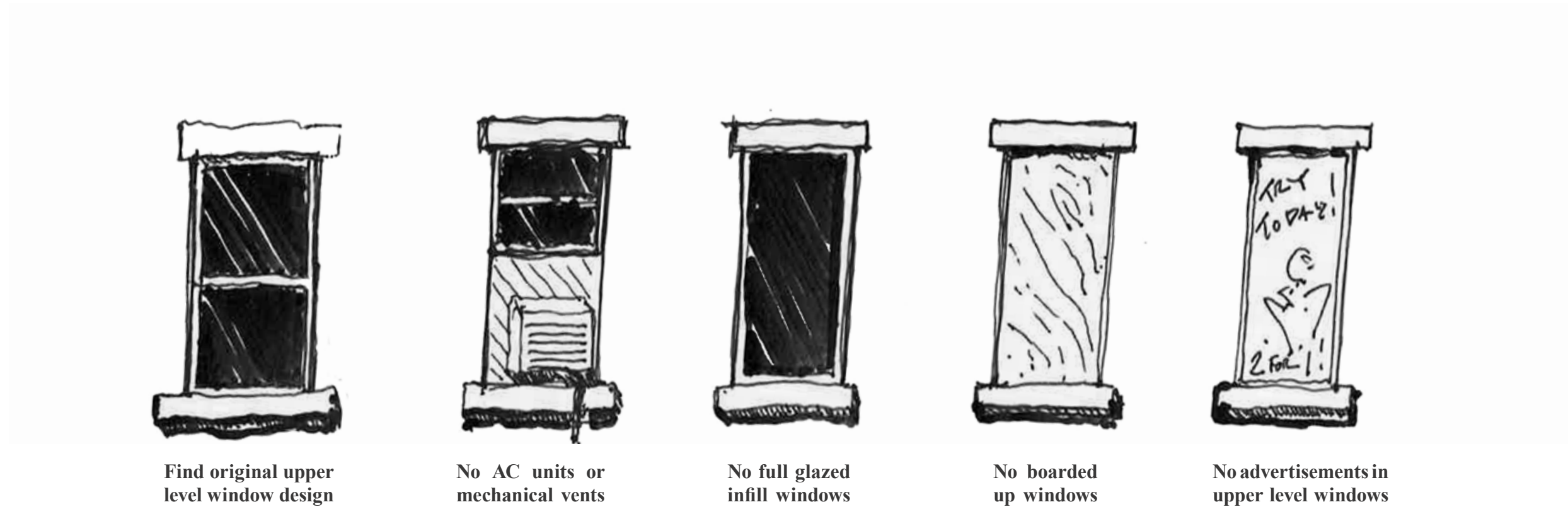
COORDINATED BUILDING NUMBER SIGNS Ideally, civic numbers should be coordinated with font, size and colour for each building.

COORDINATED COLOUR SCHEME A colour palette should be coordinated for Yarmouth to encourage a common colour family AND the use of 2-3 colours for every building. A recommended colour palette is included in the following chapter.

HIGH QUALITY GLASS STOREFRONTS Storefronts in Yarmouth should be upgraded. Long blank walls should be replaced wherever possible. Original wood framed storefronts should be repaired and replaced as per original design. New storefronts should be double glazed as a minimum. The age of many of the storefronts also suggest a retrofit to a more energy efficient standard could be money well spent.

COORDINATED HIGH QUALITY SIDING Vinyl siding can be replaced with wood or CanExel siding, brick can be repointed and old stone can be replaced. New siding is an effective and inexpensive way to breath life into Yarmouth buildings.





NEW WINDOWS AND DOORS- Single pane windows should be replaced with traditional windows that fit the buildings' architectural character. For many of the heritage styles found in Yarmouth, multi pane mullions provide a more accurate way to revive the buildings' architectural style. Many of the doors in the downtown could also be replaced. Doors to upper stories should ideally be high quality wood doors. Doors to first floor businesses should be high quality glass or aluminum doors. Door wind-breaks should be built in high quality aluminum and glass with business logos on the glass panels. Temporary plywood windbreaks should be removed and replaced with high quality transparent windbreaks.

NEW BUILDING CORNICES - The cornices on many of the buildings downtown have seriously deteriorated. New roof cornices will significantly improve the look and longevity of the buildings downtown.

WINDOW GUIDELINES

The inclusion of original-style windows will enhance the historical attributes of the buildings and street. The following rules for upper level windows should be enforced.

- Find original upper level window design
- No AC units or mechanical vents
- No full glazed infill windows
- No boarded up windows
- No advertisements in upper level windows

DO

DO NOT

Original wood storefronts

- Find drawings & historical images for restoration
- Check Archives and local sources

Appropriate scale blade signs

Traditional-built letter wood painted signs with sign lights

Repair broken windows

Refurbish wood windows

- If too damaged replace with wood-replica version with double glazed glass

Repoint brick, repair/replace brick and stone as required



Cover building features like dates & names

Remove architectural features like cornices

Use temporary ad signs in upper or lower windows

Remove traditional wood storefronts

Paint brick

3 — COLOUR

COLOUR PALETTES FOR BUILDINGS

A colour scheme can provide a powerful and interesting way to create consistency and unity with variety for the look of commercial premises throughout Yarmouth. A façade colour scheme should follow accepted practices of colour theory for creating an overall harmonious colour theme for the street.

It has been observed that Acadian tradition, in contrast to English tradition, tends to employ a darker trim with lighter body colours. English tradition tends to employ white, or a lighter trim. Both traditions are prominent in Yarmouth’s built history and both should be respected. The building’s original colour palette is what should be preserved and highlighted.

After the completion of the sidewalk interviews it became apparent that business owners and residents favour the “Maritime” bright coloured houses trend that is growing in popularity. While this trend started in the Maritimes in St. John’s, Newfoundland it has since expanded to Nova Scotia. There are many stories surrounding the reason behind the coloured houses. A favourite of many is that the houses were painted bright colours so that fisherman coming in from the sea could see their houses through the fog, welcoming them back home. A similar story includes the belief that the use of bright colours was a way for residents to brighten their cities, often dulled by the frequent grey, foggy weather. While there may be some truth in these stories, it is likely that it was a way for the city to revitalize and preserve their downtown, a key focus in St. John’s in the 1970s. The bright houses or “jellybean rows” as they are affectionately called, are a popular tourist attraction and something that the Maritimes are known for. This façade style can be carried into Yarmouth’s paint palettes. A bright colourful palette can help rejuvenate the street, drastically improving the atmosphere. However, the original historical form of the building should be kept intact. Not all buildings along Main Street are siding houses with trim detailing, and not all buildings should become these ornate, colourful siding houses.

It is recommended that building owners spend time completing a thorough research on their building, and chose a colour palette that respects the buildings’ origin.



St. John’s, NFLD

COLOUR THEORY

Colour Theory is the study of colour mixing and the visual effects colour combinations have on the human experience. The most familiar aspect of colour theory is the colour wheel. The colour wheel is a tool designed to ensure that any colours picked will be visually appealing together. The colour wheel is composed of three colour levels- Primary (red, yellow, blue), Secondary (green, orange, violet), and Tertiary (red-orange, orange-yellow, yellow-green, green-blue, blue-violet, violet-red). These tertiary colours will be used to form the basis of our recommended colour palettes. These tertiary colours can then be categorised into different colour schemes or harmonies using symmetrical shapes around the wheel, such as analogous, triadic, and split complementary. As the shape rotates the colours change, however the spacing between colours does not, ensuring a balanced palette. Different colour schemes were used to select appropriate colour palettes for Yarmouth.

RECOMMENDED COLOUR PALETTES

Paint colour has a large impact on the aesthetics of a town. A harmonious colour palette will help unify the street. Respecting both historical significance in the area as well as the opinions of owners, we have created an expansive colour palette for the residents along Main Street to utilize - encouraging a colourful streetscape. While there are a variety of choices, and many ways to combine the colours, the colours selected follow colour theory principles, ensuring a cohesive and balanced look along the street.

The following section contains the different colour palettes available for the business owners to choose from. It is of utmost importance that business owners coordinate with their neighbour to ensure a diversity of facades. The Yarmouth Facade Society should ensure that the base colour of a business is not the same as the businesses beside it before accepting an application.

The colours on the following page are the base colours selected for the Yarmouth’s main street. The base colours offer a light tone and a dark tone, but fall within the same hue. These colours have been grouped according to colour theory principles, creating either a triadic or analogous formation. In addition to the base colours, accent tones have been selected to compliment the base colours. Using the charts to the right, select your preferred principle colour, and then select between one to three supporting colours from the following pages. Brick buildings are a unique case, as the brick is to be used as the base colour. Therefore one to three supporting colours can be selected to compliment the tone of the brick. Brick facade examples have been included in the Facades section of the report.

These colours have been selected from Dulux paints. If choosing a different paint manufacturer, the website www.encycolorpedia.com will give you the name of the cooresponding paint colour from a variety of paint suppliers. By typing in the second number set given here (ie. 50RR 10/229), the website will match the correct colour within its colour database.

PRINCIPLE COLOUR	A1519 NIGHT'S EDGE 70BB 12/116
SUPPORTING COLOURS	A0263 HOLLYHOCK 50RR 39/154
	A1235 AQUA CHINTZ 90GG 57/146
	A2004 UNIVERSAL GREY 00NN 62/000

BASE COLOURS

A0266 PLUM PORT 50RR 10/229	A0409 RED BADGE 30YR 21/505	A0628 CALIFORNIA COPPER 00YY 23/557	A0903 PALM TREE 77YY 13/238	A1239 TRUE TEAL 90GG 12/206	A1519 NIGHT'S EDGE 70BB 12/116
A0263 HOLLYHOCK 50RR 39/154	A0439 FRESH SALMON 23YR 45/369	A0617 GOLD SUNSET 27YY 68/470	A0881 CITRUS SUNBURST 60YY 55/504	A1235 AQUA CHINTZ 90GG 57/146	A1516 MESMERIZE 70BB 49/082

ACCENT TONES

A1833 FOREST BLACK 30YY 10/038	A2014 OBSIDIAN BLACK 00NN 13/000	A0057 CRISP LINEN 61YY 89/040
A1830 ZEPPELIN 30YY 46/036	A2004 UNIVERSAL GREY 00NN 62/000	

PLUM PORT

HOLLYHOCK

	PLUM PORT TRIADIC	PLUM PORT ANALOGOUS 1	PLUM PORT ANALOGOUS 2	PLUM PORT ANALOGOUS 3	HOLLYHOCK TRIADIC	HOLLYHOCK ANALOGOUS 1	HOLLYHOCK ANALOGOUS 2	HOLLYHOCK ANALOGOUS 3
PRINCIPLE COLOUR	A0266 PLUM PORT	A0266 PLUM PORT	A0266 PLUM PORT	A0266 PLUM PORT	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0263 HOLLYHOCK
SUPPORTING COLOURS	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0266 PLUM PORT	A0266 PLUM PORT	A0266 PLUM PORT	A0266 PLUM PORT
	A1239 TRUE TEAL	A1519 NIGHT'S EDGE	A1519 NIGHT'S EDGE	A0409 RED BADGE	A1239 TRUE TEAL	A1519 NIGHT'S EDGE	A1519 NIGHT'S EDGE	A0409 RED BADGE
	A1235 AQUA CHINTZ	A1516 MESMERIZE	A1516 MESMERIZE	A0439 FRESH SALMON	A1235 AQUA CHINTZ	A1516 MESMERIZE	A1516 MESMERIZE	A0439 FRESH SALMON
	A0628 CALIFORNIA COPPER	A0409 RED BADGE	A1239 TRUE TEAL	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0409 RED BADGE	A1239 TRUE TEAL	A0628 CALIFORNIA COPPER
	A0617 GOLD SUNSET	A0439 FRESH SALMON	A1235 AQUA CHINTZ	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0439 FRESH SALMON	A1235 AQUA CHINTZ	A0617 GOLD SUNSET
	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
ACCENT	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

Based on your principle colour, choose one to three supporting colours

RED BADGE

RED BADGE TRIADIC	RED BADGE ANALOGOUS 1	RED BADGE ANALOGOUS 2	RED BADGE ANALOGOUS 3
A0409 RED BADGE	A0409 RED BADGE	A0409 RED BADGE	A0409 RED BADGE
A0439 FRESH SALMON	A0439 FRESH SALMON	A0439 FRESH SALMON	A0439 FRESH SALMON
A1519 NIGHT'S EDGE	A0266 PLUM PORT	A0266 PLUM PORT	A0903 PALM TREE
A1516 MESMERIZE	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST
A0903 PALM TREE	A0628 CALFORNIA COPPER	A1519 NIGHT'S EDGE	A0628 CALFORNIA COPPER
A0881 CITRUS SUNBURST	A0617 GOLD SUNSET	A1516 MESMERIZE	A0617 GOLD SUNSET
A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

FRESH SALMON

FRESH SALMON TRIADIC	FRESH SALMON ANALOGOUS 1	FRESH SALMON ANALOGOUS 2	FRESH SALMON ANALOGOUS 3
A0439 FRESH SALMON	A0439 FRESH SALMON	A0439 FRESH SALMON	A0439 FRESH SALMON
A0409 RED BADGE	A0409 RED BADGE	A0409 RED BADGE	A0409 RED BADGE
A1519 NIGHT'S EDGE	A0266 PLUM PORT	A0266 PLUM PORT	A0903 PALM TREE
A1516 MESMERIZE	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST
A0903 PALM TREE	A0628 CALFORNIA COPPER	A1519 NIGHT'S EDGE	A0628 CALFORNIA COPPER
A0881 CITRUS SUNBURST	A0617 GOLD SUNSET	A1516 MESMERIZE	A0617 GOLD SUNSET
A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

PRINCIPLE COLOUR

SUPPORTING COLOURS

ACCENT

Based on your principle colour, choose one to three supporting colours

CALIFORNIA COPPER

GOLD SUNSET

	CALIFORNIA COPPER TRIADIC	CALIFORNIA COPPER ANALOGOUS 1	CALIFORNIA COPPER ANALOGOUS 2	CALIFORNIA COPPER ANALOGOUS 3	GOLD SUNSET TRIADIC	GOLD SUNSET ANALOGOUS 1	GOLD SUNSET ANALOGOUS 2	GOLD SUNSET ANALOGOUS 3
PRINCIPLE COLOUR	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0617 GOLD SUNSET
SUPPORTING COLOURS	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER
	A1239 TRUE TEAL	A1239 TRUE TEAL	A0903 PALM TREE	A0409 RED BADGE	A1239 TRUE TEAL	A1239 TRUE TEAL	A0903 PALM TREE	A0409 RED BADGE
	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST	A0439 FRESH SALMON	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST	A0439 FRESH SALMON
	A0266 PLUM PORT	A0903 PALM TREE	A0409 RED BADGE	A0266 PLUM PORT	A0266 PLUM PORT	A0903 PALM TREE	A0409 RED BADGE	A0266 PLUM PORT
	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST	A0439 FRESH SALMON	A0263 HOLLYHOCK	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST	A0439 FRESH SALMON	A0263 HOLLYHOCK
	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
ACCENT	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

Based on your principle colour, choose one to three supporting colours

PALM TREE

PALM TREE TRIADIC	PALM TREE ANALOGOUS 1	PALM TREE ANALOGOUS 2	PALM TREE ANALOGOUS 3
A0903 PALM TREE	A0903 PALM TREE	A0903 PALM TREE	A0903 PALM TREE
A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST
A1519 NIGHT'S EDGE	A1239 TRUE TEAL	A1239 TRUE TEAL	A0628 CALFORNIA COPPER
A1516 MESMERIZE	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A0617 GOLD SUNSET
A0409 RED BADGE	A1519 NIGHT'S EDGE	A0628 CALFORNIA COPPER	A0409 RED BADGE
A0439 FRESH SALMON	A1516 MESMERIZE	A0617 GOLD SUNSET	A0439 FRESH SALMON
A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

CITRUS SUNBURST

CITRUS SUNBURST TRIADIC	CITRUS SUNBURST ANALOGOUS 1	CITRUS SUNBURST ANALOGOUS 2	CITRUS SUNBURST ANALOGOUS 3
A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST	A0881 CITRUS SUNBURST
A0903 PALM TREE	A0903 PALM TREE	A0903 PALM TREE	A0903 PALM TREE
A1519 NIGHT'S EDGE	A1239 TRUE TEAL	A1239 TRUE TEAL	A0628 CALFORNIA COPPER
A1516 MESMERIZE	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A0617 GOLD SUNSET
A0409 RED BADGE	A1519 NIGHT'S EDGE	A0628 CALFORNIA COPPER	A0409 RED BADGE
A0439 FRESH SALMON	A1516 MESMERIZE	A0617 GOLD SUNSET	A0439 FRESH SALMON
A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK	A1833 FOREST BLACK
A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN	A1830 ZEPPELIN
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

PRINCIPLE COLOUR

SUPPORTING COLOURS

ACCENT

Based on your principle colour, choose one to three supporting colours

TRUE TEAL

AQUA CHINTZ

	TRUE TEAL TRIADIC	TRUE TEAL ANALOGOUS 1	TRUE TEAL ANALOGOUS 2	TRUE TEAL ANALOGOUS 3	AQUA CHINTZ TRIADIC	AQUA CHINTZ ANALOGOUS 1	AQUA CHINTZ ANALOGOUS 2	AQUA CHINTZ ANALOGOUS 3
PRINCIPLE COLOUR	A1239 TRUE TEAL	A1239 TRUE TEAL	A1239 TRUE TEAL	A1239 TRUE TEAL	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ
SUPPORTING COLOURS	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A1235 AQUA CHINTZ	A1239 TRUE TEAL	A1239 TRUE TEAL	A1239 TRUE TEAL	A1239 TRUE TEAL
	A0266 PLUM PORT	A1519 NIGHT'S EDGE	A1519 NIGHT'S EDGE	A0903 PALM TREE	A0266 PLUM PORT	A1519 NIGHT'S EDGE	A1519 NIGHT'S EDGE	A0903 PALM TREE
	A0263 HOLLYHOCK	A1516 MESMERIZE	A1516 MESMERIZE	A0881 CITRUS SUNBURST	A0263 HOLLYHOCK	A1516 MESMERIZE	A1516 MESMERIZE	A0881 CITRUS SUNBURST
	A0628 CALIFORNIA COPPER	A0266 PLUM PORT	A0903 PALM TREE	A0628 CALIFORNIA COPPER	A0628 CALIFORNIA COPPER	A0266 PLUM PORT	A0903 PALM TREE	A0628 CALIFORNIA COPPER
	A0617 GOLD SUNSET	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST	A0617 GOLD SUNSET	A0617 GOLD SUNSET	A0263 HOLLYHOCK	A0881 CITRUS SUNBURST	A0617 GOLD SUNSET
ACCENT	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK
	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY
	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

Based on your principle colour, choose one to three supporting colours

NIGHT`S EDGE

NIGHT`S EDGE TRIADIC	NIGHT`S EDGE ANALOGOUS 1	NIGHT`S EDGE ANALOGOUS 2	NIGHT`S EDGE ANALOGOUS 3
A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE
A1516 MESMERIZE	A1516 MESMERIZE	A1516 MESMERIZE	A1516 MESMERIZE
A0409 RED BADGE	A0266 PLUM PORT	A1239 TRUE TEAL	A0903 PALM TREE
A0439 FRESH SALMON	A0263 HOLLYHOCK	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST
A0903 PALM TREE	A1239 TRUE TEAL	A0903 PALM TREE	A0628 CALFORNIA COPPER
A0881 CITRUS SUNBURST	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST	A0617 GOLD SUNSET
A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK
A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

MESMERIZE

MESMERIZE TRIADIC	MESMERIZE ANALOGOUS 1	MESMERIZE ANALOGOUS 2	MESMERIZE ANALOGOUS 3
A1516 MESMERIZE	A1516 MESMERIZE	A1516 MESMERIZE	A1516 MESMERIZE
A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE	A1519 NIGHT`S EDGE
A0409 RED BADGE	A0266 PLUM PORT	A1239 TRUE TEAL	A0903 PALM TREE
A0439 FRESH SALMON	A0263 HOLLYHOCK	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST
A0903 PALM TREE	A1239 TRUE TEAL	A0903 PALM TREE	A0628 CALFORNIA COPPER
A0881 CITRUS SUNBURST	A1235 AQUA CHINTZ	A0881 CITRUS SUNBURST	A0617 GOLD SUNSET
A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK	A2014 OBSIDIAN BLACK
A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY	A2004 UNIVERSAL GREY
A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN	A0057 CRISP LINEN

PRINCIPLE COLOUR

SUPPORTING COLOURS

ACCENT

Based on your principle colour, choose one to three supporting colours

4 — SIGNAGE

BUILDING AND SITE SIGNAGE

Signs and storefronts tend to change much more frequently as businesses come and go while building façades tend to remain relatively static over time. As a result, there is often very little consideration of how the sign relates to the building or its architectural style. Often, the corporate image (new, trendy, flashy, subdued, economical, etc.) is reflected in its sign, and this image may or may not be compatible with the surrounding architectural style. The installation of cheap, backlit signs only serves to reinforce the transient nature of a business in the downtown. This goes against the image of permanence and stability that will attract business.

Signage and storefront improvements represent the most visible and achievable enhancements to the downtown. Generally speaking, signage within Yarmouth lacks character and fails to reinforce the architectural styles. Signs should provide a reasonable opportunity to advertise a business, but not at the expense of the architecture and the neighbourhood character. Signs have the potential to make a significant positive contribution to Yarmouth.

This section of the report has been compiled to outline signage standards for the study area. Compliance with the following signage standards ensures a consistent and unified appearance along Main Street. Signage permitted along Main Street should be composed of Facia, Awning or Projecting signage. The standards suggested here correlate with signage standards in the Town of Yarmouth's Land Use By-law for ease of implementation and cohesion with the rest of the Town. Owners participating in this program will need to include high quality signs. What is considered high quality will be discussed in this section of the report.



Projecting Blade Signage



Fascia and Projecting Blade Signage



Awning Signage

Examples of High Quality Projecting Blade Signage. Note the use of quality materials, appropriate sign lighting, and wrought iron signage brackets.

PROJECTING BLADE SIGNAGE

Projecting signage should be located within certain height restrictions to ensure a uniform height along the street.

- Signage should be located to ensure at least 8' clearance (minimum) to 9' clearance (suggested) above the level of any street right-of-way
- Signage should be horizontally and vertically centered to second story windows
- Signage must not be placed too close to any electrical communication wires along the street

To conform with existing by-laws signage must fall within certain dimensions.

- All projecting signs must be within a maximum projection of 4 feet.
- Sign face can be a maximum of 12 sq. ft.

Signage brackets must conform to certain safety and aesthetic requirements.

- Signs must be permanently affixed and secured without the use of guy wires.
- Signs may not be completely free swinging.
- A wrought iron appearance for signage bracket is desirable, and should be powder-coated steel

The following materials are recommended for the construction of high quality blade signage:

- Tubular aluminum frame with aluminium composite for the signs faces (more cost-effective with industrial appearance)
- 1-1/2" western red cedar, sand-blasted and hand-painted (more expensive alternative, less industrial appearance)
- Use sandblasted HDU (High Density Urethane) Fusion Boards
- MDO (Medium Density Overlaid) plywood
- Can consist of painted, carved or pin-mounted letters
 - Add dimensional lettering from metal (aluminium or bronze, as examples) or acrylic
 - Letters cannot be made of PVC foam board or cut vinyl
- No printed signs on plastic back are acceptable for funding



Examples of High Quality Projecting Banner Signage. Note the use of quality materials, appropriate sign lighting, and wrought iron signage brackets.

PROJECTING BANNER SIGNAGE

Projecting signage should be located within certain height restrictions to ensure a uniform height along the street.

- Signage should be located to ensure at least 8' clearance (minimum) to 9' clearance (suggested) above the level of any street right-of-way
- Signage should be horizontally and vertically centered to second story windows
- Signage should not be located above the second story
- Signage may not have any portion (base, post, frame) located closer than 5' from a right-of-way or adjacent property.

To conform with existing by-laws signage must fall within certain dimensions.

- Signage must have a maximum height of 12 feet.
- Signage must be within a maximum projection of 4 feet.
- Sign face can be a maximum of 50 sq. ft.

Signage brackets must conform to certain safety and aesthetic requirements.

- Signage must not be placed too close to any electrical communication wires along the street
- A wrought iron appearance for signage bracket is desirable, and should be powder-coated steel

The following materials are recommended for the construction of high quality banner signage:

- Vinyl laminated polyester reinforced fabric, waterproof, mildew & flame resistant (Weblon/Sunbrella)
- Woven fabric, solution dyed, woven acrylic canvas (Sunbrella)
- Graphic applications for letters or graphics for Weblon or Sunbrella would need to be painted on using a form of stencil mask and be double-sided as the paint bleeds through the fabric



FASCIA SIGNAGE

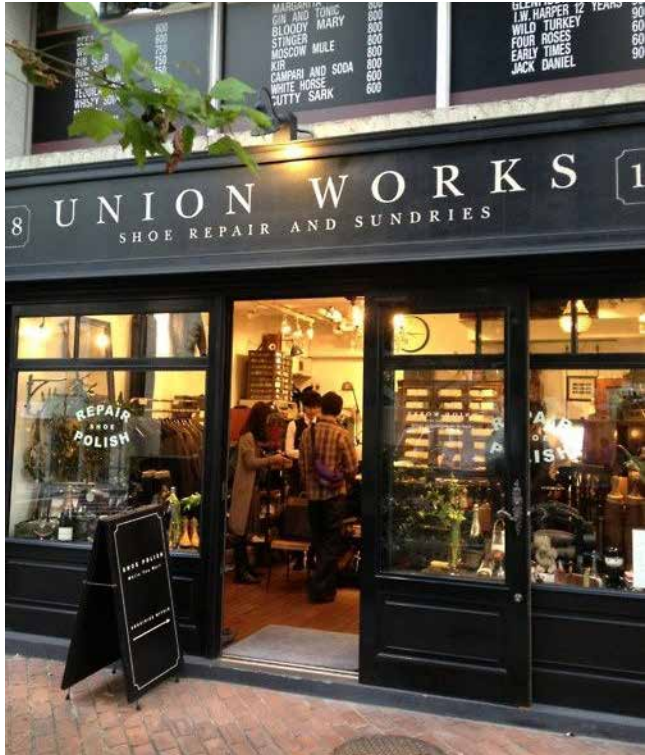
Fascia signage should be located within certain constraints to conform to existing by-laws.

- Sign face must be within a maximum of 10.76 square feet per 3.28 linear foot of affixing wall
- Signage may project a maximum of 1 foot from the storefront
- Signage may not extend beyond the top or side of affixing wall

The following materials are recommended for the construction of high quality fascia signage:

- HDU (High Density Urethane) / plastic (PVC) pin mounted letters
- Hand-painted signage
- Cedar - can be sandblasted for the lettering to be dimensional (raised) or carved into the surface
- MDO (Medium Density Overlaid) plywood
 - Add dimensional lettering from metal (aluminium or bronze, as examples) or acrylic
- RLM sign lights or concealed LED strip

Example of painted letters



Example of painted letters



Example of pin-mounted letters



Effective use of a colour scheme integrated with fascia signage. Quality pin-mounted letters



Example of pin-mounted letters



AWNING SIGNAGE

Awning signage should be located within certain constraints to conform to existing by-laws.

- Sign face must be within a maximum of 10.76 square feet per 3.28 linear foot of affixing wall
- Signage may not extend beyond the top or side of affixing wall
- Signage may project a maximum of 1 foot from supporting awning
- No portion of the sign or canopy may provide less than 8' of clearance from the level of the street or building grade

Signage must consist of the business name aligned to the left and address number aligned to the right

Font Recommendations:

- No Script
- Should consist of a cap height of 6"

The following materials are permitted for the construction of high quality awning signage:

- Vinyl laminated polyester reinforced fabric, waterproof, mildew & flame resistant (Weblon/Sunbrella)
- Woven fabric, solution dyed, woven acrylic canvas (Sunbrella)
 - Graphic applications for letters or graphics for Weblon or Sunbrella would need to be painted on using a form of stencil mask and be double-sided as the paint bleeds through the fabric.

Examples of awnings of quality construction. Note: The selected examples do not portray the left and right alignment recommended for the business name and address number.



5 — MATERIAL SPECIFICATIONS

SIDING

Siding that will be considered for funding includes brick, stone, wood, tile, metal or CanExel.

Wood:

Advantages: authentic material, lower cost, natural material

Disadvantages: not fire retardant, requires periodic maintenance

Local Suppliers:

- Timber Mart (Cape Cod Finished Wood Siding)
- Kent (Maibec Prefinished Wood Siding)

CanExel:

Pre-finished or factory approved painted composite siding - CanExel is a composite material that offers colours that fit with Yarmouth. The lower level of all walls should be of a very durable material. Metal should not be used at the first floor level except as rigid panels that are part of a storefront system. In general, walls should be of one material with a trim comprised of a second material.

Local Suppliers:

- Kent
- Timber Mart

Brick:

Advantages: long lasting authentic material

Disadvantages: weight

Recommended bricks: Shaw Brick red range

Local Suppliers:

- Kent (Shaw Brick)

WINDOWS AND DOORS

Aluminum storefront window and door systems. Extruded aluminum with clear anodized or colored anodized to coordinate with building colors. Clear glazing in all windows.

Vinyl Windows:

It's highly recommended that metal or wood windows (instead of vinyl) be used on the groundfloor of buildings in Yarmouth. Vinyl windows are permitted on the upper stories.

Advantages: low cost and low maintenance

Disadvantages: limited life-span

Windows should be double or single hung, no sliders or horizontal windows should be used. Mullions should match those shown on the design drawings in this report. Kohler, or approved equal

Local Suppliers:

- Kent

Wood Windows:

Advantages: authentic material, long life

Disadvantages: higher cost and maintenance requirements

Windows should be double or single hung, no sliders and horizontal windows.

Local Suppliers:

- Custom by qualified contractors
- Wooden Windows & Doors (woodenwindow.ca)

Steel Insulated Pre-Hung Doors:

Advantages: low cost and low maintenance requirements

Local Suppliers:

- Kent
- Timber Mart

AWNINGS

Woven acrylic fabric awnings made from self-extinguishing modacrylic fibers in red, green, gold or blue, or earth-tone hues of these colors. Galvanized, painted frames or powder coated steel frames. Lights as required to illuminate awnings.

Local Suppliers:

- Maritime Canvas Converters, Halifax

PAINT

The suggest paint pallets have been created using Dulux paint swatches.

Local Suppliers:

- Timber Mart
- Kent

LIGHT FIXTURES

Gooseneck lights

Local Suppliers:

- Purchase through your electrical contractor from
 - CSA Enterprises
 - Holophane
 - TMS Lighting

HISTORICAL RESTORATION

For Millwork, Design, Installation:

- Forbes Restoration

Masonry Restoration:

- Coastal Restoration and Masonry

Sign Fascia & Ground Level Trim:

- Certain Teed PVC Trim Boards

6 — FAÇADES

INTRODUCTION

The following section contains design suggestions for the participants who have expressed interest in this facade program. It is important to note that these facades are given to show how the outlined design guidelines can be utilized; they are only one example. Business owners can utilize any of the given colour palettes, facade, and signage options. The priority is to ensure the restoration of facades that are historically accurate and respect Yarmouth's past. Not all recommendations are required to be undertaken, and again are shown to illustrate the potential change to each facade. As this program will continue beyond the original facades selected for the program it is imperative that preference to the original storefront and facade detailing is maintained.



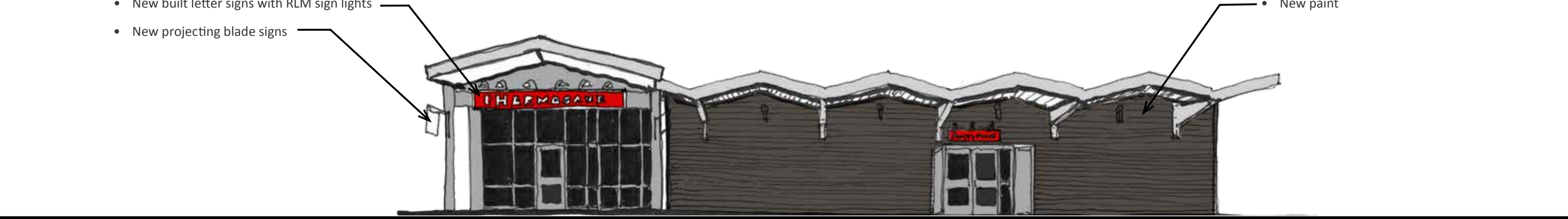
PHARMASAVE
235 Main Street

Design Recommendations:

- New built letter signs with RLM sign lights
- New projecting blade signs

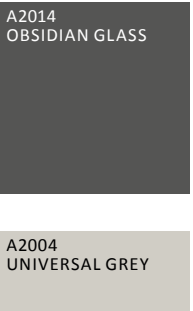
Design Recommendations:

- New paint



Interview Notes:

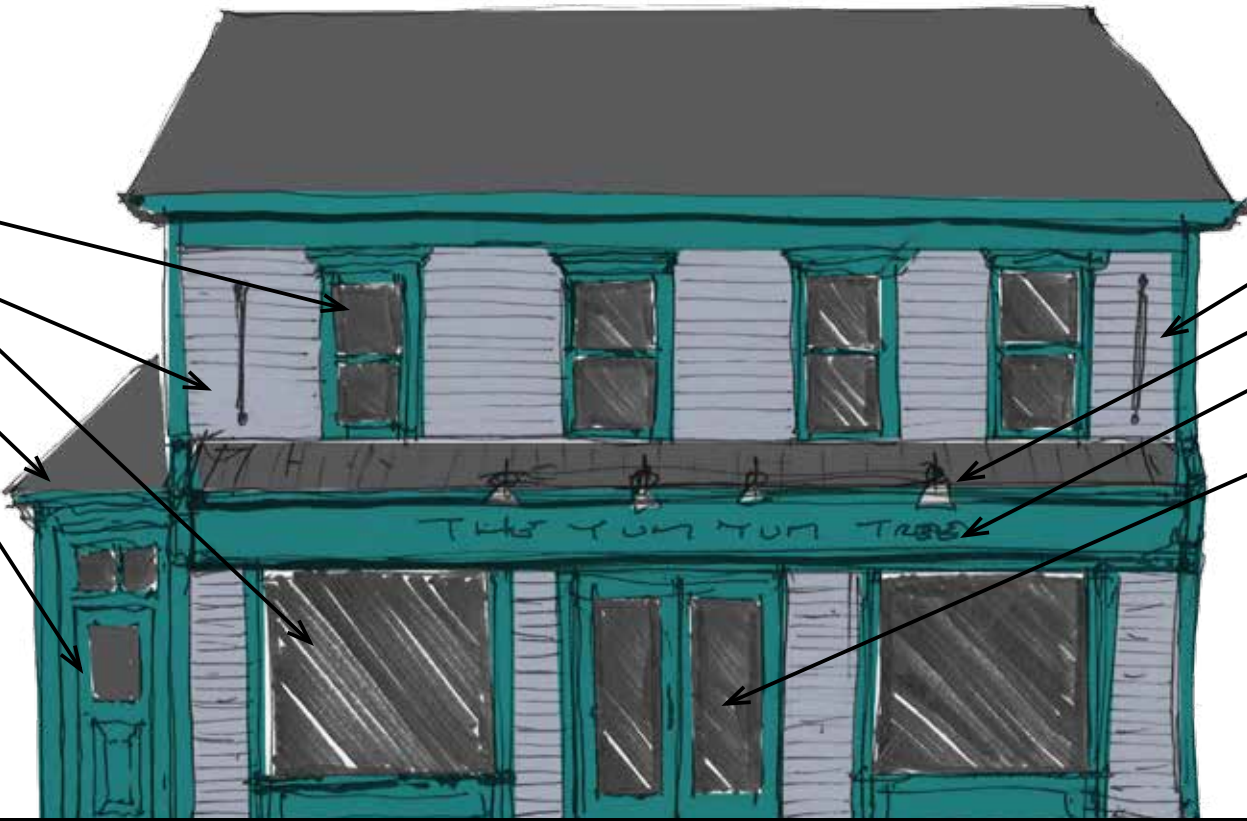
- No comments



THE YUM YUM TREE
240 Main Street

Design Recommendations:

- New upper level windows
- New clapboard siding
- New storefront windows
- New cedar shake roof
- New side entry door



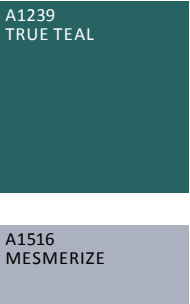
Design Recommendations:

- New banner signs above
- New sign lights
- New horizontal sign fascia and new fascia sign
- New painted wood door to storefront



Interview Notes:

- Owner would like to see new windows, new sign, new entry door, new side entry door
- Would like to have benches fixed to storefront
- Remove storm windows, fill glass storefront replacement
- Would like to replace cedar shake



ARCHWAY INSURANCE
246 Main Street

Design Recommendations:

- New double glazed low E argon fixed storefront windows
- New flower boxes at window base
- Remove CIBC sign



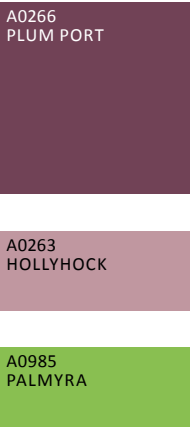
Design Recommendations:

- New paint
- New gutter
- New canopy
- New blade sign
- New painted wood storefront door



Interview Notes:

- Owner would like to see new paint colours, new windows, new signage, new gutter
- Would like a black awning with silkscreened text on it
- Would like to add exterior lights
- Likes the look of window boxes at window base



AMERICAN CONSULATE
255 Main Street



Original building facade

Design Recommendations:

- Restore original window detailing
- Restore original trim details
- New tenant signage on built signs or pin mounted letters
- Restore original canopy details



Design Recommendations:

- New roof
- New paint
- New wood door



Interview Notes:

- Building used to be the American Consulate
- Used to have a flag at the peak
- Lady Kays
- Would like to see original building details that were in the photo given



DAUGHTER LEONARD’S
258-262 Main Street

Design Recommendations:

- New 3rd level windows
- Repair and repaint original wood architectural features
- New wood CapeCod siding. Paint finish
- Restore and repair/ rebuild original wood storefronts



Design Recommendations:

- New horizontal signage fascia
- New sign lights
- New blade signs



Interview Notes:

- No comments

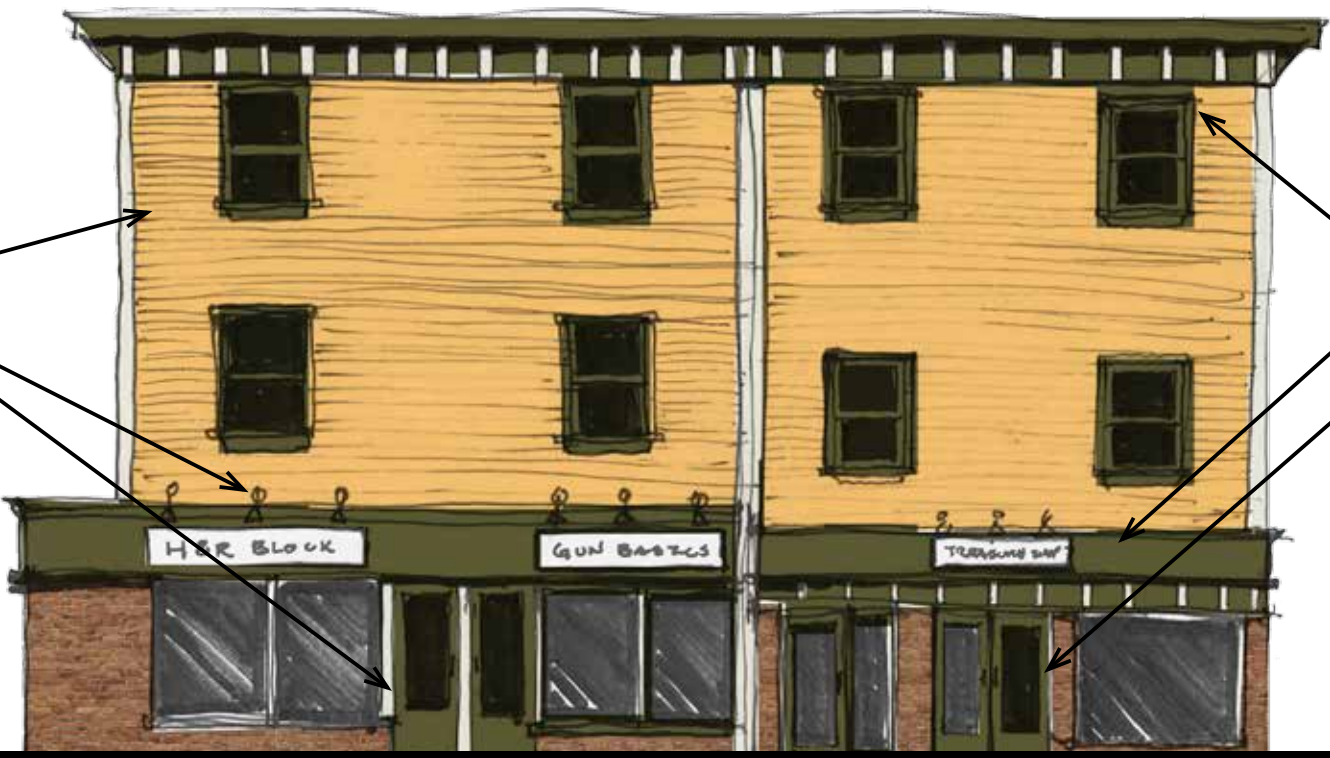
A0881 CITRUS SUNBURST	A0628 CALIFORNIA COPPER	A0439 FRESH SALMON
A0903 PALM TREE	A0057 CRISP LINEN	A0409 RED BADGE

H&R BLOCK AND GUN BASICS

270-276 Main Street

Design Recommendations:

- New siding and paint
- New sign lights
- New wood storefronts



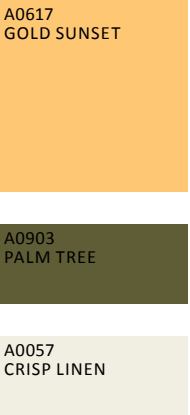
Design Recommendations:

- New upper level window trim
- New signage fascia
- New wood entry doors



Interview Notes:

- No comments



YMCA
275 Main Street

Design Recommendations:

- Add white tile details
- Replace tiles to suit new brand colours



Interview Notes:

- No comments

VICTORY REALTY
287 Main Street

Design Recommendations:

- New cornice at top of building
- New horizontal signage fascia with sign lights



Design Recommendations:

- Repaint all
- New aluminium frame canvas canopy
- Replace lower wood siding



Interview Notes:

- Would like to see new paint-likes bright colours
- Wood below the window needs to be replaced
- Would like to see awnings



RBC & GATOR BITE
296-328 Main Street

Design Recommendations:

- Add back upper level windows
- Remove over scaled RBC panel sign and replace with pin mounted letters
- Repaint

Design Recommendations:

- Reduce scale of Gator Byte sign
- Replace aluminium storefront with wood storefronts



Interview Notes:

- No comments

A1516
MESMERIZE

A0744
LUMINARY YELLOW

SOUTH WEST PHYSIOTHERAPY & MODERN REALTY
 296-328 Main Street

Design Recommendations:

- Repair and repaint studio block sign cornice
- Repair and repaint upper level windows



Design Recommendations:

- Repair and repoint masonry
- Restore original wood storefronts or as close as possible to original design



Interview Notes:

- No comments

A0266 PLUM PORT
A0263 HOLLYHOCK

HAND ON CRAFTS & FOR RENT
296-328 Main Street

Design Recommendations:

- Repaint
- New signage fascia
- New canvas awnings



Design Recommendations:

- New RLM sign lights
- New blade signs
- New wood storefronts & doors



Interview Notes:

- No comments

A1516
MESMERIZE

A0409
RED BADGE

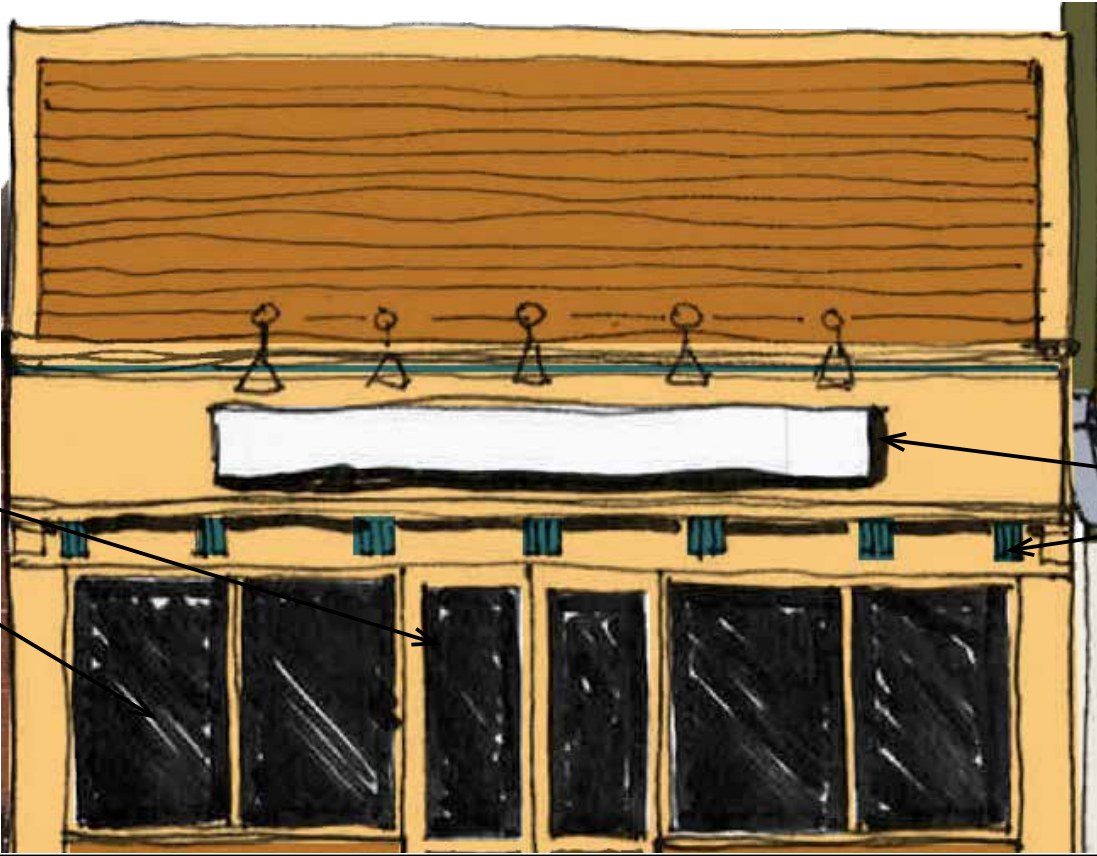
A0439
FRESH SALMON

CHANGING SEASONS BOUTIQUE

296-328 Main Street

Design Recommendations:

- New wood storefront and doors
- No temporal signs in windows



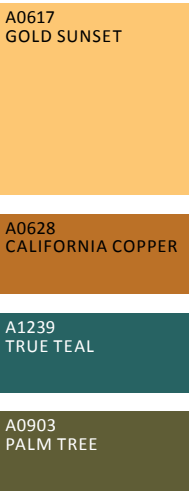
Design Recommendations:

- New signage
- Repaint soffit



Interview Notes:

- No comments



THE TRUTH AND THE LIFE & THE RCMP
296-328 Main Street

Design Recommendations:

- New paint
- New consistant signage band



Interview Notes:

- No comments

A0881
CITRUS SUNBURST

A1516
MESMERIZE

A0903
PALM TREE

A0057
CRISP LINEN

CENTRETOWN SQUARE & TIM HORTON'S
296-328 Main Street

Design Recommendations:

- New paint
- Remove air conditioning and other fixtures from upper level windows



Design Recommendations:

- Remove sign on upper level
- New wooden storefronts recommended



Interview Notes:

- No comments

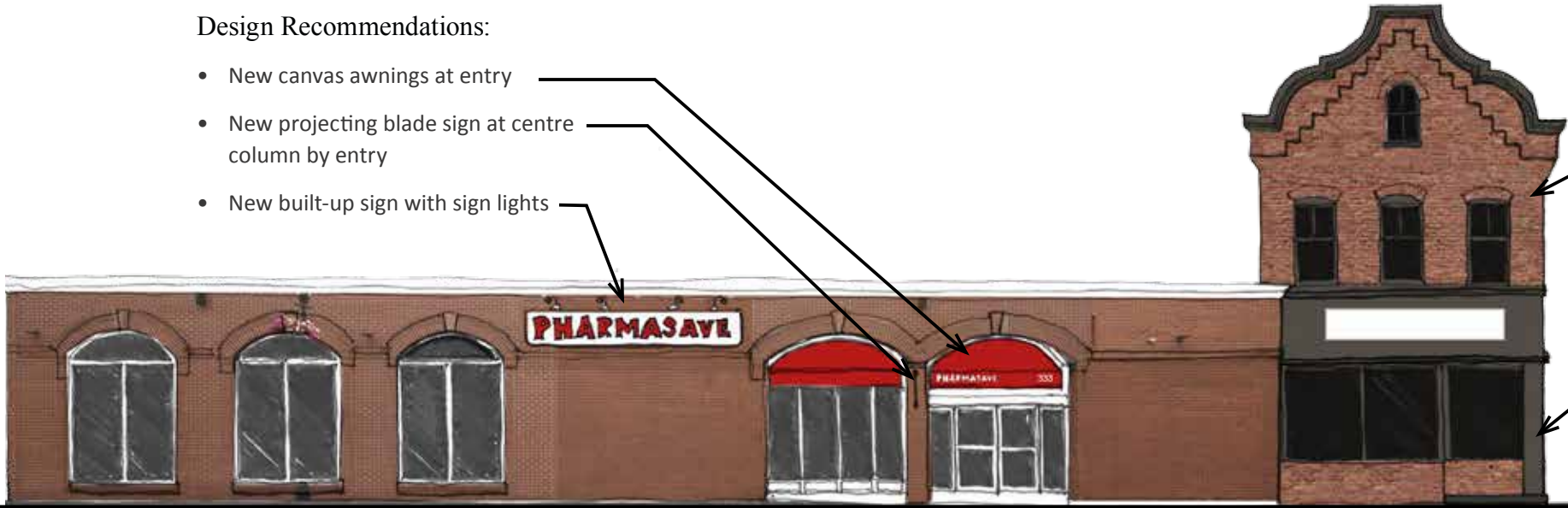
A0409
RED BADGE

A1833
FOREST BLACK

A0439
FRESH SALMON

Design Recommendations:

- New canvas awnings at entry
- New projecting blade sign at centre column by entry
- New built-up sign with sign lights



Design Recommendations:

- Strip all old paint than repoint and repair brick as required
- If brick must be repainted, use a paint that is breathable high quality paint
- Parge exposed concrete column and paint



Interview Notes:

- Would like better blade signs and a better Pharmasave sign
- New paint colour for Acadian Glass
- Likes murals
- Canopy and entry significance

A1833
FOREST BLACK

GRECO BUILDING

334 Main Street

Design Recommendations:

- Repoint and clean brick and masonry wall
- New wood signs for tenants that fit within stone cornices
- New wood entry doors and framing

Design Recommendations:

- New upper level windows. If sprinkler system requirements are an issue, windows may have temporary black out film until sprinkler system is installed.
- Clean and restore building name stone



Interview Notes:

- No comments

A0628
CALIFORNIA COPPER

A0617
GOLD SUNSET

DONNIE HAMILTON'S
CLOTHING
344 Main Street

Design Recommendations:

- New CapeCod siding
- Inside trim or double windows to match original sizes
- New lower signage fascia
- New wood storefront framing

Design Recommendations:

- New upper level building year or name sign
- New built letter signs
- New canopy
- New wood door



Interview Notes:

- Likes bright colours
- Wants to replace windows
- Likes the idea of a mural at the top of building with building's original name



RUNNER’S ATTIC
346-350 Main Street

Design Recommendations:

- New sign lights
- New tenant signs
- New wood storefront and new wood storefront doors



Design Recommendations:

- New upper level window trim
- New horizontal signage fascia



Interview Notes:

- No comments

A1285
SPINNAKER

A0198
FROSTED

A0409
RED BADGE

YARMOUTH WOOL SHOP
352 Main Street



Interview Notes:

- Likes bright paint colours
- Would like to paint door
- Wants to refurbish original signs

A1265
PACIFIC COAST

A1170
BREEZY

A0231
WILD FIRE

SANDY'S GIFTS
359 Main Street

Design Recommendations:

- Remove miscellaneous items attached to upper level brick
- New cornice with signage band
- New wood sign or pin mounted sign
- New blade sign
- New painted wood windows
- New wood frame around primary storefront built upon new planter box



Design Recommendations:

- New face mounted sign lights
- Two new canopies over entries
- Remove old aluminium storefront door and replace with full height panel
- New tray wood doors
- Strip paint from lower portion and repoint masonry as required



Interview Notes:

- Would like to see new paint colour to base, and new signage
- Blade and above
- Loves wrought iron and scroll work
- Frame openings
- Awnings with stripes
- Black and white and pink

A0057
CRISP LINEN

A0202
VIBRATO

A2014
OBSIDIAN GLASS

EVERY BLOOMIN THING

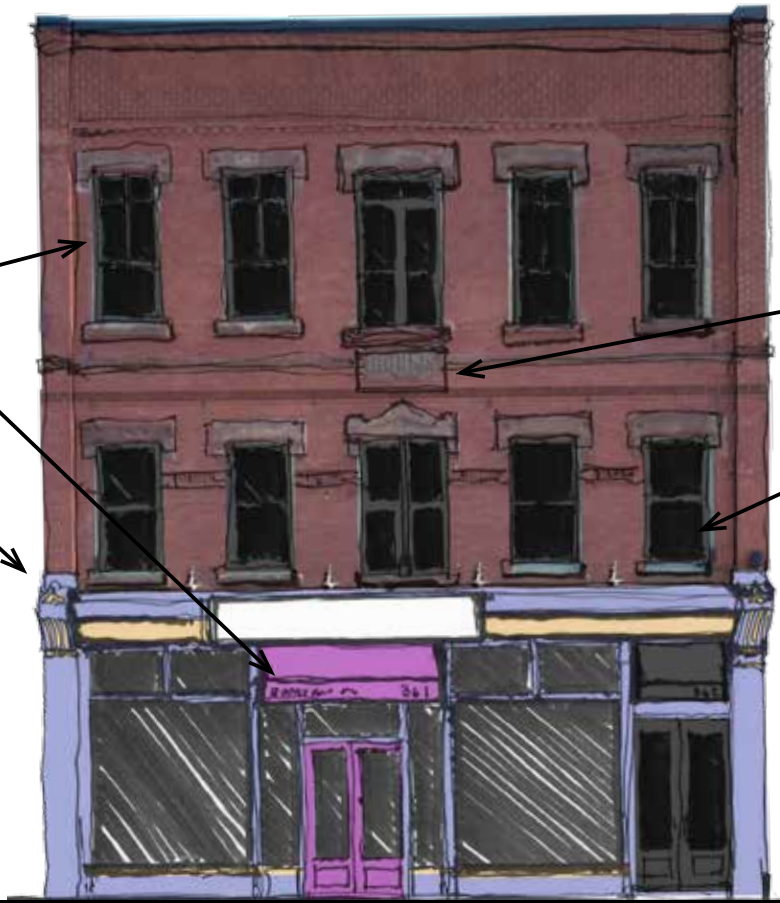
361 Main Street



Original R.H mural

Design Recommendations:

- Refinish upper level windows
- Remove old retractable canopy
- Do not paint over RH mural on side of building



Design Recommendations:

- New wood sign similar to historic R.H. Davis & Co. sign
 - Refer to image
- Remove muntin grid from bottom right upper window



Interview Notes:

- Blade sign
- Would like to see bright colours
- Likes gooseneck lights
- Repaint pharماسave new bike racks side murals

A1538 NIGHT MAGIC
A1631 ROSITA
A0681 VANILLA

TOOIE’S COUNTRY STORE
427 Main Street

Design Recommendations:

- New signage with RLM sign lights
- New soffit lighting along full facade
- New canvas awnings over punched openings
- New painted wood flower boxes under punched openings



Design Recommendations:

- Turn roof drain 90 degrees to run along building face and out behind screened garbage area
- New epoxy stone coating to concrete platform at front of building and entry (Sibrra stone- grey blonds)
- New deck on shed building to run full width



Interview Notes:

- Likes soft lighting
- Would like new epoxy on entry walk, new signage
- Awnings over windows
- Would like deck on shed building
- Gardens and lights around the sign
- Wants to turn roof to drain to back
- Planters at base of windows



A0409
RED BADGE

APPENDIX A — SAMPLE APPLICATION FORM

FUNDING APPLICATION

To be considered for funding please complete the following form and include required information as indicated below. Once complete please submit to [_____].

Business

Name: _____

Address: _____

Contact

Name: _____

Phone: _____

Fax: _____

Email: _____

Suggested works to be done from approved design:

PREFERRED CONTRACTORS

CONTRACTOR #1:

Company

Name: _____

Address: _____

Contact

Name: _____

Position: _____

Phone: _____

Fax: _____

Email: _____

CONTRACTOR #2:

CONTRACTOR #3:

Note: Please attach quotes from each contractor for purposed work.

CONTRACTOR APPLICATION

To be an approved contractor for the Yarmouth Facade Improvement Plan please complete this form and submit to [_____] complete with required references and accreditation indicated below.

Company

Name: _____

Address: _____

Contact

Name: _____

Position: _____

Phone: _____

Fax: _____

Email: _____

Provide the following:

1. Proof of registration with the Registrar of Joint Stock Companies for no less than 1 year,
2. Letter of good standing with workers compensation,
3. A bank reference,
4. Three references of completed works of similar nature (exterior renovation) and contact information for each,
5. Evidence of a current safety certificate,
6. Evidence of Public Liability Insurance for no less than \$1 million.