CLYDE
— OHIO —

DOWNTOWN CLYDE
REVITALIZATION PLAN
SUMMER 2024

Acknowledgments

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PART 1:

Project Summary

1.1 Project Background

1.1.1 PROJECT BACKGROUND

This project is the result of an initiative by the City of Clyde to plan for downtown revitalization over the next 15 years.

1.1.2 CITY OF CLYDE BACKGROUND

The City of Clyde has just over 6,300 residents and is located within Sandusky County. The community has a historic Downtown area with numerous buildings and public spaces that contribute to the character of the city center.

1.2 Community Engagement

1.2.1 STAKEHOLDER ENGAGEMENT

The project kicked off with one-on-one discussions between the project team and community stakeholders. These discussions formed the basis of the project team's understanding of the city and of efforts to revitalize Downtown Clyde.

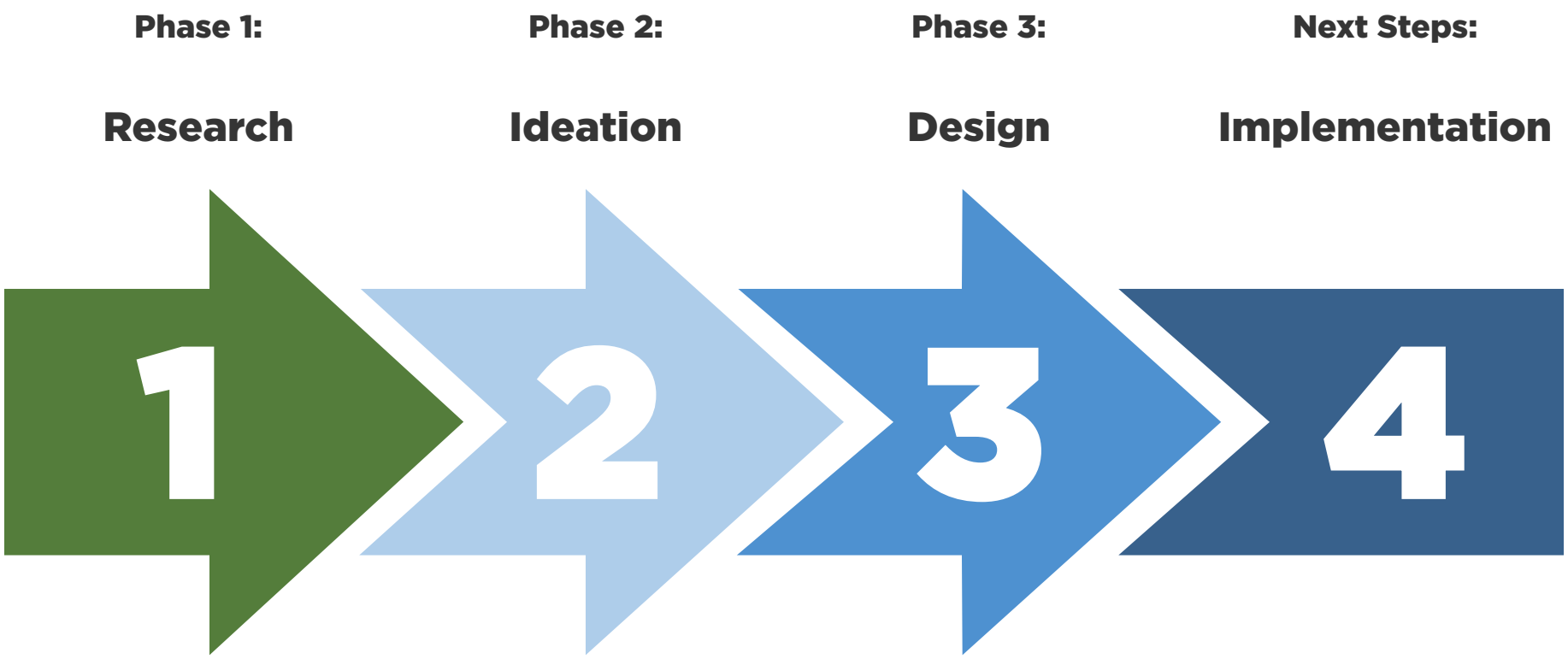
1.2.2 SITE VISITS & COORDINATION

The project team conducted a tour of the community as well as follow up visits to collect information and ideas. The project team also coordinated with the steering committee bi-weekly.

1.2.3 COMMUNITY ENGAGEMENT

Community engagement open houses were hosted to help the project team understand the communities ideas and desires. There was a large turnout to these events where community members provided feedback regarding initial concepts and identified areas of interest.

1.3 Project Process



1.4 Downtown Clyde Vision Statement

The vision for Downtown Clyde is to be a quaint but vibrant destination that supports strong businesses and is the gathering place for our hometown.

1.5 Planning Goals

1. **Celebrate Clyde's unique history.**
2. **Promote foot traffic and define opportunities for expanding business activity in Downtown Clyde.**
3. **Support public events through improvements to green spaces.**
4. **Identify historic building development opportunities.**
5. **Promote historic preservation and define downtown building standards.**
6. **Establish signage and wayfinding standards.**

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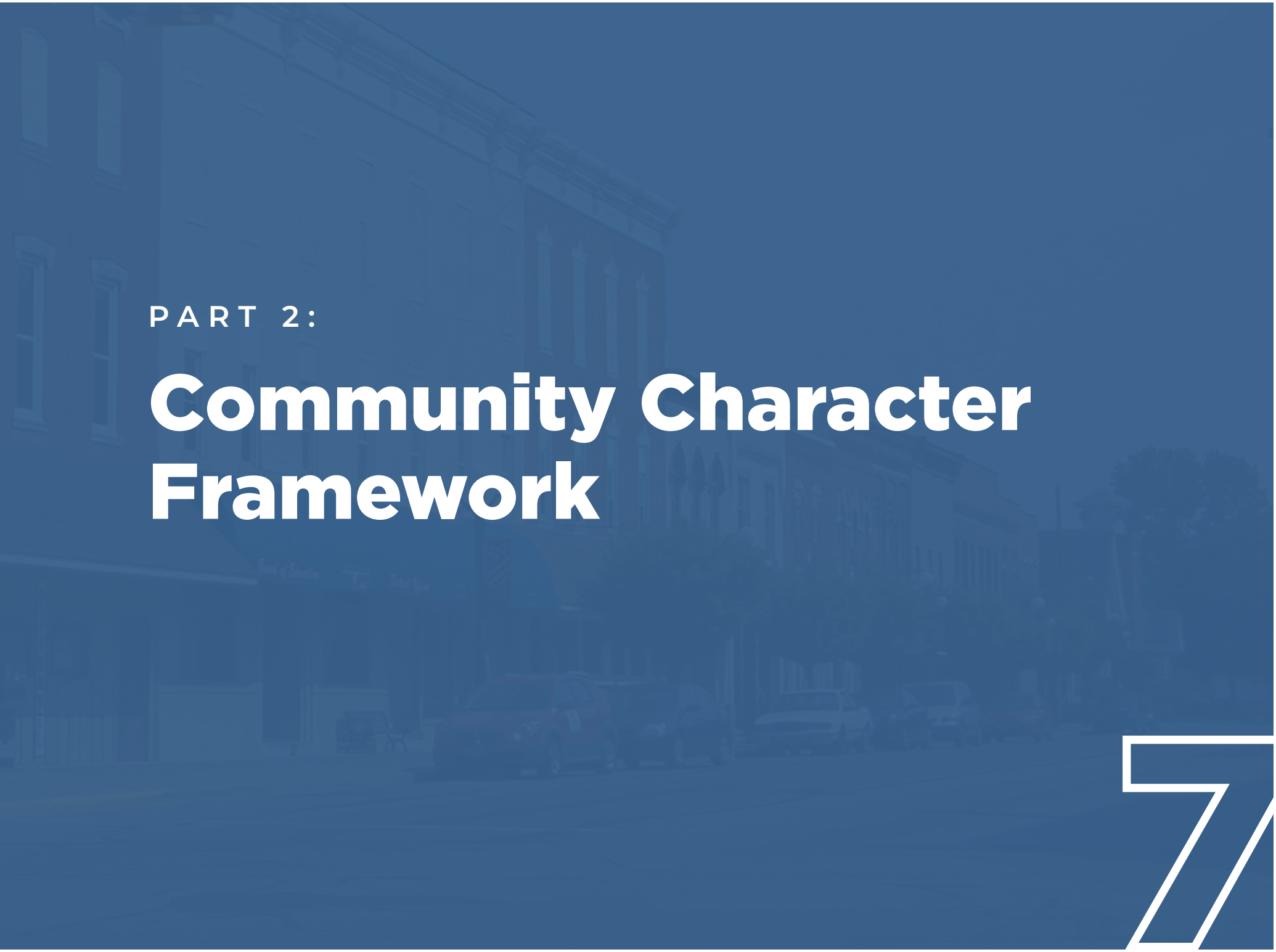
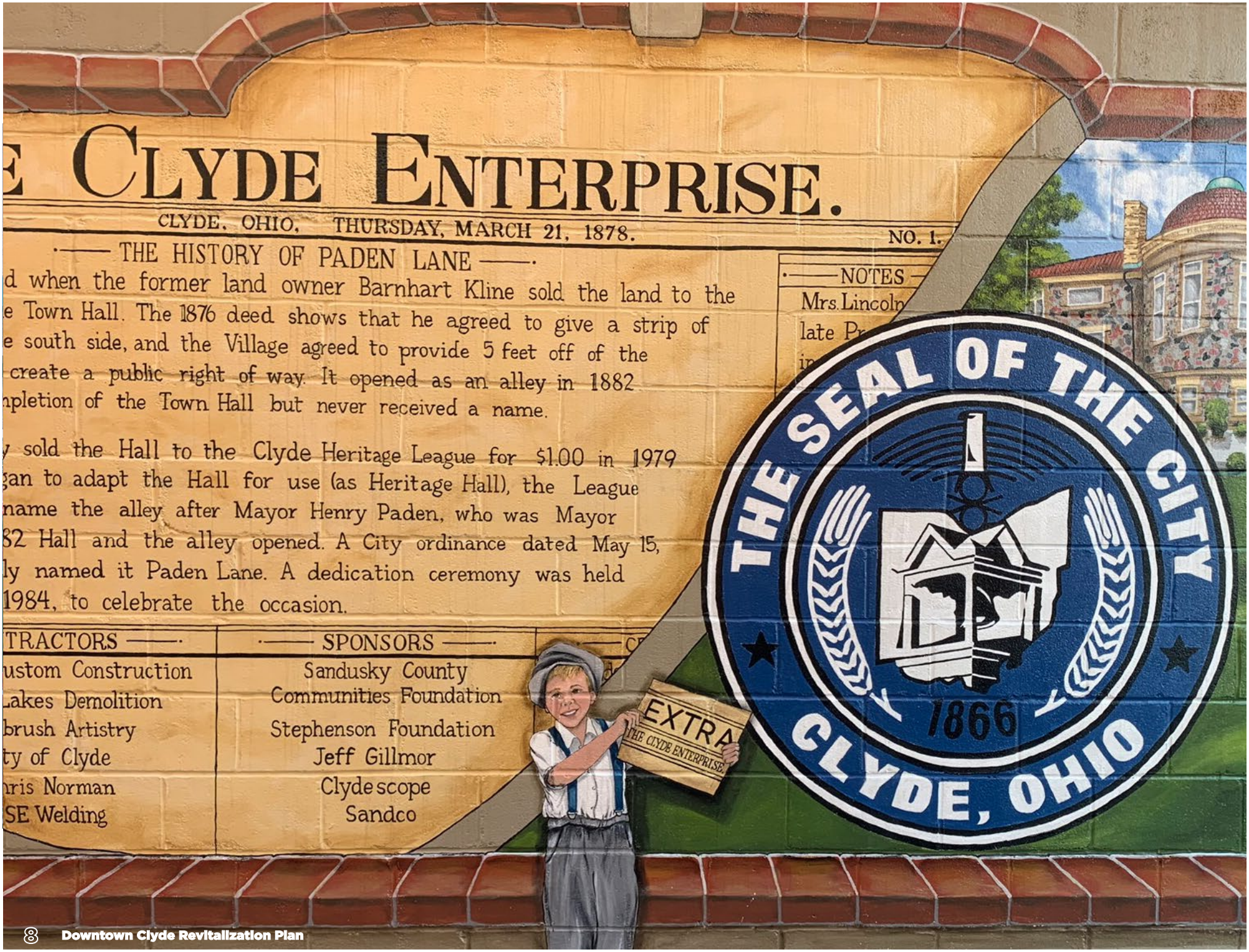
PART 2:

Community Character Framework




E CLYDE ENTERPRISE.
CLYDE, OHIO, THURSDAY, MARCH 21, 1878.
NO. 1.
THE HISTORY OF PADEN LANE
d when the former land owner Barnhart Kline sold the land to the
e Town Hall. The 1876 deed shows that he agreed to give a strip of
e south side, and the Village agreed to provide 5 feet off of the
create a public right of way. It opened as an alley in 1882
npletion of the Town Hall but never received a name.
y sold the Hall to the Clyde Heritage League for $1.00 in 1979
gan to adapt the Hall for use (as Heritage Hall), the League
name the alley after Mayor Henry Paden, who was Mayor
82 Hall and the alley opened. A City ordinance dated May 15,
ly named it Paden Lane. A dedication ceremony was held
1984, to celebrate the occasion.
NOTES
Mrs. Lincoln
late Pr
TRACTORS
ustom Construction
Lakes Demolition
brush Artistry
ty of Clyde
ris Norman
SE Welding
SPONSORS
Sandusky County
Communities Foundation
Stephenson Foundation
Jeff Gillmor
Clydescope
Sandco
EXTRA
THE CLYDE ENTERPRISE
THE SEAL OF THE CITY
1866
CLYDE, OHIO

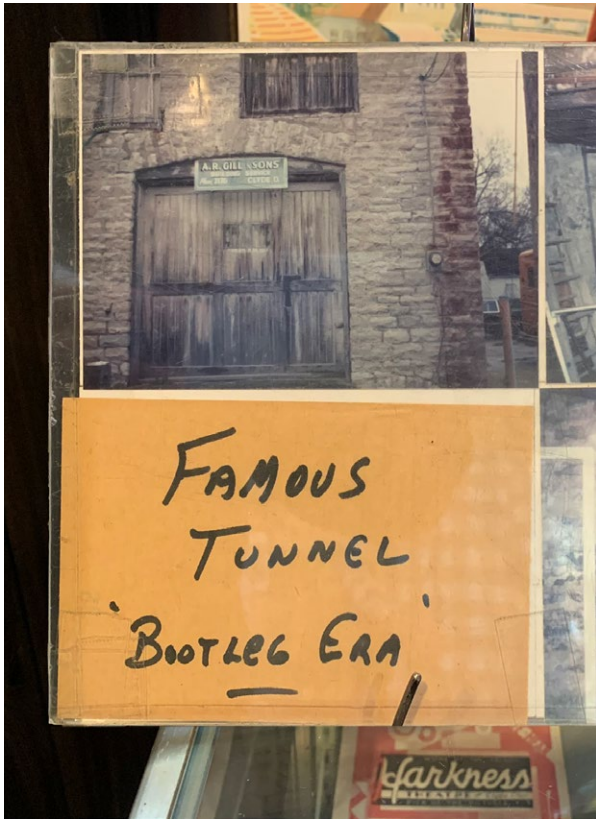
2.1 Our History

Clyde is interwoven with history that includes remarkable people and events.

Local/area

Clyde's days as 'Little Chicago' ended with Prohibition

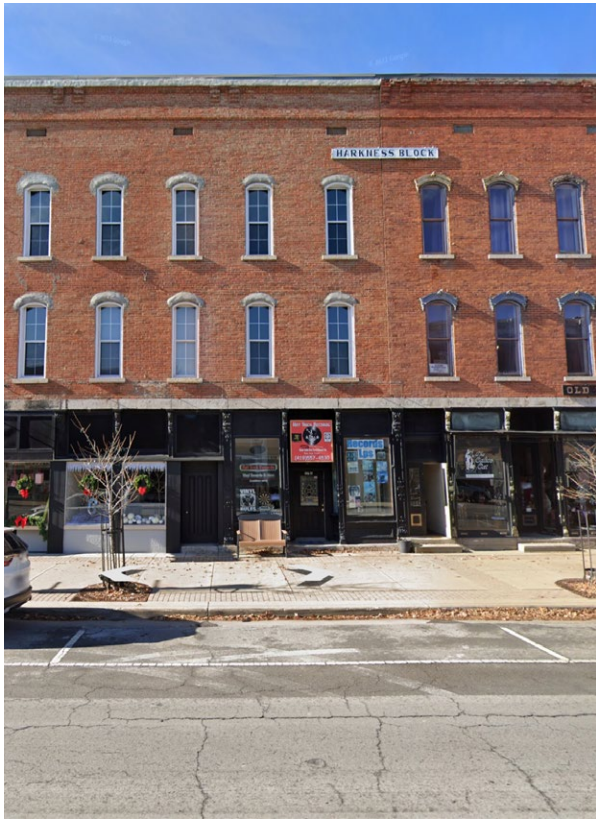
50 years ago, illegal booze was way of life



WEST
101

2.2 Downtown Main Street

Main Street is the heart and soul of the community.



NO TURN ON RED
BREW
106 S. Main

2.3 Our Architecture

Clyde's architecture has unique historic value and potential.

2.4 Our Open Space

Clyde features several opportunities for public green space.

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PART 3:

Marketing, Branding, & Events

17

3.1 Neighborhood Demographics

5 Minute Walk

Population:

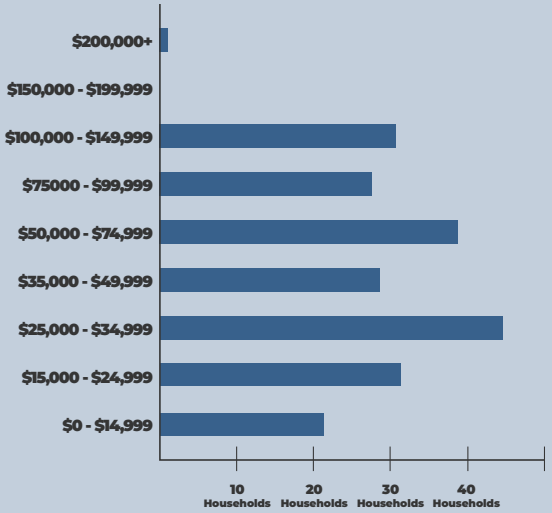
559

37.4
Median Age

222
Total Households

$40,837
Median Household Income

Household Income Distribution



10 Minute Walk

Population:

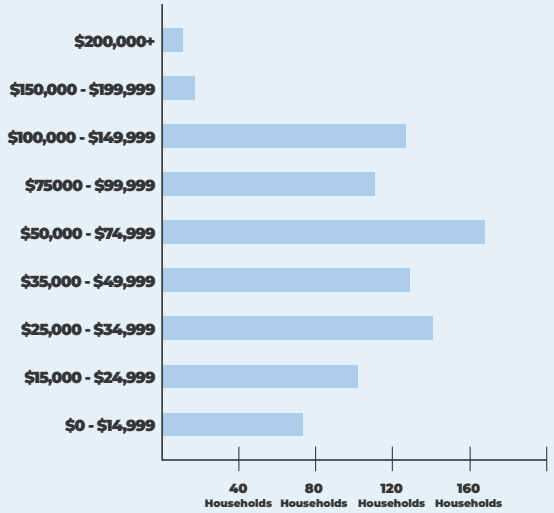
2,260

38.7
Median Age

837
Total Households

$47,523
Median Household Income

Household Income Distribution



15 Minute Walk

Population:

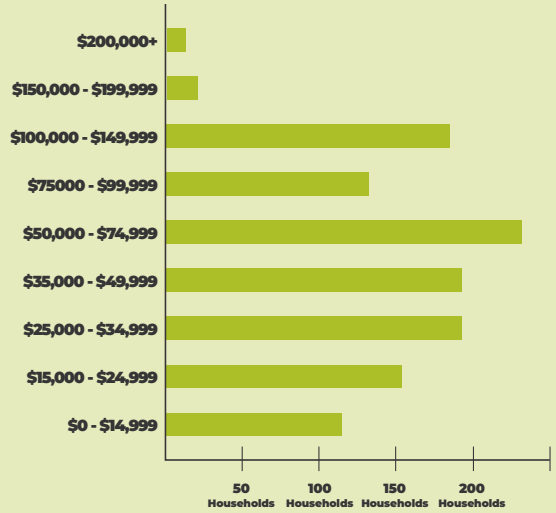
3,163

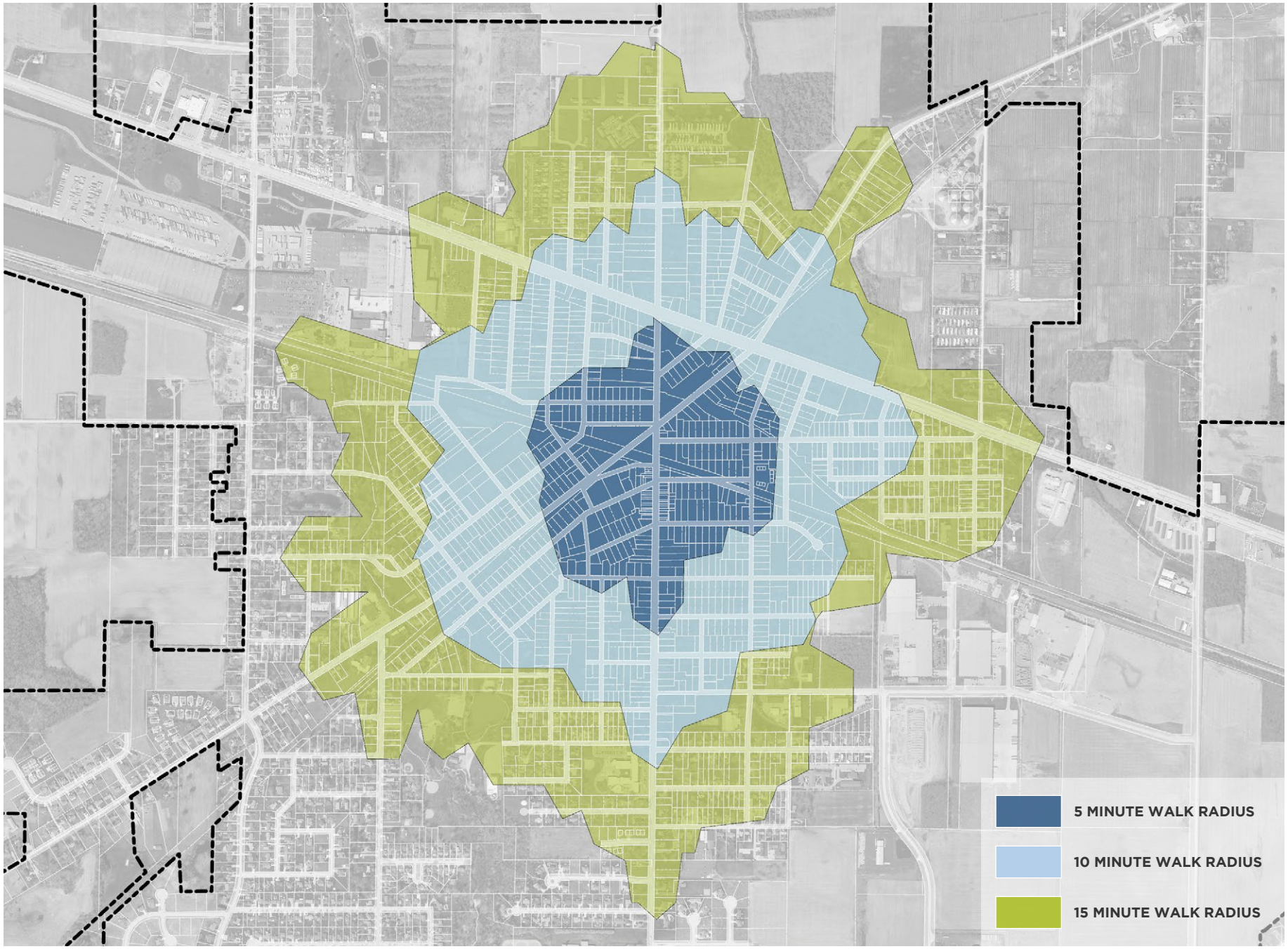
39.1
Median Age

1,236
Total Households

$46,462
Median Household Income

Household Income Distribution




5 MINUTE WALK RADIUS
10 MINUTE WALK RADIUS
15 MINUTE WALK RADIUS

3.2 Local Demographics

5 Minute Drive

Population:

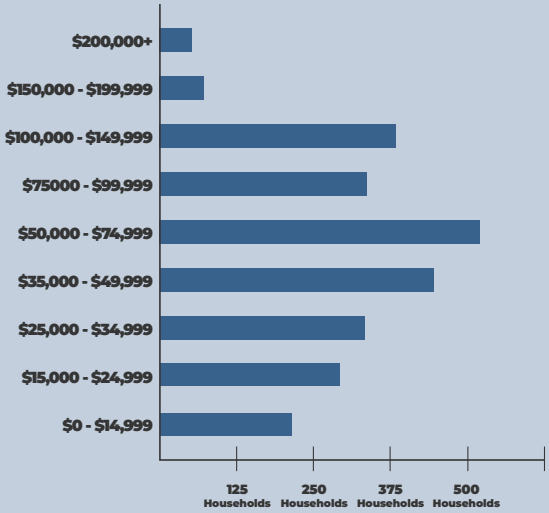
6,419

40.3
Median Age

2,613
Total Households

$51,892
Median Household Income

Household Income Distribution



10 Minute Drive

Population:

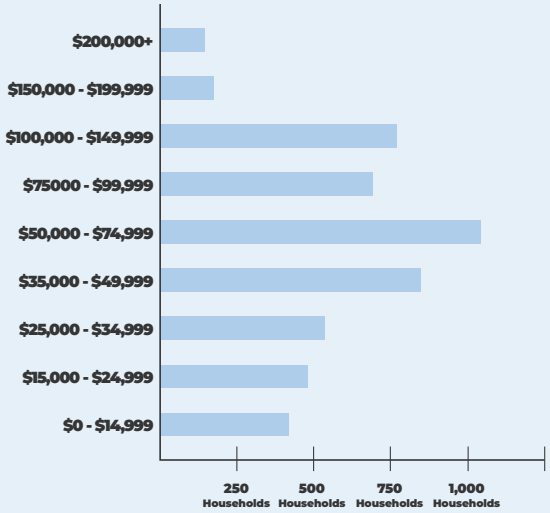
12,602

41.9
Median Age

5,084
Total Households

55,096
Median Household Income

Household Income Distribution



15 Minute Drive

Population:

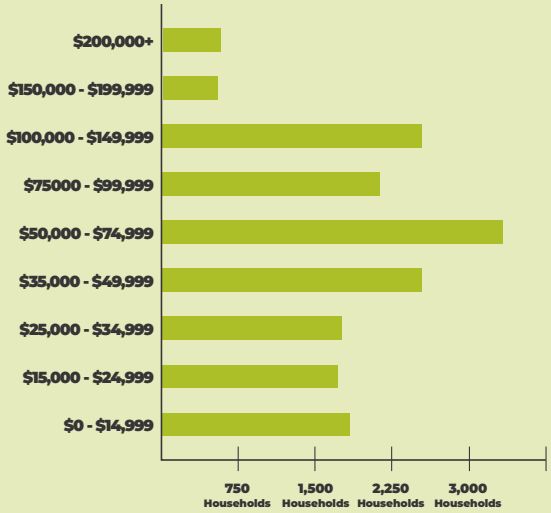
41,609

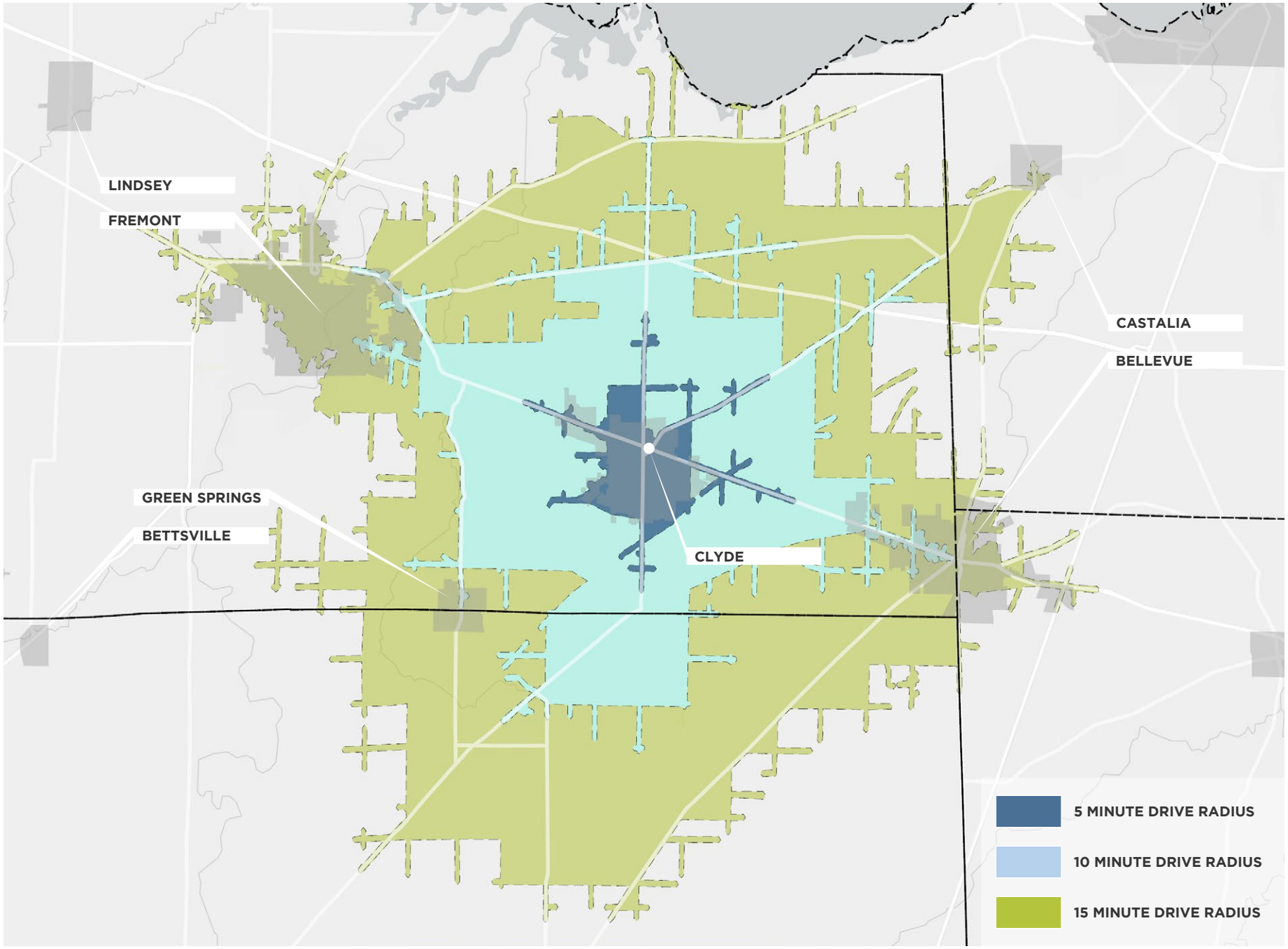
40.8
Median Age

17,350
Total Households

$54,115
Median Household Income

Household Income Distribution




LINDSEY
FREMONT
CASTALIA
BELLEVUE
GREEN SPRINGS
BETTSVILLE
CLYDE
5 MINUTE DRIVE RADIUS
10 MINUTE DRIVE RADIUS
15 MINUTE DRIVE RADIUS

3.3 Regional Demographics

1 Hour Drive

Population:

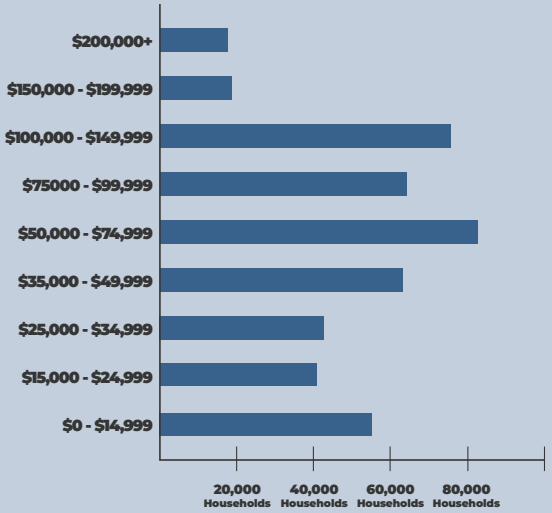
1,119,000+

40.6
Median Age

469,000+
Total Households

$57,289
Median Household Income

Household Income Distribution



2 Hour Drive

Population:

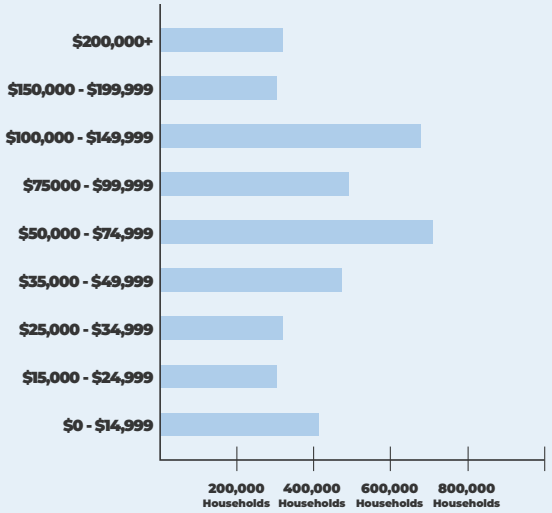
9,616,000+

39.4
Median Age

3,970,000+
Total Households

$65,103
Median Household Income

Household Income Distribution



4 Hour Drive

Population:

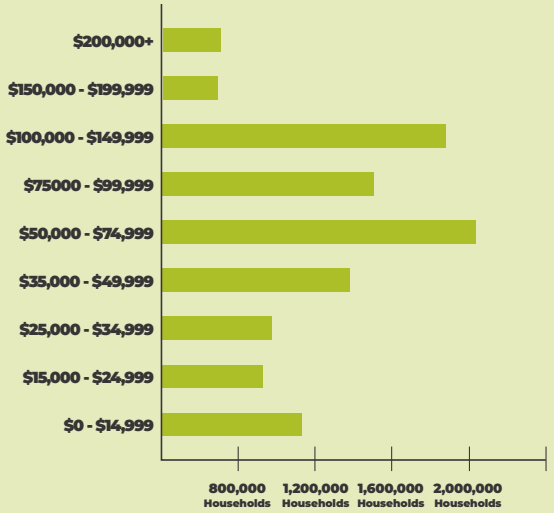
28,101,000+

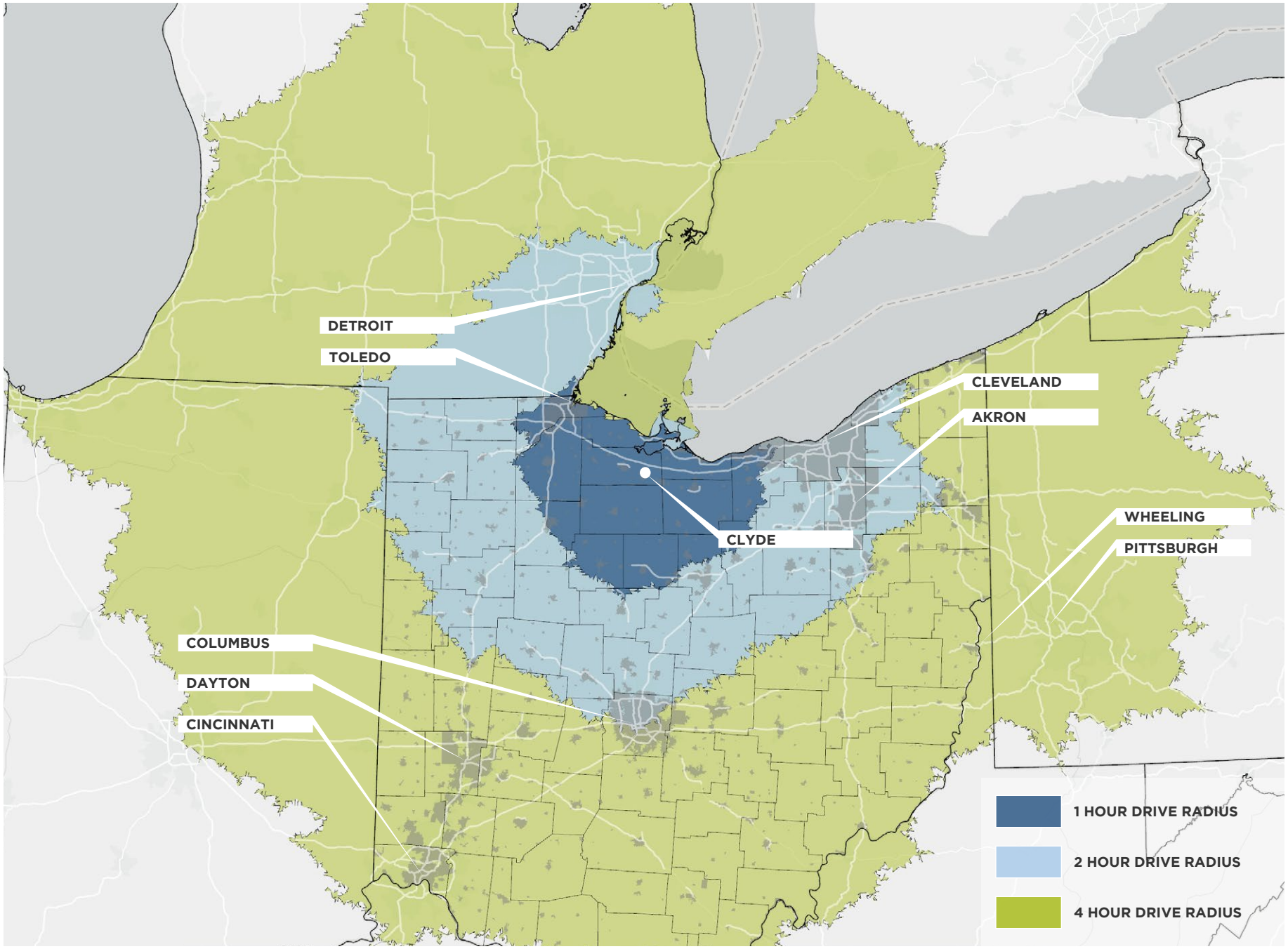
39.9
Median Age

11,463,000+
Total Households

$65,125
Median Household Income

Household Income Distribution




DETROIT
TOLEDO
CLEVELAND
AKRON
CLYDE
WHEELING
PITTSBURGH
COLUMBUS
DAYTON
CINCINNATI
1 HOUR DRIVE RADIUS
2 HOUR DRIVE RADIUS
4 HOUR DRIVE RADIUS

3.4 The Brand Mark

3.4.1 PRIMARY LOCKUP

The primary lockup is for use on official communications, signs, and other graphics. This graphic is simple and scales well for all projects. This lockup can be used in reverse (on a dark background), or can be modified for official use by the City government.

3.4.2 SECONDARY LOCKUP

The secondary lockup is for use where a horizontal format is required. This lockup is

3.5 Fonts

3.5.1 GOTHAM REGULAR & ITALIC
Gotham a custom font that is visually clean and easy to read.

3.5.2 GOTHAM BOLD & BOLD ITALIC
Gotham bold if the primary font for headers and emphasized text. The font creates a strong hierarchy for organizing information.

3.5.3 GOTHAM BLACK
When a punchy font or graphic is required for signs, posters, and other visually dynamic elements, Montserrat Black may be used. This font has a distinctive style while still appearing fun and appealing.

3.5.4 SECONDARY FONT
Montserrat is the primary font for the brand identity. Montserrat is fully free to the public through Google Fonts.

3.5.5 INTERACTIVE SIGN FONT
Fenway Park JF is the script font used as the basis of design for the interactive ‘Clyde Ohio’ sign at Railroad Plaza.

AaBbCc*DdEeFf*

0123456789

AaBbCc*DdEeFf*

0123456789

AaBbCcDdEeFf

0123456789

AaBbCcDdEeFf

0123456789

3.6 Primary Color Palette

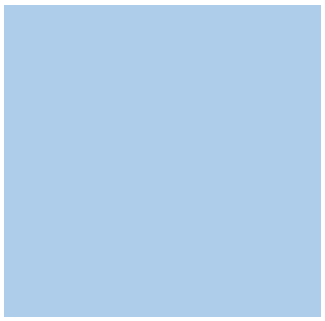
3.6.1 PRINCIPAL COLOR PALETTE

Dark Blue

HEX #38618c

Medium Blue

HEX #4e91d0

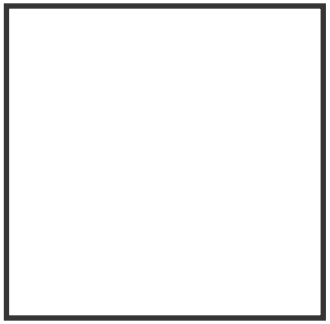


Medium Blue

HEX #aecdea

Dark Grey

HEX #353535



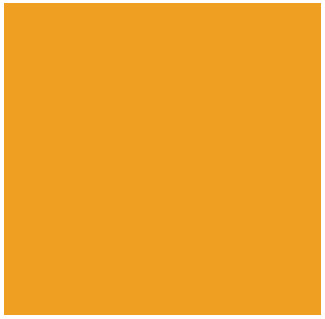
White

HEX #ffffff

3.6.2 SECONDARY COLOR PALETTE

Dark Red

HEX #7d1111



Orange

HEX #ef9f22

Yellow

HEX #fef200

Dark Green

HEX #204e28

Light Green

HEX #adbf28

3.7 Full Color Palette

Color	Name	Hex Code	RGB			CMYK				Pantone	RAL
			R	G	B	C	M	Y	K		
	Dark Blue	38618c	56	99	141	86	60	24	6	534 C	5026
	Medium Blue	4e91d0	78	145	208	63	30	0	18	660 C	5015
	Light Blue	aecdea	174	205	234	26	12	0	8	277 C	5024
	Dark Green	204e28	32	78	40	59	0	49	69	343 C	6035
	Medium Green	547d3b	84	125	59	33	0	53	51	2265 C	6017
	Light Green	adbf28	173	191	40	9	0	79	25	2299 C	6018
	Yellow	fef200	254	242	0	0	5	100	0	803 C	1016
	Orange	ef9f22	239	159	34	0	33	86	6	143 C	1033
	Light Red	dc3522	220	53	34	0	76	85	14	179 C	3028
	Dark Red	7d1111	125	17	17	0	86	86	51	1815 C	3003
	Dark Grey	353535	29	34	38	24	11	0	85	Black C	9011
	Dark/Medium Gray	494a42	73	74	66	1	0	11	71	425 C	7022
	Medium Gray	818074	129	128	116	0	1	10	49	408 C	7023
	Med/Light Gray	96988c	150	152	140	1	0	8	40	403 C	7030
	White	ffffff	255	255	255	0	0	0	0	407 C	9016

3.8 Event Support and Setup

3.8.1 EXISTING COMMUNITY EVENTS

The City of Clyde has various city events throughout the year. Most of these events are during the late summer and fall. There is an opportunity for additional events during late spring, early summer, and mid summer.

3.8.2 CLYDE FAIR (SEPTEMBER)

The Clyde Fair closes Main Street for a weekend.

3.8.3 HALLOWEEN PARADE (OCTOBER)

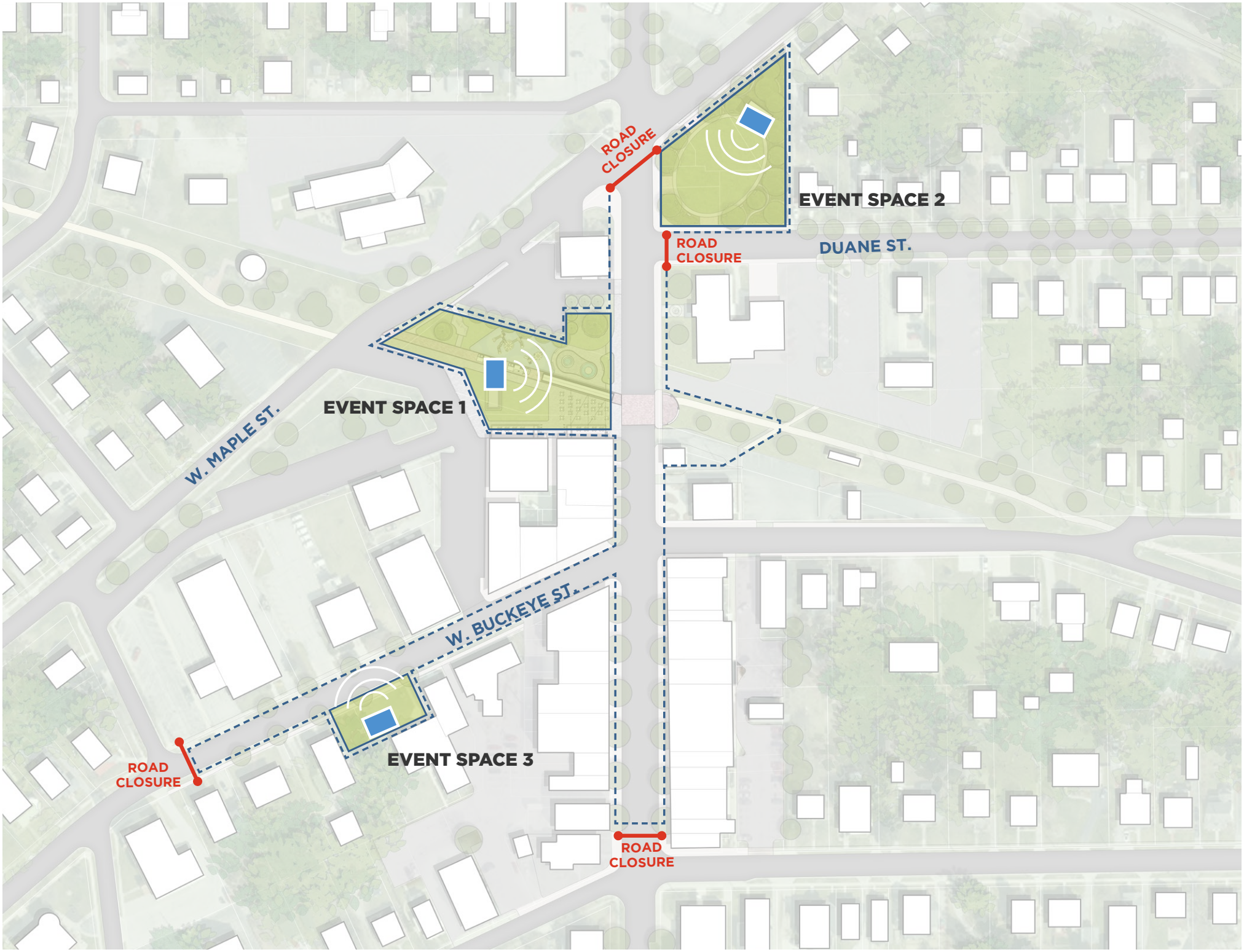
This significant festive includes closure of Main Street for a parade and fireworks.

3.8.4 WINESBURG WEEKEND (NOVEMBER)

This significant festive includes closure of Main Street for a parade and fireworks.

3.8.5 FUTURE EVENT SETUP

With new parks and open spaces, Downtown Clyde can support larger and more dynamic events. There are three potential locations for stages, gatherings, or other festivities. Additionally, the closure of Main Street allows for continuous pedestrian flow along the commercial corridor.


ROAD CLOSURE
EVENT SPACE 2
ROAD CLOSURE
DUANE ST.
EVENT SPACE 1
W. MAPLE ST.
W. BUCKEYE ST.
EVENT SPACE 3
ROAD CLOSURE
ROAD CLOSURE

3.9 Downtown DORA

3.9.1 WHAT IS A DORA?

A 'DORA' is an acronym standing for 'Designated Outdoor Refreshment Area'. This is an area in which certain types of alcohol products are able to be consumed outside of private buildings in public space.

3.9.2 WHAT IS THE LEGAL FOUNDATION FOR A DORA?

A DORA is a specified area of land that a city or town has designated as exempt from various open container rules and regulations. This is described in detail in Ohio Revised Code Section 4301.82.

3.9.3 HOW DOES A DORA WORK?

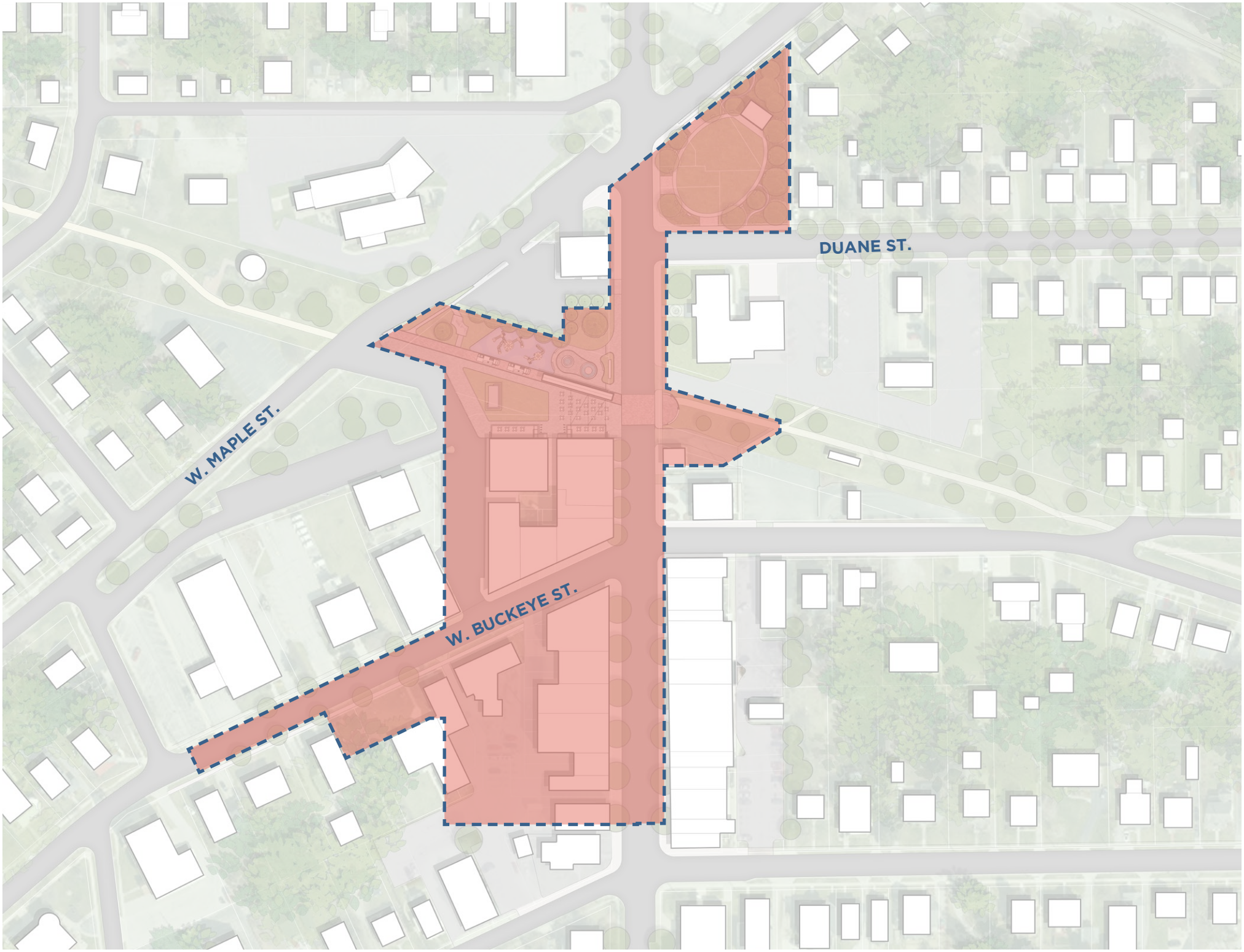
A visitor to a DORA can purchase an alcoholic beverage and walk around a designated area with thier open container beverage. Generally visitors will purchase a special cup from a vendor that has a DORA

3.9.4 WHY IS A DORA A GOOD IDEA FOR CLYDE?

A DORA will bring new visitors to Downtown Clyde as well as encourage longer term visitation for existing residents. This will also support business

3.9.5 WHAT ARE THE NEXT STEPS TO SET UP A DORA?

The City of Clyde should explore creation of a DORA with internal staff and external legal counsel as necessary. A proposed bounday for the DORA has been provided at right. Signage will need to be provided at the edge of the DORA to delineate where the DORA district ends.


DUANE ST.
W. MAPLE ST.
W. BUCKEYE ST.

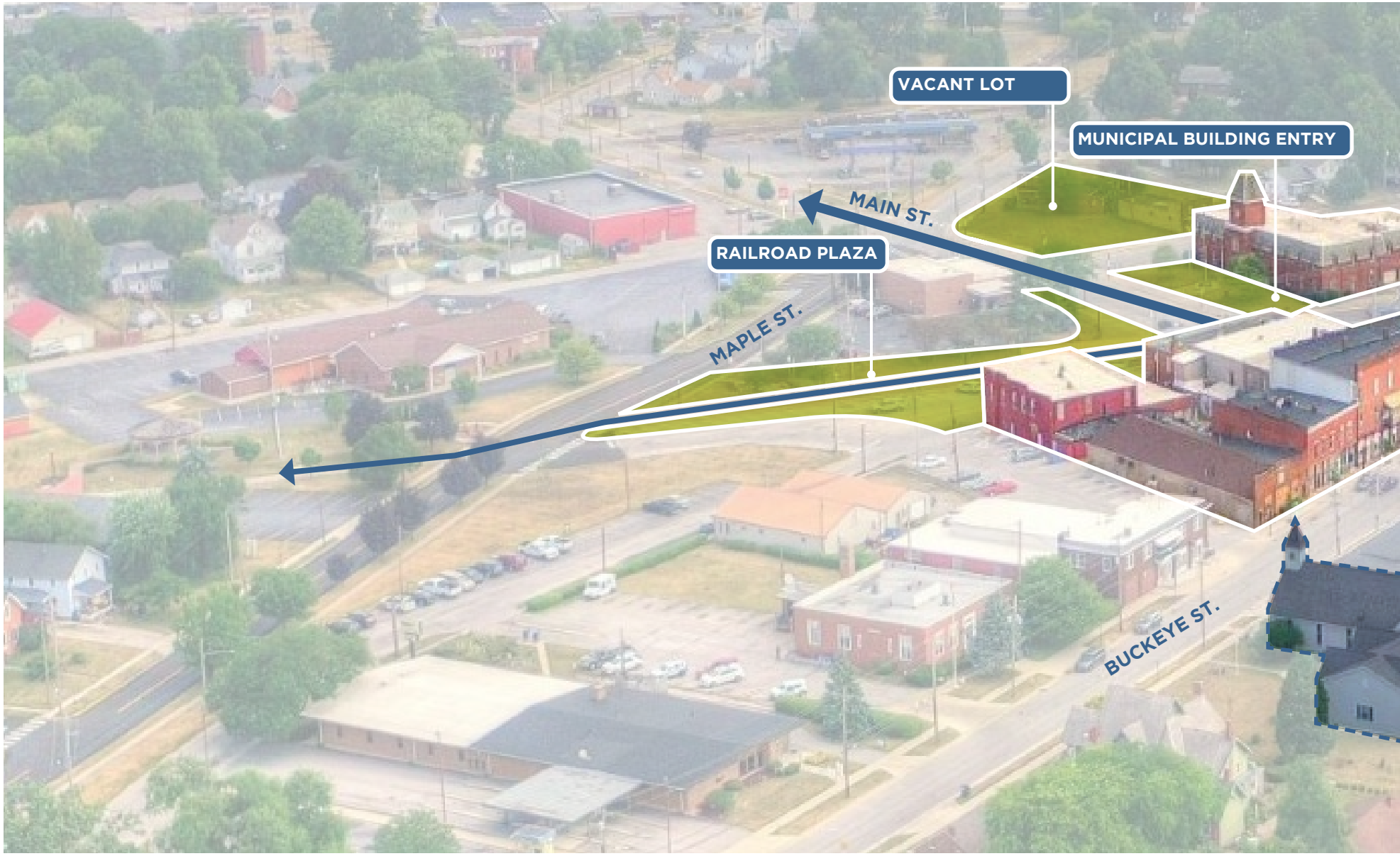
CLYDE
OHIO

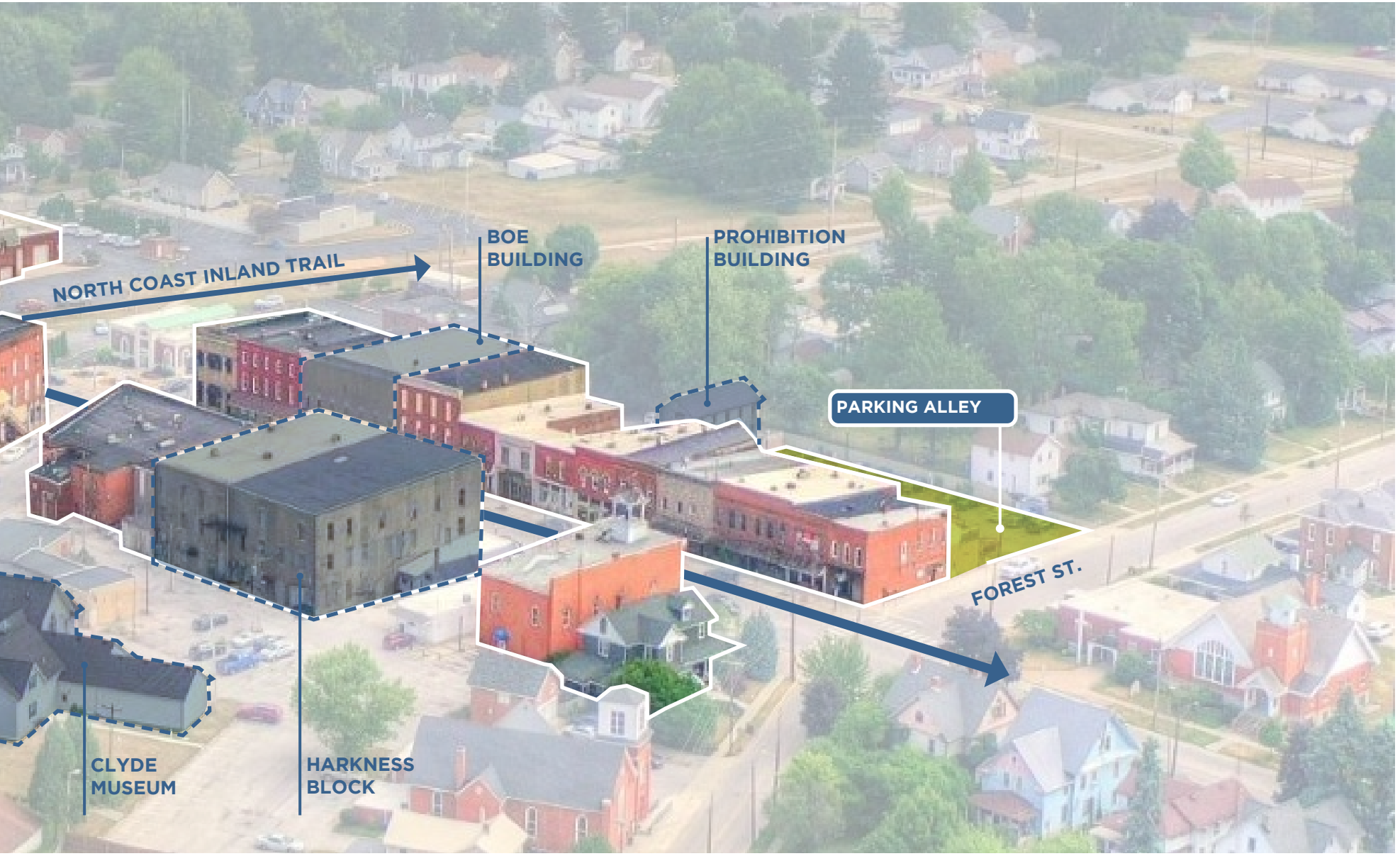
PART 4:

Urban Design & Placemaking

33

4.1 Downtown Clyde Existing Elements




NORTH COAST INLAND TRAIL
BOE BUILDING
PROHIBITION BUILDING
PARKING ALLEY
FOREST ST.
CLYDE MUSEUM
HARKNESS BLOCK

4.2 Overall Program

Downtown Clyde has several opportunities for improvement, including key buildings and existing public spaces.

4.2.1 OUTDOOR PUBLIC SPACES

Existing public outdoor spaces serve as gathering places during seasonal events and have the potential to be expanded upon both in size, quality and program.

The Municipal Building front entry will be updated to increase the general quality of the space while providing functional improvements as well, such as ADA access.

Railroad Plaza as it currently stands is a gathering space for the community. This space has potential to serve many more functions throughout the year. Creating a central community hub for events, outdoor dining and recreation is a priority.

Downtown Clyde is in general need for streetscape improvements. This includes pavement repair and replacement, as well as planting improvement. Donor bricks throughout downtown are to be maintained and re-placed.

The alley between Forest and Buckeye Street, featuring the historic prohibition building, has the potential to serve as a pedestrian thoroughfare with improvement to back of house organization and paving improvements.

4.2.2 BUILDING PROJECTS

There are several potential building projects within Downtown Clyde.

MAPLE ST.
DUANE ST.
BUCKEYE ST.
FOREST ST.
1 Storybook Park
2 Municipal Building
3 Railroad Plaza
4 Streetscape Improvements
5 Pedestrian Alley
A Clyde Museum
B Harkness Block
C BOE Building
D Prohibition Building

4.3 Railroad Plaza Site Amenities Program

Railroad Plaza has the potential to serve as the central hub of gathering and activity in Downtown Clyde. Restructuring its current use will activate the space a provide amenities to downtown patrons.

4.3.1 OUTDOOR DINING

The proposed design for Railroad Plaza transforms what is currently a parking lot and vehicular pass through into a pedestrian space providing outdoor dining amenities to downtown. Flexible seating, restaurant patios and food truck utility hookups creates an active and usable space along main street.

4.3.2 COMMUNITY EVENT LAWN

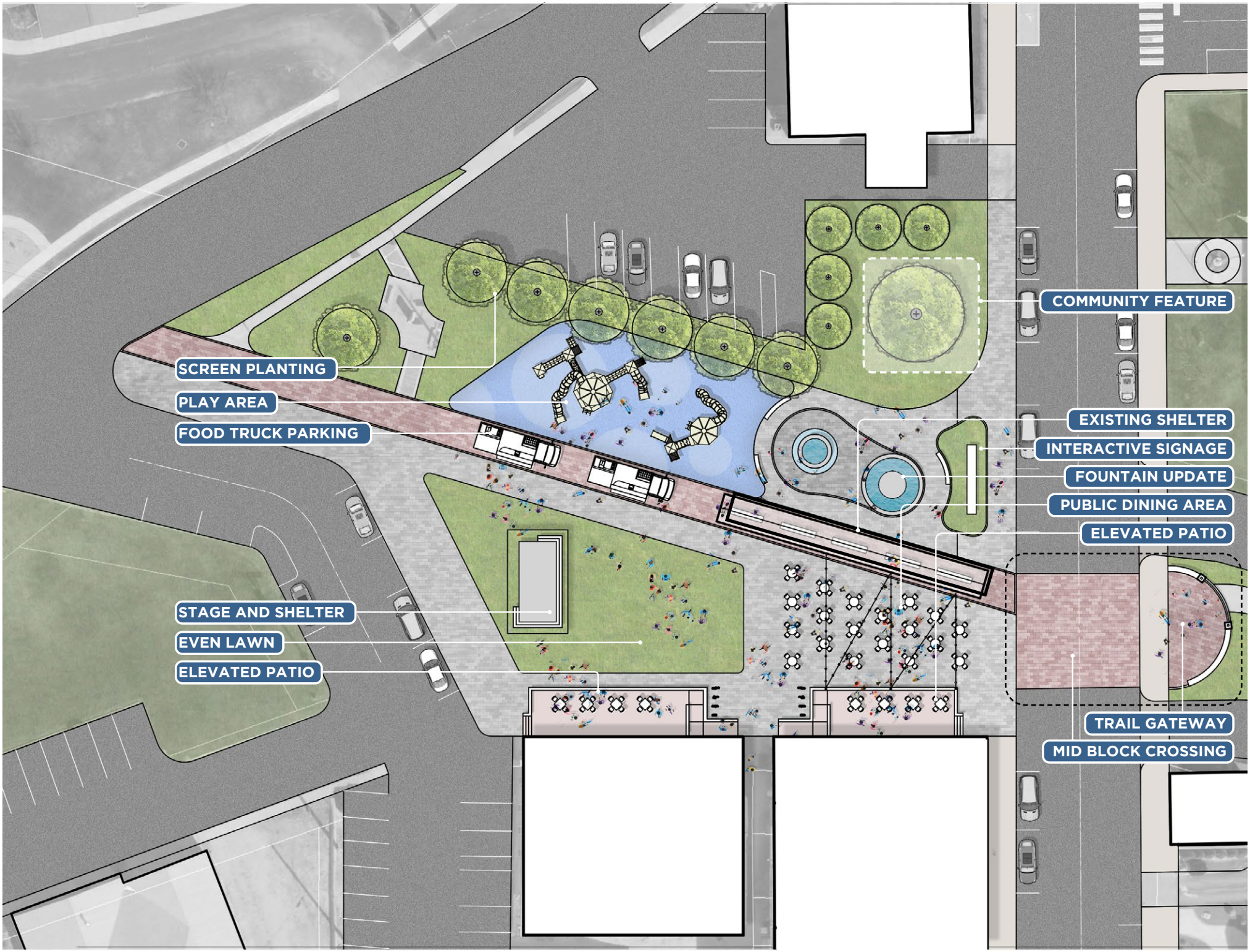
In addition to outdoor seating, an event lawn and shelter provides a space for performances and other events. This provides a permanent space for city events and festivals to be hosted, while remaining a flexible open space during off days.

4.3.3 WATER FEATURE

People gather around water, and the existing water feature is in need of a makeover. The proposed feature in roughly the same location features a secondary fountain as well as seating and pavement improvements. The combination of outdoor dining, event lawn, play area and water feature creates a vibrant downtown space.

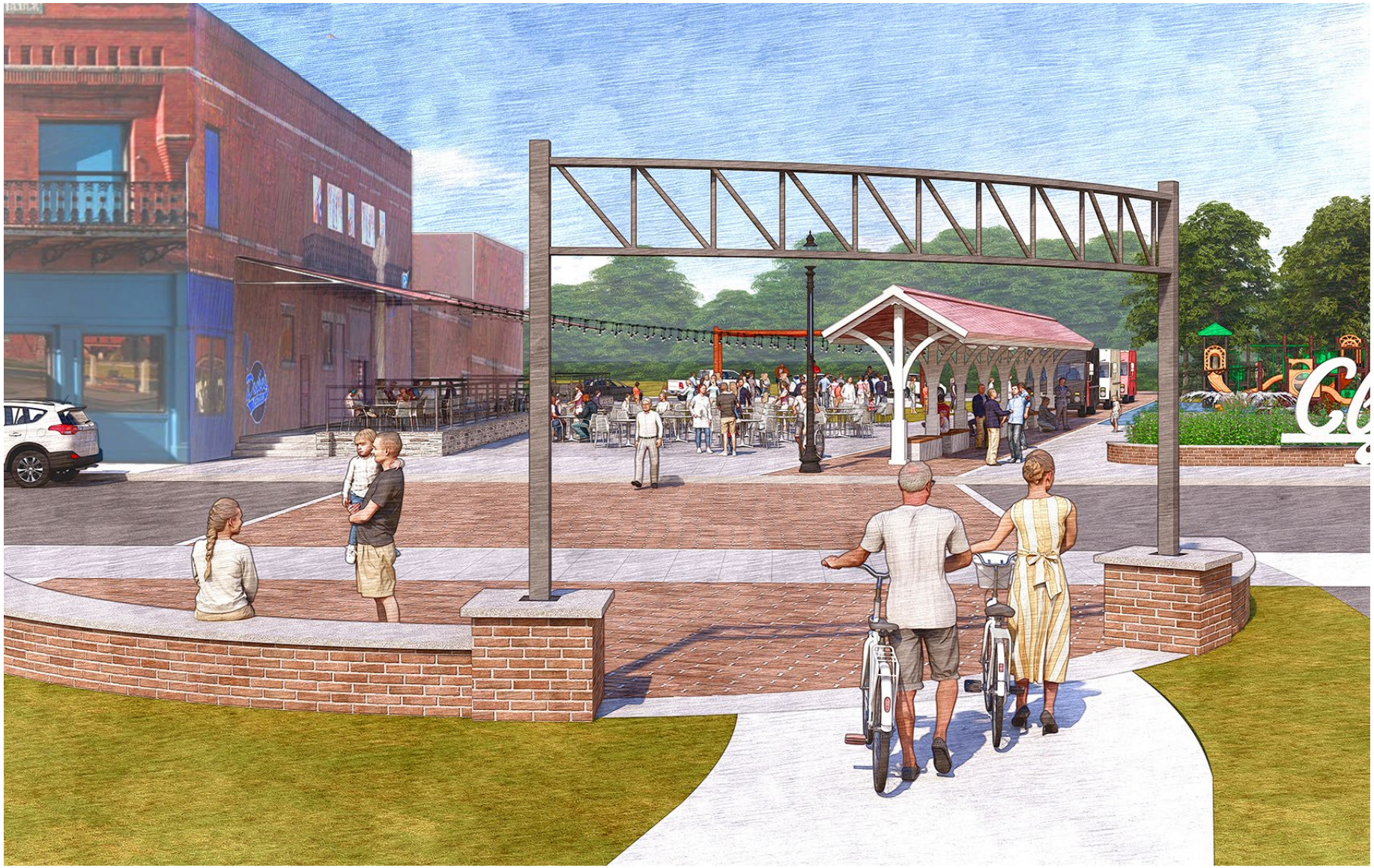
Railroad Plaza	
Demolition	$100,000
Hardscape	$800,000
Planting	$50,000
Electrical	$100,000
Furnishings & Structures	$200,000
General	$200,000
Total	**$1,450,000**

North Coast Inland Trail Gateway & Crossing	
Demolition	$10,000
Hardscape	$50,000
Electrical	$25,000
Gateway Sign	$50,000
General	$50,000
Total	**$175,000**


COMMUNITY FEATURE
SCREEN PLANTING
PLAY AREA
FOOD TRUCK PARKING
EXISTING SHELTER
INTERACTIVE SIGNAGE
FOUNTAIN UPDATE
PUBLIC DINING AREA
ELEVATED PATIO
STAGE AND SHELTER
EVEN LAWN
ELEVATED PATIO
TRAIL GATEWAY
MID BLOCK CROSSING

4.3.4 COMMUNITY EVENT LAWN

The Community Event Lawn is a flexible open space featuring a small performance area and adjacent amenities such as business patios and utility hookups for food trucks.

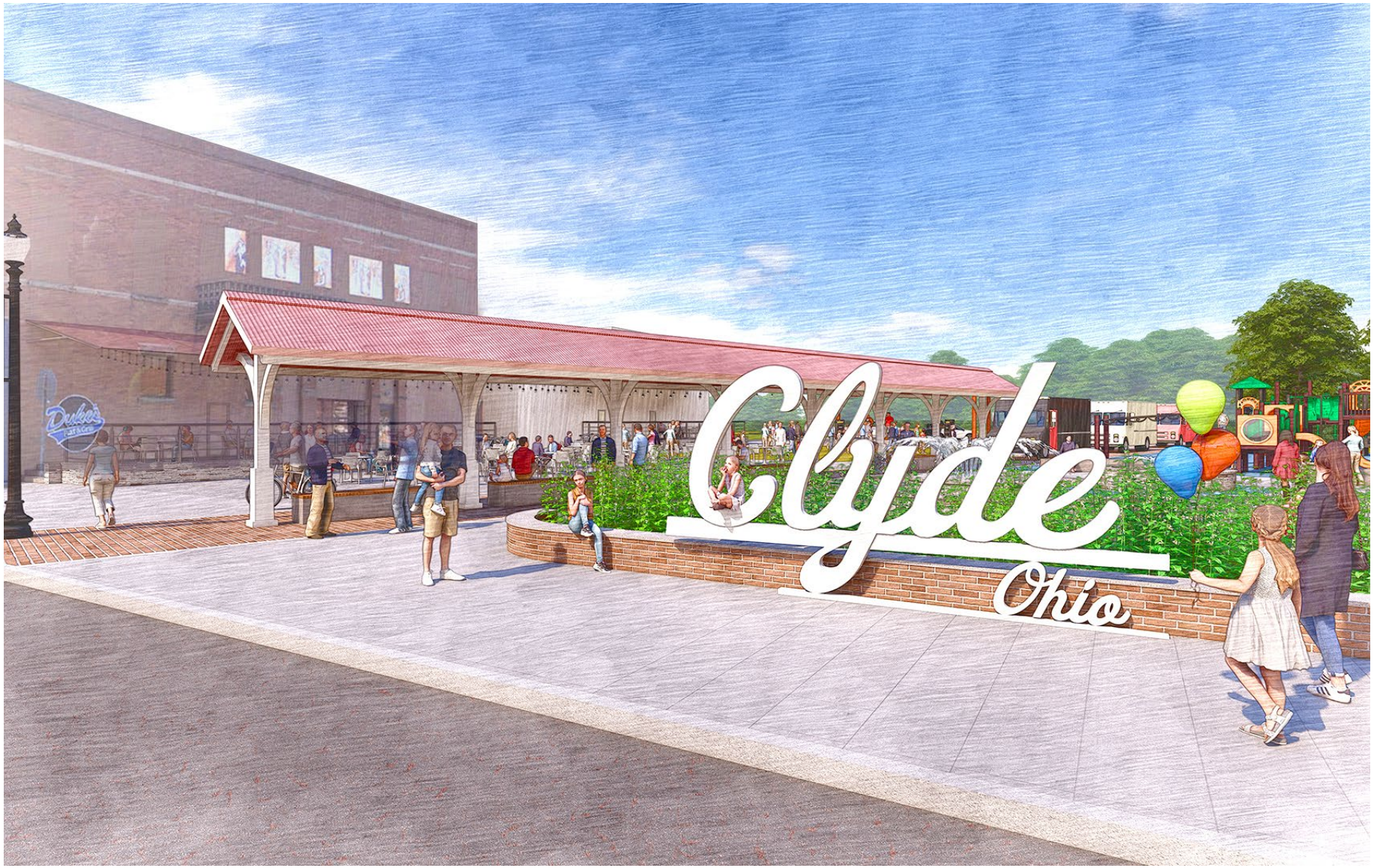


4.3.5 NORTH COAST INLAND TRAIL CONNECTION

A key element relating to the Railroad Plaza Redesign is the connection to the North Coast Inland Trail. A more significant gateway and mid-block crossing joins spaces and welcomes trail users to the new heart of downtown.

4.3.6 OUTDOOR DINING

New patios and outdoor dining space transforms a current parking lot into a place for people to gather.



4.3.7 INTERACTIVE SIGNAGE

An eye-catching interactive sign marks the improved railroad plaza as a point of interest.

4.4 Storybook Park Site Amenities Program

Storybook park takes advantage of existing vacant lots and to-be-acquired properties to create a significant green space anchoring the northern edge of downtown.

4.4.1 AMPHITHEATER

An amphitheater nestled in the northeast corner of the site provides a primary space for performance during City events and Festivals. On off days this space will be perfect for families and friends to gather.

4.4.2 GREENSPACE

Storybook park is the most significant available green space downtown has to offer. A large lawn is suitable for a variety of recreation. Surrounding the lawn are ornamental trees, shrubs and garden paths, creating a sense of enclosure.

4.4.3 HISTORICAL NARRATIVE

The park will also possess a historical narrative in the form of monuments surrounding the central lawn. These monuments will engage park users and lead them through the stories told in Sherwood Anderson's literary classic, 'Winesburg, Ohio'.

An example of a small amphitheater shelter.
Photo: carolina-recreation.com

Storybook Park	
Demolition	$20,000
Hardscape	$200,000
Planting	$300,000
Electrical	$80,000
Furnishings & Structures	$200,000
General	$200,000
Total	**$1,000,000**

GARDEN PATHS
SHELTER/STAGE
EVENT LAWN
SHADE TREES
BOOK MONUMENTS
PLANTING BEDS
GARDEN PATHS

4.5 Municipal Building Site Amenities Program

The current state of Clyde's Municipal Building is dated and in need of outdoor upgrades. The front lawn does not provide usable outdoor space and poses issues for access. A refresh is a priority for this downtown centerpiece.

4.5.1 ADA ACCESS

The existing entrance to the building is not ADA accessible. Restructuring the entry to allow for ADA Access is a priority. Stairs to the building are pulled toward the street, allowing ADA pathways to approach the entrance from the north and south. Seat walls along both sides of the new central walk provide a an outdoor space to linger. Existing features, such as flagpoles, existing trees, and monuments will remain.

Delaware County Courthouse.

Municipal Building	
Demolition	$10,000
Hardscape	$65,000
Planting	$35,000
Electrical	$30,000
Furnishings	$10,000
General	$50,000
	$200,000

ADA PATHS
EXISTING FLAG POLES
EXISTING TREES
SEAT WALLS
REPAIRED SIDEWALK

4.6 Major Gateway Sign

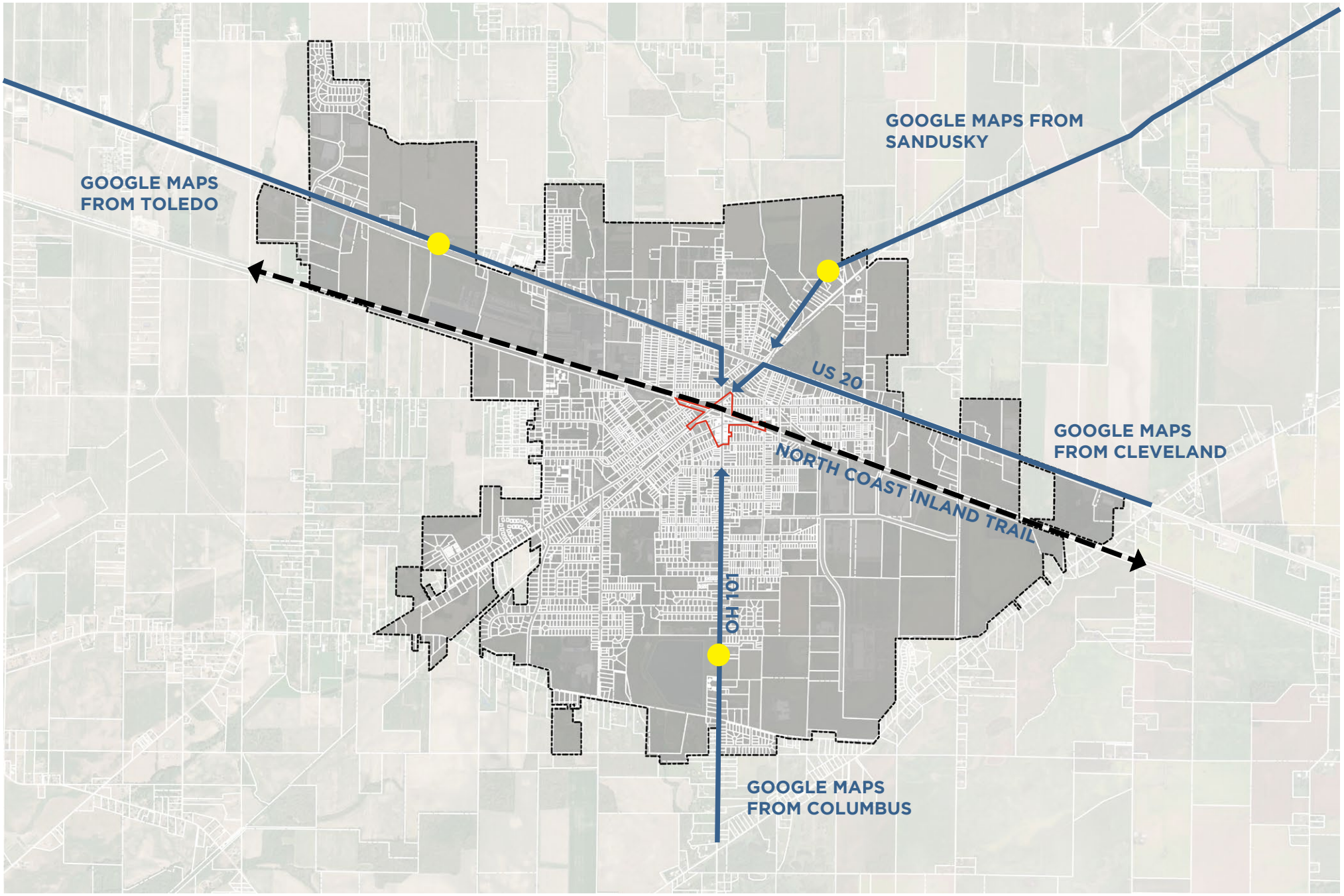
A major gateway sign should be constructed at the southeast corner of Main St. and E. Maple St. This highly visible intersection can serve as a northern gateway for both City of Clyde.

4.6.1 EXISTING CONDITIONS

This site is currently vacant green space and will be converted into a new park following the acquisition of several adjacent parcels. The gateway sign will find a home on the corner of the new park that will illustrate Clyde's history and hold events

4.6.2 PROPOSED DESIGN

The new major Gateway sign should be large enough in scale to be easily visible from passing traffic that is moving at a high rate of speed. The sign should have a masonry base and should have colors that represent the brand identity of the city.


GOOGLE MAPS
FROM TOLEDO
GOOGLE MAPS FROM
SANDUSKY
US 20
GOOGLE MAPS
FROM CLEVELAND
NORTH COAST INLAND TRAIL
OH 101
GOOGLE MAPS
FROM COLUMBUS

4.7 Minor Gateway Signs

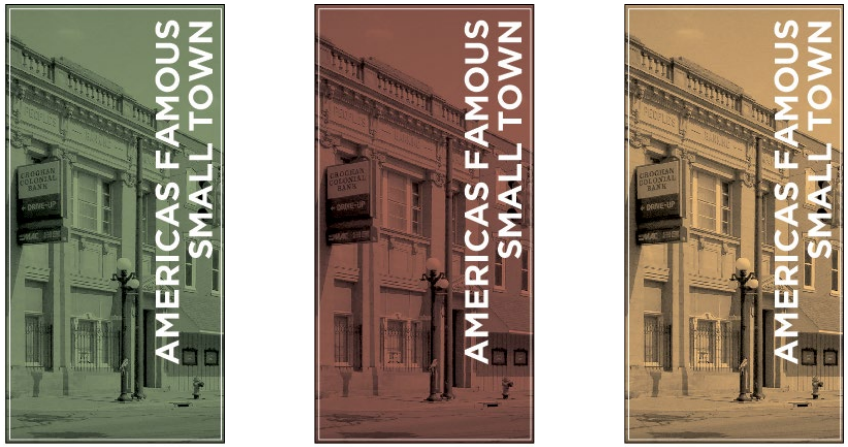
Minor gateway signs can mark the entrance to the City of Clyde and to the historic district.

4.7.1 THE DESIGN

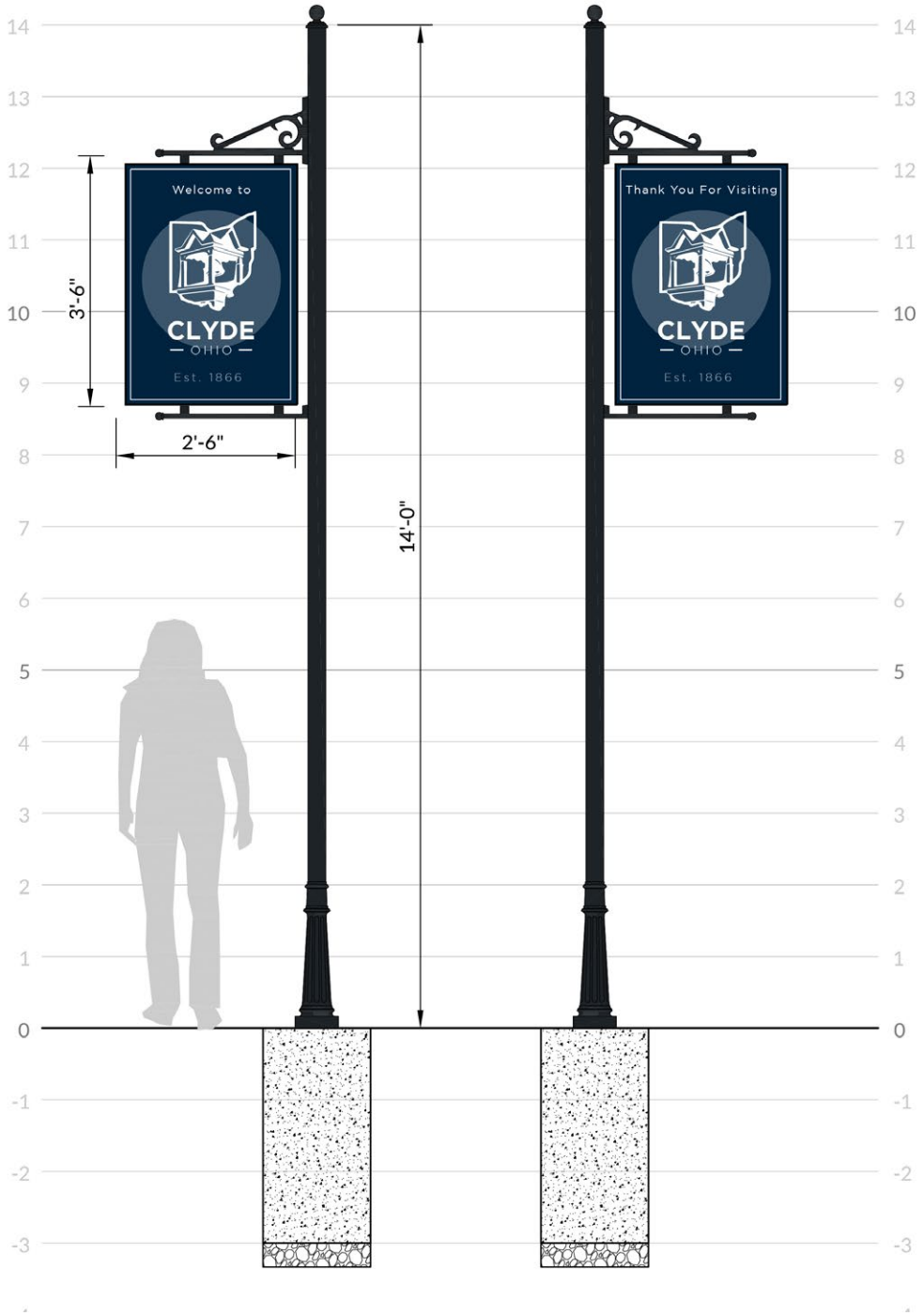
The design is based on the standard sign family but has a much larger sign graphic. This will be highly visible from adjacent roadways but can be easily located within existing rights-of-way.

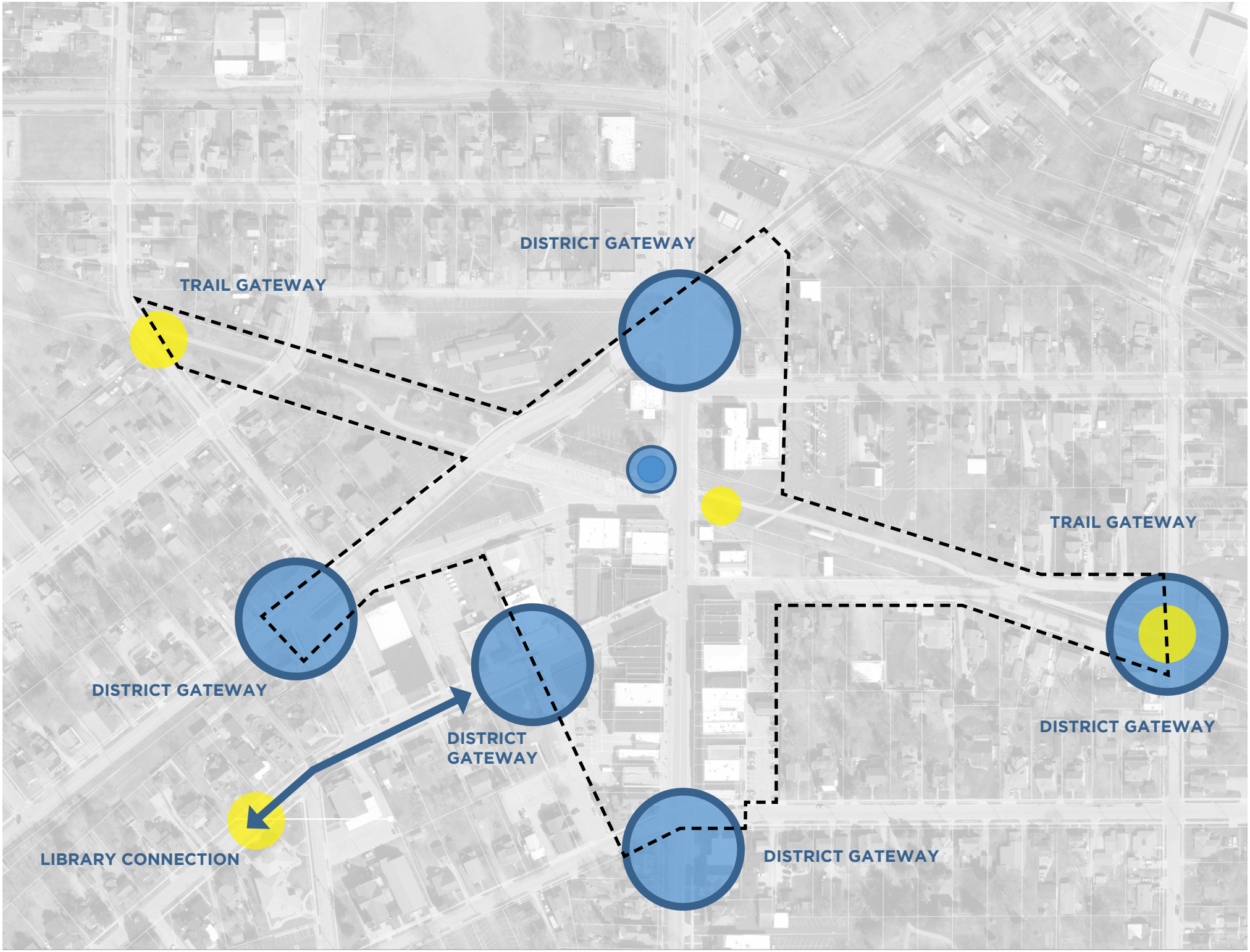
4.7.2 SIGN MESSAGE

The sign message should have the Clyde brand identity and should include some text such as “welcome to” and “thanks for visiting”. This text can be determined later and can be customized to each site.



Seasonal Colorways




DISTRICT GATEWAY
TRAIL GATEWAY
TRAIL GATEWAY
DISTRICT GATEWAY
DISTRICT GATEWAY
DISTRICT GATEWAY
DISTRICT GATEWAY
LIBRARY CONNECTION

4.8 Customized Sign Family

Downtown Directional Sign

Street Sign

Directional Sign

Minor Gateway Sign

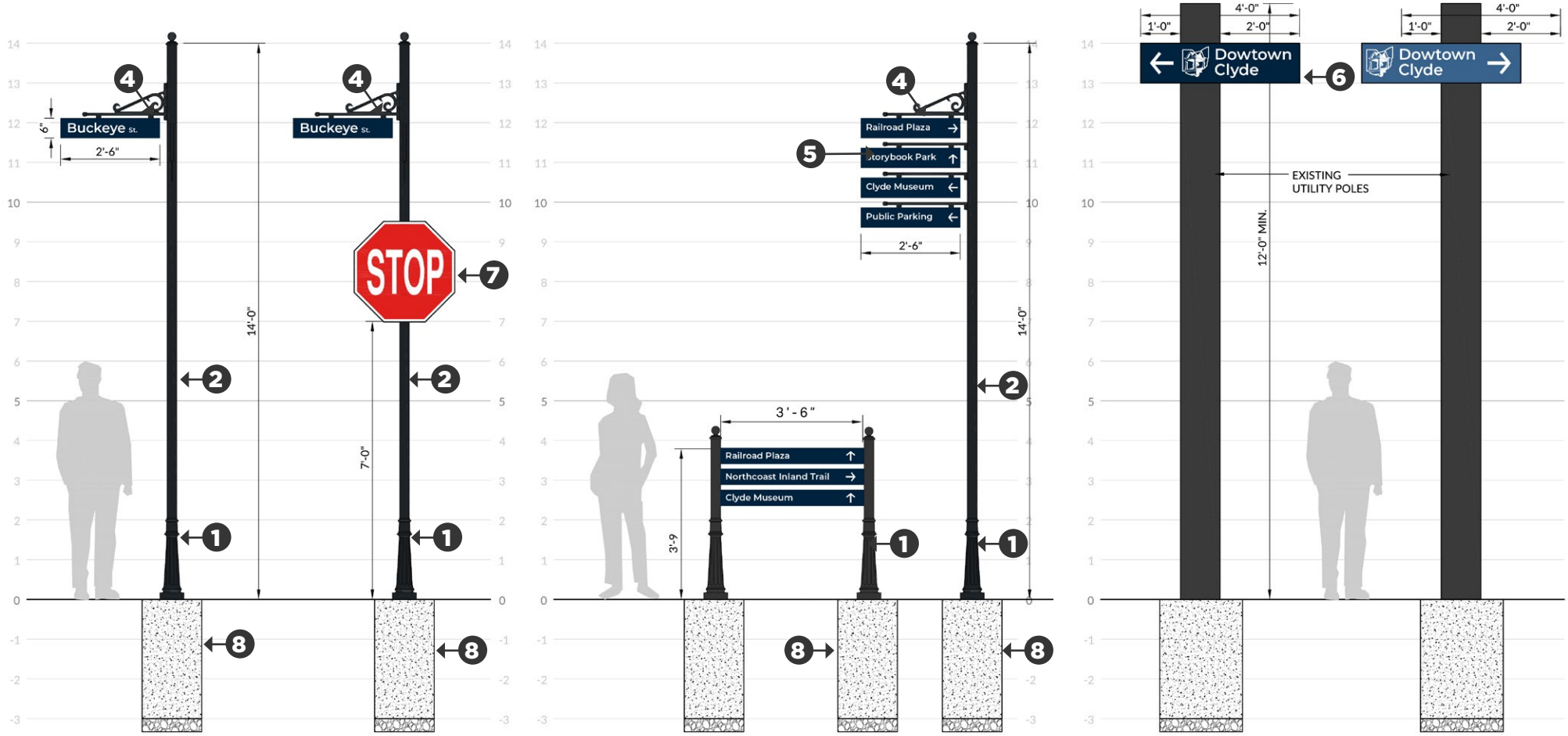
Streetscape Banners

Roadside Directional Marker (Dark)

Roadside Directional Marker (Light)

4.8.1 KEY SPECIFICATIONS

1. 24” height powder coated decorative metal post base. Basis of Design: Capital Streetscapes Base31
2. 3” diameter powder coated decorative metal sign post. Basis of Design: Capital Streetscapes FL3x14
3. 3” diameter decorative metal ball finial. Basis of Design: Capital Streetscapes Ball3.
4. Decorative metal arm and scroll. Basis of Design: Capital Streetscapes Arm-A and Scroll A.
5. Decorative metal arm only. Basis of Design: Capital Streetscapes Arm-A.
6. .125” thickness aluminum sign with reflective vinyl overlay, mount with two bolts or metal tie wrap
7. Metal stop sign with black metal frame. Basis of Design: Capital Streetscapes FR30OCT.
8. 36” depth concrete footing with threaded rod for mounting.



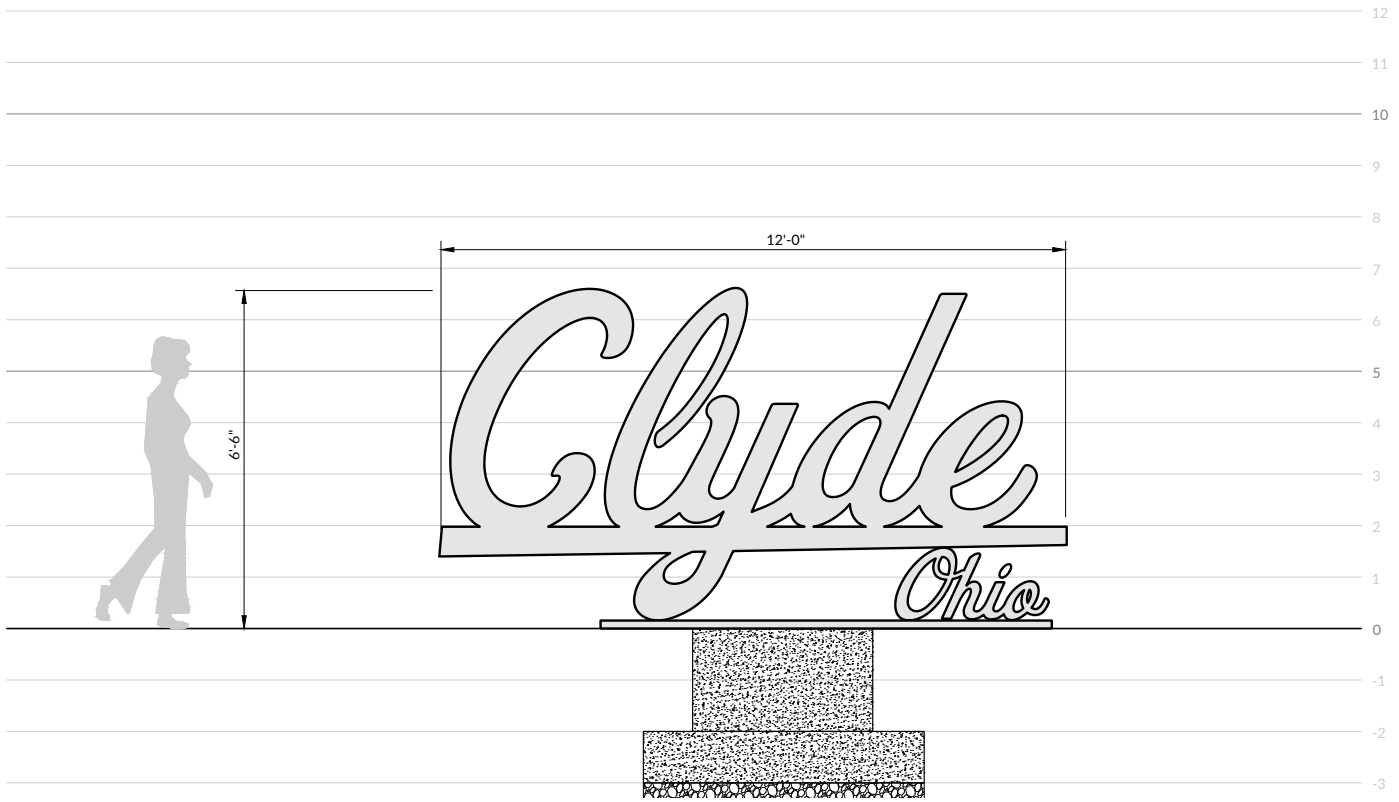
4.9 Interactive Sign

4.9.1 INTERACTIVE SIGNS

Interactive signs create a memorable photo opportunity for visitors and residents. In the age of social media, this is a prime opportunity to promote the community in a relatively low cost way.

4.9.2 THE DESIGN

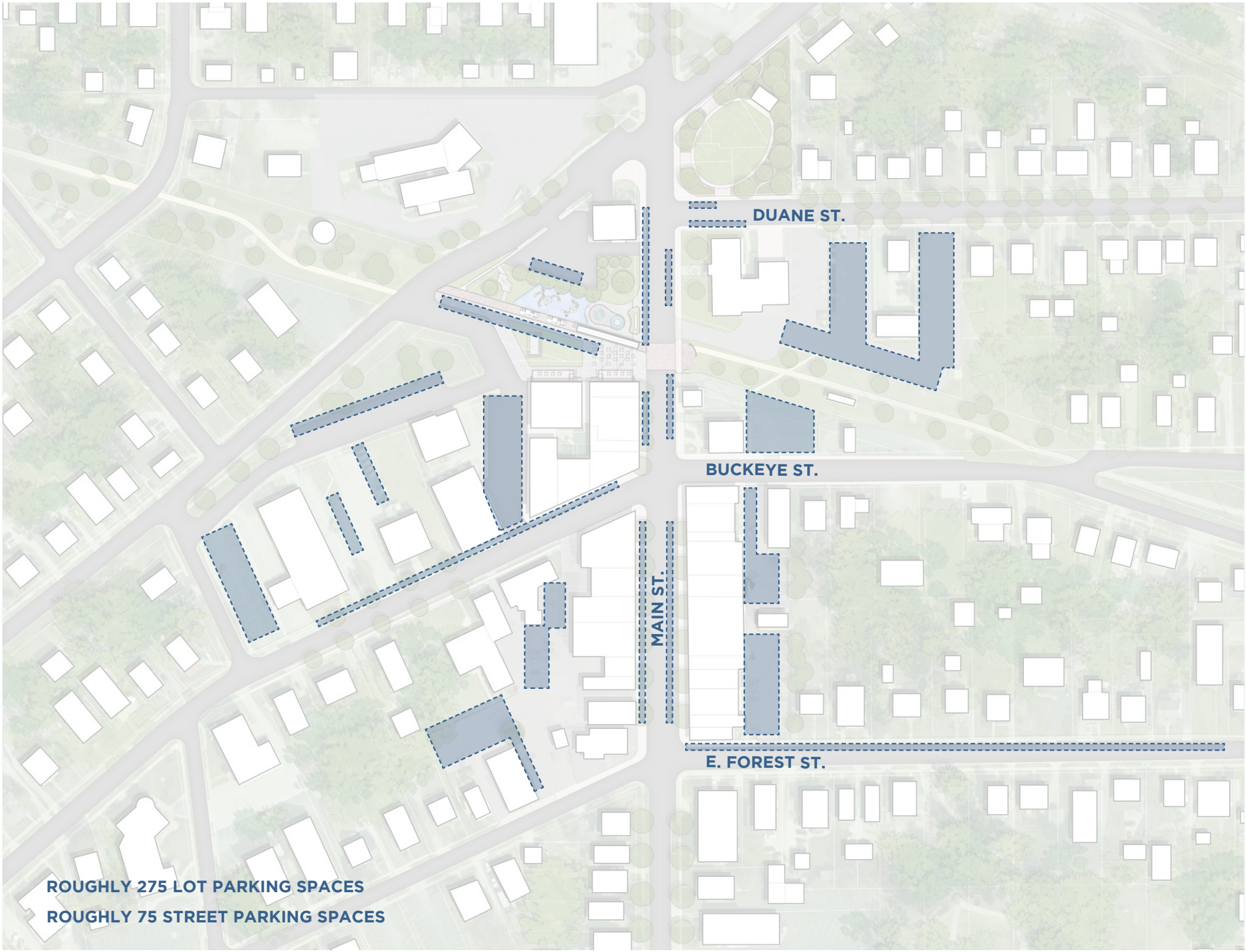
The design is based on the new Clyde Ohio brand identity. The sign will need a hardened structure as visitors will likely climb on it. It will also need a foundation. ‘Fenway Park JF’ is the script font used as the basis for design.



Clyde
Ohio

4.10 Downtown Parking Inventory

Parking is very important to many small towns across the United States, often causing a debate about the implementation of new green space impacting the number of spaces. Luckily, Clyde has an excess of parking. This allows flexibility in the development of new pedestrian spaces. The public will be pointed toward less popular public lots with new wayfinding signage.


DUANE ST.
BUCKEYE ST.
MAIN ST.
E. FOREST ST.
ROUGHLY 275 LOT PARKING SPACES
ROUGHLY 75 STREET PARKING SPACES

CLYDE

OHIO

PART 5:

Historic Preservation

65

5.1 Understanding Historic Tax Credits

5.1.1 TAX CREDIT BASICS

- Tax credits are only available to properties that will be used for a business or other income–producing purpose
- A "substantial" amount must be spent rehabilitating the historic building which generally equates to an amount equal to the existing value of the property
- Your building needs to be listed as a contributing building on the National Register of Historic Places
- All proposed work must be reviewed and approved by the State Historic Preservation Office and for federal projects the National Park Service

In order to incentivize the preservation of historic buildings the State and Federal governments offer Historic Tax Credits. These tax credits support the rehabilitation of historic buildings that are listed on the National Register of Historic Places. Almost all buildings within Downtown Clyde are eligible for these tax incentives.

5.1.2 FEDERAL HISTORIC TAX CREDIT OVERVIEW

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are on the National Register. The tax credit is non-competitive meaning if your building qualifies and the work is certified, the credit may be taken. Owner-occupied residential properties do not qualify for the federal tax credit.

5.1.3 OHIO HISTORIC PRESERVATION TAX CREDIT OVERVIEW

The Ohio Historic Preservation Tax Credit Program provides a state tax credit up to 25% of qualified rehabilitation expenditures incurred during a rehabilitation project, up to $5 million. The program is highly competitive and receives applications bi-annually in March and September.

5.1.4 HOW TO GET STARTED

Its important to know that the vast majority of projects require outside assistance in order to navigate the process. In addition to examining the "Tax Credit Basics" to see if your project is eligible a good first step is reaching out to the State Historic Preservation Office (SHPO) for assistance. SHPO also maintains a list of historic tax credit consultants and architects focused on historic preservation that can assist you with your project.

5.2 Downtown Building Inventory

Address	Floors	Known As
110 Railroad St.	2	Eagles Nest (Vacant)
108-110 E. Buckeye St.	2	Vacant / Vacant
126 E. Buckeye St.	1	Yanek Insurance Group
107-109 W. Buckeye St.	2	Antiques in Clyde
117 W. Buckeye St.	1	The Alley
121-123 W. Buckeye St.	2	Clyde Health & Fitness
124 W. Buckeye St.	1	Clyde Museum
131 W. Buckeye St.	1	United States Post Office
137 W. Buckeye St.	1	Edward Jones (Combined Offices)
222 W. Buckeye St.	1	Clyde Public Library
225 N. Main St.	2	Municipal Building
222 N. Main St.	2	Finance Building
111 N. Main St.	2	Blue Collar Bistro
109 N. Main St.	2	Blue Collar Bistro / Dewey, Selvey, Liska
108 N. Main St.	1	The Mane Station
107 N. Main St.	2	Dewey, Selvey, Liska
105 N. Main St.	2	The Town Tavern
103 N. Main St.	2	Buckeye Styles
100 N. Main St.	1	Croghan Colonial Bank
101 N. Main St.	3	Unknown

Address	Floors	Known As
100 S. Main St.	2	Wild Brew
101 S. Main St.	2	Bolte Real Estate
102-104 S. Main St.	3	Black Building under renovation
105 S. Main St.	2	Vacant
106-110 S. Main St.	3	Clyde-GS School Board
107 S. Main St.	2	Vacant
109 S. Main St.	2	Shape and Shear
112-114 S. Main St.	3	Rookie's Den
113 S. Main St.	2	Hill's Martial Arts
115 S. Main St.	3	Calico Cat / Vacant Coffee Shop
116 S. Main St.	2	Was Edward Jones (Wilson)
117-121 S. Main St.	3	Hat Trick Records / Cosi-Bella
118 S. Main St.	2	Was Edward Jones (Neill)
120 S. Main St.	2	Sidoti Photographic and Design
122 S. Main St.	2	Computer Garage
123 S. Main St.	1	Angles Hair Studio
124 S. Main St.	2	A. Faith Arts
125 S. Main St.	1	Liberty Tax Service
126 S. Main St.	2	J Inks Studio
127 S. Main St.	1	Sandco's Sweeties
128-130 S. Main St.	2	Odin's Bookstore / Justin's Barbershop
131 S. Main St.	2	Heritage Hall
132 S. Main St.	2	Kent Miller Insurance
134 S. Main St.	2	Main Street Salon

5.3 Masonry

5.3.1 EXISTING MASONRY CLEANING & REPLACEMENT

Existing masonry should not be subjected to any abrasive cleaning methods, including sandblasting or power washing. Damaged masonry components should be replaced with stone and/or brick that matches in all visual qualities: style, form and color.

5.3.2 SEALERS AND PAINT

Masonry sealers such as silicone should be avoided because they will keep out liquid water but not water vapor. Masonry that is unpainted should not be painted, especially window lintels and sills and other stone trim.

5.3.3 PREVIOUSLY PAINTED MASONRY BUILDINGS

Painted masonry buildings should be left painted because the building may have been painted originally or early in its life; or the paint may cover damaged, soft, or unsightly masonry. Repainting should be done with an appropriate masonry paint.

5.3.4 MORTAR JOINTS

Avoid repointing with mortar that has too much cement because this type of mortar is generally not appropriate for historic masonry because it may be so hard that it causes the masonry itself to crack and spall. Mortar mixes that are commonly available in hardware stores typically have too much cement and should not be used. A custom mortar mix will likely be required to be compatible with the specific masonry type and age. The National Park Service has preservation briefs which provide guidance for this topic.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Appropriateness of Treatment	Review Assistance	Guideline Section
Cleaning existing masonry with approved methods as noted in this section	M	None	N/A
Sandblasting masonry	X	City Staff	**
Replacing existing brick or stone masonry elements	?	City Staff	**
Sealing masonry	X	City Staff	**
Painting and/or sealing of exposed masonry walls	X	City Staff	**
Repainting of already painted masonry walls	✓	City Staff	**
Repointing with appropriate mortar	✓✓	City Staff	**
Repointing with inappropriate mortar	X	City Staff	**

5.4 Siding

5.4.1 EXISTING SIDING

If original or existing siding survives on a building, it should be repaired and preserved. Sometimes asphalt, cement, or other types of shingles or coverings have been applied, and very often the original siding underneath is in good condition.

5.4.2 REPLACEMENT / REPAIR SIDING

Replacement or repair of wood siding should be wood and should match any existing siding in appearance. Siding should be selected that is appropriate for the building's era.

5.4.3 ALTERNATIVE SIDING PATTERNS

Only if physical, written, or photographic evidence shows that your building had another type of siding in the past can you consider changing the siding (for example, from horizontal to board-and-batten).

5.4.4 SIDING COVERAGE

Siding should cover only areas that were originally covered by siding, and the new siding should duplicate the appearance of the original as closely as possible.

5.4.5 ARTIFICIAL SIDING

Artificial siding on historic structures is strongly discouraged. However, if such siding is proposed, architectural trim should be included such as cornerboards, window trim, door trim, soffits, fascias, and other ornamentation. Any source of moisture or other problems affecting the original siding must be found and corrected.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Repair of existing Wood siding	M	None	**
Painting of existing wood siding with same color	M	None	**
Installation of new wood siding	✓✓	City Staff	**
Installation of new fiber cement	?	City Staff	**
New composite or engineered siding	?	City Staff	**
New vinyl siding	X	City Staff	**
Replacement of existing vinyl siding	?	City Staff	**
New aluminum siding	?	City Staff	**

5.5 Doors

5.5.1 ORIGINAL DOORS

Preserve and maintain any older or original door and existing historic entrance features. If elements must be replaced due to deterioration, replace them in kind, matching materials, details, and finish as closely as possible.

5.5.2 GLASS REPLACEMENT AND REPAIR

Use plain rectangular panes of clear glass with a simple muntin profile, where appropriate. Avoid using stained or leaded glass in transoms, sidelights, or door windows, unless physical, pictorial, or written evidence shows that these materials were used.

Replace broken door glass with plain clear glass and avoid multiple- or diamond-paned, “Coke bottle,” or bullseye glass in doors. While some doors (especially from the 1880s on) had beveled or leaded glass in decorative patterns, most doors with windows had plain, clear-glass windows.

5.5.3 NEW DOORS

Consider the architectural style of a building when considering entrance doors. Avoid heavily carved, ornate doors on simple buildings. The same is true of large ornamental hardware such as door knobs, locks, and hinges.

5.5.4 STORM DOORS

When storm doors are installed, they must be of simple design, preferably in wood and with a full-height glass section that permits full view of the main door. Decorative features such as stick-on decorative hinges, scalloped edges around window openings, and “crossbuck” panels must be avoided.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Repair of existing historic doors and trim with like-for-like materials	M	None	**
New matching doors in historic openings	✓	City Staff	**
Changes to street facing historic doors and openings	?	City Staff	**
Changes to non-street facing historic doors and openings	?	City Staff	**
Fixing historic doors in place	M	None	**
Install new appropriate storm door	✓	City Staff	**

5.6 Windows

5.6.1 ORIGINAL WINDOW PRESERVATION AND REPAIR

Surviving older or original wood windows should be preserved. They should be repaired, if necessary, to make them sound and tight. Even if existing windows are not original, they may be significant enough to warrant preservation. Deteriorated pieces of wooden window sash or framing should be replaced in kind with new wooden pieces of the same dimensions and appearance. If existing windows are too deteriorated to repair, wooden replacements windows must duplicate the appearance of the existing windows as closely as possible-in number of panes, thickness of muntins, thickness of sash sides and rails, and profiles and details of framing members.

5.6.2 STORM WINDOWS

To improve energy efficiency, storm windows are appropriate to use. It is important that the storm window color match the existing trim color. Aluminum storms should be painted rather than using bare metallic aluminum.

5.6.3 NEW WINDOWS

Avoid enlarging or downsizing existing window openings. Replacement windows should be made to fit the openings and not vice versa. Clad wood windows are appropriate as replacement and the appearance of clad windows should mimic the appearance of the original wood windows. Vinyl and/or fiberglass replacement windows are not appropriate.

5.6.4 WINDOW OPENINGS

Window openings should not be modified. Replacement windows or new windows should fill the entire window opening in the same fashion as the original historic windows.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Repair existing historic windows	M	None	**
Install new windows that match with like-for-like windows	✓	City Staff	**
Install new clad wood or aluminum windows	✓	City Staff	**
Install new vinyl or solid fiberglass windows	X	City Staff	**
Install new wood or appropriate aluminum storm windows	✓	City Staff	**
Preserving historic windows by replacing single pane glass with double pane glass	✓	City Staff	**
New or altered window openings	X	City Staff	**
Staining or painting existing elements with like-for-like materials	M	None	**

5.7 Building Additions

5.7.1 MASSING

It should be clear that additions are later features and not part of the original structure. There should be no confusion as to what was original and what was added later, and additions should be clearly subsidiary to the original building.

5.7.2 MATERIALS & DETAILING

Change of materials is a way visually to distinguish an addition. On a brick building, for example, a frame addition is a very appropriate way to accomplish this differentiation. Another approach to make an addition "read" separately is to use different detailing. Simplified cornice details, or window and door trim of a slightly different dimension from that on the original building, for example, can provide subtle visual clues as to where the addition begins.

5.7.3 DORMERS

Dormer design should be kept in scale with the original building and should not be overwhelming in size. Maximum dormer length should never be more than one-half the roof's length. New dormers should be roof dormers, not wall dormers.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Item	Acceptability	Review Assistance	Guideline
	New building additions that make a clear visual break from the original structure	✓	City Staff	**
	New building additions that are to the rear of existing historic structure	✓✓	City Staff	**
	New building additions that match the historical style of the original building	X	City Staff	**
	Change of materials on building addition	✓	City Staff	**
	Matching materials on building addition	?	City Staff	**
	Change of detailing on building addition	✓	City Staff	**
	Matching existing historic details on building addition	X	City Staff	**
	New roof dormer(s) on street facing elevation	X	City Staff	**

5.8 New Buildings & Garages

5.8.1 HEIGHT

Even though building heights vary considerably along some streets, most builders in the past put up structures similar in height to adjacent and nearby structures. New buildings should be the average height of nearby buildings.

5.8.2 NEW BUILDINGS FRONT SETBACK

The front setback is the distance between a building's facade and the front property line. On a typical street, most of the buildings observe the same shallow or nonexistent front setback, thus creating Clyde's dense, intimate character. Your new building should follow the historic setback patterns in the area. If you cannot follow the historic setback, place your structure behind rather than in front of the area's general setback.

5.8.3 BUILDING SPACING

The close spacing between buildings is an important element of the street character. Typically, side yards are very narrow. Zoning laws stipulate the side yard setback; they regulate how close your building can be to your side property lines, and thus, the size of your side yard. Designs for new construction should observe the overall rhythm of building spacing along the street.

5.8.4 BUILDING OPENINGS

Rhythm is determined by architectural style as well as by practical considerations. It refers not only to the pattern of window and door openings in a building but also to the areas of wall surface between openings.

Key		
M	Maintenance Action	Review National Park Service Preservation Briefs. Coordinate with City Staff with any questions.
✓✓	Best Practice	Best solution, no concern about degradation of the quality of the building or historic district.
✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
New building/garage located to the rear of adjacent historic buildings	✓✓	City Staff	**
New building/garage located on the front or side of adjacent historic building	?	City Staff	**
New building/garage that mimics the style of adjacent historic buildings	X	City Staff	**
New building/garage that is subordinate in design to adjacent historic buildings	✓	City Staff	**
New building/garage that reflects the materials of adjacent historic buildings	✓	City Staff	**
New building/garage that has deeper setback than adjacent historic buildings	X	City Staff	**
New building/garage that reflects the spacing and rhythm of adjacent buildings	✓	City Staff	**
New building/garage that has harmonious materials to adjacent historic buildings	✓	City Staff	**

5.9 Rooftop Additions, Access, and Use

5.9.1 APPROPRIATE ROOF ACCESS

Roof access structures should be located in the middle of the structure and should not be visible from the adjacent right-of-way.

5.9.2 ENCLOSED ROOFTOP ADDITIONS

Enclosed rooftop additions must be set back from the principal facade of the building. Efforts should be made to eliminate visibility from adjacent public spaces and rights-of-way.

5.9.3 ROOFTOP SEATING AREAS

Rooftop seating areas may be located on the entire roof of the building, but the visible impact should be minimized to the extent possible.

5.9.4 ROOFTOP RAILINGS

Rooftop railings should be transparent as possible. Use of cable, metal, and glass railings is encouraged.

5.9.5 PERMANENT SHADE AND OPEN AIR STRUCTURES

Shade and open air structures should be sited on the rooftop so that they are not visible from the adjacent right-of-way. Temporary items such as umbrellas are not considered to be permanent.

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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
New rooftop access structure that is visible from adjacent right-of-way of principal facade	X	City Staff	**
New rooftop access structure that is not visible from adjacent right-of-way of principal facade	✓✓	City Staff	**
New rooftop addition that is visible from the adjacent right-of-way	X	City Staff	**
New rooftop addition that alters the principal facade of the building	X	City Staff	**
New rooftop addition that has limited visual impact on the principal facade and right-of-way	✓	City Staff	**
Rooftop seating area with highly transparent railings	✓✓	City Staff	**
Enclosed rooftop structures or access with vinyl siding	X	City Staff	**
Enclosed rooftop structures with proper siting, siding, color, and trim	✓✓	City Staff	**

5.10 Storefronts & Commercial Site Amenities

5.10.1 HISTORIC STOREFRONT MODIFICATION

Avoid removal of historic storefront materials (wooden bulkhead panels, original plate glass, bronze panels and trim, stone columns and piers, transom glass, original doors, and trim). Make every effort to preserve such elements, even if they are not complete storefronts. If historic wood elements such as kickplates and bulkheads, substitute materials may be considered.

5.10.2 HISTORIC STOREFRONT RESTORATION

Avoid wood-shingled mansards, permanent aluminum canopies, diagonal wood siding, brick storefronts, and board-and-batten surfaces. These would not have been used historically. The use of ornate doorways, varnished storefronts, stained glass, and other similar features to make a storefront look older than it was originally or more decorative should be avoided. Any reconstruction of a storefront should be based on physical evidence or historic photographs of the building.

5.10.3 MODERN STOREFRONTS

If all historic storefront materials have been removed and a modern storefront has been installed, it is sometimes best to leave the modern front rather than attempt a restoration. Stark, plain, or unattractive modern storefronts can be softened by simple, inexpensive efforts such as painting, new signage, or installation of canvas awnings.

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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Major modification of historic storefronts	?	City Staff	**
Creating themed, falsely historic, or highly ornamental storefronts	X	City Staff	**
Minor modification of storefronts	✓	City Staff	**
Removal of modern storefront to restore historic storefront	?	City Staff	**
A new design that reflects elements typical of the original storefronts in the area	✓	City Staff	**

5.11 Graphics & Signs

5.11.1 NEW SIGN TYPES

A new sign should not dominate the facade. Signs should not interfere with or conceal architectural features of the storefront or upper facade. Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings. New signage should always relate more to the sidewalk than it does to the street. Projecting (blade) signs are appropriate for storefronts. Signs shall not project more than 4' from the existing building facade and the bottom of the sign should be a minimum of 10' above the sidewalk. Projection signs should include unique designs such as raised lettering, 3-dimensional features, and other elements.

5.11.2 AWNING AND CANOPY SIGNS

Consider using an awning or an existing canopy for signage. Tasteful signs can be painted or silk- screened onto the valance or face of the awning. A canopy edge could be used for raised letters or a signboard. Always scale the sign proportionally with the fabric or canopy area.

5.11.3 PERMANENT WINDOW & DOOR GRAPHICS

Permanent window & door graphics are appropriate for downtown buildings, including both storefront display and upper floor windows. Lettering can be painted, gold-leafed or etched. Graphics should not cover more than 25% of window area for the building.

5.11.4 'GHOST' SIGNS

Where possible, maintain historic signage that has been painted on building walls. These signs are part of the history and character of the commercial district.

Key		
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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Removal or painting over existing 'Ghost Sign'	X	City Staff	**
New sign that is in proportion and scale to the historic building	✓✓	City Staff	**
New flush-mounted wall sign, window sign, window graphics, and/or awning sign	✓✓	City Staff	**
New sign that reflects the design of a sign that was historically located on the building	✓	City Staff	**
New sign that has a subdued principal colors with bright accent colors	✓	City Staff	**
Externally Illuminated signs	✓✓	City Staff	**
Internally illuminated signs with high quality or unique design	?	City Staff	**
Maintenance and/or repair of existing signs with no change in features or message	M	None	N/A

5.12 Lighting

5.12.1 FIXTURE SIZE

Fixture heads should be twelve inches high at most, and mounted about six to seven feet high. Avoid large, ornate light fixtures with large amounts of applied detail.

5.12.2 LIGHT LEVELS

Avoid excessively bright lights; use ordinary household bulbs. Mounting on posts or on buildings is appropriate; do not damage masonry walls when mounting on buildings.

5.12.3 AREA LIGHTING IN EAVES AND GABLES

For area lighting, consider small, contemporary flood or spotlights mounted near the eaves or in a gable of the house. Mount these lights so they are not excessively bright and do not disturb any neighbors; they can be an effective alternative to pole-mounted lights.

5.12.4 LIGHT DISTRIBUTION

Any uplighting should point toward the building and not the sky and should be shielded to prevent light cast toward the sky. All other fixtures should have tops and overhang on sides so light is cast down and directly not up or sideways.

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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
Large and ornate light fixtures on buildings or private property	X	City Staff	**
Small and/or contemporary light fixtures	✓	City Staff	**
Use of fixtures with appropriate light levels	✓✓	City Staff	**
Use of fixtures with excessively high light levels or lights directed at public space	X	City Staff	**
Small area lights located in eaves or in a gable of a house/building	✓	City Staff	**
Replacing an existing light fixture or light bulb with like-for-like materials	M	None	**

5.13 Paint & Color Selection

5.13.1 PAINT

Paint can be an inexpensive and cost-effective way to improve the appearance of a building. Paint may be used with different colors and tones to accent architectural features as well as freshen the appearance of a building.

5.13.2 PRINCIPAL COLORS

Nineteenth century wood and masonry commercial buildings were often painted in a variety of earth-tone colors. Brick structures of this period were sometimes painted to help seal and protect the masonry surface. Wood window sashes, door panels and other architectural features were painted to contrast with the principal wall colors in both masonry and wood structures. Color was used to accent the building materials used and their textures, while highlighting the building's distinctive architectural details. Many of the major paint manufacturers have developed "historic" paint color charts which can be consulted when a color program is being selected for a building. Many colors that may be appropriate are available on charts labeled "heritage colors".

5.13.3 ACCENT COLORS

Many early twentieth century buildings were typically constructed of decorative brick or stone which were not designed to be painted. Consequently, the application of color was limited to window frames, sashes and other wood or metal components. Black, brown, green, tan, gray and ivory were the most commonly used trim colors during this time.

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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Item	Acceptability	Review Assistance	Guideline
	Painting of building with like-for-like historically appropriate colors	M	None	**
	Repainting with a historic color palette	✓✓	City Staff	**
	Repainting with a non-historic color palette	?	City Staff	**
	Painting previously unpainted masonry or other surfaces	X	City Staff	**

5.14 Public Art

5.14.1 CREATION OF PUBLIC ART

A mural, sculpture, or other public art element is a creative expression that should be oriented for public to enjoy and experience. Public art elements should not contain words, graphics, logos, and other elements related to commercial businesses. Inclusion of these elements would be considered a sign and not public art.

5.14.2 PERMANENT MURALS

Permanent and temporary murals are not appropriate on principal facades of historic buildings. Permanent murals on secondary facades of new buildings or additions may be appropriate if the mural is a featured component of the architectural design.

Painting an existing exposed masonry facade for installation of a mural is discouraged. If approved, only masonry to be covered by the mural should be painted. Installing a mural on a previously painted masonry is acceptable. Prior to installation of mural the facade of the building should be cleaned and repaired. This includes re-pointing of masonry, removal of debris and vegetation, and cleaning of any growth.

5.14.3 TEMPORARY MURALS

Temporary murals are designed to be removable and are typically created using an adhesive vinyl material. These murals are appropriate on secondary facades. These may also be appropriate on primary facades if they are placed and designed to be compatible with the architectural features of the building.

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✓	Good	Acceptable solution, some concern about degradation of the quality of the building or historic district.
?	Case by Case Evaluation	Solution is appropriate sometimes depending on execution and quality of materials.
X	Not Acceptable	Not an acceptable solution, high concern about degradation of the quality of the building or historic

Proposed Treatment	Acceptability	Review Assistance	Guideline
New mural painted on principal facade of historic building facing public street	X	City Staff	**
New mural painted on secondary facade but is visible from public space	✓	City Staff	**
New mural painted on facade with high quality historic materials or details	X	City Staff	**
New temporary mural with removable materials	✓	City Staff	**
New sculpture element on private property that is visible from the street	✓	City Staff	**
New sculpture element on private property that is not visible from the street	✓✓	City Staff	**
Like for like repair or repainting of existing mural or public art element	M	City Staff	N/A

CLYDE

— OHIO —

PART 6:

Action Plan

6.1 Action Item 1: Municipal Building

IMPLEMENT SITE IMPROVEMENTS TO THE MUNICIPAL BUILDING
Description
The existing entry to Clyde's Municipal Building, facing Main St., is not ADA compliant. Revisions to the existing layout will bring the entry up to code while providing an updated aesthetic to one of downtown Clyde's most notable buildings.
Implementation Items
ADA Paths: ADA Paths are to be installed adjacent to a center entry court. Regrading the site while accommodating existing trees, monuments, and flag poles will bring pedestrians to the buildings finished floor elevation.
Seat Walls: Walls will sit adjacent to the central court, providing casual seating in front of the building.
Lighting: Lighting elements such as uplighting and bollards are to be implemented to update the current aesthetic.

6.2 Action Item 2: Railroad Plaza

IMPLEMENT CONSTRUCTION OF NEW RAILROAD PLAZA AND TRAILHEAD
Description
Railroad Plaza, as it currently stands, serves as a downtown gathering space and point of interest along the North Coast Inland Trail. The plaza has potential to serve as a much more significant flexible event space and key node of activity for the City of Clyde.
Implementation Items
Closing Vehicular Route: Railroad St. is to be closed to vehicular circulation and replaced with a flexible event lawn and outdoor dining space adjacent to local businesses.
Flexible Outdoor Dining Area: Outdoor Dining Amenities are to be provided on a paver plaza next to the Blue Collar Bistro. This space will serve both patrons of the restaurant as well as the general public enjoying the plaza. Features include overhead string lighting, flexible seating, and bike racks.
Play area, Fountain: The existing fountain is to be replaced and upgraded. In addition, a unique play area is to be installed next to the fountain.
Event Lawn: Beyond the outdoor dining space, a flexible event lawn will feature a small platform stage and food truck hookups. The existing fountain is to be replaced and upgraded.
Trailhead Crossing: A trailhead gateway will be implemented on the east side of Main St. as a threshold to signify trail user's arrival to the newly updated Railroad Plaza. This gateway is to feature a paved area and overhead signage feature.

6.3 Action Item 3: Storybook Park

IMPLEMENT CONSTRUCTION OF NEW STORYBOOK PARK
Description
Vacant parcels at the corner of Duane St. and Main St. present an opportunity to create an additional community spaces near the heart of downtown.
Implementation Items
Property Acquisition: The current design includes parcels currently possessing structures not owned by the City of Clyde. These properties are to be acquired in order to implement the construction of the new park.
Park Construction: The city, using the approved plans will hire a contractor and implement the final design. Park elements include lawn, planting areas and directional platform stage.
Monument Design and Implementation: Monuments relating to the narrative of Story Book Park are to be designed, sourced and deployed as according to approved design documents.

6.4 Action Item 4: Streetscape Improvements

REPAIR AND IMPROVE EXISTING STREETSCAPE

Description

Downtown Clyde has many of the components already in place to create a successful streetscape. There are existing streetlights capable of accommodating banner poles and planters. Additionally, existing donor bricks should be utilized in a reconstruction of the streetscape. Existing tree grates are to be replaced with open planters.

Implementation Items

Pavement Repair and Reconstruction:
An initial inventory of existing donor bricks within the current streetscape will provide a basis for the re-purposing of these bricks in the new streetscape. Bricks are to be used, or re made, and placed within sidewalk brick banding and new mid-block crossings.

The implementation of streetscape improvements along Main St between Duane St. and Buckeye St. will serve as a template to be deployed throughout downtown.

Tree Grate Replacement:
Footprints of existing tree grates are to be expanded and converted into open curbed planters

Develop Art Banner Program:
One component that could be incorporated into a larger banner program could be and Art Banner program where the City hires artists or designers to create artistic banners celebrating Clyde history and historic figures, local landmarks and more. These could be fun and artist designed creating a draw and educational opportunity.

6.5 Action Item 5: Building Improvements

CREATE FRAMEWORK FOR BUILDING IMPROVEMENTS

Description

Historical markers have the opportunity to identify and educate historic buildings within Downtown Clyde. These markers can be placed on all contributing buildings within the National Register Historic District. The markers are divided into two components, the marker and the information panel. The marker can be placed on existing buildings first and the information panel can be added at a later time OR both the marker and information panel can be installed simultaneously.

Implementation Items

Determine a Manufacturer:
The City should partner with the Historic Society on this project and jointly solicit proposals from companies that could manufacture these markers. The markers must follow the proposed designs in order to ensure that they conform to the City's Brand Guidelines.

Develop Program:
The City and Historical Society should work to recruit building owners to participate in the Historical Marker Program. These partners would agree to allow the placement of the markers on their buildings and if possible could help pay for the placement. The Village and Historical Society should pursue grants from the Ohio Humanities County, Ohio History Fund or the Certified Local Government program both hire a historian to develop the content of the markers and pay for the placement of the markers.

Short Term Implementation:
In the short term, as content is developed for various buildings, QR codes could be printed on durable materials and placed on the buildings. The QR code could lead viewers to a specific page on the Historical Society's website about each building.

6.6 Action Item 6: Customized Signage

IMPLEMENT A CUSTOMIZED SIGNAGE PROGRAM WITH NEW STANDARD ITEMS
Description
As part of this planning effort new standard customized signage has been designed. The newly designed signs will ensure that the look and feel of Downtown Clyde conforms with the City's desire for high quality, long lasting signage that reinforces its image as a historic community.
Implementation Items
Adoption by Council: The Mayor and Council should adopt these customized signage standards to ensure that all future City purchases conform to these standards.
Implementing New Signage: The City should implement the new standards signs in phases on a yearly basis, or as funding allows. The City could target a specific area each year, or deploy types of signage in sequence. Major Gateway signage and interactive signage may be deployed separate from the custom wayfinding sign family and banners.

6.7 Action Item 7: Historic Tax Credit & Other Preservation

PROMOTE THE HISTORIC TAX CREDIT AND IMPLEMENT A HISTORIC PRESERVATION PROGRAM

Description

In order to incentivise the preservation of historic buildings the State and Federal governments offer Historic Tax Credits. These tax credits support the rehabilitation of historic buildings that are listed on the National Register of Historic Plans. Several buildings within Downtown Clyde may be eligible for these tax incentives.

Implementation Items

Promote Historic Tax Credit:
The City should partner with the CIC and Historical Society to continue promoting the Historic Tax Credit to building owners. The City could partner with the Ohio History Connection or others to facilitate historic tax credit workshops.

Pursue Certified Local Government Status:
The City should work with the State Historic Preservation Office to pursue Certified Local Government (CLG) Status would allow the City to access federal funding.

Conduct a Historic Preservation Plan:
Once CLG status is achieved the City should apply for funding to conduct a Historic Preservation Plan. The plan could conduct detailed assessments of existing buildings to determine which are primed for historic tax credits, recommend the enhancement of preservation incentives such as tax abatements that would enhance Ohio Historic Preservation Tax Credit and other historic preservation activities.

PADEN LANE