



NEWSLETTER

TEXAS MAIN STREET PROJECT

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Managers Give Tips On Hiring Architect

Many older and historic buildings have special problems that need the expertise of a restoration architect. While Texas is fortunate to have many well-trained specialists in this area, few small cities have access to local architectural assistance, and must bring in an architect from a nearby community.

The following tips have been compiled by Margaret Campbell of the Taylor Main Street Project and other Main Street managers:

- 1) Ask the recommended architect for references of previous work and check these references.
- 2) Bring the architect to your community to see if she/he works well with local building owners.
- 3) Remember that an architect's time is valuable; the more time you take, the more expensive it will be. Try to get three or four building owner appointments for each visit. Send photos of the buildings to the architect before the visit. Have a ladder and flashlight available.
- 4) Locate historic building photos by:

- a) soliciting historic photos through stories in your local newspaper
 - b) searching through the photographs in your local archives or library;
 - c) searching through old newspapers and photo files at the newspaper;
 - d) contacting local mills and carpentry shops for old drawings.
- 5) Meet with the building owner and contractor to determine what kind of architectural assistance is needed. For example, do you need:
 - a) inspection and verbal suggestions only;
 - b) facade drawing only;
 - c) complete construction drawings; and/or
 - d) complete specifications.
 - 6) Decide on method of payment. Three options are usually available: an hourly rate plus travel expenses, a set fee, or a percentage of the rehabilitation cost. Make this decision with the architect before discussing a contract.

Remember that you are paying for experience and time. Use both wisely and prudently.

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Fund Raising Workshops Set for July, August

The upcoming grant and fund raising classes sponsored by the Texas Historical Commission are filling up, so interested persons are encouraged to register early. Scheduled for Cuero, July 29-30; Lampasas, July 31-Aug. 1; Mineral Wells, Aug. 2-3; Corsicana, Aug. 5-6; and Sweetwater, Aug. 7-8, these workshops have assisted many nonprofit organizations in securing both foundation and corporate funding.

The first day of each workshop will be spent in lecture and discussion; on the second day, each participant will write a grant proposal. Dr. Donald Umlah of Phoenix, Arizona, and Anice Read, director of the THC's Main Street Project, will be the instructors. Fee for the workshop and materials is \$75.

Fund Raising Workshop Application

Mr./Mrs./Ms. _____

Mailing Address _____

City _____

State _____ Zip _____

Phone _____

Name of your organization _____

Previous grant writing experience _____

Please register me for:

- ___ Cuero, July 29-30
- ___ Lampasas, July 31-Aug. 1
- ___ Mineral Wells, Aug. 2-3
- ___ Corsicana, Aug. 5-6
- ___ Sweetwater, Aug. 7-8

Enclose \$75 registration fee, making check payable to Texas Historical Commission, P.O. Box 12276, Austin, TX 78711. Refunds will be available up to 48 hours before each workshop.

Main Street Applications Available to Communities

Communities interested in qualifying for designation as a 1986 Texas Main Street city have until 5 p.m. on Friday, Aug. 30, to submit completed applications to the Texas Historical Commission.

To receive an application or to ask questions about the application procedure, contact the THC's Main Street Dept. at 512/475-4407.

Texas Main Street Conference Scheduled for October 1-2

The annual Texas Main Street Conference has been scheduled for October 1-2 at the Driskill Hotel in Austin. Incorporating the theme 'The Action's Back on Main Street,' the two days will be divided into a series of workshops and problem-solving sessions for small and large city representatives interested in downtown revitalization.

Sessions will be geared particularly towards city officials, merchants, building owners, developers, and community leaders. The Main Street Project office will distribute more information on the conference in the near future.



Texas Main Street Project Newsletter

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The Texas Main Street Project Newsletter is a bimonthly publication of the Texas Historical Commission. Address all correspondence to Texas Main Street Project, Texas Historical Commission, P.O. Box 12276, Austin, TX 78711 (512/475-4407).

This article is the third in a series on the 1985 Main Street towns.

LAMPASAS

Lampasas, only a stone's throw away from major metropolitan areas in North, Central, and South Texas, enjoys low-cost living in a relaxed, historically rich area.

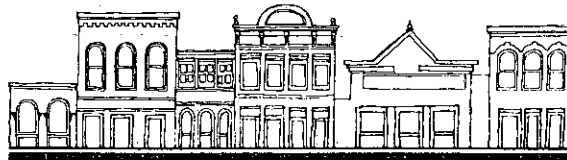
As the seat of Lampasas County, the town has much to offer local residents and tourists. The courthouse square, which has undergone extensive revitalization changes since the city established a Main Street Project, is the hub of the downtown area. The courthouse, listed on the National Register of Historic Places, serves as a constant reminder of the city's rich history, and the shops surrounding the building form the nucleus of the city's retail community.

Since the beginning of the town's self-initiated Main Street Project in 1984, eight buildings have been renovated, either with facade improvements, a new coat of paint, awnings, plantings, or compatible signs. To help with renovation costs, local banking institutions have pledged \$75,000 in low-interest loans, but a majority of building owners have chosen to privately finance the work, further creating a sense of 'can do' spirit within the community. Currently the city is studying the possibility of improving downtown

sidewalks and providing adequate lighting in the courthouse square.

Lampasas possesses a number of qualities that will not only enhance the downtown area, but boost the future of the entire community. First, Lampasas is centrally located and highly accessible, as three major highways run through the city. Secondly, a mainline rail service operates in the community, guaranteeing a stable economic base. And finally, the town is located near the popular Highland Lakes chain and a number of major cities, attracting the curious and the interested alike to historic Lampasas.

Keeping these factors in mind, city leaders hope the 1985 Main Street 'can do' spirit in Lampasas will create a positive attitude among residents and increase civic and public improvements through more comprehensive planning. By refurbishing, repairing, and returning downtown 'modernization' projects to their original beauty, Lampasas hopes to increase its tourism potential, strengthen existing businesses, inspire business expansions, and attract new retail operations.



Main Street Memos

ALVIN has started a Main Street Project with Dick Tyson as its Main Street Project Manager

PITTSBURG's self-initiated project has gotten off to a resounding start with the city voting to freeze taxes for three years on any downtown buildings that undergo substantial rehabilitation. Also, financial institutions have initiated a five

percent interest rate on their \$300,000 facade rehabilitation loan pool. This is the lowest rate set this year by any of the cities. The state of **IOWA** has passed a lottery bill and is funding its Main Street Project with the proceeds. **NEW MEXICO** is starting a Main Street Project patterned after the Texas success. The financial institutions in **HILLSBORO** have added another \$40,000 to their low-interest loan pool, making the total \$120,000.

MAIN STREET PROJECT MANAGERS

1981 Cities

HILLSBORO	Maaria Olander, City Hall, Hillsboro, TX 76645	817/582-2119, 3271
SEGUIN	Mona Starcke, P.O. Box 710, Seguin, TX 78155	512/379-6382

1982 Cities

GEORGETOWN	Susie Clinard, P.O. Box 409, Georgetown, TX 78626	512/869-1873, 863-5533
KINGSVILLE	Kevin Stowers, P.O. Box 1458, Kingsville, TX 78363	512/592-5235
McKINNEY	Sally Riha, P.O. Box 517, McKinney, TX 75069	214/542-2675
MARSHALL	Carole Wetsel, P.O. Box 520, Marshall, TX 75670	214/935-7868

1983 Cities

BRENHAM	City Hall, P.O. Box 1059, Brenham, TX 77833	409/836-7911
HARLINGEN	City Hall, 118 E. Tyler, Harlingen, TX 78551	512/423-4230
LUFKIN	Carol Moore, P.O. Drawer 190, Lufkin, TX 75901	409/634-8881
STAMFORD	James Butts, P.O. Box 191, Stamford, TX 79553	915/773-2723
WAXAHACHIE	Kate Singleton, P.O. Box 757, Waxahachie, TX 75165	214/937-7330

1984 Cities

BELTON	Janet Winkler, P.O. Box 120, Belton, TX 76513	817/939-5851
BROWNWOOD	Bill Clary, P.O. Box 1389, Brownwood, TX 76804	915/646-6056
ENNIS	Sugar Glaspy, P.O. Box 220, Ennis, TX 75119	214/875-9081
GOLIAD	Becky Borchers, P.O. Box 8, Goliad, TX 77963	512/645-3479
PARIS	Sue Smith, P.O. Box 1037, Paris, TX 75460	214/785-7511

1985 Cities

CORSICANA	Malinda Payne, P.O. Box 626, Corsicana, TX 75110	214/872-4811
CUERO	Angela Kerr, 207 East Main St. Cuero, TX 77954	512/275-8178
LAMPASAS	Danelle Baldwin, P.O. Box 666, Lampasas, TX 76550	512/556-3641
MINERAL WELLS	Dawson Clark, P.O. Box 3339, Mineral Wells, TX 76067	817/328-1211
SWEETWATER	Greg Wortham, P.O. Box 450, Sweetwater, TX 79556	915/235-2081

Self-Initiated Main Street Cities

ALVIN	Dick Tyson, 101 West Sealy, Alvin, TX 77511	713/331-5221
ATHENS	LouAnn Laird, P.O. Box 608, Athens, TX 75751	214/675-5181
BIG SPRING	Pat Hardy, P.O. Box 391, Big Spring, TX 79720	915/263-8311 ext. 209
CONROE	Ken Rice, P.O. Box 3635, Conroe, TX 77305	409/760-3776
EDINBURG	Mike Hardy, P.O. Box 1079, Edinburg, TX 78540	512/383-4974
GRAPEVINE	Mary Ellen Tamasy, P.O. Box 729, Grapevine, TX 76051	817/481-0395
GREENVILLE	Sandy Berger, P.O. Box 1049, Greenville, TX 75401	214/455-2880
PITTSBURG	Steve Tedford, 200 Rusk St. Pittsburg, TX 75686	214/856-2602
SAN MARCOS	Terry Colley, 630 East Hopkins, San Marcos, TX 78666	512/396-6080
SHERMAN	Ellen Reutelhuber, P.O. Box 2054, Sherman, TX 75090	214/868-0228
SINTON	Millie Wright, 218 W. Sinton, Sinton, TX 78387	512/364-3243
TAYLOR	Margaret M. Campbell, P.O. Box 810, Taylor, TX 76574	512/352-8602
TERRELL	Debbie Dew, City Hall, P.O. Box 310, Terrell, TX 75160	214/563-2681
TOMBALL	Kathy Morgan, 401 West Market, Tomball, TX 77375	713/351-5484
UVALDE	Greg Davenport, P.O. Box 799, Uvalde, TX 78801	512/278-3315