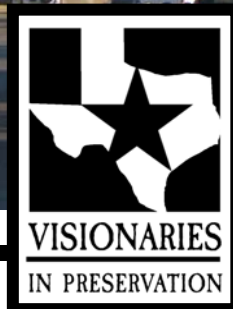


TEXAS HISTORICAL COMMISSION

San Angelo

Historic Preservation Action Plan



August 21, 2008

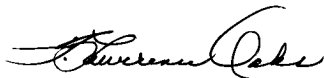
To the Preservation Community of San Angelo:

Congratulations! You have shown terrific spirit and enthusiasm as a Visionaries in Preservation community. As you know, the built environment in San Angelo was influenced by a unique collection of resources. These historically significant structures add not only to the character of Tom Green County, but also to the state and to the entire nation. Your groundbreaking work will serve to inspire and engage future communities interested in defining the future of their preservation efforts through visioning and planning.

Throughout the process of developing this plan, you continually have been asked to answer and refine your answers to four important questions: Where are we now? Where are we going? Where do we want to be? How can we get there? Your answers to these questions form the backbone of the enclosed action plan. The ability to continually reassess these same questions will provide the sparks for you to successfully implement the plan.

The Texas Historical Commission is proud to list San Angelo as an example of a community sensitive to preservation and motivated to proactively manage the future of its historic assets. You are an inspiration to us all. Best wishes as you carry this important effort forward.

Warmly,



F. Lawrence Oaks
Executive Director
Texas Historical Commission



**The San Angelo Telephone
Company Building, built in 1953**



Eggemeyer's General Store

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Introduction to Visionaries in Preservation

The Texas Historical Commission's (THC) Visionaries in Preservation (VIP) program empowers Texas communities to shape the future of their historic preservation efforts through visioning and planning, and provides training and assistance tailored to achieve local preservation goals.

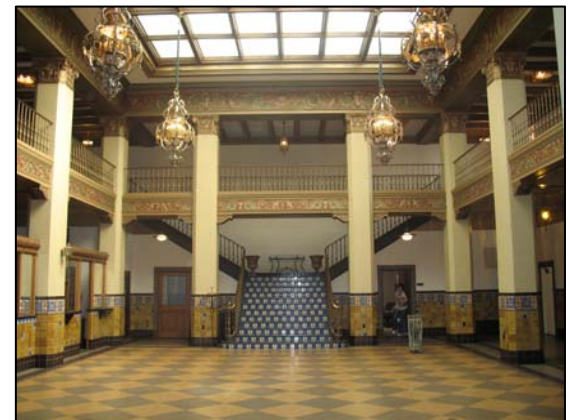
Preserving a community's heritage doesn't just save a part of the past. Historic preservation is a vital part of a promising future. It creates new jobs, provides quality affordable housing, increases economic development and revitalizes downtown business districts. The VIP Program helps communities develop a path to capture these benefits.

Through the VIP program, communities can:

- Build partnerships among diverse groups and interests.
- Foster preservation leadership.
- Develop unified preservation goals and action plans.
- Receive priority status for local training and assistance from the THC.
- Enhance capability to secure grants and funds for preservation projects.



First Presbyterian Church



The Cactus Hotel Lobby, built in 1928

History of San Angelo, Texas

From the Handbook of Texas Online

The history of San Angelo began in the late 1860's across the North Concho River from Fort Concho, which had been established in 1867. As an early frontier town, San Angelo was characterized by saloons, prostitution, and gambling. Shortly after the fort was established, Bartholomew (Bart) J. DeWitt, the founder of San Angelo, bought 320 acres of land from Granville Sherwood for a dollar an acre and, over the river, established a trading post, which was later called Santa Angela. In 1883, the name San Angelo was chosen for the application for a U.S. Post Office. Oscar Ruffini, the architect of many of the early business buildings in San Angelo, arrived in the town shortly after the flood of 1882, which destroyed the county courthouse in Ben Ficklin, the county seat. After the voters decided on San Angelo as the new county seat, Ruffini was asked to design and supervise the construction of the new county courthouse. Ruffini remained in San Angelo, where he was the architect of about forty buildings in the downtown area, some of which are still in use.

Contributing to the early growth of San Angelo were Fort Concho, an ample supply of water, ranching, agriculture, and the arrival of the railroads. The fort brought a steady flow of money from the soldiers' pay, which in turn brought traders, merchants, and others who catered to the needs of the soldiers. The first legitimate business, a combination general store and saloon, was opened by William S. Veck. The town's economy became more diversified than that of many other frontier settlements. During the cattle boom of the 1870's thousands of longhorn cattle were watered and fed along the North, Middle and South Concho rivers on their way to market. Richard F. Tankersley introduced cattle ranching on the South Concho as early as 1864, while John Arden and Joseph Tweedy introduced sheep ranching in 1877.

San Angelo became a shipping center with the coming of the Santa Fe Railroad in 1888 and the Kansas City, Mexico and Orient in 1909. Further communication with the outside world was provided by the telegraph and telephone. The telegraph came with the establishment of Fort Concho. The San Angelo Telephone Company was established in 1899 by John, Jerry, and Lew Rust. In 1946 the company was sold to Southwestern Bell, which in turn was sold to General Telephone Company of the Southwest in 1953. By



Downtown mural depicting San Angelo's frontier history



Fort Concho National Historic Landmark

1989 San Angelo was one of the regional headquarters of GTE, which employed about 2,400 people.

The town has been served by the news media since its beginning as the town "over the river." James Kibee was editor of the *Concho Times* from 1880 to 1884, when J. G. Murphy and W. A. Guthrie began publishing the *San Angelo Standard*, acquired by Harte-Hanks in 1920. Radio station KGKL began broadcasting as early as 1924. In 1952 television station KGKL began operation. By 1989 there were eight radio stations and Simmons Cablevision, which offered thirty-five channels for 29,000 customers in San Angelo and the surrounding area.

Agriculture, ranching, and later the oil and gas industry became the most important factors in the economy. Wool growers, cattle ranchers, and the railroads combined to make San Angelo one of the leading cattle markets in Texas, the largest sheep market in the United States, and one of the leading inland wool and mohair markets in the nation. San Angelo has one of the most diverse industrial bases in Texas. More than 120 manufacturing companies produce a wide variety of products, including surgical sutures, denim jeans, iron and steel, and electronic and oilfield equipment.

The first house of worship was an adobe building erected by the Catholic Church and replaced in 1883 by a stone structure. One of the early Protestant ministers for Tom Green County was James Walker, a black man from Kentucky. During the 1880's a number of Protestant churches were organized. The First Christian and the First Methodist churches were established in 1882 and the First Baptist Church in 1883. By 1989 San Angelo had more than 175 churches and one synagogue.

After incorporating in 1903, San Angelo was able to establish a city-controlled educational system designed to improve its schools. Mexican Americans protested the inferior education that their children received in segregated schools by completely boycotting the Mexican-American schools in 1910-11 and 1914-15. Nevertheless, San Angelo schools remained segregated for many years. In 1989 the San Angelo Independent School District operated twenty-one elementary schools, four junior high schools, two senior high schools, and one school for special education. San Angelo College, established in 1928, became an accredited senior college in 1965. In 1990



The Texas Theater, built in 1928



Angelo State University, with an enrollment of about 6,000 students, offered forty-two undergraduate and nineteen graduate programs.

Fort Concho was one of the best preserved frontier forts in the United States in 1990 and declared a National Historical Landmark. In 1940 the United States War Department selected San Angelo as the location for Goodfellow Air Field. In 1958 the air force changed its function from air training command to United States Air Force Security Service, offering intelligence training courses to all branches of the military. Goodfellow Air Force Base^{qv} also became the home of the \$100 million Strategic Air Command long-range radar unit.

In 1920 the population of San Angelo was 10,050. Between 1920 and 1930 the population doubled to 25,308, and by 1950 the number of residents had doubled again to 52,093. The increase between 1920 and 1930 can be attributed in part to the oil boom accompanying the opening of the Permian Basin oilfield in 1923. The huge increase in the 1940s came with the establishment of Goodfellow Air Field. The population increased from 52,093 in 1950 to 73,240 in 1980. In 1990 the population was 84,474. In 2000 the population was 88,439.

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Escal F. Duke

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<http://www.tshaonline.org/handbook/online/articles/SS/hds1.html> (accessed March 11, 2008).



San Angelo VIP Goals Summary Diagram

San Angelo's VIP goals are the foundation of the preservation action plan. The preservation goals provide the basis for specific actions carried out by a variety of individuals involved in each task force. This diagram is a summary of the top voted goals under corresponding task forces. Each goal references the page of the related action planning worksheet that outlines actions, possible partners, responsibilities, timelines and an estimated budget for implementation. The goals and actions are not set in stone, but rather are a road map to a specific destination.

SHORT TERM GOALS

- Market existing and new incentives and services to encourage rehabilitation and adaptive re-use of historic properties
- Create financial incentives for preservation, adaptive re-use and rehabilitation
- Educate the public regarding the role of preservation in community development
- Increase community and organizational involvement in preservation planning/historic preservation, including local charities and non-profits
- Promote and develop a downtown walking tour and visitor's guide
- Increase the community's involvement downtown through the use of events, festivals and other attractions
- Identify and enhance San Angelo's "Sense of Place" and local character to establish a strong local identity
- Create a youth friendly downtown environment

MID TERM GOALS

- Encourage downtown loft and neighborhood living
- Revitalize downtown San Angelo through the implementation of economic strategies
- Conduct a feasibility study for the development of historic private property
- Develop tour bus stops and downtown trolleys to create easy visitor access to downtown and historic districts
- Conduct a comprehensive historic resources survey to identify historic and cultural sites

LONG TERM GOALS

- Create and implement a Wayfinding Master Plan
- Enhance historic commercial corridors and gateways
- Encourage San Angelo's multi-cultural communities to be active in local history and historic preservation efforts

Goal: Market existing and new incentives and services to encourage rehabilitation and adaptive re-use of historic properties

Step #	Actions	Timeline	Who's Responsible?
A	Initiate direct mail campaign for financial assistance and incentives available.	Ongoing	Shelly Rohmfeld
B	Publicize incentives and financial assistance through local media.	Ongoing	Del Velasquez
C	Organize speakers' bureau to publicize programs to local civic organizations. (also see Education and Communication Goal #3B)	Ongoing	Bob Bluthardt Pamela Miller

Possible Partners?

City of San Angelo, Downtown San Angelo, Inc., Convention and Visitors Bureau, Media, Main Street, Angelo State University, Chamber of Commerce

How will you measure success?

Log of public speakers sessions

Estimated funding needed and possible sources?

N/A

Task Force: Education & Communication

Goal: Create financial incentives for preservation, adaptive re-use and rehabilitation

Step #	Actions	Timeline	Who's Responsible?
A	<p>Research financial assistance programs in other cities, create a matrix of incentive options and coordinate adoption of usable incentive programs:</p> <ul style="list-style-type: none"> • City of Dallas Historic Preservation Tax Incentives www.dallascityhall.com/html/historic_preservation.html • City of Waxahachie Historic Building Restoration Program and Incentives www.waxahachie.com/c3web/incentives_page.htm • Main Street Brenham www.brenhamtexas.com/mainstreet/Reinvestment.htm • Historic Preservation at Work for the Texas Economy www.thc.state.tx.us/publications/reports/EconImpact.pdf • Incentives! A National Park Service Guide www.nps.gov/history/hps/tps/tax/ • Local Incentives for Preservation www.preservationtexas.org/preservation_newsletter_incentives.html 	Completed	<p>Richard Porter – research and matrix</p> <p>HPC and Planning Division – coordinate adoption</p>
B	Contact Brian Daniel with the United States Department of Agriculture (USDA) about possible financial incentives, using USDA Rural Development's Texas web site at www.rurdev.usda.gov/tx , Bryan.Daniel@tx.usda.gov .	Completed	Richard Porter
C	Research Financial incentives for “green” rehabilitations and restorations in historic buildings.	November 2008	Tonya Palmer
D	Create a low interest preservation loan program and secure commitments to encourage local banks to provide as required by federal statutes.	Ongoing	David Byrd
E	Coordinate with property owners to identify ongoing maintenance needs and develop maintenance plans for buildings.	Ongoing	Del Velasquez
F	Research grant opportunities and tax incentives for businesses located in historic structures. (also see Public Policy Goal #1D)	Ongoing	Kathy Keane

Goal: Create financial incentives for preservation, adaptive re-use and rehabilitation (continued)

G	Outline possible financial assistance for historic preservation (i.e. matching grants, tax incentives) and present recommendations to City Council.	November 2008	Shawn Lewis
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Possible Partners?

City of San Angelo, San Angelo National Bank, Downtown San Angelo, Inc., Wells Fargo (Jim Raymond), First Bank of Mertzon, Crockett Bank, Bank of San Angelo, local banks

How will you measure success?

Establishment of a financial incentive package, which includes low-interest loans and grants

Estimated funding needed and possible sources?

Nominal, City of San Angelo, Local Banks

Task Force: Public Policy

Goal: Educate the public regarding the role of preservation in community development

Step #	Actions	Timeline	Who's Responsible?
A	Develop a series of local newspaper articles on local history, buildings and preservation efforts. Include a Frequently Asked Questions section on common preservation issues.	Ongoing	Suzanne Campbell Shannon Sturm
B	Develop a preservation information packet tailored to different audiences. (residents, realtors, business owners, developers, etc.)	December 2009	Barbara Hesse
C	<p>Create a historic preservation-training program for local property owners about caring for historic properties. Develop a question and answer series on preservation issues.</p> <ul style="list-style-type: none"> • Preservation Briefs (www.cr.nps.gov/hps/tps/briefs/presbhom.htm) • Preservation Tech Notes (www.cr.nps.gov/hps/tps/technotes/tnhome.htm) • National Park Service Online Education (www.cr.nps.gov/hps/tps/online_ed.htm) • Contact Caroline Wright, caroline.wright@thc.state.tx.us, 512/463-6214), the THC's Regional architectural reviewer 	Ongoing	Historic Preservation Commission David Bryd
D	Distribute <i>Historic Preservation at Work for the Texas Economy</i> at www.thc.state.tx.us/publications/reports/EconImpact.pdf . to the development community and property owners.	March 2009	Del Velasquez

Possible Partners?

City of San Angelo, Downtown San Angelo, Inc., Angelo State University, Local Media, Texas Tech University School of Architecture,

How will you measure success?

Active participation of rehabilitation projects downtown

Estimated funding needed and possible sources?

Nominal

Task Force: Education & Communication

Goal: Increase community and organizational involvement in historic preservation planning

Step #	Actions	Timeline	Who's Responsible?
A	Identify and contact diverse groups to inform them of the preservation efforts and invite their participation. <ul style="list-style-type: none"> • Involve leaders and stakeholders, including developers and realtors • Involve Angelo State University educators and leaders • Involve parents of students of all ages • Contact local church leaders to reach out to underrepresented groups 	Ongoing	Suzanne Campbell Shannon Sturm
B	Establish speakers' bureau on historic preservation topics.	Ongoing	Bob Bluthardt Pamela Miller
C	Contact SAISD teachers and home school teachers about historic preservation education and attending a speakers' series on historic preservation.	Ongoing	Dudra Butler
D	Involve local youth and students. <ul style="list-style-type: none"> • Contact the Angelo State University Student Government Association • Research Arkansas' youth education program (www.arkansaspreservation.org/preservation-services/youth-education/) • Research Louisiana's youth education program (www.ncptt.nps.gov/hed/Main.html#) • Contact the Heritage Education Network (http://histpres.mtsu.edu/then) 	Ongoing	Suzanne Campbell Dudra Butler

Possible Partners?

San Angelo ISD, Angelo State University, Historic Murals, Tom Green County Historical Commission, Historic San Angelo

How will you measure success?

Diverse group of partners participating in preservation planning throughout the community, nominating a contact person for historical groups

Estimated funding needed and possible sources?

None

Task Force: Education & Communication

Goal: Promote and develop a downtown walking tour and visitor's guide

Step #	Actions	Timeline	Who's Responsible?
A	Update downtown walking tour regularly	Ongoing	Pamela Miller
B	Create a downtown shopping, dining and activity guide	June 2009	Del Velasquez
C	Maintain downtown events calendar	Ongoing	Lucie Hoffeins

Possible Partners?

Convention and Visitors Bureau

How will you measure success?

When a brochure is integrated with way finding plan and able to be promoted

Estimated funding needed and possible sources?

Convention and Visitors Bureau, Downtown San Angelo, Inc.

Task Force: Heritage Tourism

Goal: Increase the community’s involvement downtown through events, festivals and other attractions

Step #	Actions	Timeline	Who’s Responsible?
A	Designate a liaison between Downtown San Angelo, Inc. board and City of San Angelo Development Corporation.	Ongoing	Del Velasquez
B	Work with downtown merchants to establish hours conducive to events and other tourist activities.	Ongoing	Brenda Gunter
C	Investigate appropriate street vending regulations on public property.	December 2008	Tonya Palmer
D	Explore and research the feasibility of a San Angelo music festival and other events.	March 2009	Del Velasquez
E	Increase coordination between event planning organizations.	January 2009	Howard Taylor

Possible Partners?

City of San Angelo, Downtown San Angelo, Inc., Angelo State University, Chamber of Commerce, Goodfellow Air force Base, Museum of Fine Arts

How will you measure success?

Having established events and festivals on a planned calendar every year

Estimated funding needed and possible sources?

\$50,000 Convention and Visitors Bureau, City of San Angelo, Museum of Fine Arts

Task Force: Public Policy

Goal: Identify and enhance San Angelo’s “Sense of Place” and history to establish a strong local identity

Step #	Actions	Timeline	Who’s Responsible?
A	Identify and promote places that establish unique historical aspects of the city.	Ongoing	Barbara Hesse Margaret Mallard
B	Create a coalition of local historic groups and entities.	Ongoing	Lucie Hoffeins
C	Develop a series of local newspaper articles on local history, buildings and preservation efforts. (also see Education and Communication Goal #1A)	Ongoing	Barbara Hesse Suzanne Campbell Shannon Sturm
D	Seek cooperation with local educational institutions to bring local historic education to students in high schools, junior highs and elementary schools.	Ongoing	Bob Bluthardt Suzanne Campbell
E	Create historic preservation websites with linkages to civic, social and educational institution’s websites.	Ongoing	Phil Neighbors

Possible Partners?

Region XV, Historic San Angelo, Downtown San Angelo, Inc., San Angelo Standard Times, Fort Concho, City of San Angelo, Angelo State University, Chamber of Commerce, Convention and Visitors Bureau

How will you measure success?

Create a local identity for San Angelo and having the locals more informed about San Angelo, also have a regular newspaper column

Estimated funding needed and possible sources?

N/A

Task force: Heritage Tourism, Education & Communication

Goal: Create a youth friendly downtown environment

Step #	Actions	Timeline	Who's Responsible?
A	Relocate and expand the downtown skate park	May 2009	Carl White
B	Create youth friendly activities and events	Ongoing	Brenda Gunter
C	Encourage free Wi-Fi in downtown	Ongoing	Del Velasquez

Possible Partners?

City of San Angelo Parks Department, Downtown San Angelo, Inc.

How will you measure success?

Establishing a friendly environment for the younger generations

Estimated funding needed and possible sources?

N/A

Task Force: Public Policy

Goal: Encourage downtown loft and neighborhood living

Step #	Actions	Timeline	Who's Responsible?
A	Research downtown or urban codes: <ul style="list-style-type: none"> Research the city of Austin's Downtown Redevelopment web site at www.ci.austin.tx.us/downtown Research the city of Cedar Park's Downtown District (Chapter 11, Exhibit "A" of the Code of Ordinances) www.cedarparktx.us/cp/page285299.aspx Research the city of Raleigh, North Carolina's Downtown Planning www.raleighnc.gov 	December 2008	Tonya Palmer
B	Create and maintain database of downtown vacancies available for revitalization, including upper-floor residential opportunities.	In process	David Dewar Main Street Bob Stribling
C	Appoint a contact person to serve as a liaison for realtors interested in downtown vacancies.	Ongoing	Del Velasquez Bob Stribling
D	Work with Downtown San Angelo, Inc.'s Economic Restructuring Committee and Angelo State University to develop a feasibility study regarding downtown residential development.	Ongoing	Bob Stribling Suzanne Campbell
E	Encourage integrated affordable housing downtown: <ul style="list-style-type: none"> Research the housing studies at the National Trust for Historic Preservation at www.nationaltrust.org/housing/toolkit_practice_casestudies.html Research the Affordable Housing Design Advisor at www.designadvisor.org 	December 2008	David Dewar

Possible Partners?

Angelo State University, City of San Angelo, Downtown San Angelo, Inc., Realtors Association

How will you measure success?

An increase of the living downtown by 15%

Estimated funding needed and possible sources?

N/A

Task Force: Public Policy

Goal: Revitalize downtown San Angelo through implementation of economic strategies

Step #	Actions	Timeline	Who's Responsible?
A	Coordinate with local realtors to market historic residential and commercial properties for lease or purchase.	Ongoing	Bob Stribling
B	Form a downtown merchants association to address marketing efforts, hours of operation, etc.	Ongoing	Brenda Gunter Rod
C	Promote incentives/assistance for business development.	Ongoing	Brenda Gunter
D	Research grant opportunities and tax incentives for businesses located in historic structures. (also see Public Policy Goal #4F)	Ongoing	Kathy Keane
E	Create a public forum for business owners with recent entrepreneurial success	April 2009	Brenda Gunter
Available Resources			
	Utilize and participate in Texas' economic development programs: <ul style="list-style-type: none"> • Texas Center for Rural Entrepreneurship www.tcre.org • Texas Economic Development http://governor.state.tx.us/ecodev/ • Texas Downtown Association www.texasdowntown.org 	Ongoing	Bob Stribling

Goal: Revitalize downtown San Angelo through implementation of economic strategies (continued)

	Available Resources	Timeline	Who's Responsible?
	Research other business resources: <ul style="list-style-type: none"> • Let's Talk Business: Ideas for Expanding Retail and Services www.uwex.edu/ces/cced/publicat/letstalk.html • Center for Rural Entrepreneurship www.ruraleship.org/index_html • National Business Incubation Association www.nbia.org • Center for the Study of Rural America www.kansascityfed.org/RuralCenter/RuralMain.htm • Economic and Rural Development Resources www.nal.usda.gov/ric/ruralres/economic.htm • USDA Rural Business-Cooperative Service www.rurdev.usda.gov/rbs/busp/bprogs.htm 	Ongoing	Del Velasquez Bob Stribling

Possible Partners?

Main Street, Downtown San Angelo, Inc., San Angelo Standard Times, City of San Angelo Development Corporation, San Angelo Realtor's Association, Chamber of Commerce

How will you measure success?

Coordinated plan promoting revitalization

Estimated funding needed and possible sources?

N/A

Task Force: Public Policy

Goal: Conduct a feasibility study for the development of historic private property

Step #	Actions	Timeline	Who's Responsible?
A	Locate previous studies regarding Texas Theater and provide to owners	February 2009	Barbara Hesse
B	Coordinate with property owners to research grant opportunities.	March 2009	Del Velasquez
C	Research grants available: <ul style="list-style-type: none"> National Trust's Historic Theater Financing Fund at http://www.ntcicfunds.com/funds/theatre_fund.html Feasibility using CLG, and The League of Historic American Theaters (www.lhat.org) 	October 2008	Shelly Rohmfeld
D	Provide property owners with information about available grants	July 2009	Del Velasquez

Possible Partners?

Property Owners, City of San Angelo

How will you measure success?

A completion of a feasibility study

Estimated funding needed and possible sources?

CLG

Task Force: Heritage Tourism

Goal: Develop tour bus stops and downtown trolleys to create easy visitor access to downtown and historic districts

Step #	Actions	Timeline	Who's Responsible?
A	Conduct study regarding tourist activity.	Monthly	Pamela Miller Bob Bluthardt
B	Provide regular Convention and Visitors Bureau tourism report to Downtown San Angelo, Inc. and media.	November 2008	Pamela Miller
C	Research bus tours in other cities.	November 2008	Bob Bluthardt
D	Establish bus tours and passenger drop off points close to tourist destinations.	March 2009 – Plan October 2009 - funding	Elisa Smetana Jeffrey Sutton

Possible Partners?

Concho Valley Council of Governments, Chamber of Commerce, Convention and Visitors Bureau, City of San Angelo

How will you measure success?

A survey and study of a tour is complete, leading to a bus leaves the Visitor's Center on the hour full of tourist with a taped loop of information regarding the specific locations.

Estimated funding needed and possible sources?

City of San Angelo, Concho Valley Council of Governments, Downtown San Angelo, Inc., Tourist sponsors example hotels, etc., and Convention and Visitors Bureau, Hotel/motel tax

Task Force: Heritage Tourism

Goal: Conduct a comprehensive historic resources survey to identify historic and cultural sites

Step #	Actions	Timeline	Who's Responsible?
A	Survey historic properties throughout the city. Please review Preservation Brief # 24, http://www.nps.gov/nr/publications/bulletins/nrb24/nrb24.pdf .	October 2010	Planning Division
B	Hire a preservation consultant, or organize the process and train volunteers to conduct the survey.	August 2008	Planning Division
C	Complete the downtown historic resources survey to cover the complete Main Street area.	December 2008	Planning Division
D	Utilize Geographical Information Systems (GIS) to locate and record historic properties.	Ongoing	Planning Division
E	Conduct a survey review and update every 10 years.	Ongoing	Planning Division
F	Research other communities and survey processes for examples. <ul style="list-style-type: none"> • Discover Dallas! A Survey of Dallas' Historic and Architectural Properties • www.preservationdallas.org/new_site/survey/ • Historic Eastside Architectural Survey, Longmont, Colorado www.ci.longmont.co.us/planning/ldc/survey/ • Guidelines for Local Surveys: A Basis for Preservation Planning www.cr.nps.gov/nr/publications/bulletins/nrb24/ 	December 2009	Shelly Rohmfeld

Possible Partners?

City of San Angelo

How will you measure success?

Complete and maintained historic resources survey

Estimated funding needed and possible sources?

CLG Grant

Task Force: Historic Survey

Goal: Create & implement a Wayfinding Master Plan

Step #	Actions	Timeline	Who's Responsible?
A	Solicit and hire a wayfinding masterplan consultant.	Ongoing	Pamela Miller
B	Establish a multi-year funding plan for implementation.	Upcoming	Shawn Lewis

Possible Partners?

Angelo State University, Downtown San Angelo, Inc., City of San Angelo, Convention and Visitors Bureau, City of San Angelo Development Corporation

How will you measure success?

Establish a plan for design, location and fabrication of Way Finding signs

Estimated funding needed and possible sources?

CLG grant

Task Force: Heritage Tourism

Goal: Enhance historic commercial corridors and gateways

Step #	Actions	Timeline	Who's Responsible?
A	Identify and prioritize areas for enhanced streetscapes and encourage use of traditional pedestrian amenities: <ul style="list-style-type: none"> - Sidewalks - Canopies - Pedestrian oriented street lighting - Benches - Trash receptacles - Bus stops 	Ongoing	Del Velasquez
B	Review and market uses of local TIRZ zone.	August 2008	Shawn Lewis Brenda Gunter
C	Review and evaluate current land use plan.	Ongoing	Shawn Lewis
D	Incorporate information collected through historic resource survey into all planning documents.	January 2009	Shelly Rohmfeld
E	Research and consider corridor overlay districts for main corridors.	November 2008	Bradley Stone
F	Create and designate additional landmarks and districts for historic overlay zoning.	Ongoing	Shelly Rohmfeld
G	Contact the Texas Tech University Department of Landscape Architecture for assistance in developing a downtown landscape plan.	Completed	Matt Synatschk, THC VIP

Goal: Enhance historic commercial corridors and gateways (continued)

	Actions	Timeline	Who's Responsible?
H	Review and revise curb cut ordinance to prevent destruction of historic fabric.	Ongoing	Tonya Palmer
I	Review and revise dangerous buildings ordinance with regards to historic properties.	January 2009	Shawn Lewis
J	Create pocket parks to ensure access to green space.	Ongoing	Carl White Main Street
K	Research enhancements from other cities, including lighting, plantings and signage. <ul style="list-style-type: none"> • Image Library of the Pedestrian and Bicycle Information Center www.pedbikeimages.org • Context Sensitive Solutions www.contextsensitivesolutions.org/content/gen/homepage/ • National Trust for Historic Preservation, Transportation Policy www.nationaltrust.org/issues/transportation/ 	Ongoing	Pamela Miller

Possible Partners?

City of San Angelo Planning Division, Texas Historical Commission Visionaries in Preservation Program, Downtown San Angelo, Inc.

How will you measure success?

Approved plans for revitalization and redevelopment efforts

Estimated funding needed and possible sources?

None

Task Force: Public Policy

Goal: Encourage San Angelo’s multi-cultural communities to be active in local history and historic preservation efforts

Step #	Actions	Timeline	Who’s Responsible?
A	Identify and invite diverse groups to involve them in multi-culturally preservation efforts.	Ongoing	Dudra Butler
B	Involve local leadership by designating liaisons from a wide variety of groups to participate in future preservation efforts.	Ongoing	Del Velasquez

Possible Partners?

NAACP, WTOS, Chamber of Commerce Diversity Committee

How will you measure success?

More diversity in groups and events

Estimated funding needed and possible sources

N/A

Task Force: Education and Communication

Visionaries in Preservation Process Summary

The VIP program is modeled after an innovative planning process known as “visioning.” Visioning is a tool that brings a community together to develop a shared image of the future and form an action plan for achieving that vision. The process is based on four simple, yet often overlooked, questions: Where are we now? Where are we going? Where do we want to be? How can we get there? VIP staff facilitated a series of local workshops to help the community ascertain its needs and the actions necessary to address those needs. Throughout the process, THC staff also provided the necessary training to facilitate success. This section reviews this visioning process undertaken in San Angelo.

Community Kick-Off

The goal of this preliminary meeting was to involve a broad sampling of the community to explain why historic preservation is important to their quality of life, outline what they as individuals can do to become involved in the Visionaries process, introduce them to aspects of their community’s history and assets and recruit participants. Additionally, participants viewed the *Community of Choices* video, which describes the connections between community appearance, design, historic preservation and economic development.

The Community Kick Off Meeting allowed participants to:

- Familiarize the community with the Visionaries in Preservation process and their community’s timeline.
- Explain how preservation can contribute to the vitality of a community.
- Lay the groundwork for garnering community involvement and support.
- Collect names of additional people to participate in the process.



STRENGTH

River
Plentiful Building Stock
Concerned citizens
Strong heritage identity
Preservation Ordinance and
Commission
HOT Tax growing
TIRZ
CVB
Good time to do restoration

WEAKNESSES

Perception of low return on investment
Short term vision
Lack of education
Lack of communication
Lack of locally designated properties
Connecting assets and practical issues
Parking

Downtown residents
Texas Theater
Wealth of resources
Walkable communities
Education & Funding for code remediation (ADA, TAS, Asbestos)
Systematic approach to community infrastructure
Design standards
Encourage ASU students to live downtown
Parking survey and study

Apathy
Sprawl
Automobile culture
Lack of growth
Lack of minority involvement

OPPORTUNITIES

THREATS

Preservation 101

The goal of the introductory meeting was to provide a broad understanding of the principles, techniques and practice of historic preservation. Visionaries staff presented an overview of historic preservation and the tools of the trade, followed by a question and answer session to directly address concerns of the community. Additionally, community members participated in a voting exercise to prioritize the identified issues.

Preservation 101 provided:

- A lesson in modern preservation philosophy and techniques.
- A review of the Secretary of the Interior's Standards for Rehabilitation.
- A forum for community members to express their concerns and solicit answers for preservation issues.



San Angelo Visionaries learn about the Secretary of the Interior Standards



Community Open House

The Community Open House Meeting was the vehicle for participants to articulate and organize historic preservation issues through a series of visioning exercises led by Visionaries staff. Committee members identified issues critical to preservation in the community, worked to reach consensus regarding those issues and grouped the issues into goals based on common factors. Community-based task forces were created from these groupings.

By the conclusion of the meeting, attendees had:

- Developed a list of critical issues to explore.
- Grouped the identified issues into goals.
- Determined the structure of the task forces and volunteered for a task force.



San Angelo Visionaries each answered a series of questions about preservation issues in the community.

TEAM 1

1. Everyone needs to pull together to meet well-defined common goals - City, County, Private property owners, ASU.
2. Economic development needs to be calculated + professionally presented to accomplish #1.
3. Identify specific endangered building stock to enhance #1+2 - improve gateway to downtown.
4. Provide methods for ongoing maintenance of identified building stock.

Team 2

Involve a larger segment of the community.

River promotion.

Apartments in the ^(Available buildings) Townhouse.

Create gateways - (South welcoming)

On-off tour buses to points of interest (weekends) Flat fee all day.

After individually identifying important issues and sharing their responses, attendees created group summary posters outlining their common preservation goals.

TEAM 3

- ① DOWNTOWN NEEDS A RESIDENTIAL BASE
- ② GATEWAYS PROVIDE OUR VISITORS 1ST IMPRESSIONS. WE NEED TO IMPROVE TARGETED STREETS AND ENTRANCEWAYS
- ③ PEOPLE VISIT SAN ANGELO FOR LEISURE, SPORTS, SHOPPING, FAMILY, STATE PARKS, ART MUSEUM - FORT - CIVIC EVENTS - SPANISH ARCHITECTURE
- ④ MISSING REPRESENTATION: ASU, SAUSD, SHANNON, BANKS, ELECTED OFFICIALS, OTHER PARTS OF CITY
HOTELS - CHURCHES
- ⑤ BUILDING IN DANGER
Texas Theatre
No Chadbourne Corridor
Townhouse
HOTEL ROOSEVELT
Old Cole Bldg
- ⑥ MOST PROUD OF:
VISITOR CENTER, FORT CONCHO
ART MUSEUM
CITY AUDITORIUM
CARTUS HOTEL

TEAM 4

Public Policy - Incentives for
Adaptive Re use; Fee WAIVERS
Hotel/Motel Tax to be used as Incentive
Funding Resource

Utilize high-rise buildings,
especially upper floors

TEAM 5

Gateways - beautify, more attractive, landscape
Xscape,

Pocket Parks -

Vacant/old buildings
(Trust Bld, McBurnett, Roosevelt
Hotel, Cactus) Texas Theater

Apts, lofts, business
Shops

Green revitalization

Downtown buildings not being used
Overall revitalization; flowers, bike paths, benches, beautification

young population activities - live music, parks, place for
young people to go

Identified Issues and Task Forces

Task Force # 1 Public Policy

- Develop incentives for high rise building
- Develop skate park
- Downtown job creation
- Pedestrian friendly community
- Downtown residential base
- Need to consider entire community as tax base for funding
- Improve targeted streets
- River promotion and river corridor development
- Fast track preservation projects
- Improve downtown gateways
- Green rehabilitation technologies and sustainable rehabilitation
- Incentives for river development
- Create preservation incentives and waive fees
- Incentivize downtown reinvestment
- Develop incentives for rehabilitation of multi-story buildings
- Incentivize adaptive re-use
- Adaptive reuse of buildings
- Integrate services that promote historic preservation

Task Force Members

**Doray Hill Jr.
Barbara Hesse
Shawn Lewis
Del Velasquez
Richard Porter**

**Tonya Palmer
Pat Malloy
Jim Sanderson
Eric Mercado
Harold Dominguez**

Task Force # 2 Heritage Tourism

- Identify Pocket Parks – beautification
- Establish points for boarding and unloading tour buses
- Hotels – fed by tourism
- Bike paths in downtown
- Downtown beautification
- Develop tour bus route
- Monthly art walk development
- Civic events

Task Force Members

**Donna Swartz
Margaret Mallard
Mary Sanderson
Henry Schmidt**

**Rick Weise
Lucie Hoffeins
Susan Morris
Pamela Miller**

Identified Issues and Task Forces

Task Force # 3 Historic Survey

- Economic impact study of downtown living
- Identify vacant historic buildings
- Identify endangered buildings
- Identify vacant historic buildings for possible residential use
- Identify historic resources in need of preservation
- Determine the impact of historic preservation upon economic development
- Downtown restaurants and retail
- Texas Theater

Task Force Members

**David Dewar
Barbara Hesse
Mary Sanderson
Shawn Lewis
Donna Swartz
Shelly Rohmfeld**

Task Force # 4 Education & Communication

- Establish communication with hotels
- Involve ASU and high schools
- Include the local churches
- Include young professionals, esp downtown residents
- Acknowledge importance of historic buildings, regardless of potential residential value
- Engage the broader community
- Proud of places/spaces
- Personal philanthropy as investment
- Need right pitch man to present the issue
- Include other parts of city in discussion
- Other examples of Preservation Ecos. in other communities
- Involve a larger segment of community, especially youth
- Support Preservation Plan
- Grant Opportunities
- Middle and High School friendly activities
- Involve the banks
- Involve elected officials

Task Force Members

**Crystal Goodman
Suzanne Campbell
Elizabeth Grindstaff
Shelly Rohmfeld**

**Dedra Butler
Barbara Tweedy
Shannon Sturm**

Goals and Action Planning

The goal of this crucial planning meeting was to create the preliminary structure of the action plan. Visionaries staff assisted task force members in completing action planning worksheets, which outline each goal and identify partners, responsibilities, timelines and estimated budgets for implementation. The results of this meeting fed directly into the content of the preservation action plan.

By the conclusion of the planning meeting, participants had:

- Identified preservation goals and a concrete sequence of actions required to accomplish the goals.
- Identified partners within and outside the community to assist with implementation.
- Assigned responsibilities and established timelines and budgets for implementation.



San Angelo Visionaries review the goals and make their selections



Bob Bluthardt and Suzanne Campbell vote on the goals

Voting Results

Issue	Votes
Market existing and new incentives and services to encourage rehabilitation and adaptive re-use of historic properties	20
Encourage downtown loft and neighborhood living	20
Revitalize downtown San Angelo through implementation of economic strategies	20
Create financial incentives for preservation, adaptive re-use and rehabilitation	18
Conduct a feasibility study for the Texas Theater	16
Create and implement a Wayfinding Master Plan	15
Enhance historic commercial corridors and gateways	12
Educate the public regarding the role of preservation in community development	10
Increase community and organizational involvement in historic preservation planning	7
Develop a downtown walking tour	7
Encourage San Angelo's multi-cultural communities to be active in local history and historic preservation efforts	7
Increase the community's involvement downtown through the use of events, festivals and other attractions	6
Identify and enhance San Angelo's "Sense of Place" and history to establish a strong local identity	6

Voting Results

Issue	Votes
Develop tour bus stops and downtown trolleys to create easy visitor access to downtown and historic districts	5
Conduct a comprehensive historic resources survey to identify historic and cultural sites	4
Create a youth friendly downtown environment	1

Expertise Action Planning #1: Preservation Economics & Heritage Tourism

Once the goals were established for the Leadership Committee, Visionaries staff initiated a series of expert sessions, designed to provide the resources necessary for achieving the goals laid out by the committee. The first Expertise Action Planning focused on Preservation Economics and Heritage Tourism. Visionaries Staff introduced Robert Johnson, the Texas Main Street Program's Economic Specialist to address the value of local business, practical economic tools and funding available for communities to create a viable downtown business district.

Margaret Hoogstra, the Texas Forts Trail Regional Coordinator, discussed partnership opportunities and additional methods available to San Angelo to increase their heritage tourism market.

By the conclusion of this meeting, community members had:

- Gained a greater understanding of preservation economics and heritage tourism.
- Identified useful resources to assist in research.
- Reviewed the prioritized goals summary diagram created at the Goals and Action Planning meeting.



Margaret Hoogstra discusses partnership opportunities with the Texas Forts Trail



Robert Johnson presents economic strategies

Expertise Action Planning #2: Community Forum

Once the goals were established for the Leadership Committee, Visionaries staff initiated a series of expert sessions, designed to provide the resources necessary for achieving the goals laid out by the committee. The second Expertise Action Planning focused on projects undertaken by the City of San Angelo and the City of San Angelo Development Corporation.

Assistant City Manager Elizabeth Grindstaff discussed infrastructure projects directed towards the downtown area and demonstrated the process for placing committee projects on the comprehensive plan.

Kathy Keane, Director of the City of San Angelo Development Corporation, discussed the projects in development and tied them into the goals established by the committee.

By the conclusion of this meeting, community members had:

- Gained a greater understanding of city projects and how they meshed with the goals established by the Leadership Committee.
- Identified resources and methods for achieving the goals.
- Reviewed the prioritized task force goals created at a previous meeting



Assistant City Manager Elizabeth Grindstaff addresses the VIP leadership Committee



COSA DC Director Kathy Keane discusses the projects funded by the development corporation

Expertise Action Planning #3: The Role of Landscape Architecture in Historic Preservation

The final Expertise Action Planning focused on the role of Landscape Architecture in historic preservation. John Billing, professor of Landscape Architecture at Texas Tech University, discussed the key tenets of landscape architecture and urban design. In addition, he provided examples of urban design elements, including water features, pocket parks and green space amongst the congestion of an urban downtown.

Professor Billing and Dr. Alon Kvashny, Chair of the Landscape Architecture Department, offered San Angelo the unique opportunity to serve as the design project for the Urban Design class at Texas Tech in the fall of 2008. Their inclusion in the class will result in multiple landscape architecture designs for the downtown area. The committee voted to focus their efforts on creating linkage between the four major areas of the downtown region; Downtown, Fort Concho, The San Angelo Museum of Fine Arts, and the Concho River.

By the conclusion of this meeting, community members had:

- Gained a greater understanding of the role of landscape architecture in historic preservation
- Identified useful resources to assist in research and identification of historic sites
- Agreed to consider application to the Partnership for Community Outreach Program
- Developed a greater understanding of the requirements for a successful landscape architecture plan



VIP Program Specialist Matt Synatschk reviews the VIP process



Professor John Billing Addresses the San Angelo Visionaries



Professor John Billing presented to an audience that included Mayor J.W. Lown and ASU President Dr. Joseph Rallo

Historic Preservation Resources

General Resources

Print Resources

National Trust for Historic Preservation: Information Series

www.preservationbooks.org

- Maintaining Community Character: How to Establish a Local Historic District
- Design Review in Historic Districts
- Reviewing New Construction Projects in Historic Districts
- Basic Preservation Procedures
- Buyer's Guide to Older and Historic Houses
- Getting to Know Your 20th Century Neighborhood

Brand, Stewart. *How Buildings Learn: What Happens After They're Built*. New York, NY: Penguin Books, 1994.

O'Donnell, Eleanor. *Researching a Historic Property*. Washington D.C.: National Park Service, rev. 1998.

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities and Professionals. Washington D.C.: National Trust for Historic Preservation, 1997.

Remembering Texas: Guidelines for Historical Research. Texas Historical Commission.

Researching a Historic Property. U.S. Department of the Interior. National Park Service.

Weeks, Kay and Anne Grimmer, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing*

Historic Buildings. Washington D.C.: Superintendent of Documents, Government Printing Office, 1995.

Electronic Resources

African American Heritage Preservation Foundation

www.aahpfdn.org

African American Studies at Columbia University

www.cc.columbia.edu/cu/libraries/subjects/afam/afambibl.html

Advisory Council on Historic Preservation

www.achp.gov

American Association for State and Local History

www.aaslh.org

Arkansas Historic Preservation Program Youth Education

www.arkansaspreservation.org/preservation-services/youth-education/default.asp

Colorado Preservation, Inc.

www.coloradopreservation.org

Cultural Resources Management, Online Archive of Past Issues

<http://crm.cr.nps.gov/index.htm>

The Handbook of Texas Online

www.tsha.utexas.edu/handbook/online

Heritage Preservation: The National Institute for Conservation

www.heritagepreservation.org

Heritage Preservation Services Free Bookshelf, National Park Service

www.nps.gov/hps/freepubs.htm

Historic American Building Survey/Historic American
Engineering Record/Historic American Landscapes Survey
www.nps.gov/history/hdp/habs/

Institute of Texan Cultures
www.texancultures.utsa.edu

The National Association for Interpretation
www.interpnet.com

National Center for Preservation Technology and Training
www.ncptt.nps.gov

National Conference of State Historic Preservation Officers
www.ncshpo.org

National Council on Public History
www.ncph.org

National Main Street Center
www.mainst.org

National Park Service Preservation Programs
www.cr.nps.gov

National Preservation Institute
www.npi.org

National Trust for Historic Preservation
www.nationaltrust.org

Office of the Governor, Economic Development and Tourism
<http://governor.state.tx.us/ecodev/>

Partners for Sacred Places
www.sacredplaces.org

Partnership Notes, National Park Service
www.nps.gov/history/hps/pad/partnership/index.htm

- Local Preservation Reference Shelf
- Zoning and Historic Preservation
- Subdivision Regulation and Historic Preservation
- Issues Paper: Conservation Districts

Preservation Directory
www.preservationdirectory.com

Preservation Texas
www.preservationtexas.org

Preserve/Net
www.preservenet.cornell.edu

The Recent Past Preservation Network
www.recentpast.org

Scenic America
www.scenic.org

Secretary of the Interior's Standards for the Treatment of Historic
Properties
www.nps.gov/history/hps/tps/standguide

Texas Historical Commission
www.thc.state.tx.us

Texas History, Texas Culture - Humanities Interactive
www.humanities-interactive.org

Texas Parks and Wildlife
www.tpwd.state.tx.us

Texas State Historical Association
www.tsha.utexas.edu

Texas State Preservation Board
www.tspb.state.tx.us

Affordable Housing

Affordable Housing Design Advisor
www.designadvisor.org

Austin Housing Finance Corporation – S.M.A.R.T. Housing
www.ci.austin.tx.us/ahfc/smart.htm

The Campaign for Affordable Housing
www.tcuh.org

Housing Tax Credits
www.tdhca.state.tx.us/multifamily/htc/description.htm

Housing Texas
www.housingtexas.org/index.html

National Low Income Housing Coalition
www.nlihc.org

TIF Housing Program – Rock Island, Illinois
www.rigov.org/citydepartments/ced/tifhousingprogram.html

Archeology

Print Resources

“Archeology and the Federal Government,” *Cultural Resource Management* 17, no.6 (1994).

“Archeology and the Public,” *Cultural Resource Management* 18, no.3 (1995).

Cushman, David W., ed. “The Power to Preserve: Public Archeology and Local Government,” *Cultural Resource Management* 21, no.11 (1998).

Lerner, Shereen. *Archeology and Historic Preservation*. Washington, D.C.: National Trust for Historic Preservation, 1995.

Electronic Resources

Archaeological Institute of America
www.archaeological.org

Archeology and Historic Preservation: Secretary of the Interior’s Standards and Guidelines
www.nps.gov/history/local-law/arch_stnds_0.htm

ArchNet, Online Archaeological Library
<http://archnet.asu.edu>

Strategies for Protecting Archeological Sites on Private Land, National Park Service
www.nps.gov/history/hps/pad/strategies/

Society for American Archeology
www.saa.org

Society for Commercial Archeology
www.sca-roadside.org

Society for Historical Archaeology
www.sha.org

Texas Archaeological Research Laboratory, University of Texas at Austin
www.utexas.edu/research/tarl

Texas Archeological Society
www.txarch.org

Texas Beyond History, Texas Archaeological Research Laboratory
www.texasbeyondhistory.net/index.html

Texas Historical Commission, Archeology Division
www.thc.state.tx.us/archeology/aadefault.shtml

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Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Smith, Henry Atterbury, compiler. *500 Small Houses of the Twenties*. Dover Publications, June 1990 (reprint edition).

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*. New York: Overlook Press, 1981.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge, MA.: MIT Press, 1993.

**Print Resources for the History of American Architecture:
Popular House Types**

Clark, Clifford. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.

Foy, Jessica and Thomas Schlereth, eds. *American Home Life, 1880-1930*. Knoxville: University of Tennessee Press, 1992.

Handlin, David. *The American Home: Architecture and Society, 1815-1915*. Boston: Little, Brown and Co., 1979.

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

Schrenk, Lisa (foreword). *Your Future Home: The Architects' Small House Service Bureau*. Washington D.C.: American Institute of Architects, 1992.

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Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MIT Press, 1993.

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Baker, T. Lindsay. *A Field Guide to American Windmills*. Norman: University of Oklahoma Press, 1985.

Falkenburg, Ruth and John Hankey. *Railroad Depot Acquisition and Development*. Washington, D.C.: National Trust for Historic Preservation, 1991.

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American Architecture, A Style Guide
www.realviews.com

American Institute of Architects
www.aia.org

Architectural Styles Photo Guide
www.preservationdirectory.com/HistoricPhotoGallery/ArchitecturalStylesGalleries.aspx

Barn Again! National Trust for Historic Preservation
www.preservationnation.org/issues/rural-heritage/barn-again/

Historic House Architecture
www.ragtime.org/arch

Partner for Sacred Places
www.sacredplaces.org

Roadside Architecture
www.roadsidepeek.com/archit/index.htm

Society of Architectural Historians
www.sah.org

Texas Historical Commission, Historic Properties
www.thc.state.tx.us/historicprop/hpdefault.shtml

Texas Society of Architects
<http://texasarchitect.org>

Theatre Historical Society of America
www.historictheatres.org

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Electronic Resources

Heritage Preservation Services Free Bookshelf, National Park Service
www.nps.gov/hps/freepubs.htm

Preservation Links – National Alliance of Preservation Commissions
www.uga.edu/napc/programs/napc/links.htm

Partnership Notes, National Park Service – Local Preservation Reference Shelf
www.nps.gov/history/hps/pad/partnership/index.htm

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City of Wichita Architectural Design Guidelines
www.wichita.gov/CityOffices/Planning/Preservation/old_town_design_guidelines.htm

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www.nps.gov/history/hps/workingonthepast/roletheyplay.htm

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www.georgetown.org/departments/ds/harc.php

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www.salisburync.gov/lm%26d/historic/historic.html

Historic Rockville Technical Guides for Exterior Alterations
www.rockvillemd.gov/historic/tech-guides.html

Sample Design Guidelines, University of Georgia School of Environmental Design
www.sed.uga.edu/

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www.truckee2025.org/planning/hdgcont.htm

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<http://winter.phpwebhosting.com/~cspivey/APA/Urban%20Design.htm>

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Center for Rural Entrepreneurship
www.ruraleship.org/index_html

Center for the Study of Rural America
www.kansascityfed.org/RuralCenter/RuralMain.htm

Let's Talk Business: Ideas for Expanding Retail and Services
www.uwex.edu/ces/cced/publicat/letstalk.html

National Business Incubation Association
www.nbia.org

National Main Street Center
www.mainstreet.org

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www.tcre.org

Texas Economic Development
www.governor.state.tx.us/ecodevo

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<http://governor.state.tx.us>

USDA Rural Business-Cooperative Service
www.rurdev.usda.gov/rbs/busp/bprogs.htm

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www.texasarchive.org

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City of Dallas Historic Preservation Tax Incentives
www.dallascityhall.com/html/historic_preservation.html

City of Waxahachie Historic Building Restoration Program and Incentives
www.waxahachie.com/c3web/incentives_page.htm

Community Development Block Grant Programs
www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm

Federal Financial Assistance for Rural Buildings
www.rurdev.usda.gov/rhs

The Foundation Center, Finding Funding
<http://fdncenter.org>

Funding for Historic Preservation, National Trust for Historic Preservation

www.nationaltrust.org/funding

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www.tdhca.state.tx.us/multifamily/htc/index.htm

Historic Preservation at Work for the Texas Economy

www.thc.state.tx.us/publications/reports/EconImpact.pdf

Incentives! A National Park Service Guide

www.nps.gov/history/tax.htm

Keep Texas Beautiful Awards

www.ktb.org/awards/index.htm

Local Incentives for Preservation

www.preservationtexas.org/newsletter/preservation_newsletter_incentives.html

Main Street Brenham

www.brenhamtexas.com/mainstreet/Reinvestment.htm

National Main Street Center

www.mainstreet.org

National Park Service: Grants, Tax Credit, and Other Assistance

www.nps.gov/history/

National Trust Community Investment Fund

www.preservationnation.org/resources/find-funding/npe05.pdf

National Trust Loan Funds

www.nationaltrust.org/loan_funds/index.html

Rehabilitation Mortgage Loan Insurance

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www.tcre.org

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www.agr.state.tx.us/eco/index.htm

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www.thc.state.tx.us/grantsincent/gradefault.shtml

Texas Parks and Wildlife, Recreation Grants Program

www.tpwd.state.tx.us/grants/

Texas Tax Increment Financing Zone Registry

www.window.state.tx.us/taxinfo/proptax/registry/zone.html

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www.atme.org/pubs/members/75_310_1324.cfm

Destination Texas
www.destinationtexas.cc

Historic Accommodations of Texas
www.hat.org

Historic Travel, National Trust for Historic Preservation
www.nationaltrust.org/travel

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www.cr.nps.gov/nr/travel

National Scenic Byways
www.byways.org

National Tour Association
www.ntaonline.com

Preserve America
www.preserveamerica.gov

Trails and Rails Partnership Program, National Park Service
www.nps.gov/trails&rails

Rivers, Trails and Conservation Assistance Program –
Community Toolbox
www.nps.gov/phso/rtcatoobox/index_comtoolbox.htm

Rural Information Center Resources
www.nal.usda.gov/ric/ruralres/tourism.htm

Statewide Arts and Cultural Events
www.arts.state.tx.us/calca/calregions.cfm

Texas Historical Commission, Heritage Travel
www.thc.state.tx.us/heritagetourism/htprogram.shtml

Texas Parks and Wildlife
www.tpwd.state.tx.us

Texas Travel Industry Association
www.ttia.org

Tour Texas
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www.asla.org

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www.tclf.org

Family Land Heritage Program, Texas Department of Agriculture
www.agr.state.tx.us/agr/program_render/0,1987,1848_5409_0,00.html?channelID=5409

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www.llt.org

Native Prairies Association of Texas
www.texasprairie.org

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www.napa-texas.org

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<http://nature.org/wherewework/northamerica/states/texas>

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American Planning Association, Texas Chapter
www.txplanning.org

Context Sensitive Solutions
www.contextsensitivesolutions.org

Historic Preservation Planning Program, National Park Service
www.nps.gov/history/hps/pad/

Livable Communities Task Force
www.princegeorgescountymd.gov/Government/AgencyIndex/LCI/taskforce.asp

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www.nps.gov/history/hps/pad/partnership/index.htm

- Local Preservation Reference Shelf
- Zoning and Historic Preservation
- Subdivision Regulation and Historic Preservation
- Issues Paper: Conservation Districts

Pedestrian and Bicycle Information Center
www.pedbikeimages.org

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www.preserveamerica.gov

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www.smartgrowthamerica.org

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Texas Historical Commission, The Texas Main Street Program
www.thc.state.tx.us/mainstreet/msdefault.shtml

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www.thc.state.tx.us/visioninpres/vpdefault.shtml

Walkable Communities, Inc.
www.walkable.org

Maps, Aerial Images and Photographs

Applying GPS to Historic Preservation and Architectural Surveys,
National Park Service
www.nps.gov/history/hdp/standards/CRGIS/hist_pres_gps.htm

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www.nps.gov/gis/index.htm

The National Map (USGS maps and aerial photography)
<http://seamless.usgs.gov/>

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www.glo.state.tx.us/archives/mapscol.html

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www.tnris.org

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www.tsl.state.tx.us

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<http://topozone.com/>

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Texas Association of Museums
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The Heritage Education Network
<http://histpres.mtsu.edu/then/>

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www.planning.org/kidsandcommunity

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Respectful Rehabilitation: Answers to Your Questions about Old Buildings. Washington, D.C.: Preservation Press, 1990.

Roofing Handbook for Historic Buildings. Historic Preservation Education Foundation and National Park Service, 1999.

Weaver, Martin. *Conserving Buildings: A Manual of Techniques and Materials*. New York, NY: Preservation Press (John Wiley & Sons Inc.), 1997.

Window Rehabilitation Guide for Historic Buildings. Historic Preservation Education Foundation and National Park Service, 1997.

Electronic Resources

Association for Preservation Technology
www.apti.org

Conservation and Art Materials Encyclopedia Online (CAMEO)
www.mfa.org/cameo

Historic Preservation Technical Procedures, General Services Administration
<http://w3.gsa.gov/web/p/hptp.nsf>

Old House Journal
www.oldhousejournal.com

This Old House Online
www.thisoldhouse.com

Preservation Briefs, National Park Service
www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes, National Park Service
www.nps.gov/history/hps/tps/technotes/tnhome.htm

Preservation Trades Network
www.ptn.org

Preservation Web
www.preservationweb.com

Secretary of the Interior's Standards for the Treatment of Historic Properties
www.nps.gov/history/hps/tps/standguide

Technical Preservation Services for Historic Buildings
www.nps.gov/history/hps/tps/

Traditional Building
www.traditional-building.com

Transportation

Print Resources

Marriott, Paul Daniel. *Saving Historic Roads: Design and Policy Guidelines*. New York: John Wiley & Sons, Inc., 1998.

Community Guide to Planning and Managing a Scenic Byway. United States Department of Transportation.

Electronic Resources

Context Sensitive Solutions
www.contextsensitivesolutions.org

National Transportation Enhancements Clearinghouse
www.enhancements.org

Pedestrian and Bicycle Information Center
www.pedbikeimages.org

Rails to Trails Conservancy
www.railstotrails.org

Reconnecting America
www.reconnectingamerica.org

Surface Transportation Law, TEA-21
www.uschamber.com/issues/index/transportation/tea21.htm

Texas Department of Transportation
www.txdot.state.tx.us

Transportation, National Trust for Historic Preservation
www.nationaltrust.org/issues/transportation/index.html

Walkable Communities, Inc.
www.walkable.org

Periodicals

American Bungalow
Self-Print

Antique Homes Magazine
Self-Print

Cultural Resource Management
Printed by the U.S. Department of the Interior, National Park Service

Historic Preservation Forum
Printed by the National Trust for Historic Preservation

History News
Print by the American Association for State and Local History

Journal of the Association for Preservation Technology
Printed by the Association for Preservation Technology

Journal of the Society of Architectural Historians
Printed by the Society of Architectural Historians

Main Street News
The monthly periodical of the National Trust's National Main Street Center

The Medallion
Printed by the Texas Historical Commission

Old House Journal
Printed by Restore Media, LLC

Planning
Printed by the American Planning Association

Platform
Printed by the University of Texas School of Architecture

Preservation
The official magazine for members of the National Trust for Historic Preservation

This Old House
Printed by Time Publishing Ventures

Traditional Building: The Professional's Source for Historical Products
Printed by Restore Media, LLC

Zoning News
Printed by the American Planning Association

Preservation Partners

International Organizations

International Council on Monuments and Sites
US/ICOMOS
National Building Museum
401 F Street NW, Suite 311
Washington D.C. 20001
202/842-1866
info@usicomos.org
www.icomos.org/usicomos

International Centre for the Study of the Preservation and
Restoration of Cultural Property
Via di San Michele 13
I-00153 Rome, Italy
+39 06 585531
iccrom@iccrom.org
www.iccrom.org

National Organizations

Advisory Council for Historic Preservation
1100 Pennsylvania Avenue NW, Suite 809
Washington, D.C. 20004
202/606-8503
www.achp.gov

National Center for Preservation Technology and Training
645 College Avenue
Natchitoches, LA 71457
318/356-7444
www.ncptt.nps.gov

National Park Service
1849 C Street, NW
Washington, D.C. 20240
202/208-6843
www.nps.gov

National Trust for Historic Preservation - National Office
1785 Massachusetts Avenue, NW
Washington, D.C. 20036-2117
202/588-6000
www.nationaltrust.org

US Department of the Interior
1849 C Street, NW
Washington, D.C. 20240
202/208-3100
www.doi.gov

USDA Forest Service
1400 Independence Avenue, SW
Washington, D.C. 20250-0003
(202) 205-8333
www.fs.fed.us

State Organizations

Bob Bullock Texas State History Museum
P.O. Box 12874
Austin, TX 78711
512/936-8746
www.thestoryoftexas.com

Friends of the Texas Historical Commission, Inc.
P.O. Box 13497
Austin, TX 78711
512/936-2241
www.thc.state.tx.us/friends/fredefault.shtml

Preservation Texas
Krista Schreiner Gebbia, Executive Director
P.O. Box 12832
Austin, TX 78711
512/472-0102
www.preservationtexas.org

Texas African American Heritage Organization
Dr. David A Williams
P.O. Box 141038
Austin, TX 78714
512/837-1405

Texas Commission on the Arts
P.O. Box 13406
Austin, TX 78711-3406
512/463-5535
www.arts.state.tx.us

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512/463-6100
www.thc.state.tx.us

Texas Historical Foundation
P.O. Box 50314
Austin, TX 78763
512/453-2154

Visionaries in Preservation
Texas Historical Commission
Josh Lasserre
P.O. Box 12276
Austin, TX 78711-2276
512/463-3345
josh.lasserre@thc.state.tx.us
www.thc.state.tx.us/visioninpres/vpdefault.shtml

State University Resources

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www.sfasu.edu

Texas A&M University
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College of Architecture
College Station, TX 77843-3137
979/845-7050
www.tamu.edu

Texas State University
James Kimmel
601 University Dr.
San Marcos, TX 78666
512/245-3201
www.txstate.edu

Texas Tech University
James E. White
P.O. Box 42091
Lubbock TX 79409
806/742-3169
www.ttu.edu

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