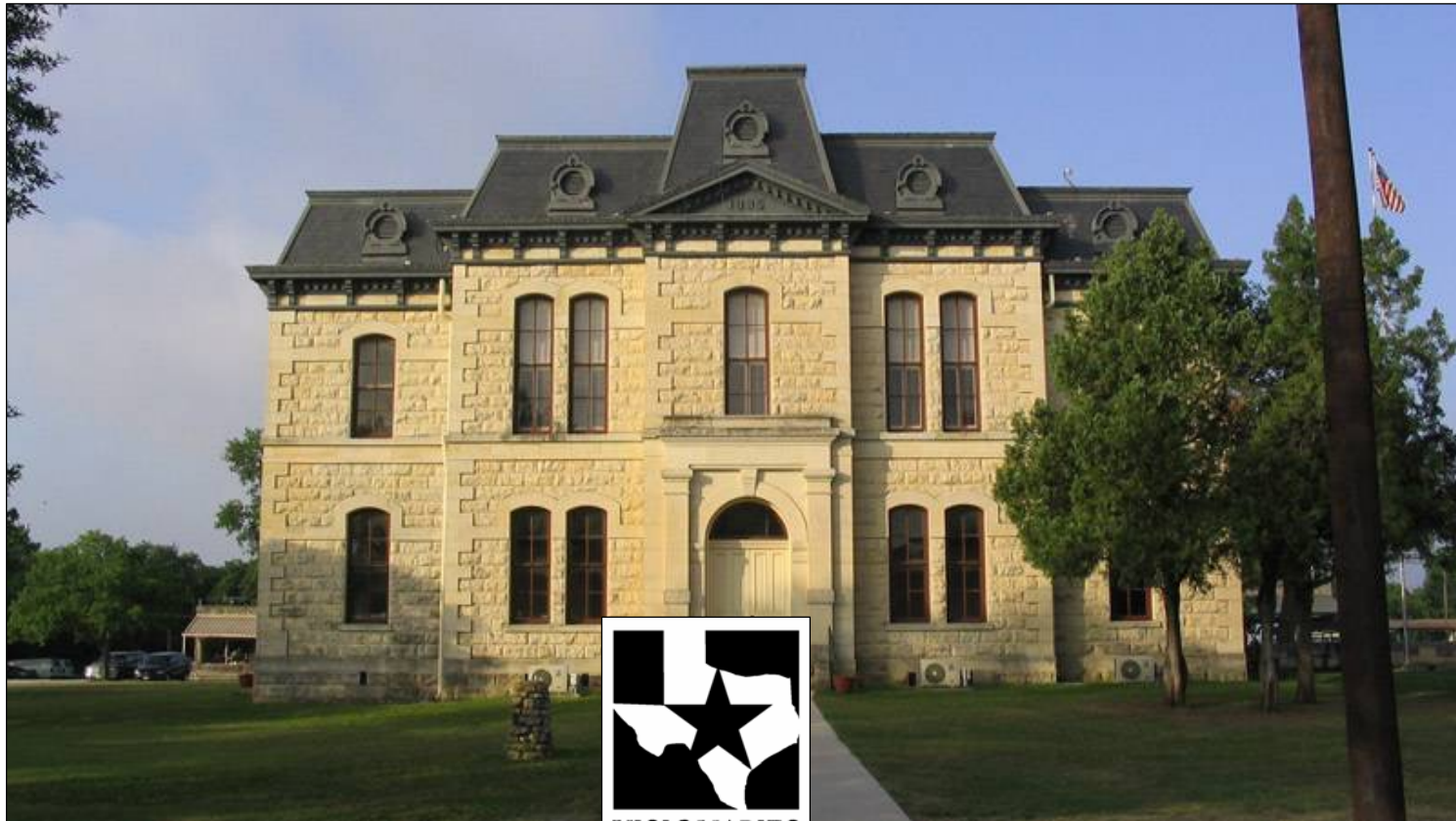


TEXAS HISTORICAL COMMISSION

BLANCO

Historic Preservation Action Plan



VISIONARIES
IN PRESERVATION

November 2007

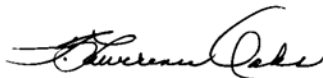
To the Preservation Community of Blanco:

Congratulations! You have shown terrific spirit and enthusiasm as a Visionaries in Preservation community. As you know, the built environment in Blanco was influenced by a unique collection of resources. These historically significant structures add not only to the character of Central Texas, 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 Blanco 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



Blanco State Park Arched Bridge



**Rube and Shirley Cage House,
ca. 1900**



Strickland Drugs, ca. 1900

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Sudie Weird House, ca. 1900



The Mercantile, ca. 1880



Uptown Blanco Art Center

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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



Arless Rose House, ca. 1905



Blanco Cemetery, ca. 1856



Bindseil Park, near City Hall

History of Blanco, Texas

From the Handbook of Texas Online

Blanco is on U.S. Highway 281 twelve miles south of Johnson City in south central Blanco County. In 1853 pioneer stockmen built cabins along the Blanco River near the present site of the town and prepared to defend themselves against Indian attack. In 1854 the operators of the Pittsburgh Land Company, including Gen. John D. Pitts,^{qv} A. M. Lindsey, F. W. Chandler, William E. Jones, and Capt. James H. Callahan,^{qv} purchased the league granted to Horace Eggleston by the government of Coahuila and Texas^{qv} in 1835. They laid out the town of Pittsburgh, named for General Pitts, across the river from the site of future Blanco. That same year a Methodist church was organized by circuit rider Daniel Rawls.^{qv} The congregation met in a log cabin built to withstand Indian raids, which also served as a school. The Twin Sisters Masonic Lodge, organized at Curry's Creek perhaps as early as 1856, moved to Pittsburgh around 1857.

When Blanco County was organized in 1858, an election located the county seat across the river from Pittsburgh, and named the townsite Blanco for the Blanco River. The Pittsburgh Land Company gave the new town 120 acres of land. In 1858 a post office was established. Mail service was temporarily discontinued with the beginning of the Civil War,^{qv} but the citizens raised money to bring mail once a week from New Braunfels in order to receive the war news. The first Baptist church was organized in 1859. In 1860 the first courthouse was built on the public square by A. V. Gates for about \$600.

In spite of hardships suffered during the Civil War, the town continued to grow and by 1870 had four stores, a hotel, and a gin. The old union church, built in 1871 at a cost of \$1,300, remained for many years the center of town life. It was used as a church by different denominations, as a schoolhouse, and as a community meeting place. In 1874 the Masons drew up a charter for Blanco Masonic University. A foundation was laid, but building was discontinued because of a lack of funds. A new courthouse of native stone was built in 1875 by Frederick E. and Oscar Ruffini,^{qv} architects. In 1876 a fire destroyed the Masonic lodge, the old courthouse, and all of the county records. The same year the residents of Johnson City made their first attempt to have the county seat relocated by petitioning for an election. They were unsuccessful. In 1884 the citizens of Blanco formed a joint stock company to raise the capital necessary to establish a high school. They elected a board of directors and a president and applied for a charter for Blanco High School under the Private Corporations Act. A two-story building was built on the foundation of the Masonic university. It opened in October 1884, and the first class graduated in 1887. In 1890 Johnson City won a county seat election, and Blanco lost its position as county seat; the courthouse records were moved to Johnson City in 1891. The rivalry between the two towns that began with this election is still hot.



Blanco River from Loop 163



Blacksmith House

Blanco has primarily been a ranch and farm trade center. It had a population of 469 in 1904 and 1,100 by 1939, when the town was incorporated. By 1946 the town had forty businesses, a hospital, and a weekly newspaper, the *Blanco County News*. The population dropped in the 1940s to 453 before increasing again in the 1950s. In 1980 the census reported 1,179 residents in Blanco. There were forty-six businesses. In 1990 the population was 1,238, and in 2000 it grew to 1,505. Christ of the Hills Orthodox Monastery is nearby.

BIBLIOGRAPHY: Austin *American-Statesman*, November 14, 1993. Kathleen E. and Clifton R. St. Clair, eds., *Little Towns of Texas* (Jacksonville, Texas: Jayroe Graphic Arts, 1982). John W. Speer, *A History of Blanco County* (Austin: Pemberton, 1965).

Bessie Brigham

Handbook of Texas Online, s.v. ",," <http://www.tsha.utexas.edu/handbook/online/articles/BB/hjb7.html> (accessed August 9, 2007).

Blanco VIP 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. Visioning is participatory planning, and a proactive process that can be used in all levels of civic and community decision making.

The following pages present a bubble diagram and worksheets derived from the consensus reached by Blanco VIP membership between February 2007 to August 2007. The Blanco VIP membership identified their top preservation issues during the first community meeting, then voted on the issues during the following meeting. The bubble diagram (p. 8) is organized according to the voting by the membership and is ranked accordingly. Although some issues received more votes than other issues, every issue identified is included in the diagram and worksheets, or has been incorporated into a similar goal that will produce a satisfactory outcome for more than one community issue. The diagrams and worksheets are working documents. In other words, as actions on the worksheets are undertaken, and goals are slowly achieved, step by step, the action plan will evolve. Perhaps additional issues will be uncovered as members begin to work on goals. These issues can be added to the Blanco VIP Action Plan as it progresses.

The VIP Action Plan for Blanco is an evolving document that will reflect the accomplishments and expanding work of the Blanco VIP membership. Preservation priorities will change and goals will become more focused as the community continues its journey by recognizing its current assets while preparing for future change. This section reviews this visioning process undertaken in Blanco.

Blanco VIP has a large membership and is willing to identify and take on actions to achieve their goals. Attendance at the meetings has been regular and has included the participation of city officials, and planning and zoning officials. Moving into the future, this consistency will set the Blanco VIP Action Plan into motion toward a viable working plan.

Blanco Goals Summary Diagram

Blanco’s 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. Goals can change as the action plan process progresses.



Task Force: Manage Growth to Protect Rural Character and Natural Resources

- Preservation options and a zoning plan outside of extraterritorial jurisdiction (ETJ) to prevent billboard sprawl p.9
- Preserving the night sky and controlling light pollution p.10–p.11
- Developing a land trust to maintain small town rural atmosphere p.12
- Using a land trust to maximize historic quality of the river and to incorporate hiking and biking trails p.13
- Limiting developers maximum acres p.14
- Exploring targeted lighting for pedestrian traffic and car traffic in keeping with rural character p.15



Task Force: Promote Adherence to Design Standards

- Develop and implement design standards, incentives and time-frame penalties for compliance for historic fabric and new development p.16
- Develop and implement signage standards p.17
- Identify and design gateways in keeping with Blanco’s character p.18



Task Force: Preserve and Revitalize the Square

- Burying utilities in downtown historic square p.19
- Improving landscaping on courthouse square in keeping with Blanco’s cultural landscape p.20
- Generating and promoting historic preservation activities on the square p. 21
- Encouraging diverse businesses in historic downtown through incentives p.22
- Identify and promote incentives for historic restoration of buildings p.24

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES
TEAM LEADER: JACK TWILLEY

Goal: Preservation options and a zoning plan outside the ETJ to prevent billboard sprawl

Actions	Timeline	Who's Responsible?
Survey and identify areas of concern outside Blanco's ETJ		
Identify successful county ETJ programs that prevent sprawl and billboard blight (Kerr County, Comal County)		
Meet with county officials to discuss preservation options near and around areas outside the ETJ in Blanco		
Identify a county or town that has been successful with preservation outside their ETJ to mentor Blanco		Martha Gosnell
Dialogue with Round Mountain about their annexation of areas outside their ETJ and how they are preventing development and sprawl		
Create program that includes recommendations, options and a zoning plan that addresses areas outside the ETJ		
Investigate most recent billboard legislation and consider designating scenic byways in Blanco outside of the ETJ: Contact Scenic Texas for more information: Margaret Lloyd 713/533/9149 www.scenictexas.org		Adrienne Larson & Martha Gosnell

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES

TEAM LEADER: JACK TWILLEY

Goal: Preserving the night sky and controlling light pollution

Actions	Timeline	Who's Responsible?
<p>Meet with local night sky preservationist: Texas IDA Coordinator: txcoord@TexasIDA.org and Stephen Colley, AIA, Metropolitan Partnership for Energy: Stephen@stephencolley.com</p> <p>Learn about night sky preservation and lighting design guidelines</p>		Wayne Gosnell
<p>Identify federal and state night sky preservation programs and disseminate information to task force</p> <p>http://www.nps.gov/archive/chcu/nightskyprogram.htm http://www.nmheritage.org/sky/ http://www.texasida.org/Announcements.htm</p>		Jeni Bonds, Todd Ehlers
<p>Research lighting design guidelines in Texas towns and other states</p>		Jeni Bonds, Todd Ehlers
<p>Research and include sunset clauses into lighting design standards for existing buildings</p>		
<p>Work with Planning and Zoning to attach lighting requirements to building permits. See City of Austin guidelines: http://www.ci.austin.tx.us/development/downloads/final.pdf</p> <p>SEE AUSTIN's NEW CODE: "To obtain building permits, developers are required to submit exterior lighting plans including fixture types, wattage, and conductor sizes with their Commercial Building Application, found at http://www.ci.austin.tx.us/development/downloads/com_blg_info_06.doc . To demonstrate compliance with the standards, the plan, detailed in Section 2.5.2.A of the new code, requires catalog cuts and illustrations by manufacturers."</p>		

Goal: Preserving the night sky and controlling light pollution (continued).

Write lighting design guidelines and insert into Blanco's design guidelines		
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Possible Partners?

Blanco High School Science Class

How will you measure success?

Incorporation of revised clauses in Blanco UDC/elimination of light pollution in Blanco and its ETJ, adoption and enforcement of appropriate lighting standards, community members' increased ability to see and explore the night sky

Estimated funding needed and possible sources?

LNA

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES

TEAM LEADER: JACK TWILLEY

Goal: Developing a land trust to maintain small town rural atmosphere

Actions	Timeline	Who's Responsible?
Conduct photographic and written survey of areas for potential land trusts	6 weeks	Pam Capps
Identify land owners	6 weeks	Pam Capps
Contact land owners about benefits of land trust	2 months	Pam Capps
Develop relationship with land owners and local land trust	6 months	Pam Capps
Create Blanco land trust that successfully maintains small town rural atmosphere	2 years	Pam Capps
Identify areas on river for land trust and develop partnership with LCRA re: plan to protect river	1 year	Rebecca Howerton

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES

TEAM LEADER: JACK TWILLEY

Goal: Using a land trust to maximize historic quality of the river and to incorporate hiking, biking and horseriding trails

Actions	Timeline	Who's Responsible?
Identify areas on the river for potential land trust and develop partnership with LCRA regarding the plan to protect the river		Rebecca Howerton
Identify current ownership along the river		
Work with local land trust to create conservation easements on identified land	December 2007	
Develop hike and bike plan for river area on land trust using new information and prior wheels and feet plan done for Blanco	November 2007	Tom Philips
Identify private ownership areas and approach owners about the benefits of conservation easements and land trusts	October 2007	
Need to coordinate with Targeted Lighting and ask for TxDOT Lighting Study/previous Blanco lighting studies		

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES

TEAM LEADER: JACK TWILLEY

Goal: Limiting developers maximum acres

Actions	Timeline	Who's Responsible?
Discuss Blanco's current development plan with Planning and Zoning		
Investigate Travis County's development plans and how Travis County limits development. Contact Travis County officials to learn more and investigate online	September 15, 2007	Jack Twilley
Meet with county officials about county subdivision regulations, what exists already on the county level	August 23, 2007	Jack Twilley
Draft Blanco development plan with Planning and Zoning that includes county considerations	November 30, 2007	Jack Twilley
Approve Blanco plan through Planning and Zoning and City Council		

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: MANAGE GROWTH TO PROTECT RURAL CHARACTER AND NATURAL RESOURCES
TEAM LEADER: JACK TWILLEY

Goal: Exploring targeted lighting for pedestrian traffic and car traffic in keeping with rural character

Actions	Timeline	Who's Responsible?
Locate a helpful TxDOT contact for Blanco		Brad & Gabriel Farbstein, Martha Gosnell, Ron Houston
Locate and retrieve any previous lighting studies for Blanco		Brad & Gabriel Farbstein Martha Gosnell, Ron Houston
Ask for a TxDOT lighting study that includes several lighting options		Brad & Gabriel Farbstein Martha Gosnell, Ron Houston
Locate a consultant who is well versed in working with TxDOT on lighting plans		**
Hire consultant to write and implement lighting plan		**

**Jenni Bonds has signed up expressing potential interest in this area and in other ways, too

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: PROMOTE ADHERENCE TO DESIGN GUIDELINES

TASK FORCE TEAM LEADER: DEBBIE HOEMEIER

Goal: Develop and implement design standards, incentives, and time-frame penalties for compliance for historic fabric and new development

Actions	Timeline	Who's Responsible?
Obtain and research copy of existing preservation ordinance for Blanco	June 2007 -DONE	TD Smylie
Define geographic area to be covered by design guidelines ***Historical area or city limits of Blanco?	August 16, 2007	Debbie to check with P&Z
Obtain and research Fredericksburg design guidelines and other online design guideline resources	HOLD	
Obtain printed historic resource survey to review, establish trends, styles, common theme	HOLD	
Apply for CLG grant to hire consultant	HOLD	
Hire design guideline consultant to write guidelines that target incentives for compliance to both business owners and home owners.	HOLD	
Standards adopted and enforcement procedure in place	HOLD	

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: PROMOTE ADHERENCE TO DESIGN GUIDELINES

TASK FORCE TEAM LEADER: DEBBIE HOEMEIER

Goal: Develop and implement signage standards

Actions	Timeline	Who's Responsible?
Research design guidelines from other cities Look at: Fredericksburg, Belton, Granbury or Paris. Bring 3 to next mtg Note: Pi said Fredericksburg has one online	August 16, 2007	Willeta Looney
Research Blanco's signage guidelines	August 16, 2007	Carl Hoemeier
Incentives in place for signage- signs in place	TBD	
Involve the public to achieve consensus	TBD	
Identify number of Businesses Involved within City Limits	8/16	Stanley Dill
Take Pictures of Signs	8/16	Pi
Billboard regulations researched and outlined for Blanco (MOVED TO DIFFERENT GROUP – HIGHEST???)	--	--

Possible Partners?

P&Z, City Council, Business Owners, Other Cities

How will you measure success?

Establish time limits for each item above, How many businesses are affected? Number of signs?, % accepted with group to present to P&Z.

Give each task a %, ie..20%, 40%.

Estimated funding needed and possible sources? TBD

TASK FORCE: PROMOTE ADHERENCE TO DESIGN GUIDELINES

TASK FORCE TEAM LEADER: DEBBIE HOEMEIER

Goal: Identify and design gateways in keeping with Blanco’s character

Actions	Timeline	Who’s Responsible?
Contact THC Main Street Office for Resource Team Report on gateways	August 16, 2007	TD Smylie – Anna Ingwersen to get us 6-8 samples
Define Blanco’s gateways, determine where they begin and their scope, create map of gateways. What is the ideal scope and what is the “must have” scope? Include photographic inventory of what exists including signage.	Sept 2, 2007	Anna Dill
Research ways to protect gateways, including no billboard legislation, creating a fast food zone, design guidelines for business to include landscape & views, sunset clauses and incentives for compliance. Consult with chamber regarding Blanco identity. Research www.scenic.org about scenic easements and contact Carol Romano in Castroville, Belton Mayor and Round Mountain to determine how they were successful.	TBD at next mtg	Julie Dill/Charlotte
Research ways to enhance gateways that will include unique features of town (e.g. farm animals, lavender, river). Examples from other towns, photographic inventory (5–12) of gateway signs/structures, and gateways that have protective land buffers.	TBD at next mtg	Peter Mangan
Research how to work with this issue on the county level/Contact Boo Hausser		
Determine Blanco’s look and feel, have contest and/or hire volunteer/designer to come up with gateways that are compatible with design guidelines		
Draw up plans for Blanco’s gateways		

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

Grants, Potential 4-H projects, Chamber fundraiser, “built by community” contest, public art project

TASK FORCE: PRESERVE AND REVITALIZE THE SQUARE

TASK FORCE LEADER: RHETTA MARTIN

Goal: Bury utilities in downtown historic square

Actions	Timeline	Who's Responsible?
Investigate www.scenic.org about burying utilities (http://www.scenic.org/utility_wires/funding) (http://www.scenic.org/utility_wires/strategies) (http://www.scenic.org/utility_wires/relocating)	Sept 10, 2007	Rhetta Martin, Michael Fordyce
Locate funding state and federal funding sources for burying utilities	Sept 10, 2007	Martha Gosnell, Rick Sebenoler
Apply for funding sources for burying downtown utilities	Sept 10, 2007	Rick Sebenoler
Investigate Texas Transportation Institute about burying utilities (http://tti.tamu.edu/publications/researcher/newsletter.htm?vol=39&issue=4&article=10&year=2003)	Sept 10, 2007	Rick Sebenoler
Contact TxDOT and find appropriate person within agency to help with the process	Sept 10, 2007	Martha Gosnell

Possible Partners?

City Council, Business owners, PEC, LCRA, Verizon, OBBCS, Uptown Blanco

How will you measure success?

Power lines are buried

Estimated funding needed and possible sources?

\$500,000

TASK FORCE: PRESERVE AND REVITALIZE THE SQUARE
TASK FORCE LEADER: RHETTA MARTIN

Goal: Improving landscaping on historical square in keeping with Blanco’s cultural landscape

Actions	Timeline	Who’s Responsible?
Investigate/research example projects for budgets and ideas (http://www.dot.state.tx.us/des/enhance/projcat5.htm)	Sept 10, 2007	Rhetta Martin
Register for THC’s June grant writing workshop for landscaping project (http://www.thc.state.tx.us/news/newsbriefs/nb2005/nb0505.html)	Sept 10, 2007	Rick Sebenoler, Rhetta Martin
Investigate Texas Yes! Beautification Quick-Start Series (http://www.texasyes.org/vgn/tda/files/827/13670_b4rev.pdf)	Sept 10, 2007	Carolyn Boydston
Investigate historically accurate lighting	Sept 10, 2007	Jayne Lightfoot

Possible Partners?

Keep Blanco Beautiful, Blanco National Bank, business owners and property owners in downtown historic square, Treetops ranch

How will you measure success?

Landscaping and lighting around square

Estimated funding needed and possible sources?

\$200,000-\$400,000

TASK FORCE: PRESERVE AND REVITALIZE THE SQUARE

TASK FORCE LEADER: RHETTA MARTIN

Goal: Generating and promoting historic preservation activities on the square

Actions	Timeline	Who's Responsible?
Consider organizing a monthly downtown event. Contact Shelley Hargrove of Georgetown Main Street (512/930-2027 or mainstreet@georgetowntx.org) for details of Georgetown's "First Friday"	Sept 10, 2007	Chamber of Commerce/ Courthouse Society Ron Zunker
Brainstorm ideas for promotions on the square	Sept 10, 2007	Chamber of Commerce/ Courthouse Society Suzette Connell
Investigate controlled lights leading to square		
Investigate Texas Downtown.org application process	Sept 10, 2007	Julie Dill/Rhetta Martin

Possible Partners?

Courthouse Society/Chamber of Commerce, Uptown Blanco, Keep Blanco Beautiful

How will you measure success?

Quarterly events taking place regularly on the square

Estimated funding needed and possible sources?

Hotel tax money, nominal cost

TASK FORCE: PRESERVE AND REVITALIZE THE SQUARE

TASK FORCE LEADER: RHETTA MARTIN

Goal: Encouraging diverse businesses in historic downtown through incentives

Actions	Timeline	Who's Responsible?
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 Office www.tded.state.tx.us 	Sept 10, 2007	Chamber of Commerce
Survey local businesses to determine current hours of operation and promote regular hours of operation	Sept 10, 2007	Chamber of Commerce
Investigate 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 	Sept 10, 2007	Rick Sebenoler/City CAPCO
Develop and implement campaign to encourage residents to shop locally and support businesses on or near the square		Chamber of Commerce

Possible Partners?

How will you measure success?

Estimated funding needed and possible sources?

TASK FORCE: PRESERVE AND REVITALIZE THE SQUARE

TASK FORCE LEADER: RHETTA MARTIN

Goal: Identify and promote incentives for historic restoration of buildings

Actions	Timeline	Who's Responsible?
Research financial assistance programs in other cities <ul style="list-style-type: none"> • City of Dallas Historic Preservation Tax Incentives www.dallascityhall.com/dallas/eng/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 www2.cr.nps.gov/tps/tax/incentives/index.htm • Local Incentives for Preservation www.preservationtexas.org/preservation_newsletter_incentives.html 		Rebecca Howerton/Julie Dill/ Blanco Historic Preservation Commission
Establish financial assistance for historic preservation (i.e. matching grants, tax incentives, low interest loans)		
Identify and highlight available financial assistance		
Provide incentives and promote accessible historic building being made into a youth center		

Possible Partners?

City of Blanco, all local banks, contractors, Historic District Commission

How will you measure success?

Incentives are in place and adopted/utilized/public awareness

Estimated funding needed and possible sources?

Blanco VIP Timeline Summary

February 2007 - August 2007

February 2007 Community Open House

The goal of this introductory meeting was to introduce a broad sampling of the community to the VIP program and process. During this meeting VIP staff outlined ways in which historic preservation is important to their quality of life, outlined what members of the community can do to become involved in the VIP process, and introduced them to the viability of their community's historic assets. During the community open house meeting, the VIP staff, through facilitation techniques, directed a discussion that allowed all members of the Blanco community to express their ideas and their goals for the action plan. Each idea or goal was placed on a group board and organized by similar themes. Once organized, similar goals were grouped together. The Community Open House allowed community members to see their shared goals and begin to develop a consensus based approach to their action plan. Community members could sign up for future involvement in achieving the goals and express interest in participating in future task forces.

On the following pages are groupings of similar goals that Blanco identified during the Community Open House meeting with lists of members interested in helping to work on each grouping.



The Community Open House Meeting allowed participants to:

- Understand the VIP process and their community's timeline
- Learn how preservation can contribute to the vitality of their community
- Lay the groundwork for garnering community involvement and support
- Express individual ideas for equal consideration for the action plan
- Organize ideas and identified goals into themes



Identified Goals

Create safe walking and biking areas

Goals

- Targeted lighting for pedestrian traffic
- Designate safe walking/biking/horseback riding
- Expansion of sidewalks and bike paths
- Explore traffic calming in busy areas

Interested Members

Anna Dill
Doug Hain
Martha Gosnell
Tom Philips

Promote adherence to design guidelines

Goals

- Develop design guidelines for historic district and historic residential
- Develop design guideline incentives
- Target incentives for existing historic buildings
- Business and homeowner incentives for historic preservation
- Encourage consistent guideline enforcement, realistic ordinances
- Architectural controls of new development
- Time frame penalties for non compliance

Interested Members

Anna Dill
Stanley Dill
Julie Dill
Bobby McClung
Fred Looney

Identified Goals

Manage growth to protect rural character and natural resources

Goals

- Preserve rural countryside
- Preserve night sky/control light pollution
- Limit developers minimum acres
- Zoning plan for outskirts of city (ETJ)
- Preserve the river
- Protect the rural landscape
- Keep small town rural atmosphere

Interested Members

Amelia Lintner
Adrienne Larson
Wayne Gosnell
Georgia Bagley

Identify, maximize and promote Blanco's heritage and attractions

Goals

- Promotion of surrounding assets
- Maximize river and attractions
- Community building (i.e. festivals)
- Highlight/maximize our heritage

Interested Members

Adrienne Larson
Dee Vickery
Charlotte Lovett
Suzette Connell
Julie Dill

Collaboration by citizens and local government on preservation and economic growth

Goals

- Collaboration between citizens, city and county
- Local government involvement and support
- Communication between city government and citizens
- Communication, cooperation and teamwork between community volunteers and city administration

Interested Members

Rebecca Howerton
Ralph de Leon
Retta Martin
Jimmy Connell
Wayne Gosnell

Identified Goals

Preserve and revitalize the square

Goals

- Target incentives for historic restoration of buildings on the square
- Target incentives to attract diverse businesses to historic downtown
- Ambiance and square beautification
- Improve landscaping on courthouse square
- Finish west side of square
- Create activities on the square

Interested Members

Willeta Looney
Amelia Lintner
Rebecca Howerton
Tom Philips
Retta Martin

Accessible youth facilities

Goals

- Plan youth center future
- Develop activities for youth
- Plan playground inside city

Interested Members

Dee Vickery
Bagley Family
Melissa Connell
Anna Dill

March 2007 Preservation 101

The goal of the Preservation 101 meeting was to provide a broad understanding of the principles, techniques and practice of historic preservation. The VIP 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. After the Preservation 101 presentation, the community voted on their top preservation goals. Each and every goal was lifted directly from the goals identified at the previous meeting. (p.30–p.32) Each goal was placed on the voting wall so that members could discuss them and vote on them. (Goals that received no votes are included below and could eventually be addressed later as the action planning process progresses). VIP staff derived action plan priorities from the numbers of votes cast for each identified issue. Prioritized goals were integrated into the bubble diagram which formed the basis for all future meetings and for the experts chosen to speak at the Goals and Action Planning meetings p.8.

Additionally, at the Preservation 101 meeting, participants viewed the *Community of Choices* video, which describes the direct relationship between community appearance, design, historic preservation and economic development.

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
- A voting session that served to prioritize the communities top preservation goals resulting in a bubble diagram presented at the April meeting



Voting Results From the Preservation 101 Meeting

Goal	Votes
Encourage local government involvement and support	0
Encourage consistent guideline enforcement, realistic ordinances	0
Expansion of sidewalks and bike paths	0
Adopt architectural controls for new development/subject to design standards	0
Target incentives for existing historic buildings	1
Promote business and homeowner incentives for historic preservation	1
Explore traffic calming in busy areas	1
Identify and promote incentives for historic restoration of buildings on the square	2
Incentivize design standards	2
Adopt time frame penalties for non compliance with design standards	2
Develop mechanisms for communication between city government and citizens	3
Install targeted lighting for pedestrian traffic	3

Voting Results From the Preservation 101 Meeting

Goal	Votes
Establish zoning plan for outskirts of city (ETJ)	4
Design and build playground inside city using open space in historic area	4
Promote collaboration between citizens, city and county	5
Limit developers maximum acres	6
Maximize river and attractions through community building (ie.festivals)	6
Develop ways to highlight/maximize Blanco's heritage	7
Explore preservation options outside of ETJ	10
Identify and design gateways in keeping with Blanco's character	14
Target incentives to attract diverse businesses to historic downtown	15
Develop signage guidelines	15
Develop design standards for entire community	19
Bury utilities in downtown historic square	20
Adopt accessible historic building into youth center	21

Voting Results From the Preservation 101 Meeting

Goal	Votes
Improve landscaping on courthouse square	21
Generate and promote activities on the square	21
Preserve the river	23
Preserve night sky/control light pollution	23
Maintain small town rural atmosphere	25
Designate safe walking/biking/horseback riding areas/trails	29

April 2007 – June 2007 Goals and Action Planning

The meetings in April, May and June were devoted to goals and action planning. Each meeting was guided by experts knowledgeable about a particular goal or “bubble” represented in the bubble diagram. These three crucial planning meetings created the preliminary structure of the action plan and outlined steps to take toward achieving goals. VIP staff assisted task force members in completing action planning worksheets, based on goals articulated in the bubble diagram. The worksheets also identified partners, responsibilities, timelines and estimated budgets for implementation. Some actions were not signed up for, but should be completed as needed. All action planning worksheets appear at the beginning of the action plan. (p.9–p.24) Each goal is a direct result of items identified and voted on from the February and March meetings. Each goal, once achieved, will contribute to the larger goal, or bubble, being completed.

By the conclusion of the planning meetings, participants had:

- Clarified their preservation goals with the help of an expertise facilitated discussion.
- A concrete sequence of actions outlined on action planning worksheets that will help to accomplish the larger goals or “bubbles” (p.9–p.24)
- Identified partners within and outside the community to assist with implementation
- Assigned responsibilities and established timelines and budgets for implementation

In 2007, VIP collaborated with the Austin-based non-profit Preservation Texas to match experts with VIP communities’ stated priorities. Blanco VIP hosted the following experts at their Goals and Action Planning Meetings in order of Blanco’s preservation priorities:

April- Bratten Thomason, Promote Adherence to Design Standards,
bratten.thomason@thc.state.tx.us

May- Wayne Bell, Preserve and Revitalize the Square, wayne.bell@thc.state.tx.us

June-Carolyn Vogel, Manage Growth to Protect Rural Character and Natural Resources,
cvogel@texaslandtrustcouncil.org



July 2007

Task Force Focus Meeting

The goal of this meeting was to re-familiarize VIP community members with the overarching preservation priorities established by the VIP process. VIP staff provided detailed information and resources concerning key issues identified by the community at the prior meetings. The activities of the meeting laid the groundwork for the development of task forces. Community members signed up as task force leaders responsible for the management of each main goal, or bubble. This meeting was led by Blanco VIP members and strengthened task force focus and solidified ways to accomplish task force goals. Blanco VIP members clarified the goals and action planning worksheets. This informal meeting allowed Blanco VIP members to take charge of their action plan as a community and identify potential mentoring communities.

By the conclusion of this meeting, community members had:

- Reviewed the prioritized goals summary (or bubble) diagram created at the Preservation 101 meeting
- Gained a greater understanding of key issues
- Reviewed goals and action planning worksheets for community clarity
- Identified useful resources to assist in research

August 2007

Task Force Team Meeting

The Task Force Focus meeting was the initial implementation report of Blanco's VIP organization. This meeting allowed the entire group to stay up-to-date on the activities of each task force. It also provided momentum for undertaking and completing priority goals. At the August Task Force Team Meeting, task force chairs reported on plans to work individually and as a group. The goals of this meeting were to re-assemble the VIP organization, detail task force activities and report any obstacles or opportunities that could be encountered. VIP members created strategies for their next steps and how to overcome obstacles and take advantage of opportunities.

By the conclusion of this meeting, community members had:

- Heard updates on the activities of each task force
- Seen how the action plan would be put to work within their community
- Identified obstacles to and opportunities for implementing the VIP action plan in Blanco
- Strategized their next steps and planned for future meetings
- Evaluated the VIP process

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
www2.cr.nps.gov/freepubs.htm

Historic American Building Survey/Historic American
Engineering Record/Historic American Landscapes Survey
www.cr.nps.gov/habshaer

Institute of Texan Cultures
www.texancultures.utsa.edu/public/index.htm

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.mainstreet.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
www.governor.state.tx.us/ecodevo

Partners for Sacred Places
www.sacredplaces.org

Partnership Notes, National Park Service
www2.cr.nps.gov/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
www2.cr.nps.gov/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.cr.nps.gov/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
www2.cr.nps.gov/pad/strategies/index.htm

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.html

Architecture

Guidebooks and Dictionaries

Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to the Styles and Terms, 1600-1945*. Nashville: American Association for State and Local History, rev. ed., 1981.

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co., 1994.

Greene, Fayal. *The Anatomy of a House*. New York: Doubleday, 1991.

Harris, Cyril. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, 1993.

Howard, Hugh. *How Old is This House?: A Skeleton Key to Dating and Identifying Three Centuries of American Houses*. New York: The Noonday Press of Farrar, Straus and Giroux, 1989.

Howe, Barbara, et. al. *Houses and Homes: Exploring Their History*. Nashville: Association for State and Local History, 1987.

Kyvig, David E. and Myron A. Marty. *Nearby History: Exploring the Past Around You*. Nashville: American Association for State and Local History, 1982.

Lounsbury, Carl R. *An Illustrated Glossary of Early Southern Architecture and Landscape*. New York: Oxford University Press, 1994.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

Pevsner, Nicholas, Hugh Honour and John Fleming. *The Penguin Dictionary of Architecture*. New York: Penguin Books.

Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940*. Washington D.C.: Preservation Press, 1992.

Poppeliers, John S., Allen Chambers and Nancy B. Schwartz. *What Style Is It?* Washington, D.C.: Preservation Press, 1983.

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.

Stevenson, Katherine Cole. and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: Preservation Press by John Wiley and Sons, Inc., 1986.

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

Print Resources for Non-Domestic Building Types

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.

Gebhard, David. *The National Trust Guide to Art Deco in America*. New York: Preservation Press by John Wiley and Sons, Inc., 1996.

Hautaluoma, Grey and Mary Margaret Schoenfeld. *Curtain Up: New Life for Historic Theaters*. Washington, D.C.: National Trust for Historic Preservation, 1993.

Humstone, Mary. *BARN AGAIN! A Guide to the Rehabilitation of Older Farm Buildings*. Washington, D.C.: National Trust for Historic Preservation, 1997.

Humstone, Mary and Dexter W. Johnson. *Using Old Farm Buildings*. Washington, D.C.: National Trust for Historic Preservation, 2000.

Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture*. Baltimore: John Hopkins University Press, 1985.

Longstreth, Richard. *Main Street: A Guide to American Commercial Architecture*. Washington, D.C.: National Trust for Historic Preservation, 1987.

Rubman, Kerri. *A Community Guide to Saving Older Schools*. Washington, D.C.: National Trust for Historic Preservation, 2000.

Snyder, John. *Preserving Historic Bridges*. Washington, D.C.: National Trust for Historic Preservation, 1995.

Print Resources for Texas Architecture

Abernathy, Francis Edward, ed. *Built in Texas*. Waco: E-Heart Press, 1979.

Alexander, Drury B. *Texas Homes of the Nineteenth Century*. Austin: University of Texas Press, 1966; 1979.

Brandimarte, Cynthia. *Inside Texas: Culture, Identity and Houses, 1878-1920*. Fort Worth: Texas Christian University Press, 1991.

Cohen, Judith. *Comtown Moderne: Art Deco Architecture of Fort Worth, Texas*. College Station: Texas A&M University Press, 1988.

Coursey, Clark. *Courthouses of Texas*. Brownwood: Banner Printing, 1962.

Culbertson, Margaret. "Mail-Order Mansions: Catalogue Sources of Domestic Architecture in North Central Texas," *Legacies: A History Journal for Dallas and North Central Texas*. (Fall 1992), 8-20.

Culbertson, Margaret. *Texas Houses Built by the Book: The Use of Print Designs, 1850-1925*. College Station: Texas A&M University Press, 1999.

Fox, Daniel. *Traces of History: Archaeological Evidence of the Past 450 Years*. San Antonio: Corona Publishing Company, 1983.

Francavaglia, Richard. *Main Street Revisited*. Iowa City: University of Iowa Press, 1996.

George, Mary Carolyn Hollers. *O'Neil Ford, Architect*. College Station: Texas A&M University Press, 1992.

Goeldner, Paul, comp. *Texas Catalog: Historic American Buildings Survey*. San Antonio: Trinity University Press, 1974.

Goeldner, Paul. "Temples of Justice: 19th Century County Courthouses in the Midwest and Texas." Ph.D dissertation, Columbia University, 1970.

Harwood, Buie. *Decorating Texas: Decorative Painting in the Lone Star State from the 1850s to the 1950s*. Fort Worth: Texas Christian University Press, 1993.

Heimsath, Clovis. *Pioneer Texas Buildings: A Geometry Lesson*. Austin: University of Texas Press, 1968.

Henry, Jay. *Architecture in Texas, 1895-1945*. Austin: University of Texas Press, 1993.

Jordan, Terry. *Texas Log Buildings: A Folk Architecture*. Austin: University of Texas Press, 1978.

Kelsey, Maris and Donald Dyal. *The Courthouses of Texas: A Guide*. College Station: Texas A&M University Press, 1993.

Robinson, Willard. "Architecture," *The New Handbook of Texas*, 1996, Vol. 1: 226-234.

Robinson, Willard. *Gone From Texas*. College Station: Texas A&M Press, 1982.

Robinson, Willard. *The People's Architecture*. Austin: Texas State Historical Association, 1983.

Robinson, Willard. *Reflections of Faith: Houses of Worship in the Lone Star State*. Waco: Baylor University Press, 1994.

Robinson, Willard. *Texas Public Buildings of the Nineteenth Century*. Austin: University of Texas Press, 1974.

Sasser, Elizabeth. *Dugout to Deco: Building in West Texas, 1880-1930*. Lubbock: Texas Tech University Press, 1993.

Simons, Helen and Cathryn Hoyt, eds. *Hispanic Texas: A Historical Guide*. Austin: University of Texas Press and the Texas Historical Commission, 1992.

Welch, June Rayfield and J. Larry Nash. *The Texas Courthouse*. Dallas: GLA Press, 1971.

Welch, June Rayfield and J. Larry Nash. *The Texas Courthouse Revisited*. Dallas: GLA Press, 1984.

Electronic Resources

American Architecture, A Style Guide
www.realviews.com

American Institute of Architects
www.aia.org

Architectural Styles Photo Guide
www.preservationdirectory.com/architecturalstyles.html

Barn Again! National Trust for Historic Preservation
www.agriculture.com/ag/story.jhtml?storyid=/templatedata/ag/story/data/barnagain_about.xml&catref=ag9020

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.html

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

Theatre Historical Society of America
www.historictheatres.org

Bibliographies

Print Resources

Gagliardi, Neil and Stephen Morris. *Local Historic Preservation Plans: A Selected Annotated Bibliography*. Washington, D.C.: National Park Service, 1993.

Massey, James. *Readings in Historic Preservation: An Annotated Bibliography to the Key Books and Periodicals*. Washington, D.C.: National Preservation Institute, 1986.

Electronic Resources

Heritage Preservation Services Free Bookshelf, National Park Service
www2.cr.nps.gov/freepubs.htm

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

Partnership Notes, National Park Service – Local Preservation Reference Shelf
www2.cr.nps.gov/pad/partnership/index.htm

Design Review

Print Resources

Adams, Rachel. “Finding a Better Fit.” *Preservation*, March/April 2003: 26-27.

Beasley, Ellen. *Reviewing New Construction Projects in Historic Areas: Procedures for Local Preservation Commissions*. Washington, D.C.: National Trust for Historic Preservation, 1986.

Berry, Wendell, editor. *Good Neighbors: Building Next to History*. Denver: Colorado Historical Society, 1980.

Cox, Rachel. *Design Review in Historic Districts*. Washington, D.C.: National Trust for Historic Preservation, 1994.

Frazier, Kathleen O. and William T. Frazier. "Virginia Historic District Design Guidelines Research Project." *Historic Preservation Forum*, Spring 1996: 4 – 11.

Kaplan, Marilyn E. "Building Code Changes Impact Historic Buildings". *Forum News*, Jan./Feb. 2000, Vol. 6, No. 3.

Pregliasco, Janice. *Developing Downtown Design Guidelines*. Sacramento, CA.: California Main Street Program, 1988.

Electronic Resources

City of Fort Worth Urban Design Standards
www.fortworthgov.org/planning/comprehensiveplan/06/part3/14UrbanDesign_Final06.pdf

City of Grapevine Design Guidelines
www.ci.grapevine.tx.us/depts/devservices/design.asp

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

Creating and Using Design Guidelines, National Park Service
www2.cr.nps.gov/workingonthepast/roletheyplay.htm

City of Georgetown Design Guidelines for the Downtown Overlay District
www.georgetown.org/departments/ds/harc.php

Design Guidelines for Downtown Greenville
www.ci.greenville.tx.us/lcd/business_and_tourism/main_street/design_guidelines_and_compliance/

Historic Preservation in Salisbury, North Carolina
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/facilities/owenslibrary/designguidelines.htm

Town of Truckee Historic Design Guidelines
www.truckee2025.org/planning/hdgcont.htm

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

Economic Development and Entrepreneurship

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

Texas Center for Rural Entrepreneurship
www.tcre.org

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

Texas Enterprise Zone Program
www.tded.state.tx.us/TexasEnterpriseZone

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

Film and Video Preservation

Texas Archive of the Moving Image
www.texasarchive.org

Financial Incentives and Economic Benefits

Print Resources

Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits. Washington D.C.: National Trust for Historic Preservation and the National Park Service, 1995.

The Economic Benefits of Preserving Community Character: A Practical Methodology. Washington D.C.: National Trust for Historic Preservation, 1991.

Historic Preservation at Work for the Texas Economy. The Texas Historical Commission, Preservation Dallas, the City of Abilene, the city of Fort Worth, the City of Grapevine, the City of Laredo, the City of Lubbock, the City of Nacogdoches, the City of San

Antonio and the Grapevine Heritage Foundation, 1999. Available on the THC web site.

Leith-Tetrault, John and Erica Stewart. "Historic Texas Credits: Expanding Their Use on Main Street." *MainStreet News*, May 2002: 1-5, 10-12.

Preservation Tax Incentives for Historic Buildings. National Park Service and National Conference of State Historic Preservation Officers, 1987.

Electronic Resources

ADA Tax Credits, United States Department of Justice
www.usdoj.gov/crt/ada/taxpack.htm
www.usdoj.gov/crt/ada/taxcred.htm

Certified Local Government Grants
www.thc.state.tx.us/grantsincent/graclg.html

City of Dallas Historic Preservation Tax Incentives
www.dallascityhall.com/dallas/eng/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

Housing Tax Credits

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

www2.cr.nps.gov/tps/tax/incentives/index.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.cr.nps.gov/helpyou.htm

National Trust Community Investment Fund

www.nationaltrust.org/ntcicfunds/index.html

National Trust Loan Funds

www.nationaltrust.org/loan_funds/index.html

Rehabilitation Mortgage Loan Insurance

www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm

Rehabilitation Tax Credit Guide, National Trust for Historic Preservation

http://nthp.org/housing/toolkit_financing_taxcreditequity.html

Small Deal Fund, National Trust for Historic Preservation

www.nationaltrust.org/housing/toolkit_financing_taxcreditequity.html

Sources of Financial Assistance for Historic Preservation Projects, Advisory Council on Historic Preservation

www.achp.gov/funding.html

Texas Center for Rural Entrepreneurship

www.tcre.org

Texas Department of Agriculture, Rural Economic Development

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

Texas Historical Commission, Grants and Incentives

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

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

Texas Yes!

www.texasyes.org

Web-Available Studies on the Economic Impacts of Historic Preservation

www.achp.gov/economicstudies.html

Heritage Tourism

Print Resources

Baker, Priscilla. *Touring Historic Places*. National Trust for Historic Preservation and National Tourism Association, 1995.

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Alliance of National Heritage Areas
www.nationalheritageareas.com

Association of Travel Marketing Executives, Marketing Toolkit
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

National Register Travel Itineraries
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.html

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

Texas Travel Industry Association
www.ttia.org

Tour Texas
www.tourtexas.com

Travel Industry Association of America
www.tia.org

TravelTex.com, the Official Site of Texas Tourism
www.traveltexas.com

Utah Heritage Tourism Toolkit
<http://history.utah.gov/httoolkit>

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www2.cr.nps.gov/pad/partnership/index.htm

Working on the Past in Local Historic Districts, National Park Service
www2.cr.nps.gov/workingonthepast

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Print Resources

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National Alliance of Preservation Commissions
www.sed.uga.edu/pso/programs/napc/napc.htm

Working on the Past in Local Historic Districts, National Park Service
www2.cr.nps.gov/workingonthepast

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The Alliance for Historic Landscape Preservation
www.ahlp.org

American Society of Landscape Architects
www.asla.org

The Cultural Landscape Foundation
www.tclf.org

Family Land Heritage Program, Texas Department of Agriculture
www.agr.state.tx.us/producer_info/flhp/com_flhp.htm

Historic Landscape Initiative, National Park Service
www2.cr.nps.gov/hli/index.htm

Institute for Cultural Landscape Studies
www.icls.harvard.edu

Historic Preservation Easements

Print Resources

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Electronic Resources

The Facts about Preservation Easements
www.nationaltrust.org/historic_homeowner/index.html

Historic Preservation Easements, National Park Service
www2.cr.nps.gov/tps/tax/easement.htm

Preservation Easement Trust
www.preservationeasement.org/home

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Print Resources

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Lind, Brenda. *The Conservation Easement Stewardship Guide*. Land Trust Alliance, 1991.

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Electronic Resources

American Farmland Trusts
www.farmland.org

Conservation Fund
www.conservationfund.org

Hill Country Conservancy
www.hillcountryconservancy.org

Land Trust Alliance
www.lta.org

Legacy Land Trust
www.llt.org

Native Prairies Association of Texas
www.texasprairie.org

Natural Area Preservation Association
www.napa-texas.org

The Nature Conservancy, Texas Chapter
<http://nature.org/wherewework/northamerica/states/texas>

Texas Land Trusts
www.tpwd.state.tx.us/consERVE/tltc/

Trust for Public Land
www.tpl.org

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Print Resources

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www.mctexlaw.com/atf-land.asp

Legal Advocacy, National Trust for Historic Preservation
www.nationaltrust.org/law/index.html

Preservation Action
www.preservationaction.org

Preservation Texas
www.preservationtexas.org/advocacy.html

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American Planning Association
www.planning.org

American Planning Association, Texas Chapter
www.txplanning.org

Context Sensitive Solutions
www.contextsensitivesolutions.org

Historic Preservation Planning Program, National Park Service
www2.cr.nps.gov/pad

Livable Communities Task Force
<http://blumenauer.house.gov/issues>

Partnership Notes, National Park Service
www2.cr.nps.gov/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

Preserve America
www.preserveamerica.gov

Secretary of the Interior's Standards for Preservation Planning
www.cr.nps.gov/local-law/arch_stnds_1.htm

Smart Growth America
www.smartgrowthamerica.org

Texas Downtown Association
www.texasdowntown.org

Texas Historical Commission, Certified Local Government
www.thc.state.tx.us/certifiedlocgov/clgdefault.html

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

Texas Historical Commission, Visionaries in Preservation Program
www.thc.state.tx.us/visioninpres/vpdefault.html

Walkable Communities, Inc.
www.walkable.org

Maps, Aerial Images and Photographs

Applying GPS to Historic Preservation and Architectural Surveys,
National Park Service
www2.cr.nps.gov/gis/reports/survey/hist_pres_gps.htm

Cultural Resources Mapping and GIS, National Park Service
www2.cr.nps.gov/gis/index.htm

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

Pedestrian and Bicycle Information Center
www.pedbikeimages.org

TerraServer (Aerial photography)
<http://terraserver.com/>

Texas Escapes
<http://texasescapes.com/>

Texas General Land Office (archival map collection dating from the 1820s)
www.glo.state.tx.us/archives/mapscol.html

Texas Natural Resources Information System (USGS maps and other collections)
www.tnris.org

TexShare Databases for the Texas State Library and Archives Commission (Sanborn Fire Insurance Maps)
www.tsl.state.tx.us

TopoZone – The Web's Topographic Map (USGS maps)
<http://topozone.com/>

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http://digital.library.arizona.edu/harvey/finding_aid/10tx/3/welcome.html

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Print Resources

“Guidelines for Evaluating and Documenting Properties Associated with Significant Persons.” U.S. Department of the Interior. National Park Service.

“Guidelines for Listing Your Neighborhood in the National Register of Historic Places.” Texas Historical Commission.

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“How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior. National Park Service.

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Electronic Resources

National Register of Historic Places
www.cr.nps.gov/nr

THC Atlas – Database of Texas/State of Texas markers, National Register properties, data and survey records
<http://atlas.thc.state.tx.us/>

Texas Historical Commission, History Programs Division
www.thc.state.tx.us/markersdesigns/madefault.html

Museums and Archives

Print Resources

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Heaver, Melissa. *Housekeeping for Historic Homes and House Museums*. Washington D.C.: National Trust for Historic Preservation, 2000.

Electronic Resources

American Association of Museums
www.aam-us.org

Association for Living History, Farm, and Agricultural Museums
www.alhfam.org

Institute of Museum and Library Services
www.ims.gov

Texas Association of Museums
www.io.com/~tam

Texas Historical Commission, Museum Services
www.thc.state.tx.us/museums/musdefault.html

Texas State Library and Archives Commission
www.tsl.state.tx.us

Preservation Education

Print Resources

Rubman, Kerri. *Heritage Education: An Introduction for Teachers, Group Leaders and Program Planners*. Washington D.C.: National Trust for Historic Preservation, 1998.

White, Charles. *Curriculum Framework for Professional Training and Development*. Washington D.C.: National Trust for Historic Preservation, 1995.

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Arkansas Historic Preservation Education Program
www.arkansaspreservation.org/preservation-services/youth-education/default.asp

Center for Understanding the Built Environment
www.cubekc.org

Heritage Education, Louisiana
www.ncptt.nps.gov/hed

The Heritage Education Network
<http://histpres.mtsu.edu/then/>

Kids and Community, American Planning Association
www.planning.org/kidsandcommunity

National Council for Preservation Education
www.uvm.edu/histpres/ncpe

Teaching with Historic Places, National Register of Historic Places
www.cr.nps.gov/nr/twhp/index.htm

Texas State Historical Association, Education Program
www.tsha.utexas.edu/education/index.html

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American Farmland Trust
www.farmland.org

Association for Living History Farm, and Agricultural Museums
www.alhfam.org

Barn Again! National Trust for Historic Preservation
www.nationaltrust.org/rural/barnag.html

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

Conservation Fund
www.conservationfund.org

Land Trust Alliance
www.lta.org

Loudoun County, Virginia Rural Policy Area – Revised Comprehensive Plan, Chapter 7
www.loudoun.gov/general/compplan.htm

Rural Heritage Program, National Trust for Historic Preservation
www.nationaltrust.org/rural

Surveys of Historic Resources

Applying GPS to Historic Preservation and Architectural Surveys,
National Park Service

www2.cr.nps.gov/gis/reports/survey/hist_pres_gps.htm

Discover Dallas! A Survey of Dallas' Historic and
Architectural Properties

<http://preservationdallas.org/pd/about/survey/>

Guidelines for Local Surveys: A Basis for Preservation Planning

www.cr.nps.gov/nr/publications/bulletins/nrb24/

Historic Resource Surveys, Texas Historical Commission

www.thc.state.tx.us/survey/rsdefault.html

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Electronic Resources

Association for Preservation Technology
Twww.apti.orgT

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
www2.cr.nps.gov/tps/briefs/presbhom.htm

Preservation Tech Notes, National Park Service
www2.cr.nps.gov/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
www2.cr.nps.gov/tps/standguide

Technical Preservation Services for Historic Buildings
www2.cr.nps.gov/tps/index.htm

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.tea3.org/default.asp

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.storyoftexas.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.html

Preservation Texas
Julianne Fletcher, 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.html

State University Resources

Steven F. Austin State University
Dr. Archie P. McDonald
P.O. Box 6223-SFA Station
Nacogdoches, TX 75962
936/468-2190
www.sfasu.edu

Texas A&M University
Dr. Robin F. Abrams
A-405 Langford A
Department of Architecture
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

University of Texas at Austin
Dr. Christopher Long
Historic Preservation Program
Goldsmith Hall 2.208 B7500
Austin, TX 78712
512/471-1922
www.utexas.edu