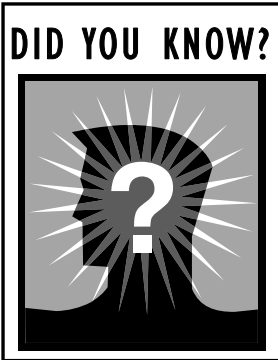


MAIN STREET NEWS & VIEWS

Main Street Bowie - 201-A Walnut - Bowie, TX 76230 - 940-872-6246

Welcome to the June installment of *Main Street News & Views*. We hope you have been enjoying the monthly newsletters. Please give us a call at 940-872-6246 or e-mail ewimberly@cityofbowietx.com if you have any questions or any ideas for future articles. Happy reading!



AUDITORIUM DESIGN PROGRESSES

If you've been by the City Auditorium recently, you may have seen people armed with tape measures, clip boards, flashlights and cameras. No, it's not a film crew from HGTV (although that would be great). It's the busy team of architects and engineers from Komatsu Architecture.

The Komatsu team has made several site visits over the past few months to wrap up the Schematic Design stage of their work. Schematic Design is the stage where the building is explored from top to bottom. Hundreds of questions are asked, and design solutions are explored.

Preservation architects, electrical and

mechanical engineers, and even a theater design specialist have been working out the answers to questions like these:

- How do we fit the new elevator in the space we have?
- How many bathrooms do we really need?
- How will people get from the dressing rooms in the basement onto the stage?
- Where will the concession area be?
- How many offices will we configure in the building, and what sizes will they be?
- Where will we put the HVAC units?
- Where will the fire safety sprinkler system be installed?
- Where will the sound booth go?

With the Schematic Design recently completed, the Komatsu team is working on the next step, which is Design Development. In this phase, measured drawings start taking shape to show specific design solutions.

CAPITAL CAMPAIGN CONTINUES

The total goal for Phase One of the Stage of Dreams campaign for the City Auditorium is \$323,000. The great news is that we have reached 67% of our goal! An equally exciting number is the \$36,555 that individuals from throughout the community have given to the project.

The Stage of Dreams campaign will continue in 2009, with events like the 5th Annual Mad Hatter Tea on August 1st, grant-writing, and continued solicitation of private donations.

Have you made your donation? Every contribution, from \$25 to \$25,000, is greatly appreciated.

Contact the Main Street Bowie office at 940-872-6246 today, or visit www.stageofdreams.org



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MAIN STREET NEWS & VIEWS

MAIN STREET DESIGN TIPS...AWNINGS & CANOPIES

A Monthly Message from Susan Campbell, Main Street Bowie Coordinator

Awnings and canopies are downtown design elements that originally existed for functional reasons—to protect pedestrians and storefronts from weather, and to help control the amount of light coming in windows. Over time, they have also become decorative elements as building owners use different colors and types of materials for their awnings and canopies.

Let's explore a few basic FAQs about awnings and canopies.

What is an awning?

An awning is generally a sloped projection supported by a frame that is wholly attached to a building. The frame is comprised of lightweight materials, usually metal, over which a cover is attached. The cover is most often canvas or vinyl fabric, but metal covers are also used. Fixed, or stationary awnings, come in several shapes. The standard shape is triangular. Other fixed shapes include concave, convex, and dome or "bubble" shapes. Awnings can also be retractable with a moveable awning that rolls or folds against a building.

What is a canopy?

Canopies are virtually flat projections from a building façade, angled slightly for drainage. They are usually supported from above by cables or chains anchored into the building wall. Canopies can, however, be cantilevered out from the building face or supported

from below by posts. Like awnings, canopies are comprised of some sort of framework that is covered. Historically, downtown canopies were constructed of wood or metal frames and covered with metal or composition decking on top. Sometimes canopy framework was left showing underneath, and sometimes the underside of the canopy was covered in beaded board or decorative pressed metal.

Where are canopies and awnings placed on a building?

General rules of thumb are that the tops of sloped awnings are placed ABOVE transom windows, and flat canopies are BELOW transom windows. Also, canopies typically continue vertically along the entire length of a building front. A single awning might be used on a building, but sometimes awnings are separated to fit within the architectural framework or bays of the storefront (i.e. doorways, windows).

What size and style is appropriate for my downtown building?

As with every Main Street design element, there is no one, single style that fits every building. Awnings and canopies should, however, always complement the scale of a building. They should not overwhelm or dominate, and they should not cover up too much of your display windows.

When contemplating styles and sizes, ask yourself...

What age is my building?

Post-supported awnings and canopies evolved from wooden porches of the

early 19th century. By the late 1800s, fabric and retractable awnings were in use. With the arrival of cars in the early 20th century, posts interfered with streets, so people started suspending canopies from buildings with chains or tie-rods, as well as attaching awnings to buildings without posts. In downtown Bowie, our historic buildings date from the late 1880s through the early 20th century; so when repairing or installing canopies or awnings, consider the styles and used during those periods. Newer buildings should use awnings and canopies that are complimentary to their historic neighbors.

Do I have any old photos of my building? Look for pictures in local history books, school annuals, and newspapers. What about old postcards and family photos? Often these images will show you exactly what your original canopy or awning looked like. You may discover how the original was changed over time. Was it canvas? Was it a flat canopy?

Are there hints on my building? You get to be a member of the CSI cast! Look at the front of your building. Do you see anchor bolts that canopy tie-rods once connected to? Do you see a paint or caulk line, or evidence of metal flashing where the top of the awning or used to sit against the building front?

Do I really need to change the canopy or awning that is currently on my building? First and foremost, you need to

TAKE A LOOK!



make sure your canopy or awning is safe and secure. If it is structurally sound, repair and maintain what you have. You may, however, want to make a change in style or type to be more compatible with your building's historic features.

Do you need advice on your awnings and canopies?

Call Main Street Bowie at 872-6246 to schedule a consultation. Also, the publications used as references for this article are available at the Main Street Bowie office. These are: *Main Street Building Improvement File-Awnings and Canopies* (© 1995 National Main Street Center, National Trust for Historic Preservation); *Main Street Guidelines—Awnings and Canopies on Main Street* (© 1987 national Trust for Historic Preservation); and *Preservation Brief 44-The Use of Awnings on Historic Buildings-Repair, Replacement & New Design* (National Parks Service-U.S. Department of the Interior), also available on the web at www.nps.gov/history/hps/TPS/briefs/brief44.htm

**Coming next month...
Watch for Water!**

MONEY MATTERS



To see the original article, go to the following:
<http://www.msnbc.msn.com/id/30810275/>

DEMOGRAPHIC TRENDS NOW FAVOR DOWNTOWN

By Jonathan Weber
"The Big Money"

"Location, location, location" has been the mantra of the real estate industry for as long as anyone can remember.

Still, as the national economy transforms in the wake of the economic crisis, the power of place will prove to be ever more important for a broad range of small businesses. Most demographic and market indicators suggest that growth and development across the country are moving away from the suburban and exurban fringe and toward center-cities and close-in suburbs.

What's behind this shift? Empty-nesters don't need the big house and don't want to mow the big lawn. High gas prices are making long commutes less practical. The urban renaissance in big cities ranging from New York to Portland, Ore. - and the revival of charming, vibrant downtowns in small cities like Missoula, Mont. - is making the bedroom suburb and the strip mall seem positively dull.

Retailers are the most obviously affected by these trends. For decades, locating a store in a mall on the fringe rather than downtown had a lot of obvious advantages: plenty of easy parking, tons of drive-by traffic from big-box neighbors, and newer buildings with better infrastructure.

These benefits won't disappear overnight. Over the long run, though, they will diminish in importance,

especially if more big retail chains and shopping-mall operators go out of business.

Downtown shopping districts, meanwhile, will benefit from increased investment and more proximate residents. If we assume, as many economists do, that the country is "over-retailed," some downtown development plans based on more shopping will stall, but the center will still prosper relative to the fringe - and more businesses might find the downtown storefront affordable.

Indeed, the advantages of a good downtown location extend to many businesses that are not dependent on walk-in traffic. At NewWest.Net, our alley storefront with a prominent sign is probably one of our best bits of marketing. Every month, we host an art show as part of the downtown "First Friday" art walk, which brings a lot of people into the office and gives us a chance to chat them up about NewWest.Net. Most meetings don't require getting into a car. Our very effective Downtown Association offers kinship (which can lead to deals) with neighboring businesses.

Locating downtown is sometimes associated with the "buy local" movement - the idea that the community benefits if businesses and consumers spend their money with independent, locally owned businesses. But you don't have to buy into this ideologically to position yourself as the friendly,

local alternative to the big national chain, and part of the way to do that is to locate in a cool space - in a historic building, say - rather than a sterile strip mall or office park.

All of this might seem counterintuitive, as the Internet revolution was supposed to render place less important, even irrelevant. If we can all telecommute from our bedrooms, buy our supplies online, and serve our customers over the Internet, why does that pesky and expensive office or retail store even matter?

The answer is simple: Humans are social beings, and all the time we spend at our computers makes us, if anything, even hungrier for real-world interactions. The Internet, paradoxically, is making place even more important. Marrying great online services with appealing real-world presence will be the secret to success for many a company. So pay attention to where you are and to where your community is going.



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UPCOMING EVENTS...

June 5th & 6th: Red River Valley Tourism Association 82/287 Yard Sale (*Maps at Bowie Chamber of Commerce, 940-872-1173 or visit www.redrivervalley.info.)*

June 6th & 7th: 2nd Monday Trade Days

June 15th: Design Committee Field Trip to Gainesville - 9:00am

June 17th: RRVTA Meeting in New Boston

June 21st - 27th: 43rd Jim Bowie Days (www.jimbowedays.com)

June 21st: Father's Day

June 22nd: Main Street Economic Development Committee Meeting - 5:30pm

June 23rd: Chicken & Bread Committee Meeting - 5:30pm

June 26th: Texas Downtown Association Roundtable in Plano

June 27th: JBD Main Street Stick Horse Rodeo - 9:00am set up – Event at 11:00am

June 29th: Main Street Board Meeting - 6:00pm

July 4th: Independence Day

July 25th: Chicken and Bread July Jam & Poker Run – *Details to come!*



Thank you for reading. We hope you have enjoyed this month's newsletter and that it has been helpful.

If you have any suggestions for the following months, please let us know by email or give us a call.

Also, if you would like to receive this newsletter electronically via e-mail, please contact us with your e-mail address.

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