



Resources & Recommendations for the Hamilton Main Street Program

Presented by Texas Main Street & Heritage Tourism staff

September 23, 2020

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Adopted by the Hamilton Main Street Advisory Board, April 2020

Vision

The Hamilton Historic Main Street program preserves and enhances Hamilton's history and historic architecture to be an inviting destination for small businesses, residents, and tourists to eat, play, shop, and explore.

Mission

We will utilize the Main Street principles of Organization, Promotion, Design, and Economic Development to preserve Hamilton's small-town charm, promote our businesses and attractions, and encourage small business growth in our community.

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The Resource Team Effort

Presenting: Debra Drescher
State Coordinator



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Every community and commercial district is different, with its own distinctive assets and sense of place. The Main Street Approach™ offers community-based revitalization initiatives with a practical, adaptable framework for downtown transformation that is easily tailored to local conditions. The Approach helps communities get started with revitalization and grows with them over time.

Unique &
Authentic

Framework

Transformative

Long-term

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What is a resource team and why do we do it?

ASSESS existing conditions and potential

BEGIN a long-standing, productive relationship

FRESH LOOK from the eyes of outsider professionals

CULTIVATE thought

GENERATE excitement

INFORM & EDUCATE on the Main Street Four Point Approach™



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The team



Texas Main Street Program

Debra Drescher, State Coordinator
Cara Lowrimore, Assistant State Coordinator
Jamie Crawley, Architect, Design Lead
Tara Bonds, Design Specialist
Daniela Cantu, Design Specialist
Christian Prado, Architect, Design Specialist
Alan Cox, Economic Development Specialist
Kylie Woodlock, DowntownTX Manager

Heritage Tourism Program

Sarah Page, Heritage Tourism Program Coordinator
Teresa Caldwell, Texas Heritage Trails Program State Coordinator

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The national Main Street Four Point Approach™ for preservation-based economic development



Economic Vitality

Downtown is a marketplace with the potential for return on investment.



Design

Downtown's historic nature is what makes it special. The historic assets are worth saving & reusing.



Promotion

Downtown is a vibrant, active place worth visiting.



Organization

The Main Street program is an effective organization through which achieving the downtown vision is possible.

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ECONOMIC VITALITY

Achieve desired economic impact

Hamilton is at an ideal moment to work with partners to focus efforts toward revitalizing downtown and take advantage of the proven fact that Main Street is economic development. To achieve desired economic impact, collect and analyze market data and business needs to gain understanding of potential and challenges. The re-imagining of the Thompson Building will be an economic catalyst for downtown.

DESIGN

Enhance physical and visual assets through the lens of historic preservation

Gain deeper understanding of downtown Hamilton's building stock and physical/visual assets through education on historic preservation; survey and documentation; becoming public on DowntownTX.org; and accessing design/preservation services and resources. A design and economic plan for a catalytic project—the EDC-owned Thompson Building—is already in motion and should continue to move forward.

PROMOTION

Shape the Identity

Begin to shape perceptions and messaging as part of a branding effort toward increasing Hamilton's destination potential. You'll be able to identify and articulate these messages over time as your known existing assets are showcased alongside 'surprises,' and as successes are celebrated, strategic events are held, and potential is more fully realized.

ORGANIZATION

Lead the revitalization effort

Ensure that all important components of the program's organizational framework are in place, especially as related to finalizing strategies/market position statements and adopting the Main Street work plan with activities balanced across the four points. This should be followed by establishment of committees, committee chairs, and members.

HERITAGE TOURISM

Capitalize on heritage tourism assets

Focus on short-term heritage tourism projects that can be implemented in one year or less to be better positioned to capitalize on longer-term opportunities later. These include ensuring dining and shopping opportunities exist for visitors downtown. Capitalize on heritage tourism assets through products, tours, and events specified in the chapter.

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Chapter 7: Draft Work Plan & Opportunity Analysis

Hamilton Main Street Program DRAFT Baseline Plan of Action 2020-2021					
Transformation Strategy GOAL and MARKET Position STATEMENT*		Downtown Hamilton will grow as an economic engine for the city. Downtown is a sought-out destination for local residents and visitors. These occur through adherence to sound preservation and design principles, and the Main Street framework.			
Project/Activity	Timeline	Budget, Funding Source/ Partner	Implementation Partner(s), if applicable	Committee/ Project Lead as addressed in Interim Report chapter	KPI – Key Performance Indicator**

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The Main Street program is an effective organization through which achieving the downtown vision is possible. The Main Street organization—board and staff—take a leadership role in creating a strong foundation for a sustainable revitalization effort, including cultivating resources, partnerships, and community involvement for the district.

Summary



Organization

- 1 Ensure that a strong foundation is being set for the program's future success and sustainability that includes being a mission-driven organization and building program capacity through the Main Street Four Point Approach™.
- 2 Refine as needed and adopt the baseline work plan in this report, so the committees can fully begin their project-based activities.

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Economic Vitality Findings & Recommendations



Downtown is a marketplace with the potential for return on investment. The Economic Vitality strategy focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

Presenting: Alan Cox
TMSP Economic Development Specialist



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ECONOMIC VITALITY

- A vibrant downtown should be about **more than nostalgia & old buildings**.
- Change the perception of downtown to an **economic development asset**.
- Main Street should have a **place at the local economic development table**.



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TARGET MARKET SUMMARY

Mineral Wells Area 919.3 square miles

KEY FACTS

- 32,704 Population
- 42.1 Median Age
- 2.6 Average Household Size
- \$48,391 Median Household Income

ANNUAL LIFESTYLE SPENDING

- \$1,656 Travel
- \$59 Movies/Meals/ Parks
- \$4 Online Games
- \$45 Theaters/Opera/Concerts
- \$44 Sports Events
- \$80 Audio

TAPESTRY SEGMENTS

- Brushed Rural 14.1% (Households)
- Rural Resort Overlook 13.0% (Households)
- Olives and Mimosas 12.4% (Households)

WE HELP WITH:

- Trade area analysis
- Leakage studies
- Business mix analysis
- Real estate trends
- Benchmarking
- Feasibility
- Psychographic analysis
- Other customized research

TAPESTRY SEGMENTATION

The Power of Research in High-Resolution

Tapestry LifeMode	Percentage	Household Size	Median Age
Brushed Rural (L)	14.1%	2.4	42.1
Brushed Rural (M)	14.1%	2.4	42.1
Brushed Rural (H)	14.1%	2.4	42.1
Rural Resort Overlook (L)	13.0%	2.4	42.1
Rural Resort Overlook (M)	13.0%	2.4	42.1
Rural Resort Overlook (H)	13.0%	2.4	42.1
Olives and Mimosas (L)	12.4%	2.4	42.1
Olives and Mimosas (M)	12.4%	2.4	42.1
Olives and Mimosas (H)	12.4%	2.4	42.1

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DEMOGRAPHIC PROFILE

100 N Rice St, Hamilton, Texas, 76631
Drive time of 20 minutes

This infographic contains data provided by Esri. The vintage of the data is 2010, 2024. © 2020 Esri

EDUCATION

- 16% No High School Diploma
- 32% High School Graduate
- 27% Some College
- 25% Bachelor's/Grad/Prof Degree

INCOME

- \$50,254 Median Household Income
- \$28,648 Per Capita Income
- \$116,936 Median Net Worth

EMPLOYMENT

- 52% White Collar
- 35% Blue Collar
- 13% Services
- 2.3% Unemployment Rate

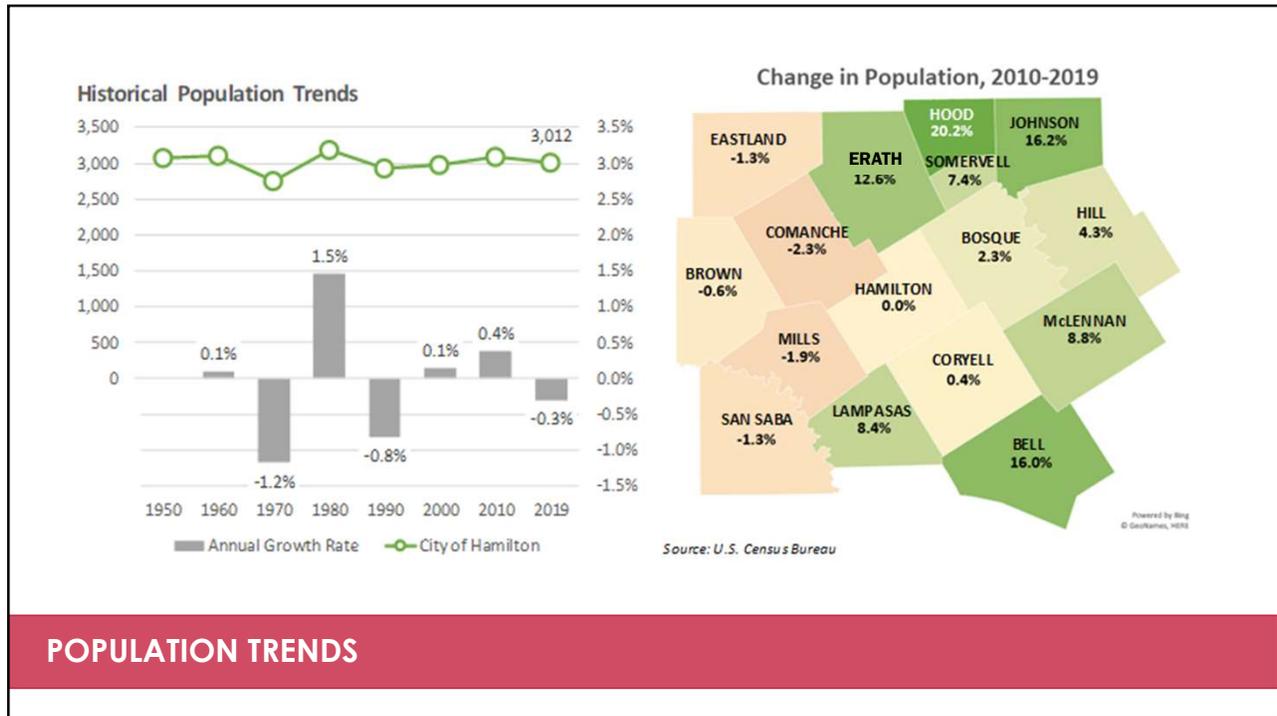
KEY FACTS

- 7,985 Population
- 48.4 Median Age
- 3,175 Households
- \$41,452 Median Disposable Income

HOUSEHOLD INCOME (\$)

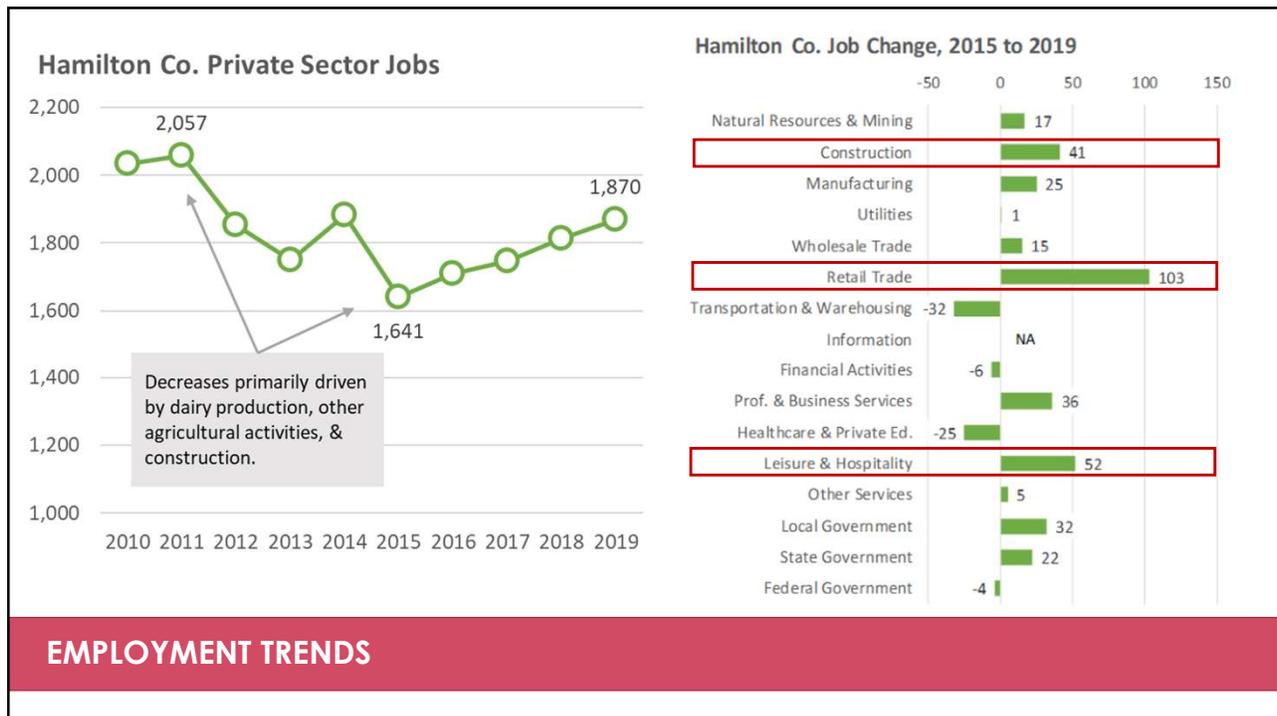
HAMILTON PROFILE

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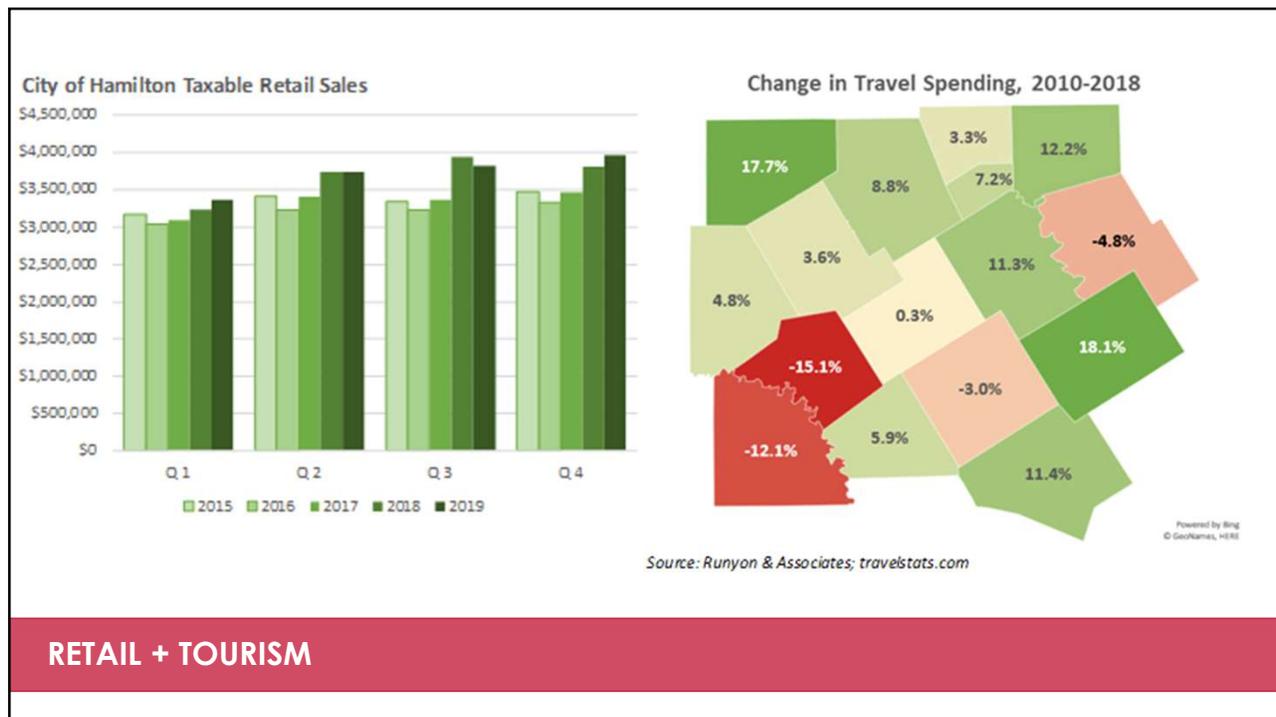
POPULATION TRENDS

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EMPLOYMENT TRENDS

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RETAIL + TOURISM

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- Historically stable population, but migration patterns reveal an influx of new residents that could potentially drive new growth.
- Located on the edge of major growth areas: DFW & I-35 corridor.
- Job growth occurring in sectors that cater to these new residents: Retail, Leisure & Hospitality, & Construction.
- Retail spending has increased but visitor spending has not (yet).
- Land prices have shown a steady increase in the last decade.

These trends point to Hamilton being ideally positioned to pursue new opportunities for investment as the community becomes increasingly integrated with the wider regional economy. A focus on downtown, entrepreneurship, and amenities provides the best avenue for achieving this goal.

SUMMARY OF FINDINGS

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Summary



Economic Vitality

- ① Continue building a team of Economic Vitality partners and allies to promote investment opportunities in downtown Hamilton.
- ② Utilize data to build common understanding and agreement of downtown Hamilton's market realities and potential.
- ③ Understand the needs and advocate the interests of downtown business owners.
- ④ Leverage ownership of the Thompson Building to meet strategic needs for the community.

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DowntownTX ABOUT SIGNIN

I'm looking for in historic downtown More Filters

Find your place in Hamilton (124 results)

filtering for all [\[clear filter\]](#)

100 N Bell St Inventoried
Built 1900 VIEW DETAILS



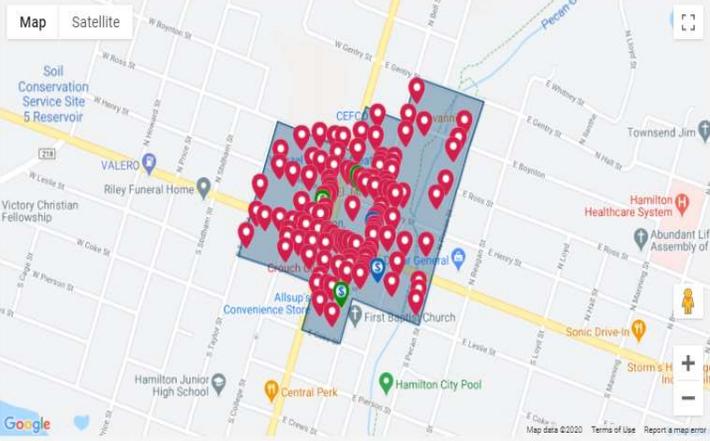
102 N Bell St Inventoried
Built 1900 VIEW DETAILS



104 N Bell St Inventoried
Built 1900 VIEW DETAILS



106 N Bell St Inventoried



View Downtown Boundaries

<https://downtowntx.org/hamilton-texas>

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Edit Property 100 N Bell St in Hamilton [« back to all properties](#)

Address Number

Street

City / State / Zip

County

Local Incentives Yes No

Imagine the Possibilities Yes No

Property Name

Historic Name

About this property

Current Historic Designations Not individually listed on the National Register
 Not located in a National Register District
 Not located in a Local District
 Not a Local Landmark



Lat/Long

SET THE MAP PIN BY ENTERING AN ADDRESS

Located Within **Holistic Downtown Inventory Management**

Hamilton Main Street Project

Property Basics
Availability
0 Lease Spaces
Construction and Zoning
Historic Designations
Images and Files
Historic Survey

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	<h3>Economic Vitality</h3>	<ul style="list-style-type: none"> • Create and Maintain Accurate Business and Building Inventories for Mix Analyses • Highlight historic properties eligible for Federal and State preservation tax incentives (rehabilitation tax credits) 	<ul style="list-style-type: none"> • Showcase real estate and investment opportunities within the context of community • Highlight city during annual Imagine the Possibilities tours with statewide promotional support 		<h3>Promotion</h3>
	<h3>Design</h3>	<ul style="list-style-type: none"> • Create and maintain an accurate building inventory, with permit case management capacity to track changes over time • Manage downtown boundaries, such as Main Street, TIRZ, or NR districts 	<ul style="list-style-type: none"> • Centralized information allows for more effective information continuity • Coordinate volunteers for big-picture projects, such as a volunteer-led historic resource survey 		<h3>Organization</h3>

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Home » Hamilton

107 E Henry St Hamilton, TX 76531

Historic name: Haskell Harelik's Store (built 1950)










Get in touch

Joni Hoxsey
254-784-5610
mainstreet@hamiltontexas.com

\$ For Sale By Owner

Real Estate Sale Info: Julie Watson (254-216-3515) at Davidson-Craig Real Estate, 104 N. Bell Street, Hamilton, TX 76531
https://www.landandfarm.com/property/Commercial_Building_on_the_Square-10292657/

Price: \$139,900

This property has **1 Available Lease Space**

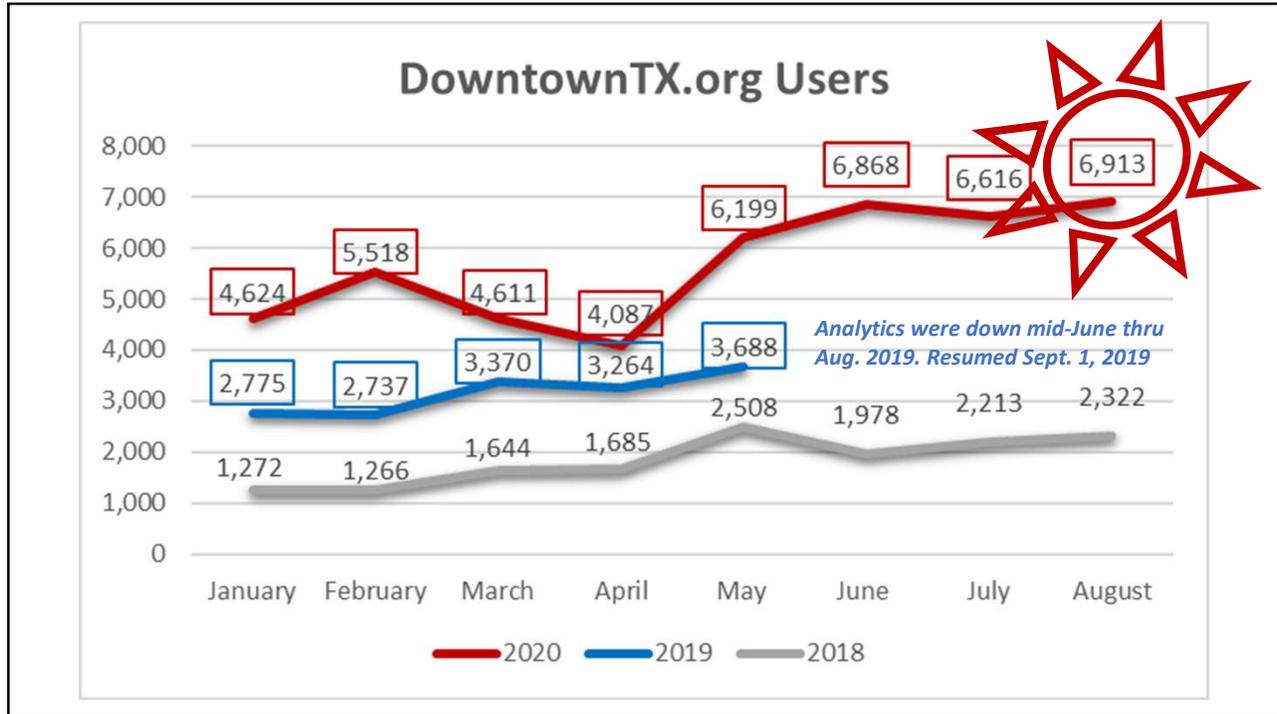
Total Building Size (sq ft):

Zoning: CBD

Current Historic Designations: Not individually listed on the National Register
Not located in a National Register District
Not located in a Local District

Public Promotion of Downtown Opportunities

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Hi Kylie,

I knew you'd be excited about this, so I wanted to let you know that 3 separate prospective businesses have reached out to us recently aaaaaand you guessed it – they Googled leases in downtown San Marcos and found our DowntownTX page! Apparently we were right there at the top of the list. Thanks for all of your hard work; it's definitely paying off.

Go team,



Josie Falletta
Downtown Coordinator | Main Str
317 N LBJ Drive, San Marcos, TX 78666

"DowntownTX and Imagine the Possibilities Tour have been extremely beneficial to Downtown Harlingen. Because of these two tools for promoting property that is available for lease or sale has shown positive growth to Downtown Harlingen. Since the beginning of our participation with the Imagine the Possibilities Tours, we have leased property to new merchants everytime after each event. DowntownTX has brought more interest and awareness of Downtown Harlingen from everywhere. As a result, we get calls and emails from various investors and interested parties about available property in Downtown Harlingen. Kudos for Texas Main Street for these innovative ways of helping Downtown Main Streets all around Texas!"

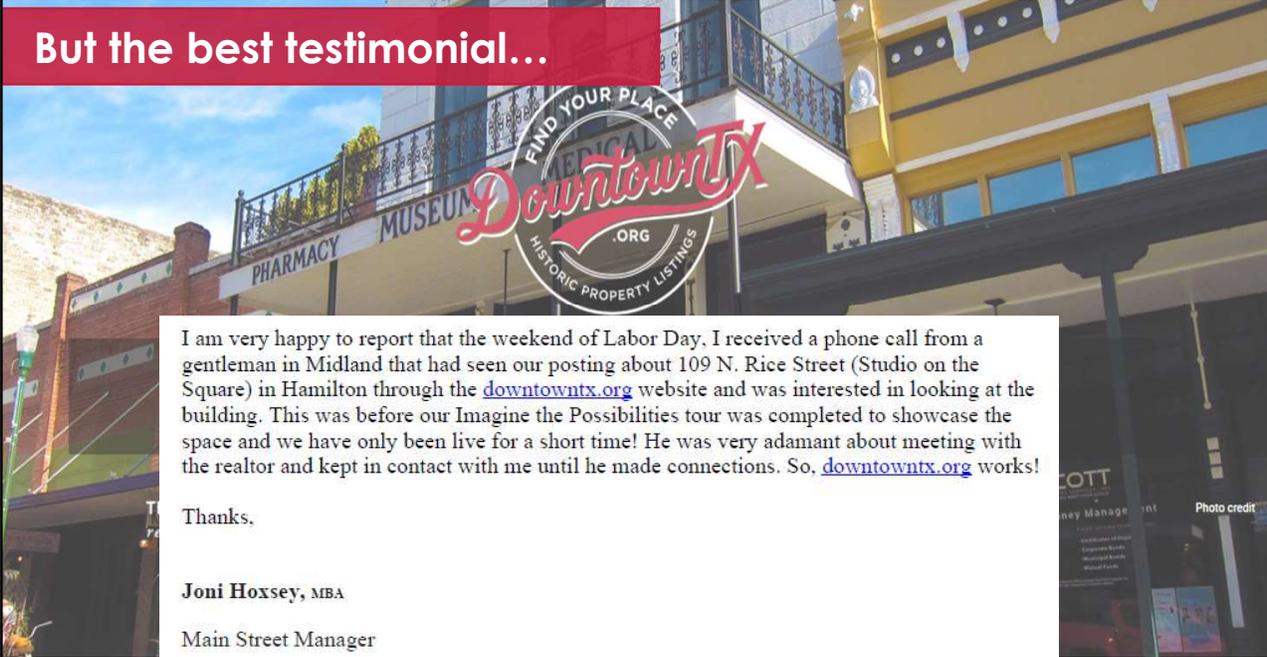
City Testimonials

- "DowntownTX has [also] brought in outside investors—both people purchasing buildings and opening businesses in available lease spaces. We recently had attorneys from Houston and San Antonio open up an office, and a skateboard shop... Exposure of your spaces is easy, and you're advertising your downtown!"

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ABOUT DASHBOARD KYLIE WOODLOCK -

But the best testimonial...



I am very happy to report that the weekend of Labor Day, I received a phone call from a gentleman in Midland that had seen our posting about 109 N. Rice Street (Studio on the Square) in Hamilton through the downtowntx.org website and was interested in looking at the building. This was before our Imagine the Possibilities tour was completed to showcase the space and we have only been live for a short time! He was very adamant about meeting with the realtor and kept in contact with me until he made connections. So, downtowntx.org works!

Thanks,

Joni Hoxsey, MBA
Main Street Manager

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FIND YOUR PLACE IN HISTORIC DOWNTOWN HAMILTON WITH DOWNTOWNTX.ORG



Scan with your smartphone to begin!

Imagine the POSSIBILITIES

Main Street Property Tours for Developers, Investors, and Residents!







Imagine the Possibilities




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Design Findings & Recommendations

CHAPTER THREE



Design



Downtown’s historic nature is what makes it special. The historic assets are worth saving and reusing. The Design strategy supports a community’s transformation by enhancing the physical and visual assets that set the commercial district apart.



Presenting: Jamie Crawley, TMSP Architect

TMSP Design Staff



Tara Bonds



Daniela Cantu



Christian Prado

Texas Historical Commission
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thc.texas.gov

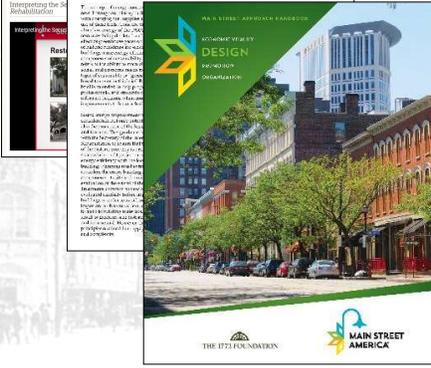
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PRESERVATION: maintenance and repair of existing historical materials and retention of a property's form as it evolves over time

REHABILITATION: acknowledges need to alter or add to a historic property to meeting continuing or changing uses while retaining historic character

RESTORATION: to depict property at a particular period of time while removing evidence of other periods

RECONSTRUCTION: recreates vanished or non-surviving portions for interpretive purposes

EDUCATION + RESOURCES

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DESIGN ASSISTANCE FORM

The Texas Main Street Program provides design assistance to official Main Street communities. Rooted in historic preservation, a range of services are offered to individual property / business owners and Main Street Managers within the designated Main Street District as part of a community's program.

APPLICANT INFORMATION:

Applicant's Name: _____

Main Street City: _____

Main Street Manager: _____

Phone: _____

Email: _____

SCOPE OF WORK:

Request for assistance initiated by:

Business Tenant Property Owner Local Main Street Other: _____

SERVICES AVAILABLE
(check all boxes that apply)

Preservation Consultation
Assistance in determining the historical character and condition of the building and making historically sensitive design decisions.

Building/Property Design Recommendations
Provide initial design recommendations, which may include sketches, renderings, material information, precedent projects, etc.

Public Space Recommendations
Provide initial design recommendations for public space such as pocket parks, streetscapes, parking areas, etc.

Programming + Planning
Assessment of interior and exterior spaces for best use and future potential including individual buildings and/or downtown areas.

Signage & Color
Recommendations on signage type, placement, and size in relationship to building façade utilizing business brand.

Mini Report / Sketch
1-2 pages outlining basic historic background and/or sketches showing recommended design intent.

BUILDING INFORMATION:

Property Name: _____

Property Address: _____ Name of Business: _____

Date of Original Construction: _____ Square Footage of Building: _____

Dates of Significant Additions/Alterations: _____

Current Building Use: _____

Proposed Building Use: _____

Building Designation:

Local Historic Recorded Texas Historic Landmark

State Antiquities Landmark National Register of Historic Places

Individual Contributing to a District

Photos Attached: Historic Current

BUDGET + SCHEDULE:

Approximate Budget/Phased Budget: _____

Applying for Tax Credits: Yes No **Is funding available for this project?** Yes No

Funding Source + Amount: _____

Construction Start Date: _____ **Deadline for Assistance:** _____
(Depending on the number of requests, response times will be between 2 weeks and 3 months.)

WORK PLAN: _____ **SIGNATURES:** _____

Does this request relate to a project on your Main Street Organization's annual work plan? Yes No

Property Owner _____
Business Owner (if applicable) _____
Historic Preservation Officer (if applicable) _____

Questions? We're here to help! Texas Main Street Design Center • Austin, Texas • 812.463.6092 • designrequests@thc.texas.gov

DESIGN SERVICES

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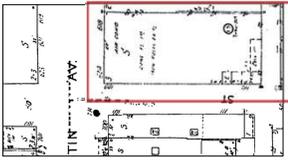
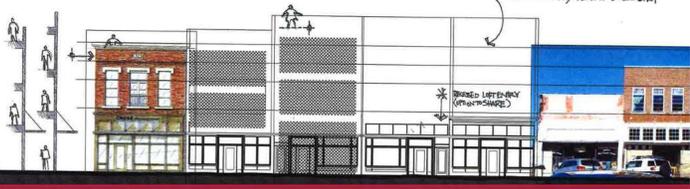




Sanborn Fire Insurance Maps: 1899



1952

DESIGN SERVICES: Process

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Linden, TX



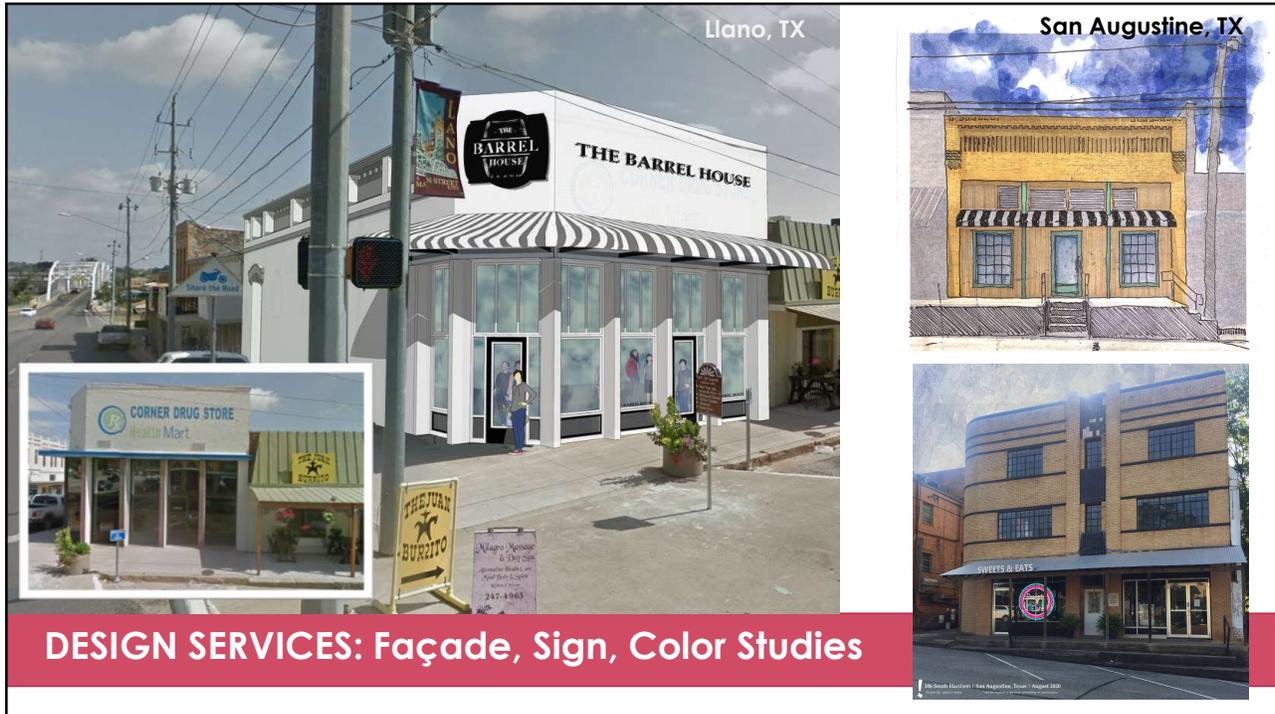
Texarkana, TX



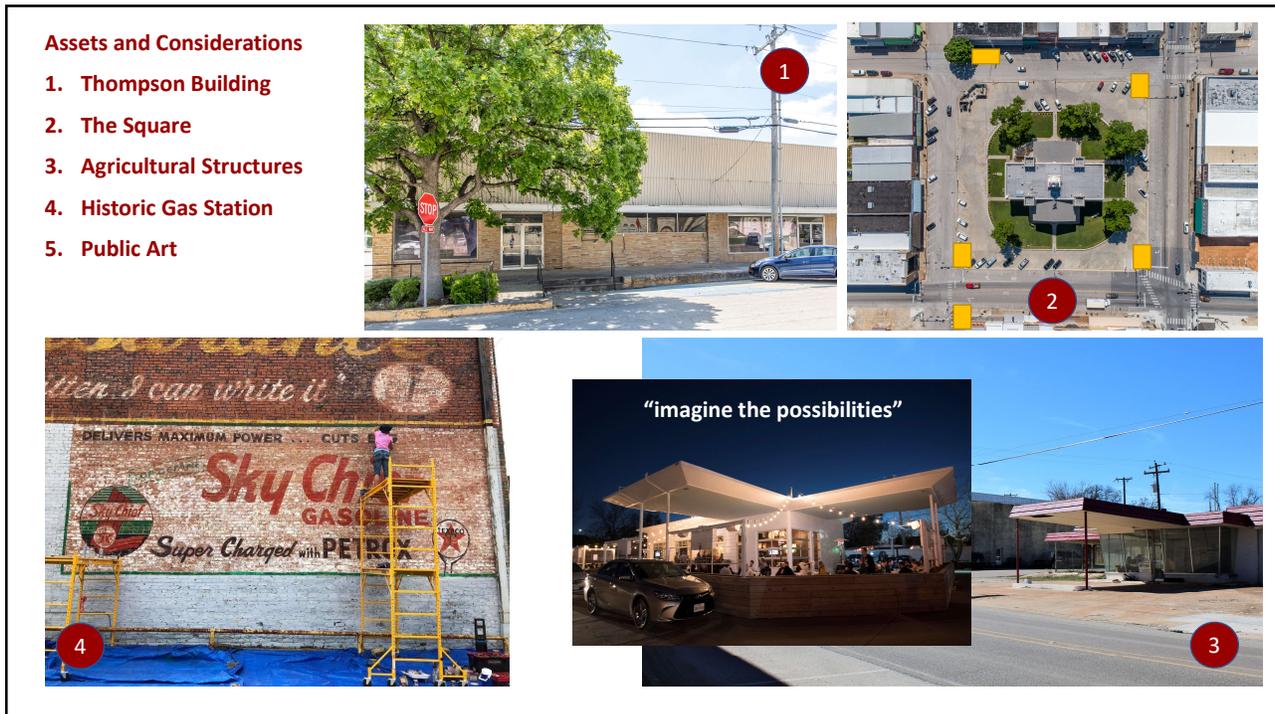


DESIGN SERVICES: Preservation Consulting

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Summary

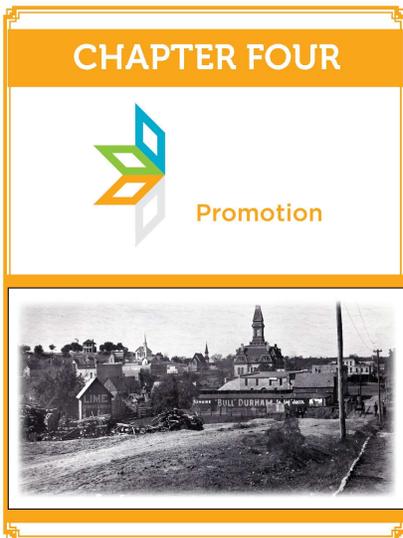


Design

- 1 Research and capture building/property information within DowntownTX.org to create an accurate inventory and foster appreciation for local history and preservation.
- 2 Working with TMSP design staff, identify opportunities and assets within Hamilton's physical environment that could be improved or leveraged within future design projects.
- 3 Use your soon-to-be-developed Main Street Plan of Work to prioritize design activities.
- 4 Encourage preservation in the Main Street District through educational programming, resources, and ordinances.
 - Educate the community on historic materials in Hamilton. This can also tie into the history and maintenance manuals/guides for property owners, as well as other preservation-based educational programming for the community and property owners.
 - Become familiar with preservation standards and guidelines for rehabilitation work.
 - Begin a community conversation and advocate for the adoption of appropriate ordinances to protect and preserve downtown's historic buildings and create a pedestrian-friendly public realm.
 - Increase understanding through accessing available resources.

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Promotion Findings & Recommendations



Downtown is a vibrant, active place worth visiting. Through this strategy, downtown is positioned as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.

*Presenting: Cara Lowrimore
TMSP Assistant State Coordinator*



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What IS a BRAND?

A collection of associations, perceptions, and feelings about a product or place that drives a customer to choose one product or location over others.

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Shaping perceptions /
managing the Hamilton brand!



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What are we known for?
What do we WANT to be known for?



... Hamilton is already a true destination for sportsmen and outdoor enthusiasts ...

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What do you rely on to learn about Hamilton businesses and community events?

Full Overview:

Source	Always Use	Somewhat Use	No Opinion	Rarely Use	Never Use
Newspaper/Magazine Ads	5	56	1	17	7
Google/Web Search Ads	3	42	1	15	10
Social Media Ads	2	37	3	3	4
Website/Online Ads	3	41	1	12	7
Email	5	30	5	14	15
TV/Radio Spots	1	11	1	20	20
Direct Mail	2	25	7	20	16
Flyers/Compos	9	1	13	35	2
Billboards	1	22	1	15	25

★ Social Media!!





HHS alum deployed to California fires

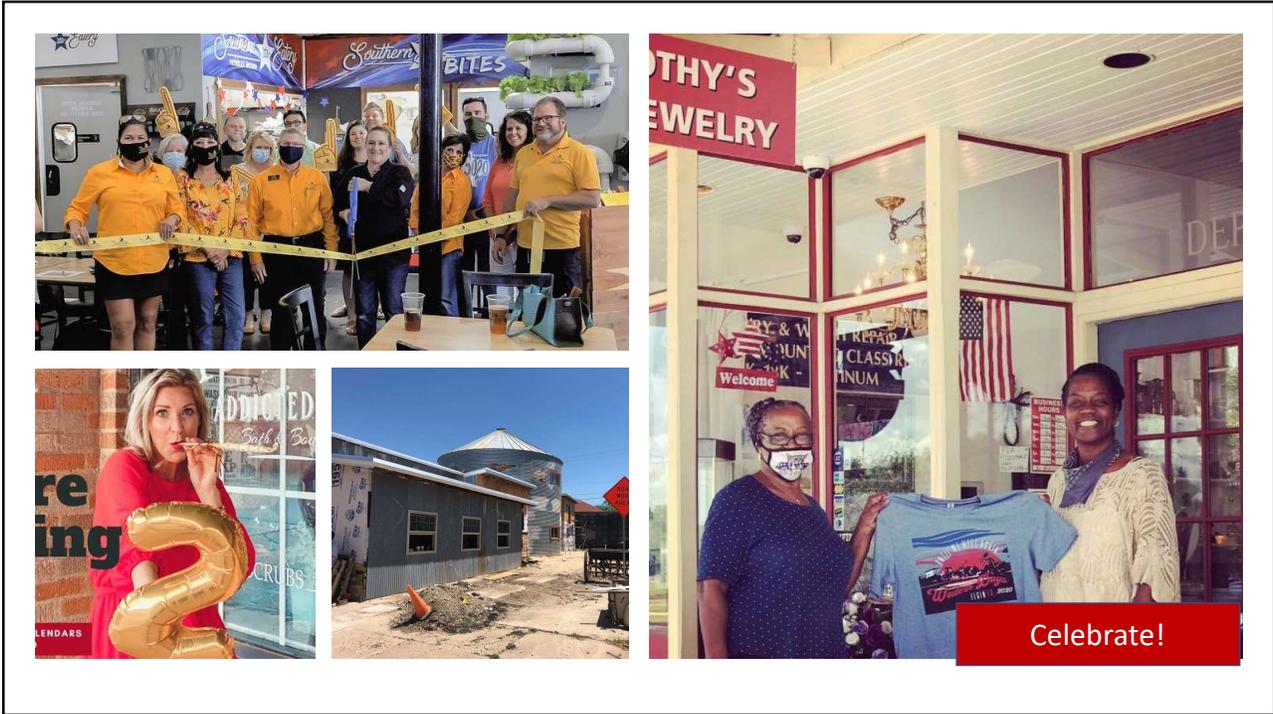
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Farmer's Market

- Brings people downtown
- Benefits farmers/craftspeople
- Can serve as a business incubator



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Not every event has to be a festival

...

DOWNTOWN BASTROP CURBSIDE BINGO

Turn In To Win!
#BASTROPSTRONG

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Shaping perceptions: Taking care of the basics:



1. Host a downtown cleanup!
2. Schedule regular check-ins with your merchants!
3. Begin to help merchants strengthen their online presence – start with taking a look at their Google My Business profile!

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Google search results for "shops downtown hamilton tx".

Search results include:

- Blue Dog Liquor Store**: 4.5 stars (19 reviews), Liquor store, 907 N Rice St, Open - Closes 9PM - (254) 386-3250, In-store shopping.
- Hamilton Floral & Gifts**: 4.8 stars (6 reviews), Florist, 114 N Bell St, Closed - Opens 9AM Mon - (254) 386-3194, "Wonderful shop for flowers and all kinds of ...", In-store shopping.
- CEFCO Convenience Store**: 4.0 stars (11 reviews), Convenience store, 1101 E Main St, Open 24 hours - (254) 386-8859.

Business profile for **Hamilton Floral & Gifts**:

- 4.8 stars, 6 Google reviews
- Florist in Hamilton, Texas
- In-store shopping
- Address: 114 N Bell St, Hamilton, TX 76531
- Hours: Closed · Opens 9AM Mon
- Phone: (254) 386-3194

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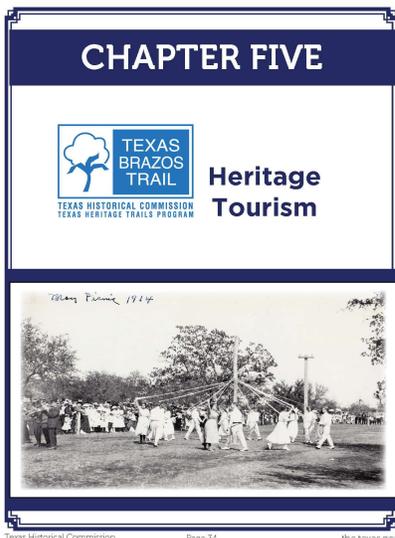
Summary



Promotion

- 1 Define the brand and image for downtown Hamilton: through a community engagement process, define what Hamilton is, and what you want downtown Hamilton to become.
- 2 Celebrate successes with an active public presence.
- 3 Drive traffic downtown through strategic events.
- 4 Take care of basics such as business check-ins and a clean, visually appealing downtown that will drive a healthy image and economic environment.

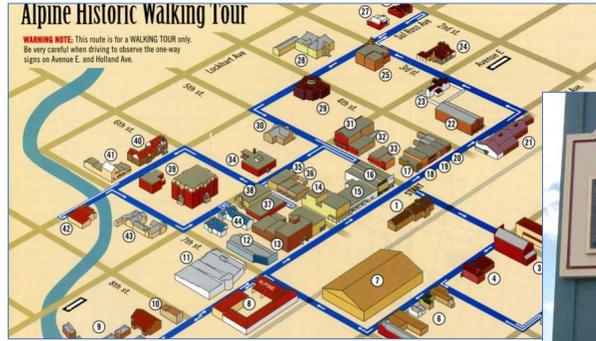
Heritage Tourism Findings & Recommendations



Downtown is a place where travelers can experience the places and activities that authentically represent the stories and people of Hamilton's past. These experiences enrich the visitor while providing revenue to local businesses and the overall Hamilton economy.

Presenting: Teresa Caldwell, THTP State Coordinator and Sarah Page, HT Program Coordinator





Short-Term Recommendations for Increasing Heritage Tourism

- **SHOPPING, DINING, ATTRACTIONS and ENTERTAINMENT OPPORTUNITIES** downtown
- **DOWNTOWN WALKING TOUR BROCHURE** development
- **GUIDED DOWNTOWN GHOST TOUR** development

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Create a Quarterly “Heritage on the Square” Event

EVENT DAYS Saturdays in conjunction w/four largest rodeo events

EVENT TIMES 10am – 4pm & 7pm – 9pm (exact times TBD)

RESTAURANTS & SHOPPING opportunities

RED WING DOVE WINERY participation

HAMILTON COUNTY COURTHOUSE TOURS throughout the day

GUIDED and SELF-GUIDED WALKING TOURS downtown

GUIDED DOWNTOWN GHOST TOUR in the evening

RESTROOM accessibility and availability

“INSTAGRAMMABLE” SELFIE STATIONS and information kiosks

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Summary



Heritage Tourism

- ① Ensure dining and shopping opportunities exist for visitors downtown.
- ② Develop a downtown walking tour brochure.
- ③ Develop a guided downtown ghost tour.
- ④ Create a quarterly "Heritage on the Square" event to drive traffic downtown.

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Proposal: The Thompson Building

CHAPTER EIGHT



The Thompson Building: A Case Study

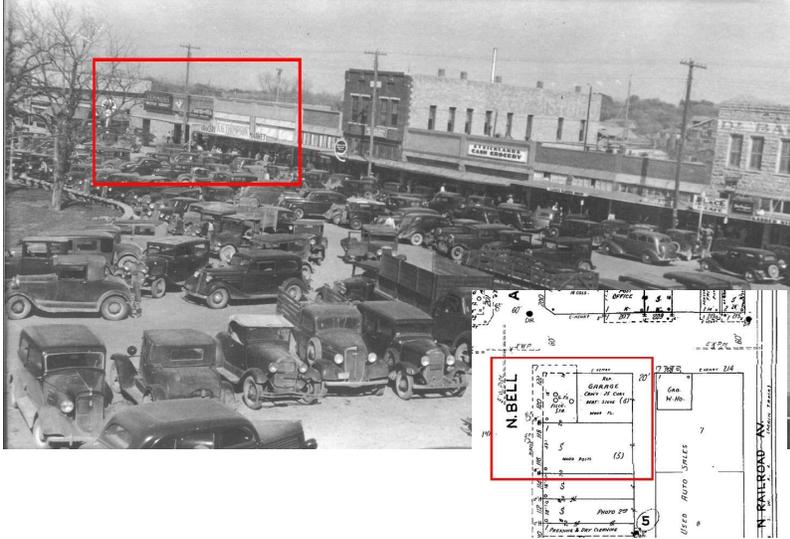


Presenting: Jamie Crawley, TMSP Architect



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Proposal: The Thompson Building



Sanborn Fire Insurance Maps were created from the late 1800s to mid-1900s to determine fire insurance liability in urbanized areas across the United States. These maps include detailed information about a building including number of stories, openings, and construction materials, unique features, and types of businesses that occupied them. Today, we use these maps to learn more about the history of downtown buildings.

1925 – Photo and Sanborn Map appear to show the building footprint is similar to the current configuration, however at this time was a filling station and garage on the corner and a market next door.

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Proposal: The Thompson Building

ANALYSIS



- 1 Brick**
Do not paint brick surfaces that have not previously been painted. However, previously painted brick surfaces similar to the side of the Thompson Building can be repaired or utilized as opportunities for repair. Murals provide an excellent opportunity for Main Street communities to connect broader community themes with significant locations and activate areas of their historic streetscape. It should be noted painting these materials can trap moisture in the building and cause significant damage to the cladding as well as the underlying substrate and sheathing over time, leading to additional maintenance and repair.
- 2 Windows**
Request further investigation if transom windows (above canopy) are discovered under existing signover. Best practices would highlight repair of any historic transom windows if discovered as they are apparent in the photo research versus replacement of windows. Replacement windows such as metal, vinyl, or composite clad components cannot accurately depict historic profiles. New storefront windows proposed at the lower storefront in the accompanying renderings could be of a modern material to not be considered a historic appropriation or reconstruction, as there is no photographic evidence of a prior iteration at this location. However, the scale and geometry should be consistent with the overall proportions of the facade in its context.
- 3 Canopy**
Canopy could remain intact. If replaced, tie rods or tie rod anchor points (if discovered) should remain thin and connect to the same locations on the facade. Historic photos referenced in this report, as well as design recommendation illustrate consistency of this detail and though repairs are likely needed the scale, material, and aesthetic should be maintained in this context.
- 4 Storefront**
Though a specific determination of its significance was not made, if it was deemed both historic due to its age as well as significant through further research, it would be recommended to repair and restore the storefront as well as any associated cladding.



DESIGN AND ECONOMIC VITALITY RECOMMENDATIONS

- 1. Parklet**
- 2. Workforce Center**
- 3. Main Street Office + Events**
- 4. Business Incubator**

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Concept

- A new downtown hub that would serve as a place to meet strategic needs in the community.
 - Business incubator for local start-ups.
 - Public uses such as continuing education/workforce development, entrepreneurial training, & a community meeting space.

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Partnership Opportunities

- EDC Business Incubator
- Tarleton State University SBDC
- Workforce Solutions of Central Texas – Lampasas
- Hamilton ISD
- Area colleges & universities
- Other local nonprofit organizations

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Questions & Conversation

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