



Main Street Monday!

Aug. 25, 2014

SERIES 4 — CONFERENCE INFORMATION



For the fourth and final presentation in the Kentucky Heritage Council's 2014 Kentucky Preservation Series. **Preservation Tools and Strategies**, October 24-25, historic downtown Paducah; two days of nuts-and-bolts programming to assist historic building preservation at the local level. Presented by KHC in partnership with [Preservation Kentucky Inc.](#), the [Kentucky Main Street Program](#) and [Paducah Main Street](#).

Thursday, October 23
8:30 a.m. - 2:30 p.m. – Historic Preservation 101 for Real Estate Professionals, *4 CE hours (*2 law). Given the increasing desirability of historic real estate, this workshop will focus on marketing and selling historic properties, including common architectural styles, how to research historic buildings, practical preservation concerns, Secretary of the Interior's Standards, federal and state historic rehab tax credits, easements, tax considerations, local ordinances, benefits of listing in the National Register of Historic Places, and tips for selling historic real estate. Presented by Preservation Kentucky. **COST: \$55**

1:00—4:00 Main Street 101
For boards, public officials, and others interested in finding out more about the Kentucky Main Street program.
Cost: FREE

Registration information will be sent to you this week in a separate email.

Friday, October 24
9 a.m. to 4:30 p.m. – Commission Assistance and Mentoring Program (CAMP), training for architectural review board members, preservation commission members & staff, local officials, and Kentucky Main Street Program directors, board members & volunteers; presented by a representative of the [National Alliance of Preservation Commissions](#). Topics will include federal standards and local design guidelines, preservation law, planning, historic building survey, designation of local resources to the National Register of Historic Places, and building public support for preservation.
COST: \$40

Saturday, October 25
9:00 a.m.-3:30 p.m. FREE programming
 for owners of historic buildings and homes & anyone interested in community preservation:

- Incentives for building rehabilitation through state & federal rehabilitation tax credits
- Benefits of National Register
- Heritage tourism strategies
- Participation in the state preservation plan
- Keynote by Steve Ervin, Paducah planning director, revitalizing historic downtown & the historic LowerTown Arts District
- Mr. Muddle design demonstration & downtown walking tour

Upcoming funding deadline: National Trust Preservation Funds applications due October 1st. The NTHP makes funding available on a cyclical basis, providing seed money for preservation projects.

Toot Your Horn!



I know we have all been there. :) Directors are so busy and wear so many hats that sometimes we don't have a chance to look after ourselves. I think this director may be in need of a little time for R & R.



Happenings Around the State

Everyone must be busy preparing for events that occur the 3rd week-end of the month! No reported items for this upcoming week-end, but watch for a lot of items in next weeks edition. Remember this newsletter is seen by many and a great way to get the word out about your events!

Parking issues have always been a topic of discussion in our downtown communities.



Photo courtesy of Kentucky.com

CONFERENCE HOTEL INFO



3835 Technology Dr.
 Paducah, KY 42001
 270-442-3600

Be sure to mention you are with the conference, they have reserved a block of rooms for us.

UPCOMING TRAINING OPPORTUNITY

The keynote speaker and other sessions could provide a lot of good information for Main Street



Community & Economic Development - *Get on the right track!*

In addition to the outstanding keynote speakers, ongoing networking opportunities, an interactive exhibit hall and fun events, the 2014 KLC Conference & Expo offers new, optional tracks with more than **12 hours** of dedicated educational content designed around community and economic development.

Sessions include:

- ***Revitalize, Rejuvenate and Refresh: The Downtown Idea Book*** with keynote speaker and "downtown" expert, Roger Brooks)
- *Things You Can Do Today to Make a Difference Tomorrow* (Roger Brooks)
- *Critical Mass is More than a Religious Experience* (Roger Brooks)
- *Shaping Our Appalachian Region (SOAR) Update*
- *Abandoned Property/Code Enforcement*
- *City of Bardstown Economic Development: Meet the Team*
- *Strategic Planning for any Size City: Panel Discussion*
- *The Future of Public-Private Partnerships in Kentucky*
- *Empowering Citizens/Engaging Youth*

Revitalization/Marketing/Economic Development

All tracks are optional and open to all attendees.

All classes are approved for City Officials Training Center (COTC)
and HB 119 credit.

2014 KLC Conference & Expo

Book your hotel room - Louisville Galt House

(rates change after September 16) October 7 - 10, 2014



DIRECTOR SPOTLIGHT!!!

MATT WALLINGFORD—MAYSVILLE

Where are you from and where do you live now? Born and raised in Maysville, and very fortunate to be able to return home after college and grad school.

How long have you been a Coordinator? Just over one year (August '13)

How did you get involved with the Main Street movement? When Duff Giffen, who was previously the City of Maysville's Tourism AND Main Street Director, retired, her duties were split. I took over Main Street and our assistant Tourism Director was promoted to Tourism Director (now without an assistant). We all wear MANY different "hats" for the City (as most jurisdictions do)!

Which of the Four Points is your favorite? Design, by far. I enjoy working with our Board to come up with new ways to make our Main Street District look better, and attract more business and tourists.

What project is consuming most of your time right now? 2014/2015 Facade Grant project.

Do you have any favorite activities or hobbies? Spending time with my family, playing golf, and gardening.

What is your favorite author or book? Honestly, I can't say I have that much time to read, but I would say "A Civil Action" by Jonathan Harr would be my favorite book/novel.

What is your favorite movie? At this point, I would have to say The Avengers or Guardians of the Galaxy (but I am sure that will change when Avengers: Age of Ultron comes out) (big Marvel movie buff).

What is your favorite song or band? Dave Matthews Band (been to around 40 live shows since 1998)

What is your favorite sports team? University of Kentucky Wildcats

Which actor/actress would you choose to play you in a movie? I've been told I look like Adam Sandler, so I guess it would be him.

Name something you can't live without. My Exmark lawnmower.

If you had an alternative career, what would it be? Meteorologist

What's the most adventurous thing you've done recently. Survived my daughter's one year birthday party.....

If you won \$20 million in the lottery, what would you do with it? Donate 1/2 of it to charity; give 1/2 of the rest to family and friends; invest half of what is left; and keep the final \$2.5 million (or should I say, my wife would keep the \$2.5 million :))

Somewhere you would like to visit. Australia

Fun facts? Hidden talents? Also, Feel free to insert your own questions and answer!
Played 4 years of college baseball.

Something no one in Main Street knows about you Since I mow about 8 yards on the side of my regular job, from March to early November, I absolutely LOVE the winter season. I can come home, start a fire in the stove, turn on the CATS game and simply relax! I am probably in the minority when it comes to the winter season.....

MAYSVILLE

http://maysville-online.com/news/local/facade-program-nets-return-on-investment/article_2729e7cc-930e-5887-99a1-7e134bb27a7f.html

Facade program nets return on investment

MARLA TONCRAY /Ledger Independent

The City of Maysville's investment of \$115,000 to its facade improvements program is getting a big bang for the buck.

Earlier this year, city commissioners approved the funds for properties in the downtown Maysville historic and renaissance districts, and the Washington historic and renaissance district.

Initially, downtown was allocated \$50,000 for improvements and Washington received \$30,000 for improvements. An additional \$25,000 was added to the downtown facade program in August, because of the number of applicants.

Established about 10 years ago, the Renaissance Facade program provides a 50/50 match to property owners who make improvements to the facade(s) of their buildings. Certain restrictions apply for the match, with a cap on how much will be matched by the city versus the overall cost of the project.

The most recent round of facade money has provided a 50/50 match of expenses up to \$5,000 per property.

Matt Wallingford, renaissance director, said the projects taking place in both areas of the city include new paint, new windows, brick tuck pointing, and store front replacement to resemble the building's original look. He said the investment in downtown has reached \$227,000 by property owners.

Twenty-two applications have been approved for the downtown district and two have been approved for the Washington district. Wallingford said more applications are pending approval for properties in the Washington district. The Maysville fund has reached its maximum allocation for projects.

Properties familiar to residents getting spruced up include: the former site of the Toggery clothing store at 53 West Third Street, which has been purchased and will become an art gallery in 2015; a rowhouse at 13 West Third Street which is part of Mechanics Row; the Maysville Players are refurbishing the upper story windows of the Washington Opera House; the steeple at the First Presbyterian Church will be painted; the Christian Bookstore at 49 West Second Street will have improvements; and St. Patrick Church. Several private residences are also getting a fresh coat of paint through the program.

In Washington, improvements are being made to Haven's Chapel; the log cabin post office; and a log cabin housing an accounting practice.

Wallingford said his office is pleased with the way the program is going in downtown and encourages property owners in Washington to submit applications to his office for review.

NICHOLASVILLE

http://www.centrankynews.com/jessaminejournal/news/local/downtown-on-the-upswing-downtown-nicholasville-is-seeing-signs-of/article_ead2a90a-337f-11e4-a6d2-001a4bcf6878.html

Downtown on the upswing? Downtown Nicholasville is seeing signs of life in new businesses, events

By Rosalind Essig / Jessamine Journal

Downtown Nicholasville has been in a state of flux for the last four years and hopes that the area will start to liven up are tied to hopes that construction projects start to end. However, some new events, new entrepreneurs and other signs of life are making downtown business owners cautiously optimistic about the future. The Alternative Jewelry Shop owner Danny Barnes has a unique perspective on downtown Nicholasville because his business has been on Main Street for 23 years. Barnes said downtown Nicholasville has been in decline for a while. "Twenty-three years ago, it was a bustling little town," he said. "I mean, it's just dead now compared to what we've seen in the past and we're kind of, obviously, hoping it comes back." Barnes said he felt there were "glimmers of hope," though. He hopes the downtown renovation — which began in 2010 — will help when it is finished. "And hopefully — I don't know if they'll ever get done with the traffic lights and the downtown renovation and all that stuff — maybe that will help. But it doesn't seem to have helped as much as we thought it would," Barnes said.



Charlie Hensley, owner of Euro Wine Bar, said the construction will have to be finished for it to pay off. Hensley said finishing the renovation would be key to rejuvenating downtown Nicholasville because otherwise Main Street is constantly a construction zone. He also said attracting more bars, restaurants and retail would also be important. "We've been under construction for so many years, now we're going through it again with some new poles," Hensley said. "But we've also had one, two, three restaurants open up in the last six months downtown, so that's good." One of those new businesses downtown is J's Place.

J's Place opened as a coffee shop just two weeks ago on Aug. 25 in the old Hemphill Pharmacy building, which was home to another coffee shop in recent years: Main and Maple. But it wasn't the business environment downtown that prompted J's Place owner Gwen Riley to take the leap into small business ownership. "I really didn't focus on how much it cost; it was just the right thing to do," Riley said. "(We were) fortunate to make the right offer and get the building." That's because of Riley's unique business model. She said the time was right because of the people who had come together, not the money. "It's more of a social movement than a restaurant," she said. Riley said profits from J's Place outside of what she needs to run the business will go back into the community through charity work. She said the people getting involved with J's Place have already begun helping individuals find jobs and housing. The first major project J's Place is getting behind is an organization that manager Todd Johns is starting. It will serve as a men's recovery house for alcohol and drug addiction, among other things.

Riley said her next plan, now that the restaurant is open, is to work on converting the top floors of the 19th-century building into useable space for community service. Riley said she made an effort in renovating the restaurant area to preserve the character of the old building and that choosing to make J's Place a coffee shop made sense for the space. "(The building) just lends itself ... to a coffeehouse environment," she said. Though J's Place will measure its business success differently from other downtown restaurants and shops, patrons and sales are still important. "We're only going to be as successful as how many people we get in the door," Riley said.

Aside from the cosmetic changes Main Street has seen over the years, organizations such as Nicholasville Now! and the Creative Art League of Jessamine County are creating events that share the goal of drawing people to downtown.

Hensley, who has owned Euro for six and a half years, said there seemed to be more foot traffic downtown during the day now and that the art league's gallery walks were wonderful for generating foot traffic in the evening. "Oh yes, it's helped everyone downtown," Hensley said. "It's one of the best events we have downtown." There have only been two gallery walks so far, but Hensley isn't the only business owner praising the event. Barnes said he kept the Alternative Jewelry Shop open during the gallery walks. "We've stayed open (during the event) ... and we've had heavy foot traffic and it's a good crowd," Barnes said. Hensley said he could see the gallery walks becoming more and more beneficial for the businesses downtown over time. That'll be a golden thing for downtown Nicholasville," he said.

SCOTTSVILLE

http://www.bgdailynews.com/features/on-main-opens-for-business/article_a604d104-65de-508f-b9f1-7506b3dcdb56.html

1881 on Main opens for business by Taryn Phaneuf /The Daily News

From their table on the second floor of 1881 on Main, the Reelses and the Daltons looked out on Scottsville's downtown square from what they remember being a dentist's office. Judy Dalton said she picked the table for that reason. On the first night the new restaurant opened to the public Thursday, the four friends walked from the Reelses' home about three blocks away. "We don't have to go all the way to Bowling Green. ... We don't have to find a place to park," Judy Reels said. As the long-awaited restaurant opens in Scottsville, the city will have more than a new restaurant in an old building. It'll have a "springboard" effect for business and interest in downtown, said Jamie Boler, executive director the revitalization program, Heart of Scottsville. Rick Miller, co-owner of 1881 on Main, said the community expects "something great" in the new restaurant, which he said will resemble a night out to Rafferty's or Montana Grille – the first of its kind in Scottsville. "Opening any business would have a lot of pressure. To me, there's been a lot of pressure getting this put together, getting people hired and trained because there's a lot of expectations in the community," Miller said. The staff has been training and practicing all week.

An invitation-only dry run Wednesday drew about 100 people, co-owner Katherine Sikora said. Then there was a soft opening Thursday and the weekend to prepare for Monday's grand opening. Miller said they hired about 35 people from Scottsville and Allen County. Server Lakendra Shannon, 25, of Scottsville, said there were a lot of kinks to work out in training and practice, "but now we know where everything is." She and other servers raved about the food, which they say is unlike anything else in the city. The two-story restaurant is housed in what was once Carpenter-Dent Drugs. Boler said the drug store built in 1875 "anchored downtown with Dollar General." Carpenter-Dent occupied the building from 1881 to 2011. During the restoration, Sikora said, a storage space in the floor revealed glass bottles full of soda from the drugstore's soda fountain, as well as unlabeled medicine. The bottles are displayed throughout the restaurant's ground level. Heart of Scottsville owns the building, purchasing it with a low-interest loan for \$162,500 from the Laura Goad Turner Foundation. The foundation also provided a grant of \$325,000 for the restoration. Boler said Heart of Scottsville wanted to lease the space to a business that could have a long-standing impact on downtown.

Sikora, who is Dollar General founder Cal Turner Sr.'s granddaughter, understands the impact they're talking about. "Every day that I drive into town, I drive past my grandparents' house," said Sikora, who lives in Bowling Green. "When you're sitting upstairs (in the restaurant), you can see the whole square. (There's) a lot of history, a lot of memory, a lot of pride. "or people working downtown, Sikora said they'll offer a convenient place for lunch. The second floor of the restaurant provides space to host business meetings. Sikora said they've already scheduled one for Smucker's.

Miller has experience managing restaurants. He said he worked with Rafferty's and Montana Grille in Bowling Green for about 12 years. Sikora has 15 years of retail ownership experience. The owners of the Brickyard Cafe in Bowling Green originally signed a five-year lease to open the restaurant. Miller said they invited him to join the project, which he agreed to once he visited the space.

"I saw what was going on and was very interested, but I was more interested in owning this. Katherine and I bought them out," Miller said. Thursday's soft opening coincided with the city's downtown farmers market. Sabrina Mays poured fresh coffee from the Coffee Cart, which she opened in May. She said success at 1881 on Main will lead the way for more businesses to open in vacant spaces downtown. "Between the cart and especially" the restaurant, timid prospective business owners will see they have a chance. "There's a lot of pressure for (1881 on Main) to do well," she said.

Besides business growth, Mays said – and everyone agreed – Scottsville needed a date place.