

DOWNTOWN SAN ANGELO INK

AUGUST, 2017

Mazur Distinctly Linked to Downtown San Angelo

by Lucie Hofbeins



North Chadbourne Renovations

David Mazur started in the construction business over 35 years ago. He began working on older custom homes in the Santa Rita area where he learned when remodeling older style homes it requires special techniques. He learned that for the best results, corners could not be cut.

David & his wife Jenice purchased a home on Mackenzie in Santa Rita and the process of gutting and restructuring was underway. The home was previously owned by Dr. Parrish, a San Angelo optometrist.

David started his construction projects in the downtown area with a remodel of the building just behind Fuentes Café. While demolition was taking place the crew discovered an oversized sign consisting of a pair of wooden eye glasses. Also uncovered was the

optometrist's name and certificate of accreditation to practice. The optometrist was Dr. Parrish.

This was just one of the intriguing experiences that David would encounter as he embarked on downtown revitalization.

Mazur Construction has tackled a variety of downtown projects which include "Coney Island" & "The Longhorn" privately owned special venue spaces on south Chadbourne. As David completed the renovation he asked owner, Guy Choate, "what are you thinking of calling the business?" Guy was considering "Lonestar Ballroom." David was stunned as he had just uncovered a façade which had a handmade metal sign which read - Lonestar Ballroom. The sign is now a feature at The Longhorn.

Yet another project for Mazur Construction was The Gables at 506 S. Chadbourne. Does anyone remember "Chicken in the Rough" or "McIntyres Restaurant"? During the demolition phase at this site an old "Matheson Ice" Cooler was discovered. David later learned that the Matheson's who operated an ice company based in San Antonio were in fact related to his family. David also discovered that in their early days both his mother

and aunt worked as carhops at this location. Today the Gables, complete with courtyard/patio, is home to Cake Creations by Edwina, while the rear of the building is currently under renovation.

In 2015, Mazur's projects served as one of the catalysts for the development of businesses in the North Chadbourne corridor beginning with the remodel at 322 N. Chadbourne. This building once housed J.T. Welding. In 2016 Burlap & Paisley Primp & Shop, moved into the renovated building. At the January, 2016 ribbon cutting David spoke with Brenda Gunter, President of Downtown San Angelo, Inc. Brenda advised him that the First Baptist Church had a row of buildings on North Chadbourne that they were interested in selling. The two walked over to the buildings, David's interest was piqued, and the rest is history.

All 10 buildings were purchased and work commenced. As construction was launched, the crew discovered original tin ceilings, stone walls, vintage doors with art deco handles, and classic façades. This supplied just the sort of treasures that light a fire under

Mazur (continued)



Raw 1899, 502 N. Chadbourne Art * Wine * Beer * Lounge

someone with a vision. David states that when it comes to bringing old structures back to life, “I can’t get it out of my system”.

In 1908, businesses located on this street included Passur Plumbing, Rushing R.A. Grocery Store and San Angelo Metal Works to name a few.

Today, four renovated buildings are currently occupied. Raw Gallery 1899 at 38 N. Chadbourne, opened its doors in early 2017. The gallery features exquisite abstract art and an inviting relaxing lounging area which is also made available for private special event celebrations. Owners, Lisa Curry & Thana Cox have designed this unique space with classic surroundings, refreshing libations and cozy comfort seating.

The building’s exterior was painted black which was met

with trepidation by passersby that is until the gold trim and flaming sconce lighting were added. It is classic. In the back of the business you will find an outdoor patio area with seating and a brick fireplace to enjoy in the fall & winter months.

Brian Raymond selected the building at 12 N. Chadbourne as his personal residence. The ground level unit lends itself to downtown walking and exploring, and right next door is the “Blue Burro” Art Studio and Gallery, 14 N. Chadbourne, owned and operated by Valerie Hague.

San Angelo Strength and Conditioning, a personal fitness center is located at 30 N. Chadbourne.

The 8000 square foot building at 18 N. Chadbourne, formerly a barber college complete with the original black and white checkerboard floor, is available for sale at this

location. David envisions this as well suited space for a small grocery outlet and a possible sandwich shop, or a cleaning/maid service for residential quarters such as the neighboring Roosevelt Lofts which are currently under development.

“Just as some folks like to take old cars and restore them to their original luster, I like to take old buildings and bring them back to life” stated David. While he admits that these kinds of projects take more money to complete than something like a strip mall elsewhere, he loves the concept of a renewed downtown area which will be appealing to both locals and visitors now and in the future.

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THEN



Jack Kelly's Chicken in the Rough, 1948



Three Gables, 2000



TODAY: The Three Gables, 502 South Chadbourne



Mi Oficina Bar II, 506 South Chadbourne 2000



Cake Creations by Edwina, 506 S. Chadbourne 2017

Texas Workforce Externship Program by Leanne Hood



Leanne Hood, SAISD

The San Angelo ISD and the Concho Valley Workforce Board partnered and developed an Externship for teachers to work in a variety of areas throughout the community of San Angelo. I had the amazing opportunity to be placed with Downtown San Angelo, Inc. The short time experience allowed me to begin understanding how important that this historic downtown area needs to be revitalized and restructured. I have taught Business CTE courses for Lake View High School now for 21 years and it was refreshing to actually have the opportunity to participate in an actual business setting and review the skills necessary to operate a professional business.

Having such a short time period, I had the opportunity to meet many local artist and see the beautiful artwork that was being created while also enjoying the local venues of the downtown San Angelo area. I

participated in a variety of different meetings about inviting businesses and volunteers to assist with the development process.

Discussions of the current plans and the future plans of the downtown areas revitalization was such an eye opener to the beautiful and historic area.

Del Velasquez and Lucie Hofheins are such exceptional business individuals; they welcomed me in and provided such interesting conversations while teaching me the ins and outs of the business industry. In this three and a half day opportunity I so enjoyed developing a friendship with both. Del emphasized the soft skill of building professional relationships, and Lucie added that organization was a key to success. I plan to emphasize the skills and the information that I learned in my classes.

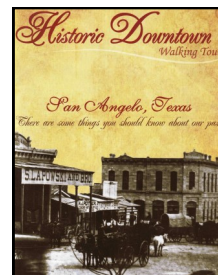
Thanks again for the opportunity.

Fall Merchandise Sale:

SHEEP HAPPENS T-shirts \$15 HISTORIC DOWNTOWN WALKING TOUR BOOKLET \$5



**NOW AVAILABLE at
24 W. Concho Avenue
325-655-2345
assistantdirector@dtso.org**





100% PAYOUT

Downtown San Angelo, Inc. Presents
BREWS EWES & BBQ

SANCTIONED BY: INTERNATIONAL BARBECUE COOKERS ASSOCIATION

BAR-B-QUE COOK-OFF

OCTOBER 28, 2017 • DOWNTOWN STOCK YARDS, 112 E. CONCHO AVE

TEAM ENTRY FEE \$160 SIGN UP TODAY

Teams will provide Cook-Off items: Brisket • Ribs • Chicken • Beans • Poppers

BRISKET • RIBS • CHICKEN • LAMB
100% Payout + Added \$\$

BEST BEANS • BEANS ONLY ENTRY FEE \$20
100% Payout + Added \$\$

JALEPEÑO POPPERS
People's Choice Award

DSA LAMB CHALLENGE
Each cook team will be provided with a shoulder of lamb donated by CAPRA

50 TEAM LIMIT

NO MEAT IS SAFE

10/28/17

FRIDAY OCT. 27, 2017
Jalepeño Poppers Competition
Live Music 6-10PM

SATURDAY OCT. 28, 2017
Lions Pancake Breakfast
ASU Homecoming Parade
Kids Petting Zoo & Pony Rides
Home Brew Competition
BBQ Cook-Off

FUN FOR ALL AGES

2nd Annual Brews Ewes & BBQ

All through the night on Friday, the cooks fire up their pits and began cooking. The aromas of smoked cooked meats float down the river and onto downtown streets. The cook teams perfect their entries in eagerness to turn in for judging on Saturday morning.

Hundreds of mouth-watering hungry folks show up to sample ribs, brisket, chicken, beans, lamb and local brews. The competition will result in the best cooks and brewers who will be awarded large cash prizes, and the opportunity to become Grand Champion and Reserve Champion.

Event staff and volunteers scurry about providing assistance and setting up for added activities and the International Barbecue Cookers Association (IBCA) assigned judge prepares the turn-in station and advises judges on the tasting procedures.

Thus begins the Brews Ewes & BBQ Cook-off and Brew Competition hosted by Downtown San Angelo, Inc. Added to the 2017 festivities are live music on Friday night, and on Saturday the Lions Club Pancake Breakfast, Angelo State University Homecoming Parade, kids petting zoo and pony rides. The BBQ & Beer competitions follow with awards (including Golden Champion and Reserve Champion) at 5:30pm.

Bring the whole family out and join us for the second annual "Brews, Ewes and BBQ" October 27th-28th. For more information, contact Downtown San Angelo, Inc. Executive Director Del Velasquez, at 325-655-2345.

Downtown Business featured

**102 N. Chadbourne Street
325-703-1850
www.backbeatmusiccompany.com**

Alexandria Cunningham and her husband Greg are musicians who have a lot of time logged in gigging, traveling and working hard to do what they love. "When we decided to give birth to our little adventure, BackBeat Music", we thought a lot about what we, as professional musicians wanted in our local music store," states Alexandria. As part of the San Angelo music community this venue serves as clubhouse, gathering place, resource center, supplier and encourager to local musicians.

The Cunningham's hope to foster a creative environment which will draw musicians who want to hang together, share the stage, and share their talents with one another.

Among the variety of products and services found at BackBeat Music Company are:

- New parts and accessories including guitar parts, cables, drums and accessories and if they don't have it they will try to get it
- Lessons - presently looking for instructors as many requests to for music lessons are fielded daily
- Jam Sessions - An "Acoustic Zoo" takes place every Thursday evening from 6-8pm with occasional electric jams when time allows
- Indoor and Outdoor Event Space – indoor air-conditioned space accommodating up to 60 guests and outdoor area with seating for 120 guests
- Musicians Hours: 12:00pm to 8:00pm (after hour services available upon request)
- Band merchandise promotions – selling band's cd's, T-shirts, Koozies, etc.
- Hosting CD release parties and signing parties

BackBeat Music Company has partnered with Howelling Wolf Catering to present "The Playlist Café" which offers a varied menu for lunch and dinner and also includes a full catering menu.

Visit website: www.backbeatmusiccompany.com





Welcome New Downtown Businesses

“Art on the Concho” 113 E. Concho Ave. is the newest venture by local mural artist Crystal Goodman, known throughout Texas and beyond for her talented artistry. Crystal will be teaching classes in Acrylic, Oil and a few one day watercolor workshops. Most of the art classes are geared toward adults but there will be some children workshops too. Art classes are for children age 9 and up are also available. All supplies provided. \$25 For more information. **325-340-2822**



Art on the Concho Art Class for all ages

The **“Blue Burro” 14 N. Chadbourne** This new art gallery and studio is home to Val Hague, an artist who specializes in animal portraits, west texas icons and most anything that piques her interests. Val has relocated her studio in one of the Mazur Construction projects - newly renovated buildings.



The Blue Burro

Edwina Cervantez has followed in her mother's footsteps. Her mother, Dolores Ramirez, operated Ramirez Bakery in the Cactus Hotel for many years. Located at 506 S. Chadbourne, **Cake Creations by Edwina** offers custom cakes, pies, cookies or cupcakes. Additionally venue rental space for special events like childrens parties where guests can decorate cupcakes or cookies is available. And take the special homemade doggie treats home to the family canine!

Phone: 325-500-5259 edwina.cervantez@hotmail.com



Cake Creations by Edwina

Sylvia Garivay, Licensed Sales Agent has opened her new office at 36 E. Twohig, Suite 109. A representative for **United Healthcare** Medicare Solutions, Sylvia has assisted clients with their insurance needs for over 20 years.

325-617-2056 sgarivay@yahoo.com



Sylvia Garivay
United Healthcare

Man Made Fitness: 117 S. Chadbourne 325-656-2982

Personal Coaching: Proper nutrition lays the foundation for wellness, creating a flexible plan to assist clients achieve their goals.

Private Training: Safe, effective and enjoyable workouts through varied and progressive programming that is geared toward reaching individual goals and improving your health and wellness.

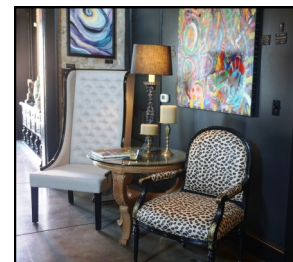
Wellness Program: Combines proper and balanced nutrition with increased physical activity to promote changes in your lifestyle, optimizing overall health and wellbeing. Programs can be goal or time specific.

Man Made
Fitness



Raw1899 38 N. Chadbourne 325-703-6899

Raw 1899 opened its doors in early 2017. The gallery features exquisite abstract art by over ninety amazing artists, and an inviting relaxing lounging area which is also made available for private special events. Owners, Lisa Curry & Thana Cox have designed this unique space with classic surroundings, refreshing libations and cozy comfort seating.



Raw1899

Message from the Director

Del Velasquez, Executive Director

Having the honor and pleasure of serving as Executive Director of Downtown San Angelo, Inc. has allowed me the opportunity to sit on the front row to witness property owners, business entrepreneurs, municipal government, and concerned citizens do amazing work in the revitalization of our downtown.

DSA's mission and goal to become an integral economic driver in our community is a significant reality, reaching \$190 million dollars in reinvestment dollars over the last 10 years within the Central Business District.

Beginning in 2016, twenty three new businesses opened their doors, increasing sales and property tax revenues helping the entire community. There were only three businesses closures.

Without singling out one business over another we have seen buildings and businesses be transformed into destination places in downtown. The success of their business model and creative renovation of historic buildings have caught the attention of not only our locals but also they are receiving accolades across the State of Texas and beyond.

With that said, the challenges of having a consistent inventory of 70 or more vacant buildings still haunts us. The potential of increased property, sales and liquor tax revenues and the continued growth of the Tax Increment Reinvestment Fund are stymied. Take into consideration the cost to the city to maintain streets and sidewalks, safety (SAPD/SAFD/EMS), traffic management, lighting, and other expenses. These vacant and underutilized properties make a minimum contribution towards the revitalization of downtown San Angelo.

We have been working to address this issue by creating an ordinance: "vacant, dangerous and boarded buildings." Our hope is to educate property owners, incentivize property renovation, and meeting required safety and health standards, in an effort to have a positive economic impact.

For 10 consecutive years Downtown San Angelo, Inc. has received National Main Street Accreditation. On June 13 - 16th DSA, Inc. hosted the Texas State Main Street Professional Conference hosting approximately 82 visitors from across the state to another resounding round of accolades thus boosting the tourism and economy for our community.

Feeling Blessed!



DSA Board President elected Mayor



Brenda Gunter, DSA's Board President
elected San Angelo's Mayor

Brenda Moser-Gunter arrived in San Angelo in 1998 after marrying Kenneth Gunter, entrepreneur and preservationist. Before his death in, 2014, Mr. Gunter was passionate about historic preservation, and his most profound legacy was his perceptiveness regarding the preserving of San Angelo's history for present and future generations.

As a result of her husband's dedication to his hometown, Brenda too developed a passion for San Angelo and its' rich history and enthusiastically dedicated her acumen to city advancement.

Brenda's propensities derive from a variety of business undertakings from working in upper level management in the New York City fashion industry, operating Miss Hattie's, a first-rate restaurant on Concho Avenue and serving as president of Downtown San Angelo, Inc. where she has been a guiding force of the Main Street Program and downtown development efforts.

She was named San Angelo's 2009 Citizen of the Year, served as the 2010 United Way Campaign chair, has been named a Girl Scouts Woman of Distinction and earned the Standard-Times' Jefferson Award.

On May 6, 2017, Brenda Gunter was elected San Angelo's Mayor in a landslide victory. As the first female to hold the position in the city's history, Brenda's campaign slogan "Lets' Put San Angelo Back in Business" focused on job growth and moving the city forward.

San Angelo citizens can rest assured that Brenda will not waiver in her desire to contribute positively to the community.



DOWNTOWN SAN ANGELO HOSTED THE TEXAS MAIN STREET SUMMER 2017 PROFESSIONAL DEVELOPMENT TRAINING

**Designed for Main Street Managers and Board Members
June 14-16, 2017 San Angelo, Texas**

Training Sessions Included:

The Certified Local Government Program provided a deeper understanding of preservation at the local level, especially the duties of the Historic Preservation Officer. The training afforded discussion on how CLG Program staff can help Main Street cities with local preservation challenges, including how the CLG grant program works. Attendees learned about different review procedures, how to prepare a staff report for the commission, and how best to tackle challenging but common design issues.

Creating an Arts District Interweaving of critical changes and enhancements at the forefront in downtown revitalization. Topics included the need for downtown to engage in forming a more robust entrepreneurship ecosystem that encourages a strong local entrepreneurial environment; understanding the marketplace and community attributes conducive to attracting key demographic groups.

Destination Train the Trainer

Designed to teach a Main Street Director and a Main Street Board how best to roll out Jon Schallert's 14-point Destination Business Strategy to their downtown district, and best help the downtown business owners become Destination Businesses. Leaders will be able to speak a different language with their downtown business owners, and give them guidance and assistance that they've never been able to give before. This new curriculum has just been developed by Jon, and was rolled out for the first time in the country at this workshop!



Special thanks to:

San Angelo Museum of Fine Arts
Fort Concho National Historic Landmark
San Angelo Performing Arts Center
San Angelo Convention & Visitors Bureau
Miss Hattie's Restaurant



Conference attendees gathered at a reception at Ms. Hattie's Café & Saloon Restaurant and were provided tours of Ms. Hattie's Bordello Museum. The Concho Cowboy Company made an "Old West" presentation to the group.

Training for new Main Street managers along with time for photographs was offered on the first day of the conference.



Jon Schallert provides the group with guidelines to assist downtown merchants to market and enhance their business.

DOWNTOWN SAN ANGELO, INC.

24 West Concho Avenue
San Angelo, TX 76903

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E-mail: director@dtasa.org
assistantdirector@dtasa.org

WE'RE ON THE WEB

DOWNTOWNSANANGELO.COM



Mark Your Calendar

OCTOBER

19th Downtown Stroll

Look for the Downtown Stroll map in early October:
www.downtownsanangelo.com

21st Cactus Market Days

Parking lot across from the Cactus Hotel from
10:00am to 5:00pm
Featuring crafters, woodwork, jewelry, and more.
FREE to the public.

24th Night Tours of Fort Concho

Guides will share stories and note some of the sol-
diers and civilians who were part of the post.
FMI: 325-657-4444

**27-28TH Brews Ewes & BBQ Cook-off
& Brew Competition**

At the intersection of Concho Avenue and Oakes.
Fri. 6:00pm Jalapeno Poppers Competition
Live Music
Sat. 10:00am - 5:30 Cook-off & Brew Competition

**28th San Angelo Lions Clubs
Pancake Breakfast**

At the parking lot at Chadbourne & Concho Ave.
8:00 - 11:00am

**28th Angelo State University's
Homecoming Parade**

Begins at 11:00am along downtown streets. Watch
website in early October for parade route.