

DSA, Inc.
Summer Edition
July 2022

The Downtown Dose

Member Spotlight First Financial Bank

222 S Koenigheim St

First Financial Bank is a community bank with Texas Roots. Dating back to 1890, First Financial Bank (FFB) opened for business in Abilene, Texas by the name of Farmers and Merchants National Bank. In 1957 the name was changed to First National Bank of Abilene in response to the diversifying economy. A group of shareholders formed First Abilene Bank Shares, Inc. in 1973 as a multibank holding company. While many banks struggled in the 1980's, First Financial Bank was nationally recognized as one of the safest banking organizations in the United States. The name was then changed to First Financial Bank Shares, Inc., in order to better reflect their operations. After expansions to new locations, the First National Bank of Abilene changed its name to First Financial Bank in 2005. Today, First Financial operates multiple banking regions with 78 locations in Texas. Two local branches are located at 3471 Knickerbocker Rd. and 222 S. Koenigheim St.

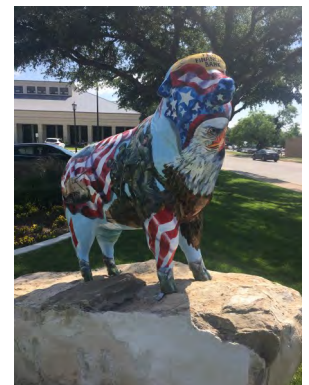
Downtown San Angelo, Inc. is a proud member of First Financial Bank. The generosity and support reciprocated from FFB has proved their eminent compassion for our beautiful city. In 2017, the Beauregard location moved to Koenigheim Street to a newly constructed building featuring an architectural style to reflect Historic Concho Avenue, seven drive-thru lanes and a 24-hour deposit-taking ATM. The spacious lobby area welcomes patrons and guests with a touch of San Angelo's historic beginnings reflected in western style sculptures and landscape paintings along the walls.



Façade of First Financial Bank, 222 S. Koenigheim



First Financial Bank: <https://ffin.com/>



CONTENTS

- 1** Cover Story– Spotlight, First Financial Bank
- 2** Table of Contents
- 3** Message from the Executive Director
- 4** Downtown Pride
- 5** New Downtown Businesses
- 6** Benefactor Spotlight, Leos Imports
- 7** Streetscape Update
- 8** Historic Preservation
- 9** New Ewes on the Town
- 10** Out on the Town
- 11** Outstanding Volunteer Feature
- 12** Historic Downtown Magazine
- 13** Organization Information
- 14-16** Membership Information

A Message from the Executive Director



Del V. Velasquez, Executive Director

The Summer of Heat – 2022!!! As this year progresses, we continue to embark into modifications and adjustments to the changing economic climate! With that said, Downtown San Angelo continues its efforts to meet and exceed our goals in developing a vibrant and expanding Central Business District.

In 2022 Downtown San Angelo, Inc. achieved 14 years of Accreditation from The National Main Street Center and has been recognized by the State of Texas Main Street Program as a leading role model for other Texas cities.

Jointly with the City of San Angelo and the support of our Mayor and City Council a Historic District was established within the Central Business District. This effort has been a long-time project for Downtown San Angelo, Inc. Leading the advocacy

for this important designation was a high priority for our organization.

Since, 2007 there has been approximately \$300 million dollars reinvested within the Central Business District. Which is derived from new construction, re-models, and property sales.

In the last 2 years over 22 new businesses have opened their doors, while only losing 4 businesses primarily due to COVID-19.

As we, continue to strive and build on the success to-date of the revitalization of downtown San Angelo our efforts to promote, recruit and assist business owners navigate the complexities of starting a business in historic properties has been a key element leading to the revitalization efforts.

The essential ingredient that differentiates downtown San Angelo is the word “character”. The authenticity that has been created with our historic buildings, unique restaurants, nightclubs, retail stores, art venues both indoor and outdoor and the unique music scene all combined equal a revitalized downtown can offer.

-Del



Downtown Pride



2nd Annual Star Spangled Banner Concert & Fireworks Show

Hosted by Downtown San Angelo, Inc. and San Angelo Live!, this year's Independence day celebration displayed a magnificent fireworks show accompanied by performances from the Mariachi Alma Mexicana, the San Angelo Community Band, and The Chicago Tribute Authority of Texas.

Texas Monthly Highlights Downtown Locations

Texas Monthly is known as the "The National Magazine of Texas" covering news, politics, food, history, music and more in the Lonestar State. For almost 50 years Texas Monthly has highlighted special topics to share with readers.

[Where to Stay, Eat, Shop and More in San Angelo](#) introduces Texas Monthly's weekend worthy locations. Of the 12 hot spots listed, 10 were downtown sites. San Angelo is indeed growing in population and the revitalization of it's historic downtown continues to help small businesses flourish. The hub of the city is a true attraction that can only continue with a strong support system, innovation, art, culture, and entrepreneurial spirit.

TexasMonthly

TRAVEL & OUTDOORS

Where to Stay, Eat, Shop, and More in San Angelo

A thriving arts scene, a surprising water lily garden, and historic landmarks make this Texas city a weekend-worthy destination.

By Sallie Lewis June 2022 2



M. L. Leddy's, in San Angelo, on April 19, 2022.
Photograph by Brittany Dawn Short



Located at 31 W Twohig Ave, CowPatties' offers a varied selection of gently pre-owned home décor, accessories, and clothing for men, women, and children.

CowPatties' Celebrates 6 Years!

On May 13, 2022, the San Angelo Chamber of Commerce Concho Cadre, Downtown San Angelo, Inc. staff & board members and close patrons commemorated the 6th Anniversary of CowPatties Thrift Shop. Owner, Pattie Stroud has successfully sustained her retail business despite the increasing trend of online commerce. Just like many other strong businesses in downtown, she too has proved her ability to continue pushing on and maintain her roots in historic downtown San Angelo.

The Downtown Dose

New Downtown Businesses Services, Venues & Dining

Couture Lash Studio and Academy

220 N Chadbourne

San Angelo's very own eyelash academy offers lash extension training to those seeking careers as technicians or specialists. Beauty enhancement and salon services are available by appointment.



Luigi's Italian Restaurant & Bar

421 S Chadbourne

With over 33 years of fine dining experience, Luigi's Italian Restaurant & Bar remains a family owned and operated business. Three brothers travelled overseas to bring their family's recipes, work ethic, and Italian heritage to San Angelo and beyond. The generation old recipes are made with love and care.



Texas Trust Credit Union

337 W Twohig Ave

Since 1936, Texas Trust Credit Union has grown into a network of neighborhood branches, with a new location near downtown. Here for your banking needs: loans, investments & business, checking & savings, etc. Keep an eye out for a new sheep coming soon!



Social Security Administration Offices

13 W Beauregard Ave

Did you know the local Social Security offices have moved to downtown? That's right, they are now housed in the Golden Spur building on Irving Street. Stop by when you need a replacement social security card, emergency assistance for homeowners or renters, or help managing your social security benefits.



Benefactor Spotlight- Leos Imports



25 W Twohig Ave

This year Leos Imports celebrates 23 years as a family owned business! Leos Imports is based in Texas and offers a complete selection of authentic Mexican goods! If you are looking for Mexican serape blankets and Mexican fiesta decorations, Leos offers a large selection to make your Mexican party a total success! Shop for authentic Mexican goods at Leos Imports today.

Streetscape Update

Chadbourne Street Redesign



Above: New historic style street lighting.



Above/Below: Plants and shrubs suitable for the 100 degree plus West Texas temperatures were selected for planter boxes. New trees have been planted in designated landscaping areas along Chadbourne Street.



Chadbourne Streetscape Landscaping

Some may argue sidewalks and streetscapes do not help owners. However, statistics and visual evidence contradicts this misconception. Streetscapes improve the overall quality of life in a city by providing enhanced features for those who work in the area and for those who travel to the destination for entertainment purposes.

The illumination of dark streets can greatly decrease the probability of theft or vandalism. Updated lighting fixtures illuminate the sidewalks at night allowing for better pedestrian safety. New traffic signal lights have been replaced on intersections Concho & Chadbourne, Twohig & Chadbourne, and Beauregard & Chadbourne.

Once the trees and shrubs begin to reach maturity, an overlay of shade will cool the rest areas for families to sit and take a break from their adventures. The benches and bike racks welcome people to take a break from a busy day.

Streetscape improvements make the environment appealing to pedestrians, transit-

users, bikers, and drivers. Since the construction of South Chadbourne Street, many more patrons have been noticeably seen walking and even skateboarding along the widened sidewalk paths! Providing a widened sidewalk encourages healthier, active lifestyles. Creating a space for all ages, young and old to come together, also brings about happiness and positive energy. And what do people tend to do when they experience these feel good emotions? Shop or treat their friends or family to a nice dinner. They may share their experience with others and encourage others to visit the common locations.

A place that is filled with commerce is alluring. Enhanced streetscapes attract new business investment because entrepreneurs see the consumer nature around a well kept area and choose to rent or buy as they see fit. In turn new businesses go up with renovations or restorations and so does the increase in the property value of local businesses.

Historic Preservation

Historic Preservation Month Campaign

For several years, Downtown San Angelo, Inc. (DSA) has observed the National Trust for Historic Preservation historic preservation month campaigns. This year's theme "People Saving Places" recognized those who made large strides in saving places and in doing so, inspired others to do the same.

Downtown San Angelo, Inc. shared graphics of eight historic properties on social media pages (Instagram & Facebook). The graphics included past and current photos of locations that have been successfully preserved over time. Descriptions read of individuals who's passion of preservation re-

sulted in a meaningful contribution to our present day community.

On May 3, 2022 DSA's Historic Preservation Month Proclamation was read by Mayor Brenda Gunter at the City Council Meeting.

"Downtown San Angelo Inc. has made it their mission to promote the preservation of our past. The very past that shows our city's sense of brilliance and creativity. Downtown San Angelo consists of 51 properties containing historical attributes and significant architectural design. These structures are connections to our past reminding us of our great city's ingenuity and progression towards our future."



People Savings Places Highlights:

- Nancy Cobb: San Angelo National Bank (Trimble Bajter)
- City of San Angelo: Fort Concho National Historic Landmark
- Theodore Alexander: Arc Light Saloon (Heritage Haus Clocks)
- Kenneth Gunter: San Angelo National Bank Building (Miss Hattie's Restaurant)
- Jodi & Michelle Babiash: San Angelo Fire Department (Old Central Firehouse)
- Fuentes Family: O.K. White Drugstore (Fuentes Café Downtown)
- Addison Lee Pfluger: Cactus Hotel
- Historic preservation advocacy group: KCM&O Santa Fe Depot (The Railway Museum of San Angelo)

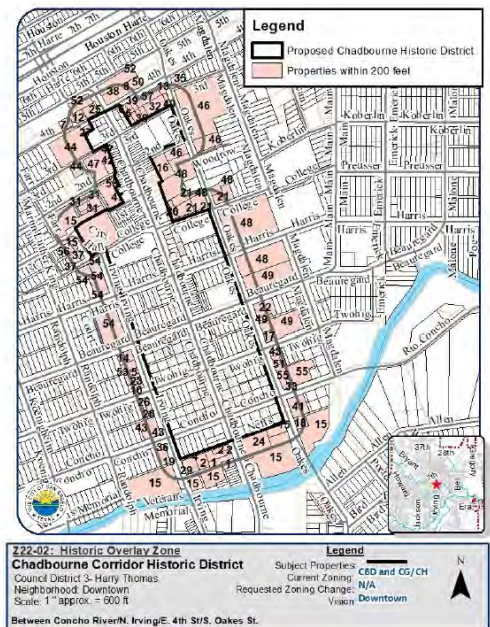
Historic District Implementation

In March of 2021, HHM & Associates, Inc. submitted a Historic Resources Survey Report of Downtown San Angelo to the City of San Angelo. Downtown San Angelo, Inc. actively participated in the study as needed and attended the City of San Angelo Planning townhall meeting's in favor of protecting structures with historical significance within our Central Business District based on recommendations from the HHM & Associates consultants.

On July 7, 2022 City Council approved the Historic District Implementation. Benefits of Historic District zoning are protecting and enhancing cultural heritage, promoting economic prosperity, encouraging redevelopment, education benefits, and protecting the area's attractiveness.

"The retention of historic areas as a way to attract tourist dollars makes good economic sense. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts."

-Maintaining Community Character: How to Establish a Local Historic District by Pratt Cassidy



The Downtown Dose

New Ewes On The Town



"San Angelokie"
Sponsored by:
Railway Museum of San Angelo
Artist: Shaydee Watson
Located at 703 S Chadbourne St



Pending Name
Sponsored by:
First State Bank of Paint Rock
Artist: Raul Ruiz
Located at 401 Smith Blvd



"AEP 1 & AEP 2"
Sponsored by:
AEP
Artist: Raul Ruiz
Located at 933 W 19th St



"Mari'ewe'chi 2.0"
Sponsored by: Henry's
Artist: Raul Ruiz
Located at 3015 Sherwood Way



"Training Ewe"
Sponsored by:
Goodfellow Air Force Base 17th Training Squadron
Artist: Jose Duran



"Martin"
Sponsored by: Blaine's Pub
Artist: Raul Ruiz
Located at 10 W Harris St

Downtown San Angelo, Inc. established the "Sheeptacular" Art project as a tribute to the burgeoning sheep industry that has been crucial to the growth of San Angelo over the years. Not only has the sheep industry been an important facet of San Angelo's culture and history, but it is also a key part of West Texas heritage. Over 100 fiberglass sheep have been sponsored and are on display across San Angelo featuring talented local artists.

For more information about sponsoring your own fiberglass sheep for an organization or business, please reach out to our office or visit our website at: downtownsanangelo.com/sheepstatues.



Follow us on Facebook to keep up with the new ewes in town! @downtownsanangelo

Out on the Town

Downtown Strong Stroll

The Downtown Strong Stroll brings downtown venues and organizations together to showcase their offerings to the community. Participating venues prepare art exhibits, live music, products samples, and office tours.

- ^ Art displays
- ^ Shopping promos
- ^ Refreshments
- ^ Raffles
- ^ Guided informational strolls
- ^ Activities
- ^ Entertainment
- ^ Free trolley rides to participating stroll locations



Won't you join us?

The Map and Description for each participating Downtown Strong location are posted to our website downtownsanangelo.com and Facebook Page San Angelo Downtown Strong.

Downtown Movie Night

Fifteen years ago Rick Whitworth, General Manager & Engineer of KCSA 97.1 (the lead Christmas radio station for the Concho Christmas Tour of Lights), proposed the notion "If we can see movies on side of buildings in NYC, we can also do it in San Angelo." After a few requests were made to the Concho Christmas Celebration organization, his concept was finally approved. KCSA 97.1 then proceeded to purchase the appropriate equipment and licensing by Swank Motion Picture for permission to showcase films.

Every Friday evening of each summer beginning Memorial Day weekend to the to last Friday of August at dusk, popular films are presented free to the public. Films are showcased on a large outdoor screen in the parking lot located at 17 East Twohig Avenue between the Cactus Hotel and Miss Hattie's Restaurant. Guests are encouraged to bring a lawn chair and/or blanket for comfortable viewing.



Concessions are available at each showing and a schedule is listed on the Downtown Movie Night website:

<https://www.downtownmovienight.com/index.php> .

Nice to Meet You: Outstanding Volunteer

Scott Sustek



Scott Sustek has been a teacher and artist for decades; both require a keen eye for observation and a mountain of patience. Life by the bell, like creating art, requires long periods of quiet contemplation and reflection sprinkled with frenzied bursts of creativity.

After getting his Bachelor's and Master's degrees at Rice University, and having lived in places as varied as Texas, Florida, Connecticut, Virginia and California, Scott came to San Angelo from Austin in 2006. He divides his time between Central High School, where he currently teaches Physics and Aquatic Science, the DSA warehouse, and his home.

Scott's keen interest in the art and cultural scene in San Angelo was spurred by his friendships with Mayor Brenda Gunter and her late husband, Kenneth, as well as J Willis Johnson and Roger Allen. All shared a common goal of keeping the arts alive and well, because art makes life better for everyone.

Some recognizable works he produced are the Working Cowboy on Bryant, the Rancher Watering his Horse in Heritage Park, the Wise Old Owl at Stephens Central Library, the Laura Bush bronze at the Laura Bush Library in Austin, and 20+ sheep around town. He has been developing the concept of a new equestrian statue called "The Guardian" for the North city gateway, for over a decade, and will tackle its transformation from clay to bronze soon.

Downtown San Angelo, Inc. greatly appreciates Scott's volunteer ethic and whole heartedness. Anytime a request is made by the organization for help with events or moving items, Scott steps up to the task!

How Can You Make a Difference?

Choose to volunteer with Downtown San Angelo, Inc. and actively participate in your community. The organization is always willing to accept volunteers in any manner of experience or talents. From boosting an individual's career experience to the mental health benefits, volunteering with local organizations helps to develop character and benefit the community in which you live, work, and play.

**DOING
GOOD
DOES YOU
GOOD**

Historic Downtown San Angelo Magazine

Be sure to pick up the latest copy of Historic Downtown San Angelo Magazine which details all things downtown. Keep up to date with events and activities that will take place within the cultural district, and learn more about the history behind the downtown streets you walk.

"BUILDING DOWNTOWN, ONE BLOCK AT A TIME"



The Downtown Dose



Downtown San Angelo Inc, (DSA) is a non-profit 501(c)3 organization, dedicated to the revitalization and preservation of historic downtown San Angelo. Additionally, we are a Texas Main Street, Nationally recognized urban city and a National Trust of Historic Preservation member.

Established in 2004, Downtown San Angelo, Inc. was formed by a group of 35 individuals who were dedicated to downtown revitalization. In November 2005, the organization was granted membership in the Main Street Program. This program is a major effort by the National Trust for Historic Preservation to provide assistance to cities whose older central business districts are seeking to retain some vestige of their visual character and whose economic position is slipping. The premise of this program is that economic revitalization can take place within the context of historic preservation.

Board of Directors

An active Board of Directors, committees, and project leaders are key to the revitalization effort of Downtown San Angelo, Inc.

Alexander, JoAnna	Leos, Hector	Board Liaisons
Babiash, Michele	Markee, Andi	Bayes, Diann
Benson, Bryan	McLaughlin, Steve	Bluthardt, Bob
Boyd, Jennifer	Mott, Lana	Castanon, Alejandro
Brame, Luke	Read, Teddye	Highsmith, Jamie J.
Brooks, Mason	Reichenau, Brittany	James, Jon
Cox, Nathana	Schniers, Julie	Looney, Michael
Elkins, Stacie	Stone, Lyndy	Sosa, Nolan
Houser, Miranda	Sudduth, Delila	Staff
Justiss, Larry		Del Velasquez, Executive Director
		Monica Ramos, Assistant Director

Downtown San Angelo, Inc.

Office: 24 W. Concho Ave.

Phone: (325) 655-2345

Fax: (325) 655-1234

E-mail: info@dtsa.org

We're online!

Visit our webpage:
downtownsanangelo.com

Facebook:

Downtown San Angelo, Inc.

Instagram:



Thank you to our ASU interns and volunteers who have helped make Downtown San Angelo Inc.'s world turn!

Ann Billington

Josie Sanchez

Kabel Faltisek

Natasha Herzig

Taylinn Herzig

Kyler Dean Judkins

For more information about volunteering with Downtown San Angelo, Inc., stop by our office or call to learn more.

The Downtown Dose

Special thanks to our Donors who have sponsored Downtown San Angelo, Inc.

- 1st Community Federal Credit Union
- Angelo Plumbing Supply
- Anna M. Thomas CPA
- Baptist Retirement Community Senior Living
- Bill Caldwell Electric
- Carter, Boyd, & Hohensee Attorneys
- Casa Décor
- Central Texas Farm Credit, ACA
- Company Printing
- Darby Law Firm PLLC
- David Mazur & Associates
- Dierschke & Dierschke Realtors
- ERA Newlin & Co
- Foster Communications
- Harrison, Ronny & Carol
- House of Chemicals
- Kinney Franke Architects
- Legend Jewelers
- Leos Imports
- Los Panchitos at El Paseo
- M.L. Leddy's
- Meadows Fisher & Cleere
- Raw1899
- San Angelo Performing Arts Center
- Scott Allison Real Estate

Why do I want to be a member? What does DSA do for me?

Downtown San Angelo, Inc. focuses on revitalizing and promotion commerce and the history of San Angelo within the downtown area. Not all projects that we engage in are geared towards helping an individual. We support Downtown as a whole; from preserving old buildings to bringing in new business, hosting events that bring visitors downtown, partnering with other organizations and everything in between.

When the area is more functional, visually appealing, and trafficked, your business wins for being in a purposeful, appealing and well-traveled location.

The Downtown San Angelo, Inc. program engages not just the district's property or business owners or local government, but all members of the community who are interested in the community's overall health. You can be part of preserving history and protecting monuments and locations that you may remember from your childhood for future generations. It is a preservation of the way of life in San Angelo where Downtown is the central hub and the entire community gains.

Downtown San Angelo, Inc. does not create this in itself, but is a huge component, utilizing historic preservation, promotions, design and economic restructuring in positive economic development.

We are a non-profit 501 (c) 3 organization. We receive a portion of our funding from the City of San Angelo, memberships, corporate sponsorships, private contributions and grants. Your donation could help to aid in our efforts. Involvement by both the public and private sectors is critical; neither can revitalize the commercial district without the other.

The Downtown Dose

Downtown San Angelo, Inc. Membership Benefits/Opportunities

Members	Donors	Benefactors	Patrons	Benefits & Opportunities for non-downtown San Angelo businesses and organizations, Benefits & Opportunities for Downtown businesses and organizations
✓				Business/Organization listed on DSA website by business category (Includes: Name, Address, Phone)
	✓	✓	✓	Business/Organization listed on DSA website by business category (Includes: All business information and storefront photo or logo)
	✓			Business name in Downtown Dose bi-annual online newsletter (Published January & August)
		✓	✓	Logo featured in DSA's official bi-annual online newsletter, the Downtown Dose (Published January & August)
		✓	✓	Social media promotion
		✓	✓	Rotating photo ad space on DSA Website in respective business category
			✓	Logo placement on Downtown Stroll flyers for one year
			✓	Logo of placement in bi-annual Historic Downtown San Angelo magazine publication
			✓	Downtown businesses receive: 800 x 533px Featurette on DSA Website Home Page

Contributing to Downtown San Angelo, Inc.

Please include the following information and return to our Downtown San Angelo, Inc. office at 24 W. Concho Ave.

Business Name: _____

Contact: _____

Address: (Street) _____

(State) _____ (Zip) _____

Phone Number: _____

Fax Number: _____

Email Address: _____

Website: _____

Please make checks payable to: Downtown San Angelo, Inc.

No amount is too large or too small. We accept donations in any amount but do have membership donor levels listed on our website. Donate online at downtownsanangelo.com/about-dsa.

Levels of Sponsorship

- Member \$100
- Donor \$250
- Benefactor \$500
- Patron \$1,000+

Downtown San Angelo, Inc. would like to extend thanks to our Benefactors and Patrons who continue to support the organization.

