NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



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MAT	RESIDUE OF HISTORIC PLACES

1.	NAME C	F PRO	PERTY
_	CTODIC	NAME	Engar

HISTORIC NAME: Freeze Building OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 18 West Concho Avenue

CITY OR TOWN: San Angelo

VICINITY: N/A

NOT FOR PUBLICATION: N/A CODE: 451 ZIP CODE: 76903

STATE: Texas CODE: TX

COUNTY: Tom Green

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

1/11/1

Courting !	meno 00/
Signature of certifying official	

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature	of	commenting	or	other	official
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Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is: entered in the National Register See continuation sheet. determined eligible for the National Register See continuation sheet. determined not eligible for the National Register

Signature of the Keep	er no M	Date of Action
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MUSSOUR	INVENU	U WE

removed from the National Register

other (explain):

O TOTAL

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private

CATEGORY OF PROPERTY: building

Number of Resources within Property:

Contributing

Noncontributing

Buildings

O sites

O structures

O objects

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

1

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic Resources of San Angelo, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE: specialty store CURRENT FUNCTIONS: COMMERCE/TRADE: professional

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: 2-part commercial block

MATERIALS: FOUNDATION STONE

WALLS ST

STONE: SANDSTONE

ROOF

ASPHALT

OTHER

WOOD

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-6)

National Register of Historic Places Continuation Sheet

Section	7	Page	5	

Freeze Building San Angelo, Tom Green County, Texas

Built in 1887, the 2-story Freeze Building occupies a mid-block tract in downtown San Angelo. Contractors constructed the masonry building of locally available sandstone, with the owner performing the carpentry work himself. The 2-part commercial block features a unified composition that visually differentiates between the large arched openings of the retail space on the ground floor and the segmentally arched fenestration for the more private space above. Recent restoration efforts recaptured this building's historic integrity of location, design, setting, materials, workmanship, feeling and association.

The Freeze Building, located at 18 W. Concho Avenue, is a two-story commercial building situated in the downtown district of San Angelo, Texas. The simple utilitarian structure was built in 1887 as a blacksmith and wheelwright shop. Built for Peter K. Freeze, a Danish blacksmith, the building reflects its intended use. It is an uncomplicated rectangular shape with a flat roof. On the interior each floor is one room.

The structure is situated on Lot 3 and 8 of Block 2 in the original town survey. Lot 3 fronted Concho Avenue, and Lot 8 opened to the alley. Lots 3 and 8 are located in the middle of the block. The Freeze Building was one of the first buildings built in Block 2. With the demolition of buildings to the north and west, the Freeze Building was uncovered and separated. The new parking facility allows the building to stand alone as it did originally.

Construction is of sandstone. The front, or south wall, was constructed of shaped stone laid in regular courses. The north and west walls are of random size stones. The east wall is not exposed. The building features three arched openings on the north and south sides on the first and second floors. On the south side the top of the existing arches were in good conditions but the support columns had been removed and replaced with a concrete beam. The concrete beam was removed, and the missing columns were replaced using stones from a 1890 building demolished over ten years ago in the same block. The original roof trusses were in fair condition and were reinforced with new 2xl2s bolted to original bottom chord. In the 1950s the exterior was plastered. The plaster was removed by hand during the restoration.

Interior stone walls were plastered, but removal of the plaster revealed the original stone had been white washed. The stone walls have been left exposed. The original ceilings did not remain, so new gypsum board ceilings were installed on both the first and second floors with new wood cornice molding. The first floor concrete slab was not original. Wood flooring has been installed to cover the slab. The second floor wood joist and deck had been lowered approximately four feet. This floor was raised to the original location and covered with new carpet.

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Freeze Building San Angelo, Tom Green County, Texas

The original stair was missing, and its exact location within the structure is unknown. A new stair with wood treads, risers and railing has been installed on the east wall.

Original doors and windows were also missing. With the exception of the south first floor, the original openings with arches remained intact. New two over two divided light double hung windows were installed in the original openings. New doors were also installed.

According to an early photograph, a canopy was located on the south side of the building covering the doorway. A new canopy was constructed and installed on the south side to resemble the historic photograph.

Restrooms and a mechanical room were added. These partitions are all new. All duct work for the heating and air conditioning has been left exposed below the ceiling. All interior wood has been replaced with a light stained oak. In order to use the building as an office building, partitions were needed. To keep with the original openness, however, all partitions are six feet from the floor rather than floor to ceiling.

With time the use of the Freeze Building changed. As changes in function occurred so did the physical appearance change. It appears that most of the major changes took place during the 1950s. The concrete beam covered the front arches; plaster covered the stone; the second story floor was lowered and other changes took place. Since 1993 these changes have been reversed, and the building restored as closely as possible to its original appearance.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

A	PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT	CONTRIBUTION TO	THE	BROAD
	PATTERNS OF OUR HISTORY.			

- **B** Property is associated with the lives of persons significant in our past.
- _x_ C PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ___ D PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1887

SIGNIFICANT DATES: 1887

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Carlisle, Jager & Kinney (builders); Freeze, Peter K. (carpenter)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-7 through 8-10)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-11 through 9-12)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- x preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- _ recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- x State historic preservation office (Texas Historical Commission)
- Other state agency
- _ Federal agency
- Local government
- University
- Other -- Specify Repository:

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

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Freeze Building San Angelo, Tom Green County, Texas

Built in 1887 before the arrival of the railroad in this west Texas town, the 2-story Freeze Building symbolizes the transformation of San Angelo from a rural village to a modern city. It originally housed a blacksmith and wheelwright, followed by a livery stable and stage line operations in the 19th century, thereby serving the needs of a predominately agrarian community. As the 20th century unfolded, it housed enterprises related to the automobile industry. Contractors constructed the masonry building of locally available sandstone, with the owner performing the carpentry work himself. The resultant rectangular building conforms to Longstreth's typology for 2-part commercial blocks, an important vernacular form in the community during the period. Evaluated within the context of *Community Development in San Angelo, Texas: 1880-1938*, the property is nominated at the local level of significance under Criterion C in the area of Architecture.

Built as a blacksmith and wheelwright shop, the Freeze Building also housed a livery stable and veterinarian, a stage line, a saloon and a carnage house. With the arrival of the automobile, the building went through a gradual transformation. In 1915 the structure housed both the San Angelo Livery Stable and the Saxon Auto Agency. But beginning in 1917, all attention was turned to autos. Demands again changed as the city grew, and in the 1960s the building became a part of the Shepperson Furniture Company. Technology has made the most recent changes 'n the old building. In its restored condition, the Freeze Building now houses a cable television construction company illustrating the growth of San Angelo from an agrarian society to a technological one.

The Concho Rivers and the abundance of buffalo brought both the Indian and Spanish into this region of West Texas, but it was not until after the Civil War that the first permanent settlers arrived. Fort Concho was established in 1867 on the South side of the Concho River to protect these settlers from Indian depredations.

Two communities sprang up near the fort: Ben Ficklin and St. Angela. Ben Ficklin was the more respectable of the two communities. St. Angela was a typical garrison town full of buffalo hunters, cattlemen, gamblers and prostitutes. In 1871 Bart J. DeWitt purchased 320 acres of the former Fisher-Miller Colony; this included the area that would become St. Angela. In order to make the purchase, DeWitt borrowed money from Marcus Koenigheim, a Jewish merchant in San Antonio. In 1874 DeWitt defaulted on his loan, and Koenigheim became the reluctant owner of St. Angela. Koenigheim never lived in the community and was not particularly pleased with the "payment" of the debt. He tried to trade the land to Joe Levy of S. Lapowski & Bros. for a wagon load of whiskey. Levy refused; the whiskey was more valuable.

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Section 8 Page 8

Freeze Building San Angelo, Tom Green County, Texas

In its earliest days, San Angelo consisted of one main street: Concho Avenue which followed the north bank of the Concho River. During the 1880s this street was the hub of activity. The Freeze Building was built in 1887 and was located on Block 2 on San Angelo's first street. Block 1 was the location for some of the more elaborate stone buildings housing banks, general mercantile stores and fancy groceries. Block 2 was reserved for more rudimentary structures for blacksmiths, livery stables and wagon yards.

St. Angela was viewed as a plague on civilization by those in command at Fort Concho. Post Surgeon, Dr. William M. Notson, wrote that "St. Angela, the village across the North Concho ... achieved an unenviable distinction for numerous murders." Despite his feelings, Notson apparently saw some future in the squalid village as he bought five lots (including Lot 3) in Block 2 from DeWitt on 25 May 1872.

Major Notson moved to Philadelphia, Pennsylvania, and sold his San Angelo property 19

November 1878 to Charles Dunn. The following year Dunn sold Lot 3, which fronts Concho Avenue, to James B. Keating. Keating owned the property until 1884 when it was sold at a sheriff's auction.

Interestingly, Keating signed the deed records as a deputy of the court as well as the defendant in the case. Philip C. Lee received the property in payment of his loan. He, in turn, sold the lot to William Childress late in 1885.

Peter K. Freeze purchased the property from Childress on 2 January 1886. Freeze was born in Denmark in 1864 and came to the United States in 1881. He arrived in San Angelo in 1884 and went to work for T.H. Bennett, a local blacksmith. After only one month, Freeze bought out Bennett's business. A newspaper article in September 1888 reported that Freeze's "business was conducted with such success that he had soon accumulated sufficient means to purchase a shop of his own."

This shop was a frame building located on Lot 3 of Block 2. His residence was located behind the blacksmith shop. On 2 April 1887 the local newspaper reported a fire which destroyed Freeze's shop with a total loss of about \$4,500. Insurance only covered a portion of the loss. Fortunately, the family residence was spared. The article closed with this statement: "The fire was undoubtedly the work of an incendiary, as no fire had been in the building since Saturday afternoon." There was no follow up in the paper to the incident.

By the end of the month, the local newspaper reported that Peter K. Freeze, "Phoenix-like," was erecting a new two-story rock blacksmith shop. Contractors were Carlisle, Jager & Kinney. Freeze did the carpentry work himself. By 23 July 1887, Freeze had moved into his new building. the estimated cost of the structure was \$5,000.

National Register of Historic Places Continuation Sheet

Section 8 Page 9

Freeze Building San Angelo, Tom Green County, Texas

Little is known of Carlisle. He was not in San Angelo the following year. Jager and Kinney remained, however, and made significant contributions to the community. Contractor Peter Jager, born in Germany in 1839, came to the U.S. at the age of twenty-five. In Germany Jager "took a course in a building school, which places him in a position to know something more about the building business than the average contractors and builders of this country. Jager, and partner Michael Kinney, came to San Angelo in 1884

Kinney, an Irishman, was known as an artistic stone cutter and mason. Jager & Kinney, by 1888, had a number of major projects to their credit: the front of the Harris Block, the doorway of the Concho National Bank, the stonework on the Lasker Block, the M.B. Pulliam mansion, Peter Freeze's blacksmith shop, the stone piers for the North Concho and the two Middle Concho bridges at Lone Wolf and Flat Rock crossings, Givin, Allen & Co.'s building and the Houghton & Robinson Block.

Stone work of 18 West Concho was typical of the stone work of that period in San Angelo. A photo of the flood of 1906 shows a two story building, on Concho Avenue east of the nominated property, that is similar apart from the sizes of windows and arches.

By 1888 P.K. Freeze employed eight men in his shop. At the end of 1889 the local newspaper reported that workmen would soon begin work on a three-story iron clad building, 50x50 feet, attached to and at the rear of Freeze's blacksmith shop. This would be the first three story "business house" in San Angelo. Unfortunately, Freeze ran into financial problems, and the building was sold at a sheriff's auction on 5 January 1892.

Despite this turn of events, the building continued to be used as a blacksmith and tin shop. By 1900 the building was being used as a grocery and warehouse. In 1905 the Freeze Building became known as T.R. Cole's Saloon. By 1908 it was the Concho Livery Stable. Stage lines ran from the livery connecting four small, outlying communities with San Angelo: Arden Stage Line, Eola Stage Line, Ozona Stage Line and Sterling City Stage Line. R.V. Taylor, a veterinary surgeon, operated the livery and had his practice located there.

Because the back lots in Block 2 and neighboring blocks opened onto the alley rather than the street, the businesses located on these lots were not always as thriving as those which fronted Concho Avenue. In the late 1890s and through the turn of the century, a number of run down shanties used by prostitutes were situated on these back lots. The alley running from Randolph Street to Chadbourne was known as "The Alley of Ill Fame."

As the horse and buggy gave way to the automobile, so did Lots 3 and 8 of Block 2. From 1916 until the 1960s, the majority of the time the building was connected with auto sales, service and supplies. In 1915 and 1916 the building housed both the San Angelo Livery Stable and Taylor's

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Freeze Building San Angelo, Tom Green County, Texas

veterinary practice as well as the Saxon Auto Agency. By 1917 the livery business had disappeared, replaced by C.C. Kirkpatrick's Motor Car Co. The next few years saw a variety of businesses located in the building. These included the Western Bag Company, owned by Harry and Isidore Redman. Harry Redman lived in Houston and Isidore in Lubbock. From all indications this business was actually a junk shop. Another auto sales company occupied the Freeze Building in 1920, but by 1921 it housed the San Angelo Junk Co. belonging to W.W. Woodall of San Angelo. W.W. Byrd located his barber shop in the building in 1923.

By 1925 the building was part of the Ragsdale Auto Company, housing various auto related businesses for the next 35 years. The San Angelo city directory in 1925 reveals that three such businesses were located in the area of W. Concho Avenue that included Lots 3 and 8: the Willard Storage Battery Service Station, North East Electric Service Station and the Ragsdale Auto Supply Company. In 1927 and 1928 the city directory listed Angelo Auto Electric Co. at the location. Harry C. Ragsdale and George J. Bailey were proprietors. The related advertisement described the business as "Everything Electrical For the House or Car". The building remained, in some form or another, a part of Ragsdale Auto until the 1960s.

In the 1960s it became a part of Shepperson Furniture Company. Today it houses a cable television company. Quite a change for the old blacksmith shop. The recent Tax Act rehabilitation effort reversed mid-20th century changes to the building, recapturing its original character. As one of the few surviving architectural examples dating to the period before rail service was established, it stands as a significant representative of the late 19th century architectural heritage of this west Texas community. Evaluated within the context established by the Historic Resources of San Angelo Multiple Resource Nomination, it is therefore eligible under Criterion C in the area of Architecture.

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Freeze Building San Angelo, Tom Green County, Texas

BIBLIOGRAPHICAL REFERENCES

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Clemens, Gus. The Concho Country. San Antonio: Mulberry Avenue Books, 1981.

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Freeze Building San Angelo, Tom Green County, Texas

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Worley, John F., Directory Company. San Angelo, Texas, City Directories. Various dates. Tom Green County Library, San Angelo, Texas.



10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES

Zone Northing Easting 14 363360 3481220

VERBAL BOUNDARY DESCRIPTION

Lots 3 and 8, Block 2, Original Town, San Angelo, Texas

BOUNDARY JUSTIFICATION

Boundaries are those historically associated with the nominated property.

11. FORM PREPARED BY (with assistance from Bruce Jensen, THC Architectural Historian)

NAME/TITLE: Suzanne Campbell

ORGANIZATION: N/A DATE: August 1996/May 1997

STREET & NUMBER: 3801 Millbrook TELEPHONE: (915)949-5585

CITY OR TOWN: San Angelo STATE: TX ZIP CODE: 76904

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-13 through Map-14)

PHOTOGRAPHS (see continuation sheet Photo-15 through Photo-17)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Ken Gunter

STREET & NUMBER: 28 West Concho Avenue TELEPHONE: (915)655-6791

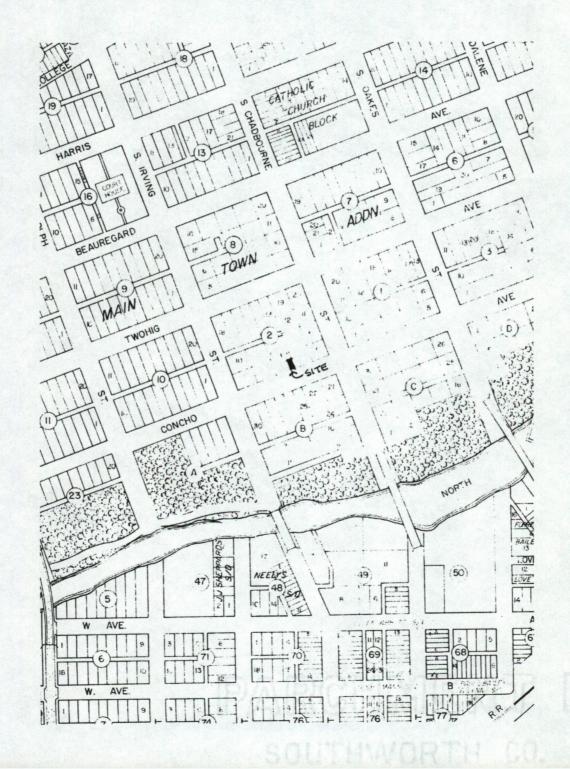
CITY OR TOWN: San Angelo STATE: TX ZIP CODE: 76903

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Freeze Building San Angelo, Tom Green County, Texas

MAP OF DOWNTOWN SAN ANGELO BLOCKS AND LOTS

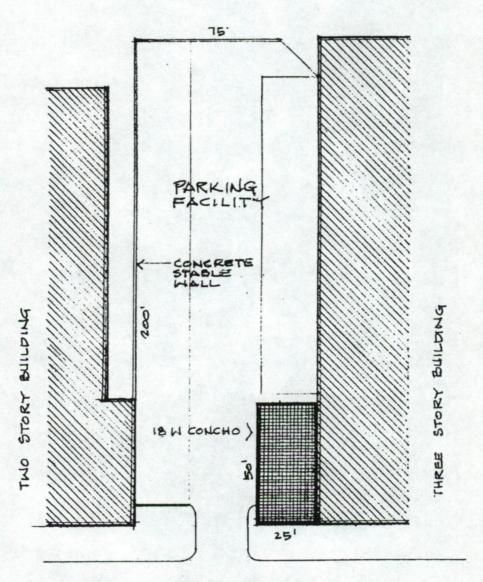


National Register of Historic Places Continuation Sheet

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Freeze Building San Angelo, Tom Green County, Texas

SITE PLAN



West Concho Avenue



NPS Form 10-900-a (8-86)

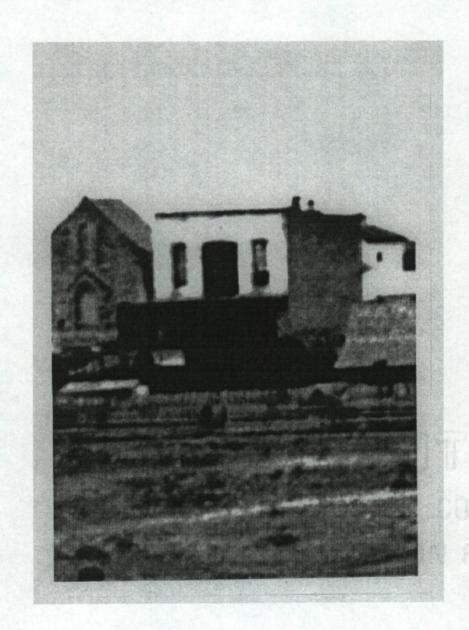
United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 15

Freeze Building San Angelo, Tom Green County, Texas

HISTORIC PHOTO OF PROPERTY, 1887



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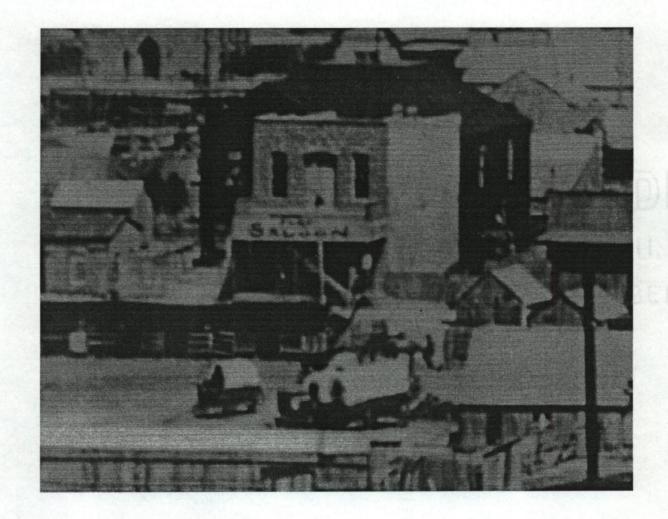
United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 16

Freeze Building San Angelo, Tom Green County, Texas

HISTORIC PHOTO OF PROPERTY, 1905



National Register of Historic Places Continuation Sheet

Section PHOTO Page 17

Freeze Building San Angelo, Tom Green County, Texas

PHOTO INVENTORY

FREEZE BUILDING
18 WEST CONCHO AVENUE
SAN ANGELO, TOM GREEN COUNTY, TEXAS
HENRY W. SCHMIDT - PHOTOGRAPHER
APRIL 1997
ORIGINAL NEGATIVES ON FILE WITH THE PROPERTY OWNER

Рното 1 - View of primary (south) facade, camera facing north

PHOTO 2 - Oblique view of south and west elevations, camera facing northeast

PHOTO 3 - Oblique view of north and west elevations, camera facing southeast

PHOTO 4 - Interior view of stair and arched opening, camera facing south

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION
PROPERTY Freeze Building NAME:
MULTIPLE San Angelo MPS NAME:
STATE & COUNTY: TEXAS, Tom Green
DATE RECEIVED: 5/22/97 DATE OF 16TH DAY: 6/20/97 DATE OF WEEKLY LIST: 6/04/97 DATE OF WEEKLY LIST: 6/04/97
REFERENCE NUMBER: 97000615
NOMINATOR: STATE
REASONS FOR REVIEW:
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N
COMMENT WAIVER: N
VACCEPTRETURNREJECT 6/20/94 DATE
ABSTRACT/SUMMARY COMMENTS:
Entered in the National Register
RECOM./CRITERIA
REVIEWER DISCIPLINE
TELEPHONE DATE
DOCUMENTATION see attached comments Y/N see attached SLR Y/N



FREEZE BUILDING
18 WEST CONCHO AVENUE
SAN ANGELO, TOM GREEN CO., TEXAS

PHOTOGRAPH 1 of 4



FREEZE BUILDING
18 WEST CONCHO AVENUE
SAN ANGELO, TOM GREEN CO. TEXAS

PHOTOGRAPH 2 of 4



FREEZE BUILDING
18 WEST CONCHO AVENUE
SAN ANGELO, TOM GREEN CO., TEXAS

PHOTOGRAPH 3 of 4



TREEZE BUILDING
18 WEST CONCHO AVENUE
SAN ANGELO, TOM GREEN CO. TEXAS

PHOTOGRAPH 4 of 4

